

20807-20883 Stevens Creek Blvd.
WRITTEN PROJECT DESCRIPTION for SB300 Application
April 1, 2024

Property Owner

STEVENS CREEK OCA OWNER, LLC
A Delaware limited liability company

Owner Representative

Blair Volckmann

Applicant

Harvest Properties, Inc.

Applicant Representative

Kevin Choy

Property

20807, 20813, 20823, 20856, and 20883 Stevens Creek Blvd
APNs: 326-32-50, -51, -52, and -53

Acreage

6.93 acres

General Plan

P(CG, Res)
Heart of the City Specific Plan – N. Crossroads Area

Zoning

P(CG, Res)

I. Introduction

Harvest Properties, Inc. on behalf of ownership is excited to propose and submit a 139-unit housing project on Stevens Creek Blvd. This project will produce much needed housing within the City limits of Cupertino and exceed the total housing production currently targeted in the City's to be approved 3rd draft of the 2023-2031 Housing Element, revised March 2024. The project will be built in multiple phases to be determined prior to construction, and a preliminary phasing plan will be developed and shared with the City of Cupertino throughout the development process.

With the focus on housing, the project qualifies as a housing development project under the Housing Accountability Act (HAA) by allocating a minimum of two-thirds of the project's total square footage to residential uses. The project also satisfies the requirements of California's Density Bonus Law (DBL) by providing 20.1% of the project's for-sale residential units as affordable units for moderate-income households — making the project eligible for a 15% density bonus, and unlimited waivers and two concessions / incentives pursuant to the DBL.

The project's site plan design has been carefully considered based on the single-family neighborhood to our north and current complexion of mostly one- and two- buildings along Stevens Creek Boulevard. The project achieves this by placing single family dwelling units along the northern edge, three-story townhomes along Steven's Creek Blvd., and including four-story townhome products central to the site. This will provide a nice setback for the higher density product and generally maintain the lower density nature of the current site. The site plan includes a meandering private drive connecting Steven's Creek Boulevard to Alves Drive intermixed with ample green space available to future residents and the project's architecture will strive to meet the character of Cupertino.

In summary the project includes a mix of residential unit types totaling approximately 350,529 square feet in floor area as follows:

- 17 for-sale single-family dwellings
- 122 townhomes
- ~41,000 sq. ft. of common open space
- 313 parking spaces

II. Existing Conditions

The existing land is comprised of several commercial office structures along Stevens Creek Blvd, “SCB”, Alves Drive, and the private drive connecting these two streets and one retail building fronting Stevens Creek Blvd. Addresses 20813, 20833, and 20883 SCB include two-story office structures with one level of below grade parking. 20863 and 20823 SCB includes two one-story office structures. 20807 SCB is a one-story retail structure. The notable tenant on-site is Apple who is likely to vacate at the end of their current lease. All structures onsite are greater than 40 years old and are approaching the end of their usable lives.

III. Project Components: Residential, Parking, Phasing

A. Residential

The residential component of the project is comprised of a mixture of three-story single family dwelling units and three-story and four-story townhomes. The mix of the residential units is as follows:

- (17) Seventeen, single-family 4bed / 3.5bath dwellings at approximately 2,700 sq. ft.
- 122 townhomes
 - (11) Eleven, 2bed / 2bath at approximately 1,283 sq. ft.
 - (20) Twenty, 2bed / 2.5bath at approximately 1,379 sq. ft.
 - (36) Thirty-six, 3bed / 2.5bath at approximately 1,624 sq. ft.
 - (12) Twelve, 3bed / 3bath at approximately 1,575 sq. ft.
 - (11) Eleven, 3bed / 3bath at approximately 1,939 sq. ft.
 - (20) Twenty, 3bed / 3.5bath at approximately 1,820 sq. ft.
 - (12) Twelve, 3bed + flex / 3bath at approximately 2,063 sq. ft.

B. Parking

The project includes 313 parking spaces. Of those spaces 278 spaces will be dedicated to the residential units providing a parking ratio of 2.00 dedicated to each unit. Additionally, the project will provide 35 guest spaces scattered throughout the project.

C. Construction Phasing Plan

The project is anticipated to be constructed in multiple phases. Due to the nature of for-sale development and construction, the different product types, single family dwellings and townhomes, will likely be constructed and sold in multiple phases.

IV. Statement of Applicability of the State Density Bonus Law and Request for Waivers

The project intends to utilize State Density Bonus Law. By providing 28 moderately affordable units on-site, the project will achieve a 20.1% affordability component and will have access to unlimited waivers and two incentives / concessions in addition to the reduction of parking requirements and a 15% density bonus. The project has identified the following waivers at this time:

1. Parking requirements
2. Setbacks

The project reserves the right to update the affordability component and the list of waivers and incentives / concessions requested throughout the entitlement process.

IV. Statement of Applicability of State Law AB2097 – Automobile Parking Reduction

The project is evaluating its unit mix and parking and notes that the Project is currently in compliance with the reduced parking requirements per State Density Bonus Law. However, the project reserves the right to utilize AB2097 to further reduce parking ratios during the entitlement process if deemed necessary by the Applicant. The Project can utilize AB2097 based on the proximity, less than a ½ mile, to a “Major Transit” stop at the corner of Stevens Creek Blvd and S De Anza Blvd where multiple bus lines intersect, and the planned future transit stop as noted in “Stevens Creek Boulevard Corridor Vision Study”.