



CUPERTINO

City of Cupertino
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Cupertino, CA 95014
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Community Development Department

To: Mayor and City Council Members
From: Benjamin Fu, Assistant Director of Community Development
Date: November 15, 2017
Subj: REPORT OF PLANNING COMMISSION DECISIONS MADE November 14, 2017

**Chapter 19.12.170 of the Cupertino Municipal code provides for
appeal of decisions made by the Planning Commission**

1. **Application**
R-2016-28, RM-2016-26, Glush Dada (Qi/Juan residence), 21888 Lindy Ln

Two-Story Permit to allow the construction of a single family residence with a Floor Area Ratio of approximately 25%; and a Minor Residential Permit to allow a second story balcony on the new residence

Action

The Planning Commission approved the application(s) on a 4-0-1 vote (Sun absent)

Enclosures: Planning Commission Report November 14, 2017
Planning Commission Resolution(s) 6844, 6845
Plan Set



OFFICE OF COMMUNITY DEVELOPMENT

CITY HALL

10300 TORRE AVENUE • CUPERTINO, CA 95014-3255

(408) 777-3308 • FAX (408) 777-3333 • planning@cupertino.org

PLANNING COMMISSION STAFF REPORT

Agenda Date: November 14, 2017

SUBJECT:

Two Story Permit, and Minor Residential Permit to allow construction of a new single family residence with a second floor balcony. (Application No(s): R-2016-28, RM-2016-26; Applicant: Glush Dada (Qi/Juan residence); Location: Lot 1 Lindy Lane, APN# 356-25-031)

RECOMMENDED ACTION

That the Planning Commission adopt the proposed draft resolutions to:

1. Approve a Two-Story Permit to allow the construction of a single-family residence with a Floor Area Ratio of approximately 25%; (Attachment 2); and
2. Approve a Minor Residential Permit to allow a second floor balcony on the new residence (Attachment 3).

DISCUSSION:

Project Data:

General Plan Planning Area	Monta Vista South Neighborhood	
General Plan Designation	Low Density (1-5 DU/Ac.)	
Zoning Designation	R1-20	
Lot Area	19,898 sq. ft.	
Average Slope	36%	
Development Standards	Allowed	Proposed
Floor Area Ratio	45% of net lot area	25% of net lot area
Building Size	8,954 sq. ft.	5,084.70 sq. ft.
Lot Coverage	45% of net lot area	17% of net lot area
Building Height	28' max.	25'
Grading Quantity	2,500 cubic yards max.	1,626 cubic yards

Development Standards	Required		Proposed	
	1 st Floor	2 nd Floor	1 st Floor	2 nd Floor
Front	20' min.	25' min.	25'	25'
Sides	15' combined (no side yard setback shall be less than 5 feet)	25' combined (no side yard setback shall be less than 10 feet)	25'	50'
Rear	20' min.	25' min.	130' min.	130' min.
Parking	6 spaces min.		6 spaces	

Background:

On June 28, 2016, the applicant, Glush Dada, submitted applications for the City to consider a Hillside Exception, a Two Story Permit and a Minor Residential Permit to allow the construction of an 8,962.70 sq. ft. two-story home which included a 1,986.6 sq. ft. basement on a previously undeveloped lot. The proposed project had a Floor Area Ratio (FAR) of 35%. The project necessitated the preparation of a Mitigated Negative Declaration to be compliant with the California Environmental Quality Act (CEQA.)

The proposed project was presented to the Planning Commission on its regular meeting on September 26, 2017. The report to the Planning Commission on this item is available at the City's website at: <https://cupertino.legistar.com/Calendar.aspx>. While the proposed project met all the zoning requirements of the district the project is located in, upon design review of the project and after public testimony, the Planning Commission approved Resolution 6840 (EXC-2016-07) and Resolution 6839 (EA-2016-01) for a Hillside Exception and Mitigated Negative Declaration, respectively, to allow the construction of a two-story home at this site.

However, with the agreement of the applicant, the Planning Commission provided direction to staff to work with the applicant on a redesign of the proposed residential development to, among other things, reduce the project's visual and other impacts in the area. The Planning Commission directed that the updated project:

- Continue to incorporate all the conditions of approval previously proposed to be imposed;
- Reduce the visual impact, particularly for the residents that live on the southern side of Lindy Lane.
- Reduce the mass and scale of the residence, by reducing the size of the home to a recommended maximum of approximately 25% FAR, which would be more compatible with the FAR of the residences in the surrounding neighborhood.
- Replace the flowering pear tree proposed for privacy mitigation with Coast Live Oaks.
- Consider widening the private road to better accommodate two-way traffic.

Analysis:**Two Story Permit**

The revised design of the proposed residence maintains its stepped design, consists of two levels, and a basement. The previously proposed attached accessory dwelling unit has been eliminated and replaced by a carport. A breakdown of the comparison of square footage between the prior design and the proposed revision is shown in Table 1. *House Size* below.

Table 1. House Size

	September 26, 2017 Previous	November 14, 2017 Current	Change
<i>Primary Residence</i>			
First Floor	3,756.9 s.f.	3,228.3 s.f.	-528.6 s.f.
Second Floor	2,027.0 s.f.	1,724.0 s.f.	-303.0 s.f.
Interior Areas >16' (Double Counted)	394.0 s.f.	132.0 s.f.	-262.0 s.f.
<i>Accessory Dwelling Unit</i>	798.2 s.f.	0.0 s.f.	-798.2 s.f.
Total towards Floor Area Ratio	6,976.1 s.f.	5,084.3 s.f.	-1,891.8 s.f.
FAR	35%	25%	-10%
Basement	1,986.6 s.f.	2,214.0 s.f.	+227.4 s.f.
Total House Size	8,962.7 s.f.	7,298.3 s.f.	-1,664.4 s.f.

The revised FAR of 25% is more compatible with the FAR ratios of the homes on the north side of Lindy Lane in the R1-20 zone and also with those residences on the south side of Lindy Lane, within the R1-10 zone.

In order to further reduce the mass and scale visible from the public right-of-way, the applicant has modified the project by completing the following:

- Lowering the roof pitch from 7:12 to 5:12 and dropping ceiling heights in the second and first floors, at various points, by one foot, thus reducing the overall height of the house from natural grade to a maximum of 25' from the previous height of 28'.
- Removing projecting architectural features, such as a previously proposed tower element and bay window along the southeast elevation, eliminating bulk.
- Minimizing the outdoor parking area to eliminate the previously proposed 10' high retaining wall facing Lindy Lane, which would reduce developed areas on the site enabling freer movement for wildlife.

Minor Residential Permit

Projects that propose a residence with an FAR greater than 35% on slopes over 20% in the R1-20 zoning district must obtain a Minor Residential Permit. However, since the FAR of the proposed residence has been reduced to 25% at the Planning Commission's direction,

the Minor Residential Permit is no longer required for this part of the application. Nevertheless, a Minor Residential Permit is required for the proposed balcony on the southwest elevation that potentially has a view into the side and rear yards of the neighbor to the west at 21989 Lindy Lane. The applicant is proposing to plant privacy planting trees as required by the City's ordinance. A condition of approval has been added to ensure that the privacy planting along the north side of the property are California Live Oaks as directed by the Planning Commission.

Other

At the Planning Commission's direction, a condition of approval has been added to widen the private roadway between 18' and 20', where reasonably possible, to better accommodate two way traffic, as determined by the City Engineer, consistent with the Planning Commission's direction. This will be evaluated during the grading permit stage and has to be completed prior to final occupancy.

Other Department/Agency Review

The City's Public Works Department reviewed the project and has no objections. The pre-hearing comments/conditions have been incorporated as conditions of approval in the draft resolutions.

PUBLIC NOTICING AND COMMUNITY OUTREACH

The following table is a brief summary of the noticing done for this project:

Notice of Public Hearing, Site Notice & Legal Ad	Agenda
<ul style="list-style-type: none"> ▪ Site Signage (<i>14 days prior to the hearing</i>) ▪ Legal ad placed in newspaper (<i>at least 10 days prior to the hearing</i>) ▪ 31 notices mailed to property owners within 300 feet (<i>at least 10 days prior to the hearing</i>) 	<ul style="list-style-type: none"> ▪ Posted on the City's official notice bulletin board (<i>five days prior to the hearing</i>) ▪ Posted on the City of Cupertino's Web site (<i>five days prior to the hearing</i>)

PERMIT STREAMLINING ACT

This project is subject to the Permit Streamlining Act (Government Code Section 65920 – 65964). The City has complied with the deadlines found in the Permit Streamlining Act.

Project Received: June 28, 2016

Project Resubmittal: July 15, 2016

Project Resubmittal: November 1, 2016

Project Resubmittal: June 10, 2017

Deemed Incomplete: July 19, 2016,

Deemed Incomplete: August 11, 2016,

Deemed Incomplete: November 22, 2016

Deemed Complete: June 27, 2017

The City has 60 days from the adoption of the Mitigated Negative Declaration, until November 26, 2017, to make a decision on the project, unless the applicant agrees to an extension of time.

CONCLUSION

Staff recommends approval of the Project. As explained in this staff report and the attached resolutions and exhibits, the amended Project and conditions of approval address all concerns related to the Project and per the direction provided by the Planning Commission, and all the findings supporting approval of the Project are consistent with Chapter 19.28 of the Cupertino Municipal Code.

NEXT STEPS

The Planning Commission's decision on this project is final unless appealed within 14-calendar days of the decision. The applicant may submit applications for grading and building permits to commence construction after the appeal period ends.

This approval expires on November 14, 2019, at which time the applicant may apply for a one-year extension.

Prepared by: Gian Paolo Martire, Associate Planner

Reviewed by: Piu Ghosh, Principal Planner

Approved by: Benjamin Fu, Assistant Director of Community Development

ATTACHMENTS:

1 – Draft Resolution, R-2016-28

2 – Draft Resolution, RM-2016-26

3 – Plan set

CITY OF CUPERTINO
10300 Torre Avenue
Cupertino, California 95014

RESOLUTION NO. 6844

OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO
APPROVING TWO-STORY PERMIT TO ALLOW THE CONSTRUCTION
OF A SINGLE-FAMILY RESIDENCE WITH A FLOOR AREA RATIO OF
APPROXIMATELY 25% AT LOT 1 LINDY LANE, APN# 356-25-031

SECTION I: PROJECT DESCRIPTION, AS AMENDED

Application No.: R-2016-28
Applicant: Glush Dada
Location: Lot 1 Lindy Lane (APN 356-25-031)

SECTION II: FINDINGS FOR A TWO STORY PERMIT:

WHEREAS, the City of Cupertino received an application for a Two-Story Permit for the construction of a new two-story 8,962.70-square-foot residence, which has now been reduced to 7,298 square feet, at Lot 1 Lindy Lane, APN# 356-25-031, as referenced in Section I above;

WHEREAS, the necessary notices were given and the comment period for the application was provided as required by the Procedural Ordinance, Chapter 19.12 of the City of Cupertino's Municipal Code, and the Planning Commission has held at least one public hearing in regard to this application; and

WHEREAS, the City of Cupertino's Environmental Review Committee at its July 27, 2017 meeting reviewed the Draft Mitigated Negative Declaration, received public comments, and recommended adoption of a Mitigated Negative Declaration on a 5-0 vote with minor modifications, and provided measures that ensure the least impactful development of the proposed residence; and

WHEREAS, the Planning Commission at its September 26, 2017 hearing adopted the Initial Study and Draft Mitigated Negative Declaration as the Final Initial Study/Mitigated Negative Declaration for the Project, which incorporated all the identified mitigation

measures as conditions of approval for the project prior to taking final action on the Project; and

WHEREAS, the applicant has met the burden of proof required to support said application; and

WHEREAS, the Planning Commission finds as follows with regard to this application:

- a) The project is consistent with the Cupertino General Plan, any applicable specific plans, zoning ordinance and the purposes of this title.

The project is consistent with the regulations and intent of the Cupertino General Plan and Single-Family Residential (R-1) Ordinance. The project complies with all established and required setbacks, floor area ratio (FAR) limitations, privacy protection planting requirements and other Municipal Code requirements. In addition, the proposed development meets all prescriptive development requirements of the Municipal Code, including Parking, Landscape, and other relevant ordinances; and the two-story non-discretionary permit procedural requirements in the R-1 ordinance. In addition, the project has limited FAR to approximately 25% at the direction of the Planning Commission to be more consistent with the FARs and the house sizes of the properties in the neighborhood.

- b) The granting of the permit will not result in a condition that is detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety or welfare.

