



SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Street Address: 10857 Linda Vista Drive

Project City: Cupertino Building Permit # _____

Applicant's Name: SummerHill Homes; Attn.: Steven Bull

Applicant's Address: 6101 Bollinger Canyon Road, San Ramon, CA 94583 Suite: 425

Phone Number: (510)410-1188 Email: sbull@shhomes.com

The applicant hereby requests the following:

- Use of Alternate Materials or Method of Construction
- Modification of Code

Codes Affected:

- Building Code
- Fire Code
- Mechanical Code
- Electrical Code
- Other: California Code of Regulations, Title 14, Division 1.5, Chapter 7 - Fire Protection, Article 6, Subchapter 2, Article 5

Specific section(s) of the code involved: Section 1276.01 - Building and Parcel Siting and Setbacks, Subsection (a)

Brief description of the request: Request a reduction in the minimum 30' setback to neighboring properties.

Please see the attached narrative for justification of the reduction pursuant to Section 1276.01(b).

The Building and Fire Official must evaluate information that the material(s), method of work, and / or modification is equal to the intent of the code in strength, effect, fire-resistance, durability, safety, etc.



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Please complete the following information as applicable to support your request. Use additional paper if necessary.

- 1. Quality: See attached documentation
- 2. Strength: See attached documentation
- 3. Effectiveness: See attached documentation
- 4. Fire Resistance: See attached documentation
- 5. Durability: See attached documentation
- 6. Safety: See attached documentation

Additional evidence of proof: _____

Applicant Signature: [Signature] Date: 1/5/2026

The above application has been reviewed and has been:

ACCEPTED

REJECTED

Signature: [Signature]

Fire Official: BRAD FOX & LEOR AC ESTRADA Date: 1/6/26

Building Official: _____ Date: _____



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FIRE PREVENTION PLAN REVIEW COMMENTS

PROJECT INFO:

FIRE DEPT PLAN REVIEW #: 250800

CITY/COUNTY PROJECT #: TM-2024-009 / ASA-2024-015 / TR-2024-044

LOCATION: 10857 Linda Vista Dr

PREPARED BY:

NAME/TITLE: Caleb Flanagan / DFM II

EMAIL: Caleb.flanagan@sccfd.org

DATE: 1/7/26

PROJECT NAME: Multi family

The scope of this project includes the following:

Alternate Means/Methods Application for an exception request to PRC 4290 - Proposed new 10 building 51-unit multi-family residential subdivision.

Plan Status:

The exception request to PRC 4290 methods request is **APPROVED**.

Discussion:

This alternate proposes to mitigate deficiencies to non-conforming 30' setback requirements.

In order to mitigate the noncompliant setbacks, the applicant proposes the following:

- Add sprinkler heads to covered patios in all reduced setback areas.
- Design portions of buildings non meeting setback requirements to stricter fire separation distance requirements in accordance with CRC 302.4.
- Extend non-combustible landscaping 5 feet from buildings.

Comments and Conditions of Approval:

1. A copy of the Alternate Means/Methods application form, with approval signature, and these comments shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch. 1, 105.3.6]

10857 Linda Vista Drive, Cupertino

(Reference City of Cupertino Planning Application File Numbers #TM-2024-009, ASA-2024-015)

Application for Use of Alternate Materials, Methods of Construction, or Modification of Code

October 28, 2025 (REVISED December 19, 2025)

Requirement

California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 5, Section 1276.01, subsection (a):

“All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).

Description of Request

Request a reduction of the 30 foot setback from all buildings to the property lines as shown on the attached Exhibit A, which is consistent with the Development Permit plan set submitted to the City of Cupertino as file number TM-2024-009 and ASA-2024-015. In summary, the proposed setbacks to the public roads and property lines are proposed as follows:

1. Setbacks to center of Public Roads (In compliance with requirement)
 - a. Evulich Court: Minimum 30 feet
 - b. Linda Vista Drive: Minimum 30 feet

2. Setbacks to Property Lines (Request for Reduction)
 - a. Northern Property Line: Minimum 10 feet
 - b. Southern Property Line: Minimum 10 feet
 - c. Western Property Line: Minimum 20 feet

Justification

The primary justifications for the reduction of the 30-foot setback requirement to the northern, southern, and western property lines are the development density requirements and site constraints due to the existing public right-of-way for the cul-de-sac within the site. Subsection (b) of the above listed Code includes Development density requirements and site constraints among the exceptions to the 30' setback requirement.

The City of Cupertino General Plan and Zoning designations for the site are Medium/High Density Residential and Multiple-Family Residential / Townhome Combining District, respectively. The density requirement for the site in accordance with the City of Cupertino General Plan designation is a minimum of 20.01 units per acre and a maximum of 35 units per acre (Reference Cupertino General Plan: Land Use Plan and Appendix A Land Use Definitions). The project site is approximately 2.51 acres, which results in

a minimum unit count requirement of 51 units to achieve the minimum density. The proposed unit count for the project is 51 units, which is the minimum required to comply with the City General Plan and Zoning for the site. The proposed homes will be townhomes in compliance with the Zoning designation. The proposed setbacks exceed the City of Cupertino Zoning standards at the northern, southern, and western boundaries.

