



# CITY OF CUPERTINO

## Agenda Item

**22-10964**

**Agenda Date:  
11/10/2022 Agenda #: 2.**

Subject: Consider a Development Permit, Tentative Map, and Architectural & Site Approval to consider the demolition of approximately 44,000 sq. ft. of existing commercial and the construction of three mixed-use buildings with approximately 41,268 sq. ft. of commercial space and 206 condominium units and a Tree Removal Permit to allow the removal and replacement of 92 trees. The applicant is also requesting a density bonus, and density bonus waivers for height, setbacks, and common open space; (Application No(s): DP-2022-001, ASA-2022-002, TR-2022-026, TM-2022-003; Applicant(s): Larry Wang (Tectonic Builders Corp.); Location: 10145 N. De Anza Blvd, 10118 Bandlely Dr., APNs 326-34-066, 326-34-043.

Staff recommends that the Planning Commission adopt the draft resolutions recommending that the City Council:

1. Adopt the First Addendum to a Mitigated Negative Declaration and approve the Development Permit (DP-2022-001) (Attachment 1);
2. Approve the Architectural and Site Approval Permit (ASA-2022-002) (Attachment 2);
3. Approve the Vesting Tentative Map (TM-2022-003) (Attachment 3); and
4. Approve the Tree Removal Permit (TR-2022-026) (Attachment 4).