The proposed site is situated on the northside of Lindy Lane. The previously undeveloped lot is surrounded by existing single-family residences located on similar topography. A geotechnical study has been conducted for the proposed project and all recommendations of the geotechnical consultant have been incorporated into the development conditions of the approval.

In addition, the development is required to meet the Best Management Practices (BMPs), as required by the State Water Resources Control Board and the Bay Area Air Quality Management District's (BAAQMD) air quality standards for construction activities. The project is also required to adhere to the City's C.3 Municipal Permit for stormwater runoff management. Therefore, the development will not be injurious to property or improvements in the area nor be detrimental to the public health and safety.

- c) The proposed project is consistent with zoning regulations and harmonious in scale and design with the general neighborhood.

The proposed project is located in a residential area consisting of single-family homes, with a majority of them being multi-level and/or two-story homes. The proposed residence is required to maintain an FAR of approximately 25%, which is consistent with the surrounding residences. It will be sited away from the public rights-of way and much of what is seen from Lindy Lane will be screened by the existing mature Coast Live Oak trees and proposed future plantings. The

neighbors above the private road or that are immediately adjacent are not anticipated to be significantly impacted because of the topography of site which results in those neighbors being exposed largely to a one-story facade view. Overall, the proposed project maintains the single-family home scale found compatible with the general neighborhood.

- d) Adverse visual impacts on adjoining properties have been reasonably mitigated.

Any potential adverse impacts on adjoining properties have been reasonably mitigated through the privacy protection plantings, reduction in the massing and bulk of the structure, and installation of mitigation trees to replace those being removed as required.

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of maps, facts, exhibits, testimony and other evidence submitted in this matter and the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project (EA-2016-01), subject to the conditions which are enumerated in this Resolution beginning on PAGE 3 thereof, and those contained in all other Resolutions approved for this Project, the application for a Two-Story Permit, Application no. R-2016-28 is hereby approved; and

That the conclusions and subconclusions upon which the findings and conditions specified in this Resolution are based and which are contained in the Public Hearing record for this Application no. R-2016-28, as set forth in the Minutes of Planning Commission Meeting of November 14, 2017, are incorporated by reference as though fully set forth herein.

SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPT.

1. APPROVED EXHIBITS

Approval recommendation is based on the plan set dated October 23, 2017 consisting of 25 sheets, labled A1 – A21, and Sheets 1 -4 entitled, "Custom House Address: Lot #131 21987 Lindy Lane, Cupertino, CA," drawn and submitted by G'lush Design Associates Inc.; except as may be amended by conditions in this resolution.

2. ANNOTATION OF THE CONDITIONS OF APPROVAL

The conditions of approval set forth shall be incorporated into and annotated on the building plans.

3. ACCURACY OF THE PROJECT PLANS

The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any

misrepresentation of any property data may invalidate this approval and may require additional review.

4. CONCURRENT APPROVAL CONDITIONS

The conditions of approval contained in file no. EXC-2016-07, EA-2016-01, and RM-2016-26 shall be applicable to this approval.

5. PREVIOUS CONDITIONS OF APPROVAL

All previous conditions of approval from TM-2005-05 and M-2011-06 shall remain in effect unless superseded by or in conflict with subsequent conditions of approval, including the conditions contained herein in this resolution.

6. FLOOR AREA RATIO

The project is limited to a Floor Area Ratio (FAR) of approximately 25%.

7. EXTERIOR BUILDING MATERIALS/TREATMENTS

Final building exterior treatment plan (including but not limited to details on exterior color, material, architectural treatments and/or embellishments) shall be reviewed and approved by the Director of Community Development **prior to issuance of building permits**. The exterior colors and materials shall be natural earth tones and have low light reflectivity values of 60 or less. The final building exterior plan shall closely resemble the details shown on the original approved plans. Any exterior changes determined to be substantial by the Director of Community Development shall require a minor modification approval with neighborhood input.

8. BASEMENT LIGHTWELLS

Revise the lightwell design to be the minimum required by the California Building Code for egress, light, and ventilation.

9. TREE REPLACEMENT AND PLANTING

Prior to Final Occupancy, the applicant shall complete the following:

- Replace all removed trees onsite in areas of the parcel to provide screening of the home from neighboring properties. The trees shall be replaced on a 1:1 basis with 24-inch box Coast Live Oak trees unless it is determined by the City's Consulting Arborist that either the number or the type of tree cannot be adequately supported on the property in the long term according to good urban forestry practices due to overplanting or overcrowding. In which case, an in-lieu fee may be paid. The final number, location and species (only native species of trees allowed) of the tree replacements shall be reviewed and approved by the City's consultant arborist and staff. A final landscape plan, that indicates the final number, location and species of replacement trees, shall be submitted to the City **prior to final occupancy**.

- Plant two 36" box Live Oaks within the gap between existing Live Oak trees along Lindy Lane, in order to reduce possible visual impacts for neighbors across Lindy Lane to the south.

10. PRIVACY PLANTING

The final privacy planting plan shall be reviewed and approved by the Planning Division, prior to issuance of building permits. The variety, size, and planting distance shall be consistent with the City's requirements. The privacy planting shall be Coast Live Oaks.

11. PRIVACY PROTECTION COVENANT

The property owner shall record a covenant on this property to inform future property owners of the privacy protection measures and tree protection requirements consistent with the R-1 Ordinance, for all windows with views into neighboring yards and a sill height that is 5 feet or less from the second story finished floor. The precise language will be subject to approval by the Director of Community Development. Proof of recordation must be submitted to the Community Development Department prior to final occupancy of the residence.

12. LANDSCAPE PROJECT SUBMITTAL:

The applicant shall submit a full landscape project submittal, per sections 490.1, 492.1, and 492.3 of the Department of Water Resources Model Water Efficient Landscape Ordinance, for projects with landscape area more than 500 square feet; the applicant shall submit either a full landscape project submittal or submit the Prescriptive Compliance Checklist per Appendix D of the Department of Water Resources Model Water Efficient Landscape Ordinance for projects with landscape area more than 500 square feet and less than 2,500 square feet. The Landscape Documentation Package or Prescriptive Compliance Checklist shall be reviewed and approved to the satisfaction of the Director of Community Development prior to issuance of building permits.

13. LANDSCAPE INSTALLATION REPORT

A landscape installation audit shall be conducted by a certified landscape professional after the landscaping and irrigation system have been installed and prior to final occupancy. The findings of the assessment shall be consolidated into a landscape installation report.

The landscape installation report shall include, but is not limited to: inspection to confirm that the landscaping and irrigation system are installed as specified in the landscape and irrigation design plan, system tune-up, system test with distribution uniformity, reporting overspray or run-off that causes overland flow, and preparation of an irrigation schedule.

The landscape installation report shall include the following statement: "The landscape and irrigation system have been installed as specified in the landscape and irrigation design plan and complies with the criteria of the ordinance and the permit."

14. PRIVATE ROAD MAINTENANCE AGREEMENT

Developer shall enter into a Maintenance Agreement (if applicable), or shall record a covenant against the property to agree to enter into any future maintenance agreement, for the private road portion of Lindy Lane contained within the ingress/egress easement, prior to issuance of a Building Permit.

15. PRIVATE ROAD WIDENING AND CONSTRUCTION REPAIRS

The owner shall further widen the private road to be between 18' and 20', where possible, to better accommodate two way traffic, as determined by the City Engineer. The owner will be required to repair any utility trenches and/or damage to the private road caused by construction activities, prior to final occupancy of the site. All pavement repairs and new pavement shall match the existing pavement section (3" AC/ 6" AB minimum) and shall be slurry sealed a minimum of 6' from the edge of any utility trench cuts or damage to the pavement.

16. CONSULTATION WITH OTHER DEPARTMENTS

The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

17. INDEMNIFICATION

Except as otherwise prohibited by law, the applicant shall indemnify and hold harmless the City, its City Council, and its officers, employees and agents (collectively, the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the City, the Applicant, and/or one of the indemnified parties to attack, set aside, or void this Resolution or any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City its actual attorneys' fees and costs incurred in defense of the litigation. The applicant shall pay such attorneys' fees and costs within 30 days following receipt of invoices from City. Such attorneys' fees and costs shall include amounts paid to counsel not otherwise employed as City staff and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City.

18. NOTICE OF FEES, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS

The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

PASSED AND ADOPTED this 14th day of November, 2017, Regular Meeting of the Planning Commission of the City of Cupertino, State of California, by the following roll call vote:

AYES:	COMMISSIONERS: Vice Chair Pailsen, Liu, Fung, Takahashi
NOES:	COMMISSIONERS: none
ABSTAIN:	COMMISSIONERS: none
ABSENT:	COMMISSIONERS: Chair Sun

ATTEST:

APPROVED:

/s/Benjamin Fu
Benjamin Fu
Assist. Director of Community Development

/s/Geoffrey Paulsen
Geoffrey Paulsen
Vice Chair, Planning Commission

CITY OF CUPERTINO
10300 Torre Avenue
Cupertino, California 95014

RESOLUTION NO. 6845

OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO TO
APPROVE A MINOR RESIDENTIAL PERMIT TO ALLOW TWO SECOND-STORY
BALCONIES ON A NEW RESIDENCE AT LOT 1 LINDY LANE, APN# 356-25-031

SECTION I: PROJECT DESCRIPTION, AS AMENDED

Application No.: RM-2016-26
Applicant: Glush Dada
Location: Lot 1 Lindy Lane (APN 356-25-031)

SECTION II: FINDINGS FOR A MINOR RESIDENTIAL PERMIT:

WHEREAS, the City of Cupertino received an application for a Minor Residential Permit to allow construction of a home with a second-story balcony and a floor area ratio (FAR) greater than 35% on slopes over 20% at Lot 1 Lindy Lane, APN# 356-25-031; and

WHEREAS, the Floor Area Ratio of the development has been reduced from 35% to 25%, thus only requiring the review and approval of the second-story balconies; and

WHEREAS, the necessary notices were given and the comment period for the application was provided as required by the Procedural Ordinance, Chapter 19.12 of the City of Cupertino's Municipal Code, and the Planning Commission has held at least one public hearing in regard to this application; and

WHEREAS, the Environmental Review Committee at its July 27, 2017 meeting reviewed the Initial Study and Draft Mitigated Negative Declaration, received public comments, and recommended adoption of a Mitigated Negative Declaration on a 5-0 vote with minor modifications; and

WHEREAS, the Planning Commission at its September 26, 2017 hearing adopted the Initial Study and Draft Mitigated Negative Declaration as the Final Initial Study/Mitigated Negative Declaration for the Project, which incorporated all the identified mitigation

measures as conditions of approval for the project prior to taking final action on the Project and

WHEREAS, the applicant has met the burden of proof required to support said application; and

WHEREAS, the Planning Commission finds as follows with regard to this application:

- a) The project is consistent with the Cupertino General Plan, any applicable specific plans, zoning ordinance and the purposes of this title.

The project is consistent with the regulations and intent of the Cupertino General Plan and Single-Family Residential (R-1) Ordinance. The project complies with all established and required setbacks, floor area ratio limitations, privacy protection planting requirements and other Municipal Code requirements. In addition, the proposed development meets all prescriptive development requirements of the Municipal Code, including Parking, Landscape, and other relevant ordinances; and the two-story non-discretionary permit procedural requirements in the R-1 ordinance. The proposed second story balconies comply with the setback standards in this zone. One of the balconies, while technically on the second floor, is at grade. Privacy planting in conformation with the R-1 ordinance are being provided, unless waivers are granted by the neighbor.

- b) The granting of the permit will not result in a condition that is detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety or welfare.

The proposed site is situated on the northside of Lindy Lane. The previously undeveloped lot is surrounded by existing hillside single-family residences. A geotechnical study has been conducted for the proposed project and all recommendations of the geotechnical consultant have been incorporated into the development conditions of the approval.

In addition, the development is required to meet the Best Management Practices (BMPs), as required by the State Water Resources Control Board and the Bay Area Air Quality Management District's (BAAQMD) air quality standards for construction activities. The project is also required to adhere to the City's C.3 Municipal Permit for stormwater runoff management. Therefore, the development will not be injurious to property or improvements in the area nor be detrimental to the public health and safety.

The proposed balconies will be constructed in compliance with all building and zoning code requirements. They will not be detrimental to public health, safety and welfare.

- c) The proposed project is harmonious in scale and design with the general neighborhood.

The proposed project is located in a residential area consisting of single-family homes, with a majority of them being multi-level and/or two-story homes. The proposed residence is required to

maintain an FAR of approximately 25%, which is consistent with the surrounding residences. It will be sited away from the public rights-of way and much of what is seen from Lindy Lane will be screened by the existing mature Coast Live Oak trees and proposed future plantings.

