

Planning Commission Written Communications can
be found here:

<https://cupertino.legistar.com/View.ashx?M=E2&ID=1360722&GUID=036B7890-925B-40D3-8AED-851D23C3A5AD>

From: [Catherine Tarone \(Cupertino Planning Department\)](#)
To: [Emi Sugiyama](#)
Subject: [City of Cupertino] Assignment: An urgent request to review the safety matter subject to Linda Vista Spine (ie. Evulich Court) housing development proposal
Date: Monday, February 2, 2026 7:26:23 AM
Attachments: [Letter for Emi Sugiyama, City Planer, Jan, 16, 2026.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You have been assigned to this ticket ([#154285](#)).



Vikram Saxena

Jan 30, 2026, 9:51 AM PST

Vikram Saxena was not explicitly added to the ticket by the requester or an agent. [Learn more](#)

Private note

Dear Emi, Planning Commission and City Council:

I wanted to follow up regarding the safety concerns raised by Mr. Kau.

1. The lot where the development is located overlaps with a Very High Fire Hazard Severity Zone. Fire Safety should be a key factor in the city's decision.
2. The developer is asking for a height-waiver above the 30' allowed by R3/TH zoning. That should trigger Aerial access fire safety requirements. However, based on information we have, the current design is keeping the external walls under 30' to avoid triggering the fire safety requirements.
3. Please ask them to alter the design to use **FLAT ROOFS** which do not rise more than one or two feet above the exterior walls which are under 30'. This will not require a height waiver and will still allow them to meet their unit density goals.
4. Please maintain increased setbacks on the sides abutting neighboring homes to minimize the risk of fire spread. R1 zones typically require front/rear setbacks of at least 10 feet. Given this area's history (zoned R1 up to R3) and the fire risk, please enforce these setbacks.

To summarize:

-The developer can build the required density without needing a height and setback waiver if they alter the design to use flat roofs instead of sloping roofs.
-The developer should increase setbacks on the sides abutting existing residential homes to reduce fire risk. They may have to reduce the square footage of those homes but it is the compromise city should enforce to balance all interests.

Regards
-Vikram Saxena
[REDACTED]
Cupertino CA 95014

On Fri, Jan 16, 2026 at 12:53 PM DerChang Kau
[REDACTED] wrote:

Dear Emi,

With the sobering example of the Palisades Fire last year, how high-density neighborhoods can become traps when a fire moves faster than traffic. The fire grew from 10 acres to 200 acres in just 20 minutes. While "Linda Vista Spine" is less than 30 acres in a narrow strip.

The heart of the Monta Vista neighborhood, bounded by the Deep Cliff and Blackberry Farm Golf Courses to the west and the Union Pacific Railroad tracks to the east, acts as the primary residential core for the community. The bounded neighborhood creates a 'peninsula' effect. In our analysis, the 250+ vehicles from a high-density project would be merging into an already constrained flow of nearly 1,000 households all trying to cross the same few railroad exit points.

This analysis indicates the total evacuation during a wind-drive fire accident will more than double the time required (from less than 30 minutes to 60~90 minutes), let alone the high possibility of earthquake event at the center of the Monta Vista-Shannon fault system.

I would like to request your Safety Officers, Lead Engineers, and Project Decision-Makers to a dedicated and transparent working session with our neighborhood representatives for a safe and harmonic neighborhood development.

Please see the attached letter for our plead.

Thank you,

DerChang Kau

[REDACTED]
Cupertino, CA



DerChang Kau

Jan 29, 2026, 7:15 PM PST

Thanks Emi.

I'll definitely sign-up and select "Evulich Court Townhomes" for this project at <https://www.cupertino.gov/Your-City/Divisions/Communications/eNotification-Sign-Up> and attending those hearings.

However, **I would like to emphasize the importance of addressing our concerns, feedback, and suggestions during the public hearing, if that is the appropriate protocol. If not, please advise us on the proper forum and process for a constructive discussion prior to the hearings, so we can work toward mitigating the hazard and its health impacts.**

Thank you.

/DerChang

Bcc to "Linda Vista Spine" neighbors.

From: Emi Sugiyama <emis@cupertino.gov>

Date: Thursday, January 29, 2026 at 4:52 PM

To: DerChang Kau [REDACTED], City Clerk
<CityClerk@cupertino.gov>

Cc: City of Cupertino Planning Dept. <planning@cupertino.gov>, City Council <CityCouncil@cupertino.gov>, Kitty Moore <kmoore@cupertino.gov>, Liang Chao <LChao@cupertino.gov>, R "Ray" Wang <RWang@cupertino.gov>, Sheila Mohan <SMohan@cupertino.gov>, J.R. Fruen <JRFruen@cupertino.gov>

Subject: RE: An urgent request to review the safety matter subject to Linda Vista Spine (ie. Evulich Court) housing development proposal

Hello,

Thank you very much for following up and for your patience. Your correspondence will be added to the public record for this project.

In reviewing your email and attachment, I understand that you would like to have a meeting with City officials to discuss fire hazard concerns.

The City will be holding two public hearings for this project where decisionmakers will take comments from the public. The first hearing will be held before our Planning Commission who will make a recommendation to the City Council based on the information presented to them. The second hearing will be held before the City Council who will be the final decision makers on this project.

Notices for these hearings will be sent to neighboring property owners via USPS mail and an email notification will also be sent to any person who has signed up through the City's e-notification system. You can sign up here and select "Evulich Court Townhomes" for this project: <https://www.cupertino.gov/Your-City/Divisions/Communications/eNotification-Sign-Up>

-Emi

| | |
|---|---|
|  | <p>Emi Sugiyama Senior Planner Community Development EmiS@cupertino.gov (408)777-3205</p> <div data-bbox="667 974 1068 1031"></div> |
|  | <p>Emi Sugiyama Senior Planner Community Development EmiS@cupertino.gov (408)777-3205</p> <div data-bbox="667 1276 1068 1333"></div> |



Emi Sugiyama (City of Cupertino)

Jan 29, 2026, 5:49 PM PST

Private note



Emi Sugiyama

Jan 29, 2026, 4:52 PM PST

Hello,

Thank you very much for following up and for your patience. Your correspondence will be added to the public record for this project.

In reviewing your email and attachment, I understand that you would like to have a meeting with City officials to discuss fire hazard concerns.

The City will be holding two public hearings for this project where decisionmakers will take comments from the public. The first hearing will be held before our Planning Commission who will make a recommendation to the City Council based on the information presented to them. The second hearing will be held before the City Council who will be the final decision makers on this project.

Notices for these hearings will be sent to neighboring property owners via USPS mail and an email notification will also be sent to any person who has signed up through the City's e-notification system. You can sign up here and select "Evulich Court Townhomes" for this project: <https://www.cupertino.gov/Your-City/Divisions/Communications/eNotification-Sign-Up>

-Emi



DerChang Kau

Jan 29, 2026, 2:27 PM PST

Dear Emi,

It has been two weeks, and I have yet to receive a response from you. I would appreciate hearing from you at your earliest convenience.

Sincerely,

DerChang Kau

[REDACTED]
Cupertino



DerChang Kau

Jan 16, 2026, 12:53 PM PST

Dear Emi,

With the sobering example of the Palisades Fire last year, how high-density neighborhoods can become traps when a fire moves faster than traffic. The fire grew from 10 acres to 200 acres in just 20 minutes. While "Linda Vista Spine" is less than 30 acres in a narrow strip.

The heart of the Monta Vista neighborhood, bounded by the Deep Cliff and Blackberry Farm Golf Courses to the west and the Union Pacific Railroad tracks to the east, acts as the primary residential core for the community. The bounded neighborhood creates a 'peninsula' effect. In our analysis, the 250+ vehicles from a high-density project would be merging into an already constrained flow of nearly 1,000 households all trying to cross the same few railroad exit points.

This analysis indicates the total evacuation during a wind-drive fire accident will more than double the time required (from less than 30 minutes to 60~90 minutes), let alone the high possibility of earthquake event at the center of the Monta Vista-Shannon fault system.

I would like to request your Safety Officers, Lead Engineers, and Project Decision-Makers to a dedicated and transparent working session with our neighborhood representatives for a safe and harmonic neighborhood development.

Please see the attached letter for our plead.

Thank you,

DerChang Kau



Cupertino, CA

Attachment(s)

[Letter for Emi Sugiyama, City Planer, Jan. 16, 2026.pdf](#)

From: [Catherine Tarone \(Cupertino Planning Department\)](#)
To: [Emi Sugiyama](#)
Subject: [City of Cupertino] Assignment: Linda Vista Drive Development
Date: Thursday, February 19, 2026 7:44:57 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You have been assigned to this ticket ([#156253](#)).



George Wang

Feb 18, 2026, 10:33 PM PST

To whom it may concern,

I am writing as a homeowner ([REDACTED]) near the proposed project on Linda Vista Drive to formally express my strong opposition to the 51-unit townhome-style condominium development currently under consideration.

As a recent homebuyer in this neighborhood, the primary factor in my decision to invest in this community was its quiet, low-density residential character. The current atmosphere of single-family homes provides a quality of life that is becoming increasingly rare, and it is specifically this peaceful environment that gives the area its value and appeal.

I have several significant concerns regarding the scale of this proposal:

- **Density and Neighborhood Character:** Replacing four single-family homes with 51 units represents a massive increase in density that is in stark contrast with the surrounding landscape. This transition will irrevocably alter the "suburban feel" that defines our neighborhood.
- **Reduced Attractiveness:** The sheer scale of this project threatens to reduce the attractiveness of the entire area. A high-density complex in the middle of a low-density zone impacts the privacy, aesthetic harmony, and overall desirability of the neighboring properties.
- **Infrastructure and Traffic:** Linda Vista Drive and the surrounding streets were not designed to accommodate the exponential increase in vehicle trips and street parking that 51 new households will inevitably bring.
- **Environmental Impact:** The proposed removal of trees and the demolition of existing homes to make way for such a

dense footprint will have a negative impact on the local canopy and the quietude of our street.

While I understand the state's housing mandates, I believe that development must be balanced with the preservation of established neighborhoods. The neighborhood around Monta Vista High School is one of the most expensive and attractive areas in Cupertino. This proposal, in its current form, is an over-development that disregards the expectations and investments of existing residents and would destroy the premium and attractiveness this area commands in the long term.

I urge the Commission to deny this application or, at the very least, require a significant reduction in the number of units to better align with the existing neighborhood density. Thank you for your time and for considering the voices of the residents who will be most impacted by this decision.

Best,
George Wang

From: [Catherine Tarone \(Cupertino Planning Department\)](#)
To: [Emi Sugiyama](#)
Subject: [City of Cupertino] Assignment: NEW SIGNIFICANT SAFETY INFORMATION – Impacts of 2025 CAL FIRE FHSZ Classifications on Project "Evulich Court"
Date: Monday, February 2, 2026 7:26:10 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

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You have been assigned to this ticket ([#155131](#)).

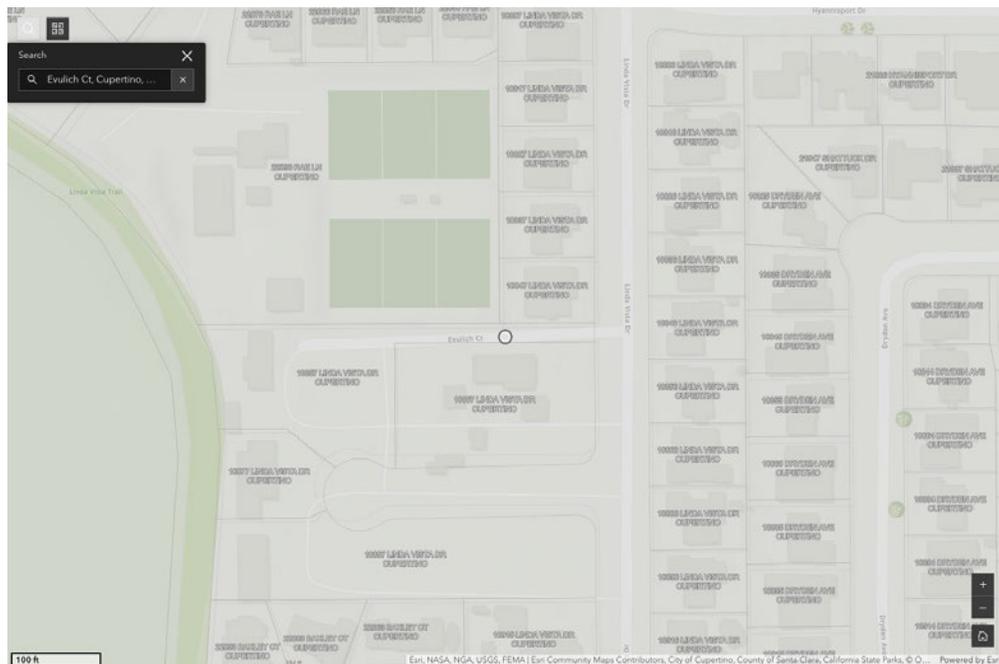


DerChang Kau

Jan 30, 2026, 1:54 PM PST

Hi Char,

Thank you for your feedback. I followed your instructions and turned off the FHSZ overlay. As shown below, the cursor for Evulich Ct falls on the border of 10847 and 10857. The 'Evulich Court Townhouses' site spans 2.55 acres from 10857 to 10887, which lies within the red zone. Fortunately, your home, mine, and Frank's are in the orange zone, though we are still experiencing some impact on this year's insurance premiums.



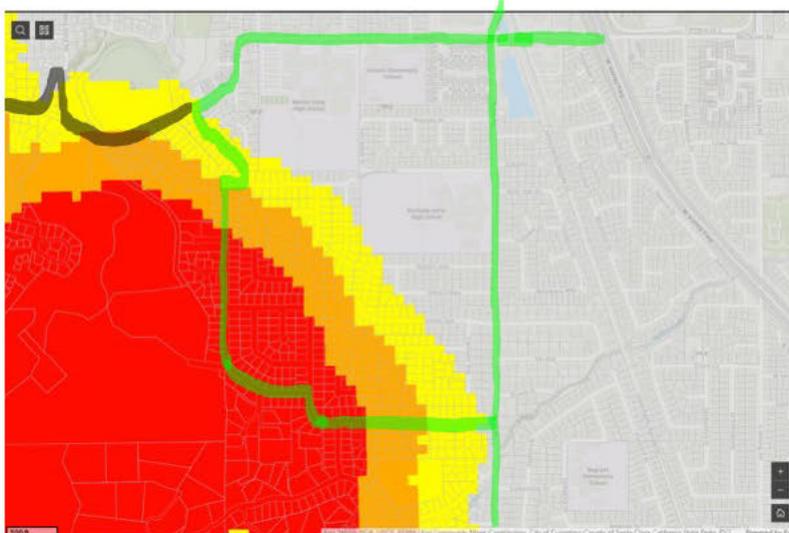
Regarding the safety mandates subject to the revision of FHSZ's March 2025 CAL FIRE LRA update I have requested that the City Planner provide the complete analysis associated with those requirements. In particular, I asked for a qualified evacuation time assessment for wind-driven wildfire scenarios across different zoning densities (e.g., R1 vs. R3) within Zone CUP-029. As noted during SummerHill's meeting two days ago, they have not yet completed this safety analysis in response to my request.

The reason I refer to Linda Vista Drive as a 'single-exit, winding two-lane road'—in

the context of a wildfire event—may be better illustrated with the map below. As shown, the southbound exit leads directly into a fire zone. The northbound route to McClellan Road is a winding path that allows only eastbound travel, as the westbound direction also enters the fire zone. This effectively makes Linda Vista Drive both single-exit and winding under wildfire conditions.

BR,

DerChang



char marshall

Jan 30, 2026, 10:18 AM PST

char marshall was not explicitly added to the ticket by the requester or an agent. [Learn more](#)

Private note

To all,
Adding 2 more cents:

I have looked at the official fire map carefully, and if you ask for Evulich Ct., and then zoom in, it is not in the red zone. It is in the orange zone. Included below is a screen capture. In order to show the words Evulich Ct. I did not zoom in closely enough to show that map indicates Evulich Court is in the orange zone, but here is the url:
<https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247>

On your map to the city, you placed Evulich Court in the red zone. I do think you should be careful in the presentation of data to City Council and others. It does not mean that fire is not an issue; however it could mean that insurance companies are still willing to open new homeowner policies. (I am not an expert on that issue). If you present incorrect data, it reduces the integrity of your request.

Additionally, what are the fire safety mandates that the city must now adopt? Do you know what they are and if the developer may have already agreed to them? Do they specifically mention limits on housing density?

Furthermore I would not characterize Linda Vista Drive as a "single-exit, winding two-lane road". There is one bend near Linda Vista Park, but the rest of the road between there and Hyannisport is straight. Hence the reason some cars drive too fast. I know that the section between Hyannisport and McClellan is a bit windy and there is a likely choke point at the intersection of Linda Vista and McClellan, which is a THREE-WAY stop; maybe that is your justification for the terminology.

Please don't interpret my remarks as being against your position. I think that there is a strong potential of significant evacuation issues, and it obviously could cause a problem if there was a fire and everyone was trying to get out at the same time. It is unclear that there is any insurance issue (at least to me).

Regards,
Char Marshall

image.png



Lucky is the one who loves others, enjoys life, finds pleasure in little things, notices the world around them, has zest, inquisitiveness and purpose, brings happiness and joy to others, likes nature, lives simply, stretches in the sun, naps in the shade, takes care of business, and is self-sufficient



DerChang Kau

Jan 29, 2026, 7:51 PM PST

NEW SIGNIFICANT SAFETY INFORMATION – Impacts of 2025 CAL FIRE FHSZ Classifications on Project "Evulich Court"

To: Cupertino City Council, Planning Commission, and City Manager
Cc: Santa Clara County Fire Department (Chief's Office), Cupertino Planning Division, DerChang Kau and Frank Swanson
Bcc: Linda Vista neighbors
From: DerChang Kau and Frank Swanson, Residents of Linda Vista Drive
Date: January 29, 2026

To the Honorable Mayor and Council Members,

We are writing to formally submit new, significant safety data into the public record

regarding the proposed 51-unit development at **10857–10887 Linda Vista Drive (Evulich Court/CUP-029)**.

While the re-zoning of this site to R3/TH in July 2024 was based on the 2007 Fire Hazard Severity Zone (FHSZ) maps, the **March 2025 CAL FIRE LRA update, Figure-1 attached below**, has fundamentally changed the safety baseline for this parcel. As this new State classification was released *after* the initial re-zoning and project application, the City has a legal and fiduciary duty to reassess the project's density through the lens of current wildfire risk.

- **New Material Facts and State Mandates**

Between February 10 and March 24, 2025, the California State Fire Marshal released updated FHSZ classifications for Local Responsibility Areas (LRA). These maps identify the Linda Vista corridor as a high-risk interface zone. Under **Government Code §51179**, the City is now required to adopt these findings, which trigger stricter fire-safety mandates that were not considered during the July 2024 Housing Element update.

- **Evacuation Constraints vs. Density**

Our independent evacuation modeling, which was shared with Emi Sugiyama, Cupertino City Council and Planning department on Jan, 16, 2026 (also attached in this message), indicates that the current high-density plan of 51 units creates a "choke point" on the single-access Linda Vista "spine."

- **July 2024 Baseline:** Density was approved based on 20-year-old hazard data.
- **January 2026 Reality:** Post-2025 State mapping confirms that this specific topography is prone to rapid fire spread (similar to the January 2025 Palisades Fire).

Adding ~85 vehicles to a single-exit, winding two-lane road in a high-hazard zone constitutes a **"Specific, Adverse Impact upon Public Health and Safety"** under the **Housing Accountability Act (Gov. Code §65589.5(j))**.

- **Formal Request for Action**

In light of this new State data, we formally request the following:

- **Consistency Review:** A formal analysis by the Fire Marshal to determine if 51 units is consistent with the **2025 Health and Safety Element Update** and its "Evacuation-Constrained" criteria.
- **Supplemental CEQA Review:** A re-evaluation of the project's impacts on emergency evacuation plans, given the change in the environmental hazard baseline as of March 2025.
- **Consideration of Mitigation:** We propose that a lower-density, R1-aligned project of **12 single-family homes** serves as the only feasible mitigation to preserve the "Vista" in Linda Vista while maintaining a safe, 30-minute evacuation window. A conceptual design is attached below, Figure-2. Using [the dwelling at 10847 Linda Vista Drive](#) as a template, the proof-of-concept proposal photo of the property with 12 family size homes is exhibited. The proposal includes a green-space in the center with shrubs, trees and benches similar to what is over at the Bubb Road percolation pond.

The safety of nearly 200 current residents depends on the City's willingness to prioritize current State fire data over outdated 2024 planning assumptions. We look forward to a formal response regarding how the City intends to integrate the March 2025 FHSZ findings into the approval process for CUP-029.

