

February 6, 2012

Mr. Simon Vuong
Community Development Department
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

RE: Apple Cafeteria

Dear Simon:

I reviewed the drawings, and visited the site. My comments and recommendations are as follows:

Neighborhood Context

The project site is located at the corner of Alves Drive and Bandley Drive in a mixed use area that includes a number of project types. The site's surroundings are not currently of a high visual quality, and do not provide any significant influences on the design. The only distinguishing feature of the site is the substantial row of conifer and eucalyptus trees along the northern site boundary. Photos of the site and surrounding neighborhood are shown below.





View to the site



Existing building to the east



View from the site to the north



View from the site to the east



Bandlely Drive site frontage looking south



View from the site across Bandlely Drive



View from the site across Alves Drive



View from the site across the Bandlely/Alves Drive intersection

Issues and Recommendations

The proposed project is very well designed with generally good site landscaping, and a well refined glass, metal and panel skin. Its relatively low profile and substantial landscaping along the two street frontages will likely make the landscaping the dominant visual element at the corner with views of the building greatly subdued. A building of this refined shape and simplified detailing will, of course, depend upon the quality of the materials and the attention to the architectural details. However, given the reputation of the applicant for this project, I assume that this level of attention will be provided.

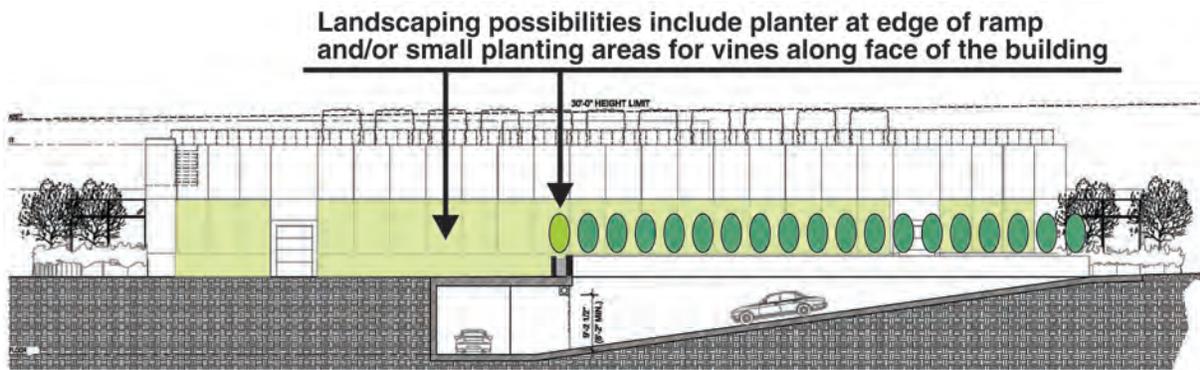
The only issue that I saw was the lack of landscaping at the north side of the structure to screen the view of what is essentially the service side of the building from street and sidewalk views along Bandlely Drive. My recommendation would be to consider moving the structure slightly toward Alves Drive to allow some buffer landscaping. Since the parcel zoning is P (CG,ML,RES4-10), I assume that there is some flexibility regarding the Alves Drive building setback. Some slight shift of the structure to the south would probably have very limited visual impact given the substantial landscaping proposed along that frontage. The move would not need to be great - only enough to allow one or two narrow planting areas. Screening possibilities include planters at the edge of the garage ramp and trash enclosure and/or a lattice or greenscreen along the north facade of the structure.



Site Plan Comments



Site Plan Recommendations



North Elevation Recommendations

Staff had expressed concern about two issues: the long term maintenance appearance of the glass, and the 42 inch high railing at the roof line. With regard to the glass, it appears that the glass wall is always separated from the landscaping by paved terraces so that should not be a significant problem. For the railing at the roof, it is set back from the face of the exterior wall. Generally, these railings are fairly open and minimal in appearance, and tend to have very little impact on the visual appearance of a building. I did not see a clear elevation of what this railing will look like, so it would be a good idea to ask the applicant for a photograph of an existing similar installation to ensure that staff is comfortable with the design.

Simon, please let me know if you have any questions.

Sincerely,

CANNON DESIGN GROUP

Larry Cannon AICP
President