The neighbors above the private road or the immediately adjacent are not anticipated to be significantly impacted because of the site topography which results in those neighbors being exposed largely to a one-story facade view. The balconies will have limited views into neighboring yards as the homes are screened from view but also sited above the proposed residence. Overall, the proposed project maintains the single-family home scale found compatible with the general neighborhood.

- d) Adverse visual impacts on adjoining properties have been reasonably mitigated.

Any potential adverse impacts on adjoining properties have been reasonably mitigated through the privacy protection plantings, reduction in the massing and bulk of the structure, and installation of mitigation trees to replace those being removed as required.

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of maps, facts, exhibits, testimony and other evidence submitted in this matter, subject to the conditions which are enumerated in this Resolution beginning on PAGE 3 thereof, the application for a Minor Residential Permit, Application no. RM-2016-26 is hereby approved; and

That the subconclusions upon which the findings and conditions specified in this Resolution are based and contained in the Public Hearing record concerning Application no. RM-2016-26 as set forth in the Minutes of Planning Commission Meeting of November 14, 2017, and are incorporated by reference as though fully set forth herein.

SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPT.

1. APPROVED EXHIBITS

Approval recommendation is based on the plan set dated October 23, 2017 consisting of 25 sheets, labled A1 – A21, and Sheets 1 -4 entitled, "Custom House Address: Lot #131 21987 Lindy Lane, Cupertino, CA," drawn and submitted by G'lush Design Associates Inc.; except as may be amended by conditions in this resolution.

2. ANNOTATION OF THE CONDITIONS OF APPROVAL

The conditions of approval set forth shall be incorporated into and annotated on the building plans.

3. ACCURACY OF THE PROJECT PLANS

The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review.

4. CONCURRENT APPROVAL CONDITIONS

The conditions of approval contained in file no. EA-2016-01, EXC-2016-07, and R-2016-28 shall be applicable to this approval.

5. PREVIOUS CONDITIONS OF APPROVAL

All previous conditions of approval from TM-2005-05 and M-2011-06 shall remain in effect unless superseded by or in conflict with subsequent conditions of approval, including the conditions contained herein in this resolution.

6. INDEMNIFICATION

Except as otherwise prohibited by law, the applicant shall indemnify and hold harmless the City, its City Council, and its officers, employees and agents (collectively, the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant to attack, set aside, or void this Resolution or any permit or approval authorized hereby for the project, including (without limitation) reimbursing the City its actual attorneys' fees and costs incurred in defense of the litigation. The applicant shall pay such attorneys' fees and costs within 30 days following receipt of invoices from City. Such attorneys' fees and costs shall include amounts paid to counsel not otherwise employed as City staff and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City.

7. NOTICE OF FEES, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS

The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

PASSED AND ADOPTED this 14th day of November, 2017, Regular Meeting of the Planning Commission of the City of Cupertino, State of California, by the following roll call vote:

AYES: COMMISSIONERS: Vice Chair Paulsen, Liu, Fung, Takahashi
NOES: COMMISSIONERS: none
ABSTAIN: COMMISSIONERS: none
ABSENT: COMMISSIONERS: Chair Sun

ATTEST:

APPROVED:

/s/Benjamin Fu
Benjamin Fu
Assist. Director of Community Development

/s/Geoffrey Paulsen
Geoffrey Paulsen
Vice Chair, Planning Commission

APPROVAL RM-2016-26
R-206-28

Planning Commission 11-14-17

Signature

Case Manager

LIST OF TREES TO BE REMOVED:

- #11 PLUM TREE
- #12 & #13 REDWOOD TREES (24.1" % 18.3")
- #14 COAST LIVE OAK TREE (11.9")
- #16 REDWOOD TREE (22.1")
- #17 REDWOOD TREE (19.4")
- #18 REDWOOD TREE (18.7")
- #19 REDWOOD TREE (22.1")
- #20 SYCAMORE TREE (9" DIA)
- #31 SYCAMORE TREE (6")
- #32 PEPPER TREE (6")

NOTE: PERIMETER OF BASEMENT AND LIGHTWELL RETAINING WALLS AND WATERPROOFING SHALL BE TREATED AND/OR REINFORCED WITH THE MOST EFFECTIVE ROOT BARRIER MEASURES.

NOTE: ALL OUTSIDE LIGHT FIXTURES ON BUILDING EXTERIOR WALLS AND LANDSCAPE LIGHTS SHALL BE SKYFRIENDLY WITH DOWNWARD SHIELDED TO AVOID OFF-SITE INTRUSION AND NOT MORE THAN 100 WATT.

COLORS & MATERIALS:
ALL STRUCTURES SHALL INCORPORATE NATURAL EARTH TONE AND/OR VEGETATION COLORS WHICH COMPLEMENT THE NATURAL SURROUNDINGS. THE REFLECTIVITY VALUE SHALL NOT EXCEED 60 ON FLAT SURFACE.

PROVIDE SUMP PUMP FOR ALL LIGHTWELLS AND BASEMENT BATHROOMS PER CIVIL ENGINEER'S DRAWINGS AND SPECIFICATIONS.

NOTE: IT IS CONTRACTORS RESPONSIBILITY TO SURVEY AND VERIFY THE LOCATION OF ALL UTILITIES (ELECT, GAS, WATER, SANITARY SEWER, STORM SEWER LINES) PRIOR TO ANY EXCAVATIONS AND DIGGING WORK.

NOTE: RELOCATION OR UPGRADING OF UTILITY LINES MAY BE REQUIRED TO BRING THEM INTO COMPLIANCE WITH CURRENT APPLICABLE CODES ON RESIDENTIAL ADDITIONS OVER SEWER/WATER/GAS/ELECTRIC UTILITIES.

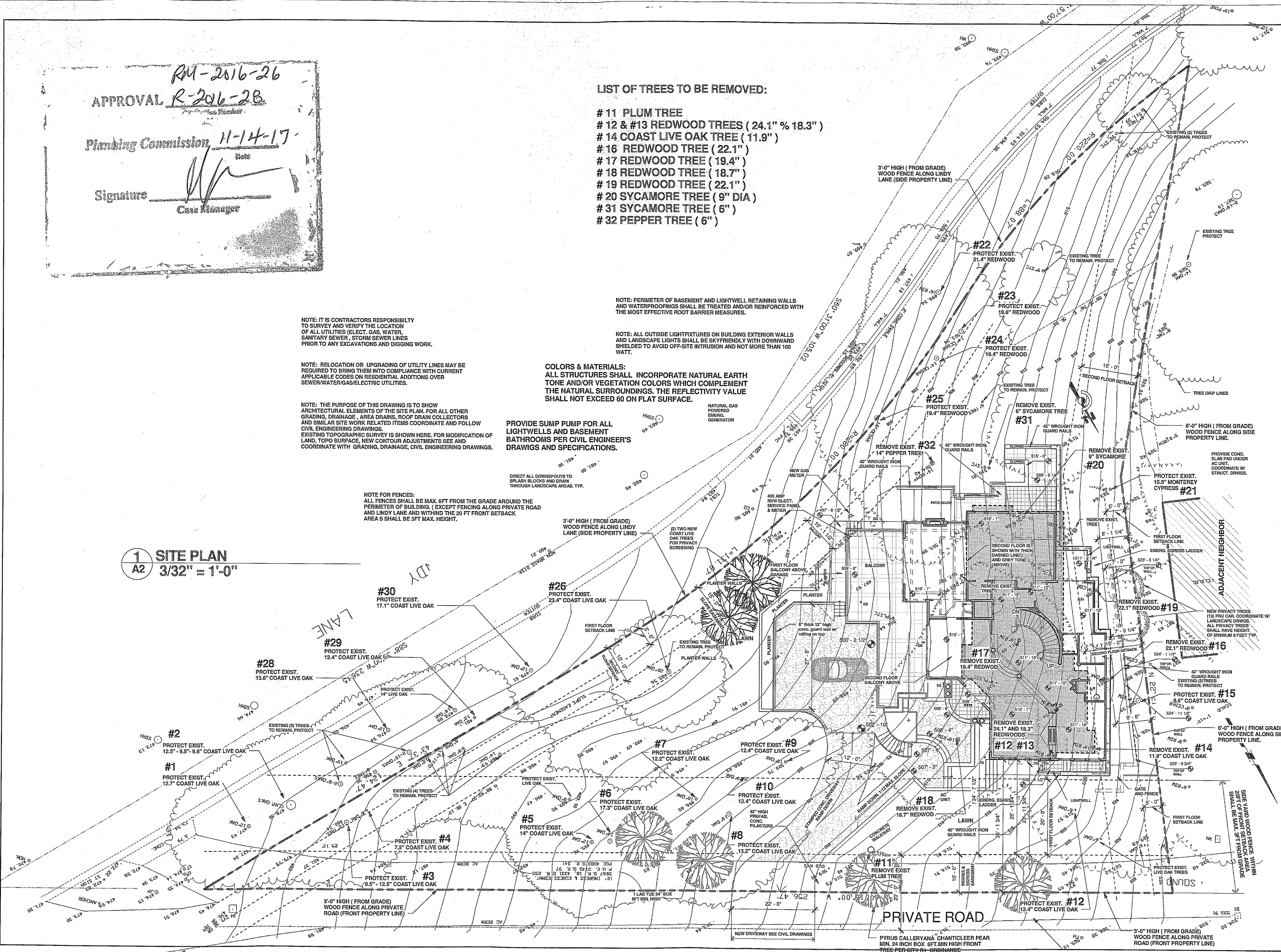
NOTE: THE PURPOSE OF THIS DRAWING IS TO SHOW ARCHITECTURAL ELEMENTS OF THE SITE PLAN. FOR ALL OTHER GRADING, DRAINAGE, AREA DRAINS, ROOF DRAIN COLLECTORS AND SIMILAR SITE WORK RELATED ITEMS COORDINATE AND FOLLOW CIVIL ENGINEERING DRAWINGS. EXISTING TOPOGRAPHIC SURVEY IS SHOWN HERE, FOR MODIFICATION OF LAND, TOPO SURFACE, NEW CONTOUR ADJUSTMENTS SEE AND COORDINATE WITH GRADING, DRAINAGE, CIVIL ENGINEERING DRAWINGS.

NOTE FOR FENCES:
ALL FENCES SHALL BE MAX. 6FT FROM THE GRADE AROUND THE PERIMETER OF BUILDING. (EXCEPT FENCING ALONG PRIVATE ROAD AND LINDY LANE AND WITHIN THE 20 FT FRONT SETBACK AREA) SHALL BE 3FT MAX. HEIGHT.

3'-0" HIGH (FROM GRADE) WOOD FENCE ALONG LINDY LANE (SIDE PROPERTY LINE)

1 SITE PLAN
A2 3/32" = 1'-0"

C:\drawings\rm\KANG\KANG 53 MORE TREES.dwg



No.	Description	Date

GLUSH DESIGN
ASSOCIATES INC.

Residential, Commercial Building Design & Consulting
6872 Northridge Drive San Jose, CA 95120
Ph: (408) 248-1885
FAX: (408) 248-1885
WWW.GLUSHDESIGN.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. PERMISSION IS GIVEN BY THE DESIGNER TO THE CONTRACTOR TO REPRODUCE THESE DRAWINGS FOR THE PROJECT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AGENCIES.

