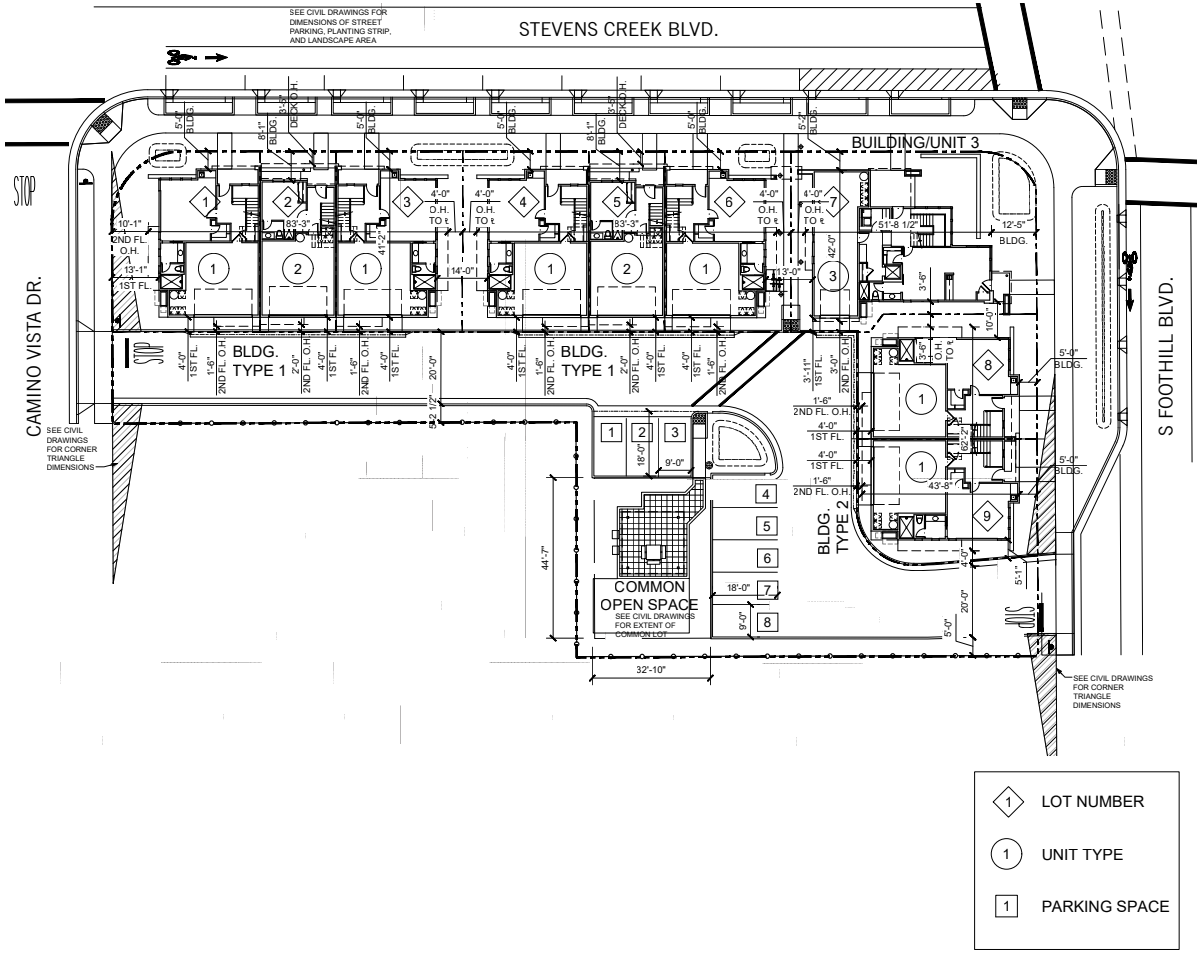
PROJECT DESCRIPTION



PROPOSED DEVELOPMENT STANDARDS			
ZONING:			
	Existing:	GC (General Commercial)	
	Proposed:	P-RES (Residential)	
DENSITY:			
	max. allowed	15 du/ac	
	proposed	11.5 du/ac	
SETBACKS:			
ALONG STEVENS CREEK BOULEVARD			
	Front Yard:	10 feet	(to back of proposed walk)
	Side Yard:		
	Interior Side (ground floor):	14 feet	(between buildings)
	Interior Side (upper floors):	2739 sq. ft	(between buildings)
	Street Side (ground floor):	12 feet	(to back of proposed walk)
	Street Side (upper floors):	10 feet	(to back of proposed walk)
	Rear Yard:	29 feet	(to adjacent residential)
ALONG S FOOTHILL BOULEVARD			
	Front Yard:	10 feet	(to back of proposed walk)
	Side Yard:		
	Interior Side (ground floor):	8 feet	(between buildings)
	Interior Side (upper floors):	6 feet	(between buildings)
	Street Side (ground floor):	10 feet	(to back of proposed walk)
	Street Side (upper floors):	10 feet	(to back of proposed walk)
	Rear Yard:	82 feet	(to adjacent residential)
ALONG CAMINO VISTA DRIVE			
	Front Yard:	N/A	
	Side Yard:		
	Interior Side (ground floor):	12 feet	(between buildings)
	Interior Side (upper floors):	10 feet	(between buildings)
	Street Side (ground floor):	12 feet	(to back of proposed walk)
	Street Side (upper floors):	10 feet	(to back of proposed walk)
	Rear Yard:	N/A	
PRIVATE OUTDOOR SPACE:			
	Required:		60 sq. ft. per unit
	Unit type 1	280 sq. ft.	(porch & deck)
	Unit type 2	210 sq. ft.	(porch & deck)
	Unit type 3	639 sq. ft.	(porch & deck)
	Total Provided:	2739 sq. ft	304.33 average sq. ft. per unit
COMMON OUTDOOR SPACE:			
	Required:	1350 sq. ft.	150 SF / Unit (excluding setback areas)
	Provided:	1475 sq. ft.	163 SF / Unit (excluding setback areas)
BUIDLING HEIGHT:			
	Height:	30 feet	3-stories
PARKING:			
	Total Required:	26 spaces	2.8/DU (2 garage + 0.8 open)
	Covered Spaces:	18 spaces	(2 garage spaces per unit)
	Surface Spaces:	8 spaces	(0.8 x 9 = 7.2 spaces)
	Total Provided:	26 spaces	(2.88 spaces per unit)
AFFORDABLE UNITS:			
	1 unit provided		unit #2

