

To: Office of Land Use and Climate Innovation <u>State Clearinghouse CEQAnet</u> <u>https://ceqanet.opr.ca.gov/</u> County Clerk <u>County of Santa Clara</u> <u>110 West Tasman Drive, 1st Floor</u> <u>San Jose, CA 95134</u>	From: (Public Agency): <u>City of Cupertino</u> <u>10300 Toree Avenue</u> <u>Cupertino, CA 95014</u>
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Project Title: 1655 South De Anza Boulevard Residential Development Project

Project Applicant: Dividend Homes, Inc.

Project Location - Specific: 1655 South De Anza Boulevard

Project Location - City: Cupertino

Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The project applicant, Dividend Homes, Inc., is proposing a residential development that would involve the demolition of the existing commercial buildings and the construction of 35 units in five, sevenplex townhome buildings. The proposed project would include 30 market rate units, three units at very low-income level, and two units at moderate income level, with a total building floor area of 94,215 square feet. The townhomes would have three to four bedrooms and 2.5 to 3.5 bathrooms ranging in size from 2,137 to 2,704 square feet, with two-car garages. Each building would be three to four stories and a maximum of 44 feet, 9 inches tall at the highest point as measured from the finished floor. The proposed project would provide 77 on-site vehicle parking spaces, with private two-car parking spaces for each unit and seven additional guest spaces. Each unit would have a second-floor balcony and roof deck, providing 327 to 515 square feet of private outdoor space per unit.

Name of Public Agency Approving Project: City of Cupertino

Name of Person or Agency Carrying Out Project: Dividend Homes, Inc

Exempt Status: (check one):

☐	Ministerial (Sec. 21080(b)(1); 15268);
☐	Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐	Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☐	Categorical Exemption. State type and section number:
☒	Statutory Exemptions. State code number: PRC Section 21080.66

Reasons why project is exempt:

The project includes the construction of 35 residential units only on a site that is less than 20 acres in an incorporated city. The project site is designated Commercial/Office/Residential, and the zoning district is Planned Development with General Commercial and Multiple-Family Residential (P(CG, Res 5-15)). The project has a residential density of 26.5 dwelling units per acre. The project site also meets the environmental criteria identified in Government Code Section 65913.4(a)(6). Therefore, the project complies with requirements of Public Resource Code Section 21080.66, and a Notice of Exemption is appropriate for the project.

Lead Agency Contact Person: Danielle Condit, Associate Planner

Area Code/Telephone/Extension: (408) 777-3214

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Danielle Condit Date: 10-8-2026 Title: Associate Planner
☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at LCI CEQAnet: _____