

PC 2-24-2026

Item No.2
22068 San
Fernando
Court

Presentations

Hillside Exception and Residential Permits for 22068 San Fernando Ct

Planning Commission

February 24, 2026



CUPERTINO

Project Site

Address

22068 San Fernando Ct

Zoning District

R1-7.5

Existing Use

Single Family
Residence



Project Proposal

Residential Permits: New 3,030 sq. ft., two-story residence

Design Review Permit – 2nd story side setbacks <15' and a 2nd:1st floor area ratio of more than 66%

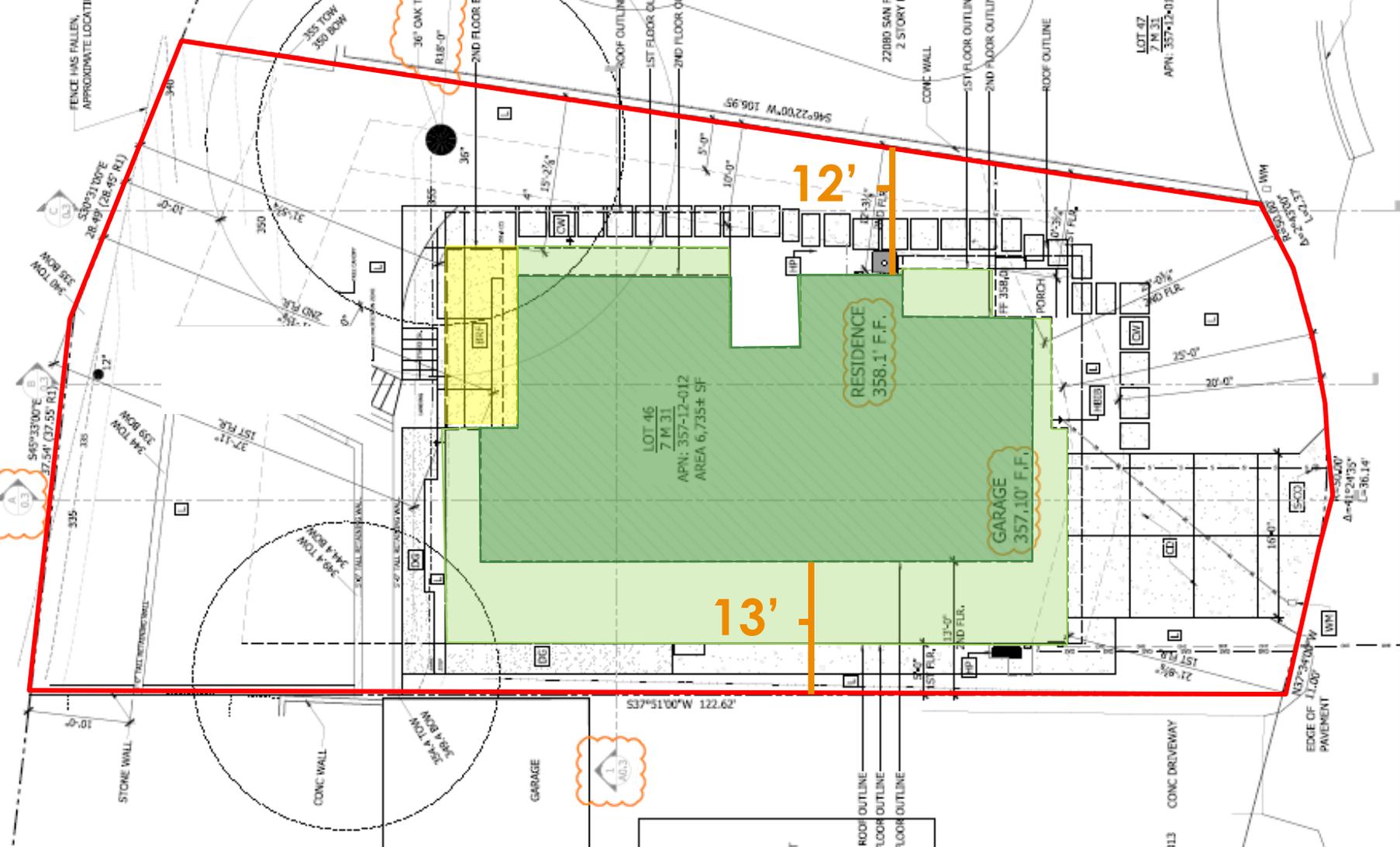
Minor Residential Permit – Second story, rear facing balcony

R1 Exception – Garage in front of living area

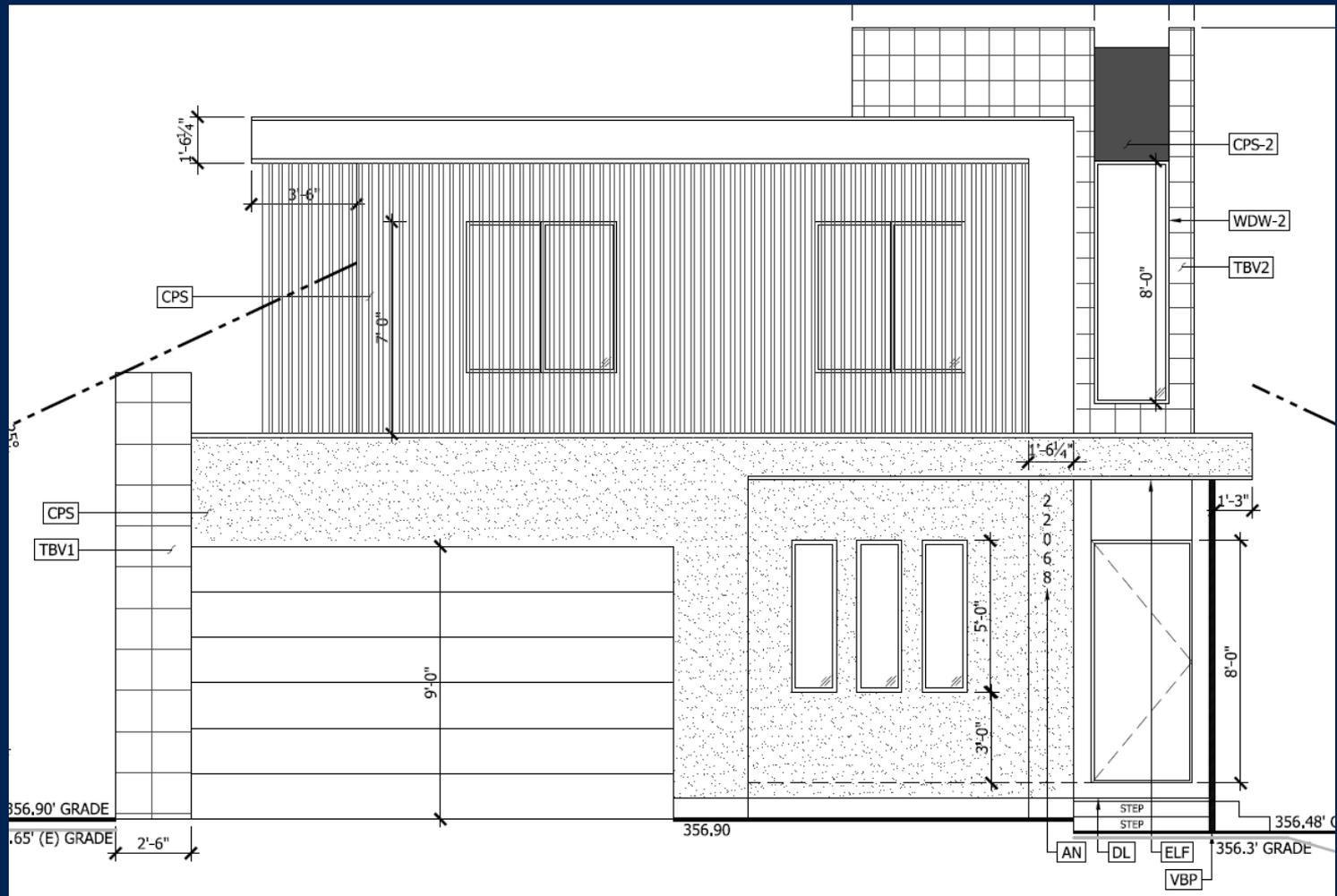
Hillside Exception and Tree Removal: Flat rear yard area

