



# CITY OF CUPERTINO

## CITYWIDE NOTICE OF PUBLIC HEARING

**DP-2018-05, ASA-2018-05, TM-2018-03, TR-2018-22, U-2019-03,  
EXC-2019-03, EA-2018-04 (THE OAKS)**

On Tuesday, August 18, 2020, 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. 209-20, 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.**

Check the website (<http://www.cupertino.org/agenda>) or call (408) 777-3308 prior to the meeting for updated information in the event of changes to the schedule or for additional information about the project. For additional information or to send written comments, contact [gianm@cupertino.org](mailto:gianm@cupertino.org) or (408) 777-3319.

Please note that any written comments on this item sent to the City are accessible to the public through the City’s website and retained in packet archives. Please do not to include personal or private information that you do not wish to make public; doing so, constitutes a waiver of any privacy rights that you have on the information provided.

### **SAVE THE DATE**

**City Council Meeting**  
**Tuesday, August 18, 2020**  
**6:45 PM**

**Location of public hearing:**  
**This will be a teleconference meeting**  
**without a physical location**