

## ***3. Project Description***

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The Irvine Company, the project applicant, is proposing the Hamptons Redevelopment Project (“proposed project”) that would involve the construction of a multi-family residential project on a 12.4-acre site. The site is currently developed with a 342-unit multi-family unit apartment complex. The proposed project would involve demolishing the existing 342 multi-family apartment complex and redeveloping the site with a new 942-unit residential apartment complex, with the net new 600 residential units being consistent with the identification of the site as a “Priority Housing Element Site” in the 2014-2022 Housing Element. The proposed project would establish a six-building residential apartment community with buildings ranging in height from six- to seven-stories.

This chapter provides a detailed description of the proposed project, including the location, setting, and characteristics of the project site, the principal project features, construction phasing and schedule, as well as a list of the required permits and approvals. Additional descriptions of the environmental setting discussions are included in the Sections I through XV of the environmental checklist by topic area in Chapter 5, Environmental Analysis, of this Initial Study.

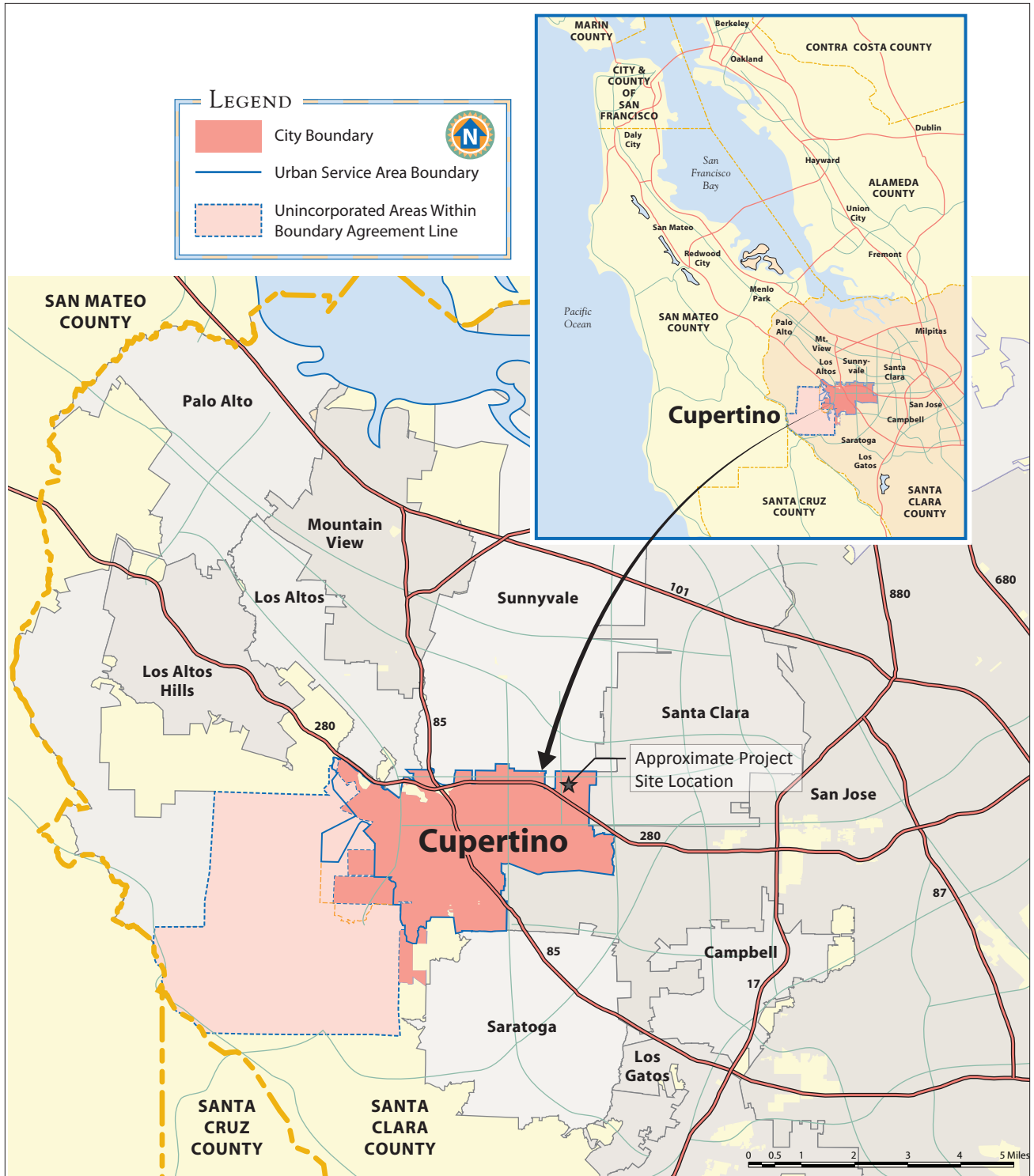
### **3.1 PROJECT LOCATION AND SITE CHARACTERISTICS**

#### **3.1.1 REGIONAL LOCATION**

As shown on Figure 3-1, the project site is located in Cupertino, which is in the northwestern portion of Santa Clara County. Cupertino is roughly 45 miles south of San Francisco and 10 miles west of downtown San Jose. Interstate 280 (I-280) provides regional access to the project site.

#### **3.1.2 LOCAL SETTING**

The project site is located at 19500 Pruneridge Avenue in the northeast region of the city. The site is adjacent to the new Apple Campus 2 (AC2) that is currently under construction and proposed to be complete by the end of 2016. As shown on Figure 3-2, the project site is bounded by Pruneridge Avenue to the north, AC2 to the east, the I-280 exit ramp to the southwest, and Wolfe Road to the west.