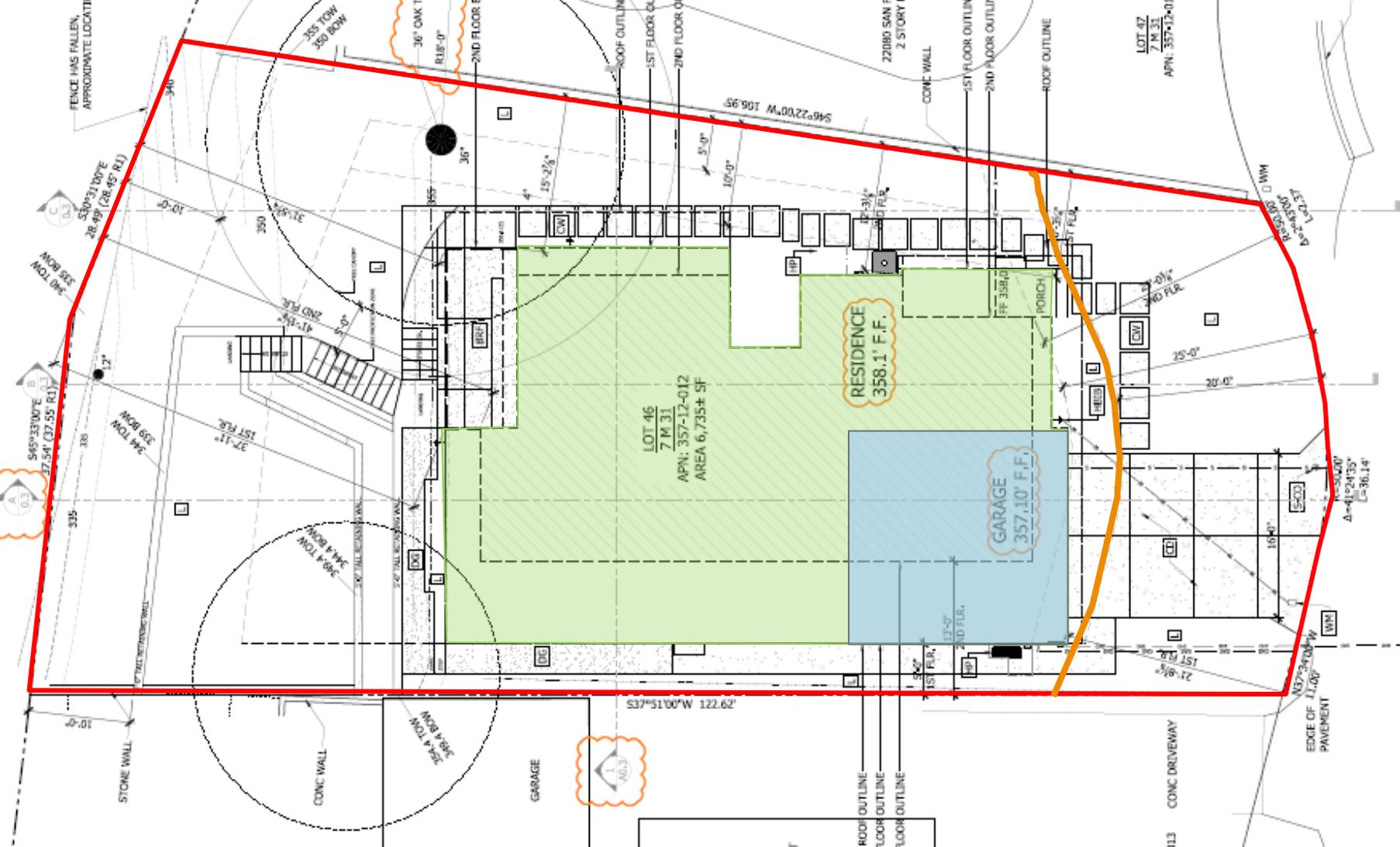
Hillside Exception – More than 500 sq. ft. grading on slopes >30%

Tree Removal – Removal of four trees associated with grading



San Fernando Ct





San Fernando Ct



Staff Recommendation – Residential Permits

Design Review Permit – Conditionally approve

- 1) Lower building height to fit within the required first story building envelope
- 2) Add sloped roof elements to a minimum of 25% of the first story and 50% of the second story