LOT AREAS / FAR / COVERAGE				
LOT #	LOT AREA (SF)	FLOOR AREA (SF)	FAR	LOT COVERAGE
1	1977	2971	1.50	53.57%
2	1058	2231	2.11	74.10%
3	1760	2971	1.69	60.17%
4	1760	2971	1.69	60.17%
5	1058	2231	2.11	74.10%
6	1660	2971	1.79	63.80%
7	3262	3598	1.10	43.44%
8	1688	2971	1.76	62.74%
9	1667	2971	1.78	63.53%
	LOT AREA (SF)	FLOOR AREA (SF)	FAR	LOT COVERAGE
TOTAL PROJECT	27,506 (NET)	21,609	0.79	33.95%

Source: Dahlin, 2020. BKF, 2020.

0 60
Scale (Feet)

PLACEWORKS

Figure 3-5
Detailed Site Plan

Source: Dahlin, 2020.

0 16
Scale (Feet)

PLACEWORKS

Figure 3-6
Building Type 1 Elevation

Source: Dahlin, 2020.

0 16
Scale (Feet)

PLACEWORKS

Figure 3-7
Building Type 2 Elevation

South Elevation

West Elevation

North Elevation

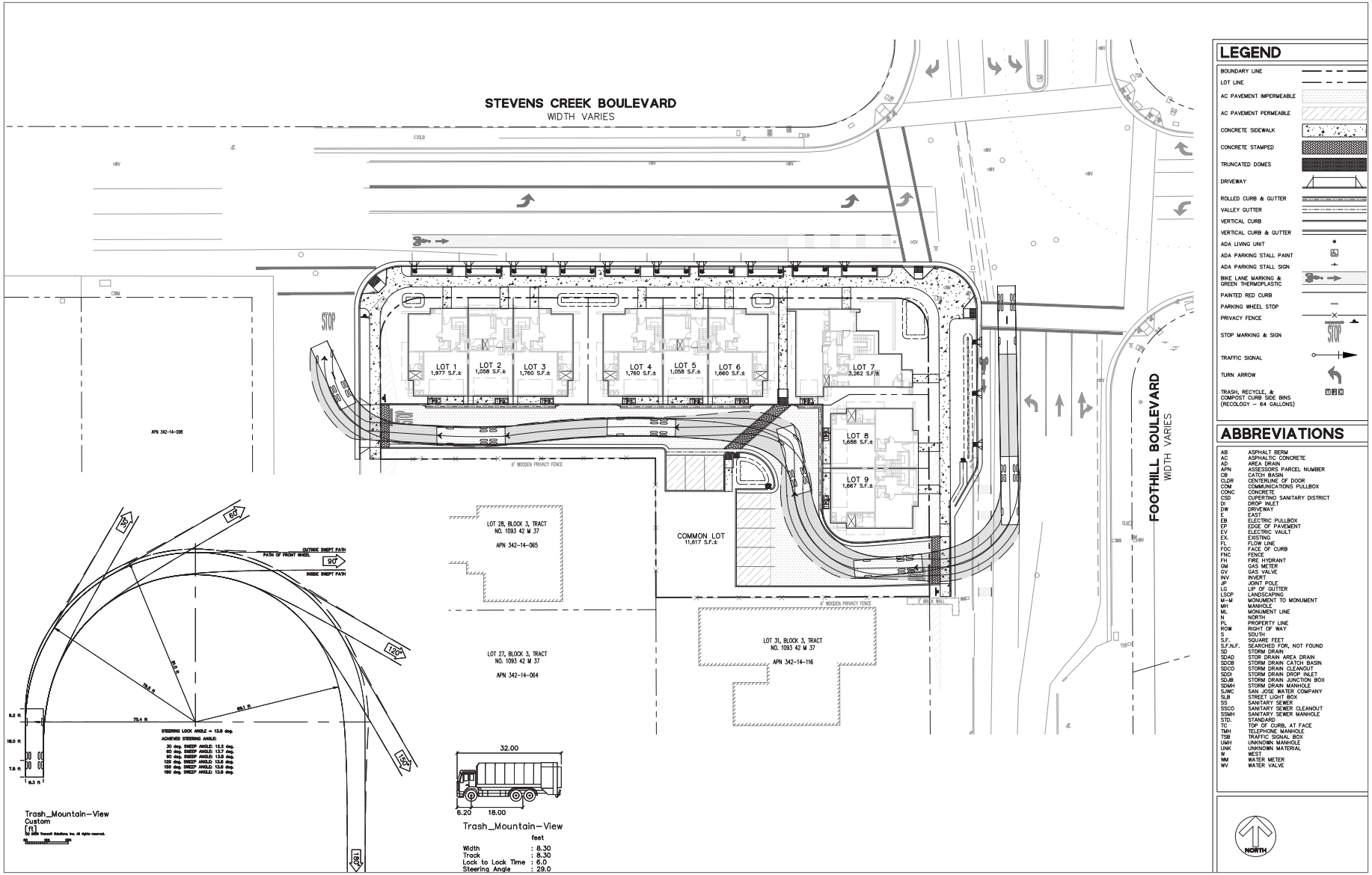
East Elevation

Source: Dahlin, 2020.