Sincerely,

DerChang Kau

Cupertino, CA

&

Frank Swanson

Cupertino, CA

Also on behalf of the Residents of Linda Vista "Spine"

FIG-1: Fire Hazard Severity Zone (FHSZ) maps, the **March 2025 CAL FIRE LRA update**

(A)

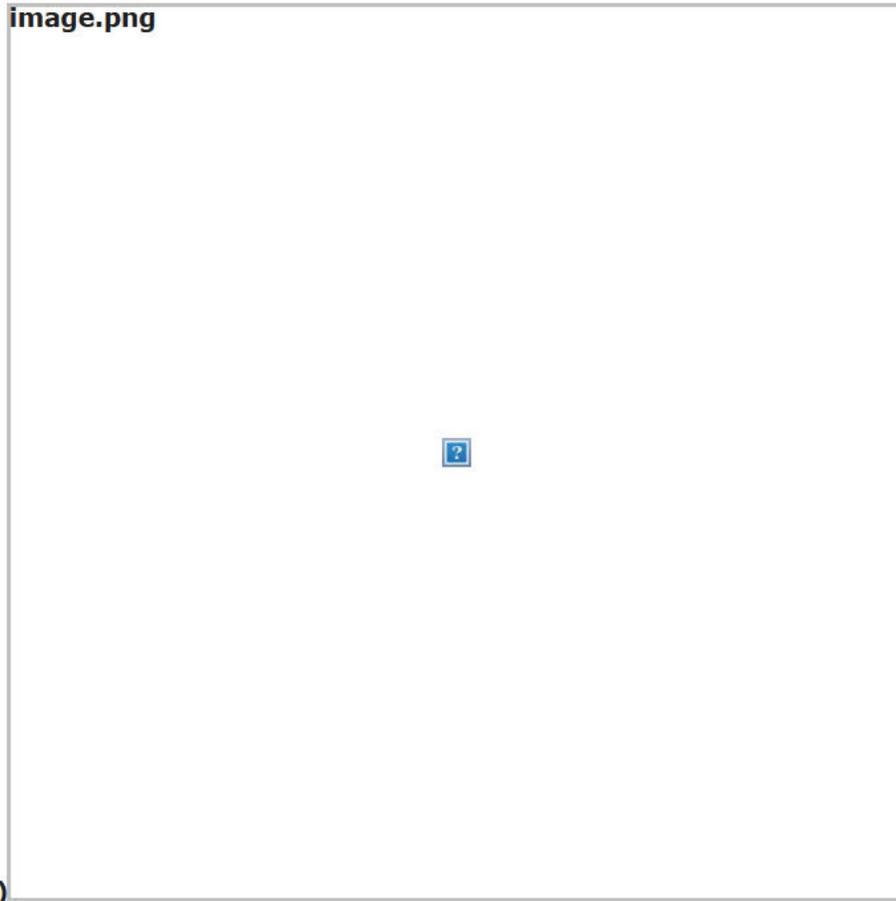


FIG 2- Consideration of Mitigation: a lower-density-aligned project of **12 single-family homes**

Attachment(s)

[An urgent request to review the safety matter subject to Linda Vista Spine \(ie. Evulich Court\) housing development proposal .eml](#)
[Letter for Emi Sugiyama, City Planer, Jan. 16, 2026.pdf](#)
[Letter to City Council and City Manager, R1, Jan 29, 2026.pdf](#)

From: [Catherine Tarone \(Cupertino Planning Department\)](#)
To: [Emi Sugiyama](#)
Subject: [City of Cupertino] Assignment: Re: Application No. TM-2024-009, ASA-2024-015, TR-2024-044
Date: Wednesday, February 18, 2026 10:42:33 AM

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You have been assigned to this ticket ([#156154](#)).



Catherine Tarone (City of Cupertino)

Feb 18, 2026, 10:42 AM PST

Private note

[Redacted content]



Khanh Nguyen

Feb 17, 2026, 4:52 PM PST

To the Cupertino Planning Commission,

I have reviewed the application and support building the 51 unit town home style condominium development at 10857, 10867, 10877, 10887 Linda Vista Drive.

We live on Linda Vista Place, close to the project location. While there may be unforeseen consequences for traffic and noise, I support policies that increase housing supply and make housing more affordable for members of our community. Those who may benefit include important community members—teachers, police, and potentially our own children if they choose to settle in the Bay Area.

Respectfully,
Khanh Nguyen

From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Suqiya](#); [City of Cupertino Planning Commission](#)
Subject: [Urgent] Request for a Full Environmental Impact Report (EIR) for the Proposed SummerHill Development at Evulich Court (Linda Vista)
Date: Tuesday, December 31, 2024 11:32:25 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Councilmembers, Staff and Planning Commission:

Please include in written communications for the next city council meeting on January 22, 2025. I also urge your immediate attention to this matter.

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed SummerHill development of 51 units at Evulich Court, also sometimes referred to interchangeably as "Linda Vista".

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid issuing a waiver or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Residents expect that the City fully evaluates all potential impacts before making any decisions regarding this development. **Anything less would fail to meet the City's obligations to its residents and the principles of responsible planning.**

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

Sincerely,
James Choi ([REDACTED])

From: [REDACTED]
To: [Liang Chao](#); [Sheila Mohan](#); [R "Ray" Wang](#); [Pamela Wu](#); [City Council](#); [Piu Ghosh \(she/her\)](#); [Luke Connolly](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#); jrfuen@cupertino.gov; [Kitty Moore](#)
Subject: *Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Linda Vista Dr*
Date: Sunday, January 5, 2025 9:59:12 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Council members, Planning Staff and Planning Commission:

Please include in written communications for the next city council meeting. However, your immediate attention is called to this matter.

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at 10857 Linda Vista Dr, also sometimes referred to interchangeably as "Evulich Court" under application number ASA-2024-015.

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid granting an exception or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

Sincerely,

Nancy Wu

From: [REDACTED]
To: [Emi Sugiyama](#); [City of Cupertino Planning Dept.](#); [City of Cupertino Planning Commission](#)
Cc: [Bull, Steve](#); [Jack Farrell](#); [Kevin Ebrahimi](#); [Lin, Austin](#); [Matt Larson](#)
Subject: 10857 Linda Vista Drive - Letter of Support
Date: Wednesday, February 18, 2026 5:21:23 PM
Attachments: [Linda Vista Dr. Letter of Support 2-18-26.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi all,

On behalf of YIMBY Law, please see the attached letter of support for the Evulich Court/Summerhill Homes II project at 10857, 10867, 10877 & 10887 Linda Vista Drive.

This is for inclusion in the staff report to be shared on Thursday, February 19, 2026.

Thank you,
Courtney

Courtney Porcella *she/her*
Senior Manager, Industry Partnerships



From: [REDACTED]
To: [Emi Sugiyama](#)
Cc: brad.fox@sccfd.org
Subject: Building Height Clarification and D105.1 Applicability (Linda Vista Drive)
Date: Tuesday, February 17, 2026 9:09:52 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Emi,

I am requesting clarification and supporting documentation regarding the building height representations for this project and the applicability of Section D105.1 for the development at 10857,10867,10877, and 10887 Linda Vista Drive.

Section D105.1 of the California Fire Code (**[CFC D105.1](#)**) states:

“Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.”

Brad Fox, the Assistant Fire Marshall stated in a response to a resident inquiry *“The typical building height for this project measures 29'-1.75" to this specific intersection.”* The code, however, applies to the highest roof surface, not *typical building height*.

Because the Planning Department approves the building elevations and height representations for the project, confirmation of the maximum roof-to-wall intersection height reflected in the approved plan set is necessary to establish consistency with Section D105.1.

I'm copying Fire so height measurements and D105 applicability are aligned prior to Planning Commission consideration. We need more information about the proposed plan so that any concerns can be addressed before approval.

For clarity of the public record, please provide the following:

1. The maximum roof to exterior wall intersection height for each building type in the project, measured from the defined grade plane.
2. Confirmation that no building, pad condition, stepped grade, or end unit condition results in a roof to wall intersection exceeding 30 feet above grade plane.
3. The grade plane elevation used for each building type and the method of calculation

consistent with the code definition of grade plane.

4. The maximum ridge height for each building type and the dimensioned vertical distance between ridge and roof to wall intersection, shown on the stamped elevation sheets.
5. The elevation drawings that substantiate both the 43 foot maximum building height representation and the sub 30 foot roof to wall intersection measurement, measured from the same grade plane reference.

As written, D105.1 is triggered by the **highest** roof surface, **not merely a typical condition**. Clear confirmation that the maximum roof to wall intersection across the entire project remains below 30 feet is necessary to establish compliance.

Please provide the referenced elevation sheets and calculations.

Thank you,

David

From: [LindaVistaTT](#)
To: E-Permits@pln.sccgov.org; info@sccfd.org
Cc: [Luke Connolly](#); [Emi Sugiyama](#); [Benjamin Fu](#); [Tina Kapoor](#)
Subject: Fire Code Non-Compliance & Safety Hazards – Evulich Court (10857-10887 Linda Vista Dr, Cupertino)
Date: Tuesday, December 2, 2025 9:30:43 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[Signatures-Pictures.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Fire Prevention Division
Santa Clara County Fire Department
Attn: Fire Chief Suwanna Kerdkaw, Fire Marshal
Attn: Assistant Chief Hector Estrada, Fire Prevention
1315 Dell Avenue
Campbell, CA 95008

Re: Fire Code Non-Compliance & Safety Hazards – Evulich Court (10857-10887 Linda Vista Dr, Cupertino)

Dear Chief Kerdkaw and Assistant Chief Estrada,

I am writing to formally request your urgent review of the Site Plan (dated May 2, 2025) for the proposed "Evluch Court" townhome development by SummerHill Homes at 10857-10887 Linda Vista Drive, Cupertino, CA 95014. On the Cupertino city [website](#) this development is called Evulich Court/Summerhill Homes II.

The current proposal includes townhomes which are going to be in excess of 40ft in height. As currently proposed, the project design appears to violate critical **Aerial Fire Apparatus Access** requirements mandated by the California Fire Code (CFC) Appendix D. These violations create a specific, unmitigated threat to public safety that cannot be resolved without significant changes to the building height or construction type.

1. The Aerial Apparatus Trigger ([CFC D105.1](#))

The project proposes **three-story townhomes**, which will exceed **30 feet** in vertical distance from grade to the highest roof surface. This height triggers the mandatory **Aerial Fire Apparatus Access Road** requirements of [CFC Appendix D, Section D105](#).

Based on the May 2025 Site Plan, the project fails to meet these specific safety standards in three critical areas:

2. Failure to Provide Required Road Width ([CFC D105.2](#))

Code Requirement: Aerial fire apparatus access roads must have a minimum unobstructed width of 26 feet.

Violation: The Site Plan explicitly notes road widths of 25'-0" (D Street) and approximately 22'-0" (E Street). These dimensions are physically insufficient for aerial operations and violate the 26-foot statutory minimum. Additionally, "A Street" and "B Street" (26'-6") are likely insufficient once curbs and potential obstructions are factored in, unless a strict "No Parking" fire lane is enforced across the entire complex.

3. Failure to Meet Proximity & Standoff Requirements ([CFC D105.3](#))

Code Requirement: The aerial access road must be located within a minimum of 15 feet and a maximum of 30 feet from the building, positioned parallel to one entire side of the building.

Violation: The Site Plan repeatedly designates building setbacks of 10'-0" and 11'-0" from the drive aisle. This places the three-story structures too close to the fire lane, creating a "dead zone" where the angle of a ladder truck would be too steep to safely reach the roof or upper windows.

4. Insufficient Turnaround for Aerial Apparatus ([CFC D103.4](#))

Code Requirement: Dead-end fire apparatus access roads in excess of 150 feet requires a turnaround (cul-de-sac or hammerhead) capable of supporting heavy apparatus.

Violation: The proposed "hammerhead" configuration at the T-intersection of Evulich Ct and A Street appears geometrically insufficient for an aerial ladder truck to turn around, given the narrow 25-foot widths and the encroachment of parking aprons. Furthermore, because Buildings 1 and 6 at the ends of the turnaround are also >30 feet tall, the turnaround itself must meet the 15–30 foot standoff distance, which the current 10-foot setback fails to provide.

5. Linda Vista Drive Obstructions ([CFC D105.4](#))

Additionally, the frontage along Linda Vista Drive faces significant challenges functioning as an aerial access point due to existing street parking widths and the presence of overhead utility lines, which are prohibited over aerial access roads under CFC D105.4.

The Solution: Enforce the Exception or Deny the Height

Given these violations, the site generally cannot support the proposed height safely. However, **CFC Section D105.1** provides the only legal exception that would allow the developer to bypass these aerial road width and setback requirements.

I respectfully request that your office **reject the current site plan** unless the developer agrees to construct the buildings in full compliance with the [Section D105.1 Exception](#), which requires:

1. **Type IA, IB, or IIA Construction** (Steel or Concrete, not Wood Frame).
2. **Commercial-Grade Automatic Sprinklers** (NFPA 13 Standard per Section 903.3.1.1).
3. **Enclosed Fire Fighter Access Stairways** with Class I Standpipes to the roof.

If the developer is unwilling to upgrade the buildings to this commercial safety standard, the 40+-foot height creates an unavoidable adverse impact on public safety. In that case, I urge you to deny the height waiver and restrict the buildings to **30 feet**, which would align with the existing road infrastructure and R-3 zoning.

Thank you for your dedication to the safety of our community.

Sincerely,

Signed by Cupertino Residents (The list of signatures is also in the attached document.)

| Email Address | Name | Email | Address |
|---------------|-------------------------|-------|--|
| | David Yau | | Cupertino, CA |
| | Vikram Sawant | | 11126 Linda Vista Drive, Cupertino, CA 95014 |
| | Anne Yang | | 10617 Linda Vista Drive |
| | Der-Chang Kau | | 10647 Linda Vista Drive |
| | Helena Cohen | | 11105 La Paloma Drive, Cupertino CA 95014 |
| | Burna Jaganm | | 11087 Linda Vista Drive, Cupertino, CA 95014 |
| | Maneesh Sawant | | 11087 Linda Vista Drive, Cupertino, CA 95014 |
| | Sume H Kaulshik | | 21920 delanos Ave |
| | Akila Natarajan | | 21840 TERRACE BL |
| | Babu Sathya | | 22023 Boxley Court, Cupertino, CA 95014 |
| | Sohi Sathya | | 22023 Boxley Court, Cupertino, CA 95014 |
| | Terita Chuong | | 918 New Haven Ct, Cupertino CA 95014 |
| | Parimal Kopardikar | | 22033 Boxley Ct |
| | Ravi Kondun | | 22013 Boxley Ct, Cupertino, CA 95014 |
| | Mary Jo | | Bunderson |
| | James Choi | | 11095 Bol Aire Ct, Cupertino, CA 95014 |
| | Alice Lin | | 10647 Linda Vista Drive, Cupertino, CA 95014 |
| | Carrie Scott | | 22093 Boxley Ct |
| | Isawei Huang | | 10979 Linda Vista Drive, Cupertino CA |
| | Veronica Corchado Lenti | | 22024 Boxley Court |
| | Ping Chan | | 22004 Boxley Ct |
| | Meghnoot Bhattacharya | | 21965 Hyannisport Drive, Cupertino 95014 |
| | Jim Lentfer | | 22024 Boxley Court, Cupertino, CA 95014 |
| | Fering Chung | | 11095 Linda vista Dr, Cupertino, ca 95014 |
| | Mamad Yuzoff | | 10607 Linda Vista Drive Cupertino Ca 95014 |
| | Dier | | 20488 Stevens creek blvd, Cupertino |
| | Hill | | 11375 sweetings spring ct, Cupertino, ca 95014 |
| | LeeAnn Constant | | 11097 Linda Vista Drive |
| | Malathi Nagamangala | | 22004 Boxley Ct |
| | Shubha Raghavendra | | 22004 Boxley Ct Cupertino CA |
| | Vidya Raghavendra | | 22004 Boxley Ct Cupertino, CA 95014 |
| | Nancy Wu | | 21783 Castleton St, Cupertino CA 95014 |
| | Rocky Bunderson | | 22074 Boxley Ct, Cupertino, CA 95014 |
| | Ping Boaic | | 11137 Linda Vista Drive, Cupertino, CA 95014 |
| | Jingjing Xu | | 22076 Rex Ln., Cupertino, CA |



**Wires in front of the lot which limit aerial access ([Google Street View](#))
(The picture above is also in the attached document.)**

From: [REDACTED]
To: [Emi Sugiyama](mailto:Emi.Sugiyama)
Subject: Fw: 10857 Linda Vista Drive - plan for 50-60 town homes
Date: Tuesday, August 6, 2024 2:06:58 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Amy,

I'm forwarding the concern I have for this town homes development project to Mr. Bull (Summer Hill Homes) already. I just want to share my concerns with Cupertino City Planning as well.

Thank you for your help and please let me know if you have any questions.

Jane Chu

----- Forwarded Message -----

From: Jane Chu [REDACTED]
To: sbull@shhomes.com <sbull@shhomes.com>
Sent: Thursday, August 1, 2024 at 02:10:24 PM PDT
Subject: 10857 Linda Vista Drive - plan for 50-60 town homes

Hi Steven,

We live at [REDACTED]. for the last 45 yrs and we noticed there are lots of kids drop off and pick up to/from Kennedy Jr. High during the school year which makes the intersection at Linda Vista Dr. (traffic from McClellan) and Hyannisport very busy already.

The traffic at Hynannisport and Bubb Rd. even worse, sometimes it'll take half an hour to pass the STOP sign at the intersection during rush hours.

We always tried to avoid the rush hour to come or leave the house already.

There are also lots of through traffic from McClellan to Linda Vista to Terrace to Bubb already during early morning and late afternoon too.

By adding another 50-60 town homes at 10857 Linda Vista Drive, it will add more traffic and noise problems in the neighborhood.

Do you plan to do some traffic and noise study for this project?

We thought to share our thoughts with you. Do you have a plan to forward our comments and feedbacks to the city staff? If not, can you let me know who I can forward my feedback to them?

Thank you.

From: [City of Cupertino Planning Dept.](#)
To: [Eva Momoki](#)
Cc: [Emi Sugiyama](#)
Subject: FW: Application No. TM-2024-009, ASA-2024-015, TR-2024-044
Date: Wednesday, February 18, 2026 10:41:29 AM



Catherine Tarone
Permit Technician
Community Development
CatherineT@cupertino.gov
[\(408\)777-3297](tel:(408)777-3297)



From: Khanh Nguyen [REDACTED]
Sent: Tuesday, February 17, 2026 4:51 PM
To: City of Cupertino Planning Dept. <planning@cupertino.org>
Subject: Re: Application No. TM-2024-009, ASA-2024-015, TR-2024-044

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Cupertino Planning Commission,

I have reviewed the application and support building the 51 unit town home style condominium development at 10857, 10867, 10877, 10887 Linda Vista Drive.

We live on Linda Vista Place, close to the project location. While there may be unforeseen consequences for traffic and noise, I support policies that increase housing supply and make housing more affordable for members of our community. Those who may benefit include important community members—teachers, police, and potentially our own children if they choose to settle in the Bay Area.

Respectfully,
Khanh Nguyen

From: [Piu Ghosh \(she/her\)](#)
To: [Emi Sugiyama](#)
Subject: FW: Concerned about the proposed SummerHill Homes development on Evulich Ct.
Date: Monday, November 25, 2024 12:20:31 PM

Could you please respond and copy me? Thanks!
Piu

--
Piu Ghosh
Planning Manager
Community Development
PiuG@cupertino.org
(408) 777-3277



Piu Ghosh (she/her)
Planning Manager
Community Development
PiuG@cupertino.gov
(408) 777-3277



-----Original Message-----

From: Santa Teresa Cupertino
Sent: Monday, November 25, 2024 11:42 AM
To: Piu Ghosh (she/her) ; City of Cupertino Planning Dept.
[REDACTED]
Subject: Concerned about the proposed SummerHill Homes development on Evulich Ct.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Piu,

I hope this message finds you well. I am a Cupertino resident living in the Linda Vista area, and many of my neighbors and I are deeply concerned about the proposed SummerHill Homes (SHH) development on Evulich Ct.

Understanding that our time to review the application may be limited, I wanted to reach out in advance to ask the following questions:

1. Has SummerHill Homes already submitted their application for the project on Evulich Ct?
2. If yes, how can the application be made accessible to area residents?
3. If no, when do you anticipate the application being submitted?
4. Is it possible for us to be notified within 24 hours of SHH's submission?
5. Could you please clarify the timeframe we will have to review the application and raise concerns?

Additionally, may I kindly request that this inquiry be included in all relevant written

communications regarding the SHH project?

Thank you for your assistance, and I look forward to your response.

