



CITY OF CUPERTINO

Legislation Details (With Text)

File #: 20-7235 **Version:** 1 **Name:**
Type: Public Hearings **Status:** Recommended for approval
File created: 3/10/2020 **In control:** Planning Commission
On agenda: 5/12/2020 **Final action:** 5/12/2020
Title: Subject: Development proposal to demolish a 71,250 square foot retail center (The Oaks), remove and replace 74 protected trees, and construct a mixed-use development consisting of 294 housing units (88 Rowhouse/Townhomes, 206 senior apartments, of which include 48 senior affordable apartments and 27 memory care units) and 20,000 square feet of commercial space. The applicant is requesting a Heart of the City Exception for retail frontage along Stevens Creek Boulevard. The applicant is also requesting a density bonus and density bonus waivers for height, building plane, and below market rate housing dispersion. An Environmental Impact Report is proposed. Application No (s): DP-2018-05, ASA-2018-05, TM-2018-03, TR-2018-22, U-2019-03, EXC-2019-03 (EA-2018-04); Applicant(s): Mark Tersini (KT Urban); Location: 21267 Stevens Creek Boulevard APN #326-27-042, - 043

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. 1 – Draft Resolution for EA-2018-04, 3. 2 – Draft Resolution for DP-2018-05, 4. 3 – Draft Resolution for ASA-2018-05, 5. 4 – Draft Resolution for U-2019-03, 6. 5 – Draft Resolution for TM-2018-03, 7. 6 – Draft Resolution for EXC-2019-03, 8. 7 – Draft Resolution for TR-2018-22, 9. 8 - Project Description, 10. 9 - Below Market Rate Project Description, 11. 10 - Letter from Andy Faber to Eric S. Phillips dated November 30, 2018, 12. 11 – Letter from Andy Faber to Planning Commission dated April 22, 2020, 13. 12 - Density Bonus Waiver Request: Enhanced Senior and Family Living Project, 14. 13 – Memo from RRM Design Group, Westport Density Bonus Waiver Review – Enhanced Senior and Family Living Project, dated May 6, 2020., 15. 14 - Westport Cupertino Retail Layout Analysis, 16. 15 - Alternate Retail Plan, 17. 16 - Memo from RRM Design Group, Westport Design Review – Tower Element, dated May 1, 2020., 18. 17 – Final EIR, 19. 18 – ERC Recommendation dated April 16, 2020, 20. 19 – Public Comments, 21. 20 – Project Plans

Date	Ver.	Action By	Action	Result
5/12/2020	1	Planning Commission	Recommended for approval	

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Conduct the public hearing and recommend that the City Council:

- 1) approve an Environmental Impact Report; and
- 2) approve the applications per the Draft Resolutions

Tentative City Council hearing date: June 2, 2020