Source: City of Cupertino General Plan.



Figure 3-1  
Regional and Vicinity Map



Source: Google Earth Pro, 2016; PlaceWorks, 2016.

 Project Site

Figure 3-2  
Aerial View of Project Site and Surroundings

## PROJECT DESCRIPTION

As shown on Figure 3-2, the location of the site is within one-half a mile of employment centers and the Cupertino Village Shopping Center to the southeast. Cupertino Village offers cafes and restaurants for nearby workers and serves as a village center for the residential uses in this area. Portal Park is located approximately one mile to the southwest, Jenny Strand Park is located approximately three-quarters of a mile to the southeast, and Westwood Oaks Park is located approximately one-half mile to the east of the site. Cupertino High School and Sedgwick Elementary School in the Cupertino Union School District are approximately 1.5 miles to the south, while Laurelwood Elementary School in the Santa Clara Unified School District is located approximately 1.5 miles to the northeast in the City of Santa Clara.

### 3.1.3 EXISTING SITE CHARACTER

The project site was developed in 1998. As shown on Figure 3-3, the site is currently developed with 10 residential buildings containing 342 apartment units and associated parking, recreational facilities, and ornamental landscaping, including numerous trees. A recent tree survey evaluated 433 trees on the site that represent 15 species.<sup>1</sup> All trees appeared to have been planted as part of landscape development when the property was developed. While coast redwood is native to California, no trees of this species were indigenous to the project site and no trees met the City of Cupertino's criteria for protected status.<sup>2</sup>

Using data from the Classification and Assessment with Landsat of Visible Ecological Groupings (CALVEG)<sup>3</sup> habitat mapping program, the site is classified as an "urban area" that tends to have low to poor wildlife habitat value due to replacement of natural communities, fragmentation of remaining open space areas and parks, and intensive human disturbance.

The site is generally flat with elevation ranging from 160 to 205 feet above mean sea level (amsl). The surficial geology is young, unconsolidated Quaternary alluvium,<sup>4</sup> which is described as Holocene-age younger alluvium and coarse-grained alluvium that are composed of unconsolidated, poorly sorted gravel, silt, sand, and clay and organic matter.

Stormwater from the site would drain to a network of City-maintained storm drains that collect runoff from city streets and carries it to the creeks that run through Cupertino and to the San Francisco Bay.

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<sup>1</sup> Tree Survey, The Hamptons, prepared for the Irvine Company by HortScience, Inc. May 2015. See Appendix A, Tree Survey, of this Initial Study.

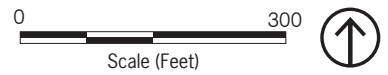
<sup>2</sup> The City of Cupertino Municipal Code (Section 14.80.050) defines "Protected" trees. See Section 3.1.4.2, Zoning, of this chapter for a summary of the City's tree protection ordinance.

<sup>3</sup> The CALVEG system was initiated in January 1978 by the Region 5 Ecology Group of the US Forest Service to classify California's existing vegetation communities for use in statewide resource planning. CALVEG maps use a hierarchical classification on the following categories: forest; woodland; chaparral; shrubs; and herbaceous.

<sup>4</sup> US Geological Survey, 1994, Preliminary Quaternary Geologic Maps of Santa Clara Valley, Santa Clara, Alameda, and San Mateo Counties, California: A Digital Database, Open-File Report 94-231, by E.J. Helley, R.W. Graymer, G.A. Phelps, P.K. Showalter, and C.M. Wentworth.



Source: Google Earth Pro, 2016.



 Project Site

Figure 3-3  
Existing Conditions

## PROJECT DESCRIPTION

As shown on Figure 3-4, distant views looking south towards the Coast Range and looking east to the East Bay Mountains are limited from public vantage points along Wolfe Road surrounding the project site due to flat topography and existing development and landscaping.

### 3.1.4 LAND USE DESIGNATION AND ZONING

#### 3.1.4.1 GENERAL PLAN

The project site is assigned Assessor's Parcel Number (APN) 316-06-037. In addition to the General Plan land use designation, the project site is located in a special planning area and designated gateway within the city. A description of the applicable General Plan policies and permitted development in these areas and designations is provided below.

#### Planning Area and Gateway

Under the adopted General Plan the site is located in the North Vallco Gateway, which is within the North Vallco Park Special Area. As described in Chapter 2, Planning Areas, of the General Plan, the North Vallco Park Special Area encompasses 240 acres and is an important employment center for Cupertino and the region. In addition to the project site, the North Vallco Gateway also includes two hotels and the Cupertino Village Shopping Center west of Wolfe Road. The North Vallco Park Special Area is envisioned to become a sustainable, office and campus environment surrounded by a mix of connected, high-quality, pedestrian-oriented retail, hotels and residential uses. Taller building heights and additional density may be allowed in the North Vallco Gateway.

#### *Building Height*

Building height affects the city's appearance and identity, particularly in the pedestrian-scaled areas. By regulating building heights, the City can protect view corridors, regulate building scale, and ensure consistency and compatibility within an area or along a street. As described in Chapter 3, Land Use and Community Design Element, and Chapter 4, Housing Element, the maximum height of 75 feet or 60 feet for buildings located within 50 feet of property lines abutting Wolfe Road, Pruneridge Avenue and the AC2 site is allowed in this gateway.

#### Land Use Designation

The General Plan land use designation is High Density with greater than 35 dwelling units per acre (High Density (greater than 35 du/ac)). This land use designation promotes a wide range of housing choices in multi-family dwellings. This land use designation is permitted at locations with adequate utility services or transit or both, and offers maximum opportunity for housing choice, especially for people who want a city environment. Development in these areas may result in structures with multiple levels and underground parking.

