



Outlook

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## December 9, 2025, Planning Commission Hearing for 20045 & 20065 Stevens Creek Blvd.

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**Date** Wed 12/3/2025 10:57 AM

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Dear Chair Rao, Vice-Chair Kosolcharoen, and Commissioners Fung, Lindskog, and Scharf:

RE: Application #: DP-2025-002, ASA-2025-004, TM-2025-002, TR-2025-005, & U-2025-007  
Location: 20045 & 20065 Stevens Creek Blvd. (APN: 316-23-095, -096)

We are long-standing homeowners, having resided at 20074 Wheaton Drive for nearly 25 years. We are writing to urge you to consider changes to the proposed 32-unit project, which is located directly behind our home. Although this letter focuses on the 32-unit project, the comments can be applied to the project at 20085 & 20111 Stevens Creek Blvd. The two projects directly abut my neighbors along Wheaton Drive, all of whom are longtime residents.

I have been a city planner for 30 years and have a long history of supporting context-based designed housing projects throughout Cupertino and the region. However, the proposed project does not take into consideration standard planning principles, and more specifically, the residential site planning considerations outlined in the Heart of the City Specific Plan, which aim to address the relationship between commercial properties and existing single-family homes. The changes we are requesting help ensure the project is sensitive to the existing residential uses, meets the intention of the Specific Plan, without impacting unit density or the developer's ability to develop the property.

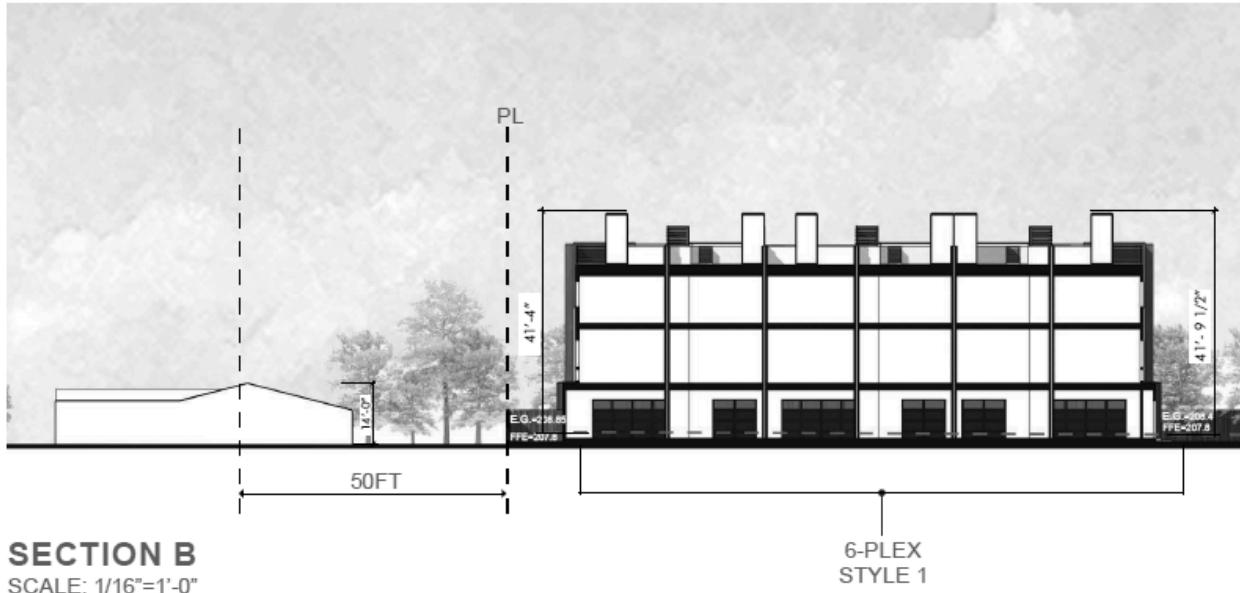
The Heart of the City Specific Plan requires a use permit for housing projects that are not part of the City's Housing Element. This site is not a Housing Element site and, therefore, is subject to a use permit and conditions of approval. That is to say, this is not a by-right development, and the City may impose conditions.

| <b>Heart of the City Specific Plan</b>                                | <b>Proposed Project</b>                             | <b>Requested Changes</b>   |
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| Building forms shall be such that buildings adjacent to residentially | A vertical 43', 3-story, 4-bedroom unit plus a roof | Require the units along the rear property line (units 26 and 27) to be reduced to 2 stories, providing the |