Minor Residential Permit – Approve as proposed

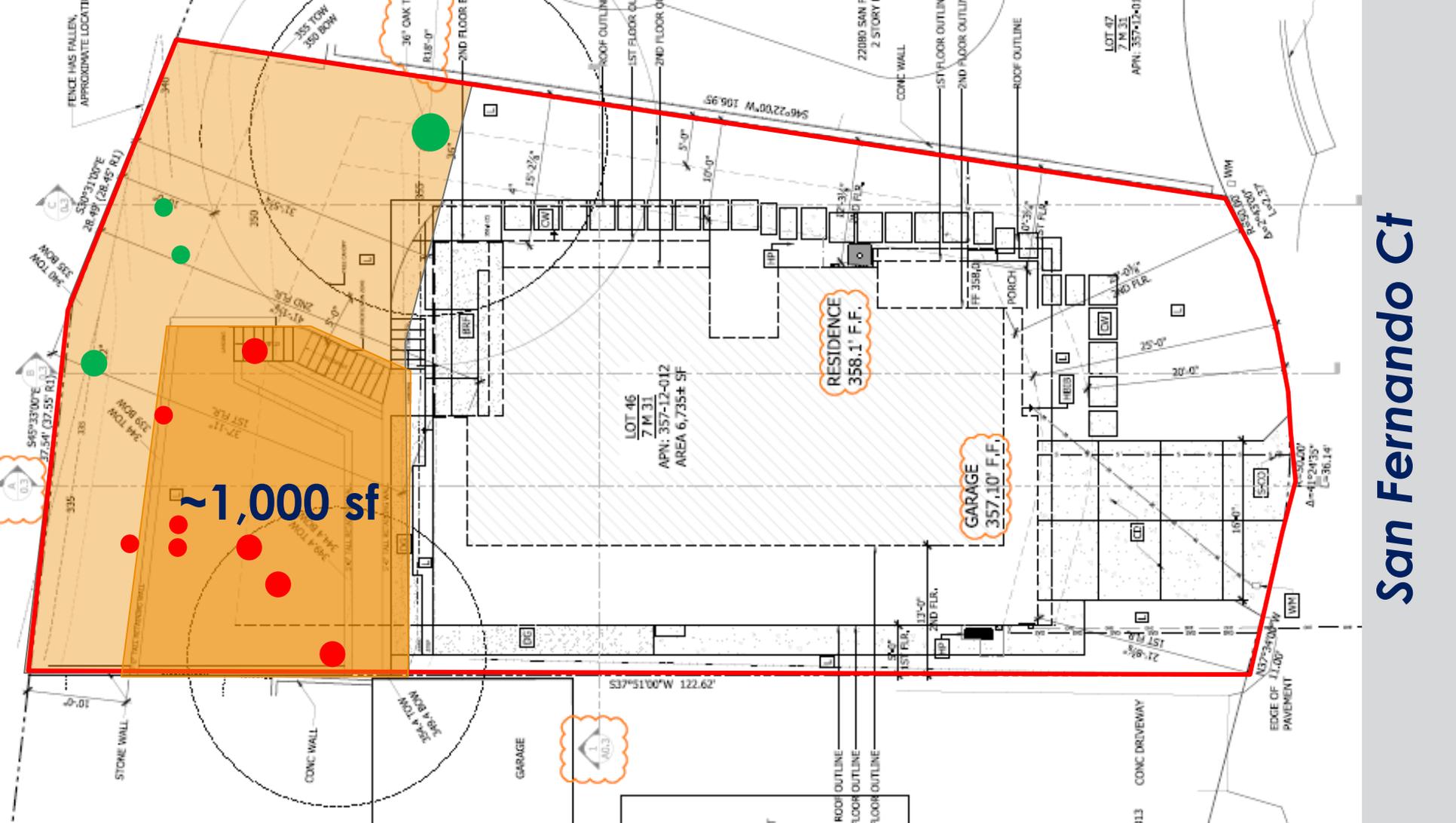
R1 Exception – Approve as proposed

~1,000 sf

LOT 46
7 M 31
APN: 357-12-012
AREA 6,735± SF

RESIDENCE
358.1' F.F.

GARAGE
357.10' F.F.



San Fernando Ct

~1,000 sf

LOT 46
7 M 31
APN: 357-12-012
AREA 6,735± SF

RESIDENCE
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GARAGE
357.10' F.F.

San Fernando Ct



Tree to remain
on site

Trees to be
removed on site

Trees between
site and park
(city property)

Staff Recommendation – Hillside Grading

Hillside Exception – Conditionally approve

- 1) 10-foot setback from rear property line
- 2) 5-foot setback from dripline of 36" oak tree
- 3) 5-foot height limitation for retaining walls

Tree Removal Permit – Conditionally approve

Removal of four of the five trees

Recommended Action

That the Planning Commission:

- Find the project exempt from the California Environmental Quality Act (CEQA);
- Conditionally approve R-2024-029, EXC-2025-007, and TR-2024-043; and
- Approve EXC-2025-008 and RM-2024-028, based on the Draft Resolutions.



PC 2-24-2026

Item No.3
Summerhill
Homes

Presentations

Housing Development

10857, 10867, 10877, & 10887 Linda Vista Dr

Planning Commission
February 24, 2026



CUPERTINO

Project Site

Address

10857, 10867, 10877,
and 10887 Linda Vista
Drive

Zoning District

R3/TH
(20.01 to 35 du/acre)

Request

51-unit housing
development and
removal of 35 trees



Project Background

Existing Uses

Four single-family residences

Applications

- SB330 Application submitted on October 9, 2024
- Formal application submitted on December 18, 2024

Housing Element Context

- 2023-2031 Housing Element adopted May 2024
- Priority Housing Sites #25-28
- SB330 application after HE adoption

State Housing Laws

- **Housing Accountability Act (HAA)**

Cannot make project infeasible or reduce density.

- **Housing Crisis Act (“SB 330” or “HCA”)**

Streamlines permit processing and locks-in fees and standards. *Vesting Date: December 18, 2024*

- **Density Bonus Law**

Allows for additional units, waivers, concessions, and reduced parking standards.

- **No Net Loss (SB 166)**

Sites to accommodate RHNA by income level must be available.

Proposal Data

Project Data	Required	Proposed
Minimum Density	20.01 units/acre	20.35 units/acre
Maximum Density	Up to 35 units/acre	
Building Height	30' max.	37' – 40'-7"*
Setbacks		
Front	20'	20'
Interior Sides	6'	10'
Street Sides	12'	3'-7" *
Rear	15'	22'-11"
Private Open Space	60 s.f. / unit no dimension less than 6'	> 60 s.f. / unit *
Parking	1 space per unit (51 spaces)	102 spaces

* Density Bonus Waiver

Project Details

- Ten residential buildings
 - 51 units (10 BMR, 41 market rate)
 - Three stories
 - Units ranging from 2,356 sq. ft. to 2,779 sq. ft. (gross)
- 50 new onsite trees, including replacements for the 8 protected development trees proposed to be removed
- Vesting tentative map for condominium purposes