PROJECT DESCRIPTION



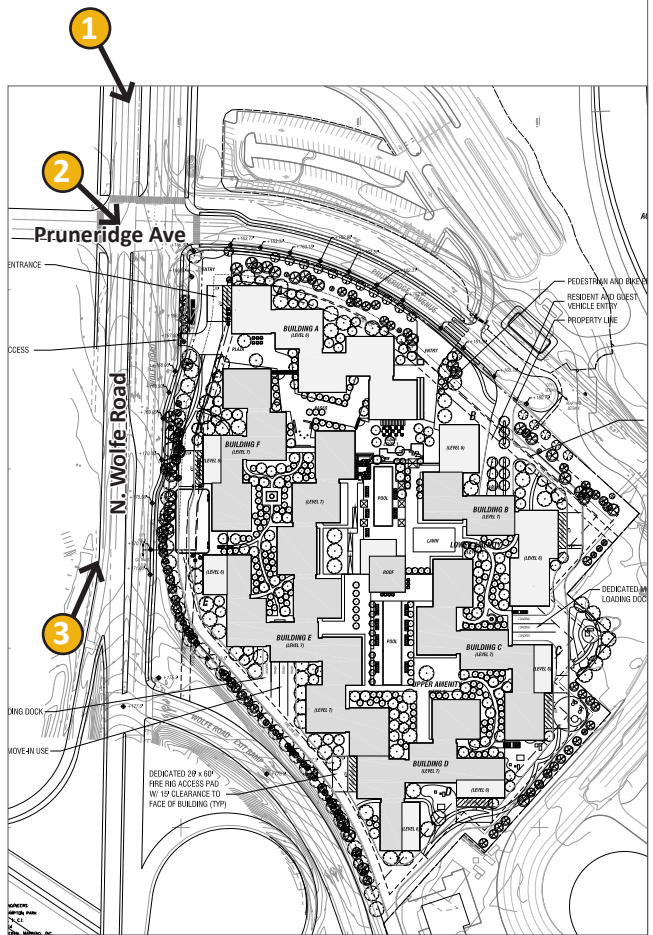
View 1: Looking South East on Wolfe Road.



View 1: Looking South East on Wolfe Road.



View 3: Looking North East on Wolfe Road.



Source: PlaceWorks, 2016.

Figure 3-4  
Existing Views From Project Area

## PROJECT DESCRIPTION

### Housing Element Site

The project site is one of the five Priority Housing Element sites in the City's adopted Housing Element<sup>5</sup> to accommodate the Regional Housing Needs Allocation (RHNA) for the 2014–2022 planning period and meet the City's fair-share housing obligation of 1,064 units. As described in the Housing Element, the maximum density on the project site is 85 du/ac and the realistic capacity is a net increase of 600 units.<sup>6</sup>

#### 3.1.4.2 ZONING

##### Zoning District

The project site is within the Planned Development with Residential (P(Res)) zoning district. As described in Municipal Code 19.80.010,<sup>7</sup> the planned development zoning district is intended to provide a means of guiding land development or redevelopment of the city that is uniquely suited for planned coordination of land uses. Development in this zoning district provides for a greater flexibility of land use intensity and design because of accessibility, ownership patterns, topographical considerations, and community design objectives. This zoning district is intended to accomplish the following:

- Encourage variety in the development pattern of the community.
- Promote a more desirable living environment.
- Encourage creative approaches in land development.
- Provide a means of reducing the amount of improvements required in development through better design and land planning.
- Conserve natural features.
- Facilitate a more aesthetic and efficient use of open spaces.
- Encourage the creation of public or private common open space.

All planned development districts are identified on the zoning map with the letter coding "P" followed by a specific reference to the general type of use allowed in the particular planning development zoning district. The general type of use allowed on the project site is Residential (RES).

##### Setbacks

The required setbacks for the project site include a front setback of 1:1 slope from the edge of the existing curb<sup>8</sup> and a rear yard setback of 20 feet.

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<sup>5</sup> The City's 2014-2022 Housing Element was adopted on May 19, 2015.

<sup>6</sup> Cupertino 2014-2022 Housing Element, Table HE-5, Summary of Priority Housing Element Sites To Meet The RHNA-Scenario A.

<sup>7</sup> Cupertino Municipal Code, Title 19, Zoning, Chapter 19.80, Planned Development, Section 19.80.010, Purpose.

<sup>8</sup> The setback dimensions from the curb are equal to the building height. Thus, the project structures are set back from the edge of the adjacent curb at least the same number of feet as the height of the building. For example, a 75-foot building would have a 75-foot setback.



## Housing

As described in Municipal Code Section 19.80.030,<sup>9</sup> if a site is listed as a Priority Housing Site in the City's adopted Housing Element of the General Plan, then residential development that does not exceed the number of units designated for the site in the Housing Element shall be a permitted use.

## Parking

Pursuant to Municipal Code Section 19.124.040, high-density residential apartments are required to provide two parking spaces per dwelling unit for vehicular parking and 0.4 bicycle storage spaces per dwelling unit.<sup>10</sup> Vehicular parking spaces must have a stall dimension of 9.5 feet by 20 feet and provide Class I bicycle parking facilities. Bicycle parking facilities are classified as Class I and Class II facilities. Class I facilities protect the entire bicycle from theft, vandalism, and inclement weather and are appropriate for long-term storage. Examples include bike lockers, rooms with key access, guarded parking areas, and valet/check-in parking. Class II parking facilities include bicycle racks to which the frame and at least one wheel can be secured with a user-provided lock.