Best regards,
Jen
Cupertino Resident

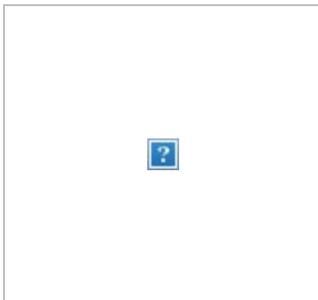
From: [Piu Ghosh \(she/her\)](#)
To: [Emi Sugiyama](#)
Subject: FW: Inquiry About SummerHill Homes Development on Evulich Ct
Date: Monday, November 25, 2024 12:21:41 PM
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)

Same.



Piu Ghosh

Planning Manager
Community Development
PiuG@cupertino.org
(408) 777-3277



Piu Ghosh (she/her)

Planning Manager
Community Development
PiuG@cupertino.gov
(408) 777-3277



From: Sam G
Sent: Monday, November 25, 2024 11:27 AM
To: Piu Ghosh (she/her)
Cc: City of Cupertino Planning Dept.
Subject: Inquiry About SummerHill Homes Development on Evulich Ct

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Hi Piu,

I hope this message finds you well. I am a Cupertino resident living in the Linda Vista area, and many of my neighbors and I are deeply concerned about the proposed SummerHill Homes (SHH) development on Evulich Ct.

Understanding that our time to review the application may be limited, I wanted to reach out in advance to ask the following questions:

1. Has SummerHill Homes already submitted their application for the project on Evulich Ct?
2. If yes, how can the application be made accessible to area residents?

3. If no, when do you anticipate the application being submitted?
4. Is it possible for us to be notified within 24 hours of SHH's submission?
5. Could you please clarify the timeframe we will have to review the application and raise concerns?

Additionally, may I kindly request that this inquiry be included in all relevant written communications regarding the SHH project?

Thank you for your assistance, and I look forward to your response.

Best regards,

Ying Susic

Cupertino resident



From: [City of Cupertino Planning Dept.](#)
To: [Eva Momoki](#)
Cc: [Emi Sugiyama](#)
Subject: FW: Linda Vista Drive Development
Date: Thursday, February 19, 2026 7:43:59 AM



Catherine Tarone
Permit Technician
Community Development
CatherineT@cupertino.gov
[\(408\)777-3297](tel:(408)777-3297)



From: George Wang [REDACTED]
Sent: Wednesday, February 18, 2026 10:33 PM
To: City of Cupertino Planning Dept. <planning@cupertino.org>
Subject: Linda Vista Drive Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am writing as a homeowner ([REDACTED]) near the proposed project on Linda Vista Drive to formally express my strong opposition to the 51-unit townhome-style condominium development currently under consideration.

As a recent homebuyer in this neighborhood, the primary factor in my decision to invest in this community was its quiet, low-density residential character. The current atmosphere of single-family homes provides a quality of life that is becoming increasingly rare, and it is specifically this peaceful environment that gives the area its value and appeal.

I have several significant concerns regarding the scale of this proposal:

- **Density and Neighborhood Character:** Replacing four single-family homes with 51 units represents a massive increase in density that is in stark contrast with the surrounding landscape. This transition will irrevocably alter the "suburban feel" that defines our neighborhood.

Reduced Attractiveness: The sheer scale of this project threatens to reduce the attractiveness of the entire area. A high-density complex in the middle of a low-density zone impacts the privacy, aesthetic harmony, and overall desirability of the neighboring properties.

- Infrastructure and Traffic: Linda Vista Drive and the surrounding streets were not designed to accommodate the exponential increase in vehicle trips and street parking that 51 new households will inevitably bring.
- Environmental Impact: The proposed removal of trees and the demolition of existing homes to make way for such a dense footprint will have a negative impact on the local canopy and the quietude of our street.

While I understand the state's housing mandates, I believe that development must be balanced with the preservation of established neighborhoods. The neighborhood around Monta Vista High School is one of the most expensive and attractive areas in Cupertino. This proposal, in its current form, is an over-development that disregards the expectations and investments of existing residents and would destroy the premium and attractiveness this area commands in the long term.

I urge the Commission to deny this application or, at the very least, require a significant reduction in the number of units to better align with the existing neighborhood density. Thank you for your time and for considering the voices of the residents who will be most impacted by this decision.

Best,
George Wang

We are writing to formally submit new, significant safety data into the public record regarding the proposed 51-unit development at 10857–10887 Linda Vista Drive (Evulich Court/CUP-029).

While the re-zoning of this site to R3/TH in July 2024 was based on the 2007 Fire Hazard Severity Zone (FHSZ) maps, the March 2025 CAL FIRE LRA update, Figure-1 attached below, has fundamentally changed the safety baseline for this parcel. As this new State classification was released after the initial re-zoning and project application, the City has a legal and fiduciary duty to reassess the project's density through the lens of current wildfire risk.

*

New Material Facts and State Mandates

Between February 10 and March 24, 2025, the California State Fire Marshal released updated FHSZ classifications for Local Responsibility Areas (LRA). These maps identify the Linda Vista corridor as a high-risk interface zone. Under Government Code §51179, the City is now required to adopt these findings, which trigger stricter fire-safety mandates that were not considered during the July 2024 Housing Element update.

*

Evacuation Constraints vs. Density

Our independent evacuation modeling, which was shared with Emi Sugiyama, Cupertino City Council and Planning department on Jan, 16, 2026 (also attached in this message), indicates that the current high-density plan of 51 units creates a "choke point" on the single-access Linda Vista "spine."

* July 2024 Baseline: Density was approved based on 20-year-old hazard data.

*

January 2026 Reality: Post-2025 State mapping confirms that this specific topography is prone to rapid fire spread (similar to the January 2025 Palisades Fire).

*

Adding ~85 vehicles to a single-exit, winding two-lane road in a high-hazard zone constitutes a "Specific, Adverse Impact upon Public Health and Safety" under the Housing Accountability Act (Gov. Code §65589.5(j)).

*

Formal Request for Action

In light of this new State data, we formally request the following:

- * Consistency Review: A formal analysis by the Fire Marshal to determine if 51 units is consistent with the 2025 Health and Safety Element Update and its "Evacuation-Constrained" criteria.

- * Supplemental CEQA Review: A re-evaluation of the project's impacts on emergency evacuation plans, given the change in the environmental hazard baseline as of March 2025.

- * Consideration of Mitigation: We propose that a lower-density, R1-aligned project of 12 single-family homes serves as the only feasible mitigation to preserve the "Vista" in Linda Vista while maintaining a safe, 30-minute evacuation window. A conceptual design is attached below, Figure-2. Using the dwelling at 10847 Linda Vista

Drive<

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> as a template, the proof-of-concept proposal photo of the property with 12 family size homes is exhibited. The proposal includes a green-space in the center with shrubs, trees and benches similar to what is over at the Bubb Road percolation pond. The safety of nearly 200 current residents depends on the City’s willingness to prioritize current State fire data over outdated 2024 planning assumptions. We look forward to a formal response regarding how the City intends to integrate the March 2025 FHSZ findings into the approval process for CUP-029.

Sincerely,

DerChang Kau

[REDACTED]

Cupertino, CA

Frank Swanson

& [REDACTED]

Cupertino, CA

Also on behalf of the Residents of Linda Vista "Spine"

FIG-1: Fire Hazard Severity Zone (FHSZ) maps, the March 2025 CAL FIRE LRA update

(A)[image.png]

(B)[image.png]

[X]FIG 2- Consideration of Mitigation: a lower-density-aligned project of 12 single-family homes



<An urgent request to review the safety matter subject to Linda Vista Spine (ie. Evulich Court) housing development proposal .eml>

<Letter for Emi Sugiyama, City Planer, Jan, 16, 2026.pdf>

<Letter to City Council and City Manager, R1, Jan 29, 2026.pdf>

From: [Luke Connolly](#)
To: [Emi Sugiyama](#)
Subject: FW: Oppose Summer-Hill Homes and Vista Heights Project
Date: Monday, October 7, 2024 11:19:54 AM

[Redacted]

[Redacted]

| | |
|---|---|
|  | <p>Luke Connolly Assistant Director of Community Development Community Development LukeC@cupertino.gov (408)777-1275</p> <p></p> |
|---|---|

From: Nancy Chang
Sent: Sunday, October 6, 2024 9:08 PM
To: City Clerk ; Benjamin Fu ; Luke Connolly ; Piu Ghosh (she/her) ; Pamela Wu ; City Council
Subject: Re: Oppose Summer-Hill Homes and Vista Heights Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk and Members of the Cupertino City Council,
Any update on next steps?

Regards,

Nancy Wu

Resident at [Redacted] St., Cupertino

On Wed, Sep 4, 2024, 11:47 PM Nancy Chang [Redacted] wrote:

Dear City Clerk and Members of the Cupertino City Council,

Please include in written communications for the next city council meeting. Thank you.

We are writing to express my deep concerns regarding the proposed redevelopment of **10857 Linda Vista Drive and Linda Vista Park (Summer-Hill Homes and Vista Heights)** area into a higher-density residential neighborhood. While we understand the need for housing, we strongly believe that this project would significantly harm the quality of life in our community, which has long been cherished for its quiet and peaceful environment.

Traffic and Safety Concerns

Linda Vista Drive and its surrounding streets are small, residential roads that are not designed to handle the increased traffic that **hundreds of additional housing units/cars would bring**. The influx of cars would create significant congestion, particularly during school drop-off and pick-up times. Our community is home to three schools where young children walk and bike to school every day. The safety of these children should be our top priority.

In addition to the daily traffic, the construction phase of this project would introduce heavy machinery and trucks to our streets for several years. This not only endangers pedestrians, particularly young students, but also poses a serious risk of accidents. We must not forget the tragic death of Ethan Wong, a Monta Vista High School student on October 27, 2014, who lost his life after being struck by a construction truck while biking to school. The proposed development increases the likelihood of such heartbreaking incidents, bringing to light the serious safety risks that arise when construction and increased traffic intersect with areas heavily used by students.

This incident underscores the dangers that come with increased vehicle presence, particularly large construction trucks, in residential and school zones. The tragic loss of a young life is a stark reminder that safety must be prioritized when planning any developments in our community.

Environmental and Fire Safety Hazards

Cupertino is a community that values its natural environment, and the current low-density neighborhoods contribute to our city's green spaces and tranquility. Increasing the density of housing in this area would put a strain on local infrastructure, including emergency services. Higher density inevitably brings more people, more vehicles, and potentially more fires. In the event of an emergency, evacuation could become chaotic and life-threatening, particularly given the narrow streets that could easily become gridlocked. Increased congestion, both from residents and construction vehicles, can slow down emergency response times. In an emergency, even a few minutes can make the difference between a small emergency and a catastrophic one.

Moreover, higher density housing means more combustible materials in a smaller area, leading to a greater fire load. In the event of a fire, this could cause the fire to spread more quickly and intensely, making it harder for firefighters to control. The very nature of townhomes, often being built close together, increases the risk of a fire spreading from one unit to another. This close proximity reduces the effectiveness of firebreaks and makes it easier for flames to leap from roof to roof.

Moreover, the added pressure on our water supply, sewage systems, and other utilities could lead to long-term environmental degradation, reducing the livability of our community. This development could also disturb the local wildlife and increase pollution levels, further detracting from the peaceful and healthy living conditions we currently enjoy.

Impact on Community Character

The character of Cupertino has always been defined by its quiet, suburban feel—a refuge from the hustle and bustle of the surrounding urban areas. Transforming the Linda Vista area into a high-density neighborhood would fundamentally alter this character. We would lose the very essence of what makes Cupertino special: a safe, family-friendly environment where neighbors know each other and where children can play outside without fear.

We urge the City Council to reconsider this proposal. While we recognize the need for additional housing, we believe that there are more appropriate areas in Cupertino for such developments—areas that would not compromise the safety of our children, the peace of our neighborhoods, or the environmental integrity of our city.

Thank you for considering our concerns. We look forward to your response and hope that you will prioritize the well-being of our community in your decision-making process.

Regards,

Nancy Wu

Resident at [REDACTED] St., Cupertino

From: [Jon De Ridder](#)
To: [Emi Sugiyama](#)
Subject: FW: Opposition to the Linda Vista Development Proposal
Date: Tuesday, June 11, 2024 8:40:47 AM

FYI



Jon De Ridder

Administrative Assistant
Community Development
JonDR@cupertino.gov
[\(408\)777-1374](tel:(408)777-1374)



From: Albert38
Sent: Tuesday, June 11, 2024 8:29 AM
To: City of Cupertino Planning Commission
Subject: Opposition to the Linda Vista Development Proposal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

June 11, 2024

Dear Planning Commission members,

I have a strong urge to express my concern with the Linda Vista Development Proposal, as a resident of a home very close to the project site. Unfortunately, I am in Asia and thus cannot attend today's meeting.

I have been seeing and hearing digging and soil removal of the hill right outside of my windows. My neighbors and I appreciate the tranquility and the natural beauty of our environment, and thus we chose living in our hillside area. The Development Proposal suggests a large scale damage to the original environment, and yet we the concerned community have not seen much transparency of the project to voice our opposition. As my neighbors have enumerated the problematic issues to be or have been presented to the Commission, I want to add my strong opposition to the proposed development.

I urge the Commission and the City Government to listen to our voices, and cautiously and carefully study the negative impacts of the development project before further irreparable damages are done. I thank you.

Dr. Albert Wu





From: [Piu Ghosh \(she/her\)](#)
To: [Emi Sugiyama](#)
Subject: FW: Proposed SummerHill Homes (SHH) development on Evulich Ct
Date: Monday, November 25, 2024 12:20:51 PM
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)

Could you please respond and send me a copy?

Thanks!

Piu



Piu Ghosh

Planning Manager
Community Development
PiuG@cupertino.org
(408) 777-3277



Piu Ghosh (she/her)

Planning Manager
Community Development
PiuG@cupertino.gov
(408) 777-3277



From: AR. Yazdi

Sent: Monday, November 25, 2024 11:52 AM

To: Piu Ghosh (she/her) ; City of Cupertino Planning Dept.

Subject: Proposed SummerHill Homes (SHH) development on Evulich Ct

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Piu,

I hope this message finds you well. I am a Cupertino resident living in the Linda Vista area, and many of my neighbors and I are deeply concerned about the proposed SummerHill Homes (SHH) development on Evulich Ct.

Understanding that our time to review the application may be limited, I wanted to reach out in advance to ask the following questions:

1. Has SummerHill Homes already submitted their application for the project on Evulich Ct?
2. If yes, how can the application be made accessible to area residents?

3. If no, when do you anticipate the application being submitted?
4. Is it possible for us to be notified within 24 hours of SHH's submission?
5. Could you please clarify the timeframe we will have to review the application and raise concerns?

Additionally, may I kindly request that this inquiry be included in all relevant written communications regarding the SHH project?

Thank you for your assistance, and I look forward to your response. Best regards,

Ahmad R. Yazdi

[REDACTED]

[REDACTED]

From: [Piu Ghosh \(she/her\)](#)
To: [Emi Suqiyama](#)
Subject: FW: Proposed SummerHill Homes (SHH) development on Evulich Ct.
Date: Monday, November 25, 2024 12:21:32 PM



--
Piu Ghosh
Planning Manager
Community Development
PiuG@cupertino.org
(408) 777-3277



Piu Ghosh (she/her)
Planning Manager
Community Development
PiuG@cupertino.gov
(408) 777-3277



-----Original Message-----

From: Mehrnaz Yazdi
Sent: Monday, November 25, 2024 11:55 AM
To: Piu Ghosh (she/her) ; City of Cupertino Planning Dept.
Subject: Proposed SummerHill Homes (SHH) development on Evulich Ct.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Piu,

I hope this message finds you well. I am a Cupertino resident living in the Linda Vista area, and many of my neighbors and I are deeply concerned about the proposed SummerHill Homes (SHH) development on Evulich Ct.

Understanding that our time to review the application may be limited, I wanted to reach out in advance to ask the following questions:

1. Has SummerHill Homes already submitted their application for the project on Evulich Ct?
2. If yes, how can the application be made accessible to area residents?
3. If no, when do you anticipate the application being submitted?
4. Is it possible for us to be notified within 24 hours of SHH's submission?

5. Could you please clarify the timeframe we will have to review the application and raise concerns?

Additionally, may I kindly request that this inquiry be included in all relevant written communications regarding the SHH project?

Thank you for your assistance, and I look forward to your response. Best regards,

Mehrnaz Yazdi
Cupertino resident



From: [City of Cupertino Planning Dept.](#)
To: [Emi Sugiyama](#)
Subject: FW: Request for Info RE Proposed 87-Unit New Construction
Date: Tuesday, September 3, 2024 10:32:58 AM



Catherine Tarone

Permit Technician
Community Development
CatherineT@cupertino.gov
[\(408\)777-3297](tel:(408)777-3297)



From: Jolyn Yao
Sent: Saturday, August 31, 2024 10:39 PM
To: sbull@shhomes.com
Cc: City of Cupertino Planning Dept.
Subject: Request for Info RE Proposed 87-Unit New Construction

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Steven and Cupertino City Planning,

I am writing to request more information about the proposed 10857/10867/10877/10887 Linda Vista Dr. Rezoning & New Construction. I have several urgent questions and requests:

- **Postponed Meeting:** The original August 6th meeting was postponed with extremely short notice, causing significant inconvenience for many residents, including myself. I had to cancel a business trip, risking my job, and am now facing financial losses and potential career repercussions. I urge you to provide ample notice for any future scheduled meetings or changes that may occur.
- **Submitted New Construction Proposal:** Could you please provide detailed information about the new construction proposal? Access to this information is essential for residents to understand the potential impact of the project on our neighborhood.
- **Clear Definition of "Townhome":** The term "Townhome" is not a concept existing in current ownership structures. I request clarification and a detailed development plan to be shared with the neighborhood.
- **Next Hearing and Proposal Sharing:** When is the next hearing scheduled? I strongly request that new construction proposals be shared with the neighborhood at least six weeks in advance of any future hearings. This will allow residents adequate time to review the proposals and prepare informed comments.

Thank you for your attention to these urgent matters. I look forward to your prompt response and a transparent and inclusive process regarding this development project.

Sincerely,

Jolyn

From: LindaVistaTT <lindavistatt@gmail.com>

Date: Tuesday, June 24, 2025 at 10:53 AM

To: City Council <citycouncil@cupertino.gov>, Tina Kapoor <tinak@cupertino.gov>, City Attorney's Office <CityAttorney@cupertino.gov>, City Clerk <cityclerk@cupertino.gov>

Cc: [REDACTED]

[REDACTED]

Subject: Request to Deny Density Bonus Approval for Summerhill Homes Development on Evulich Court

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Executive Summary

We, the residents, respectfully request that the Cupertino City Council deny approval of density bonus waiver incentives for the proposed Summerhill Homes development on Evulich Court. Recent devastating wildfires in Southern California and emerging fire safety research demonstrate that the proposed density bonuses—which would allow reduced setbacks and increased building heights beyond R3 zoning limits—create unacceptable fire risks in areas recently designated as Very High Fire Risk zones.

These changes materially alter the public safety profile of the development.

State law under Government Code § 65915(d)(2)(C) provides cities with discretion to deny waivers when they would result in a specific, adverse impact on public health or safety that

cannot be mitigated. Given the site's new designation as a Very High Fire Hazard Severity Zone by Cal Fire in 2025, combined with topographical vulnerability and limited evacuation routes, Cupertino is on strong legal footing to not approve these waivers based on safety risk.

Background

The subject property on Evulich Court, located on Linda Vista Drive, was originally zoned for 11 single-family homes (R1) and later changed to R3 zoning. Summerhill Homes now proposes to construct 51 townhomes by utilizing California density bonus laws to:

- Reduce required setbacks below R3 standards
- Increase building heights beyond R3 limits

Critical Context: This neighborhood has recently been designated as Very High Fire Risk under CalFire's updated Fire Hazard Severity Zone maps, released following the analysis of the devastating January 2025 Eaton and Palisades fires. As documented in the City of Cupertino's own notification letter dated May 23, 2025, the City has received formal notification from CalFire about these recommendations and is required by CA Government Code Section 51175 to adopt the State's Fire Hazard Severity Zone designations by June 24, 2025.

Elevated Wildfire Vulnerability: The Evulich Court development site is particularly vulnerable to wildfire as it backs directly into open space areas including golf course and nature preserves. This wildland-urban interface (WUI) location creates heightened fire risk because:

- Open space areas provide continuous fuel loads that can carry wildfire directly to structures
 - Golf courses and nature preserves often contain dry vegetation during fire season
 - The interface between developed and undeveloped land is where most catastrophic structure losses occur
-

Key Findings from Recent Fire Research

Structure Density as a Major Fire Risk Factor

The Insurance Institute for Business & Home Safety (IBHS) preliminary report on the Eaton and Palisades fires identified **structure density as a major risk factor**, specifically noting:

"In tightly packed areas, flames leapt from home to home, overwhelming even some fire-resistant structures."