Project Design



View from Linda Vista Drive

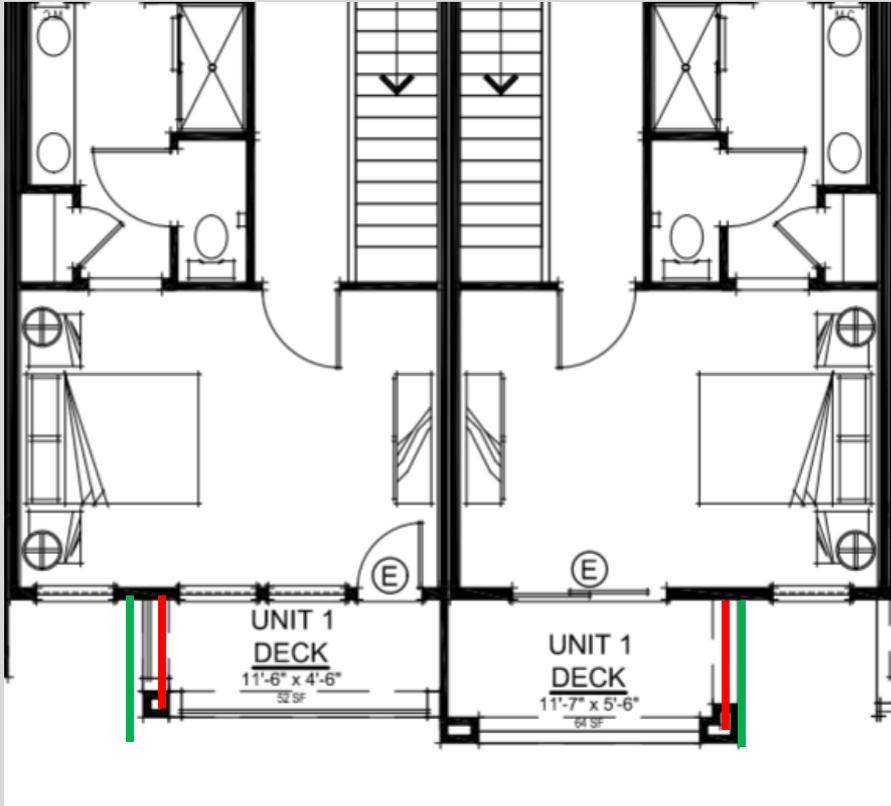
Project Consistency Analysis

- Project is consistent with applicable objective standards.
- One Density Bonus concession to waive requirement in the BMR Manual that BMR units be comparable to market rate units in terms of unit type.
- Five Density Bonus waivers:
 1. Side Setbacks
 2. Private Outdoor Space Clearance
 3. 30-Foot Height Limitation
 4. Floor Area Maximum
 5. Minimum Parking Space Size

Street Side Setback Waiver



Private Outdoor Space Clearance



Example of proposed
4'-6" dimension

Required 6' dimension

Example of proposed
5'-5" dimension

Required 6' dimension

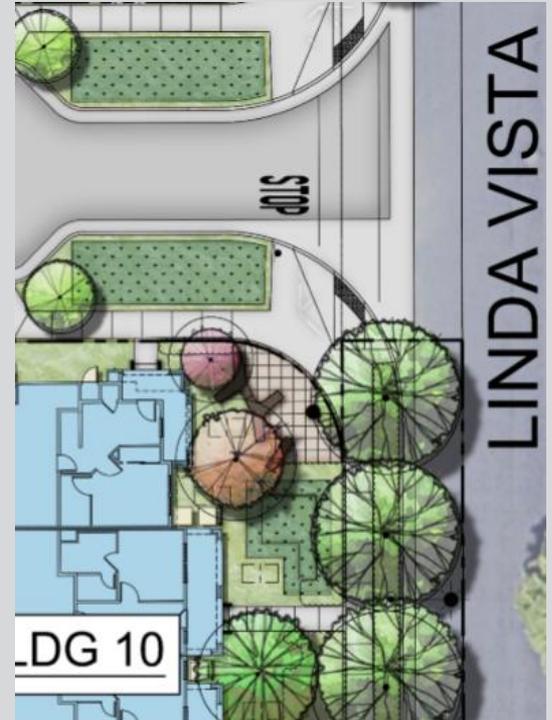
Height, Floor Area, and Stall Size

Project Data	Required	Proposed
Maximum Height*	30'	37' – 40'-7" (All Buildings)
Floor Area Ratio	85% max.	136%
Parking Stall Size	9'-6" x 20' min.	9'-6" x 18-6"

*Measured from natural grade to peak of roof for Planning purposes

Public Art Dedication

- Proposed public art plaza on the south side of Evulich and Linda Vista intersection
- To be reviewed and approved by Arts and Culture Commission after project approval.

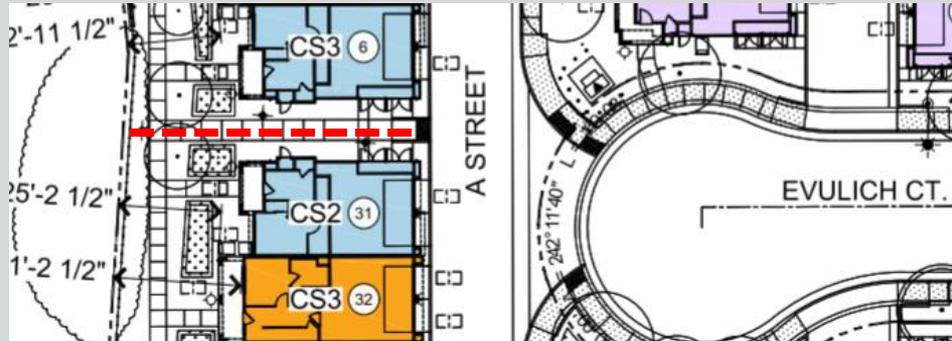


Park Land Dedication

- Staff recommends payment of in-lieu fee.
- Project is conditioned to pay in-lieu fee of \$1,998,000 for the 37 market rate units (credit for 4 existing units).
- Consistent with Quimby Act requirements.