SITE PLAN

OWNER: MR. P. Q. KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA


Project no: KANG
Date: OCT-23-2017
Drawn by: Author
Checked by: Checker

A2

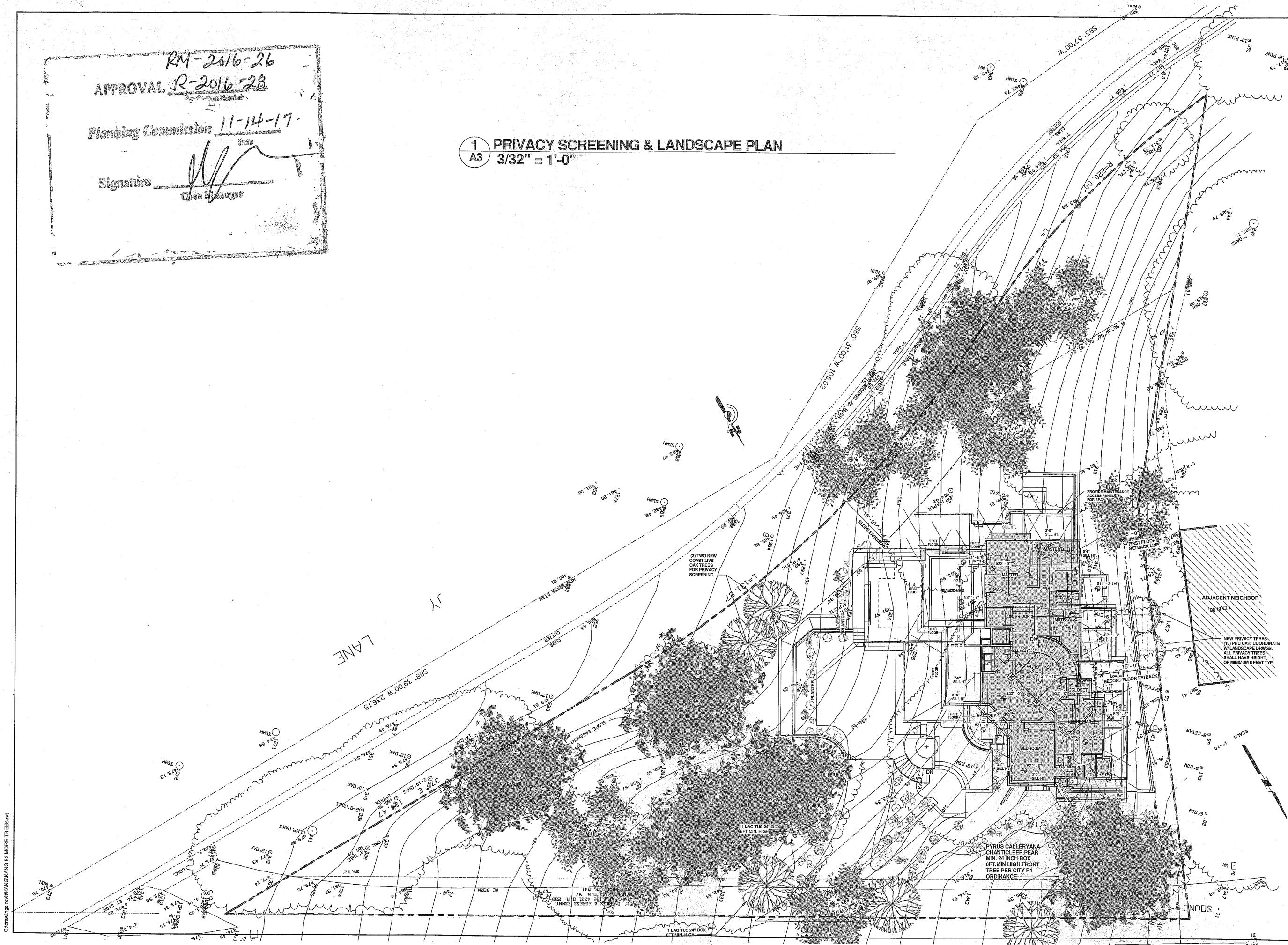
Scale: 3/32" = 1'-0"

RM-2016-26
APPROVAL R-2016-28

Planning Commission 11-14-17

Signature 
P.Q. Kang

1 PRIVACY SCREENING & LANDSCAPE PLAN
A3 3/32" = 1'-0"



No.	Description	Date

GLUSH DESIGN
ASSOCIATES INC.
Residential, Commercial Building Design & Consulting
6872 Northridge Drive San Jose, CA 95120
Ph: (408) 248-1888
E-MAIL: LEVEN@GLUSHDESIGN.COM www.glushdesign.com

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS. THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS. THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS.

PRIVACY SCREENING &
LANDSCAPE

OWNER: MR. P.Q. KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

Project no: KANG
Date OCT-23-2017
Drawn by Author
Checked by Checker
A3
Scale 3/32" = 1'-0"

C:\drawings\revit\KANG\53 MORE TREES.rvt

RM-2016-26
APPROVAL R-2016-28
Planning Commission 1174-17
Signature
City Manager

1 SECOND FLOOR
A5 1/4" = 1'-0"

No.	Description	Date

GILUSH DESIGN ASSOCIATES INC.
Architectural, Engineering, Building Design & Consulting
4852 Montgomery Avenue, Suite 200, Cupertino, CA 95014
Tel: (408) 253-1111 Fax: (408) 253-1112
www.gilush.com

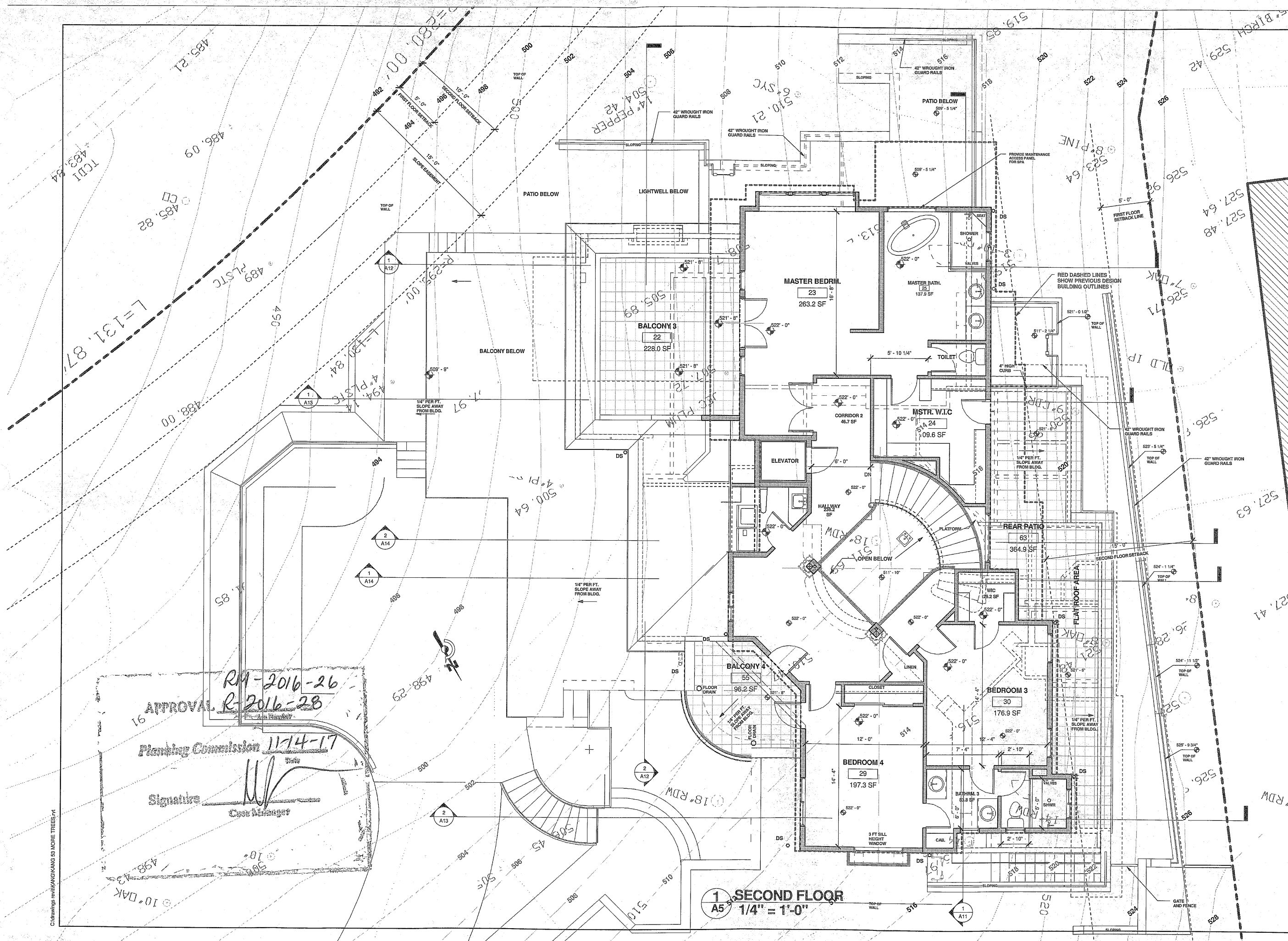
SECOND FLOOR PLAN

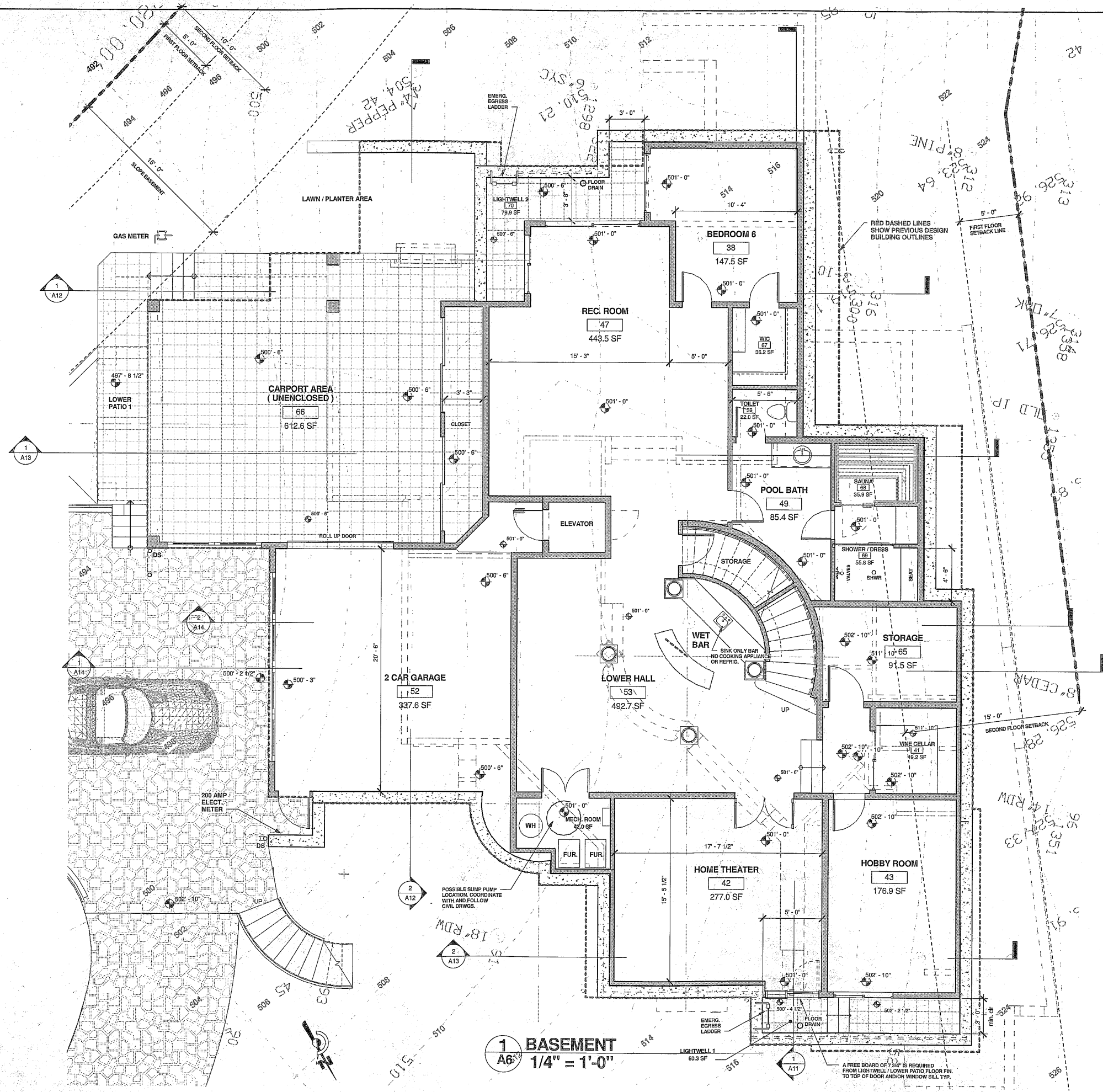
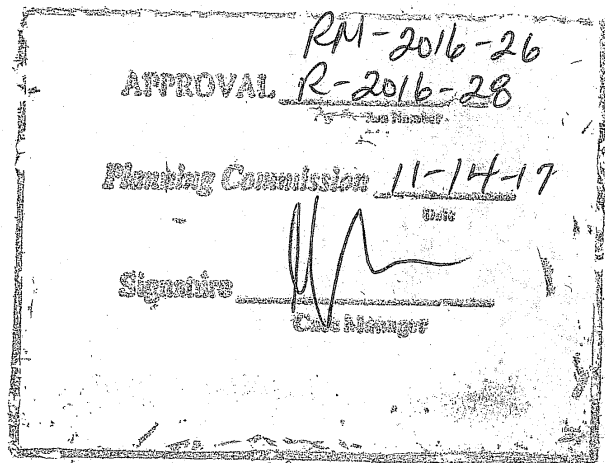
THREE: Owner of the property is not responsible for any errors or omissions in this drawing. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The owner is also responsible for providing all necessary information and data to the architect and engineer. The architect and engineer are not responsible for any errors or omissions in this drawing. The architect and engineer are only responsible for the design and construction of the building as shown on these drawings.