## Landscaping

### *Landscape Ordinance*

Chapter 14.15, Landscape Ordinance, implements the California Water Conservation in Landscaping Act of 2006 by establishing new water-efficient landscaping and irrigation requirements. In general, any building or landscape projects that involve more than 2,500 square feet of landscape area are required to submit a Landscape Project Submittal to the Director of Community Development for approval. Existing and established landscapes over 1 acre, including cemeteries, are required to submit water budget calculations and audits of established landscapes.

### *Protected Tree Ordinance*

Chapter 14.12, Protected Tree Ordinance, provides regulations for the protection, preservation, and maintenance of trees of certain species and sizes. Removal of a protected tree requires a permit from the City. "Protected" trees include trees of a certain species and size in all zoning districts; heritage trees in all zoning districts; any tree required to be planted or retained as part of an approved development application, building permit, tree removal permit, or code enforcement action in all zoning districts; and approved privacy protection planting in R-1 zoning districts.

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<sup>9</sup> Cupertino Municipal Code, Title 19, Zoning, Chapter 19.80, Planned Development, Section 19.80.030, Establishment of Districts—Permitted and Conditional Uses.

<sup>10</sup> Cupertino Municipal Code, Title 19, Zoning, Chapter 19.124, Parking Regulations, Section 19.124.040, Regulations For Off-Street Parking, Table 19.124.040(A).

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The City is currently reviewing its Protected Tree Ordinance to evaluate the possibility of streamlining the removal of Protected Trees and potentially allowing flexibility in the standards for allowing removal of trees as long as adequate replacements are planted.

### Public Art

Chapter 19.148, Required Artwork In Public and Private Developments, requires public art to enhance community character and identity; provide attractive public arts to residents and visitors alike; and stimulate opportunities for the arts through cooperative relations between local business and the City. Under Section 19.148.020, any development of 50,000 square feet or larger involving construction of new buildings and/or the expansion of existing buildings shall be subject to the requirements of this chapter.

### Utilities

The California Green Building Standards Code (Part 11, Title 24, known as “CALGreen”) was adopted as part of the California Building Standards Code (Title 24, California Code of Regulations [CCR]) to apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure, unless otherwise indicated in the code, throughout the State of California. CALGreen established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation and requires new buildings to reduce water consumption by 20 percent, material conservation, and internal air contaminants.<sup>11</sup>

Section 4.408, Construction Waste Reduction Disposal and Recycling, mandates that, in the absence of a more stringent local ordinance,<sup>12</sup> a minimum of 50 percent of non-hazardous construction and demolition debris must be recycled or salvaged. CALGreen requires that all applicants have a waste management plan for on-site sorting of construction debris. The waste management plan shall do the following:

- Identify the materials to be diverted from disposal by recycling, reused on the project, or salvaged for future use or sale.
- Specify if materials will be sorted on-site or mixed for transportation to a diversion facility.
- Identify the diversion facility where the material collected will be taken.
- Identify construction methods employed to reduce the amount of waste generated.
- Specify that the amount of materials diverted shall be calculated by weight or volume, but not by both.

The building efficiency standards are enforced through the local building permit process.

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<sup>11</sup> The green building standards became mandatory in the 2010 edition of the California Code of Regulations.

<sup>12</sup> Cupertino Municipal Code (CMC) Chapter 16.72 addresses construction debris recycling and mandates applicants for any covered project are required to recycle or divert at least 60 percent of all generated debris from demolition projects to an approved facility or by salvage.

## PROJECT DESCRIPTION

Chapter 16.58, Green Building Ordinance, includes the CALGreen requirements with local amendments for projects in the city. The City's Green Building Ordinance codifies green building techniques, including measures affecting water use efficiency and water conservation. Sections 16.58.100 through 16.58.220 sets forth the standards for green building requirements by type of building. As shown on Table 101.10 in Section 16.58.220, single family and multi-family homes greater than nine homes and buildings larger than 50,000 square feet are required to be Leadership in Energy & Environmental Design (LEED)<sup>13</sup> Certified and buildings from 25,000 to 50,000 square feet to be Silver. Section 16.58.230 permits applicants to apply an alternate green building standard for a project in lieu of the minimum standards outlined in Section 16.58.220 that meet the same intent of conserving resources and reducing solid waste.

Chapter 9.18, Storm Water Pollution Prevention and Watershed Protection, provides regulations and gives legal effect to the Municipal Regional Storm Water National Pollutant Discharge Elimination System (NPDES) Permit (MRP) issued to the City of Cupertino. This chapter also ensures ongoing compliance with the most recent version of the City of Cupertino's MRP regarding municipal storm water and urban runoff requirements. This chapter applies to all water entering the storm drain system generated on any private, public, developed, and undeveloped lands lying within the city. The code contains permit requirements for construction projects and new development or redevelopment projects to minimize the discharge of storm water runoff.

## 3.2 PROJECT COMPONENTS

As previously stated, the project applicant proposes to redevelop the project site with a multi-family residential complex consisting of six buildings and associated amenities and infrastructure. Development of the proposed project would involve demolition of existing structures and associated parking, and construction of the principal project components outlined below. Demolition and construction would take place over a 3-year period, which is anticipated to begin in the summer of 2017 and to be completed in August 2020, subject to regulatory approval.