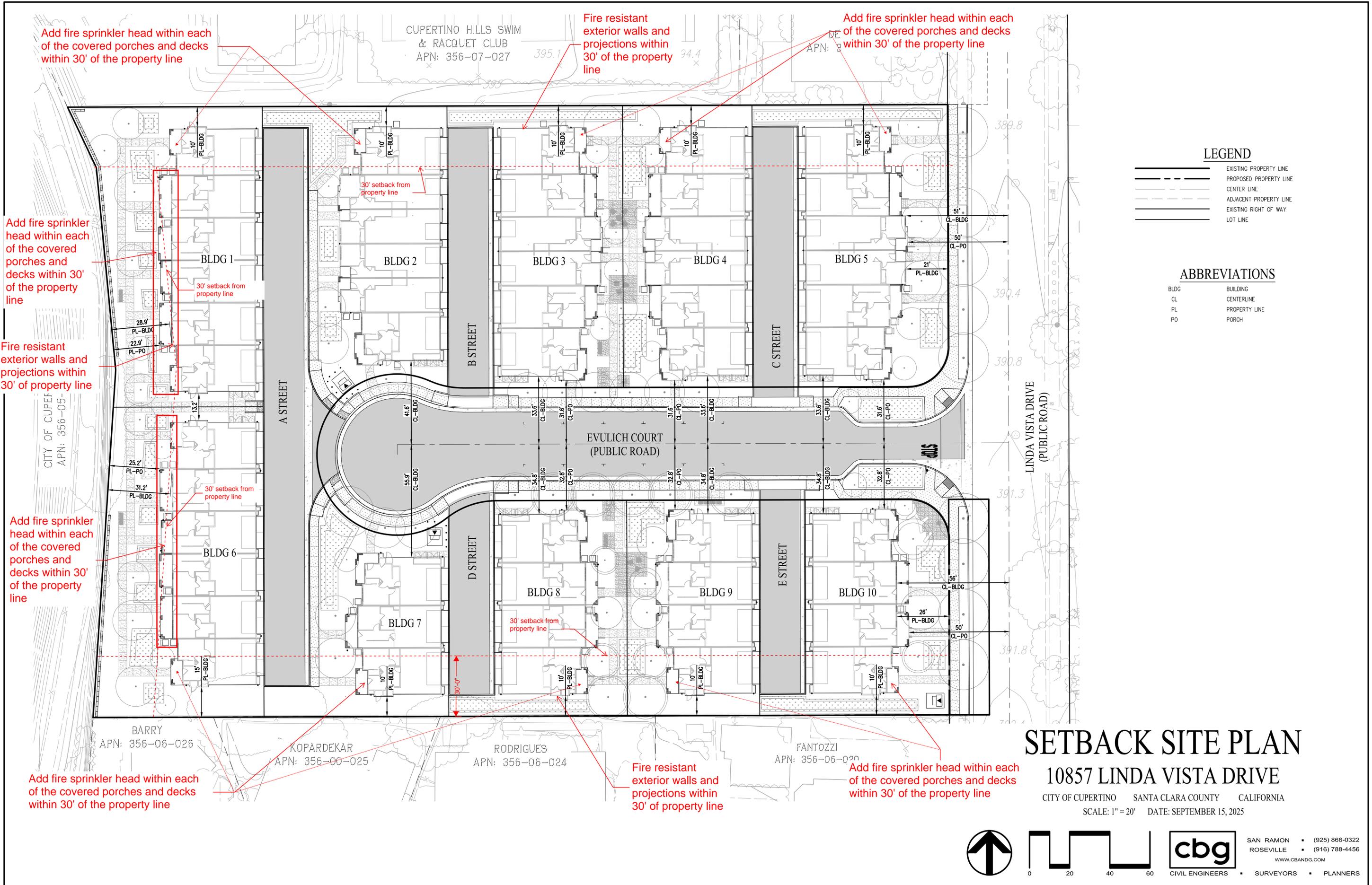
The site is constrained by an existing City right-of-way within the approximate center of the site (Evulich Court). The width of Evulich Court reduces the size of the development area for the project. The size and quantity of the proposed townhomes necessitate a reduction of the 30 foot setback requirement in order to fit the minimum required number of units within the site.

Mitigation

In accordance with subsection (b) of Section 1276.01, the project will include the following mitigation measures to mitigate the reduced setback by providing the same practical effect:

1. Non-combustible landscaping material extending five (5) feet horizontally from the furthest existing point of the Building. Please see Exhibits B1 and B2, which are included within the Development Permit Plan set as Sheets L7.1 and L7.2.
2. The Wildfire protective measures in accordance with the California Building Code Chapter 7A as noted on Exhibit C, which is included within the Development Permit Plan set as Sheet A08.
3. An added fire sprinkler head within each of the covered porches and decks that are within 30' of the property line as shown on Exhibit A.
4. Designing to stricter fire separation distance requirements within 30' of the property lines as shown on Exhibit A per Residential Code R302.1 (2) as follows*:
 - a. Exterior Wall Elements – Fire resistance rated for 1 hour.
 - b. Projections – Fire resistance rated for 1 hour
 - c. Penetrations – Comply with Section 302.4

*Please note that we are not proposing modifications to the Openings (Windows) in Walls.



LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	CENTER LINE
	ADJACENT PROPERTY LINE
	EXISTING RIGHT OF WAY
	LOT LINE

ABBREVIATIONS

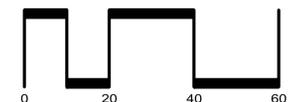
BLDG	BUILDING
CL	CENTERLINE
PL	PROPERTY LINE
PO	PORCH

SETBACK SITE PLAN

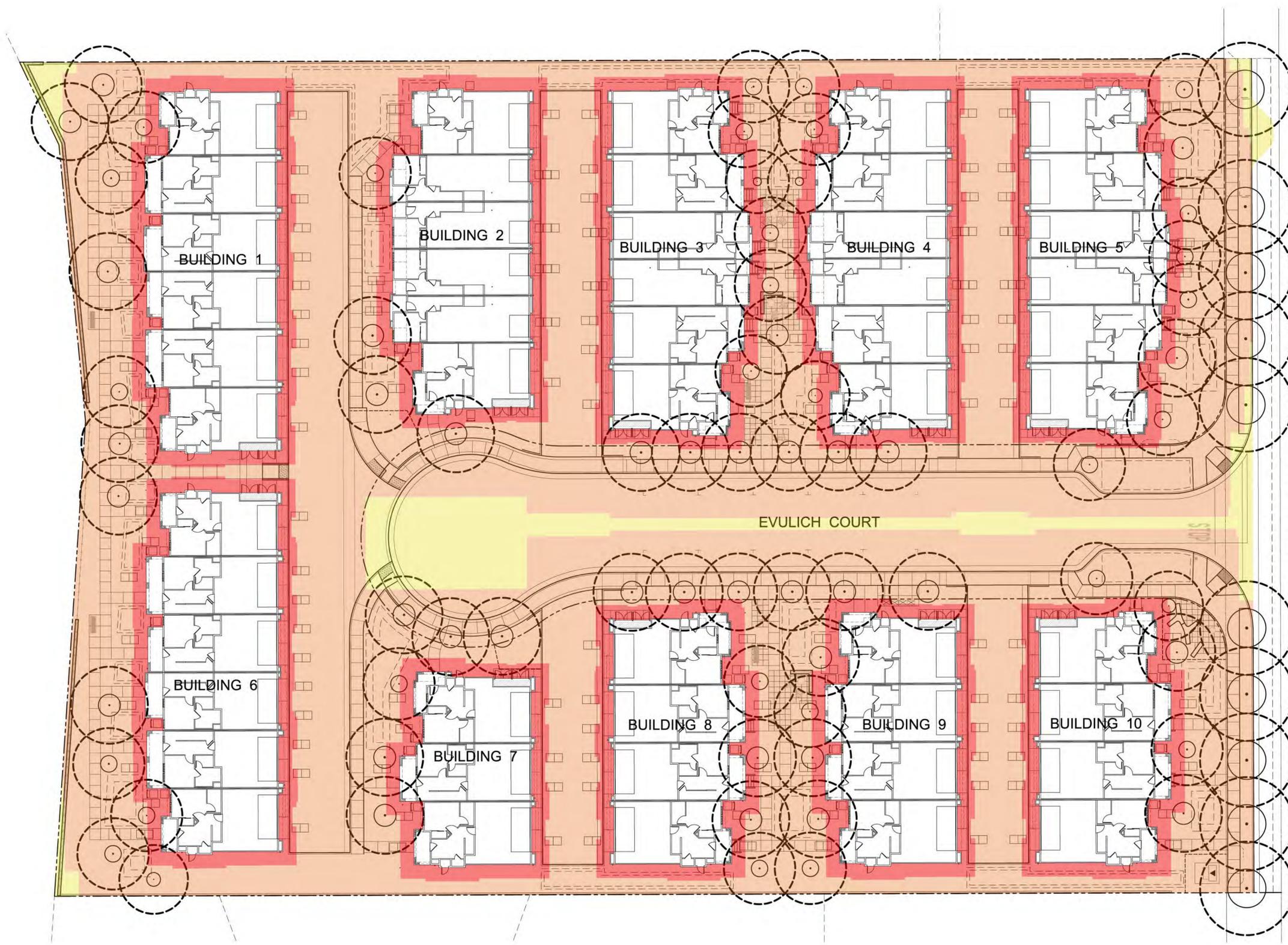
10857 LINDA VISTA DRIVE

CITY OF CUPERTINO SANTA CLARA COUNTY CALIFORNIA

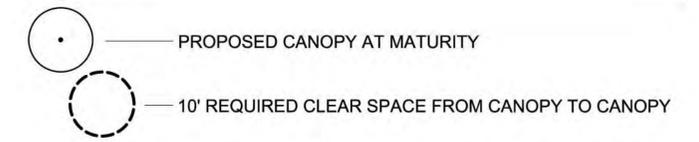
SCALE: 1" = 20' DATE: SEPTEMBER 15, 2025