This finding is supported by scientific research from the Fire Safety Research Institute and NIST, which demonstrates that:

- Radiant heat transfer from structure fires can cause neighboring structures to ignite
- Structure-to-structure fire spread significantly impacts loss of life and destruction of infrastructure
- Residential structures can catch fire when exposed to fully involved structures located as close as 8 feet from the eaves

CalFire's Updated Recommendations

Following the Eaton and Palisades fires, CalFire and IBHS specifically recommend:

- ***"Use setbacks to maximize the spacing between structures to the greatest extent possible"***
- Enhanced fire-resistant construction in dense areas
- Elimination of "connective fuels" (fences, decks, landscaping) that enable fire spread between structures

These recommendations directly contradict the proposed density bonuses that would reduce setbacks and increase height. The proposed site plan allows minimal side and rear setbacks in a WUI zone, ignoring the core firebreak strategies recommended by fire agencies.

Fast-Moving Fire Risk

Research shows that 78% of structures destroyed in U.S. fires in the first two decades of the 21st century burned in fast-moving fires. The Eaton and Palisades fires rank among the fastest-growing fires on record, demonstrating that when fires move quickly, traditional fire suppression becomes impossible—making structure separation even more critical.

Policy Conflicts and Legal Considerations

California's Contradictory Policies

California has created a fundamental conflict between:

1. **Housing density laws** that encourage reduced setbacks and increased building height
2. **Fire safety requirements** that call for maximum structure separation in high-risk areas

These two policies are not harmonized in current law, creating a gray area that cities must resolve using § 65915(d)(2)(C) when life safety is at risk.

Local Authority to Protect Public Safety

California density bonus law specifically states that local governments are **not required** to grant waivers or density bonuses if they would:

"have a specific, adverse impact upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact."

In this case, mitigation is not feasible because the hazard stems from the reduced setbacks and increased height demanded by the developer, not design details that can be engineered away.

City's Legal Responsibility as Local Responsibility Area (LRA): As stated in the City's own May 23, 2025 notification letter, Cupertino is designated as a Local Responsibility Area where "the local government, and not the State Department of Forestry and Fire Prevention, is responsible for wildfire protection." This places a direct legal duty on the City Council to prioritize fire prevention and protection measures.

Failure to Fulfill Legal Duty: Approving density bonuses that contradict fire safety science in a newly designated Very High Fire Hazard Severity Zone would constitute a failure to discharge the City's legal responsibility for wildfire protection under CA Government Code Sections 51177-51179.

Specific Concerns for Cupertino

1. Wildland-Urban Interface Fire Risk

The Evulich Court location on Linda Vista Drive, backing into open space areas (golf course and nature preserve), places this development in the highest-risk wildland-urban interface (WUI) zone. Research consistently shows that:

- Most catastrophic wildfire losses occur at the WUI where wildland meets developed areas
- Open space vegetation provides continuous fuel loads that carry fire directly to structures
- Golf courses and nature preserves, despite maintenance, contain seasonal dry vegetation that becomes highly flammable
- **Increasing structural density in WUI areas compounds fire risk by creating more targets for ignition and enabling rapid structure-to-structure spread due to reduced setbacks.**

2. Recent Fire Risk Designation and Legal Timeline

The neighborhood's recent designation as Very High Fire Risk indicates that standard development practices are insufficient. As documented in the City's May 23, 2025 notification letter:

- CalFire issued official Fire Hazard Severity Zone recommendations in February and March 2025
- The City is legally required to adopt these designations by **June 24, 2025**
- The City "may not reduce the recommended designations or boundaries included on the CAL FIRE maps"
- These designations directly impact development standards and fire protection

requirements

Approving density bonuses that contradict this recent Very High Fire Risk designation would be inconsistent with the City's legal obligations under state fire safety law.

The change in designation was not known or accounted for during the Housing Element rezoning process in early 2023. Because density bonus entitlements are conditioned on prevailing health and safety standards, this new data materially alters the underlying calculus.

The City is not obligated to apply waivers or incentives under density bonus law when circumstances pose a “specific, adverse impact” on health and safety. The California Government Code explicitly provides that local jurisdictions may deny waivers or concessions when such impacts cannot be mitigated. In this case, the elevated risk is unmitigable under the current proposal, as density itself is the hazard.

3. Insurance Impact on Existing Residents

Insurance companies are increasingly using their own wildfire risk models that consider structure density and separation. Some models now apply a surcharge to all properties within a set radius of high-density nodes, meaning adjacent homeowners will bear financial consequences for a project they did not choose.

The proposed development could:

- Increase fire risk ratings for the entire neighborhood
- Lead to higher premiums or policy cancellations for existing residents
- Reduce property values due to increased fire risk

4. Evacuation Concerns

The proposed increase from 11 to 51 units creates significant evacuation challenges:

- Wildlife Urban Interface limits the number of exit paths out of the area; Linda Vista drive is the only exit route, and there is no parallel street on the other side of the development.
- Potential for evacuation bottlenecks that could prove fatal in fast-moving fires.
- Cupertino's current emergency evacuation modeling was based on low-density projections and does not account for a fivefold increase in residential units on this parcel.

5. Infrastructure Strain

Emergency services and fire suppression resources designed for lower-density development may be inadequate for the proposed high-density configuration under the new very high fire risk designation.

Recommendations

We respectfully request that the Cupertino City Council:

Immediate Action

1. **Deny the density bonus application** for the Summerhill Homes development based on fire safety concerns related to reduced setbacks and waiver of building height limits.
2. **Reduce density of the site:** The proposed site had one of the highest increases in permitted density; from R1 (5 DU/acre) to R3/TH (up to 35 DU/acre). The 7x increase in density was approved prior to the designation of the neighborhood as a Very High Fire Risk zone.

Long-Term Policy Development

1. **Establish local fire safety standards** that guide the interpretation of state density bonus provisions in Very High Fire Risk zones
2. **Develop objective criteria** for evaluating density bonus applications in fire-prone areas
3. **Engage with regional partners** to address the conflict between housing production and fire safety

Conclusion

The devastating Eaton and Palisades fires have provided clear evidence that increasing structural density in Very High Fire Risk zones can have catastrophic consequences. The proposed Summerhill Homes development, which relies on density bonuses to exceed safe development standards, directly contradicts current fire safety science and CalFire's updated recommendations.

The City's Legal Duty is Clear: As a Local Responsibility Area, Cupertino bears direct legal responsibility for wildfire protection under CA Government Code Sections 51177-51179. The City's own May 23, 2025 notification letter acknowledges this responsibility and the requirement to adopt Very High Fire Hazard Severity Zone designations by June 24, 2025.

We urge the City Council to prioritize public safety over housing production goals and deny the density bonus provisions for this development. **Granting density bonuses that increase fire risk in a newly designated Very High Fire Hazard Severity Zone would constitute a failure to discharge the City's legal duty to protect residents from wildfire.**

The City has clear discretion to deny waivers that would erode defensible space, vertical separation, and emergency access in a known fire corridor. Cupertino would not be the first city to invoke § 65915(d)(2)(C) in a high-risk area. The state housing laws recognize that public safety must remain a non-negotiable floor.

The lessons learned from Southern California's recent fires must inform our local development decisions to protect our community from similar tragedies.

The choice before the Council is clear: approve a development that contradicts fire safety science and the City's legal obligations, or uphold the community's safety by requiring development that conforms to underlying zoning designed to protect residents in this newly recognized high-risk area.

We trust that the City Council will make the decision that prioritizes the safety and welfare of Cupertino residents and fulfills the City's legal responsibilities as a Local Responsibility Area.

Supporting Research URLs:

- CalFire Fire Hazard Severity Zone Maps: <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps>
- IBHS Heat Transfer from Structure Fires Research: <https://fsri.org/research/heat-transfer-structure-fires>
- NIST Structure Separation Experiments: <https://www.nist.gov/el/fire-research-division-73300/wildland-urban-interface-fire-73305/structure-separation-experiments>
- CalFire Official Fire Information: <https://www.fire.ca.gov/>
- IBHS Resilient Rebuilding Report: <https://ibhs.org/ibhs-news-releases/ibhs-releases-resilient-rebuilding-a-path-forward-for-los-angeles-a-blueprint-for-survivable-and-insurable-homes-and-communities/>
- Reuters Analysis on LA Fire Speed and Structure Density: <https://www.reuters.com/graphics/CALIFORNIA-WILDFIRE/SPEED/akpeewrodpr/>
- Scientific American on Fast-Moving Fire Dangers: <https://www.scientificamerican.com/article/palisades-and-eaton-fires-show-rising-dangers-of-fast-moving-fires/>
- UCLA Analysis of Altadena Fire Impacts: <https://newsroom.ucla.edu/releases/altadenas-black-community-disproportionately-affected-eaton-fire-report-shows>

This letter is based on peer-reviewed fire safety research, CalFire recommendations, and analysis of recent wildfire events. Residents are available to provide additional technical documentation and expert testimony as needed.

Residents who endorsed this email

| | | |
|------------|------------|------------|
| [REDACTED] | [REDACTED] | [REDACTED] |

From: [Piu Ghosh \(she/her\)](#)
To: [Emi Sugiyama](#)
Subject: FW: Suggestion for the Euvlich Court red fire zone
Date: Tuesday, December 16, 2025 3:11:46 PM

FYI...



Piu Ghosh (she/her)
Planning Manager
Community Development
PiuG@cupertino.gov
[\(408\) 777-3277](tel:(408)777-3277)

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From: Benjamin Fu <benjaminf@cupertino.gov>
Sent: Tuesday, December 16, 2025 2:52 PM
To: Henry Sang [REDACTED]
Subject: RE: Suggestion for the Euvlich Court red fire zone

Thank you, Henry, for forwarding your email. I will also share with my colleagues.

Regards,
Ben



Benjamin Fu
Director of Community Development
Community Development
BenjaminF@cupertino.gov
[\(408\) 777-3247](tel:(408)777-3247)

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From: Henry Sang [REDACTED]
Sent: Tuesday, December 16, 2025 2:43 PM
To: Benjamin Fu <benjaminf@cupertino.gov>
Subject: Fw: Suggestion for the Euvlich Court red fire zone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Benjamin,

I understand you lead the planning department. I sent this memo to the city council and realize you might want a copy

Henry

[Sent from AT&T Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Henry Sang" [REDACTED]
To: "CityClerk@Cupertino.gov" <CityClerk@Cupertino.gov>,
"CityManager@cupertino.gov" <CityManager@cupertino.gov>
Cc:
Sent: Tue, Dec 16, 2025 at 2:39 PM
Subject: Fw: Suggestion for the Euvlich Court red fire zone

I have sent this email message to the City Council Members. Please let it be part of the record of communications from the public.

I am happy to have a follow up discussion.

Henry
[REDACTED]

----- Forwarded Message -----

From: Henry Sang [REDACTED]
To: kmoore@cupertino.gov <kmoore@cupertino.gov>; Liang Chao <lchao@cupertino.gov>;
jrfruen@cupertino.gov <jrfruen@cupertino.gov>; Sheila Mohan <smohan@cupertino.gov>;
rwang@cupertino.gov <rwang@cupertino.gov>
Sent: Tuesday, December 16, 2025 at 02:27:49 PM PST
Subject: Suggestion for the Euvlich Court red fire zone

Madame Mayor, Vice Mayor and Councilmembers,

Some of you know me as a volunteer in our Community having lived here for 38 years. And you may know that I have recently taken up an awareness and education campaign for wildfire safety in our City.

I want to thank the Mayor and Vice Mayor for attending the event by the Cupertino Library Foundation hosting CalFire and SCC FD. We got a good lesson on how the Fire Danger Zone maps are created and on mitigation and preparedness instruction.

You are probably aware that the Euvlich Court property is in a red zone. I assume that our staff will make sure everything is up to safety standards in the planning and construction.

This property is particularly exposed to danger because a large part of it runs along the trail connecting Linda Vista Park and McClelland Ranch. On the other side of the trail is a heavily brush laden hillside leading down to Deep Cliff Golf Course.

That hillside is not the verdant green lawn of the golf course and is riddled with the detritus that SCCFD instructed to be removed and maintained.

While this also affects several other SFH along that trail, this is probably the biggest interface and very close to Linda Vista Park which is likely an avenue for a fire event. (The hill behind Linda Vista burned about 20 years ago requiring an airplane spreading the red stuff and helicopters dropping buckets of water.)

I would like to suggest during negotiations with the property owner that they consider a fire proof fence along this trail and that they pay for the initial cleanup of that hillside.

It seems that all of the area except for the roadways will be in Zone 0 or 1 for these town and row houses. These are the recommended and soon to be required fire safety zones around a house. It is very important to adhere to these in the RED (VERY DANGEROUS) zone designations. Once one unit catches fire, it will domino spread to the others because of the short distances. The fuel load from a house then spreads heat and embers.

The density of the townhouses represents a fuel load that endangers the rest of the nearby houses much more so that individual houses situated 20-30 ft apart. Once they get started we can expect most of them to burn and that will put the rest of the houses at much higher risk. Wind coming down Stevens Canyon will spread embers for long distances, probably close to a mile out. Then even the non-fire zone houses are at risk. (Look at Altadena and Pacific Pallisades.)

Perhaps it also makes sense to have their other fences be fire proof or with at least an A rating for materials. Also, avoid wooden decks, wooden pergolas, and other such structures. SCC FD doesn't want flammable mats or furniture within 5 ft of the house or extended house areas. (Zone 0)

As such, I would like to suggest that strict guidelines for Zone 0 and 1 be maintained in this facility with annual surveys and remediation required as part of their HOA's CC&Rs.

Please note, I am NOT pushing to avoid building this project. While I personally think it is too dense for the neighborhood, that is not the issue at hand. The issue that I wish to raise regards proper fire safety for our Community and concrete things that might be done to decrease our risk.

Sincerely,
Henry Woo Sang, Jr.


Cupertino

From: [City of Cupertino Planning Dept.](#)
To: [Emi Sugiyama](#)
Subject: FW: Urgent - Transparency of Zone change for 10857/10867/10877/10887 Linda Vista Dr - PR24056 Received and Response
Date: Monday, September 9, 2024 5:07:20 PM
Attachments: [CC 07-02-2024 \(Special\).pdf](#)
[CC 07-16-2024 \(Special\).pdf](#)
[CC Ordinance No. 24-2262 Rezoning Certain Sites in the City for Conformance with General Plan and Housing Element.pdf](#)

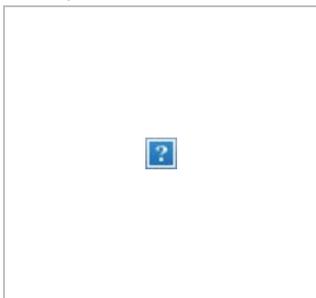


Catherine Tarone
Permit Technician
Community Development
CatherineT@cupertino.gov
[\(408\)777-3297](tel:(408)777-3297)



From: Melissa Robertson
Sent: Monday, September 9, 2024 2:47 PM
To: Jolyn Yao ; Pamela Wu ; Piu Ghosh (she/her) ; City of Cupertino Planning Dept. ; Luke Connolly ; Benjamin Fu
Cc: City Clerk
Subject: RE: Urgent - Transparency of Zone change for 10857/10867/10877/10887 Linda Vista Dr - PR24056 Received and Response
Good afternoon (City Council Bcc'd on this email),
The City of Cupertino responds to your request for records dated Monday, September 09, 2024 with responsive documents in accordance with the California Public Records Act, Government Code section 7920.000 et seq. Attached are the responsive documents to your request. The information provided fulfills the requirements of your Public Records Act request.

Best,



Melissa Robertson
Administrative Assistant
City Manager's Office
MelissaR@cupertino.gov
[\(408\)777-3148](tel:(408)777-3148)



From: Jolyn Yao <jolynyao10@gmail.com>
Sent: Monday, September 9, 2024 11:11 AM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Pamela Wu <PamelaW@cupertino.gov>; Piu Ghosh (she/her) <piug@cupertino.org>; City of Cupertino Planning Dept. <planning@cupertino.org>; Luke Connolly <lukec@cupertino.org>; Benjamin Fu <benjaminf@cupertino.gov>
Subject: Urgent - Transparency of Zone change for 10857/10867/10877/10887 Linda Vista Dr

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cupertino City Officials,

I am writing to express my serious concerns regarding the recent rezoning of 10857/10867/10877/10887 Linda Vista Dr. from R1 to R3 and the subsequent proposal for a 52-unit new construction project.

I would like to **reiterate** my request for **the date of this zone change**, as well as **access to the related meeting minutes**. It is imperative that residents are given the opportunity to voice their opinions and participate in decisions that directly impact our neighborhoods. As a concerned citizen, resident, and neighbor, I was not notified of this zoning change, which raises serious concerns about the transparency of city government operations.

The overall well-being of Cupertino depends on open communication and collaboration between the city government and its residents.

Jolyn

Sincerely,

Jolyn

From: [Piu Ghosh \(she/her\)](#)
To: [City of Cupertino Planning Dept.](#)
Cc: [Emi Sugiyama](#)
Subject: Fwd: Evulich Court
Date: Monday, December 2, 2024 11:35:14 AM

For Emi



Begin forwarded message:

From: [REDACTED]
Date: December 2, 2024 at 11:03:35 AM PST
To: "Piu Ghosh (she/her)" , "City of Cupertino Planning Dept."
Subject: Evulich Court

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Piu -

We are Cupertino residents living in the Linda Vista area, and many of my neighbors and us are deeply concerned about the proposed SummerHill Homes (SHH) development on Evulich Court.

With the understanding that our time to review the application may be limited, we wanted to reach out in advance to ask the following questions:

1. Has SHH already submitted their development application for the project on Evulich Court?

2. If yes, how can the application be made accessible to area residents?
3. If not, when do you anticipate the application being submitted?
4. Is it possible to be notified within 24 hours of SHH's submission?
5. Could you please clarify the timeframe we will have to review the application and raise concerns?

Additionally, in the future please include us in all relevant written communications regarding the SHH project.

Thank you for your cooperation and attention to this matter.
We look forward to your response.

Stephen and Anne Yang



From: [REDACTED]
To: [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#)
Subject: Fwd: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Evulich Court (Linda Vista)
Date: Monday, December 30, 2024 8:14:19 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Ying Dillaha
Date: December 30, 2024 at 8:11:20 PM PST
To: citycouncil@cupertino.gov, City Clerk
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Evulich Court (Linda Vista)

Dear City of Cupertino:

Please include in written communications for the next city council meeting on January 22, 2025, however your immediate attention is called to this matter

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at Evulich Court, also sometimes referred to interchangeably as "Linda Vista".

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid issuing a waiver or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Residents expect that the City fully evaluates all potential impacts before making any decisions regarding this development. Anything less would fail to meet the City's obligations to its residents and the principles of responsible planning.

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

Sincerely,

Ying Sosic



From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Suqiya](#); [City of Cupertino Planning Commission](#)
Subject: Fwd: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Evulich Court (Linda Vista)
Date: Tuesday, December 31, 2024 5:10:45 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Councilmembers, Staff and Planning Commission:

I urge your immediate attention to this matter and request inclusion of the following in written communications for the city council meeting on January 22, 2025:

As a resident of Cupertino, I formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at Evulich Court, sometimes also referred to as "Linda Vista."

A full EIR is the minimum standard necessary to ensure that all potential risks to the neighborhood from this project--including, but not limited to, impact to 60+ year-old infrastructure, traffic, fire safety, drainage--are properly assessed, documented, and addressed.

Without a comprehensive EIR study for a project of this magnitude in a longstanding and sensitive neighborhood, there can not be informed decision-making or accountability to the community and you open the door to future litigation.

Residents expect the City to fully evaluate all potential impacts before making any decisions regarding this development. **Anything less would fail to meet the City's obligations to its residents and the principles of responsible planning.**

Please acknowledge receipt of this request.

Sincerely,
Seth Cohen

From: [REDACTED]
To: [Emi Suqiyama](#); [Piu Ghosh \(she/her\)](#)
Subject: Meeting with Linda Vista neighborhood regarding Evulich Ct project
Date: Monday, December 30, 2024 9:07:03 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Emi and Piu,

I live on [REDACTED] [REDACTED]. I am contacting you on behalf of many people in the Linda Vista neighborhood to setup a meeting in Linda Vista Park for Q&A with the residence. Are you available weekend of Jan 4,5 or weekend of Jan 11,12 in the afternoon?

We feel that a meeting with the planning department and the staff involved in the Evulich Ct project can be very helpful and answer many questions.