### 3.2.1 DEMOLITION, SITE PREPARATION, AND CONSTRUCTION

The project applicant proposes to demolish the existing residential buildings and remove some of the existing on-site vegetation. Demolition would take place over a period of approximately 4 months, while grading and site preparation would be completed over a 3-month period. Demolition debris would be off-hauled for disposal in accordance with the City of Cupertino's Recycling and Diversion of Construction and

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<sup>13</sup> Leadership in Energy & Environmental Design (LEED) is a green building certification program that recognizes best-in-class building strategies and practices that reduce consumption energy, and water, and reduce solid waste directly diverted to landfills. LEED certified buildings are ranked in order of efficiency from Certified, Silver, Gold and Platinum being the highest ranking with the greatest efficiency standard. LEED Silver certified buildings typically reduce is the third highest ranking out of the four, with just being certified being the lowest and Gold and Platinum being the second highest.

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Demolition Waste Ordinance.<sup>14</sup> Debris to be hauled would include approximately 276 non-indigenous trees that were planted as part of the existing urbanized landscape, 342,000 square feet of building demolition debris, 119,000 square feet of asphalt/concrete material, and 150,000 cubic yards of grading and soil export. 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.

Site preparation, including grading and utility trenching, would occur in compliance with the recommendations identified in the project's geotechnical engineering report.<sup>15</sup> The grading and drainage strategy for the project includes the following:

- Setting the building finish floor in conjunction with the overland release elevation.
- Setting finish grades around the building to slope away to the surrounding emergency vehicle access road.
- Keeping all on-site drainage on the project at all times by establishing the correct relationship between the project and conform points.
- Applying the stormwater Provision C.3 of the Municipal Regional Permit (MRP) for New Development and Redevelopment treatment control measures around the project site.
- Coordinating with the landscape architect and architect on the general aesthetics of the proposed grading.

The project construction would consist of approximately 1 million square feet of buildings, 700,000 square feet of parking facilities, 150,000 square feet of landscaped areas, and 120,000 square feet of hardscape (e.g., curb, gutters, planters, seat walls, etc.). 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.

As shown in Table 3-1, the project demolition and construction could generate up to 800 temporary jobs with approximately 5 to 600 workers on-site depending on the demolition and construction phase. The busiest construction phase would be during the dry wall and framing period during which up to 600 employees would be on the site. These construction workers would be shuttled to the project site from an off-site location. Demolition and construction work would be conducted between 7:00 a.m. to 8:00 p.m. on weekdays, and the period from 9:00 a.m. to 6:00 p.m. on weekends as provided for in Municipal Code Section 10.48.053, Grading, Construction and Demolition.<sup>16</sup>

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<sup>14</sup> Cupertino Municipal Code, Title 16, Building and Construction, Chapter 16.72, Recycling and Diversion of Construction and Demolition Waste.

<sup>15</sup> *Geotechnical Investigation, The Hamptons Apartments, Cupertino, California*, Report No. 238182, prepared by TRC, dated July 10, 2015. See Appendix B, Geotechnical Investigation, of this Initial Study.

<sup>16</sup> Cupertino Municipal Code, Title 10, Public Peace, Safety and Morals, Chapter 10.48, Community Noise Control, Section 10.48.053, Grading, Construction and Demolition.

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During demolition and construction, vehicle, equipment, and materials would be staged and stored on a portion of the project site. The construction site and staging areas would be clearly marked, and construction fencing would be installed to prevent disturbance and safety hazards. No staging would occur in the public right-of-way. A combination of on- and off-site parking facilities for construction workers would be identified during demolition, grading, and construction.

**TABLE 3-1 DEMOLITION AND CONSTRUCTION PHASING**

Phase	Months	Employees
Demolition	4	5
Grading	6	10
Garage Construction	13	
Building Construction	27	150
Dry Wall and Framing	6	600
Paving	1	10
Architectural Coating/Painting	1	25

Source: PlaceWorks, The Irvine Company (project applicant), 2015.

