

R-1 Exception Application

EXC-2020-005

10290 Imperial Avenue

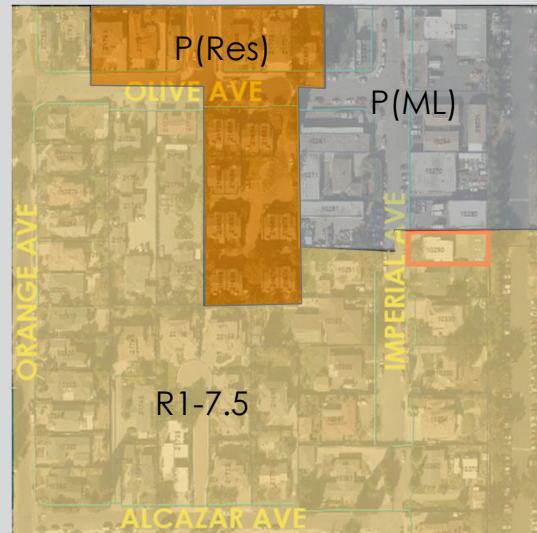


**CITY OF
CUPERTINO**

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Project Site

- 10290 Imperial Avenue
- Monta Vista Neighborhood
- Surrounding Uses:
 - Light Industrial – P(ML)
 - Single-Family Residential – R1-7.5
 - Planned Development Residential – P(Res)



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Site Context

- Built in 1961 under County of Santa
- Annexed in 2004
- Zoning: R1-7.5
 - Min. lot size 7,500 sq. ft.
 - Min. lot width 60 feet
- Substandard lot size: 6,726 sq. ft.
- Substandard lot width: 50 feet



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Project Request

- R-1 Exception Permit (EXC-2020-005) to consider a 3,026 sq. ft. single-story residence with reduced side-yard setbacks of 5 feet on each side.

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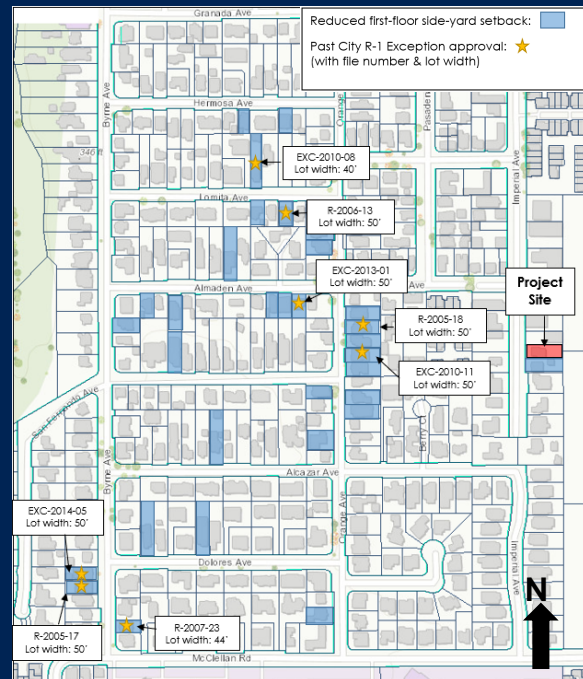
Side-Yard Setback Exception

- R-1 Ordinance: Requires 15-foot combined first floor side-yard setbacks, no setback less than 5 feet
- 10 feet narrower than required lot width
- 774 sq. ft. smaller than required lot size
- R-1 Exception: Allows greater flexibility for smaller and narrower lots to construct reasonable and balanced floor plan and elevation

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Neighborhood Context

- Reduced first floor side-yard setbacks in ~33 residences
- Some developed in County
- Some developed in Cupertino:
 - Before 2005 Ordinance update, Planning approval not required for lots $\leq 6,000$ sq. ft. and ≤ 60 ft.
 - **8** first floor side-yard setback exceptions approved following 2005 Ordinance update



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Project Design

- Complies with R-1 Ordinance*
- Consistent with R-1 Design Guidelines
- Compatible with Monta Vista homes
- Neutral-colored Stucco
- Stone veneer

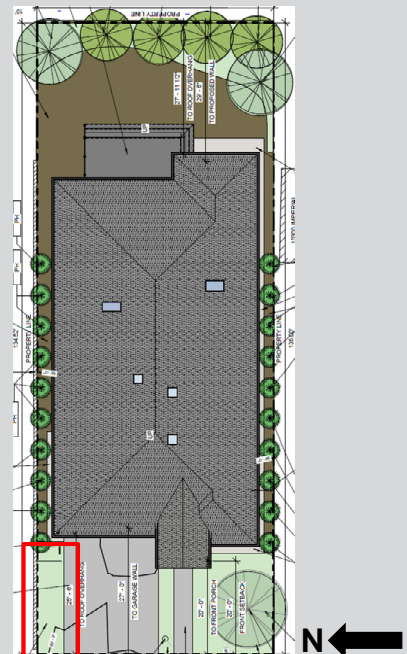
* Needs R-1 exception



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Site Improvements

- Prescriptive Compliance or Landscape Package (CMC Chapter 14.15)
- Landscape installation along CMU wall
- No trees to be removed
- Street improvements to be approved by Public Works



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Recommendation

That the Design Review Committee adopt the draft resolution to:

- Find the project exempt from CEQA
- Approve the R-1 Exception (EXC-2020-005)

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Questions?

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