SAN RAMON • (925) 866-0322
 ROSEVILLE • (916) 788-4456
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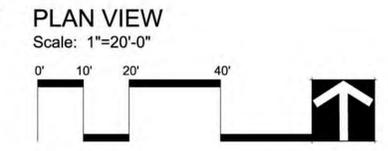
TREE KEY



- ZONE 0**
 - EMBER RESISTANT ZONE, 0-5 FEET FROM STRUCTURE
 - REFER TO ADDITIONAL INFORMATION AND IMAGES SHEET L.7.2
- ZONE 1**
 - 0-30 FEET FROM STRUCTURE
 - REFER TO ADDITIONAL INFORMATION AND IMAGES SHEET L.7.2
- ZONE 2**
 - 30-100 FEET FROM STRUCTURE OR TO PROPERTY LINE
 - REFER TO ADDITIONAL INFORMATION AND IMAGES SHEET L.7.2

NOTE:
 ALL OF THE INFORMATION INCLUDED IN THE FOLLOWING EXHIBIT IS BASED ON CAL FIRE DEFENSIBLE SPACE GUIDELINES AND RECOMMENDATIONS (WWW.FIRE.CA.GOV).
 SMALL NARROW UPRIGHT CANOPY TREES HAVE BEEN PROPOSED AS LOW-COMBUSTIBLE AND TO MEET CAL FIRE REQUIREMENTS FOR 10'-0" SETBACK OF CANOPY FROM PROPOSED BUILDINGS AND ADJACENT TREES.
 HOA SHALL MONITOR THE CANOPY OF ALL TREES AND SELECTIVELY PRUNE CANOPIES AS NEEDED TO MEET CAL FIRE REQUIREMENTS.
 REFER TO PROPOSED PLANT PALETTE SHEET L.4.1 FOR TREE SPECIES.

LINDA VISTA DRIVE



400-150 10857 Linda Vista Drive
 Cupertino, CA
 September 15, 2025

Defensible Space Fire Zone Plan
 L.7.1





PEBBLE MULCH



LARGE STONES IN PEBBLE MULCH



ZONE 0 (EMBER RESISTANT ZONE, 0-5 FEET FROM STRUCTURE)

- 5' FROM BUILDING EDGE
- NO REQUIRED CHANGE TO TYPICAL SHRUB AND GROUND COVER PLANTING PLAN. PLANTS ARE HIGH-MOISTURE AND LOW-SAP OR RESIN.
- WOOD MULCH PROHIBITED. ACCEPTABLE MULCH TO BE PEBBLES AND LARGE STONES
- 10' REQUIRED MINIMUM DISTANCE BETWEEN TREE BRANCHES
- NO FENCING OR GATES PROPOSED WITHIN THIS AREA



PEBBLE MULCH



LARGE STONES IN PEBBLE MULCH



ZONE 1 (0-30 FEET FROM STRUCTURE)

- 30' FROM BUILDING EDGE
- NO REQUIRED CHANGE TO TYPICAL SHRUB AND GROUND COVER PLANTING PLAN. PLANTS ARE HIGH-MOISTURE AND LOW-SAP OR RESIN.
- WOOD MULCH PROHIBITED. ACCEPTABLE MULCH TO BE PEBBLES AND LARGE STONES
- SHRUBS AND GROUND COVER SHOULD BE PLACED TO MINIMIZE THE FUEL SPREAD INTO THE TREES OR TO OTHER GROUPS OF PLANTS
- 10' REQUIRED MINIMUM DISTANCE BETWEEN TREE BRANCHES