0 16
Scale (Feet)

Figure 3-8
Building Type 3 Elevation

PROJECT DESCRIPTION



Source: Dahlin, 2020. BKF, 2020.

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Scale (Feet)

Figure 3-9
Waste Management Vehicle Circulation Plan

3.2.3.2 PEDESTRIAN AND BICYCLE ACCESS

Class II bike lanes currently exist on both sides of South Foothill Boulevard and on the north side of Stevens Creek Boulevard along the length of the project site. The proposed project would include the extension of a new Class II bike lane along the southern side of Stevens Creek Boulevard along the length of the project site.[42] The proposed project would include construction of sidewalks along the perimeter of the project site, alongside Stevens Creek Boulevard, Camino Vista Drive and South Foothill Boulevard. See Figures 3-4 through 3-5 (previously shown) display site perspectives of the proposed site along with placement of the proposed sidewalks. These sidewalks would provide pedestrian access to the site. Pedestrians would also have access to the site from the existing crosswalks on Stevens Creek Boulevard connecting to South Foothill Drive.

3.2.4 LANDSCAPING

The project would include 10,608 square feet of landscaping and 9,454 square feet of pervious landscaped surfaces. Figure 3-10 illustrates the landscaping plan. The project site includes landscaping throughout the project site's interior, the site perimeter, and in the common open space areas. For neighborhood privacy, required privacy plantings would occur along the property edge. Trees and other landscaping would be planted along Camino Vista Drive, Stevens Creek Boulevard, and South Foothill Boulevard as well as along the internal driveway. As stated above in Section 3.1.4, Land Use and Zoning Designations, the project is required to submit a Landscape Project Submittal for approval by the City.

The proposed landscaping would be consistent with the surrounding Northern California landscape and would include native and/or adaptive and drought resistant plant materials of similar water use grouped by hydrozones, which are areas where plants are organized based on similar water use.[43] The majority of plantings would be drought tolerant grasses, shrubs, and trees that, once established, are adapted to a dry summer and intermittent rain in the winter season. There would also be appropriate landscaping in the bioretention area required by the City's Municipal Regional Permit.

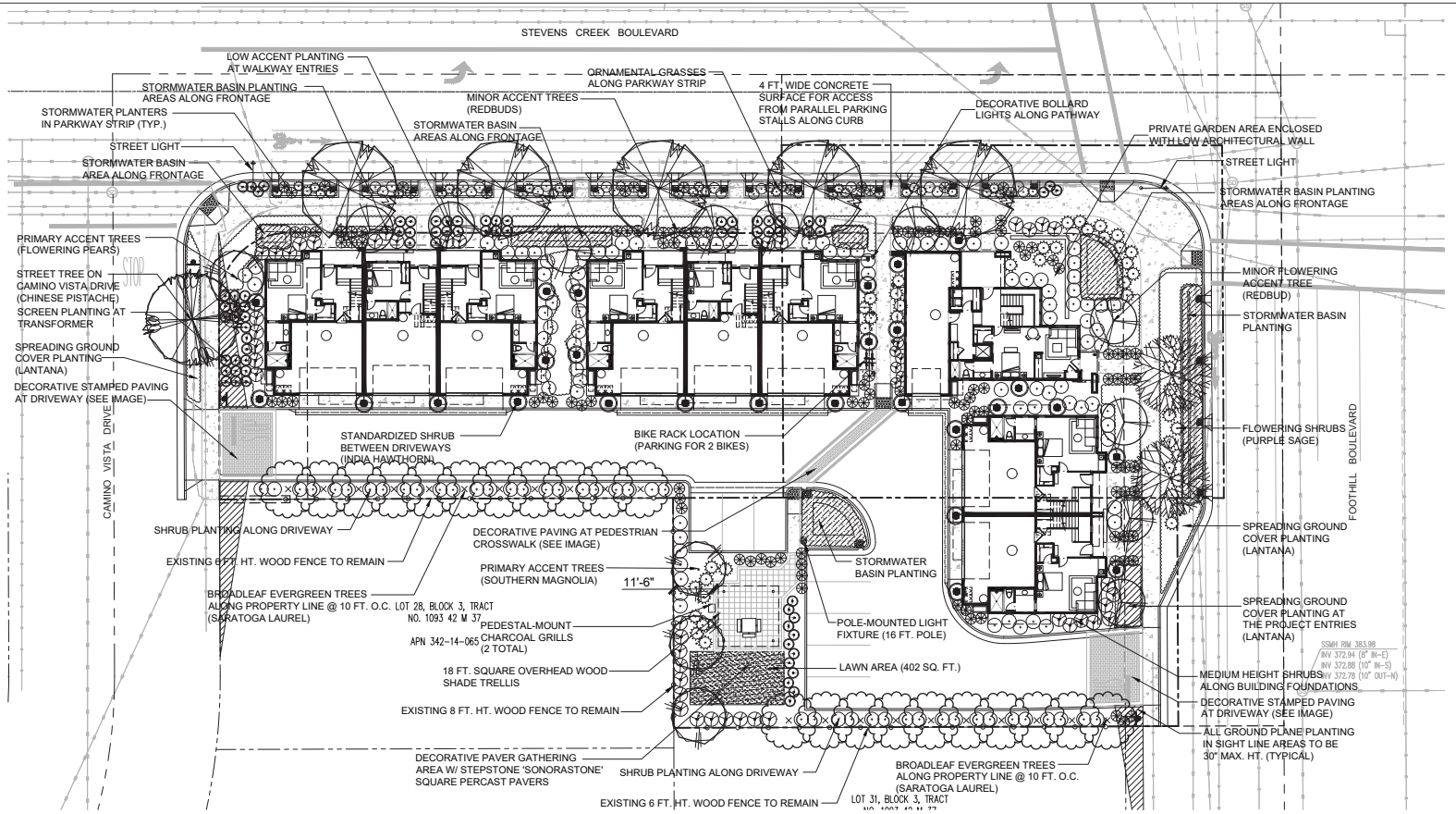
3.2.5 LIGHT, GLARE, AND MECHANICAL EQUIPMENT

