

## **CITY OF CUPERTINO**

### **NOTICE OF PUBLIC HEARING**

**APPLICATION NO(S): DP-2018-05, ASA-2018-05, TM-2018-03, TR-2018-22, U-2019-03, EXC-2019-03, EA-2018-04 (THE OAKS)**

NOTICE IS HEREBY GIVEN that at its meeting of **Tuesday, August 18, 2020 at 6:45 p.m.**, the Cupertino City Council will conduct a public hearing to consider a development proposal to demolish a 71,250 square foot retail center (The Oaks), remove and replace 74 protected trees, and construct a mixed-used development consisting of 267 housing units (88 Rowhouse/Townhomes, 179 senior apartments of which 131 are senior licensed assisted living units and 48 are affordable or below market rate (“BMR”) senior independent living units), 27 memory care licensed assisted living residences (“memory care residences”), 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, including associated density bonus parking reduction and density bonus waivers for height, slope line setback, and dispersion of BMR housing units. City approvals would be certification of the Final Environmental Impact Report, Development Permit (including findings regarding density bonus and waivers), Architectural and Site Approval Permit, Tree Removal Permit, Use Permit, Heart of the City Exception, and Vesting Tentative Map; (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): KT Urban (Mark Tersini); Location: 21267 Stevens Creek Boulevard; APN #326-27-042, -043. At the regular meeting of the Planning Commission on July 14, 2020, the Planning Commission recommended that the City Council deny the application per Resolution 6908 by a vote of 3-2-0 (Takahashi and Fung voting no). **In accordance with Governor Newsom’s Executive Order No-29-20, this will be a teleconference meeting without a physical location. Members of the public will be able to observe and address the meeting telephonically or otherwise electronically from the City’s website through procedures that will be detailed in the published meeting agenda.** For questions regarding the upcoming City Council public hearing, please contact the Planning Department at [planning@cupertino.org](mailto:planning@cupertino.org) or 408-777-3308. If you wish to challenge the City Council’s action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written or electronic correspondence delivered to the City of Cupertino City Hall 10300 Torre Avenue, Cupertino, CA 95014 at, or prior to, the public hearing. Persons needing special assistance to attend the meeting under the Americans with Disabilities Act should call 408-777-3200 at least 48 hours prior to the public meetings to ensure their needs can be appropriately accommodated. **IMPORTANT NOTICE:** Please be advised that pursuant to Cupertino Municipal Code 2.08.100 written communications sent to the Cupertino City Council, Commissioners or City staff concerning a matter on the agenda are included as supplemental material to the agenda item. These written communications are accessible to the public through the City’s website and kept in packet archives. You are hereby admonished not to include any personal or private information in written communications to the City that you do not wish to make public; doing so shall constitute a waiver of any privacy rights you may have on the information provided to the City. Please check the website or call the City Clerk’s Office at (408)

777-3223 prior to the meeting for updated information in the event of changes to the schedule.

/KIRSTEN SQUARCIA/  
CITY CLERK  
CITY OF CUPERTINO  
PUBLISH 8/7/20