EXAMPLE OF PLANTING CONCEPT FOR ZONE 2

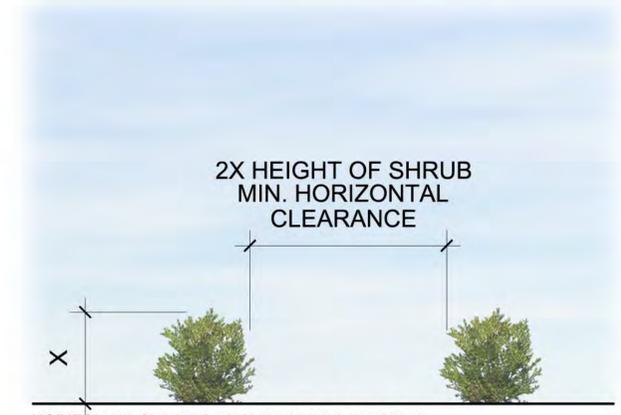


LARGE STONES IN PEBBLE MULCH

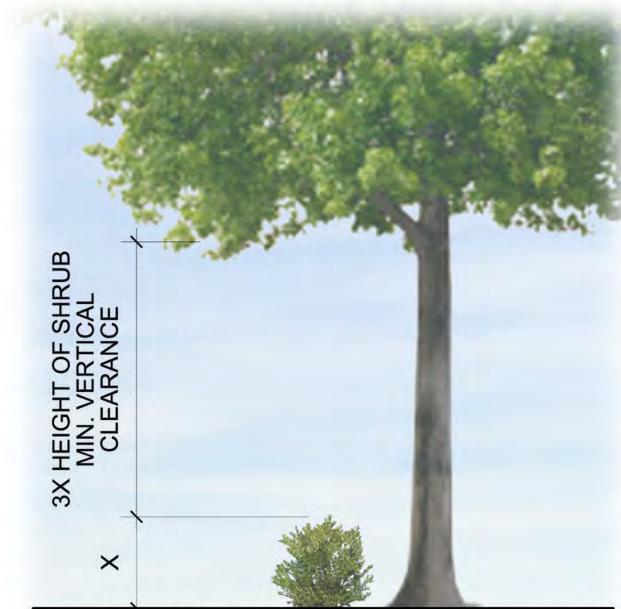


ZONE 2 (30-100 FEET FROM STRUCTURE OR TO PROPERTY LINE)

- 100' FROM BUILDING EDGE
- SHRUBS AND GROUND COVER ACCEPTABLE IF MAINTAINING REQUIRED HORIZONTAL AND VERTICAL SPACING
- FUEL SEPARATION MEASURES SHOULD BE IMPLEMENTED BASED ON THE GENERAL GUIDELINES FOR CREATING DEFENSIBLE SPACE PREPARED BY THE STATE BOARD OF FORESTRY AND FIRE PROTECTION.
- WOOD MULCH PROHIBITED. ACCEPTABLE MULCH TO BE PEBBLES AND LARGE STONES
- 10' REQUIRED MINIMUM DISTANCE BETWEEN TREE BRANCHES
- TREES CAN BE GROUPED PROVIDED THAT LOWER LIMBS ARE TRIMMED TO A MINIMUM HEIGHT OF 6' AND SURFACE FUELS (SHRUBS AND GRASSES) ARE REMOVED
- SITE HAS LESS THAN 20% SLOPE



HORIZONTAL SPACING REQUIREMENTS IN ZONE 2



VERTICAL SPACING REQUIREMENTS IN ZONE 2

UNIT MATRIX											
Unit Name	Description	Garage Type	Quantity	%	Total Bedroom Count	Unit Net SF*	Garage SF (1,000 sf Max)	Unit Gross SF**	Porch SF	Deck SF	Total Net Living Space SF
Unit 1	4 Bedroom + 2.5 Bath	2-Car Tandem	10	19.6%	40	1,777	579	2,356	0 - 43	52 - 64	17,770
Unit 2	4 Bedroom + 3.5 Bath	Slid 2 Car	21	41.2%	84	2,217	469	2,686	91 - 126	91 - 126	46,557
Unit 3	4 Bedroom + 3.5 Bath	Slid 2 Car	12	23.5%	48	2,317	447	2,764	74	64	27,804
Unit 3ALT	4 Bedroom + 3.5 Bath	Slid 2 Car	8	15.7%	32	2,315	464	2,779	106	64	18,520
Avg. Unit Square Footage						2,170	485	2,654			
Total Units			51	100.0%	204						110,651
Garage % Tandem			9.8								

* Net SF: Measured to outside face of stud, excludes garage area, deck, and porches. Includes center line of air gap at unit party walls.
 ** Gross SF: Measured to outside face of stud, includes garage area. Includes air gap per unit.

BUILDING MATRIX														
Building Name	Unit Configuration	Net SF	Garage SF	Gross SF	Porch SF	Deck SF	Gross SF w/ Porches/Decks	# Bldgs	Total Net SF	Total Garage SF	Total Gross SF	Total Porch SF	Total Deck SF	Total Gross SF w/ Porches/Decks
Bldg 1, 6	3-2-2-2-3	13,502	2,770	16,272	598	776	19,640	2	27,004	5,540	32,544	1,196	1,552	35,292
Bldg 2	3-1-1-1-1-3ALT	11,740	3,227	14,967	266	592	18,460	1	11,740	3,227	14,967	266	592	15,825
Bldg 3, 4, 5	3ALT-2-1-1-2-3	12,620	3,007	15,627	448	684	19,082	3	37,860	9,021	46,881	1,344	2,052	50,277
Bldg 7	3ALT-2-3	6,849	1,380	8,229	279	326	9,888	1	6,849	1,380	8,229	279	326	8,834
Bldg 8, 9, 10	3-2-2-3ALT	9,066	1,849	10,915	405	452	13,169	3	27,198	5,547	32,745	1,215	1,356	35,316
Building Totals								10	110,651	24,715	135,366	4,300	5,878	145,544

WILDFIRE PROTECTION CONSTRUCTION REQUIREMENTS

THIS PROJECT HAS BEEN IDENTIFIED AS BEING LOCATED IN A LOCAL RESPONSIBILITY AREA (LRA) VERY HIGH FIRE HAZARD SEVERITY ZONE.

THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA RESIDENTIAL CODE SECTION R337, MATERIALS AND METHODS FOR EXTERIOR WILDFIRE EXPOSURE, AS FOLLOWS:

- EXTERIOR WINDOWS AND EXTERIOR DOORS WITH GLAZING EXTERIOR WINDOWS AND EXTERIOR DOORS WITH GLAZING, SHALL BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE. (C.R.C. R337.8.2.1)
- EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING (C.R.C. R337.8.3):
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
 - SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MIN. WHEN TESTED ACCORDING TO NFPA 252. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
- GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT HTE BOTTOM, SIDES, AND TOPS OF DOORS, FROM EXCEEDING 1/8". GAPS BETWEEN DOORS AND DOOR OPENINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:
 - WEATHER STRIPPING PRODUCTS MADE OF MATERIALS THAT: (A) HAVE BEEN TESTED FOR TENSILE STRENGTH IN ACCORDANCE WITH ASTM D638 AFTER EXPOSURE TO ASTM G155 FOR A PERIOD OF 2,000 HOURS, WHERE THE MAXIMUM ALLOWABLE DIFFERENCE IN TENSILE STRENGTH VALUES BETWEEN EXPOSED AND NONEXPOSED SAMPLES DO NOT EXCEED 10% AND (B) EXHIBIT A V-2 OR BETTER FLAMMABILITY RATING WHEN TESTED TO UL 94.
 - DOOR OVERLAPS ONTO JAMBS AND HEADERS.
 - GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
- VENTS SHALL RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS WITH THE MINIMUM REQUIREMENTS (C.R.C. R337.6)
 - THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MIN. OF 1/16TH INCH AND SHALL NOT EXCEED 1/8TH INCH.
 - THE MATERIALS SHALL BE INCOMBUSTIBLE
 - THE MATERIALS USED SHALL BE CORROSION RESISTANT.
- THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ONE OF THE FOLLOWING C.R.C. R337.7.3:
 - NONCOMBUSTIBLE MATERIAL.
 - IGNITION- RESISTANT MATERIAL.
 - SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4". SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.
 - LOG WALL CONSTRUCTION.
 - WALL ASSEMBLIES THAT HAVE BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION R337.7.3.1.
 - WALL ASSEMBLIES THAT MEET THE PERFORMANCE REQUIREMENTS CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1. EXCEPTIONS: ANY OF THE FOLLOWING SHALL BE DEEMED TO MEET THE ASSEMBLY PERFORMANCE CRITERIA AND INTENT OF THIS SECTION:
 - ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
 - THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTIVE FIRE DESIGN MANUAL.
- DECKING SURFACES SHALL COMPLY WITH C.R.C. R337.9.3. THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONY AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:
 - MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.9.4 WHEN TESTED IN ACCORDANCE WITH BOTH ASTM E2632 AND ASTM E2726.
 - IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE

REQUIREMENTS OF SECTION R337.4.3 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.
 C. MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SFM STANDARD 12-7A-5.
 D. EXTERIOR FIRE RETARDANT TREATED WOOD.
 E. NONCOMBUSTIBLE MATERIAL.
 F. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL. EXCEPTION: WALL MATERIAL MAY BE OF ANY MATERIAL THAT OTHERWISE COMPLIES WITH THIS CHAPTER WHEN THE DECKING SURFACE MATERIAL COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
 G. AY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.9.5 WHEN TESTED IN ACCORDANCE WITH ASTM E2632 AND WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF ONLY NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS. EXCEPTION: WALL MATERIAL SHALL BE PERMITTED TO BE OF ANY MATERIAL THAT OTHERWISE COMPLIES WITH THIS CHAPTER WHEN THE DECKING SURFACE MATERIAL COMPLIES WITH THE PERFORMANCE REQUIREMENTS ASTM E84 WITH A CLASS B FLAME SPREAD INDEX.

SITE AREAS	
AREA	SQUARE FOOTAGE
COMMON LANDSCAPE	30,781 S.F.
COMMON HARDSCAPE (AMENITY)	901 S.F.
COMMON HARDSCAPE (PRIVATE SIDEWALKS, AC & TRANSFORMER PADS)	7,535 S.F.
PRIVATE DRIVEWAYS	2,576 S.F.
PRIVATE STREET ROW	17,044 S.F.
BUILDING FOOTPRINT AREA	49,629 S.F.
20'-0" PUBLIC UTILITY EASMENT	2,140 S.F.

* SEE SHT. A10 FOR COLOR CODED DIAGRAMS OF AREAS.