As shown in Figure 3-11, the source, intensity, and type of exterior street lighting for the project site would generally be provided for the purpose of orienting residents and their visitors and for safety needs along the streets and sidewalks. All permanent on-site lighting would be low-level illumination, downward directed and shielded to reduce light spill or glare into surrounding residential homes. In landscaped areas, light sources would be concealed and not visible from a public viewpoint. Unless used for safety, all outside lighting would be turned off by 11:00 p.m. All exterior surface and above-ground mounted fixtures would be complementary to the architectural theme and to the surrounding residential uses.

[42] Class II Bikeways are bike lanes for bicyclists that are generally adjacent to the outer vehicle travel lanes and have special lane markings, pavement legends, and signage. Class III Bike Routes are designated roadways for bicycle use by signs or other markings may or may not include additional pavement width for cyclists

[43] The California Model Water Efficient Landscape Ordinance defines a hydrozone as a portion of the landscaped area having plants with similar water needs.

PROJECT DESCRIPTION



RECOMMENDED PLANT MATERIALS LIST

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
STEVENS CREEK BLVD. STREET TREE (WULCOS MEDIUM WATER USE)			
ACER BEURGERIANUM	TRIDENT MAPLE	15 GAL	±40 FT. O.C.
CAMINO VISTA DRIVE STREET TREE (WUCOLS LOW WATER USE)			
PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	N/A
FOOTHILL BLVD. STREET TREE (WUCOLS LOW WATER USE)			
QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	15 GAL	30 FT. O.C.
BROADLEAF EVERGREEN TREE (WUCOLS LOW WATER USE)			
LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	24" BOX	10 FT. O.C.
PRIMARY ACCENT TREE (WUCOLS MEDIUM WATER USE)			
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	VARIES
MINOR ACCENT TREE (WUCOLS LOW WATER USE)			
CERCIS OCCIDENTALIS (STANDARD)	WESTERN REDBUD	15 GAL	VARIES
STANDARDIZED SHRUB (WUCOLS MEDIUM WATER USE)			
PHOTINIA FRASERI	PHOTINIA	15 GAL	VARIES
STANDARDIZED SHRUB (WUCOLS MEDIUM WATER USE)			
RHAPHIOLEPIS 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	15 GAL	VARIES

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
BUILDING FOUNDATION PLANTING (WUCOLS LOW WATER USE):			
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	3 FT.
LOROPETALUM CHINENSIS	FRINGE FLOWER	5 GAL	4 FT.
MYRTUS COMMUNIS 'COMPACTA'	COMP. MYRTLE	5 GAL	3 FT.
NANDINA 'COMPACTA'	COMP. NANDINA	5 GAL	4 FT.
SALVIA NEMEROSA	PURPLE SAGE	5 GAL	4 FT.
TEUCRIUM 'COMPACTA'	COMP. GERMANDER	5 GAL	4 FT.
PERIMETER HEDGES (WUCOLS LOW WATER USE):			
ELAEAGNUS 'MACULATA'	GOLDEN ELAEAGNUS	5 GAL	6 FT.
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	6 FT.
LOW PARKING LOT PLANTING (WUCOLS LOW WATER USE):			
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	3 FT.
DIETES IRIDIODES	FORTNIGHT LILY	1 GAL	4 FT.
LOMANDRA LONG. 'BREEZE'	DWARF MAT RUSH	1 GAL	3 FT.
NANDINA 'GULFSTREAM'	GULFSTREAM NAND.	5 GAL	4 FT.
PENNISETUM 'BUNNY TAILS'	DWF FOUNTAIN GRASS	5 GAL	3 FT.
TEUCRIUM LUCIDRYS	GERMANDER	1 GAL	3 FT.
GROUND COVER (WUCOLS LOW WATER USE):			
COPROSMA 'KIRKII'	CREEPING COPROSMA	1 GAL	3 FT.
LANTANA MONTEVIDENSIS	WHITE LANTANA	1 GAL	3 FT.
ROSMARINUS 'HUNTINGTON BLUE'	ROSEMARY	1 GAL	3 FT.
STORMWATER BIO-TREATMENT BASIN PLANTING (WUCOLS LOW WATER USE):			
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	3 FT.
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	3 FT.
JUNCUS PATENS	CALIF. GREY RUSH	1 GAL	3 FT.
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3 FT.

