



**DRAFT MINUTES  
CUPERTINO ADMINISTRATIVE HEARING  
COMMITTEE**

Thursday, December 4, 2025

At 5:02 p.m. Hearing Officer Luke Connolly called the Regular Administrative Hearing Committee meeting to order at Conference Room C, 10300 Torre Avenue and via teleconference.

**ROLL CALL**

Present: Hearing Officer Luke Connolly. Absent: None.

**APPROVAL OF MINUTES**

1. Subject: Approval of the August 28, 2025 Administrative Hearing Minutes  
Recommended Action: Approve the August 28, 2025 Administrative Hearing Minutes.

Hearing Officer Luke Connolly approved the August 28, 2025 Administrative Hearing Minutes.

**POSTPONEMENTS – None**

**ORAL COMMUNICATIONS – None**

**PUBLIC HEARINGS – None**

**OLD BUSINESS – None**

**NEW BUSINESS**

2. Subject: Tentative Map, Minor Residential Permit, and Tree Removal Permit applications to allow the subdivision of an approximately 0.77 acre lot into two (2) parcels and the development of a home on one of the two resultant parcels; (Application No(s): TM-2024-002, RM-2024-026, and TR-2024-040; Applicant(s): Ben Engelman; Location: 10621 Madera Drive; APN: 326-35-061).  
Recommended Action: Staff recommends that the Hearing Officer adopt the draft resolutions to:
  1. Approve the Tentative Parcel Map application (Attachment 1);
  2. Approve the Minor Residential Permit application (Lot 1) (Attachment 2); and
  3. Approve the Tree removal Permit application (Attachment 3)

Hearing Officer Luke Connolly introduced Associate Planner Danielle Condit, who gave a presentation.

Hearing Officer Luke Connolly opened the floor to the applicant, who did not have a presentation.

Hearing Officer Luke Connolly opened the public comment period, and seeing no one, closed the public comment period.

Hearing Officer Luke Connolly made a correction to the resolution: Modification of Resolution 156, TR-2024-040 from CEQA Categorical Exemption Section 15303 to Section 15304.

Decision: Hearing Officer Luke Connolly moved the staff recommendation and approved the project by adopting the draft resolution with modifications.

## **ADJOURNMENT**

At 5:08 p.m. Hearing Officer Luke Connolly adjourned the Regular Administrative Hearing Committee meeting.

Minutes prepared by:

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Lindsay Nelson, Administrative Assistant