Trail Connection

- Proposal for trail connection between project site and Stevens Creek Trail
- Public pedestrian and bike access
- Aligns with General Plan and transportation policies



- If approved by Council, applicant is seeking a Park Land fee credit, up to \$377,000

BMR Requirements

10 BMR units – 5 moderate and 5 median income

Proposed BMR units are comparable to market rate units in type and size:

	Number of Units	Number of Bedrooms	Average Unit Size
BMR Units	10	4	2,356 square feet
Market-Rate Units	41	4	2,727 square feet

AB 130 Exemption

AB 130 Exemption Memorandum prepared:

- Reviewed environmental reports:
 - Biological Assessment
 - Environmental Site Assessment
 - Transportation Analysis
 - Noise Assessment
 - Air Quality Analysis
- Project qualifies for a statutory exemption under Public Resources Code Section 21080.66.
- AB130 Timelines: Final decision by April 4, 2026

Fire Hazard Designation

Prior to 2024 - Site designated high fire hazard area

May - July 2024 - Housing Element adopted and zoning designation changed

October 2024 – Project's SB 330 preliminary application submitted

February 2025 - Fire maps revised, identifying site in the Very High Fire Hazard Zone

The project has been reviewed under, and meets, current standards for the Very High Fire Hazard Severity Zone

Noticing and Public Comments

Noticing

- Site Signage
- Legal ad
- Mailed notices (449)
- E-notifications (1318)

Public Comments

Density – Concerns with multi-family development in single family neighborhood

Traffic – Concern of increased traffic and congestion

Fire – Concerns of increased fire risk due to project

Recommended Actions

That the Planning Commission adopt the draft resolutions recommending that the City Council:

1. Find the project exempt from CEQA;
2. Make the required findings of No Net Loss; and
3. Approve the following permits based on revised resolutions:
 - a. Tentative Final Map (TM-2024-009);
 - b. Architectural & Site Approval Permit (ASA-2024-015); and
 - c. Tree Removal Permit (TR-2024-044).

SUMMERHILL HOMESSM

COMMUNITIES OF DISTINCTION



10857 LINDA VISTA DRIVE



PLAN VIEW
Scale: 1"=20'-0"
0 10' 20' 40'

SAMPLE BUILDING ELEVATIONS



WILDFIRE RESILIENCY MEASURES



Standard fire protection measures such as an automatic fire sprinkler system, one hour fire partition between units, interconnected smoke alarms, and emergency escape and rescue openings



Noncombustible landscaping materials extending a minimum of 5' horizontally from the furthest point of each building



Added fire sprinkler heads within all covered porches and decks that are located within 30' of the property line

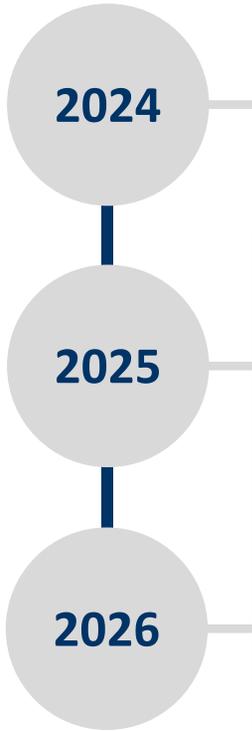


One hour fire resistance ratings for exterior wall elements and architectural projects.



Fire rated eaves, ember resistant vents and door openings

PROCESS TO DATE



2024	Oct 2024	SB 330 Preliminary Application
	Nov 2024	SummerHill hosted two Neighborhood Meetings <ul style="list-style-type: none">• One with fence line neighbors• One with general neighborhood (300' radius)
	Dec 2024	Formal Development Application
	Mar 2025	Development Application determined complete
2025	Sept 2025	Applied Assembly Bill 130 CEQA Exemption
	Jan 2026	SummerHill submitted fully compliant plan set to City
2026	Jan 2026	SummerHill hosted Neighborhood Meetings <ul style="list-style-type: none">• One with fence line neighbors• One with general neighborhood (1000' radius)
	Feb 2026	Planning Commission Hearing
	Mar 2026	City Council Hearing

COMMUNITY BENEFITS

Homeownership opportunities for 1st time homebuyers in a highly desirable neighborhood

- **2M Park Fees**
- **569k School Fees**
- **48k Annual Net Benefit to City General Fund**

10 Homes at below-market price for families

Public art along project frontage

Affirmatively furthering fair housing as required by AB686

SUMMERHILL HOMESSM

COMMUNITIES OF DISTINCTION

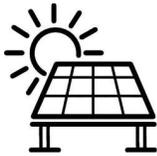


THANK YOU

SUSTAINABLE DESIGN



All-electric residential community including heating, water heating, and appliances



Each home will include **solar panels** and **energy efficient** electric appliances, windows, and insulation



The community will include **drought tolerant and/or native landscaping, water-conserving irrigation systems** including climate-sensitive controllers in common areas, and **biological treatment of stormwater runoff**

