

From: [REDACTED]
To: [City of Cupertino Planning Commission](#)
Subject: more on agenda item #2 san fernando court
Date: Monday, January 26, 2026 4:58:11 PM

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Hi Planning Commission,
More on agenda item #2 san fernando court
Can you please ask the planning staff to show their math on the max square footage allowed?
My recollection is that homes on hillsides were not allowed as much floor area as those on flat land.
Thanks,
Rhoda

From: [REDACTED]
To: [City of Cupertino Planning Commission](#)
Subject: Item #2 on the Agenda for January 27, 2026
Date: Tuesday, January 27, 2026 5:13:35 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 Commissioners,

I am writing in hopes that you will reject the proposed terracing of the yard that abuts the preserve at McClellan Ranch. There are simply too many issues with the proposal.

- 1) The property borders one of the few open spaces in the city. This project could be damaging to the wildlife and is not appropriate for a riparian area. What sort of environmental study was done to justify this project?
- 2) Where will the construction equipment and material be staged? Will it be staged at the top of the property to annoy the neighbors? Or will it be placed on city property at the bottom of the hill to annoy residents walking through McClellan Ranch and potentially damage the environment? If the latter, the city should charge rent for the use of their property.
- 3) The removal of the oaks is particularly problematic because again, older trees will be removed for a construction project. There is no reason to believe that based on the plans, there will be room to replace them. So, they will just pay "in lieu" of fees.
- 4) The current owners of the property were aware of the limitations of the property when they purchased it. It is my understanding that they have lived in the property, so they have had adequate time to decide to live with the limitations or list it for sale. Modifications to any property should not be done with solely the needs of the owners in mind unless it is a safety issue; in this case, the neighbors and public need to be considered.

For the above reasons and more, I hope that you will reject this proposal.

Best regards,

Brooke Ezzat

From: [REDACTED]
To: [Public Comments](#)
Subject: Objections To Exemptions For 22068 San Fernando Court: Tuesday January 27, 2026
Date: Monday, January 26, 2026 10:16:06 PM

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Please include this letter in the packet for the January 27 Planning Meeting. Thank you!

Dear Planning Commissioners,

I would like to voice my objections to the request for approval to terrace the property at 22068 San Fernando Court in Cupertino. The owner knew when they bought the property that it was not zoned as such, and they are requesting a special privilege to change the slope of the hillside behind their house. There is no mention in the planning meeting agenda that this property happens to be adjacent to a popular nature trail that runs through Blackberry Farm. I walk that area frequently as do so many of our residents, and it would not only create an eyesore, but it would also grossly damage a protected natural riparian area that is home to all manners of birds, bats, coyotes, rabbits, deer and other animals.

Likewise I object to the owner's request to remove 5 heritage oak trees on the property. The particular property also has a giant eucalyptus tree (non-protected) that is frequented by bats, owls, and other birds that would likely be damaged or removed which would result in the exposure of a bare hill, the proposed decks, and other building structures. The property looks down on the bocce courts, lawn, and picnic area where people gather. How is it fair or right to allow one resident to make such changes without others requesting to do the same? It's a slippery slope (pardon the pun) that we don't want to go down lest we ruin the look and feel of one of Cupertino's most precious natural walking and recreation areas.

Please note that I also highly object to allowing land owners to pay an in-leu fee for failure to replace heritage or protected trees that they have removed. It sends a horrible message that you can destroy very mature trees and precious habitat and pay for the privilege.

Thank you so much for your consideration in this manner.

Sincerely,
Danessa Techmanski
32-year Cupertino resident

From: [REDACTED]
To: [City of Cupertino Planning Commission](#); [Public Comments](#)
Subject: comments agenda #2 1/27/2026
Date: Tuesday, January 27, 2026 9:06:39 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.

Hi Planning Commission,

I just noticed in the agenda that I also need to address to “publiccomment,” so most of the following is a duplicate of what I sent earlier.

More on agenda item #2 san fernando court

Can you please ask the planning staff to show their math on the max square footage allowed? My recollection is that homes on hillsides were not allowed as much floor area as those on flat land.

Furthermore, different sources show varying square footage of the property – which one is correct?

