House & Robertson ARCHITECTS

THE RISE SB 35 - BLOCKS 01 & 02
SUBSTANTIAL COMPLIANCE ANALYSIS
24-Apr 26
Revised 17-Jun-26

Substantial Compliance Analysis[1]	C/N/NC[2]	Description
Notes:		
1 Per the Project Approval dated 2/27/26		
2 "C" Complies; "N" Does not comply (plan modification required); "NC" No change from previous approval		
1 SB 35 and Objective Standards		
A. **Residential Square Footage.** At least two-thirds of the square footage is designated for residential use. (Methodology must be same used in the Original 2018 SB 35 Approval.)	NC	
B. **Maximum Residential Density.** 35 dwelling units per acre prior to any	NC	
C. **Maximum Office Allocation.** 1,474,946 square feet	NC	
D. **Minimum Retail Density.** 226,644 square feet	NC	
E. **Onsite Bicycle Parking.**	NC	
2 Reductions in State Density Bonus Law Waivers or Concession / Incentives		
A. **Density Bonus Waiver.**	NC	
Waiver for relief from the General Plan standard requiring that the "primary building bulk be maintained below a 1:1 slope line drawn from the arterial/boulevard curb line or lines.	NC	
B. **Concessions**	NC	
A concession to allow the affordable units to be studios and one-bedroom units instead of a mix of units to deviate from the requirement that unit types be comparable to the market rate units within the development pursuant to BMR Housing Mitigation Procedure Manual Section 2.3.4(A).	NC	
A concession to allow the affordable units to be smaller in size than the market rate units pursuant to BMR Housing Mitigation Procedure Manual Section 2.3.4(B).	NC	
A concession to allow 200,000 400,000 square feet of retail, a reduction of 400,000 200,000 square feet, where 600,000 square feet is required in the General Plan pursuant to Strategy LU-19.1.4.	NC	
3 Changes in Square Footages		
A. Increase or decrease in residential square footage (exclusive of residential parking square footage) by no more than 5%	C	Less than 5% change

B. Increase or decrease in residential unit count by no more than 10%	NC	
C. Increase or decrease in retail square footage by no more than 10%	C	Less than 10% change
D. Increase or decrease in office square footage by no more than 5%	NC	
E. Increase or decrease in parking garage square footage by no more than 15%	N	Blocks 1 & 2, square footage increased by greater than 15% from previous approval
4 Changes in Building Interiors		
A. Changes in internal building layouts, including demising wall locations and number, subject to the limitation that changes in residential unit counts shall be limited per unit counts noted above.	C	
B. Changes in floor-to-floor and floor-to-ceiling clearance height(s), except as would result in a change in calculation of gross floor area as defined in the Cupertino Municipal Code	C	
C. Changes in locations, number, and type of structural systems, including but not limited to: columns; beams; shear walls; and building lateral or diagonal bracing.	C	
D. Changes in locations and quantity of internal vertical circulation systems, including but not limited to: elevator(s), including for parking, passenger, loading, and fire service access; stair(s); associated vestibule and lobby location(s) (public or private access);	C	
E. Changes in locations and quantity of mechanical, electrical, plumbing, trash/recycling; fire-life safety systems, including but not limited to: shaft location(s); room location(s); intake and exhaust locations;	C	
F. In a mixed-income residential building, decreases in the mean square footage of below market rate units by no more than 5%	NC	
5 Changes in Building Exteriors		
A. Building Heights. Increase in building height(s) up to 10% percent, such that the increase does not exceed (1) one additional floor above the uppermost floor of the building. Decreases in building Height(s), to the extent that such changes comply with the square footage reduction requirements specified in section 3 above.	C	
B. Exterior Design. Changes in exterior elevation design, including changes in materials, fenestration, and articulation.	C	
C. Private Open Space. Changes in size and location of private outdoor areas (e.g., balconies, terraces).	C	
D. Primary Bulk and Setbacks	C	

1 Increases to volume of a building that encroaches on the 1:1 setback slope along arterial boulevards, subject to limitation that height increases shall not exceed one floor above the uppermost floor of the building.	C	
2 Reductions in setbacks facing private on-street building frontages, including courtyards and secondary streets.	C	
3 Changes in upper floor stepbacks, subject to the limitation that height increases shall not exceed one floor above the uppermost floor of the building	C	
E. Building Entrances and Loading		
1 Changes in building entrance locations and design, including front of housing public/private lobbies for residential, retail and commercial uses, subject to the limitation that changes in such locations remain on same street frontages and at least 20 feet from vehicular ingress/egress points;	C	
2 Changes in building back of house entrance locations and design, (including parking, loading, or ramp locations) and vehicular ingress/egress and parking entrances, subject to limitations that changes in such locations remain on same street frontage as shown in the SB 35 Approval and that such changes do not include modifications to the entrances along frontage road or Stevens Creek Boulevard	N	At Block 1, a parking entrance ramp is added from Street A located North of and immediately adjacent to the back of house loading bays. At Block 2, a back of house loading entrance and loading/waste management area is relocated from Wolfe Frontage Road to Street 2.
F. Exterior Lighting. Changes in locations of fixtures, number of fixtures, & fixture types, subject to the limitation that any such changes remain consistent with Code requirements and prior approved photometric levels.	C	
G. Landscaping. Changes in landscape areas, location and design, subject to the limitation that any such changes remain consistent with the landscape palettes set forth in the SB 35 Approval and do not result in reductions in total tree counts within the Property	C	
H. Stormwater Compliance. Changes in the onsite stormwater treatment compliance strategy and treatment measures, subject to the limitation that the Project maintains compliance with NPDES and compliance with applicable Low Impact Development measures.	C	