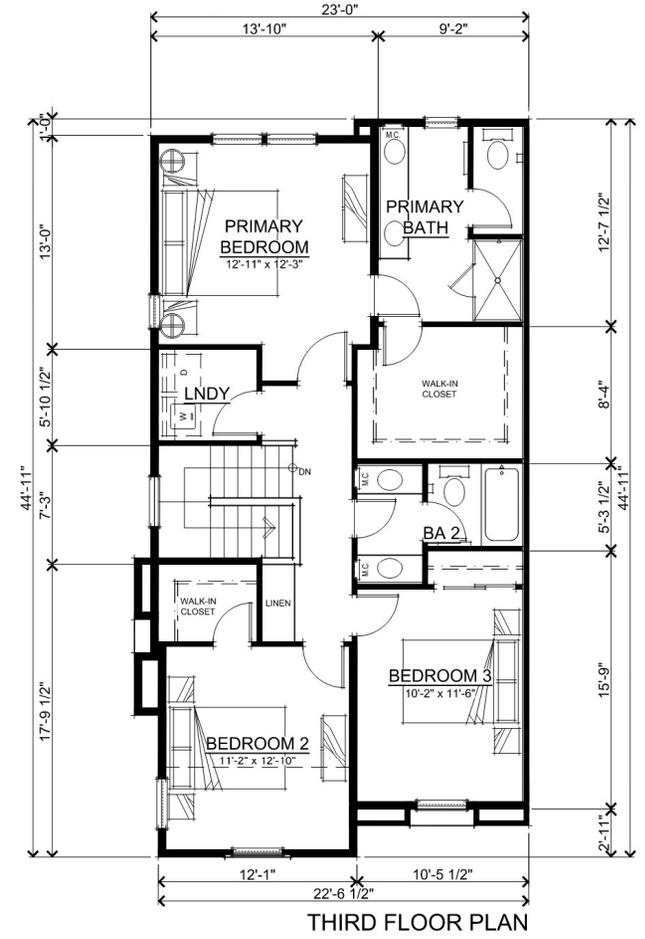
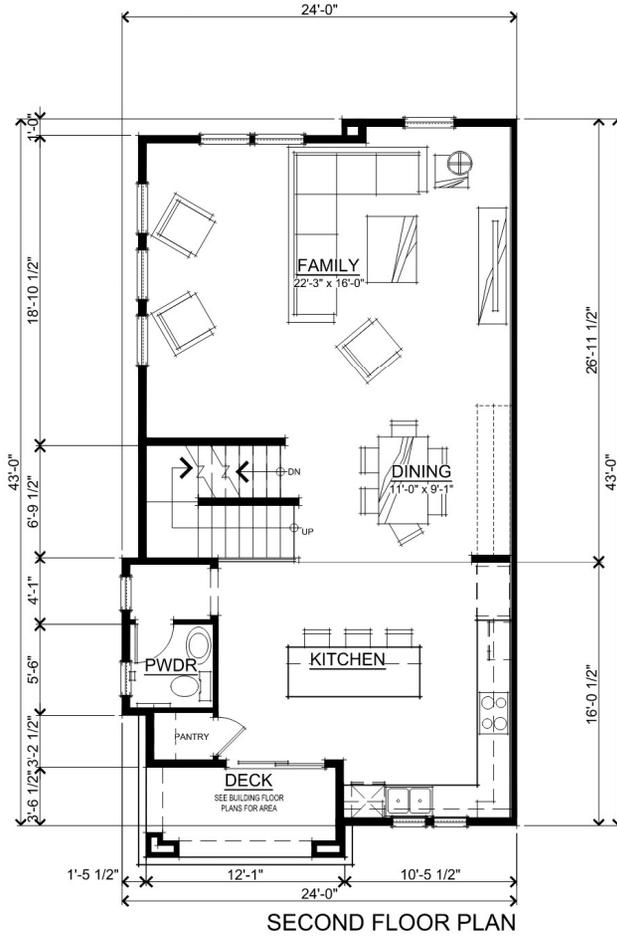
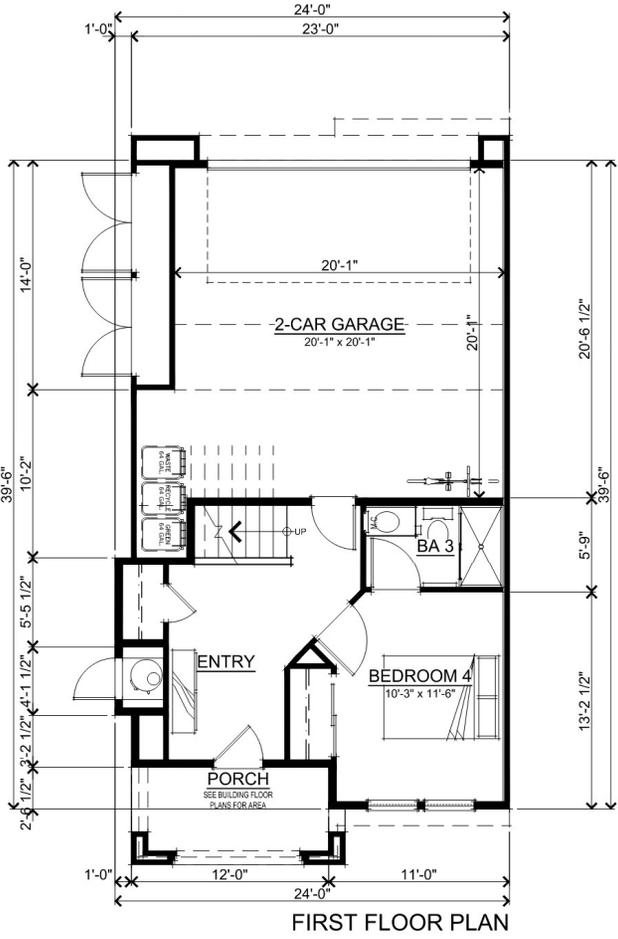


Each garage will have:

- (1) **Level 2 Electric Vehicle (EV) Ready space**
- (1) **Level 1 EV Ready space**
- Space for **bicycle parking** for alt. mode of transit