I am writing you regarding 1/27 Agenda #2 new home construction san fernando ct. **JUST SAY NO**

You are being asked to vote on a proposal that does not yet exist!

This is not okay and **I hope that you will agree to postpone the item until such time that you have a real proposal to review.**

The numbered items below correspond to the resolutions that you are being asked to vote on:

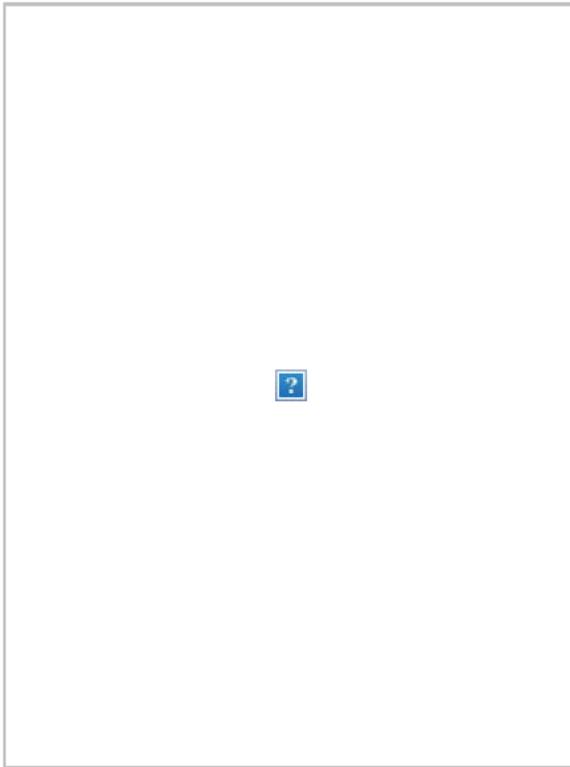
1. **HILLSIDE EXCEPTION** Please do not make a hillside exception. The proposed project appears to be nothing like its neighbors. Some neighbors do have retaining walls – but they are very hard to see and they are very far away from their backyard property lines that abut blackberry farm. This proposal has retaining walls very close to the backyard property line and the park. That is not okay. **Please vote NO on the hillside exception.**

Please also go to Blackberry Farm and check out the site from the backyard side.

It is just before you get to the sand volleyball and at the end of the rock wall. If you look closely, you will see some other homes that are mostly hidden behind trees. I can't see how these retaining walls could be built without harming the neighbors or our parkland.

PLEASE ALSO CONSIDER THE IMPACTS ON NON-HERITAGE TREES ON THE HILLSIDE. There are many mature trees on the hillside. The grading would clear everything and also permanently those trees growing near the retaining walls. We cannot see what the views would look like from the park. The plot plan doesn't appear to reflect what the final plot plan would be and doesn't appear to include fencing for

the levels. Consider that when you're looking at all these retaining walls from the ground, visually it would look almost like one continuous wall.



2. **R1 EXEMPTION GARAGE:** In general, for this lot, I think that it is okay for the garage to take up more frontage and I agree with staff in that regard. However, the garage door shown on the poster outside of the home is hideous. Provisional yes vote until you receive a revised proposal.



3. **DESIGN REVIEW** I disagree with staff on this one. First, we can't even tell how the proposed conditions would affect the plans. Also, The proposed home is way out of scale with the neighborhood on a substandard lot. It is not at all harmonious. I recall the lot is around 6700 sq ft in a 7500 sq ft minimum lot size area. The visual impacts to our public park would be very bad. And there's more – it could also impact the flora and fauna in the adjacent sensitive riparian area. Know that the roots of oak trees extend further than the dripline. Mitigations on insufficient. Vote no.
4. **FINDINGS FOR A MINOR RESIDENTIAL PERMIT** IMHO, this statement is incorrect, *“The granting of the permit will not result in a condition that is detrimental or injurious to property improvements in the vicinity,”* this statement is incorrect: *“The proposed project is harmonious in scale and design with the general neighborhood.”* This statement is incorrect: *“Adverse visual impacts on adjoining properties have been reasonably mitigated.”* Please see my comments on #1 – major impact to adjacent property's hillsides and trees and impacts to natural habitat and recreational values at adjacent park. Vote no.
5. **TREES: I am 100% against cutting down any heritage oak trees.** Also, the staff report is confusing. It says that trees would be replaced (which would take generations for it to really happen). But then in the resolution, it says that the property owner can get out of it by paying a fee. Please explain why. **The proposed resolution allows an in-lieu fee for removed trees** on pages 3 and 4: *Should it be determined that planting of replacement trees in the quantity or a portion of the quantity specified above cannot be*