PRIVATE USABLE OPEN SPACE						
BUILDING #	UNIT #	UNIT TYPE	PORCH SQUARE FOOTAGE	FLOOR 2 DECK SQUARE FOOTAGE	FLOOR 3 DECK SQUARE FOOTAGE	TOTAL P.O.S. SQUARE FOOTAGE
BUILDING 1	1	UNIT 3	74	64	-	138
	2	UNIT 2	126	126	-	252
	3	UNIT 2	107	107	107	321
	4	UNIT 2	91	91	91	273
	5	UNIT 2	126	126	-	252
	6	UNIT 3	74	64	-	138
BUILDING 2	7	UNIT 3	74	64	-	138
	8	UNIT 1	43	64	64	171
	9	UNIT 1	0 (non-qualifying usable P.O.S. = 26 S.F.)	52	52	104
BUILDING 3	10	UNIT 1	0 (non-qualifying usable P.O.S. = 26 S.F.)	52	52	104
	11	UNIT 1	43	64	64	171
	12	UNIT 3_ALT	106	64	-	170
	13	UNIT 3	74	64	-	138
BUILDING 4	14	UNIT 2	126	126	-	252
	15	UNIT 1	43	64	64	171
	16	UNIT 1	0 (non-qualifying usable P.O.S. = 26 S.F.)	52	52	104
BUILDING 5	17	UNIT 2	99	99	99	297
	18	UNIT 3_ALT	106	64	-	170
	19	UNIT 3	74	64	-	138
	20	UNIT 2	126	126	-	252
	21	UNIT 1	43	64	64	171
	22	UNIT 1	0 (non-qualifying usable P.O.S. = 26 S.F.)	52	52	104
BUILDING 6	23	UNIT 2	99	99	99	297
	24	UNIT 3_ALT	106	64	-	170
	25	UNIT 3	74	64	-	138
BUILDING 7	26	UNIT 2	126	126	-	252
	27	UNIT 1	43	64	64	171
	28	UNIT 1	0 (non-qualifying usable P.O.S. = 26 S.F.)	52	52	104
BUILDING 8	29	UNIT 2	99	99	99	297
	30	UNIT 3_ALT	106	64	-	170
	31	UNIT 3	74	64	-	138
BUILDING 9	32	UNIT 2	126	126	-	252
	33	UNIT 2	91	91	91	273
	34	UNIT 2	107	107	107	321
BUILDING 10	35	UNIT 2	126	126	-	252
	36	UNIT 3	74	64	-	138
	37	UNIT 3_ALT	106	64	-	170
BUILDING 10	38	UNIT 2	99	99	99	297
	39	UNIT 3	74	64	-	138
	40	UNIT 3_ALT	106	64	-	170
BUILDING 9	41	UNIT 2	126	126	-	252
	42	UNIT 2	99	99	99	297
	43	UNIT 3	74	64	-	138
BUILDING 10	44	UNIT 3_ALT	106	64	-	170
	45	UNIT 2	126	126	-	252
	46	UNIT 2	99	99	99	297
BUILDING 10	47	UNIT 3	74	64	-	138
	48	UNIT 3_ALT	106	64	-	170
	49	UNIT 2	126	126	-	252
BUILDING 10	50	UNIT 2	99	99	99	297
	51	UNIT 3	74	64	-	138
TOTAL SQUARE FOOTAGE			4,300	4,209	1,669	10,178

BUILDING ELEVATIONS RELATIVE TO CURB HEIGHT AT LINDA VISTA DRIVE						
BUILDING #	REFERENCE CURB ELEV. @ LINDA VISTA DR.	PAD ELEVATION	TOP OF SLAB FIRST FLOOR ELEVATION	SECOND FLOOR ELEVATION	THIRD FLOOR ELEVATION	MAIN ROOF ELEVATION
BUILDING 1	390.7 (HIGH) 389.6 (LOW)	395.5	396.5	406.2	416.5	433.4
BUILDING 2	390.7 (HIGH) 389.6 (LOW)	395.4	396.4	406.1	416.4	433.5
BUILDING 3	390.7 (HIGH) 389.6 (LOW)	395.3	396.3	406.0	416.3	433.5
BUILDING 4	390.7 (HIGH) 389.6 (LOW)	392.6	393.6	403.3	413.6	430.8
BUILDING 5	390.7 (HIGH) 389.6 (LOW)	392.4	393.4	403.1	413.4	430.6
BUILDING 6	392.0 (HIGH) 391.3 (LOW)	396.2	397.2	406.9	417.2	434.1
BUILDING 7	392.0 (HIGH) 391.3 (LOW)	396.3	397.3	407.0	417.3	433.9
BUILDING 8	392.0 (HIGH) 391.3 (LOW)	395.3	396.3	406.0	416.3	433.0
BUILDING 9	392.0 (HIGH) 391.3 (LOW)	392.8	393.8	403.5	413.8	430.5
BUILDING 10	392.0 (HIGH) 391.3 (LOW)	392.5	393.5	403.2	413.5	430.2