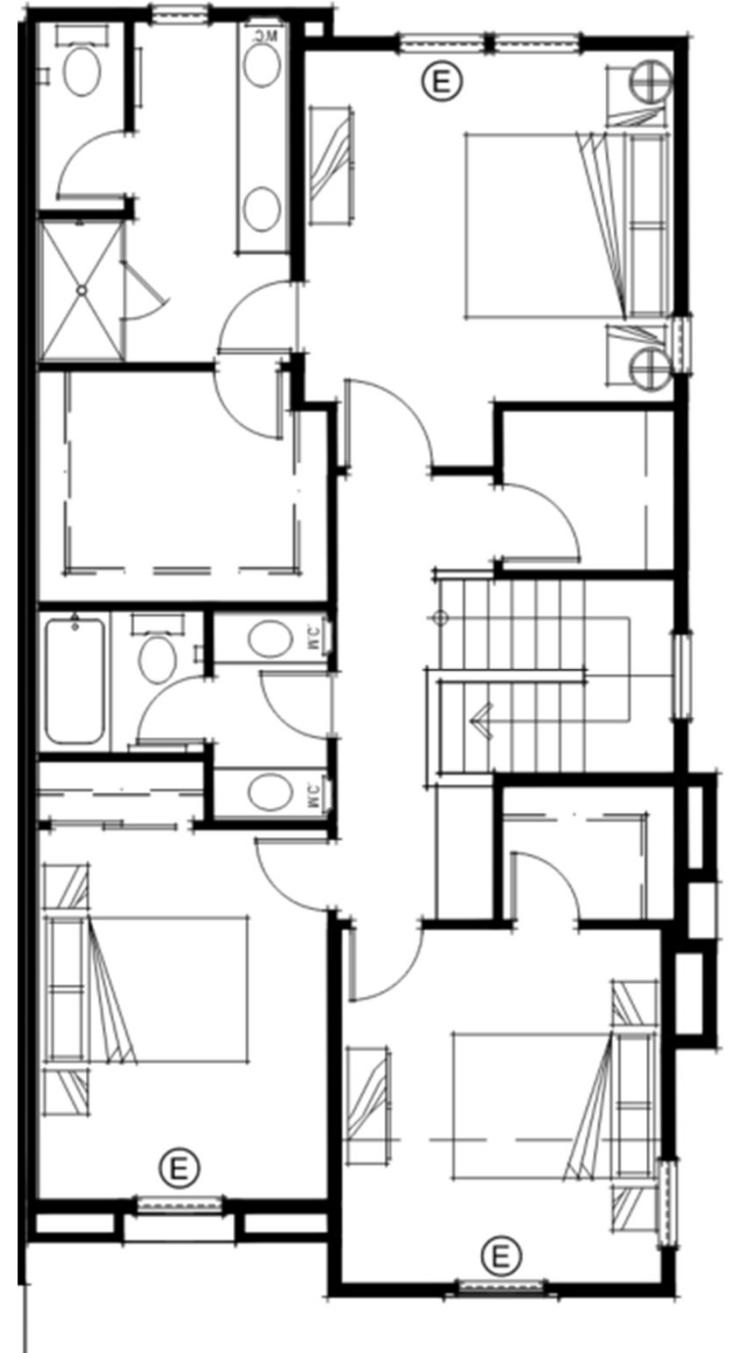


EXISTING SITE OVERVIEW



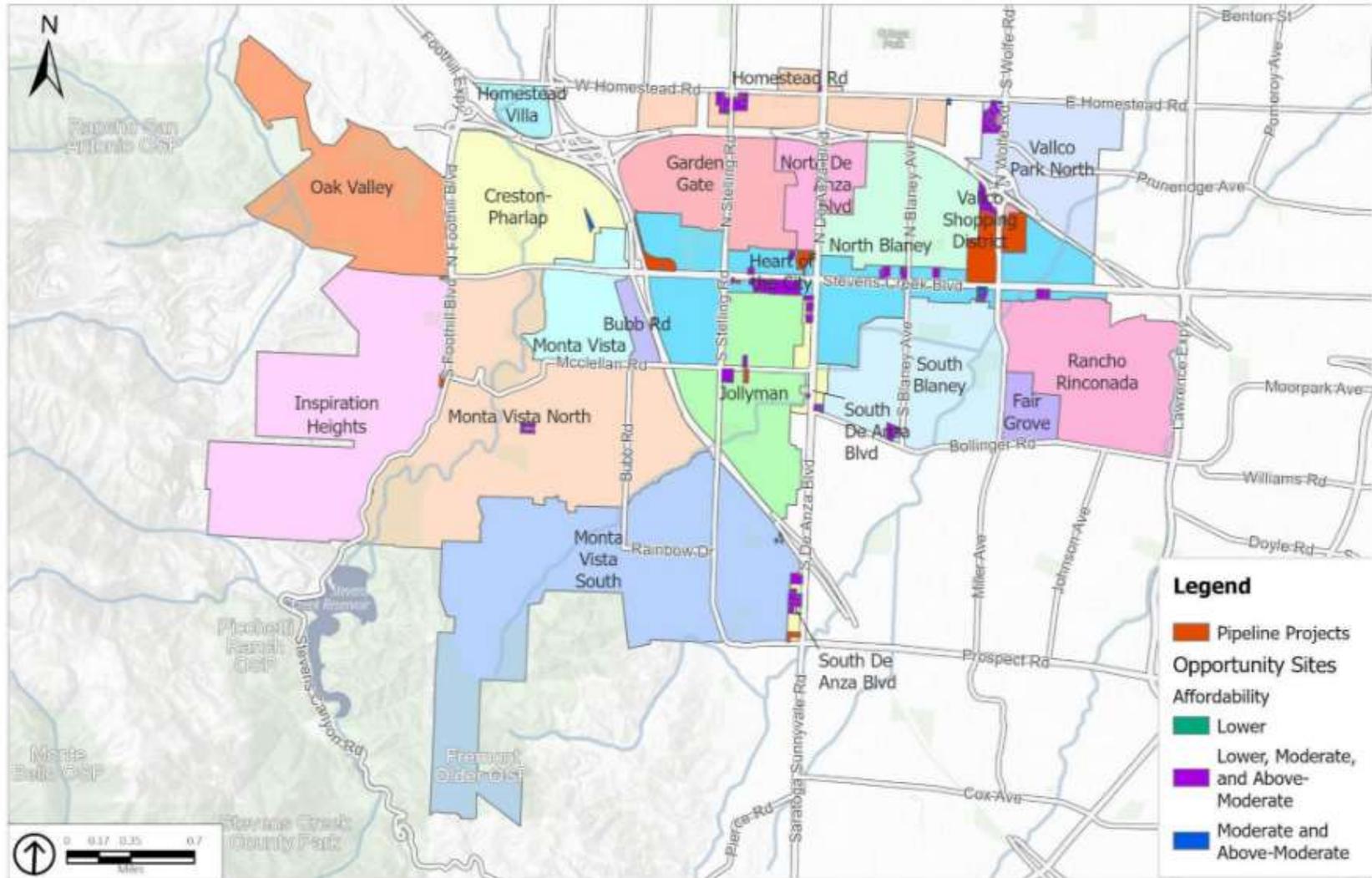


ROOF LINE EXHIBIT – BUILDING 2



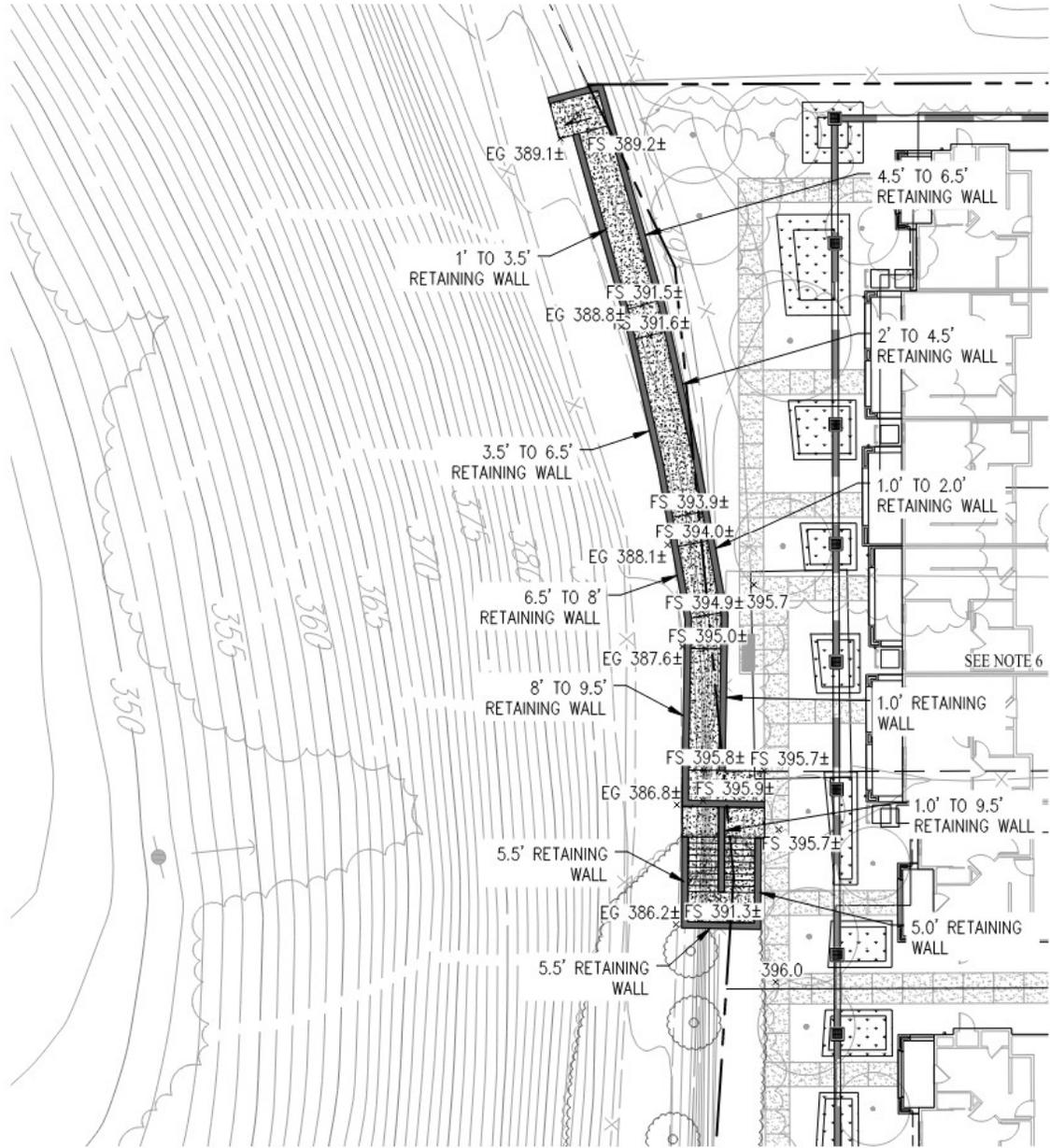
3RD FLOOR WINDOWS

Figure HE-1 Priority Housing Sites Map



Source: City of Cupertino, 2023

Note: Maps reflect the current parcel boundaries rather than the developable area assumed for redevelopment.

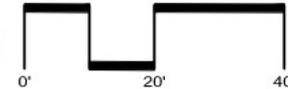


TRAIL RAMP ACCESS

10857 LINDA VISTA DRIVE