Regards,

Ahmad R. Yazdi
[REDACTED] Cupertino

From: [REDACTED]
To: [Kitty Moore](#); [R "Ray" Wang](#); [J.R. Fruen](#); [Liang Chao](#); [Sheila Mohan](#)
Cc: [City of Cupertino Planning Commission](#); [Luke Connolly](#); [Emi Sugiyama](#)
Subject: No to Vista Heights at Linda Vista
Date: Tuesday, December 16, 2025 12:25:31 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Moore and Councilmembers:

As the council meets today on the Vista Heights (Linda Vista Dr) Builders Remedy project, I am writing to encourage councilmembers to stand up for what is right for the residents. Over 700 nearby residents and growing have voiced opposition to this project.

It is imperative that the City lead from the front, not concede. The Builder's Remedy was never intended to force high density hillside development in areas with severe fire risk, a designation which by the way, was updated in severity after the initial Vista Heights proposal.

Standing firm here matters not just for this project, but for every future proposal that tests the limits of what should be built and where.

Thank you for your time and for considering the voices of the community.

Respectfully,

David Yan

Cupertino Resident

From: [REDACTED]
To: [REDACTED]
Cc: Emi Sugiyama; Luke Connolly; Kathie Tompkins
Subject: Re: Development on Lindy Lane
Date: Thursday, August 22, 2024 7:55:54 AM
Attachments: image017.png
image018.png
image019.png
image020.png
image021.png
image022.png
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image031.png
image032.png

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Piu,

Somewhere in the many email I have sent it states that the city needed to create something like 4500 new homes (Can't find the exact number), My basic question is how close to the number are we based on every currently approved project (Valloco, property on the corner of Foothill and Stevens Creek Blvd, etc.)? Somewhere you guys must have a rolling total?

Also, what is the current zoning (R1 or R3, etc.) for the piece of property that sits at the junction of Regnant Canyon Road and Lindy lane. I can look up the number if you are not sure where I am talking about.

Thanks

John Tompkins

On Aug 21, 2024, at 3:05 PM, Piu Ghosh (she/her) wrote:

Dear Mr. Tompkins

In May 2024, the City Council allowed an increase in the residential density of the property to allow townhomes as part of the Housing Element. In July 2024, the City Council followed up with rezoning action to establish standards (setbacks and other development standards) to allow townhomes on the site. These actions were taken to implement the City's Housing Element.

Per state law, every jurisdiction in California is required to have a Housing Element as part of its General Plan. State law also requires that cities update the Housing Element every 8 years. Cupertino completed this project in July 2024. The Housing Element update must be reviewed and certified as meeting the requirements of state law by the CA State Department of Housing and Community Development (HCD).

The property owner is working with an applicant to develop the property with townhomes, as allowed on this property with the recently adopted 2023-2031 Housing Element. There are several reports that must be prepared and submitted to the City as a part of the application, including a geotechnical report. The fault testing that they are conducting currently is a part of that process.

It is my understanding that you have received confirmation from Monica Diaz, with the Code Enforcement Division, that the trenching has been coordinated with the Public Works Department and no permits are needed to perform the activity that they are undertaking currently.

Please do not hesitate to contact me if you have any further questions. For your information, Emi Sugiyama (copied on this email), is the project planner for any project proposed on this site. You may also contact her if you have any questions.

Regards

Piu



Piu Ghosh
Planning Manager
Community Development
PiuG@cupertino.org
(408) 777-3277



Piu Ghosh (she/her)
Planning Manager
Community Development
PiuG@cupertino.gov
(408) 777-3277



From: John Tompkins [REDACTED]
Sent: Tuesday, August 20, 2024 8:50 PM
To: Piu Ghosh (she/her) <PiuG@cupertino.gov>
Cc: Emi Sugiyama <EmiS@cupertino.gov>; Luke Connolly <lukeC@cupertino.gov>
Subject: Re: Development on Lindy Lane

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Piu,

Please find attached a letter that was posted on "Next Door" from Summerhill homes about a potential 50-60 townhome development at 10857 Linda Vista Drive. Turns out that many neighbors went to the proposed meeting only to find a note that said the meeting was canceled. I am just trying to find out what is really going on with this property. Today someone had a tractor and were digging some type of Ditch that the Code enforcement people said was a fault line test. I have lived in the neighborhood for about 45 years and never heard of anyone doing test like this. Perhaps the developer is concerned about fault lines and the 30 foot height restriction. No one from the city seems to know about the project. Just keeping you informed.

John Tompkins

On Aug 19, 2024, at 6:31 PM, Piu Ghosh (she/her) <PiuG@cupertino.gov> wrote:
Good evening, John

We are not aware of any plans regarding the construction schedule for the proposed project. Until such time that permits are issued for demolition and construction, no activity is anticipated on the project.

Please sign up for updates on "Development projects" at e-notifications on the top right at Cupertino.org

Regards

Piu



Piu Ghosh (she/her)
Planning Manager
Community Development
PiuG@cupertino.gov
(408) 777-3277



> On Aug 19, 2024, at 11:41 AM, John Tompkins <[REDACTED]> wrote:

>

> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

>

> Hello,

>

> It is my understanding that the owner of the 4 properties on Linda Vista drive has notified the tenants on the property that they need to vacate because construction was going to begin sometime in December. I have noticed that construction equipment has been offloaded on the property as of today. Has the project been approved? I know of no public forums discussing the project. What is going on?

>

> Regards,

>

> John Tompkins

> 11289 Terra Bella drive

> Cupertino, CA 95014

From: [Emi Sugiyama](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Evulich Ct. development application completeness
Date: Friday, January 24, 2025 2:54:00 PM

Hello Ying,

Our review was completed and you can now view the review comments on the website. Please let me know if you have any questions.

| | |
|---|---|
|  | Emi Sugiyama |
| | Associate Planner Community Development EmiS@cupertino.gov (408)777-3205 |
| |  |

From: Ying Dillaha
Sent: Wednesday, January 22, 2025 11:07 AM
To: Emi Sugiyama
Cc: David Yan ; [REDACTED]
Subject: Evulich Ct. development application completeness

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Eme,

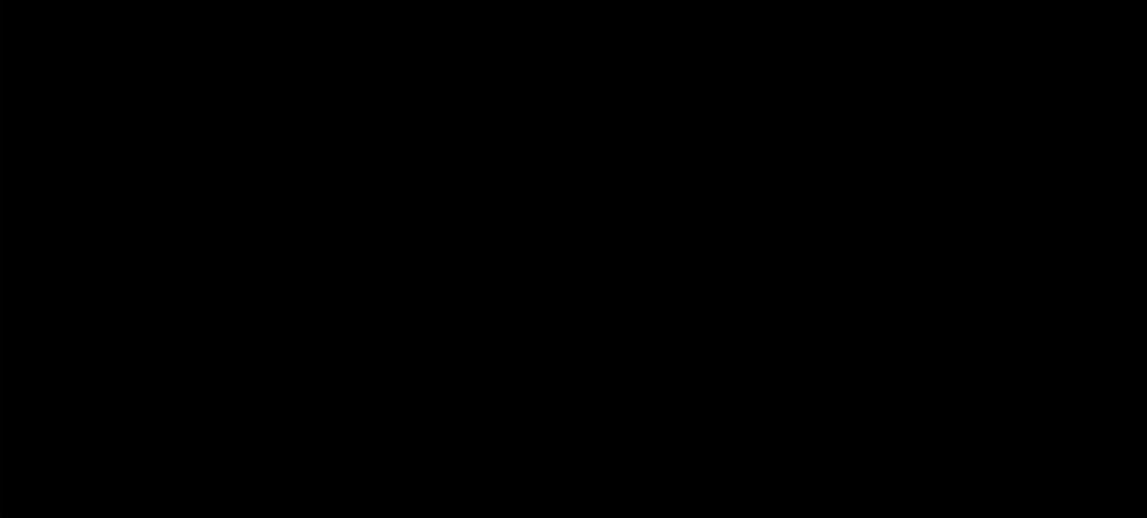
I have a quick question regarding the Evulich Ct. application submitted by SummerHill Homes (SHH) to Cupertino.

Since the application was submitted on December 18, more than 30 days have passed. By now, the City should have notified SHH about the completeness of the application. However, I checked the City's website and couldn't find any updates.

Could you confirm if this notification has been sent, and if so, what the City's message to SHH was?

Thank you!
Ying Sosic

[REDACTED]



From: Vikram Saxena

Date: Tuesday, November 18, 2025 at 2:19 PM

To: City Council <citycouncil@cupertino.gov>, City of Cupertino Planning Dept. <planning@cupertino.gov>

Cc: City Clerk <cityclerk@cupertino.gov>, City Attorney's Office <cityattorney@cupertino.gov>

Subject: Request for Clarification on Density Bonus Waivers – Evulich Court Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino Planning Staff and City Council Members,

I am a Cupertino resident writing about the proposed housing development on Evulich Court (near Linda Vista Drive). The developer, SummerHill Homes, is requesting density bonus waivers under state law to exceed R3 zoning standards for height and setbacks. I and my fellow neighbors seek clarification on how these waivers will be evaluated, given the unique circumstances of this site.

Background

The Evulich property was rezoned in 2023, to R3 standards of roughly 30-foot height, and setbacks (20ft front/rear 10ft side for the first floor) . The current proposal for 51 townhomes exceeds those assumptions by invoking California's Density Bonus Law, which allows additional units and modifications to local standards.

Why This Site is Different

- **Fire Risk:** In 2025, CAL FIRE designated this area a Very High Fire

Hazard Severity Zone. Tighter spacing and taller buildings could worsen fire spread and evacuation challenges.

- **Location and Transit:** Unlike sites along Stevens Creek or near transit corridors, Evulich Court is a cul-de-sac in a car-dependent neighborhood. The neighborhood has reduced outlets since it backs into open spaces, does not have access roads on all sides and has limited nearby services.
- **Access and Infrastructure:** All traffic, emergency access, and evacuation would funnel through one short, narrow street.

These factors were not fully known or considered when the Housing Element rezoned the site.

Key Questions for the City

1. **Has the city documented the specific adverse impacts of construction in a very high severity fire zone which does not honor setbacks and height limits?**
2. **Public Safety Exception:** State law allows denial only for “specific, adverse impacts” to health or safety. How is this defined in practice, and can wildfire associated with a very high fire risk area and evacuation risks with a neighborhood backing into wilderness and hence with reduced outlets qualify?
3. **Safety Standards:** Will Fire Department and Public Works staff formally evaluate whether reduced setbacks or extra height compromise fire code, road access, or evacuation?
4. **Public Input:** Since waivers are considered ministerial entitlements, what opportunities remain for residents to contribute local knowledge on safety and traffic?
5. **City Discretion vs. State Mandate:** What is the scope of the city's discretionary powers when it comes to reviewing these requests?

Closing

I support Cupertino's housing goals. My concern is ensuring that state housing

mandates do not override basic safety and infrastructure standards, especially at a site with limited access and high wildfire risk. Clear answers on the City's authority and review process will help residents engage constructively.

Thank you for your time and service.

Sincerely,

Vikram Saxena





From: TSY Chuang [REDACTED]

Sent: Sunday, November 23, 2025 9:26 AM

To: Kitty Moore <kmoore@cupertino.gov>; Liang Chao <lchao@cupertino.gov>; Sheila Mohan <smohan@cupertino.gov>; J.R. Fruen <jrfruen@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; R "Ray" Wang <rwang@cupertino.gov>

Subject: Request for Clarification on Density Bonus Waivers – Evulich Court Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino Planning Staff and City Council Members,

I am a Cupertino resident writing about the proposed housing development at 10857-10887 Linda Vista Drive (Evulich Court). The developer, SummerHill Homes, is requesting density bonus waivers under California's Density Bonus Law (Government Code § 65915) to exceed R3/TH zoning standards for height, setbacks, floor area ratio (FAR), and outdoor space clearances, allowing 51 townhomes (including 10 below-market-rate units) on a 2.55-acre site. My fellow neighbors and I seek clarification on how these waivers will be evaluated, **given the site's unique challenges and recent updates to fire hazard designations that post-date the 2023 rezoning.**

Background

The Evulich property was rezoned in 2023 as part of the City's 6th Cycle Housing Element to R3/TH standards, permitting up to approximately 30 dwelling units per acre with a 30-foot height limit and setbacks of 20 feet front/rear and 10 feet side for the first floor. The current proposal invokes the Density Bonus Law for a 20% affordability component, resulting in waivers that allow 3-4 story buildings and reduced setbacks, achieving a density of about 20 units per acre.

Why This Site is Different

- **Fire Risk:** In early 2025, CAL FIRE's updated Fire Hazard Severity Zone maps expanded Very High Fire Hazard Severity Zones (VHFHSZ) in Cupertino's western hills, including areas near Linda Vista Drive bordering open spaces like Deep Cliff Golf Course and Stevens Creek Trail. Tighter spacing, taller buildings, and reduced setbacks could worsen fire spread, ember ignition, and evacuation challenges in this VHFHSZ. The project's proposed NFPA 13D sprinklers may help, but do they fully mitigate risks without standard setbacks?
- **Location and Transit:** Unlike sites along Stevens Creek Boulevard or near transit corridors, Evulich Court is a cul-de-sac in a car-dependent hillside neighborhood with limited nearby services and no direct public transit access.
- **Access and Infrastructure:** All traffic, emergency vehicles, and evacuations would funnel through one short, narrow (approximately 20-foot-wide) street, potentially adding hundreds of daily vehicle trips from 51 new units and over 100 parking spaces. The site backs into protected open spaces, reducing outlets and increasing isolation during emergencies.
- **Environmental and Community Impacts:** The development borders sensitive habitats

and trails; reduced setbacks could increase stormwater runoff into Stevens Creek, impact wildlife corridors, and require significant tree removal. Additionally, taller structures may cause shadowing, privacy loss, and view obstruction for adjacent single-family homes. Overcrowding in local schools (Cupertino Unified) and strain on water/utilities in this drought-prone area are also concerns.

These factors were not fully known or considered when the Housing Element designated this as a Priority Housing Site, particularly with the 2025 CAL FIRE updates.

Key Questions for the City

- Has the City documented the specific adverse impacts of construction in a VHFHSZ, including fire spread from reduced setbacks/height limits, and how these align with the public safety exception under Density Bonus Law?
- Public Safety Exception: State law allows denial or modification only for “specific, adverse impacts” to health or safety that cannot be mitigated. How is this defined in practice, and can wildfire risks in a VHFHSZ—combined with evacuation challenges from a single-access cul-de-sac backing into wilderness—qualify?
- Safety Standards: Will Fire Department, Public Works, and Environmental Health staff formally evaluate whether waivers compromise fire code compliance, road access, evacuation routes, or CEQA requirements for environmental impacts? Has a traffic impact study been conducted to assess cumulative effects on the neighborhood?
- Public Input: Since waivers are considered ministerial entitlements, what opportunities remain for residents to contribute local knowledge on safety, traffic, and environmental concerns? Could the City hold a community meeting or extend the review period, as seen in recent pauses for similar projects post-2025 fire map updates?
- City Discretion vs. State Mandate: What is the scope of the City’s discretionary powers in reviewing these requests, including requiring additional mitigations (e.g., enhanced fire-resistant materials or secondary access)? Are there precedents where similar waivers were modified due to fire hazards?

Closing

I support Cupertino’s housing goals and recognize the need for affordable units. However, my concern is ensuring that state mandates do not override basic safety,

infrastructure, and environmental standards, especially at a site with limited access, high wildfire risk, and proximity to protected open spaces. Clear answers on the City's authority and review process—ideally in writing or via a public meeting—will help residents engage constructively.

Thank you for your time and service.

Sincerely,

Tania C.
Cupertino Resident

From: [REDACTED]
To: [J.R. Fruen](mailto:J.R.Fruen)
Cc: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Suqiyama](#); [City of Cupertino Planning Commission](#); [Liang Chao](#); [R "Ray" Wang](#); [REDACTED]
Subject: Re: Request for Full EIR on Evulich and Concern with builder proposed waivers in document "Preliminary Application, 10857 Linda Vista Drive, June 13, 2024"
Date: Monday, January 20, 2025 6:38:40 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Fruen,

Thank you for your response. Per my email, I am still requesting that a full EIR be completed by the City of Cupertino regarding the Evulich Court development application.

Regarding the Evulich Court waivers, and per your analysis below, I do believe that the height waiver would have a specific, adverse impact on the physical environment by putting 39 foot tall housing in the neighborhood with one and two story homes.

Thank you to you and the city council and planning commission for putting "residents first".

Best wishes, Veronica Lentfer

On Mon, Jan 20, 2025 at 12:48 PM J.R. Fruen <JRFruen@cupertino.gov> wrote:

Veronica,

Thank you for your email. I'm sorry that your husband hasn't received a reply regarding the issue of waivers.

Though I can't speak for staff—who have the charge of reviewing in the application—I'm happy to share some of my own analysis in the hope that it's responsive.

The project application relies on the provisions of the State Density Bonus Law ("SDBL," codified at California Government Code section 65915) that allow project applicants to waive development standards that would "physically preclude" the project as designed. *See id.* at section 65915(e). The SDBL does not require an applicant to provide supporting documentation that the waivers are necessary to make the project feasible. *See e.g., Bankers Hill 150 v. City of San Diego*, 74 Cal. App. 5th 755 (2022); *Schreiber v. City of Los Angeles*, 69 Cal. App. 5th 549 (2021). Indeed, the Legislature removed the need to substantiate requests for mandatory waivers under the SDBL via the passage of AB 2280 in 2008. Instead, a city may deny an application that proposes the requisite affordable housing to be eligible for waivers under the SDBL "only 'if the waiver or reduction would have a specific, adverse impact . . . upon health, safety, or the physical environment,' would have 'an adverse impact' on an historic resource, or 'would be contrary to state or federal law.'" *Schreiber*, 69 Cal. App. 5th at 556 (quoting the SDBL) (emphasis added).



J.R. Fruen
Councilmember
City Council
JRFruen@cupertino.gov
[\(408\)777-1316](tel:(408)777-1316)



From: V Lentfer [REDACTED]
Sent: Sunday, January 19, 2025 7:12 PM
To: City Council <citycouncil@cupertino.gov>; City Clerk <cityclerk@cupertino.gov>; Pamela Wu <pamelaw@cupertino.gov>; Luke Connolly <lukec@cupertino.gov>; Piu Ghosh (she/her) <piug@cupertino.gov>; Emi Sugiyama <emis@cupertino.gov>; City of Cupertino Planning Commission <planningcommission@cupertino.gov>; Liang Chao <lchao@cupertino.gov>; Ray Wang <rwang@cupertino.gov>
Cc: Jim Lentfer [REDACTED]
Subject: Request for Full EIR on Evulich and Concern with builder proposed waivers in document "Preliminary Application, 10857 Linda Vista Drive, June 13, 2024"

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino:

Please include in written communications for the next city council meeting on January 22, 2025, however your immediate attention is called to this matter

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at Evulich Court, also sometimes referred to interchangeably as "Linda Vista".

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid issuing a waiver or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Residents expect that the City fully evaluates all potential impacts before making any decisions regarding this development. Anything less would fail to meet the City's

obligations to its residents and the principles of responsible planning.

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

I am also re-copying below, an email that my husband Jim Lentfer sent earlier (**and who has never received a response**) regarding concerns about waivers requested by Summerhill for the project. Summerhill Homes has not demonstrated that the project becomes infeasible without them.

Sincerely, Veronica Lentfer

----- Forwarded message -----

From: **Jim Lentfer** [REDACTED]

Date: Fri, Dec 20, 2024 at 10:53 AM

Subject: Fwd: Concern with builder proposed waivers in document "Preliminary Application, 10857 Linda Vista Drive, June 13, 2024"

To: <LChao@cupertino.go>, <kmoore@cupertino.gov>

Councilmember Chao and Councilmember Moore:

Congratulations on your recent selections by the Council Members as our new Major and Vice-Major.

The following email was sent previously and (according to a neighbor) now that a project has been formally submitted, the comment period is open, and the email below is relevant.

I am also very happy to know that according to the recent Cupertino Courier:

'Chao said. "I will ensure we put residents first" '

It is unfortunate that the City's website, under "Major Projects" does not list Evulich as "Under Review". It is my understanding from a neighbor that Summerhill has provided a formal application and the project is under review. The City's lack of information on the website does not meet the Council's stated goal of public engagement & transparency:

PUBLIC ENGAGEMENT & TRANSPARENCY

Creating and maintaining key conversations and interactions with the Cupertino community.

How can Cupertino residents know that the project is in the short window for comments, if the City's website does not offer accurate project information, and thus the opportunity for engagement? Can you please look into the website information?

Can you also review the comments raised in the email below?

Thank you,

Jim Lentfer, resident

----- Forwarded message -----

From: **Jim Lentfer** [REDACTED]
Date: Mon, Dec 16, 2024 at 10:57 PM
Subject: Fwd: Concern with builder proposed waivers in document "Preliminary Application, 10857 Linda Vista Drive, June 13, 2024"
To: Luke Connolly <LukeC@cupertino.gov>, Pamela Wu <pamelaw@cupertino.org>

Hello Luke. I heard from a neighbor that summer hill has submitted plans. I believe my comments previously sent to you still have valid points. Please consider pushing back on these waivers as summerhill has not demonstrated that the project becomes infeasible without them.