*accomplished in accordance with best forestry management practices, **the applicant shall pay an in-lieu fee for each tree not replaced on site in accordance with the in-lieu fee requirements outlined in Municipal Code Section 14.18.160 (B).** Vote no.*

FLAT ROOF: Unlike the staff report, I am okay with a flat roof in the neighborhood. There's actually one across the street from me. My neighbors with the flat had tried to submit for an old-style Spanish home and it had been rejected by planning and that was really sad. They never built anything, so the flat-roofed home is still there. Also, the house next door to the proposed house was going to have a standing seam metal roof, and that was also rejected by the planning department and I thought that was a big shame. The original concept for that home was quite lovely. The mass of the proposed home is way too big for the lot.

In closing, the property owner bought a substandard and tricky lot. The property owner is trying to maximize the square footage allowed on the lot. Come to think of it, I thought that on hillsides that there is a different calculation for maximum square footage. But I diverged. The property owner should be allowed to build a home but not to the detriment of the neighbors or the adjacent wildlife habitat. There is no reason that the City should allow the property owner to maximize square footage if it causes harm. The property owner should come back with a project that does no harm and that potentially has less square footage. Many of the homes wind up having large decks for backyards. They are not creating new land with ugly retaining walls that harm our riparian corridor and our recreational values at Blackberry Farm.

Thanks,
Rhoda Fry

From: Rhoda Fry [REDACTED]
Sent: Sunday, January 25, 2026 4:57 PM
To: City of Cupertino Planning Commission <planningcommission@cupertino.gov>
Subject: Planning Commission 1/27 Agenda #2 new home construction san fernando 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.

Dear Planning Commissioners,

I am writing you regarding 1/27 Agenda #2 new home construction san fernando ct. **JUST SAY NO**

You are being asked to vote on a proposal that does not yet exist! This is not okay and **I hope that you will agree to postpone the item until such time that you have a real proposal to review.**

1. **HILLSIDE EXCEPTION** Please do not make a hillside exception. The proposed project appears to be nothing like its neighbors. Some neighbors do have retaining walls – but they are very hard to see and they are very far away from their backyard property lines that abut blackberry farm. This proposal has retaining walls very close to the backyard property line and the park. That is not okay. **Please vote NO on the hillside exception.**

Please also go to Blackberry Farm and check out the site from the backyard side. It is just before you get to the sand volleyball and at the end of the rock wall. If you look closely, you will see some other homes that are mostly hidden behind trees. I can't see how these retaining walls could be built without harming the neighbors or our parkland.



2. **R1 EXEMPTION GARAGE:** In general, for this lot, I think that it is okay for the garage to take up more frontage and I agree with staff in that regard. However, the garage door shown on the poster outside of the home is hideous. Provisional yes vote until you receive a revised proposal.

NOTICE C
The City of Cupertino's Planning
Hillside Exception (EXC-2025-007
029), Minor Residential (RM

CUPERTINO

Additional Information:
visit the City of Cupertino's website at www.cupertino.org/planning

3. **DESIGN REVIEW** I disagree with staff on this one. First, we can't even tell how the proposed conditions would affect the plans. Also, The proposed home is way out of scale with the neighborhood on a substandard lot. It is not at all harmonious. I recall the lot is around 6700 sq ft in a 7500 sq ft minimum lot size area. The visual impacts to our public park would be very bad. And there's more – it could also impact the flora and fauna in the adjacent sensitive riparian area. Know that the roots of oak trees extend further than the dripline. Mitigations on insufficient. Vote no.
4. **FINDINGS FOR A MINOR RESIDENTIAL PERMIT** IMHO, this statement is incorrect, *“The granting of the permit will not result in a condition that is detrimental or injurious to property improvements in the vicinity,”* this statement is incorrect: *“The proposed project is harmonious in scale and design with the general neighborhood.”* This statement is incorrect: *“Adverse visual impacts on adjoining properties have been reasonably mitigated.”* Vote no.
5. **TREES: I am 100% against cutting down any heritage oak trees.** Also, the staff report is confusing. It says that trees would be replaced (which would take generations for it to really happen). But then in the resolution, it says that the property owner can get out of it by paying a fee. Please explain why. **The proposed resolution allows an in-lieu fee for removed trees** on pages 3 and 4: *Should it be determined that planting of replacement trees in the quantity or a portion of the quantity specified above cannot be accomplished in accordance with best forestry management practices, the applicant shall pay an in-lieu fee for each tree not replaced on site in accordance with the in-lieu fee requirements outlined in Municipal Code Section 14.18.160 (B).* Vote no.