GENERAL NOTES:

1. ALL PLANTING SHALL BE WATERED BY A FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM W/ WEATHER-BASE CONTROLLER.
2. ALL PLANTING AREAS (EXCEPT STORMWATER BASINS) SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.
3. STORMWATER BASINS (BOTTOMS) SHALL RECEIVE A 2" LAYER OF RIVERWASHED PEBBLES.
4. PROPOSED TREES TO ALL BE 15 GALLON SIZE.
5. PLANTING FOR STORMWATER BASIN PLANTERS SELECTED FROM THE SANTA CLARA VALLEY STORMWATER GUIDEBOOK SUGGESTED PLANT LIST.
6. LANDSCAPE PLAN IS IN COMPLIANCE WITH THE CITY STANDARDS:

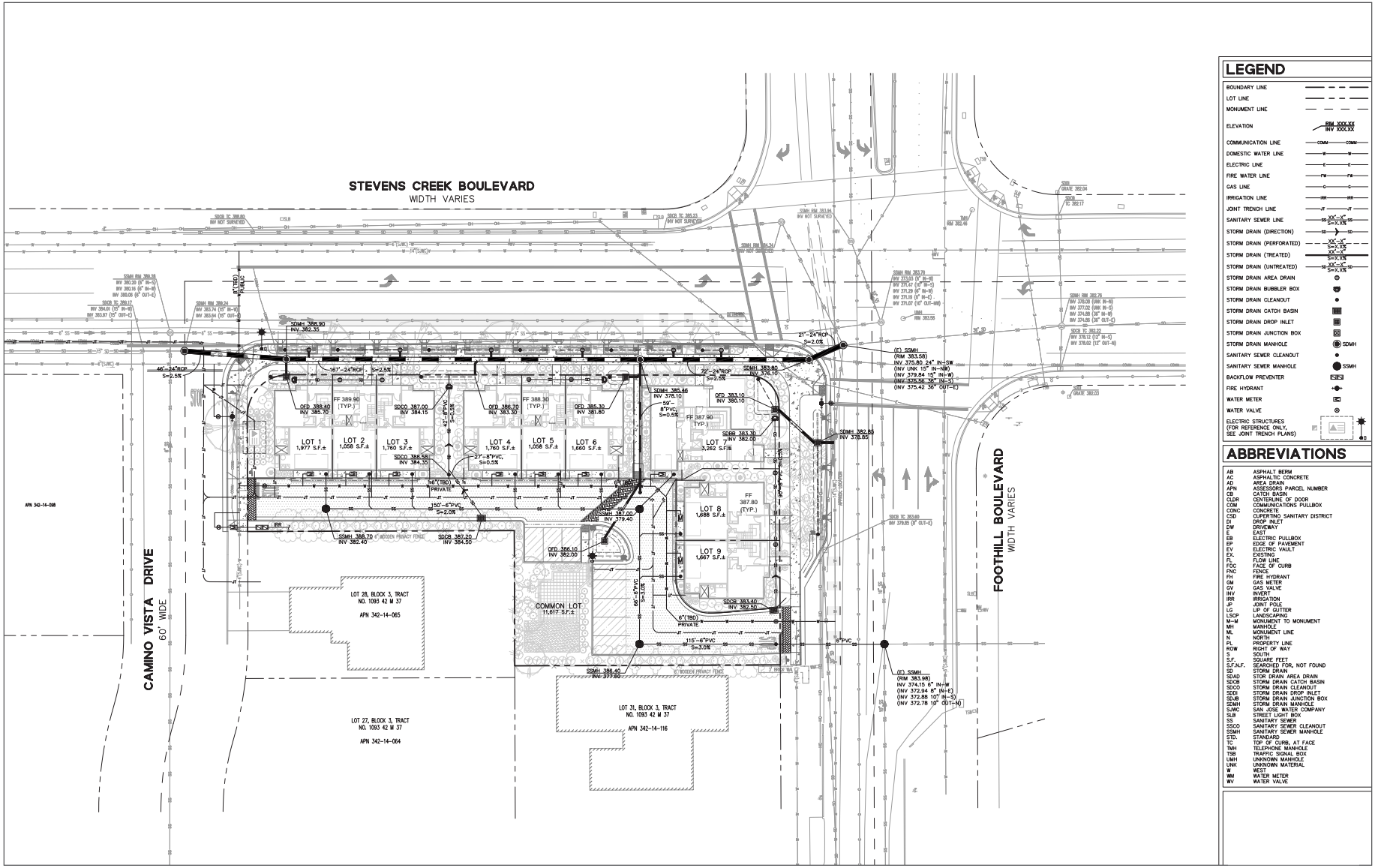
SIGNED:

0 64
Scale (Feet)

Figure 3-10
Landscape Plan

Source: Thomas Baak & Associates, LLP, 2020.

PROJECT DESCRIPTION



Source: Tarrar Utility Consultants, 2020.

0 40
Scale (Feet)

Figure 3-11
Street Lighting Plan

The proposed project would not include reflective glass. Where glass features such as windows and doors are proposed, glazing treatments would vary; however, none of the exterior glass would have a light reflectance value of more than 15 percent.[44] The residential units, including balcony railing elements, could have a combination of UV coatings, frosting, and fritting, which reduces glare and reflections, and makes the glass visible to birds as a solid obstruction to reduce collisions.

