

Objective Standards Matrix

Westport Cupertino

Cupertino General Plan

Uses	General Plan	Proposed	General Plan Section	Compliant (Y) (N)
Uses allowed	Commercial/ Residential	Mixed-use commercial, residential	Land Use Map	Yes
Density				
Residential Max. Density	30 du/ac	30 du/ac	Fig. LU-2 Table HE-5 HE-2.3.7	Yes (Base Density)
Development Allocation Available (Heart of the City)				
Commercial	793,270 sq. ft. Max.	20,000 sq. ft.	Table LU-1	Yes
Residential	200 units	237 + 57(Density Bonus units)	Table HE-5 HE-2.3.7	Yes (with Use Permit)
Building bulk				
Building Planes	Below 1:1 slope line drawn from arterial/boulevard curb line.	1:1 slope for Townhome/Rowhouses, except: Building 1 - 1:2.08 Building 2 - 1:1.47	Figure LU-2	Density Bonus waiver request
Building Heights				
Max. Height	45 ft.	Building 1 – 91.75 feet, Building 2 – 73.75 feet Townhomes – 30 feet Rowhouses – 30 feet	Figure LU-2 Policy LU-3.2 HE-2.3.7	Density Bonus waiver request
Heart of The City Specific Plan				
Uses	Specific Plan	Proposed	Specific Plan Section	Compliant (Y) (N)

	Allowable Uses	Commercial/ Residential (P/CG, Res)	Mixed-use commercial/residential	Fig. 2 §1.01.020. A. & B.	Yes
	Non-retail commercial uses	Max. 25% of non- retail commercial square footage along Stevens Creek Blvd. frontage, and 50% max. of the rear of building.	60% of the frontage along Stevens Creek and approximately 25% of the rear of the buildings as direct retail.	§1.01.020. A	Heart of the City Exception Requested

Uses		Specific Plan	Proposed	Specific Plan Section	Compliant (Y) (N)
Unit Count					
	Total Units	200 units	237 + 57(Density Bonus units)	§1.01.020.B (Per Housing Element) Density Bonus Law	Yes (with Use Permit)
Building Heights					
	Residential Building Height	45 ft. Max.	30 ft.	§1.01.030.A.1	Yes
	Mixed-use Building 1	45 ft. Max.	91.75 feet	§1.01.030.A.1	Density Bonus waiver request
	Mixed-use Building 2	45 ft. Max.	73.75 feet	§1.01.030.A.1	
Bulk					
	Building bulk	Per General Plan	1:1 slope except at 65'-high building, slope is 1:1.70	§1.01.030.A.2	Density Bonus waiver request
Setbacks					
	Buildings setback on Stevens Creek Boulevard	35 ft. Min.	Buildings 1&2 - 43 ft. Townhomes – 35 ft.	§1.01.030.B.1	Yes
	Building setback/Corner Parcel (@ Mary Ave.)	35 ft. from edge of curb	>35 ft	§1.01.030.B.2	Yes
	Side Setback at 85	15 ft. Min.	17'-8" ft.	§1.01.030.C.1.a	Yes
	Side setback at Mary	15 ft. Min.	17'-8" ft.	§1.01.030.C.2	Yes
Open Space					
	Commercial retail	500	2,621 sq. ft.	§1.01.040.C.1.a	Yes
	Residential				

	Common open space	44,100 sq. ft.	44,945 sq. ft.	§1.01.040.C.2.a .	Yes
	Private outdoor space	60 sq. ft. per unit	Building 1: 60 - 132 square feet per unit (balconies) Building 2: 60 square feet per unit (balconies) Town Houses: 104 to 125 square feet per unit (Patios) Row Houses: 295 to 375 square feet per unit (Patios)	§1.01.040.C.2.b	Yes

Uses		Specific Plan	Proposed	Specific Plan Section	Compliant (Y) (N)
Open Space (cont'd)					
	Common Landscape Space	31,461 sq. ft. – 35,956 sq. ft. (70%-80% of Common Open Space)	34,150 sq. ft. (76%)	§2.01.010.G.1.	Yes
	Common Hardscape Space	8,989 sq. ft – 13,484 sq. ft. (20%-30% of Common Open Space)	9,798 sq. ft. (22%)	§2.01.010.G.2	Yes
Landscaping and Screening					
	Boulevard Landscape Easement	26 ft. wide along Stevens Creek Boulevard frontage.	26 ft. wide	§1.01.040.D.a.	Yes

Cupertino Municipal Code

Standard		CMC	Proposed	CMC Section	Compliant (Y) (N)
Parking					
	Retail parking Bicycle parking	82 spaces 8 Class II	125 spaces 9 Class II	CMC Table 19.124.040(A)	Yes
Residential					
	Rowhouse/ Townhouse Bicycle parking	132 0 spaces	176 spaces + 32 visitor spaces = 208 spaces 0 spaces	CMC Table 19.56.040(C) CMC Table 19.124.040(A)	Yes
	High Density Multiple Story Bicycle Parking	122 spaces 104 Class I 21 Class II	122 spaces 104 Class I 21 Class II	CMC Table 19.56.040(C) CMC Table 19.124.040(A)	Yes