### 3.2.2 RESIDENTIAL COMPONENT

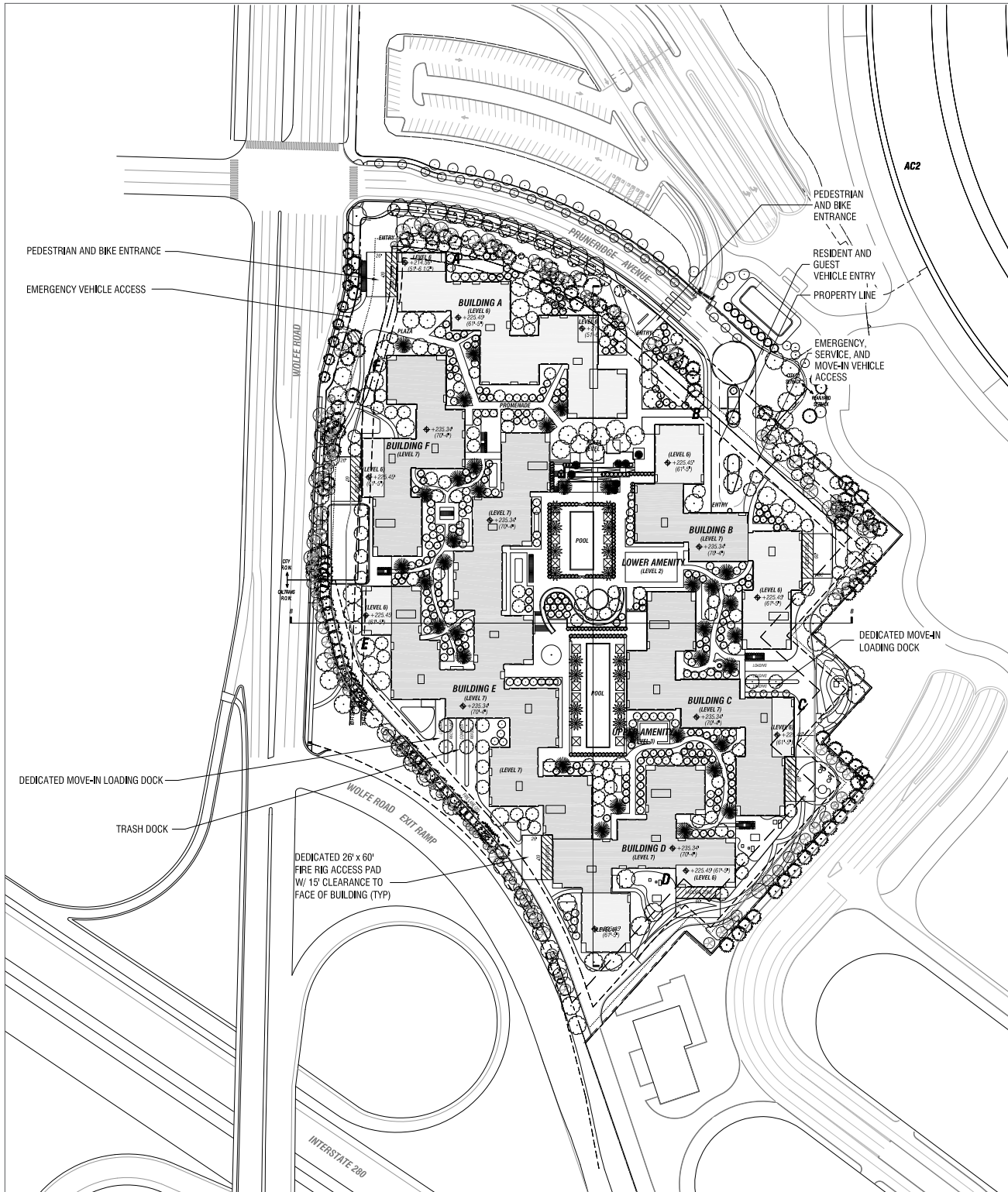
#### 3.2.2.1 APARTMENT UNITS

As shown on Figure 3-5, the proposed project would involve construction of 942 apartment units in six buildings that are organized around a central resident outdoor space and central common building. The total building footprint would cover approximately 269,487 square feet (6.8 acres) of space, including a 4,000 square foot leasing office.

The proposed apartments would include 242 studios, 272 one-bedroom, 141 one-bedroom plus dens, and 287 two-bedroom units. Apartment units would range in size from 1,464 square feet (penthouse) to 575 square feet (studio). Of the proposed 942 units, 34 units would be available to rent to very low and low-income residents (3.7 percent), which is consistent with the remainder of the original Hamptons' Residence Agreement described in the draft Tenant Relocation Plan discussed below.



# PROJECT DESCRIPTION



Source: ARQUITECTONICA International, 2016.

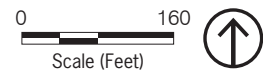


Figure 3-5  
Conceptual Site Plan

## PROJECT DESCRIPTION

Based on an average household size of 2.88 persons,<sup>17</sup> it is assumed the proposed project would increase the number of residents on the site by 1,728.<sup>18</sup> When this increase of new residents is added to the existing 985 residents,<sup>19</sup> the total number of residents would be approximately 2,713 at project buildout in 2020. As the majority of the proposed apartment units would be studio and one-bedroom units, it is likely that a total resident population of 2,713 is high, thereby allowing for a conservative analysis of potential environmental impacts. It is anticipated that residents of the project would be drawn largely from Cupertino and other communities in the San Francisco Bay Area in part due to the location near the AC2.

### Tenant Relocation Plan

The project applicant, a diversified, privately held real-estate investment company and master-planning firm since 1864,<sup>20</sup> has prepared a draft Tenant Relocation Plan for the existing 308 market rate units, and 34 below market rate units (see Appendix F, Draft Tenant Relocation Plan, of this Initial Study). Under the draft Tenant Relocation Plan, a relocation agency would be hired 6 months prior to the demolition and remain under contract until all of the existing tenants, both renters of market rate units and below market rate units, have moved out of the existing apartments and relocated to new housing. The project applicant's portfolio of apartment homes that would be available to displaced tenants is made up of over 6,000 apartment homes located in San Jose, Sunnyvale, and Santa Clara. Together, the project applicant and the relocation agency would keep all tenants apprised of the schedule, which is subject to change. The tenants would be given updates regularly on the date demolition would commence and the date each household would need to vacate their unit. If a market rate or below market rate unit is vacated early, a month-to-month lease would be available. However, if the lease signed is less than 12 months in duration due to the timing of the demolition, these tenants would not be eligible for relocation benefits, which may include, but are not limited to, application fee waivers, deposit refunds, and moving expenses.

### 3.2.2.2 RESIDENT AND PUBLIC AMENITIES

#### Resident Amenities

As described above and shown on Figure 3-6, the six apartment buildings would be oriented around a central outdoor space and common-use building with a shared deck and two outdoor pools. The proposed project's open space and balcony area totals 326,127 square feet (7.46 acres), of which approximately 32,000 square feet (0.43 acres) would be for recreational amenities. Such recreational amenities could include a fitness center, clubroom with bar, cafe, and game room. While such amenities within the building may change overtime, the total area would remain the same. Secondary courtyards could include space for a dog park, children's play area, and outdoor gym. Pathways and landscape areas

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<sup>17</sup> This analysis is based on the Association of Bay Area Governments (ABAG) 2013 projections of the average household size of 2.88 persons for Cupertino in 2020. This is the standard approach for population and housing analysis in Cupertino.