The heating, ventilation, and air conditions (HVAC) unit for each dwelling unit would include an outdoor heat pump, three indoor fan coil units, and a ceiling exhaust fan in each of the bathrooms and laundry rooms. The HVAC units would be located on the first floor, near the garage for the two, Type 1 buildings and the single Type 3 building, and on the front porch of the single Type 2 building. The HVAC systems would be shielded from view by screening or landscaping at least 3 feet in height, which would also serve as a noise attenuation feature.

3.2.7 UTILITIES AND ENERGY

The proposed utility infrastructure would connect to the existing water, sewer, storm drain system, natural gas, and electricity network in the area, and would be served by an existing solid waste landfill.

3.2.7.1 WATER SUPPLY AND CONSERVATION

To support the proposed project, a new water line would be installed along the new main internal road to connect to the existing 14-inch water lines along South Foothill Boulevard. Any new connections or replaced water lines would not encroach on undisturbed areas. All landscape zones would be irrigated as required by the Cupertino Landscape Ordinance, and water uses would be tailored to meet CALGreen Building Standards, which as described above in Section 3.1.4.2, Zoning District, requires water conservation and requires new buildings to reduce water consumption by 20 percent.

3.2.7.2 SANITARY SEWER SERVICE

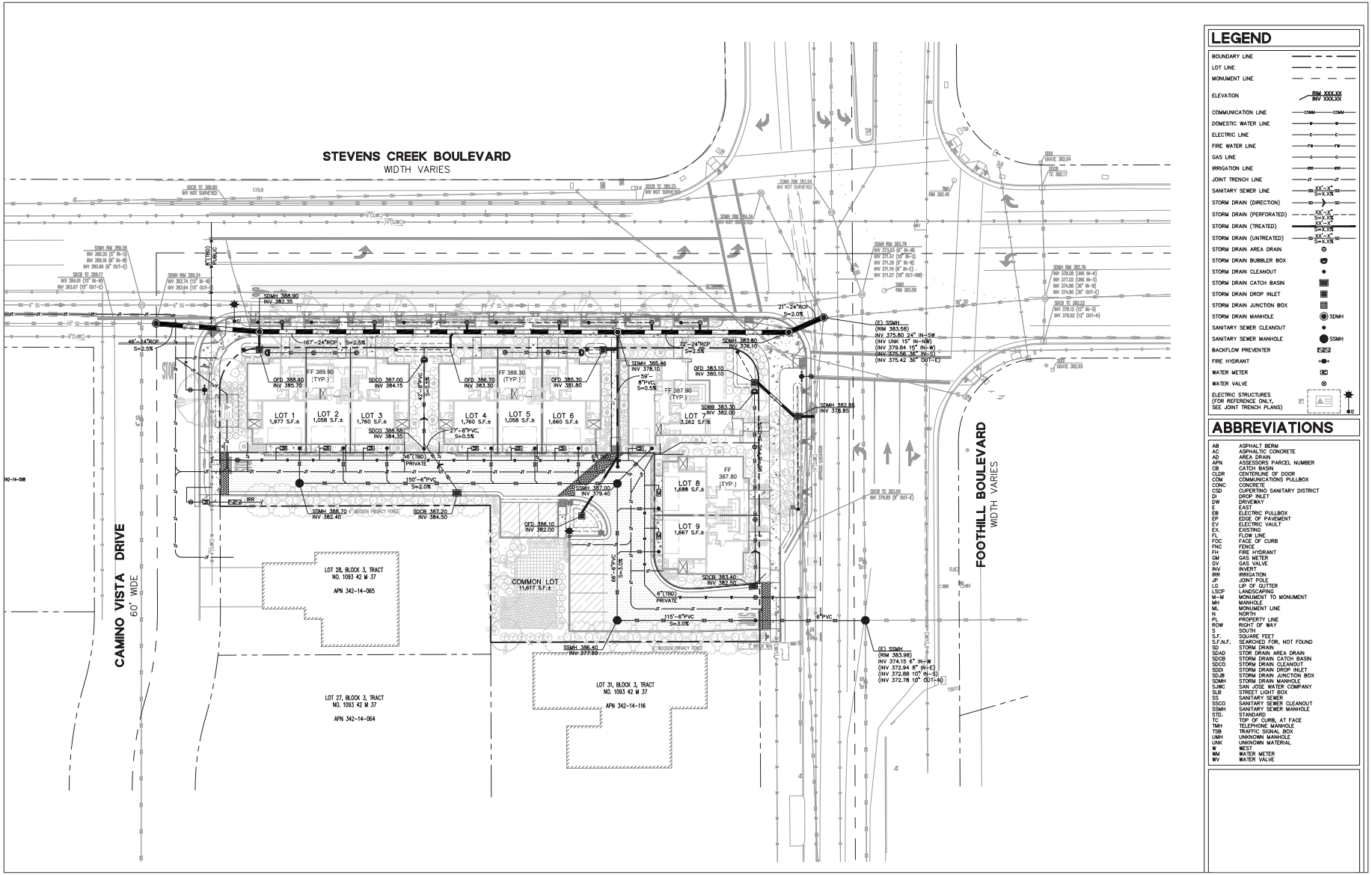
As shown on Figure 3-12, the proposed project would connect to the existing 10-inch sanitary sewer system line on South Foothill Boulevard.