Thank you, Jim Lentfer.

----- Forwarded message -----

From: **Jim Lentfer** [REDACTED]
Date: Tue, Oct 1, 2024 at 12:10 PM
Subject: Concern with builder proposed waivers in document "Preliminary Application, 10857 Linda Vista Drive, June 13, 2024"
To: Luke Connolly <LukeC@cupertino.gov>, <Piug@cupertino.gov>, Pamela Wu <pamelaw@cupertino.org>, <Citycouncil@cupertino.gov>, <cityclerk@cupertino.gov>

Dear City Clerk,

Please include the below as written communications for items not on agenda for the upcoming city council meeting.

Mayor Sheila Mohan

Cupertino City Council Members

City Manager Pamela Wu

City Planners Luke and Piu

City of Cupertino

10300 Torre Avenue

Cupertino, CA 95014

Subject: Document "Preliminary Application, 10857 Linda Vista Drive, June 13, 2024"

Dear Mayor, Cupertino City Council Members, and City Manager Wu:

I am writing to express my concern regarding the proposed waivers shown in the

subject preliminary application for the project at Evulich Court. I believe that allowing these waivers will have severe impacts on the existing neighborhood. I do not believe that the builder has provided the necessary evidence that waivers of development standards are required (showing that otherwise the development standards would have the effect of physically precluding the construction of this new development at the densities required).

Please note that all adjoining homes to the Evulich Court properties are a mix of one and two story homes. Specifically, the builder is requesting multiple waivers that would significantly deviate from standard requirements:

1. Height Waiver: The proposal is for buildings up to 39 feet high, which is 9 feet higher than the current 30-foot limit for the R3 zone in the area, and significantly higher than other buildings in the neighborhood. I believe that the height can easily be reduced (without making the project infeasible) with modifications such as:

- a. Reduction in story heights from 9 feet to 8 feet (this would have the additional benefit of smaller conditioned space volume leading to long term energy savings and reduction of global warming impact).
- b. Utilizing low-slope gable or hip roofs, low-slope parapet roofs, mansard roofs, or dormer-style roofs, or a combination of these roof styles.
- c. Use of an underground parking structure.

2. Setback Waiver: The plan includes setbacks as small as 11 feet (first floor) and 15 feet (second floor) for Linda Vista Drive “front” street side, compared to the standard 20 feet for first and second floors. The builder could meet the required setback without waivers (without making the project infeasible) with modifications such as:

- a. Revise the site plan to accommodate the required setback by pushing the project to the west.
- b. Revise the floor plans to accommodate the required setback.
- c. Use of an underground parking structure.

3. Floor Area Coverage Waiver: The proposed floor area ratio is 127% of the net lot area, far exceeding the standard 70% maximum. The builder should be required to justify the need for this waiver, without which the project would become infeasible.

4. Parking Waiver: The plan proposes 2.6 parking spaces per unit, below the required 2.8 spaces per unit. The builder could meet the required parking requirements without waivers (without making the project infeasible) with modifications such as:

- a. Revising the site plan to accommodate the required parking.
- b. Use of an underground parking structure

These builder proposed waivers would result in a development that is dramatically out of character with the surrounding neighborhood, and could lead to significant negative impacts:

1. The extreme contrast in building height and proximity to property lines will

significantly impact the privacy, sunlight, and overall quality of life for neighboring residents.

2. The reduced parking requirements could lead to increased street parking and traffic congestion in an area not designed for such density.

I believe modifications to the proposed development could provide a solution that addresses both the need for increased housing and the community's desire to preserve the essential character of the neighborhood, all while adhering to established development standards. There might also be long term energy savings and reduction in global warming.

In light of these concerns and the proposed alternative, I ask that the City Council maintain oversight of any waivers considered for the subject development, add agenda item(s) at the earliest possible meeting prior to formal responses to the builder, and to provide ample notice to all affected residents to ensure their participation in this crucial discussion.

Thank you for your attention to this matter. I look forward to your prompt response confirming the scheduling of any agenda items and to participating in a thorough discussion of these critical issues relating to waivers at Evulich Court.

Sincerely,

Jim Lentfer

A solid black rectangular redaction box covering the signature area.

From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#)
Subject: Re: Requesting full EIR review of the proposed Summerhill project (Evulich Court)
Date: Tuesday, December 31, 2024 7:37:11 PM
Attachments: [Request for EIR - Email.docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

On Tue, Dec 31, 2024 at 6:38 PM Srinivas Raghvendra [REDACTED] wrote:
Dear Council members and staff,
This is a formal request for a full EIR review for the Summerhill/Evulich Court project as fully detailed in the attached document.

Your neighbor,
Srinivas Raghvendra
[REDACTED] Cupertino, CA 95014

From: [Emi Suqiyama](#)
To: [REDACTED]
Cc: [Jelani Mora](#); [REDACTED]
Subject: RE: Town House Development for Evulich Court?
Date: Thursday, August 22, 2024 7:02:30 PM

Hello Mr. Swanson,

Thank you for your comments and for contacting me with your inquiries. The following responds to your questions in the order provided in your email.

Property Rezoning

The properties at 10857, 10867, 10877, and 10887 Linda Vista Drive were re-zoned as part of the update to the City's Housing Element which was approved by the City Council on July 16, 2024. As part of the Housing Element's update, the City must identify available sites for housing to meet the required housing allocation prescribed by the State and the Association of Bay Area Governments ("ABAG"). In their evaluation, ABAG determined that 4,588 new housing units needed to be developed in Cupertino between January 31, 2023 and January 31, 2031. To meet this goal, the City worked with property owners and consultants to identify available sites for housing. The property owners of 10857, 10867, 10877, and 10887 Linda Vista Drive reached out to the City in February of 2022 to request that these properties be included in the list of available sites for housing.

The list that was created of available sites was presented at numerous public meetings and hearings between early-2022 and mid-2024. Notifications of these meetings were provided in accordance with State and City requirements and public comments were received throughout the process. Additionally, in January of 2022 a mailer was sent to each postal service customer in Cupertino notifying them of the Housing Element update and various resources to find additional information or to provide comment.

Additional information on the Housing Element, including recorded meetings and approved documents, can be found at www.engagecupertino.org.

SummerHill's Meeting

As this meeting is not coordinated by the City, I am unable to offer any additional information regarding the proposed timing or location of a rescheduled meeting. I would recommend reaching out to SummerHill directly to obtain clarification.

Activity on Property

It is my understanding that the activities that have been occurring on site have been associated with geologic investigations and studies. These actions are not subject to Planning approval and do not mean that the development project has been submitted or is being constructed. Once a project application is submitted, we will be able to determine what level of permit is required and if a public hearing is required. If a public hearing is required, notification will be sent to neighboring property owners in accordance with State and City requirements. To be added to the email list for development projects such as this, please feel free to sign up on the City's website at www.cupertino.org/majorprojects.

Property Rezoning

As noted above, this property was re-zoned as part of the City's Housing Element update and

included on the City's list of available housing sites, also referred to as the Priority Housing Site List. As part of its re-zoning, the City Council identified and approved both a minimum and maximum density that would be allowed on the property. The approved minimum density is 20.01 dwelling units per acre and the approved maximum density is 35 units per acre, which, with an estimated combined property size of 2.54 acres, would result in a minimum of about 50 units and a maximum of 88 units. As the property has been re-zoned to an R3/TH zoning category, single-family residential projects are not permitted.

Traffic

Issues associated with traffic and other potential project impacts will be assessed following receipt of a project application for the property.

I hope that this provide you with some additional information and responds to the questions you posed. If you have any additional questions, please feel free to contact me.

Emi Sugiyama
Associate Planner
Community Development
EmiS@cupertino.org
(408)777-3205



Emi Sugiyama
Associate Planner
Community Development
EmiS@cupertino.gov
(408)777-3205



-----Original Message-----

From: Frank Swanson
Sent: Thursday, August 22, 2024 3:41 PM
To: Emi Sugiyama
Cc: Jelani Mora ; DerChang Kau ; Alice Lin ; Puja Gupta ; Amber Palekar ; Wanhao Li ; Yang, Ann and Steve ; Char Marshall ; Dan Marshall ; Queta Eagle ; Pat Sheehy ; Henry Sang
Subject: Town House Development for Evulich Court?

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Emi (Cupertino Project Planner),

First-off, I am against development of the property off of Evulich Court for Town Houses instead of single family residences like those that currently surround this property. This section of Cupertino where the property is located has been exclusively single family residential for as long as my family has been living here going back to 1969. Town house developments have no place in this west Cupertino neighborhood.

The following are my comments, questions and concerns about the current situation with development of this property that has been left vacant for quite some time:

1. I understand that the property has been rezoned from R1-7.5 to R3/TH. How did this happen without public notice and the opportunity for public comment? I don't remember receiving any communication from the City of Cupertino about this rezoning. How can this be possible for such a significant change to our neighborhood without public comment from those of us who live adjacent to and nearby this property? Rezoning a piece of property in a residential R1 neighborhood is a BIG deal, and it's a CRITICAL step for certain developers such as SummerHill Homes to proceed with their plan. We were left out of the decision to rezone the Evulich property. Why?

2. All of us who live in this neighborhood received a letter from SummerHill Homes dated July 23, 2024 inviting us to an "open house format" meeting on August 6, 2024 to learn about their proposal for a new residential community on this property. A few days before the scheduled meeting, some of us received a phone call that the meeting was cancelled and will be rescheduled (reason: original venue was too small). Since then, we have heard NOTHING from SummerHill (Steven Bull, Vice President of Development signed the letter). When and where is the meeting?

3. Several of us who live nearby have seen some activity on the property last week. This prompted Alice Lin to inquire as to what our City has formally done that permits SH to begin preliminary site evaluation/preparation WITHOUT our opportunity to influence the development of the property. Now we know that the property was "quietly" rezoned allowing SH to forge ahead with their plan. I read Jelani Mora's reply to Alice that "there will likely be a public hearing", but no commitment and place/time for one. Why not?

4. Regarding the rezoning from R1-7.5 to R3/TH, the 2.5 acre lot would potentially contain 70-80 town house units. Unbelievable in my opinion. Note: SH's letter proposes building approximately 50-60 townhome-style condominiums - totally out of place in this neighborhood.

I would think that there are developers of single family homes just chopping at the bit to develop the Evulich property that has been vacant for as long as I've lived here. Has a developer inquired of the City for such a single family residence project now that the owners of the property are willing to sell it after all these years?

5. All this not to mention the additional vehicle traffic on our neighborhood streets and overnight parking spill-over onto Linda Vista Drive. Perhaps we'd learn a bit more from SH on these traffic issues if they had the "open house" meeting that they promised in their letter and the City had a public hearing. Traffic in the morning on Linda Vista Drive is horrendous already, let alone adding a whole lot more cars to the backup, and not to mention the general increase in traffic throughout the day and night. Also negatively impacted would be pedestrian and bicycle traffic as regards their safe use of our streets and crosswalks adjacent to the Evulich property. Has this traffic issue been discussed/resolved by the City Planning Department?

6. In my opinion, large developments such as what SH proposes should be located adjacent to major roadway thoroughfares and public transit, not in single family housing neighborhoods. The Westport development is a prime example of good planning that meets these two transportation criteria - not the Evulich property.

My recommendation is that the Evulich property zoning should be reverted back to R1-7.5 so that the property can be developed with single family homes, and SH should be told to look for other more appropriate sites in Cupertino and elsewhere to build their townhome-style condominiums.

Sincerely,

— Frank and Bev Swanson

[REDACTED]

Cupertino, CA

From: [REDACTED]
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Evulich Court (Linda Vista)
Date: Sunday, January 19, 2025 5:28:25 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino:

Please include in written communications for the next city council meeting on January 22, 2025, however your immediate attention is called to this matter

As a resident of Cupertino, I would like to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at Evulich Court, also known as the "Linda Vista".

This project poses significant potential risks to the neighborhood, including 60+ year old infrastructure, as well as traffic, fire safety, drainage, and other critical concerns. **A full EIR** is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid issuing a waiver or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Residents expect that the City fully evaluates all potential impacts before making any decisions regarding this development. ***Anything less would fail to meet the City's obligations to its residents and the principles of responsible planning.***

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

Sincerely,--
Helena Cohen
[REDACTED]

From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#); [Liang Chao](#); [Kitty Moore](#); [R "Ray" Wang](#); [Sheila Mohan](#); [J.R. Fruen](#)
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Evulich Court (Linda Vista)
Date: Thursday, January 16, 2025 6:30:57 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Councilmembers, City Manager, Planning Staff and Planning Commission:

Please include in written communications for the next city council meeting. However, your attention is called to this urgent matter ahead of the meeting.

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at 10857 Linda Vista Dr, under application number ASA-2024-015.

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid granting an exception or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Thank you for your time and consideration.

Sincerely,

David

From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#)
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Evulich Court (Linda Vista)
Date: Monday, January 13, 2025 10:27:03 AM
Attachments: [Request for EIR \(Evluch Court\)- Email.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached.

Thank you.

Stephen and Anne Yang

From: [REDACTED]
To: [Kitty Moore](#); [Liang Chao](#); [R "Ray" Wang](#); [Sheila Mohan](#); jrfuen@cupertino.gov; [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#)
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Evulich Court (Linda Vista)
Date: Sunday, January 5, 2025 6:04:29 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Councilmembers, Staff and Planning Commission:
Please include in written communications for the next city council meeting on January 22, 2025. However, I urge your immediate attention to this matter.

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at EvulichCourt, also sometimes referred to interchangeably as "Linda Vista".

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid issuing a waiver or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Residents expect that the City fully evaluates all potential impacts before making any decisions regarding this development. Anything less would fail to meet the City's obligations to its residents and the principles of responsible planning.

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

Sincerely,

Selvi Sathya

[REDACTED]
Cupertino, CA 95014

From: [REDACTED]
To: [Kitty Moore](#); [Liang Chao](#); [Sheila Mohan](#); jrfuen@cupertino.gov; [R "Ray" Wang](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#)
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Evulich Court (Linda Vista)
Date: Sunday, January 5, 2025 5:57:30 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Councilmembers, Staff and Planning Commission:
Please include in written communications for the next city council meeting on January 22, 2025. However, I urge your immediate attention to this matter.

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at EvulichCourt, also sometimes referred to interchangeably as "Linda Vista".

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid issuing a waiver or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Residents expect that the City fully evaluates all potential impacts before making any decisions regarding this development. Anything less would fail to meet the City's obligations to its residents and the principles of responsible planning.

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

Sincerely,

Saba Sathya

[REDACTED]
Cupertino, CA 95014

From: [REDACTED]
To: [Liang Chao](#); [Sheila Mohan](#); [R "Ray" Wang](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#); jrfuen@cupertino.gov; [Kitty Moore](#)
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Linda Vista Dr
Date: Saturday, January 4, 2025 8:57:14 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Councilmembers, Planning Staff and Planning Commission:

Please include in written communications for the next city council meeting. However, your immediate attention is called to this matter.

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at 10857 Linda Vista Dr, also sometimes referred to interchangeably as "Evulich Court" under application number ASA-2024-015.

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid granting an exception or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

Sincerely,
Santa Teresa Cupertino Resident

From: [REDACTED]
To: [Liang Chao](#); [Kitty Moore](#); [Sheila Mohan](#); [J.R. Fruen](#); [R "Ray" Wang](#); [Pamela Wu](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#)
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Linda Vista Dr
Date: Friday, January 3, 2025 11:41:32 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Councilmembers, City Manager, Planning Staff and Planning Commission:

Your immediate attention is called to this matter. Separately, please also include in written communications for the next city council meeting.

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at 10857 Linda Vista Dr, also sometimes referred to interchangeably as "Evulich Court" under application number ASA-2024-015.

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid granting an exception or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

Sincerely,

Nicholas

From: [REDACTED]
To: [Liang Chao](#); [Sheila Mohan](#); [R "Ray" Wang](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#)
Cc: [REDACTED]
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Linda Vista Dr
Date: Friday, January 3, 2025 10:37:19 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Councilmembers, Planning Staff and Planning Commission:

Please include in written communications for the next city council meeting. However, your immediate attention is called to this matter.

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at 10857 Linda Vista Dr, also sometimes referred to interchangeably as "Evulich Court" under application number ASA-2024-015.

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid granting an exception or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

Sincerely,

Yiming chung

From: [REDACTED]
To: [Liang Chao](#); [Sheila Mohan](#); [R "Ray" Wang](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#)
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Linda Vista Dr
Date: Friday, January 3, 2025 9:44:06 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Councilmembers, Planning Staff and Planning Commission:

Please include in written communications for the next city council meeting. However, your immediate attention is called to this matter.

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at 10857 Linda Vista Dr, also sometimes referred to interchangeably as "Evulich Court" under application number ASA-2024-015.

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid granting an exception or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

Sincerely,

Yinghua

From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Suqiama](#); [City of Cupertino Planning Commission](#)
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Evulich Court (Linda Vista)
Date: Wednesday, January 1, 2025 12:10:46 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Councilmembers, Staff and Planning Commission:
Please include in written communications for the next city council meeting on January 22, 2025. However, I urge your immediate attention to this matter.

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at EvulichCourt, also sometimes referred to interchangeably as "Linda Vista".

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid issuing a waiver or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Residents expect that the City fully evaluates all potential impacts before making any decisions regarding this development. Anything less would fail to meet the City's obligations to its residents and the principles of responsible planning.

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

Sincerely,

Mir B Ghaderi

[REDACTED]

Cupertino, CA 95014

From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Suqiyama](#); [City of Cupertino Planning Commission](#)
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Evulich Court (Linda Vista)
Date: Tuesday, December 31, 2024 12:58:15 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Councilmembers, Staff and Planning Commission:

Please include in written communications for the next city council meeting on January 22, 2025. However, I urge your immediate attention to this matter.

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at Evulich Court, also sometimes referred to interchangeably as "Linda Vista".

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid issuing a waiver or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Residents expect that the City fully evaluates all potential impacts before making any decisions regarding this development. Anything less would fail to meet the City's obligations to its residents and the principles of responsible planning.

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

Sincerely,

Mehrnaz Yazdi

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [City Council](#); [City Council](#); [City Clerk](#); [City of Cupertino Planning Commission](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#)
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Evulich Court (Linda Vista)
Date: Tuesday, December 31, 2024 11:44:14 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Councilmembers, Staff and Planning Commission:

Please include in written communications for the next city council meeting on January 22, 2025. However, I urge your immediate attention to this matter.

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at Evulich Court, also sometimes referred to interchangeably as "Linda Vista".

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid issuing a waiver or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Residents expect that the City fully evaluates all potential impacts before making any decisions regarding this development. Anything less would fail to meet the City's obligations to its residents and the principles of responsible planning.

Thank you for your time and consideration. We look forward to your acknowledgement of this request.

Sincerely,

- Ahmad R. Yazdi

[REDACTED]

Cupertino CA 95014



From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#)
Subject: Request for a Full Environmental Impact Report (EIR) for the Proposed Summerhill Development at Evulich Court (Linda Vista)
Date: Tuesday, December 31, 2024 10:48:44 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino, Councilmembers, Staff and Planning Commission:

Please include in written communications for the next city council meeting on January 22, 2025. However, I urge your immediate attention to this matter.

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at Evulich Court, also sometimes referred to interchangeably as "Linda Vista".

This project poses significant potential risks to the neighborhood, including impact to 60+ year old infrastructure, traffic, fire safety, drainage, and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid issuing a waiver or adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding and sensitive neighborhood. Without an EIR, there is no basis for informed decision-making or accountability to the community.

Residents expect that the City fully evaluates all potential impacts before making any decisions regarding this development. Anything less would fail to meet the City's obligations to its residents and the principles of responsible planning.

Thank you for your time and consideration. I look forward to your acknowledgement of this request.

Sincerely,

Sandeep Chopra

[REDACTED]
Cupertino, CA 95014

From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Luke Connolly](#); [Pamela Wu](#); [Piu Ghosh \(she/her\)](#); [Emi Suqiya](#); [City of Cupertino Planning Commission](#)
Subject: Request for a Full Environmental Impact Report (EIR) for the proposed Summerhill Development at Evulich Ct. (Linda Vista)
Date: Wednesday, January 22, 2025 10:12:20 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino:

I am writing as a resident of Cupertino to formally request that the City require a full Environmental Impact Report ("EIR") for the proposed Summerhill development of 51 units at Evulich Ct. also referred to interchangeably as "Linda Vista".

This project poses significant potential risks to the neighborhood, including impact to a 60+ year old infrastructure, traffic, fire safety, drainage and other critical concerns. A full EIR is the minimum standard necessary to ensure these risks are properly assessed, documented, and addressed. Without a comprehensive study, the full extent of the impact cannot be understood, let alone mitigated.

