

SummerHill Homes Community at 20840 Stevens Creek Boulevard

Project Description

SummerHill Homes proposes to redevelop a 2.97-acre site on Stevens Creek Boulevard in Cupertino with a new 59-unit townhome-style condominium community. The project will take advantage of the site's proximity to both Highway 280 and Highway 85 and convenient access to neighborhood shops and services along Stevens Creek Boulevard and S. De Anza Boulevard. With attractive landscaping, outdoor amenities and contemporary architecture, SummerHill expects the project to be an excellent new homeownership opportunity.

Location & Setting

The project site is located at 20770, 20830, 20840 and 20850 Stevens Creek Boulevard. The property currently contains three commercial buildings and associated paved parking and landscaping. One of the buildings is occupied by Staples and the other two buildings are currently vacant. To the west, the site is adjacent to the Union Church of Cupertino and several commercial buildings. To the east, the site is bordered by a shopping center. To the south of the site are single family residential homes. To the north of the site, across Stevens Creek Boulevard, are restaurant, retail and other commercial uses.

Project Overview

- SummerHill proposes to develop the 2.97-acre site with 59 new three-story townhome-style condominiums in eight buildings, with attractive landscaping and common area amenities, at an overall density of approximately 20 dwelling units per acre.
- The project will offer a variety of three- and four-bedroom home plans, with an average living area of approximately 1,829 square feet.
- The architecture draws on Mission-style aesthetics, with arched porch elements, low-sloping hip and gable roofs with rounded roof tiles, and metal accent details and railings. Window shapes and sizes are straightforward and create a rhythm for the elevations. Exterior materials include a high-quality mix of decorative tile accents at key window locations and porch openings. Color schemes have been thoughtfully developed to showcase the Mission-style architecture.
- Vehicular circulation will be provided through two entry points from Stevens Creek Boulevard. The project will provide approximately 130 off-street parking spaces. Each unit will have an attached private two-car garage — side-by-side garages for 38 of the units and tandem garages for 21 of the units. Bicycle storage for residents is provided in the garages, and bicycle racks for guests will be located around the site for convenience.
- All of the units will have private decks or front patios, and the project will also feature several community open spaces. In addition, each unit will have a private roof deck.

Project Description

SummerHill Homes Community at 20840 Stevens Creek Boulevard

- In addition to the private landscaped areas, the project will provide a small public plaza along Stevens Creek Boulevard, with casual seating and public art, which will provide an engaging transition between the private residential space and the public street.

Requested Approvals

The site is designated Commercial/Office/Residential in the Cupertino General Plan: Community Vision 2015-2040 and is zoned Mixed Use Planned Development (General Commercial and Residential) abbreviated as P(CG, Res) in the Heart of the City Specific Plan.

SummerHill expects to request the following reviews and approvals for the project:

- Major Architectural and Site approval
- Development permit
- Conditional Use Permit for residential use
- Concessions or incentives, waivers or reductions of development standards, and reductions of parking requirements pursuant to the State Density Bonus Law
- Tree removal permit
- Vesting Tentative Subdivision Map
- Approval of Public Art or in-lieu fee
- CEQA clearance

Density Bonus

SummerHill proposes to designate 12 of the 59 units as below-market rate units affordable to median- and moderate-income households, consistent with the City's Below Market Rate (BMR) Housing Mitigation Program. Pursuant to the State Density Bonus Law and the City's Density Bonus ordinance, SummerHill expects to request the following, to the extent needed to comply with applicable objective standards:

- A concession or waiver to eliminate the requirement to include a retail, commercial, or other mixed-use component in the project.
- A waiver or reduction of development standards to reduce the front, side, and rear setbacks.
- A waiver or reduction of development standards to increase the distance that architectural features (*e.g.*, porches) may extend into the front setback from 4 feet to 9 feet.
- A waiver or reduction of development standards to increase the maximum lot coverage from 40% to 42.1%.
- A reduction of vehicle parking standards pursuant to Gov. Code § 65915(p).

SummerHill reserves the right to request additional concessions and waivers or reductions of development standards as the project is reviewed.

CEQA

SummerHill anticipates that the project will qualify as a Class 32 Infill Development Project categorically exempt from project-specific environmental review. The project is consistent with the applicable

General Plan and zoning designations and regulations; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

Vesting Tentative Subdivision Map

SummerHill will prepare a Vesting Tentative Subdivision Map and condominium plans to create separate parcels for the individual units and establish appropriate access, utility and service easements. Each building will be located on a separate lot and the common area will be divided into multiple parcels for the purpose of annexation into the homeowner's association. Following the approval of the Vesting Tentative Map, SummerHill will prepare a Final Map.

Design and Construction

The townhomes will be mapped as separate legal units pursuant to a condominium plan. The townhomes will be designed as R3 townhomes per the 2022 California Residential Code with an NFPA 13D sprinkler system. Electric meters and telecommunications services will be grouped at the ends of each building, and service to the individual units will run through soffits in the garages of the units.

For the comfort of the residents, SummerHill will design the windows, doors, and exterior wall assemblies to dampen noise and vibration from Stevens Creek Boulevard. In addition, MERV 13 filtration will be installed on the air intake for the HVAC systems to enhance indoor air quality.

Community Amenities & Landscaping

The community will be maintained by a professionally managed homeowners association. The homeowners association will be responsible for maintaining the landscaping, common area amenities, and private streets.

No Displacement

The site is currently developed for commercial use, so the project will not displace any residents.

Sustainability

The project will all-electric (no gas heating or appliances) and will be constructed in compliance with the current California Green Building Standards Code (Title 24).

Utilities, Public Services and Stormwater Management

- Water service will be provided by California Water Service. SummerHill anticipates that the project will connect to an existing 18-inch Cal Water water main in Stevens Creek Boulevard through. Each unit will have a separate water meter for dual service (fire and domestic), consistent with NFPA 13D standards. Irrigation service will be provided through a separate meter. The project will use potable water for domestic and fire service and irrigation.
- Sewer service will be provided by Cupertino Sewer District. SummerHill anticipates that the project will connect to an existing 8-inch District sewer main in Stevens Creek Boulevard.

Project Description

SummerHill Homes Community at 20840 Stevens Creek Boulevard

- Stormwater will be treated on site as required to meet municipal stormwater permit requirements. Stormwater will be treated with bioretention areas and other low impact development (LID) treatment measures before being discharged to an existing 27-inch public storm drain in Stevens Creek Boulevard that currently serves the site.
- Electric, cable, and telephone service is anticipated to connect to existing service lines along the south property line. A temporary overhead “shoefly” electric line will be installed to maintain power to the neighboring properties during construction. There are no existing overhead lines along the project frontage. New on-site utilities will be placed underground, with the exception of the temporary “shoefly.” The existing overhead electric lines running along the median of Stevens Creek Boulevard will remain.
- Garbage and recycling service will be provided by Recology South Bay. Each garage will include designated space for waste and recycling bins. Residents will place their bins at their driveway apron for pickup.