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| <p>developed parcels shall be stepped back or terraced or have adequate setback so that privacy is maintained. Buildings requiring terracing shall have a 1.5:1 setback-to-height ratio.</p>   | <p>deck, 13' from the property line.</p> <p>There is no terracing, sensitivity to privacy, or an adequate setback-to-height ratio.</p>   | <p>required terracing for privacy. Additionally, prohibit a roof deck.</p>   |
| <p>The minimum rear setback shall be equal to one and one-half (1.5) times the height of the building with a minimum setback of 20'.</p> <p>Based on the design, the project should be setback approximately 60'.</p>  | <p>The project proposes a rear setback of only 13.4'</p>   | <p>The proposed project utilizes a combination of narrower units with a tandem two-car garage (14') and wider units with a standard two-car garage (21'). We request that buildings 4 &amp; 5 be redesigned with the narrower tandem garages, reducing the building footprint by approximately 21'. This would allow for a rear setback of approximately 34' (13' + 21').</p>  |
| <p>Adjacent to developed residential properties, attractive screen fencing or walls shall be provided along the side or rear property lines to screen buildings; a minimum of 5' planting area shall be established within and adjacent to the fence or wall with evergreen trees planted at a minimum spacing of 25' on center.</p> | <p>Only two 24" box Laurus Saratoga (Saratoga Laurel) will be planted to screen building 4, unit 26.</p>   | <p>A double row of evergreen screen trees should be planted across the entire rear property line to provide maximum screening, at a minimum spacing of 25' on center, even in the areas designated "private yard." Trees should be required to be maintained for the life of the project, even if they are located in a private yard. Only the homes on the end facing the rear property line have private yards. Consider making the landscape setback at the rear of the site common property to be maintained by the HOA.</p> |
| <p>Where a commercial and residential property share a common property line, the sound wall separating the uses shall have a minimum height of 8'. The sound wall may be taller than 8'.</p>   | <p>The project proposes to keep the existing 6' soundwall across the rear property line, but build a new 8' soundwall on the interior property line.</p> <p>For reference, the mixed-use project at the corner of Blaney and Stevens</p> | <p>Build a new 8' soundwall to match the proposed soundwall along the interior property line. Require the developer to replace any landscaping damaged on the adjacent properties as a result of the construction.</p>   |

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|  | Creek installed an 8' soundwall along the rear property line as a condition of the project. |   |
|  | Clear windows facing the existing single-family homes                                       | Require windows facing the rear property line to be opaque. |

## Proposed Section



The proposed section provides a sense of the project's scale in relation to the adjacent single-story, single-family homes. We've personally invested in solar panels on our south-facing roof that will be directly impacted by the proposed development should the proposed changes not be implemented. Impacts to our solar installation and the ability to generate solar power have a direct financial impact on us.

- We request a solar analysis to show the impact of the proposed housing on our ability to generate solar energy.
- We request that the Commission impose the requested changes as conditions of approval to the building design noted above.

It is worth noting that Dividend Homes has a similar development with similar site characteristics in Palo Alto, called Acacia:

<https://www.dividendhomes.com/communities/acacia/>. In this case, the developer chose to design a more context-sensitive project - something they chose not to do here. The project is located near El Camino Real with adjacent single-family homes along one property line. Here, Dividend Homes increased the setback and built two-story units along the property line shared with single-family homes (designated as units with a "2"). Below is a copy of the site plan for that project. We are requesting that they have the same respect for the adjacent homeowners here in Cupertino.



Homes in the North Blaney neighborhood are designed with privacy in mind. The main living space, kitchen, living room, and primary bedroom all face the rear yard, minimizing the impact on adjacent neighbors. The proposed project - 43' in height, 13' from the rear property line with its primary living space on the second and third stories, with an added roof deck - will directly impact our primary living space.

It is vital to provide housing throughout the region to a wide range of prospective owners and renters. The residents will be part of an existing community, one that we've been proud to be part of for nearly 25 years. However, the project should be designed in a manner that is sensitive to all adjacent properties. Maximizing the financial benefit to the developer should not outweigh the concerns of longtime residents who have vested financial interests of their own. The project's design doesn't take into account the sensitivities of the adjacent properties, nor does it comply with the site planning standards outlined in the existing Specific Plan.

The requested changes fall within the purview of the Planning Commission and should be requirements of the use permit.

We thank you for considering these modest changes to the proposed project, which aim to ensure that all Cupertino residents enjoy well-intentioned and thoughtfully designed housing.

Whitney & Todd McNair  
20074 Wheaton Drive