We also urge the City to categorically avoid issuing a waiver and adopting a negative declaration in lieu of a proper EIR. Both approaches would fail to provide the necessary scrutiny for a project of this magnitude in a longstanding neighborhood. Without an EIR, there is no basis for decision making or accountability to the community.

Residents expect that the City fully evaluates all potential impacts before making any decisions regarding this development. Anything less would fail to meet the City's obligations to its residents and principles of responsible planning.

Thank you for your time and consideration. We look forward to your acknowledgement of this request. Please include this in the written communication for the next City Council Meeting January 22,2025.

Sincerely,
Craig and Joan Cummings

From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Suqiyma](#); [City of Cupertino Planning Commission](#)
Subject: Request for Comprehensive EIR and Immediate Action on Fire Risks for Evulich Ct
Date: Tuesday, March 4, 2025 1:24:27 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council Members and Planning Commission:

Please include in written communications for today's city council meeting on March 4, 2025.

We previously requested a full Environmental Impact Report (EIR) for the Evulich Ct project, a development of 51 dense units in a small single family home neighborhood due to significant concerns about fire, traffic, safety, and infrastructure.

The State Fire Marshal's recent (Feb 2025) designation of the area surrounding Evulich Ct, particularly around Linda Vista Dr, as a Very High Fire Hazard Severity Zone validates our point of view and makes performing proper due diligence and mitigation instead of performative action and strict adherence to housing element goals even more imperative. It is important to emphasize that this "Very High Risk" fire designation does not apply to the majority of Cupertino, which makes the risks for this neighborhood especially alarming. The City must ensure that developments in such very high risk zones are met with equally high standards of safety and due diligence.

While we recognize the City's obligations to comply with state housing laws, including SB 330 and housing element requirements, compliance alone cannot justify moving forward with the Evulich Ct project without a comprehensive EIR and fire safety review. The heightened fire risks and other safety concerns specific to this site demand a far more rigorous review. Simply meeting baseline requirements without thoroughly addressing these unique dangers would fail to protect current residents. The City must prioritize public safety and financial security for existing homeowners. Moving forward responsibly means pausing approvals until all risks are transparently and comprehensively assessed.

Additionally, the Evulich Ct site has already been the subject of inadequate notifications. This remains a live issue that over 700 nearby residents are well aware of and remain deeply concerned about. In fact, a working session by the Council on March 3, 2025 addressed on its agenda this very issue of inadequate notifications to nearby residents. It is imperative that the city council does not compound the problem by missing this urgent opportunity to understand and mitigate fire risk to our community.

The proposed density of 51 units would significantly increase traffic on narrow roads such as McClellan, Bubb, and Hyannisport, Columbus, Santa Teresa, Wilkinson, Terrace and beyond, which are already strained by existing traffic. This is particularly concerning given the proximity of three schools in the area, which exacerbates traffic challenges and complicates emergency evacuations. The increased density would not only heighten the risk of traffic bottlenecks during an emergency but also severely impact emergency response times. In a

very high fire risk zone, where every second counts, overlooking these factors would be a serious mistake. A comprehensive EIR is essential to fully assess these risks and ensure that the project does not compromise the safety of residents. Given the State Fire Marshal's designation we also urge the City not to grant density bonus waivers for height and setbacks at Evulich Ct. Allowing these waivers would increase fire risks and complicate emergency access and evacuation. Prioritizing fire safety in very high-risk zones is essential.

There are also significant financial risks that must be considered. The recent fire hazard designation raises serious concerns about home insurance availability and cost. Insurers are increasingly withdrawing from high-risk areas or dramatically raising premiums, which could leave many residents either uninsured or facing skyrocketing costs. This is not a hypothetical risk but a very real and pressing concern for homeowners in this area. The EIR must thoroughly assess these risks to prevent residents from being left in a financially untenable position, potentially making their homes unsellable. These risks make the Evulich Ct project fundamentally incompatible with the safety and financial security of current residents. Moving forward with this project would expose residents to severe financial burdens that cannot be adequately mitigated, further underscoring the need to halt approvals until a comprehensive EIR fully addresses these threats.

Given these significant risks and unresolved issues, we urge the City Council to suspend further approvals for the Evulich Ct project until a full EIR is completed and all fire risk assessments are thoroughly addressed. It is also crucial to reassess the feasibility of accommodating 51 units on the site, considering the heightened fire hazard, evacuation challenges, and infrastructure limitations.

Approving this project without addressing these risks would not only endanger residents but could also lead to severe financial consequences for our community. The safety and well-being of Cupertino residents must come first. We look forward to your response and to seeing decisive actions that prioritize our community's safety.

From: [REDACTED]
To: [Kitty Moore](#); [Liang Chao](#); [R "Ray" Wang](#); [J.R. Fruen](#); [Sheila Mohan](#); [City of Cupertino Planning Commission](#); [Emi Sugiyama](#); [Pamela Wu](#); [Piu Ghosh \(she/her\)](#)
Subject: Request for Comprehensive EIR and Immediate Action on Fire Risks for Evulich Ct
Date: Tuesday, March 4, 2025 2:08:42 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council Members, City Manager and Planning Commission:

Please include in written communications for today's city council meeting on March 4, 2025.

We previously requested a full Environmental Impact Report (EIR) for the Evulich Ct project, a development of 51 dense units in a small single family home neighborhood due to significant concerns about fire, traffic, safety, and infrastructure.

The State Fire Marshal's recent (Feb 2025) designation of the area surrounding Evulich Ct, particularly around Linda Vista Dr, as a Very High Fire Hazard Severity Zone validates our point of view and makes performing proper due diligence and mitigation instead of performative action and strict adherence to housing element goals even more imperative. It is important to emphasize that this "Very High Risk" fire designation does not apply to the majority of Cupertino, which makes the risks for this neighborhood especially alarming. The City must ensure that developments in such very high risk zones are met with equally high standards of safety and due diligence.

While we recognize the City's obligations to comply with state housing laws, including SB 330 and housing element requirements, compliance alone cannot justify moving forward with the Evulich Ct project without a comprehensive EIR and fire safety review. The heightened fire risks and other safety concerns specific to this site demand a far more rigorous review. Simply meeting baseline requirements without thoroughly addressing these unique dangers would fail to protect current residents. The City must prioritize public safety and financial security for existing homeowners. Moving forward responsibly means pausing approvals until all risks are transparently and comprehensively assessed.

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Given these significant risks and unresolved issues, we urge the City Council to suspend further approvals for the Evulich Ct project until a full EIR is completed and all fire risk assessments are thoroughly addressed. It is also crucial to reassess the feasibility of accommodating 51 units on the site, considering the heightened fire hazard, evacuation challenges, and infrastructure limitations.

Approving this project without addressing these risks would not only endanger residents but could also lead to severe financial consequences for our community. The safety and well-being of Cupertino residents must come first. We look forward to your response and to seeing decisive actions that prioritize our community's safety.

Thanks for your consideration

From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#)
Subject: Requesting full EIR review of the proposed Summerhill project (Evulich Court)
Date: Wednesday, January 1, 2025 10:36:06 AM
Attachments: [Request for EIR - Email.docx.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council members and staff,

This is a formal request for a full EIR review for the Summerhill/Evulich Court project as fully detailed in the attached document.

Your neighbor,
-Vidya Raghvendra

[REDACTED]

From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#)
Subject: Requesting full EIR review of the proposed Summerhill project (Evulich Court)
Date: Wednesday, January 1, 2025 11:11:51 AM
Attachments: [EIR request.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council members and staff,

This is a formal request for a full EIR review for the Summerhill/Evulich Court project as fully detailed in the attached document.

Your neighbor,
-Shubha Raghvendra

[REDACTED]

From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Suqiayama](#); [City of Cupertino Planning Commission](#); [Liang Chao](#)
Cc: [REDACTED]
Subject: Subject: Urgent Request for Comprehensive EIR and Immediate Action on Fire Risks for Evulich Ct
Date: Tuesday, March 4, 2025 12:24:53 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Liang Chao, City Council Members and Planning Commission:

Please include in written communications for the next city council meeting on March 4, 2025.

We previously requested a full Environmental Impact Report (EIR) for the Evulich Ct project, a development of 51 dense units in a small single family home neighborhood due to significant concerns about fire, traffic, safety, and infrastructure. The State Fire Marshal's recent (Feb 2025) designation of the area surrounding Evulich Ct, particularly around Linda Vista Dr, as a Very High Fire Hazard Severity Zone validates our point of view and makes performing proper due diligence and mitigation instead of performative action and strict adherence to housing element goals even more imperative.

Here is a Mercury News article about this:

<https://www.mercurynews.com/2025/02/24/new-bay-area-fire-hazard-maps-is-your-city-among-those-seeing-striking-increases/>

It is important to emphasize that this "Very High Risk" fire designation does not apply to the majority of Cupertino, which makes the risks for this neighborhood especially alarming. The City must ensure that developments in such very high risk zones are met with equally high standards of safety and due diligence. While we recognize the City's obligations to comply with state housing laws, including SB 330 and housing element requirements, compliance alone cannot justify moving forward with the Evulich Ct project without a comprehensive EIR and fire safety review. The heightened fire risks and other safety concerns specific to this site demand a far more rigorous review. Simply meeting baseline requirements without thoroughly addressing these unique dangers would fail to protect current residents. **The City must prioritize public safety and financial security for existing homeowners.** Moving forward responsibly means pausing approvals until all risks are transparently and comprehensively assessed.

Additionally, the Evulich Ct site has already been the subject of inadequate notifications. This remains a live issue that over 700 nearby residents are well aware of and remain deeply concerned about. In fact, a working session by the Council on March 3, 2025 addressed on its

agenda this very issue of inadequate notifications to nearby residents. It is imperative that the city council does not compound the problem by missing this urgent opportunity to understand and mitigate fire risk to our community.

The proposed density of 51 units would significantly increase traffic on narrow roads such as McClellan, Bubb, and Hyannisport, Columbus, Santa Teresa, Wilkinson, Terrace and beyond, which are already strained by existing traffic. This is particularly concerning given the proximity of three schools in the area, which exacerbates traffic challenges and complicates emergency evacuations. The increased density would not only heighten the risk of traffic bottlenecks during an emergency but also severely impact emergency response times. In a very high fire risk zone, where every second counts, overlooking these factors would be a serious mistake. A comprehensive EIR is essential to fully assess these risks and ensure that the project does not compromise the safety of residents. Given the State Fire Marshal's designation, we also urge the City not to grant density bonus waivers for height and setbacks at Evulich Ct. Allowing these waivers would increase fire risks and complicate emergency access and evacuation. Prioritizing fire safety in very high-risk zones is essential.

There are also significant financial risks that must be considered. The recent fire hazard designation raises serious concerns about home insurance availability and cost. Insurers are increasingly withdrawing from high-risk areas or dramatically raising premiums, which could leave many residents either uninsured or facing skyrocketing costs. This is not a hypothetical risk but a very real and pressing concern for homeowners in this area. The EIR must thoroughly assess these risks to prevent residents from being left in a financially untenable position, potentially making their homes unsellable. These risks make the Evulich Ct project fundamentally incompatible with the safety and financial security of current residents. Moving forward with this project would expose residents to severe financial burdens that cannot be adequately mitigated, further underscoring the need to halt approvals until a comprehensive EIR fully addresses these threats. Given these significant risks and unresolved issues, we urge the City Council to suspend further approvals for the Evulich Ct project until a full EIR is completed and all fire risk assessments are thoroughly addressed. It is also crucial to reassess the feasibility of accommodating 51 units on the site, considering the heightened fire hazard, evacuation challenges, and infrastructure limitations. Approving this project without addressing these risks would not only endanger residents but could also lead to severe financial consequences for our community. The safety and well-being of Cupertino residents must come first. We look forward to your response and to seeing decisive actions that prioritize our community's safety. Sincerely,

Veronica Lentfer, Cupertino resident

From: [REDACTED]
To: [City of Cupertino Planning Commission](#); [Emi Sugiyama](#)
Subject: Support - Linda Vista Project
Date: Monday, February 9, 2026 4:29:16 PM
Attachments: [Outlook-Logo_Desc.png](#)
[Outlook-Text_Desc.png](#)
[Outlook-Logo_icon.png](#)
[Outlook-Icon_Desc.png](#)
[Outlook-Icon_Desc.png](#)
[Cupertino - 10857 Linda Vista.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Cupertino Planning Commission,

Please see the attached support letter for the SummerHill Homes Linda Vista Project from the Bay Area Council. If you should have any questions about our letter, please don't hesitate to let me know.

Best,
Louis



Louis Mirante
Senior Vice President of Public Policy, Housing

[REDACTED]
www.bayareacouncil.org



From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#)
Subject: Urgent Request for Comprehensive EIR and Immediate Action on Fire Risks for Evulich Ct
Date: Tuesday, March 4, 2025 3:00:28 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council Members and Planning Commission:

Please include in written communications for the next city council meeting on March 4, 2025.

We previously requested a full Environmental Impact Report (EIR) for the Evulich Ct project, a development of 51 dense units in a small single family home neighborhood due to significant concerns about fire, traffic, safety, and infrastructure.

The State Fire Marshal's recent (Feb 2025) designation of the area surrounding Evulich Ct, particularly around Linda Vista Dr, as a Very High Fire Hazard Severity Zone validates our point of view and makes performing proper due diligence and mitigation instead of performative action and strict adherence to housing element goals even more imperative. It is important to emphasize that this "Very High Risk" fire designation does not apply to the majority of Cupertino, which makes the risks for this neighborhood especially alarming. The City must ensure that developments in such very high risk zones are met with equally high standards of safety and due diligence.

While we recognize the City's obligations to comply with state housing laws, including SB 330 and housing element requirements, compliance alone cannot justify moving forward with the Evulich Ct project without a comprehensive EIR and fire safety review. The heightened fire risks and other safety concerns specific to this site demand a far more rigorous review. Simply meeting baseline requirements without thoroughly addressing these unique dangers would fail to protect current residents. The City must prioritize public safety and financial security for existing homeowners. Moving forward responsibly means pausing approvals until all risks are transparently and comprehensively assessed.

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are well aware of and remain deeply concerned about. In fact, a working session by the Council on March 3, 2025 addressed on its agenda this very issue of inadequate notifications to nearby residents. It is imperative that the city council does not compound the problem by missing this urgent opportunity to understand and mitigate fire risk to our community.

The proposed density of 51 units would significantly increase traffic on narrow roads such as McClellan, Bubb, and Hyannisport, Columbus, Santa Teresa, Wilkinson, Terrace and beyond, which are already strained by existing traffic. This is particularly concerning given the proximity of three schools in the area, which exacerbates traffic challenges and complicates emergency evacuations. The increased density would not only heighten the risk of traffic bottlenecks during an emergency but also severely impact emergency response times. In a very high fire risk zone, where every second counts, overlooking these factors would be a serious mistake. A comprehensive EIR is essential to fully assess these risks and ensure that the project does not compromise the safety of residents. Given the State Fire Marshal's designation we also urge the City not to grant density bonus waivers for height and setbacks at EvulichCt. Allowing these waivers would increase fire risks and complicate emergency access and evacuation. Prioritizing fire safety in very high-risk zones is essential.

There are also significant financial risks that must be considered. The recent fire hazard designation raises serious concerns about home insurance availability and cost. Insurers are increasingly withdrawing from high-risk areas or dramatically raising premiums, which could leave many residents either uninsured or facing skyrocketing costs. This is not a hypothetical risk but a very real and pressing concern for homeowners in this area. The EIR must thoroughly assess these risks to prevent residents from being left in a financially untenable position, potentially making their homes unsellable. These risks make the Evulich Ct project fundamentally incompatible with the safety and financial security of current residents. Moving forward with this project would expose residents to severe financial burdens that cannot be adequately mitigated, further underscoring the need to halt approvals until a comprehensive EIR fully addresses these threats.

Given these significant risks and unresolved issues, we urge the City Council to suspend further approvals for the Evulich Ct project until a full EIR is completed and all fire risk assessments are thoroughly addressed. It is also crucial to reassess the feasibility of accommodating 51 units on the site, considering the heightened fire hazard, evacuation challenges, and infrastructure limitations.

Approving this project without addressing these risks would not only

endanger residents but could also lead to severe financial consequences for our community. The safety and well-being of Cupertino residents must come first. We look forward to your response and to seeing decisive actions that prioritize our community's safety.

Sincerely,
Ying Sosic
Cupertino resident

From: [REDACTED]
Subject: Urgent Request for Comprehensive EIR and Immediate Action on Fire Risks for Evulich Ct
Date: Tuesday, March 4, 2025 1:11:15 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council Members and Planning Commission:

Please include in written communications for the next city council meeting on March 4, 2025.

We previously requested a full Environmental Impact Report (EIR) for the Evulich Ct. project, a development of 51 dense units in a small single family home neighborhood due to significant concerns about fire, traffic, safety, and infrastructure.

The State Fire Marshal's recent (Feb 2025) designation of the area surrounding Evulich Ct., particularly around Linda Vista Dr, as a **Very High Fire Hazard Severity Zone** validates our point of view and makes performing proper due diligence and mitigation, instead of performative action and strict adherence to housing element goals even more imperative. It is important to emphasize that this "Very High Risk" fire designation does not apply to the majority of Cupertino, which makes the risks for this neighborhood especially alarming. The City must ensure that developments in such very high risk zones are met with equally high standards of safety and due diligence.

While we recognize the City's obligations to comply with state housing laws, including SB 330 and housing element requirements, compliance alone cannot justify moving forward with the Evulich Ct. project without a comprehensive EIR and fire safety review. The heightened fire risks and other safety concerns specific to this site demand a far more rigorous review. Simply meeting baseline requirements without thoroughly addressing these unique dangers would fail to protect current residents. The City must prioritize public safety and financial security for existing homeowners. Moving forward responsibly means pausing approvals until all risks are transparently and comprehensively assessed.

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It is imperative that the city council does not compound the problem by missing this urgent opportunity to understand and mitigate fire risk to our community.

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Approving this project without addressing these risks would not only endanger residents but could also lead to severe financial consequences for our community. The safety and well-being of Cupertino residents must come first. We look forward to your response and to seeing decisive actions that prioritize our community's safety.

Sincerely,

Helena Cohen



From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Piu Ghosh \(she/her\)](#); [Emi Sugiyama](#); [City of Cupertino Planning Commission](#)
Subject: Urgent Request for Comprehensive EIR and Immediate Action on Fire Risks for Evulich Ct
Date: Tuesday, March 4, 2025 11:04:37 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Urgent Request for Comprehensive EIR and Immediate Action on Fire Risks for Evulich Ct

Dear City Council Members and Planning Commission:

Please include in written communications for the next city council meeting on March 4, 2025.

We previously requested a full Environmental Impact Report (EIR) for the Evulich Ct project, a development of 51 dense units in a small single family home neighborhood due to significant concerns about fire, traffic, safety, and infrastructure.

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While we recognize the City's obligations to comply with state housing laws, including SB 330 and housing element requirements, compliance alone cannot justify moving forward with the Evulich Ct project without a comprehensive EIR and fire safety review. The heightened fire risks and other safety concerns specific to this site demand a far more rigorous review. Simply meeting baseline requirements without thoroughly addressing these unique dangers would fail to protect current residents. The City must prioritize public safety and financial security for existing homeowners. Moving forward responsibly means pausing approvals until all risks are transparently and comprehensively assessed.

Additionally, the Evulich Ct site has already been the subject of inadequate notifications. This remains a live issue that over 700 nearby residents are well aware of and remain deeply concerned about. In fact, a working session by the Council on March 3, 2025 addressed on its agenda this very issue of inadequate notifications to nearby residents. It is imperative that the city council does not compound the problem by missing this urgent opportunity to understand and mitigate fire risk to our community.

The proposed density of 51 units would significantly increase traffic on narrow roads such as McClellan, Bubb, and Hyannisport, Columbus, Santa Teresa, Wilkinson, Terrace and beyond, which are already strained by existing traffic. This is particularly concerning given the proximity of three schools in the area, which exacerbates traffic challenges and complicates emergency evacuations. The increased density would not only heighten the risk of traffic bottlenecks during an emergency but also severely impact emergency response times. In a very high fire risk zone, where every second counts, overlooking these factors would be a serious mistake. A comprehensive EIR is essential to fully assess these risks and ensure that the project does not compromise the safety of residents. Given the State Fire Marshal's designation we also urge the City not to grant density bonus waivers for height and setbacks at Evulich Ct. Allowing these waivers would increase fire risks and complicate emergency access and evacuation. Prioritizing fire safety in very high-risk zones is essential.