OWNER: MR. P.Q.KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

Project no: KANG
Date: OCT-23-2017
Drawn by: Author
Checked by: Checker

A5
Scale: 1/4" = 1'-0"





No.	Description	Date

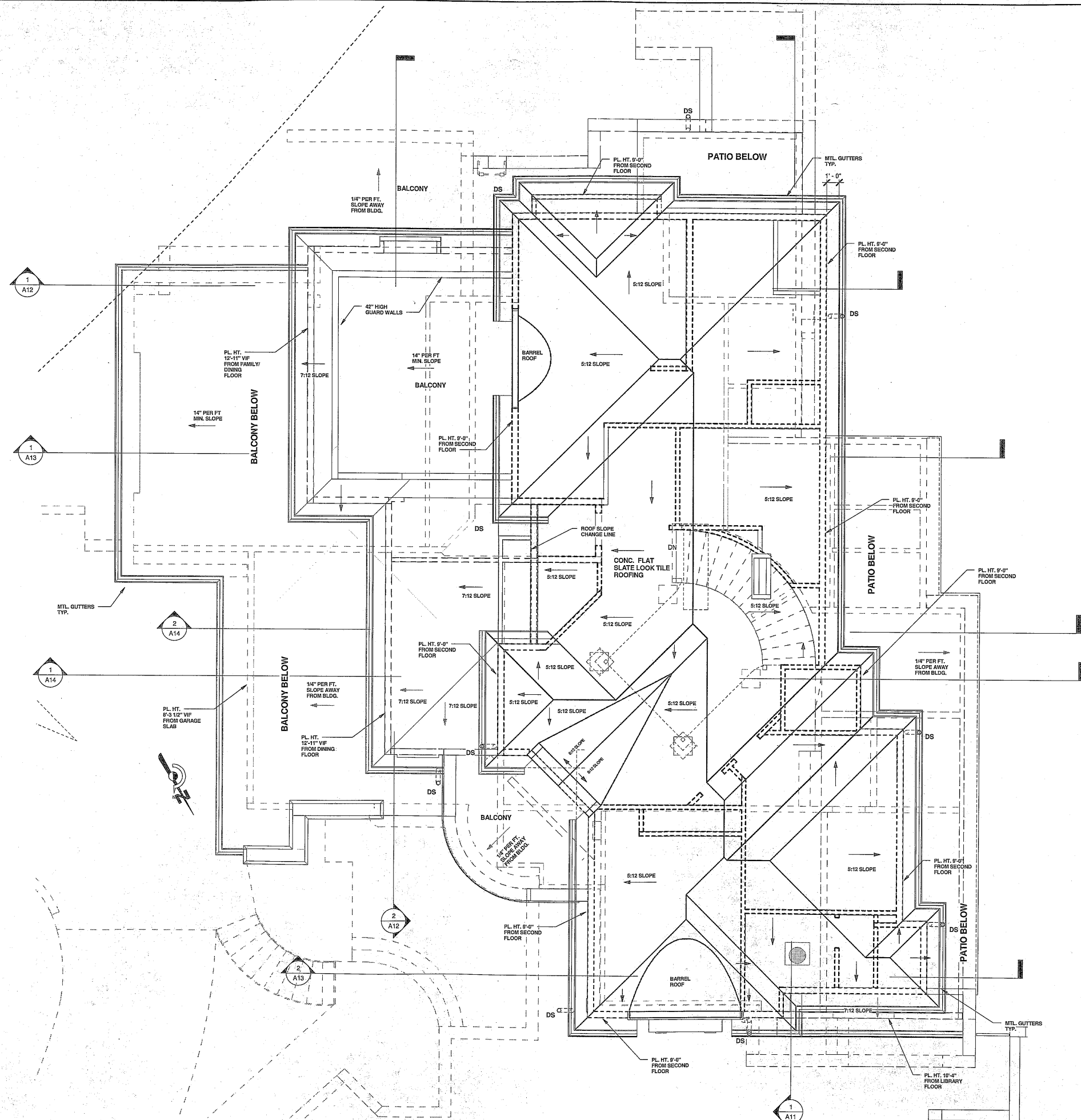
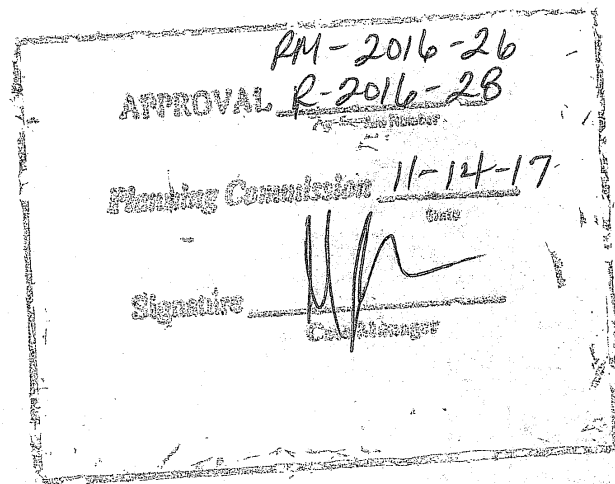
GLUSH DESIGN
ASSOCIATES INC.

Residential, Commercial Building Design & Consulting
8572 Northridge Drive San Jose, CA 95120
Ph: (408) 284-1665
www.glush.com
EMAIL: LEVIN@GLUSH.COM

BASEMENT PLAN

OWNER: MR. P.Q. KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

Project no: KANG
Date: OCT-23-2017
Drawn by: Author
Checked by: Checker
A6
Scale: 1/4" = 1'-0"



No.	Description	Date

**G'LUSH DESIGN
ASSOCIATES INC.**
Residential, Commercial Building Design & Consulting
6072 Northridge Drive San Jose, CA 95120
Ph: (408) 788-1865
Email: LEVIT@GUSHINC.COM www.glushinc.com

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ROOF PLAN

OWNER: MR. P.Q. KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

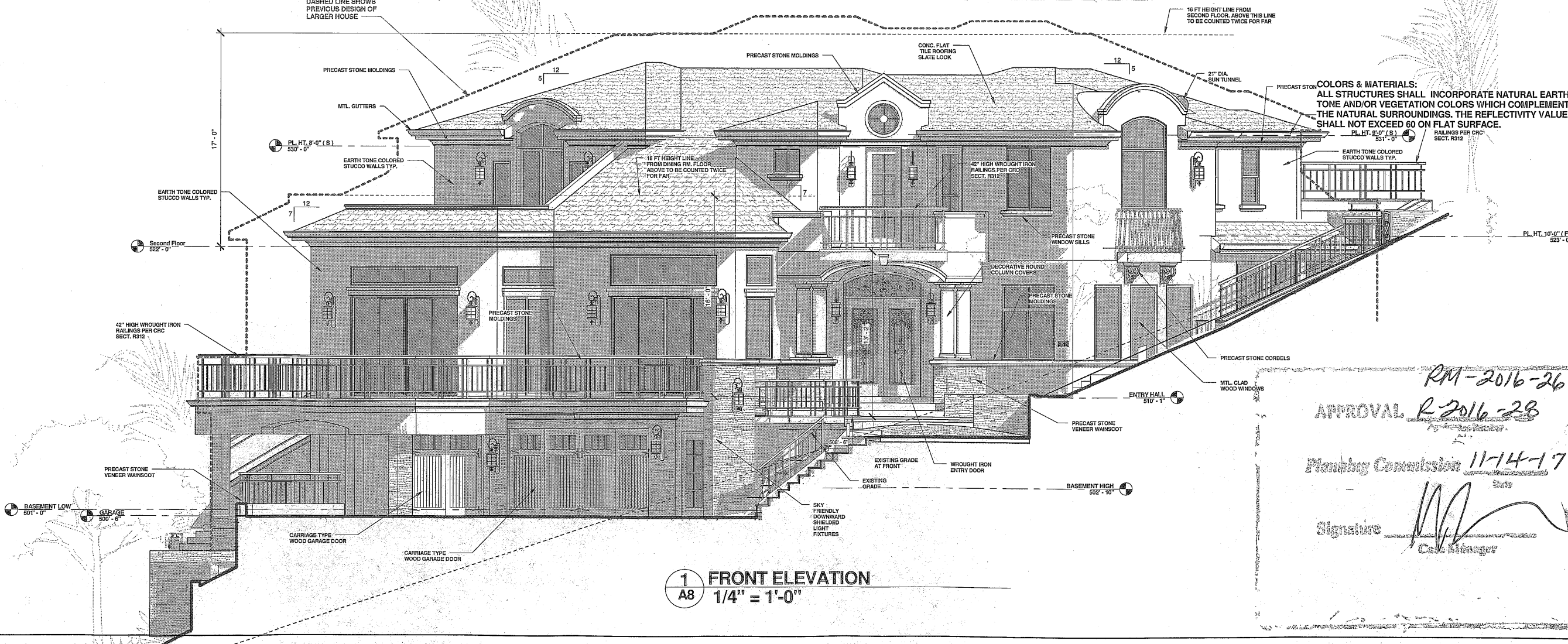
Project no: KANG
Date: OCT-23-2017
Drawn by: Author
Checked by: Checker

A7

Scale 1/4" = 1'-0"



2 NORTHWEST ELEVATION (RIGHT REAR)
A8 1/4" = 1'-0"



1 FRONT ELEVATION
A8 1/4" = 1'-0"

COLORS & MATERIALS:
ALL STRUCTURES SHALL INCORPORATE NATURAL EARTH TONE AND/OR VEGETATION COLORS WHICH COMPLEMENT THE NATURAL SURROUNDINGS. THE REFLECTIVITY VALUE SHALL NOT EXCEED 60 ON FLAT SURFACE.

APPROVAL *RM-2016-26*
R-2016-28
Planning Commission *11-14-17*
Signature *[Signature]*
Date *11/14/17*

No.	Description	Date

G'LUSH DESIGN
ASSOCIATES INC.
Residential, Commercial Building Design & Consulting
4572 Holladay Drive San Jose, CA 95120
P: (408) 284-1860
EMAIL: LEX@G'LUSHDESIGN.COM
WWW.G'LUSHDESIGN.COM

EXTERIOR ELEVATIONS
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

OWNER: MR. P. Q. KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

Project no:	KANG
Date:	OCT-23-2017
Drawn by:	Author
Checked by:	Checker
Scale:	A8
	1/4" = 1'-0"

RM-2016-26
APPROVAL R-2016-28
Planning Commission 11-14-17
Signature _____
Case Manager