<sup>18</sup> 600 new units multiplied by 2.88 persons per unit equals 1,728 new residents.

<sup>19</sup> 342 existing units multiplied by 2.88 persons per unit equals 985 existing residents.

<sup>20</sup> Irvine Company website, <https://www.irvinecompany.com/about-us/>, accessed March 1, 2016.

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would connect the residential buildings and common-use space. Furthermore, the project includes a 0.5-mile Emergency Vehicle Access (EVA) lane around the site that serves as a dual-lane for bicycle and pedestrian recreation.

### Public Amenities

As shown on Figure 3-7, the proposed project includes an at-grade public bike hub and outdoor common-use seating area on the northern section of the project site at the corner of Wolfe Road and Pruneridge Avenue for use by residents, visitors, and members of the public. The public bike hub and promenade would serve as a social meeting area and could include a lounge and juice/coffee bar, and would be open during the day to the public. The bike hub would serve as a flexible space to host various events such as a farmer's market, fairs, or similar social gatherings. The bike hub would include air compressors, water, and other commonly used bicycle accessories for both residents and guests to service their bicycles as needed. The promenade and seating area would include a landscaped area with a primary waterfall feature and outdoor tables and chairs. The bike hub and promenade would be an incentive for pedestrian and bicycle use.

#### 3.2.2.3 LEASING AND RESIDENT SERVICE OFFICE

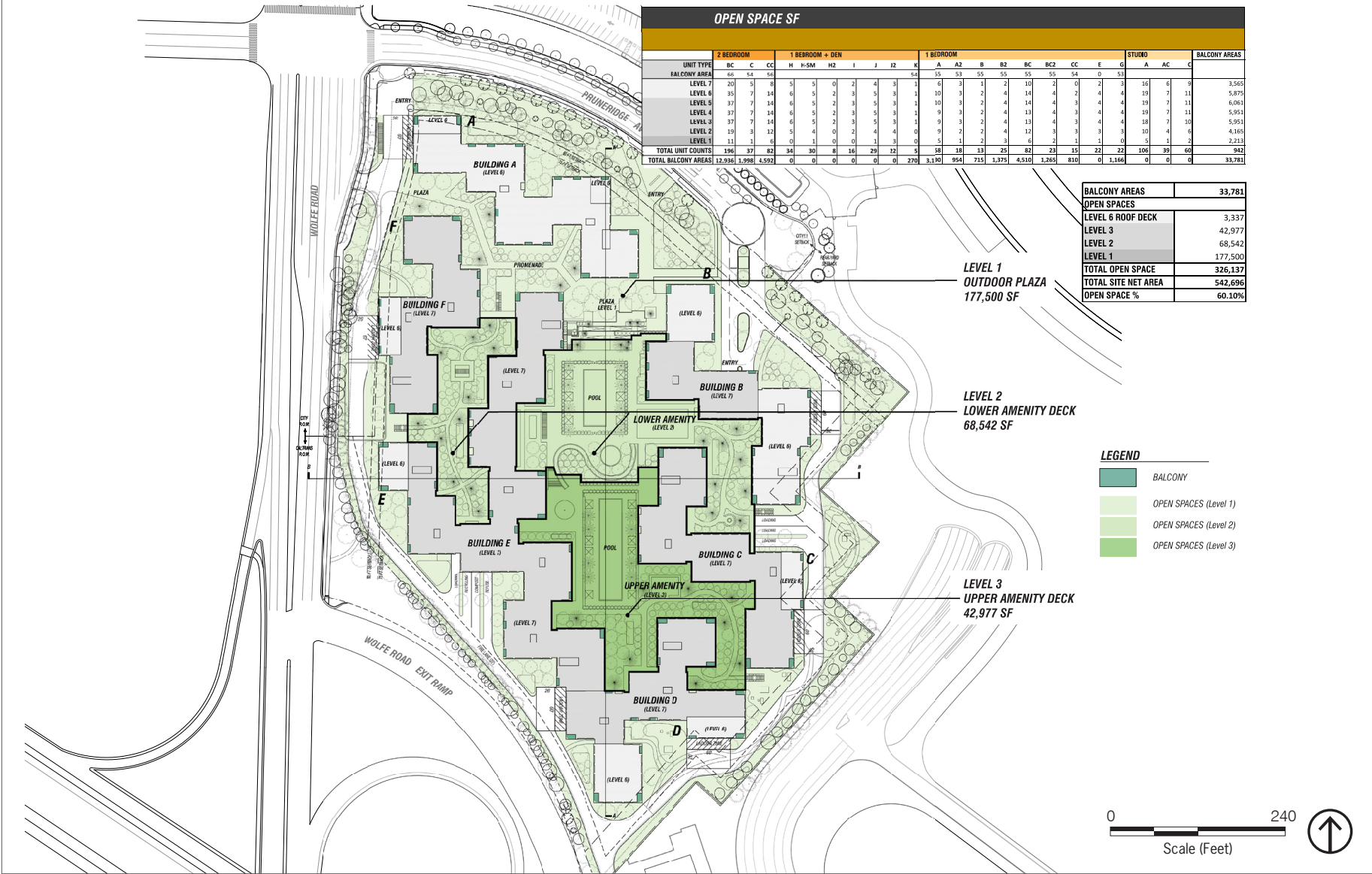
The project includes a 4,000-square-foot leasing and resident serving office, as well as five model units, located off the main entry on Pruneridge Avenue. The model units are not included in the total 942 units. These model units would not include plumbing and would not be available for leasing in the future. A full service staff (25 employees) including leasing agents, security staff, and maintenance personnel, would be present on site to manage the property, see to tenant needs, and welcome potential new residents. The staff would coordinate community social events (e.g., wine tasting, movie nights, and holiday parties). The leasing office's normal hours of operation would be between 9:00 a.m. and 7:00 p.m.