There are also significant financial risks that must be considered. The recent fire hazard designation raises serious concerns about home insurance availability and cost. Insurers are increasingly withdrawing from high-risk areas or dramatically raising premiums, which could leave many residents either uninsured or facing skyrocketing costs. This is not a hypothetical risk but a very real and pressing concern for homeowners in this area. The EIR must thoroughly assess these risks to prevent residents from being left in a financially untenable position, potentially making their homes unsellable. These risks make the Evulich Ct project fundamentally incompatible with the safety and financial security of current residents. Moving forward with this project would expose residents to severe financial burdens that cannot be adequately mitigated, further underscoring the need to halt approvals until a comprehensive EIR fully addresses these threats.

Given these significant risks and unresolved issues, we urge the City Council to suspend further approvals for the Evulich Ct project until a full EIR is completed and all fire risk assessments are thoroughly addressed. It is also crucial to reassess the feasibility of accommodating 51 units on the site, considering the heightened fire hazard, evacuation challenges, and infrastructure limitations.

Approving this project without addressing these risks would not only endanger residents but could also lead to severe financial consequences for our community. The safety and well-being of Cupertino residents must come first. We look forward to your response and to seeing decisive actions that prioritize our community's safety.

Sincerely,

Ahmad R. Yazdi

From: [REDACTED]
To: [City Council](#); [City Clerk](#); [Pamela Wu](#); [Luke Connolly](#); [Piu Ghosh \(she/her\)](#); [Emi Suqiyama](#); [City of Cupertino Planning Commission](#)
Subject: Urgent Request for Comprehensive EIR and Immediate Action on Fire Risks for Evulich Ct
Date: Tuesday, March 4, 2025 6:09:42 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council Members and Planning Commission:

Please include in written communications for the next city council meeting on March 4, 2025.

We previously requested a full Environmental Impact Report (EIR) for the Evulich Ct project, a development of 51 dense units in a small single family home neighborhood due to significant concerns about fire, traffic, safety, and infrastructure.

The State Fire Marshal's recent (Feb 2025) designation of the area surrounding Evulich Ct, particularly around Linda Vista Dr, as a Very High Fire Hazard Severity Zone validates our point of view and makes performing proper due diligence and mitigation instead of performative action and strict adherence to housing element goals even more imperative. It is important to emphasize that this "Very High Risk" fire designation does not apply to the majority of Cupertino, which makes the risks for this neighborhood especially alarming. The City must ensure that developments in such very high risk zones are met with equally high standards of safety and due diligence.

While we recognize the City's obligations to comply with state housing laws, including SB 330 and housing element requirements, compliance alone cannot justify moving forward with the Evulich Ct project without a comprehensive EIR and fire safety review. The heightened fire risks and other safety concerns specific to this site demand a far more rigorous review. Simply meeting baseline requirements without thoroughly addressing these unique dangers would fail to protect current residents. The City must prioritize public safety and financial security for existing homeowners. Moving forward responsibly means pausing approvals until all risks are transparently and comprehensively assessed.

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Sincerely,

Nancy Wu

Cupertino Resident

From: [Brad Fox](#)
To: [Emi Sugiyama](#)
Subject: Fwd: Linda Vista project inquiry
Date: Monday, February 23, 2026 12:05:22 PM
Attachments: [29020.png](#)
[29021.png](#)
[29022.png](#)

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FYI...

Brad Fox, P.E.

Assistant Fire Marshal

Fire Prevention Division

Santa Clara County Fire Department

Office: 408-341-4420 | Direct: 408-341-4493



----- Forwarded message -----

From: **Brad Fox** <brad.fox@sccfd.org>

Date: Tue, Feb 3, 2026 at 5:11 PM

Subject: Linda Vista project inquiry

To: <[REDACTED]>

Good evening Mr. Sang,

I am the Assistant Fire Marshal in Fire Prevention. I am responding to your inquiry on behalf of our Department.

Santa Clara County Fire Department (SCCFD) is familiar with the referenced project on Linda Vista, and our review is part of Cupertino's permitting process. We are also aware that Cupertino's adoption of new local fire hazard severity zone maps changes the designation to a very high fire hazard severity zone (VHFHSZ) for the proposed project.

The developer is aware that the proposed project is subject to VHFHSZ requirements including but not limited to:

- (i) Section 4291 of the Public Resource Code or Government Code Section 51182, as applicable.
- (ii) Section 4290 of the Public Resource Code.
- (iii) The 2025 California Wildland Urban Interface Code (Title 24 of the California Code of

Regulations).

In addition to the above-referenced regulations, SCCFD reviews projects for compliance with Title 24, Part 9, The California Fire Code, as adopted with local amendments by the City of Cupertino. SCCFD participates throughout the development process including Planning Permits, Building Permits, Fire Permits, and construction.

I hope my response provides clarity that SCCFD is involved every step of the way during development through partnership with Cupertino. We recognize the wildfire hazards and legal requirements the project must satisfy.

Thank you,

Brad Fox, P.E.

Assistant Fire Marshal

Fire Prevention Division

Santa Clara County Fire Department

Office: 408-341-4420 | Direct: 408-341-4493



On Thu, Jan 29, 2026 at 21:27 Henry Sang <[REDACTED]> wrote:

Brian and Art,

I hope you two are doing well in this new year. I find it hard to believe we are already at the end of January.

I am looking for contacts who can help advise on a situation in Cupertino. There is a 2.5acre lot that a developer wants to use to build 51 high density units. Mostly three story sixplexes.

This is in the new CalFire Red Zone. It backs up to an untended hillside which is a good place to catch embers. Being at the mouth of Stevens Canyon is gets a ton of wind from the mountains.

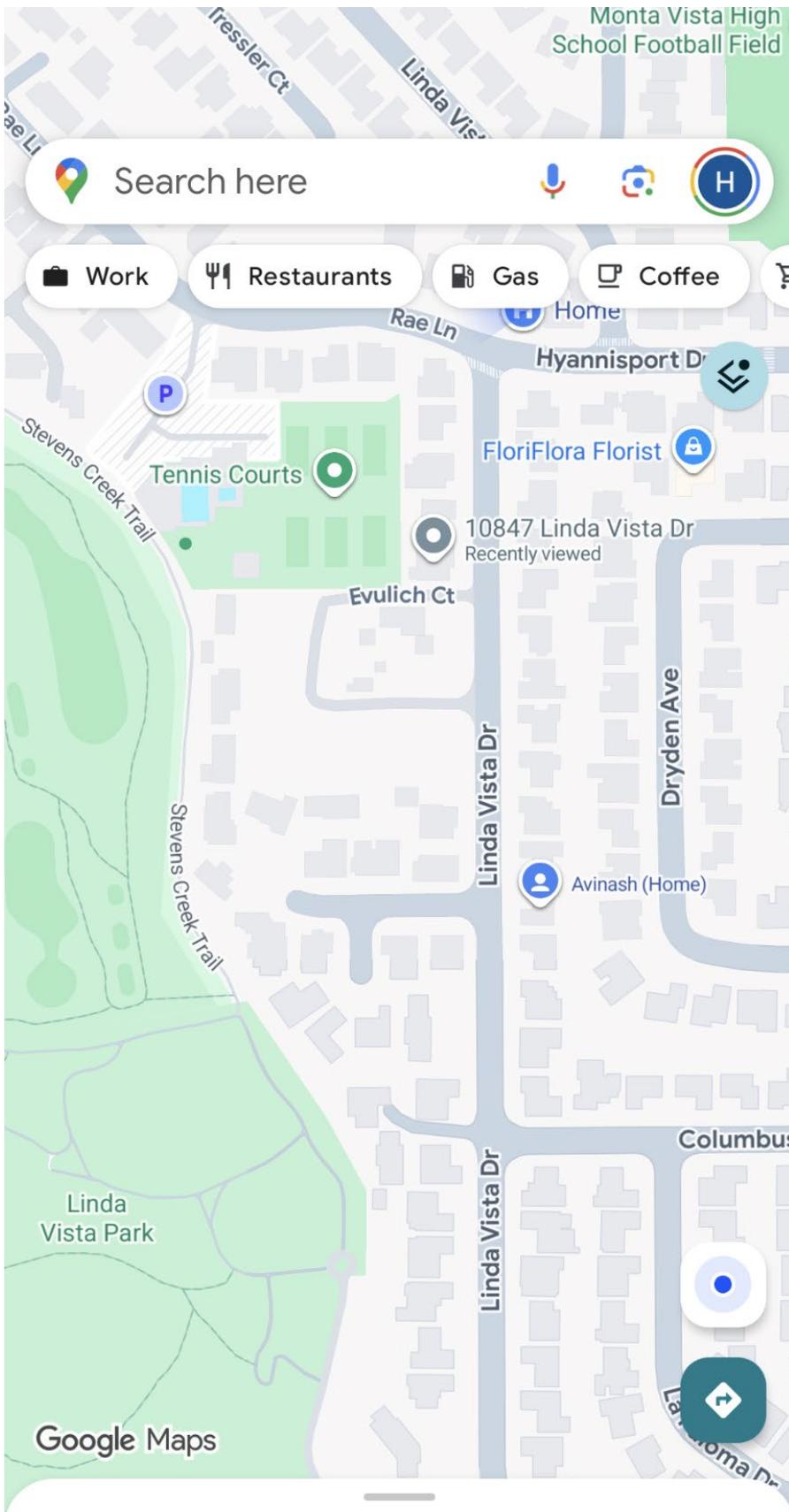
The project is at the intersection of Linda Vista and Evulich Court. Close to Linda Vista Park.

To be fair, in 2024 this was not a red zone.

Who might be a good person to speak about the recommendations or guidelines for building in this type of danger zone? Or in general, to advise the City?

By the way, there is another developer who is looking to actually build in the hills behind Linda Vista Park as well. (Goes to Stevens Creek Park and the old quarry.) I suspect you will really groan when looking at that one. But, first things first.

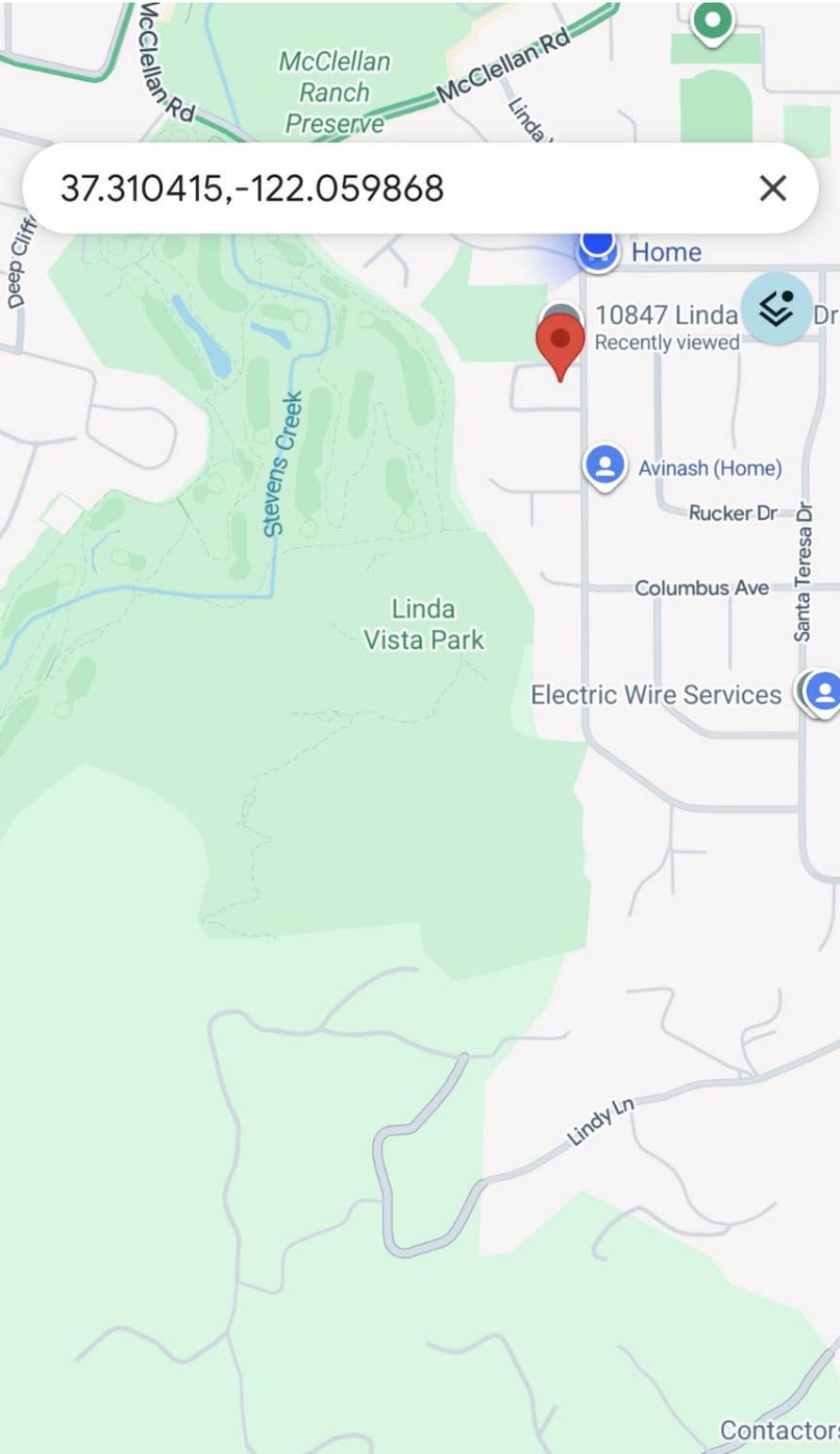
Henry



Local vibe

53°
51 AQI

Explore You Contribute





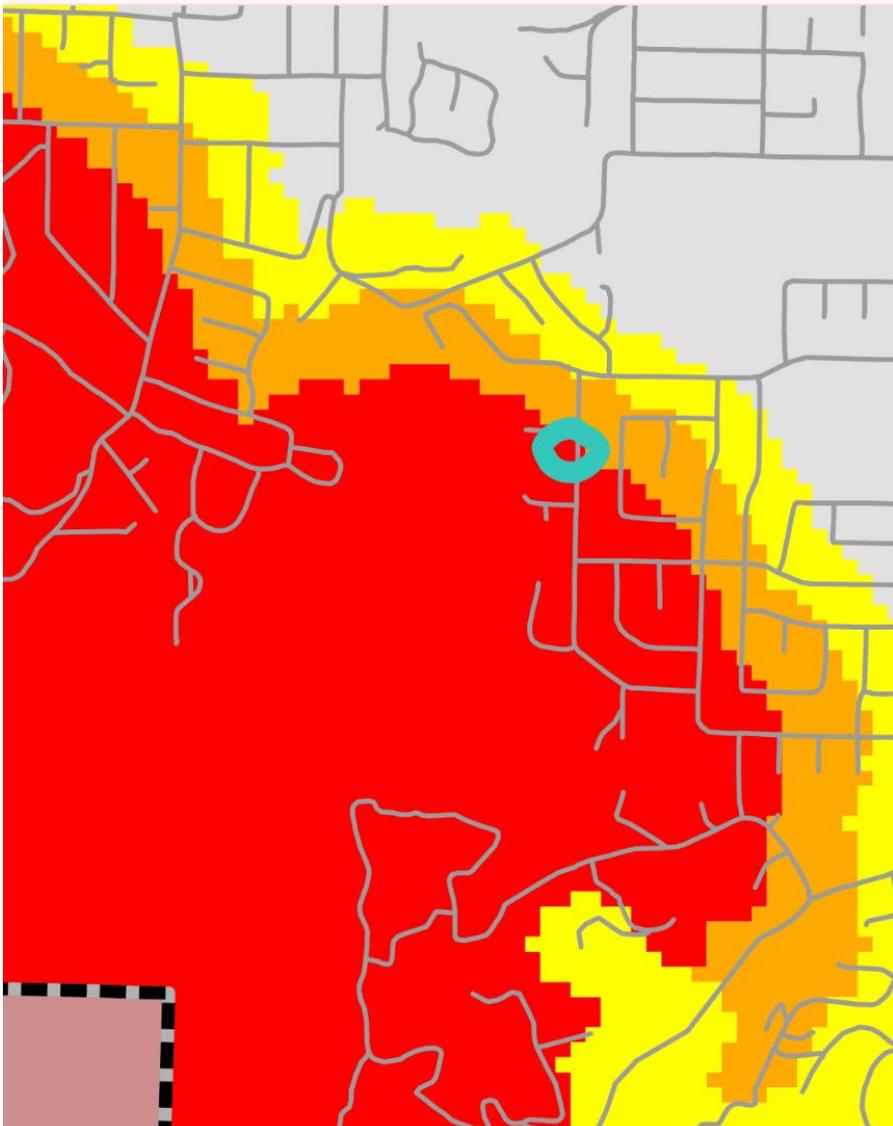
10867 Linda Vista Dr

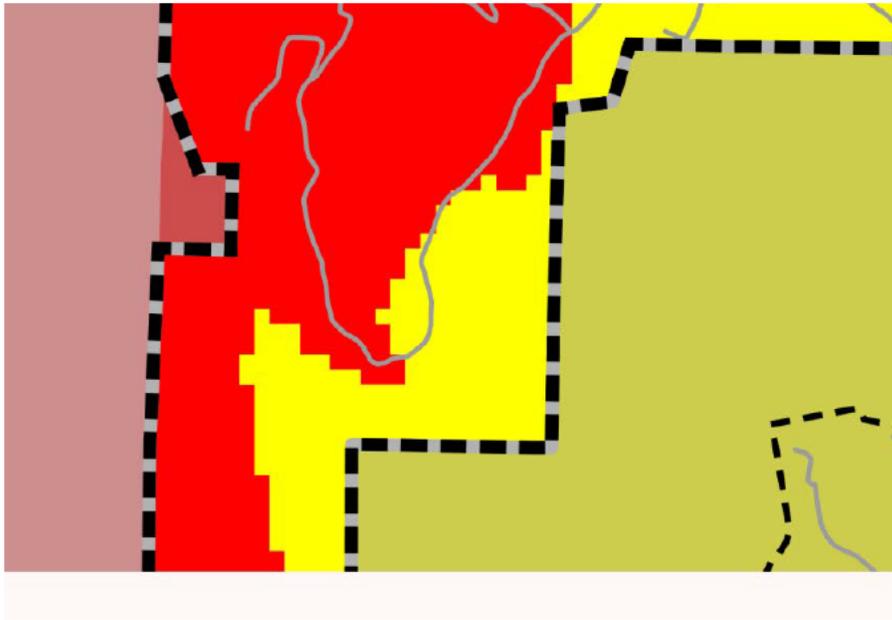


Directions Start Save Share



cupertino.gov/files/assets/cit





Henry W. Sang, Jr.
President Emeritus and Advisory Board Member

Cell/WhatsApp: [REDACTED]

From: [REDACTED]
To: [Emi Sugiyama](#)
Subject: [City of Cupertino] Assignment: Linda Vista Drive Development
Date: Thursday, February 19, 2026 7:44:57 AM

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You have been assigned to this ticket ([#156253](#)).



George Wang

Feb 18, 2026, 10:33 PM PST

To whom it may concern,

I am writing as a homeowner (22204 McClellan) near the proposed project on Linda Vista Drive to formally express my strong opposition to the 51-unit townhome-style condominium development currently under consideration.

As a recent homebuyer in this neighborhood, the primary factor in my decision to invest in this community was its quiet, low-density residential character. The current atmosphere of single-family homes provides a quality of life that is becoming increasingly rare, and it is specifically this peaceful environment that gives the area its value and appeal.

I have several significant concerns regarding the scale of this proposal:

- **Density and Neighborhood Character:** Replacing four single-family homes with 51 units represents a massive increase in density that is in stark contrast with the surrounding landscape. This transition will irrevocably alter the "suburban feel" that defines our neighborhood.
- **Reduced Attractiveness:** The sheer scale of this project threatens to reduce the attractiveness of the entire area. A high-density complex in the middle of a low-density zone impacts the privacy, aesthetic harmony, and overall desirability of the neighboring properties.
- **Infrastructure and Traffic:** Linda Vista Drive and the surrounding streets were not designed to accommodate the exponential increase in vehicle trips and street parking that 51 new households will inevitably bring.
- **Environmental Impact:** The proposed removal of trees and the demolition of existing homes to make way for such a

dense footprint will have a negative impact on the local canopy and the quietude of our street.

While I understand the state's housing mandates, I believe that development must be balanced with the preservation of established neighborhoods. The neighborhood around Monta Vista High School is one of the most expensive and attractive areas in Cupertino. This proposal, in its current form, is an over-development that disregards the expectations and investments of existing residents and would destroy the premium and attractiveness this area commands in the long term.

I urge the Commission to deny this application or, at the very least, require a significant reduction in the number of units to better align with the existing neighborhood density. Thank you for your time and for considering the voices of the residents who will be most impacted by this decision.

Best,
George Wang