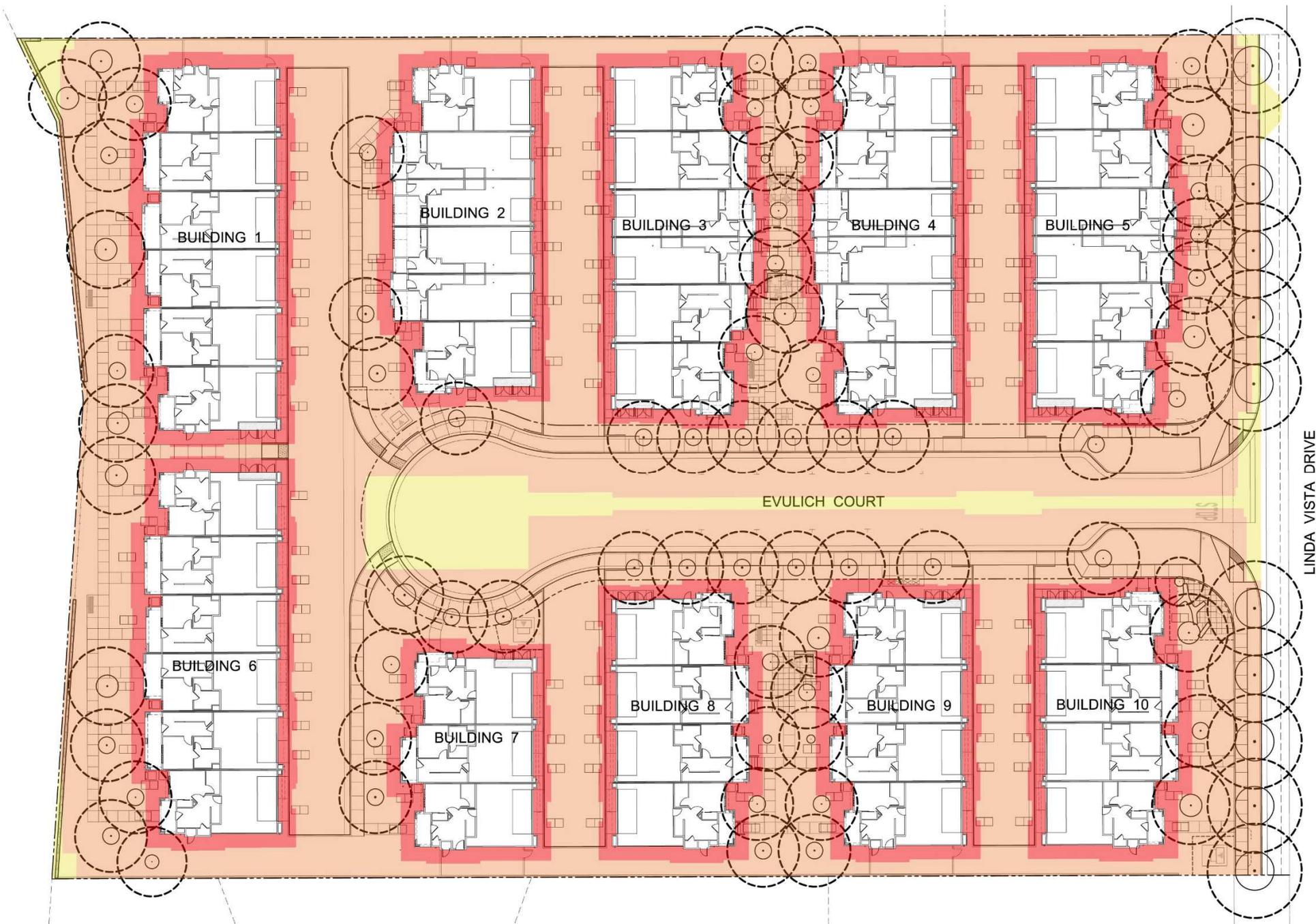
CITY OF CUPERTINO SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: MARCH 31, 2025



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LINDA VISTA DRIVE

DEFENSIBLE SPACE FIRE ZONE PLAN



BAMBUSA OLDHAMII
4'-6" WIDE, 20'-35" TALL



PODOCARPUS GRACILIOR
4'-6" WIDE, 10'-20" TALL



PODOCARPUS HENKLI
4'-6" WIDE, 20'-25" TALL



QUERCUS X WAREI 'LONG'
4'-6" WIDE, 35" TALL

LINDA VISTA DRIVE

PLAN VIEW
Scale: 1"=20'-0"