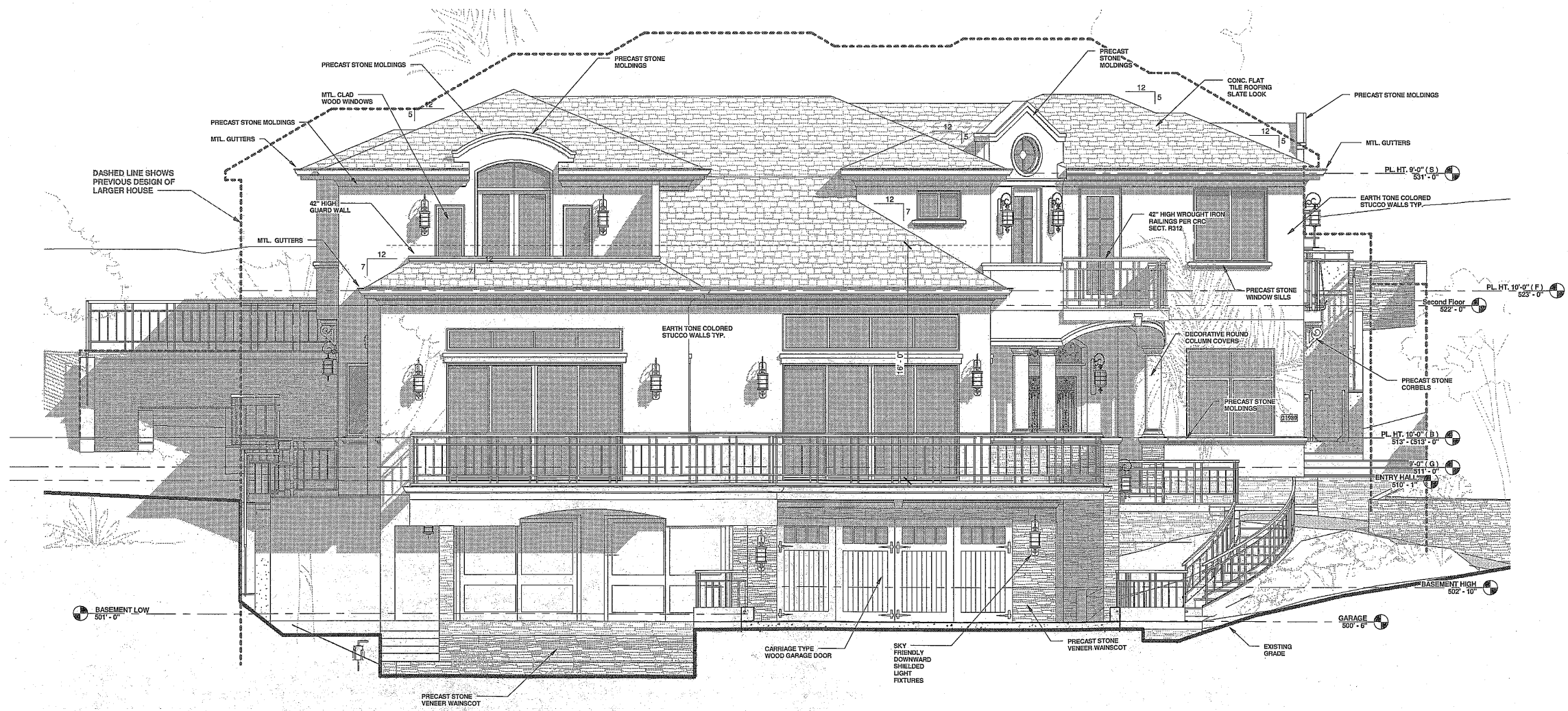
No.	Description	Date

GLUSH DESIGN
ASSOCIATES INC.
Residential, Commercial Building Design & Consulting
6072 Burnside Ave. San Jose, CA 95120
Ph: (408) 280-1625
Email: LIVEN@GLUSH.COM www.glush.com

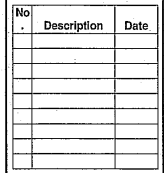
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER SHALL HAVE NO LIABILITY FOR ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER. THE CLIENT SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT AND FOR THE PAYMENT OF THE DESIGN FEE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE QUALITY OF THE CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE PROJECT OR FOR THE SAFETY OF THE PEOPLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ENVIRONMENTAL IMPACT OF THE PROJECT OR FOR THE ENVIRONMENTAL IMPACT OF THE PEOPLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ECONOMIC IMPACT OF THE PROJECT OR FOR THE ECONOMIC IMPACT OF THE PEOPLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE SOCIAL IMPACT OF THE PROJECT OR FOR THE SOCIAL IMPACT OF THE PEOPLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CULTURAL IMPACT OF THE PROJECT OR FOR THE CULTURAL IMPACT OF THE PEOPLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE HISTORICAL IMPACT OF THE PROJECT OR FOR THE HISTORICAL IMPACT OF THE PEOPLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE LEGAL IMPACT OF THE PROJECT OR FOR THE LEGAL IMPACT OF THE PEOPLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE POLITICAL IMPACT OF THE PROJECT OR FOR THE POLITICAL IMPACT OF THE PEOPLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE RELIGIOUS IMPACT OF THE PROJECT OR FOR THE RELIGIOUS IMPACT OF THE PEOPLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ETHNIC IMPACT OF THE PROJECT OR FOR THE ETHNIC IMPACT OF THE PEOPLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE LANGUAGE IMPACT OF THE PROJECT OR FOR THE LANGUAGE IMPACT OF THE PEOPLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE RELIGIOUS IMPACT OF THE PROJECT OR FOR THE RELIGIOUS IMPACT OF THE PEOPLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ETHNIC IMPACT OF THE PROJECT OR FOR THE ETHNIC IMPACT OF THE PEOPLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE LANGUAGE IMPACT OF THE PROJECT OR FOR THE LANGUAGE IMPACT OF THE PEOPLE.

OWNER: MR. P.Q KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

Project no: KANG
Date: OCT-23-2017
Drawn by: Author
Checked by: Checker
A9
Scale: 1/4" = 1'-0"



1 A9 SOUTHEAST (LEFT) ELEVATION
1/4" = 1'-0"



Residential, Commercial Building Design & Consulting
6572 Northridge Drive San Jose, Ca.95120
Ph (408) 268-1665
EMAIL : LEVENT@GLUSHIDA.COM www.glushida.com

EXTERIOR ELEVATIONS

CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

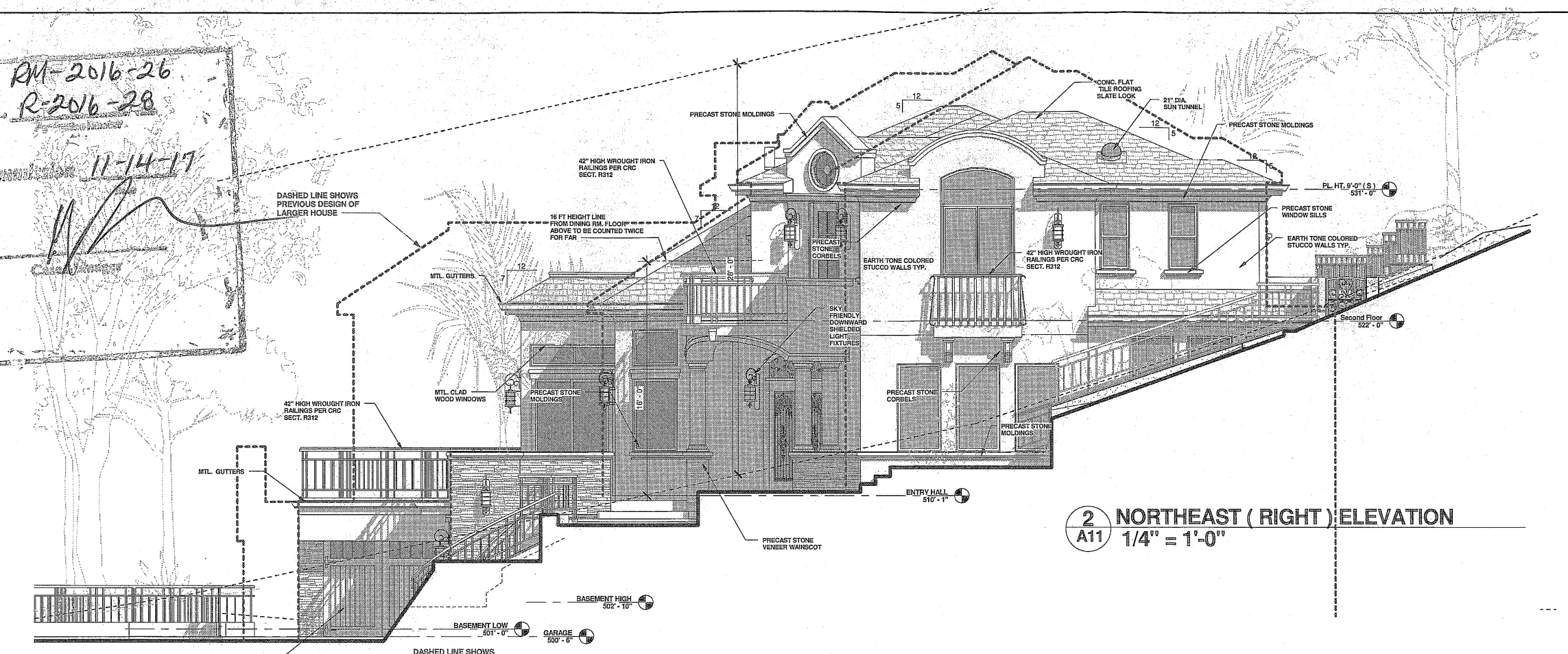
Project no:	KANG
Date	OCT-23-2017
Drawn by	Author
Checked by	Checker
A10	
Scale	1/4" = 1'-0"



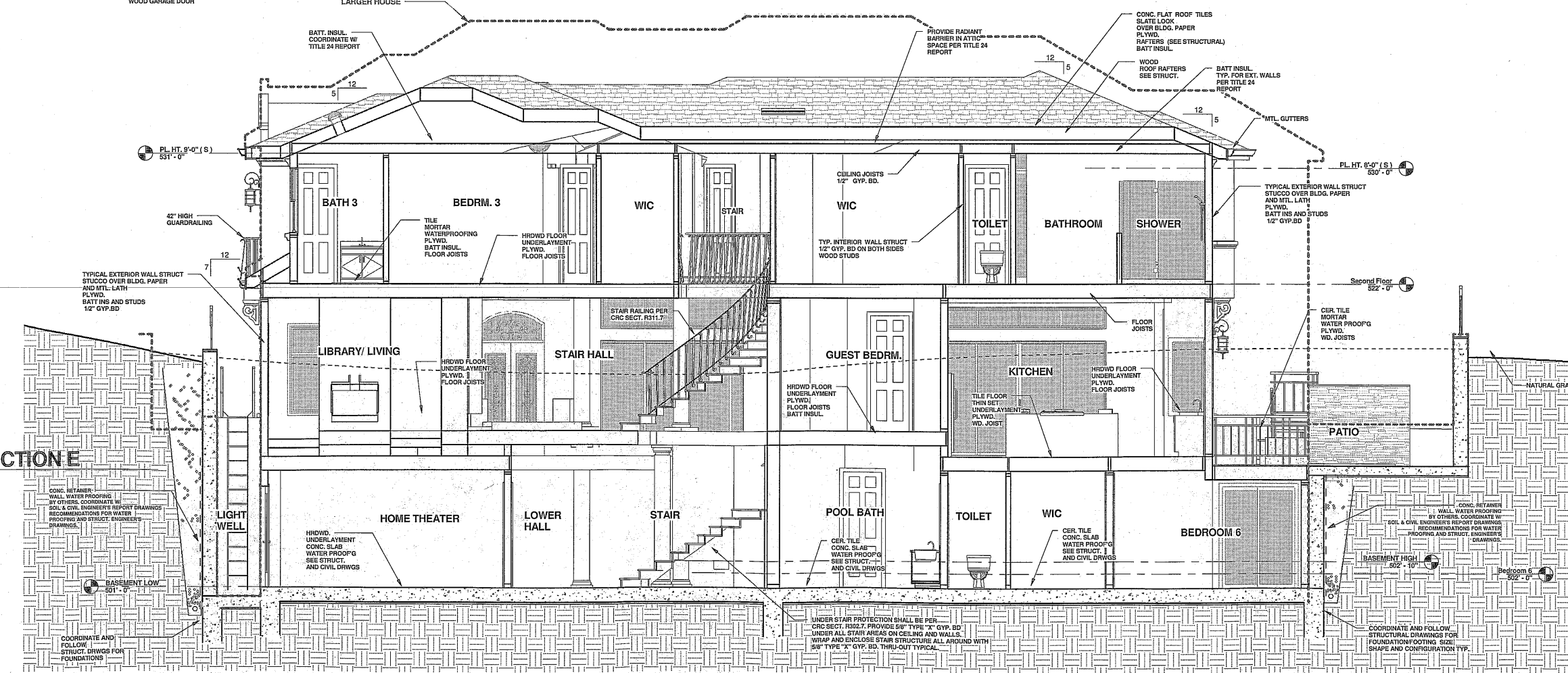
RM-2016-26
APPROVAL R-2016-28
Planning Commission 11-14-17

Signature

Signature



2 NORTHEAST (RIGHT) ELEVATION
A11 1/4" = 1'-0"



1 LONGITUDINAL SECTION E
A11 1/4" = 1'-0"

No.	Description	Date

GLUSH DESIGN
ASSOCIATES INC.
Residential, Commercial Building Design & Consulting
8572 Northridge Drive, San Jose, CA 95120
Ph: (408) 268-1665
EMAIL: LEVENTOGLUSH@GMAIL.COM
www.glushdesign.com