3.2.7.3 STORMWATER MANAGEMENT

The proposed project would result in 18,052 square feet of impervious surfaces coverage, as shown in Figure 3-13. Compared to approximately 2,757 square feet of impervious surfaces coverage in existing conditions, this would be an increase of 15,295 square feet of impervious surfaces. The proposed project includes 9,454 square feet of pervious surfaces in the form of landscaping and one on-site bioretention area that would hold and treat stormwater before it is released into the City's off-site storm drain infrastructure.

[44]A light reflectance value or LRV is a measure of visible and usable light that is reflected from a surface when illuminated by a light source. LRV is expressed as a percentage from 0 to 100; the higher the number the more visible light that is reflected.

PROJECT DESCRIPTION



Source: Dahlin, 2020. BKF, 2020.

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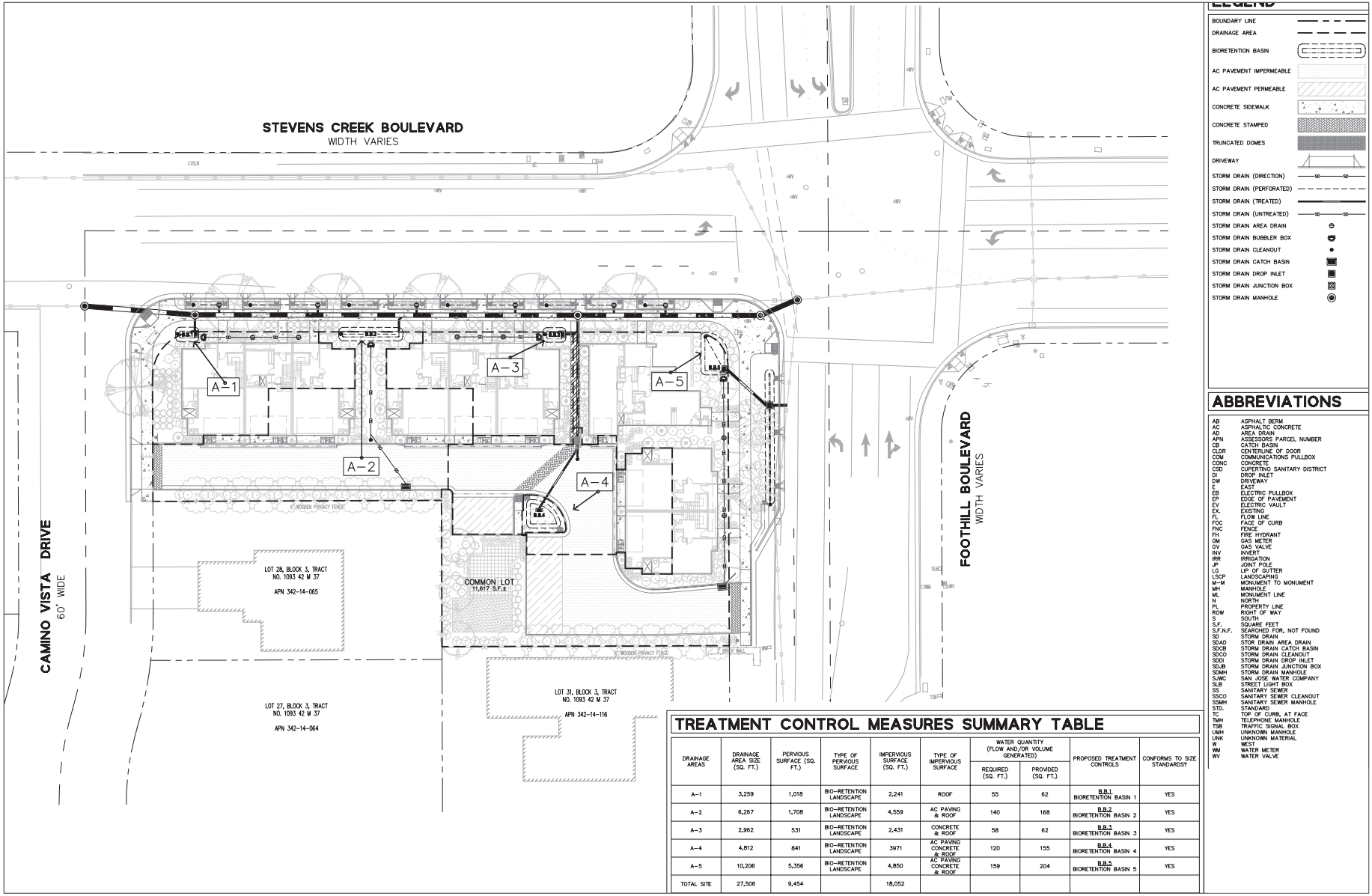
Scale (Feet)

PLACEWORKS

Figure 3-12
Utility Plan

PROJECT DESCRIPTION



TREATMENT CONTROL MEASURES SUMMARY TABLE

DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARDS?
						REQUIRED (SQ. FT.)	PROVIDED (SQ. FT.)		
A-1	3,259	1,018	BIO-RETENTION LANDSCAPE	2,241	ROOF	55	62	B.B.1 BIORETENTION BASIN 1	YES
A-2	6,267	1,708	BIO-RETENTION LANDSCAPE	4,559	AC PAVING & ROOF	140	168	B.B.2 BIORETENTION BASIN 2	YES
A-3	2,962	531	BIO-RETENTION LANDSCAPE	2,431	CONCRETE & ROOF	58	62	B.B.3 BIORETENTION BASIN 3	YES
A-4	4,812	841	BIO-RETENTION LANDSCAPE	3971	AC PAVING CONCRETE & ROOF	120	155	B.B.4 BIORETENTION BASIN 4	YES
A-5	10,206	5,356	BIO-RETENTION LANDSCAPE	4,850	AC PAVING CONCRETE & ROOF	159	204	B.B.5 BIORETENTION BASIN 5	YES
TOTAL SITE	27,506	9,454		18,052					

Source: Dahlin, 2020. BKF, 2020.