#### 3.2.2.4 PROPOSED BUILDING HEIGHTS AND SETBACKS

As shown on Figure 3-8, the proposed buildings would consist of six and seven-story buildings over two levels of below-grade parking and 1.5 levels of at-grade parking. The proposed project would be 75 feet tall at its highest point. As shown on Figure 3-9, the proposed buildings would conform to all Cupertino height regulations, maintaining 60-foot maximum (six stories) height within 50 feet of the adjacent property line along Wolfe Road, Pruneridge Avenue, and the AC2 property. Where buildings are seven stories, the height would be beneath the 75-foot maximum height limitation. Building elevations are shown on Figures 3-10 through 3-13 and correspond to buildings identified as A through F shown on Figure 3-5. As shown on Figure 3-14, all buildings comply with the 1:1 front setback requirement as measured from the adjacent curb and existing topography, and exceed the 20-foot rear-yard setback requirement.



PROJECT DESCRIPTION



Source: ARQUITECTONICA International, 2016.

Figure 3-6  
Conceptual Open Space Plan

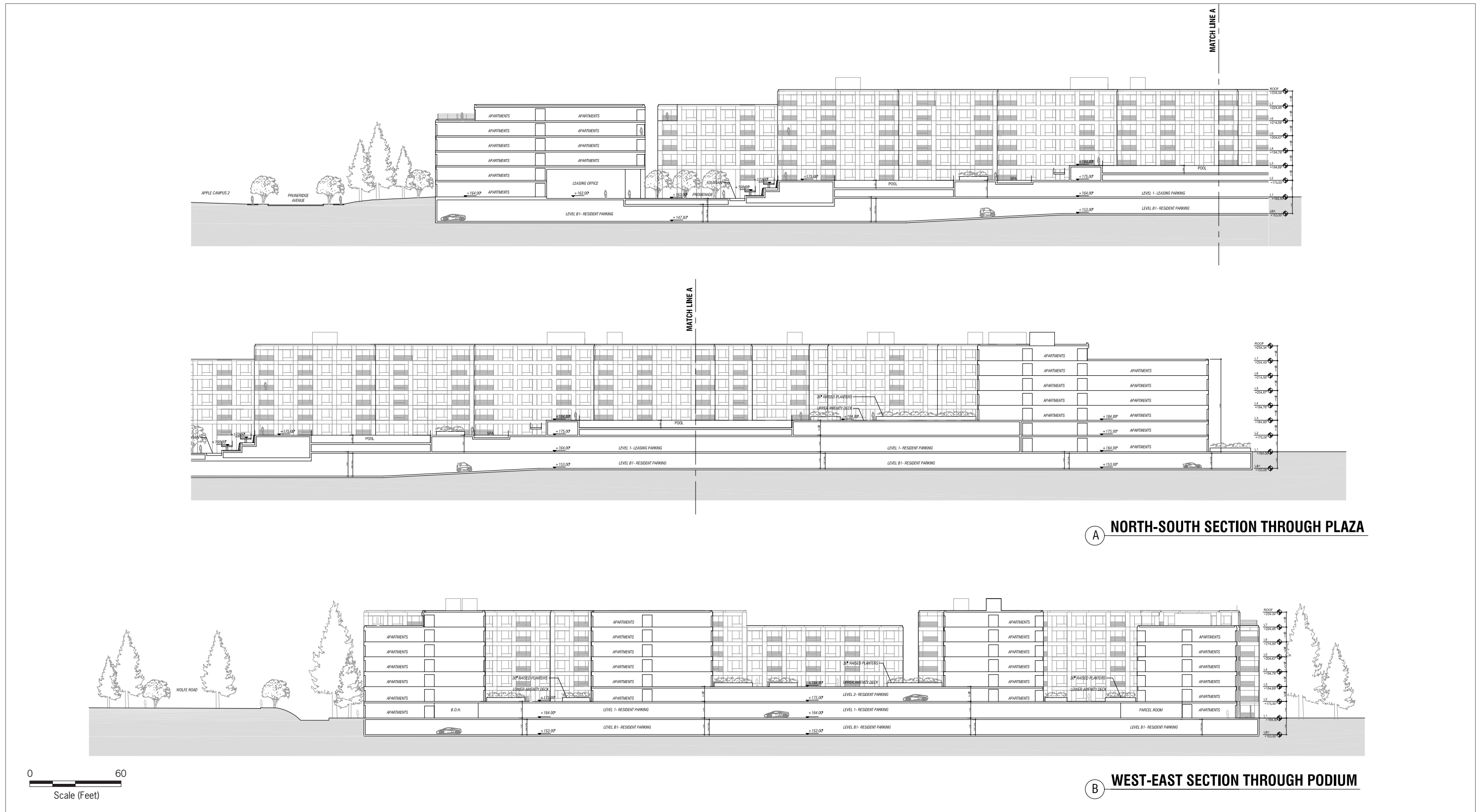
PROJECT DESCRIPTION



Source: ARQUITECTONICA International, 2016.



Figure 3-7  
Bike Hub and Promenade Plan



Source: ARQUITECTONICA International, 2016.

Figure 3-8  
Site Sections



PROJECT DESCRIPTION



Source: ARQUITECTONICA International, 2016.

Figure 3-9  
Building Height Compliance

PROJECT DESCRIPTION



Source: ARQUITECTONICA International, 2016.

Figure 3-10  
West Elevation