BUILDING CODE SUMMARY	
Code References	2022 CALIFORNIA RESIDENTIAL CODE (CRC) CALIFORNIA BUILDING CODE (CBC) CHAPTER 11A SECTION 1102A.3 (for accessible route provisions for Multistory Dwellings). 2022 CALIFORNIA FIRE CODE (CFC), as adopted by the CITY OF CUPERTINO MUNICIPAL CODE (CCMC), CALIFORNIA CODE OF REGULATIONS (CCR), AND HEALTH & SAFETY CODE.
Occupancy	R-3 TOWNHOME PER 2022 CRC
Fire Sprinkler System	NFPA 13D
Type of Construction	V8 NON-RATED
Allowable Height	3 Stories
Accessibility	PER 2022 CBC, CHAPTER 11A
CBC 1102.A.3 accessibility Provisions for Adaptable Units	California Building Code (CBC) Section 1102A.3 covers accessibility requirements for multistory apartments or condominium dwellings in buildings without elevators. The requirements include: - The primary entry to the dwelling unit must be on an accessible route, unless exempt by site impracticality tests. - A bathroom or powder room must be located on the primary entry level and served by an accessible route. - All rooms and spaces on the primary entry level must be served by an accessible route. - Common use areas must be accessible as required by the chapter.

SITE INFORMATION		Project
APN		356-06-001, 356-06-002, 356-06-003, 356-06-004
General Plan		
Gross Area		2.555 ACRES (+/- 111,296 SF)
Site Area		2.506 ACRES (+/- 109,161 SF)
Existing		Medium/High Density Residential
Proposed		No change
Zoning		Multiple-Family Residential / Townhome (R3/TH)
Existing		No change
Proposed		No change
Units		
Market Rate		41
Below-Market Rate		10
Total		51

DEVELOPMENT STANDARDS		
	Required (PAMC secs. 18.14.020, 18.16.060)	Proposed Project
Minimum Site Specifications		
Site Area		2.506 ACRES (+/- 109,161 SF)
Site Width	None required	303' - 0"
Site Depth		446' - 10"
Minimum Setbacks		
Front (Linda Vista Dr.)	20'	20' (property line to porch) 26' (property line to building face)
Rear	15'	20.7'
Interior Side	6' (+ an additional 10' if building is more than one story higher than any adjacent primary residential structure)	10' (property line to building face)*
Street Side (Evulch Ct.)	12'	3.6' (property line to porch)* 5.6' (property line to building face)*
Maximum Site Coverage	55%	45.5%
Common Open Space (Hardscape)	-	901 SF / 109,161 Net SF = .8% of the site is Common Open Space (average per unit = 18 SF)
Common Landscaped Area	-	30,781 SF / 109,161 Net SF = 28.2% of the site is Landscaped (average per unit = 604 SF)
Private Usable Open Space	60 SF per Unit Minimum = (3,060 SF) w/ minimum 6' dimension	10,178 SF / 109,161 Net SF = 9.3% of the site is Private Open Space (average per unit = 200 SF)
Community Recreation Space	150 SF per Unit Minimum = (7,650 SF)	901 SF for Common Open Space + 30,781 SF for Landscaped Area = 31,682 SF / 109,161 Net SF = 29.0% of the site is Community Recreation Space (average per unit = 621 SF)
Total Usable Open Space	-	901 SF for Common Open Space + 30,781 SF for Landscape + 10,178 SF for Private Open Space = 41,860 SF / 109,161 Net SF = 38.3% of the site is Usable Open Space (average per unit = 821 SF)
Maximum Height	30'	approximately 40'-7" above existing / natural grade*
Residential Density (net)	20.01 DU/AC (Minimum) 35 DU/AC (Maximum)	20.35 DU/AC
Maximum Residential Floor Area Ratio (FAR)	0.85	FAR = 1.36* (Building FAR: 148,473 SF / 109,161 Net SF)
Parking		
Vehicle (Resident)	51 spaces (1/DU) **	102 spaces
Vehicle (Guest)	None required **	None required **
Bicycle (Class I, Resident)	25.5 spaces (1 space per 2 residential units)	51 spaces
Bicycle (Class II, Guest)	6 spaces (1 space per 10 residential units)	12 spaces
Below Market Rate (BMR) Summary		
BMR Units	10.2	5 Median Income Household Units + 5 Moderate Income Household Units = 10 Total Below Market Rate Units (0.2 in lieu fees)

* Waiver or reduction of development standards requested pursuant to State Density Bonus Law, Gov. Code sec. 65915.
 ** Parking requirements pursuant to CMC 19.124.040(A).

NOTE: Per City of Cupertino Housing Mitigation Program Procedural Manual Section 2.3.4 BMR Unit Design Requirements, BMR units shall be comparable to market rate units in terms of unit type, number of bedrooms per unit, quality of exterior appearance, and overall quality of construction. BMR unit site should be generally representative of the unit sizes within the market-rate portion of residential projects. Interior features and finishes shall be durable, of good quality, and consistent with contemporary standards for new housing. The BMR units shall be dispersed throughout the residential project.

NOTE: BMR units will be constructed and eligible for occupancy at a rate approximately proportional to the market rate units. SummerHill Homes will submit a phasing plan for the BMR units prior to issuance of building permits. All units, both market rate and BMR, will be sold to homebuyers.

381,078 10857 Linda Vista Drive
Cupertino, CA
September 15, 2025