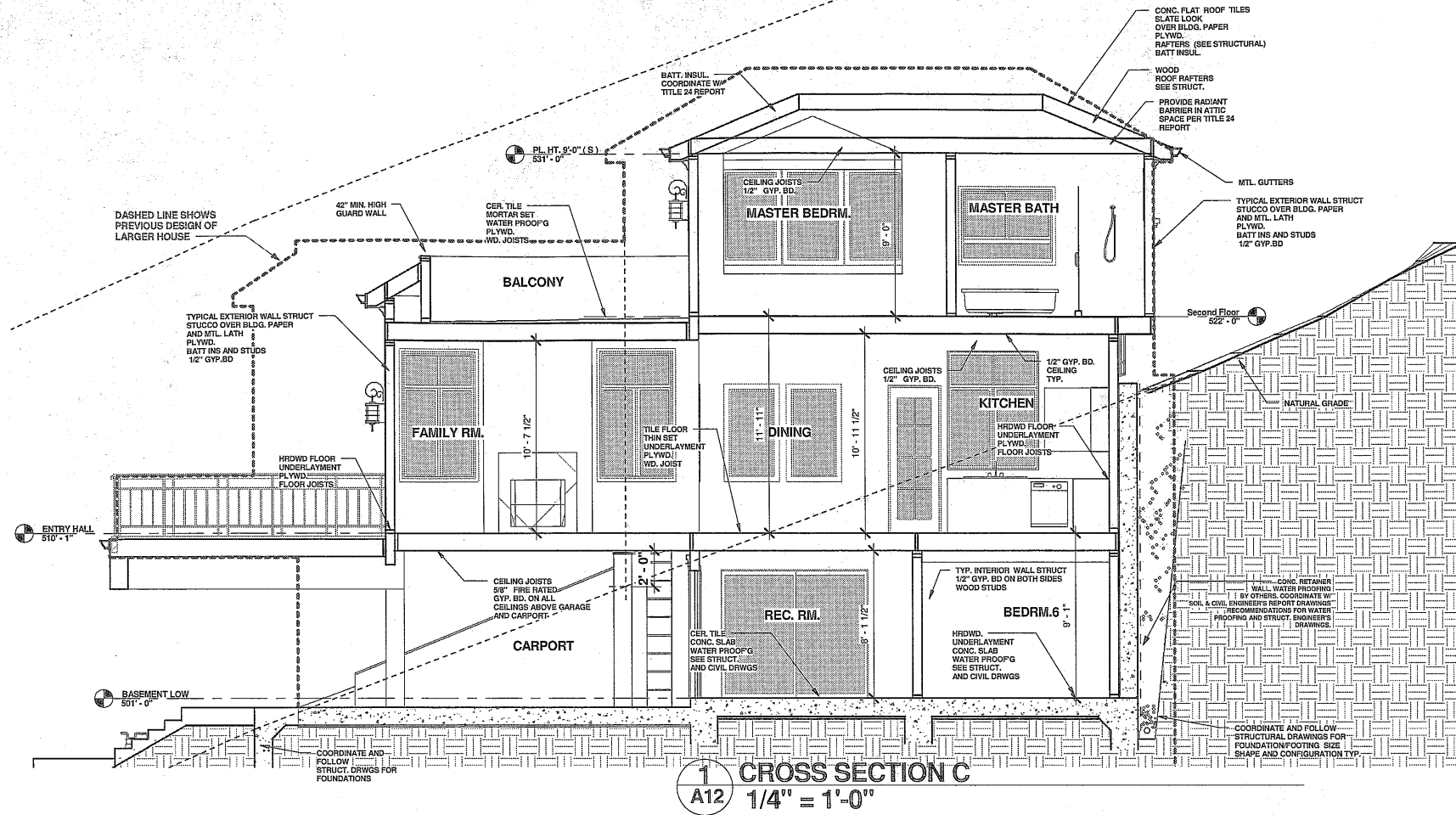
ELEVATIONS & SECTIONS
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. UNLESS PERMISSION IS GIVEN BY THE DESIGNER. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS BY THESE DRAWINGS.

OWNER: MR. P.Q KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

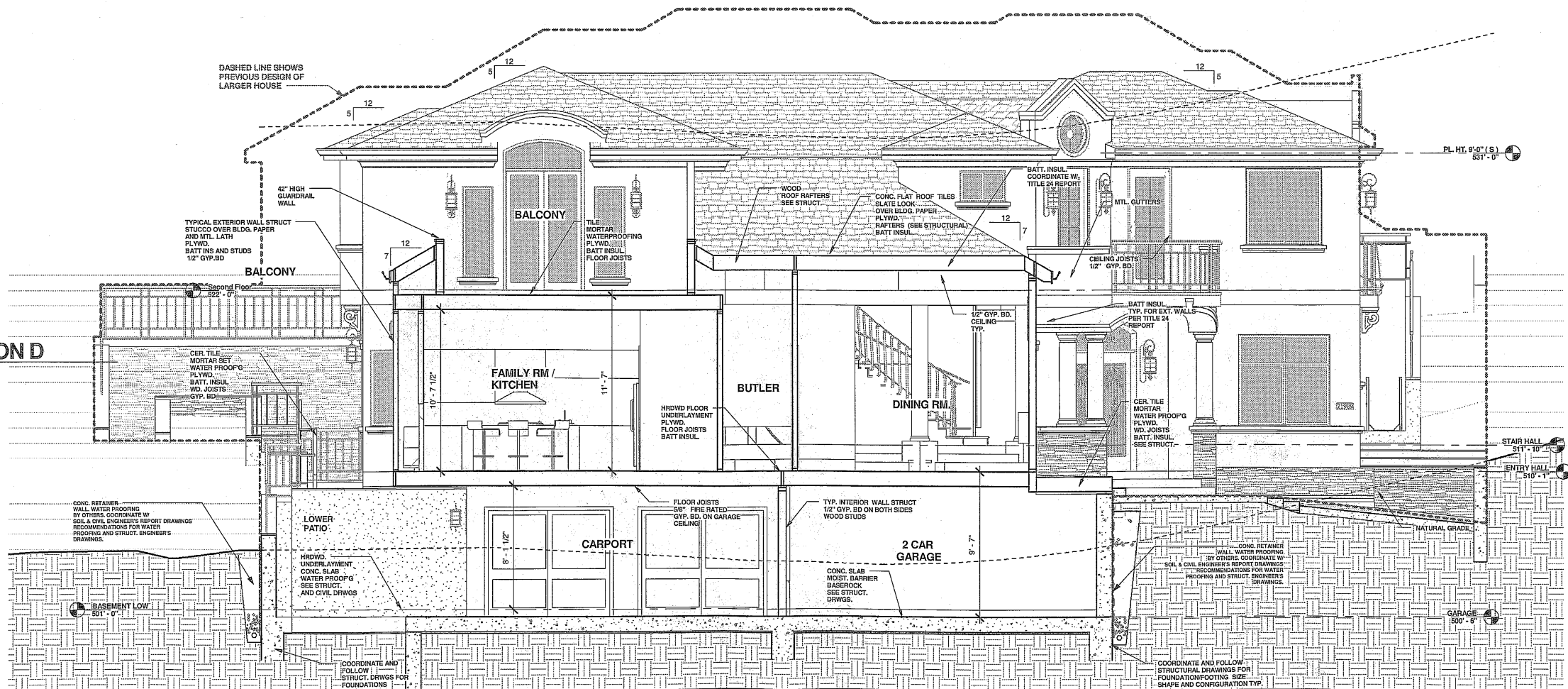
Project no: KANG
Date OCT-23-2017
Drawn by Author
Checked by Checker

A11
Scale 1/4" = 1'-0"

RM-2016-26
APPROVAL R-2016-28
Planning Commission 11-14-17
Signature [Signature]
Case Manager



2 LONGITUDINAL SECTION D
A12 1/4" = 1'-0"



No.	Description	Date

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ASSOCIATES INC.

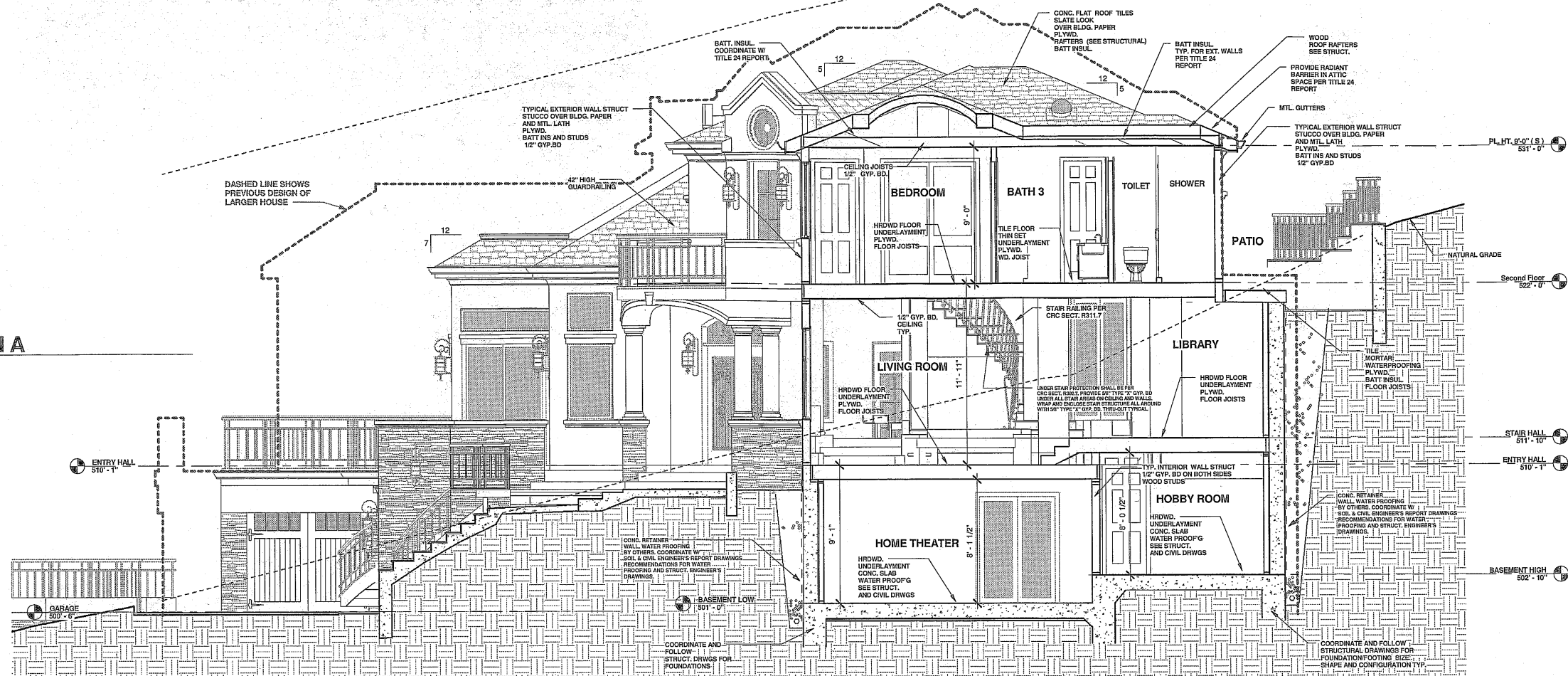
Residential, Commercial Building Design & Consulting
8572 Hawthorne Blvd. San Jose, CA 95128
Ph: (408) 288-1665
FAX: (408) 288-1665
EMAIL: LEV@GLUSHDESIGN.COM
WWW.GLUSHDESIGN.COM