0 60
Scale (Feet)

Figure 3-13
Stormwater Plan

The project is required to comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 requirements, which include minimization of impervious surfaces, measures to detain or infiltrate runoff from peak flows to match pre-development conditions, and agreements to ensure that the stormwater treatment and flow control facilities are maintained in perpetuity. The project also must comply with CMC Chapter 9.18, described above in Section 3.1.4.2, Zoning District, which is intended to provide regulations and give legal effect to certain requirements of the NPDES permit issued to the City.

3.2.7.4 SOLID WASTE SERVICES

Recology South Bay (Recology) would provide curbside recycling, garbage, and compost and landscaping waste service to the project.[45] All non-hazardous solid waste collected under the Recology franchise agreement is taken to Newby Island Sanitary Landfill for processing. Under the agreement between the City and Recology, Recology also handles recyclable materials (at no cost to customers). The proposed waste management for the proposed project would focus on waste, recycling, and composting.

3.2.7.5 OTHER UTILITIES (GAS, ELECTRIC, AND CABLE)

Pacific Gas & Electric (PG&E) would supply natural gas and electricity infrastructure to the project site.[46] The source of electricity would be provided through a partnership with Silicon Valley Clean Energy (SVCE), which provides a standard electricity offering from a 50 percent renewable portfolio,[47] and PG&E. SVCE also offers a 100 percent renewable option that electricity customers can opt into. Telephone service would be provided by AT&T and other providers. Cable television service would be available from a number of providers, including Comcast.

3.2.8 DEMOLITION, SITE PREPARATION, AND CONSTRUCTION

Demolition and construction would take place over a 10-month period, which is anticipated to begin in January 2022 and end in November 2022, subject to regulatory approval.[48] Table 3-1 shows the approximate demolition and construction phasing.

Demolition would take place over a two-week period, while grading and site preparation, including excavation, would be completed over a two-month period. Demolition and construction work would be conducted between 7:00 a.m. and 8:00 p.m. on weekdays, as provided for in CMC Section 10.48.053, Grading, Construction and Demolition. Demolition and construction are not permitted on weekends or holidays for sites within 750 feet of other residential properties.[49] Demolition debris, including soil, would

[45] City of Cupertino, Garbage and Recycling, https://www.cupertino.org/our-city/departments/environment-sustainability/waste, accessed on January 16, 2019.

[46] City of Cupertino. 2019. Other Service Providers. https://www.cupertino.org/our-city/departments/other-service-providers. Accessed May 2, 2019.

[47] Silicon Valley Clean Energy. 2019. Your Choices. https://www.svcleanenergy.org/choices/, accessed on May 2, 2019 at

[48] New buildings would be constructed to the California 2019 Building Energy Efficiency Standards (effective January 1, 2020).

[49] Cupertino Municipal Code, Title 10, Public Peace, Safety and Morals, Chapter 10.48, Community Noise Control, Section 10.48.053, Grading, Construction and Demolition.

be off-hauled for disposal in accordance with the City of Cupertino's Recycling and Diversion of Construction and Demolition Waste Ordinance.[50] Debris to be hauled would include approximately 2,400 square feet of building demolition debris and 4,959 square feet of asphalt/concrete material. The soil would be balanced on site. Typical equipment to be used for demolition and site preparation would include excavators, a skid steer loader, a grader, a rubber-tired dozer, scrapers, and an off-highway truck.

The project construction would consist of approximately 20,129 square feet of built space including hardscape (e.g., curb, gutters, planters, etc.) and 10,608 square feet of landscaped areas. No pile driving, rock blasting, or crushing would occur during the construction phase. Typical equipment to be used during construction of the project would include a backhoe, a crane, aerial lifts, a generator, a diesel pump, dumpers, rollers, and a paver.

TABLE 3-1 DEMOLITION AND CONSTRUCTION

Activity	Phase 1 (Work Days)
Demolition	18
Site Preparation	2
Grading	4
Building Construction	176
Paving	9
Architectural Coating	9

Source: California Emissions Estimator Model Version 2016.3.25, and PlaceWorks, 2020.

During demolition and construction, vehicles, equipment, and materials would be staged and stored on a centrally located portion of the project site when practical. No long-term staging of equipment would occur around the perimeter of the site where adjacent to existing residential uses. No staging would occur in the public right-of-way. The construction site and staging areas would be clearly marked, and construction fencing would be installed to prevent disturbance and safety hazards. A combination of on- and off-site parking facilities for construction workers would be identified during demolition, grading, and construction.

3.3 REQUIRED PERMITS AND APPROVALS

Following approval of this Initial Study and adoption of the Mitigated Negative Declaration, the following discretionary permits and approvals from the City would be required for the proposed project:

- Zoning Map Amendment
- Development Permit
- Architectural and Site Approval Permit
- Use Permit
- Vesting Tentative Map

In addition, permits for demolition, grading and building, and the certificate of occupancy would be required from the City. Encroachment permits from the City would also be required for any work performed within the public right-of-way.

[50] Cupertino Municipal Code, Title 16, Building and Construction, Chapter 16.72, Recycling and Diversion of Construction and Demolition Waste.

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