FLAT ROOF: Unlike the staff report, I am okay with a flat roof in the neighborhood. There's actually one across the street from me. My neighbors with the flat had tried to submit for an old-style Spanish home and it had been rejected by planning and that was really sad. They never built anything, so the flat-roofed home is still there. Also, the house next door to the proposed house was going to have a standing seam metal roof, and that was also rejected by the planning department and I thought that was a big shame. The original concept for that home was quite lovely. The mass of the proposed home is way too big for the lot.

In closing, the property owner bought a substandard and tricky lot. The property owner is trying to maximize the square footage allowed on the lot. Come to think of it, I thought that on hillsides that there is a different calculation for maximum square footage. But I diverged. The property owner should be allowed to build a home but not to the detriment of the neighbors or the adjacent wildlife habitat. There is no reason that the City should allow the property owner to maximize square footage if it causes harm. The property owner should come back with a project that does no harm and that potentially has less square footage. Many of the homes wind up having large decks for backyards. They are not creating new land with ugly retaining walls that harm our riparian corridor and our recreational values at Blackberry Farm.

Thanks,
Rhoda Fry

From: Shani Kleinhaus <[REDACTED]@[REDACTED]>
Sent: Monday, January 26, 2026 12:40 PM
To: City of Cupertino Planning Commission <planningcommission@cupertino.gov>
Cc: Matthew Dodder <[REDACTED]@[REDACTED]> Carolyn Knight
<[REDACTED]@[REDACTED]>
Subject: Agenda Item #2: SCVBA Request to Deny Tree Removal and Excessive Hillside Grading

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 Chair Rao and Planning commissioners,

In the attached letter regarding Agenda Item #2 for the proposed residence at 22068 San Fernando Court, the Santa Clara Valley Bird Alliance is concerned with the proposed removal of protected native oak trees and the request for a Hillside Exception to allow extensive grading on steep slopes adjacent to Blackberry Farm Park and the Stevens Creek corridor.

We urge the Planning Commission to deny these discretionary approvals and require a revised project that preserves mature trees, minimizes grading, and avoids impacts to public parkland and wildlife habitat, consistent with the City's Municipal Code, General Plan, and Parks & Recreation System Master Plan.

We thank you for your consideration,

Shani Kleinhaus, Ph.D.

From: Rhoda Fry [REDACTED]
Sent: Friday, January 23, 2026 12:07 PM
To: City of Cupertino Planning Commission <planningcommission@cupertino.org>
Subject: Agenda #2, JUST SAY NO

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 Planning Commission,

Regarding agenda #2, please JUST SAY NO.

First and foremost, the agenda packet is lacking the information you need to make an informed decision. The proposed removal of 5 heritage oak trees is adjacent to blackberry farm's sensitive riparian habitat. The property owner wishes to remove 5 heritage oak trees in order to create a terraced yard. There isn't even a requirement to replace those trees – the property owner can just pay a fee!!! If the city owned that property, we would never allow the hillslope to be reconfigured in order to create some flat land. The removal of these trees would not only reduce the habitat but also diminish our recreational values at blackberry farm. JUST SAY NO.

Furthermore, we have zoning for a reason. The neighbors of this property purchased their homes with certain protective zoning protections. The proposal for this property removes those protections. JUST SAY NO.

The property owner purchased a tricky property to develop. That doesn't mean that they can change the zoning to hurt their neighbors. Nor does it grant them a terraced yard to the detriment of our riparian habitat and views at blackberry farm. JUST SAY NO.

Thanks,
Rhoda Fry