SECTIONS

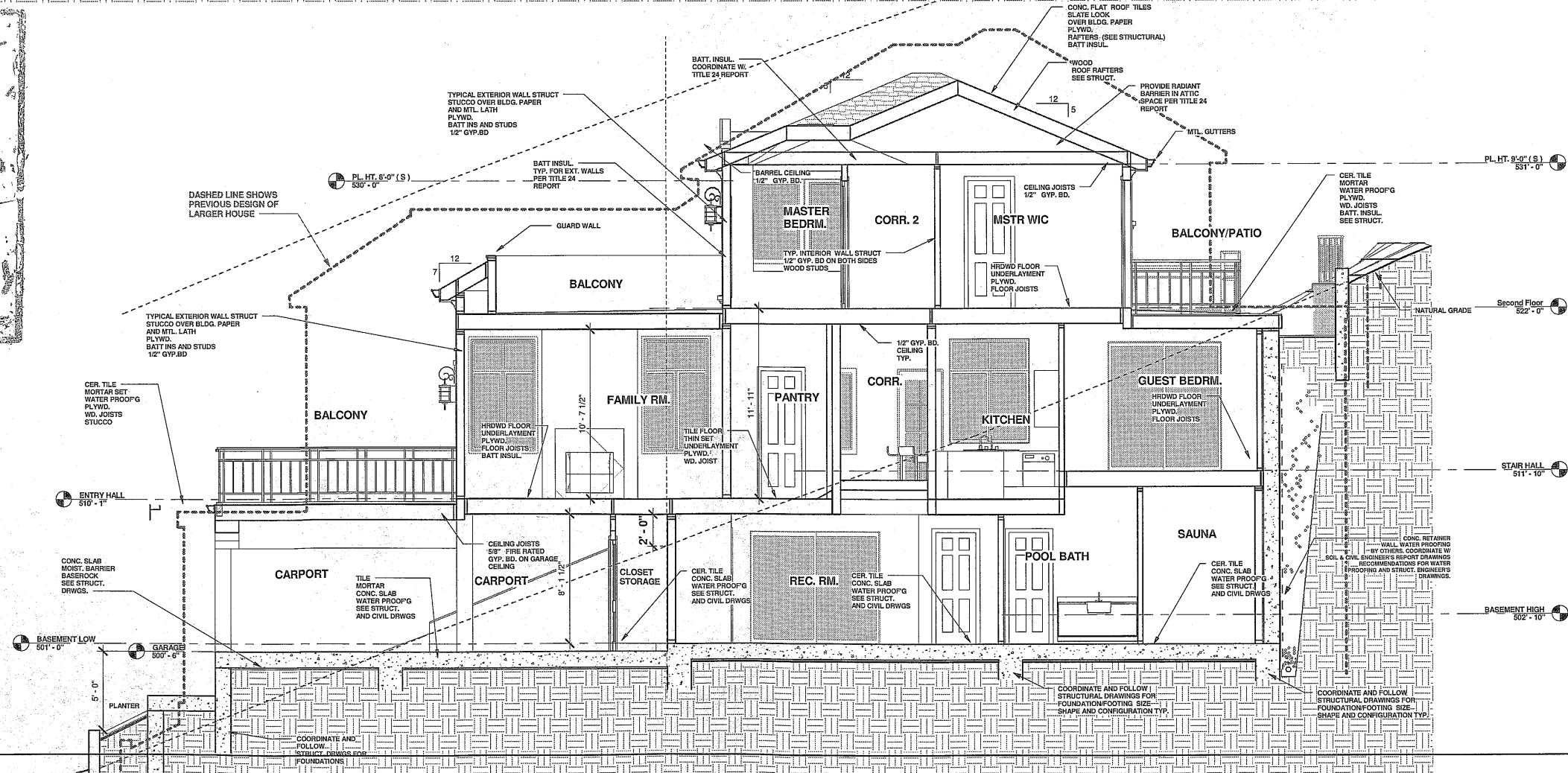
OWNER: MR. P.Q. KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

Project no: KANG
Date OCT-23-2017
Drawn by Author
Checked by Checker
A12
Scale 1/4" = 1'-0"

2 CROSS SECTION A
A13 1/4" = 1'-0"



1 SECTION THRU GARAGE
A13 1/4" = 1'-0"



No.	Description	Date

GLUSH DESIGN
ASSOCIATES INC.

Residential Commercial Building Design & Consulting
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Ph: (310) 266-1663
Email: LEVENT@GLUSHDESIGN.COM
www.glushdesign.com

SECTIONS

OWNER: MR. P.Q KANG

CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

Project no: KANG
Date: OCT-23-2017
Drawn by: Author
Checked by: Checker

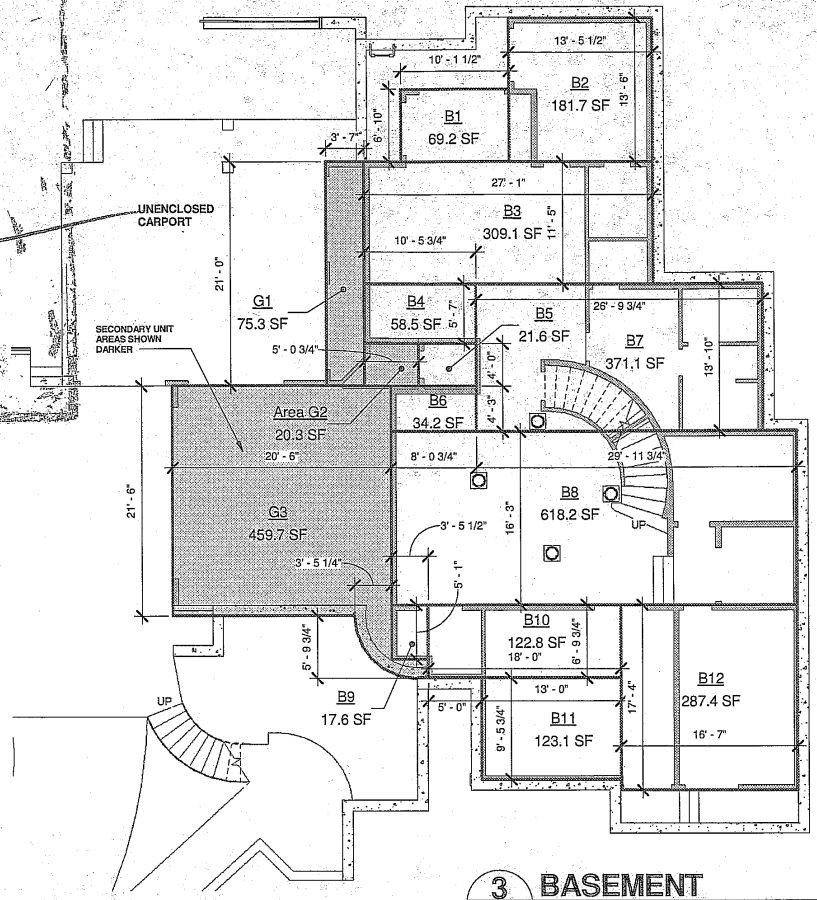
A13

Scale 1/4" = 1'-0"

RM-2016-26
APPROVAL R-2016-28

Planning Commission 11-14-17

Signature _____
Date _____
Case Manager



3 BASEMENT
A15 1/8" = 1'-0"

BASEMENT AREAS

B1	=	69.2	SQF
B2	=	181.7	SQF
B3	=	309.1	SQF
B4	=	58.5	SQF
B5	=	21.6	SQF
B6	=	34.2	SQF
B7	=	371.1	SQF
B8	=	618.2	SQF
B9	=	17.6	SQF
B10	=	122.8	SQF
B11	=	123.1	SQF
B12	=	287.4	SQF

TOTAL = 2,214.5 SQF

G1	=	75.3	SQF
G2	=	20.3	SQF
G3	=	459.7	SQF

TOTAL = 555.3 SQF GARAGE AREAS

TOTAL = 2,769.8 SQF

TOTAL BASEMENT LIVABLE: 2,214.5 SQF

SECOND FLOOR AREAS

2A	=	609.7	SQF
2B	=	15.8	SQF
2C	=	12.9	SQF
2D	=	91.4	SQF
2E	=	27.8	SQF
2F	=	67.4	SQF
2G	=	12.1	SQF
2H	=	274.0	SQF
2I	=	130.1	SQF
2J	=	15.1	SQF
2K	=	402.1	SQF
2L	=	128.0	SQF
2M	=	70.0	SQF

TOTAL LIVABLE = 1,724.3 SQF

TOTAL = 1,856.4 SQF

FIRST FLOOR AREAS

1A	=	351.8	SQF
1B	=	250.4	SQF
1C	=	322.3	SQF
1D	=	244.5	SQF
1E	=	143.9	SQF
1F	=	221.6	SQF
1G	=	37.8	SQF
1H	=	1,096.5	SQF
1I	=	4.2	SQF

TOTAL = 2,673 SQF

TOTAL LIVABLE AREAS

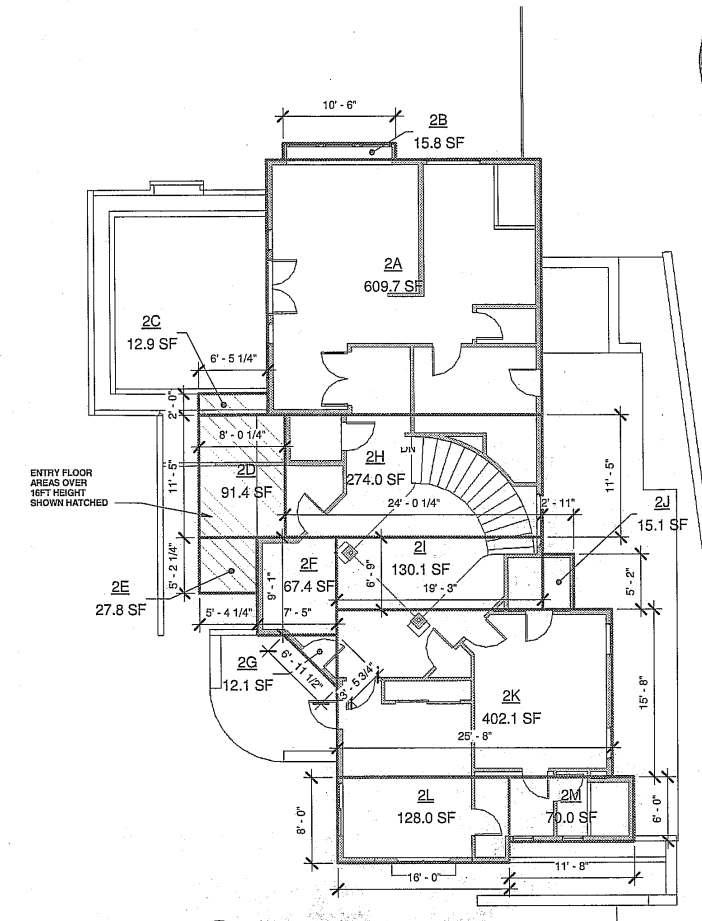
FIRST FLOOR LIVABLE	=	2,673	SQF
FIRST FLOOR HIGHER THAN 16 FT. AREAS	=	132.1	SQF
SECOND FLOOR LIVABLE	=	1,724.3	SQF
BASEMENT LIVABLE	=	2,214.5	SQF

TOTAL LIVABLE ENTIRE BLDG.	=	6,611.8	SQF
TOTAL ENTIRE BLDG. (excl. garage)	=	6,743.9	SQF

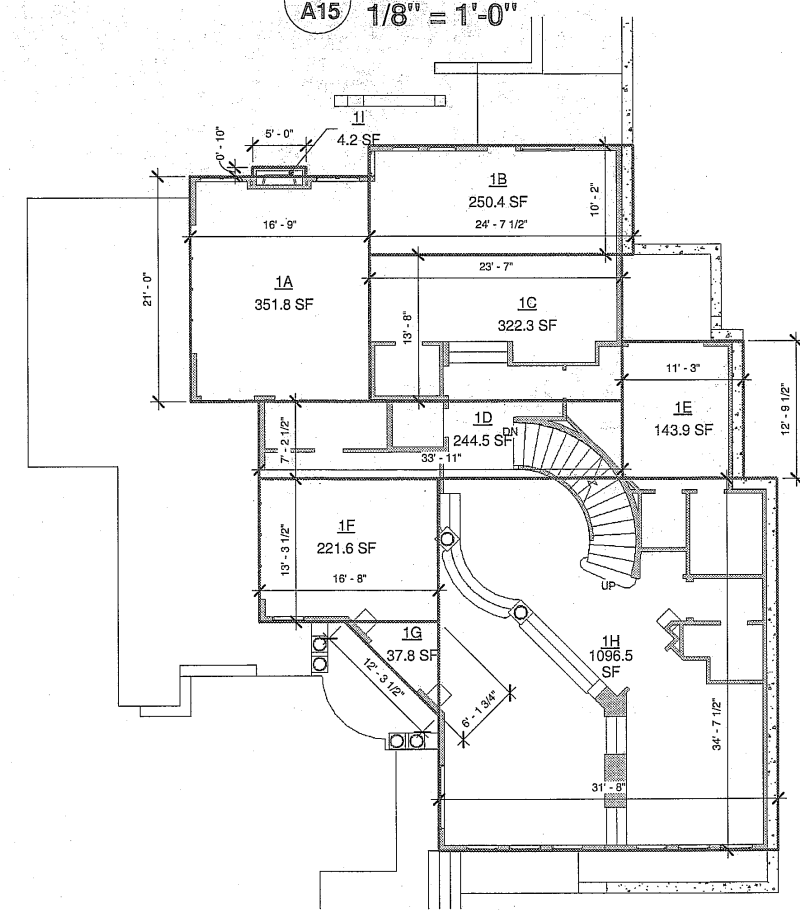
BASEMENT GARAGE	=	555.3	SQF
TOTAL BLDG.	=	7,299.2	SQF

SECOND TO FIRST FLOOR RATIO:
2,673 / 1,856.4 = 0.69 (69 %)

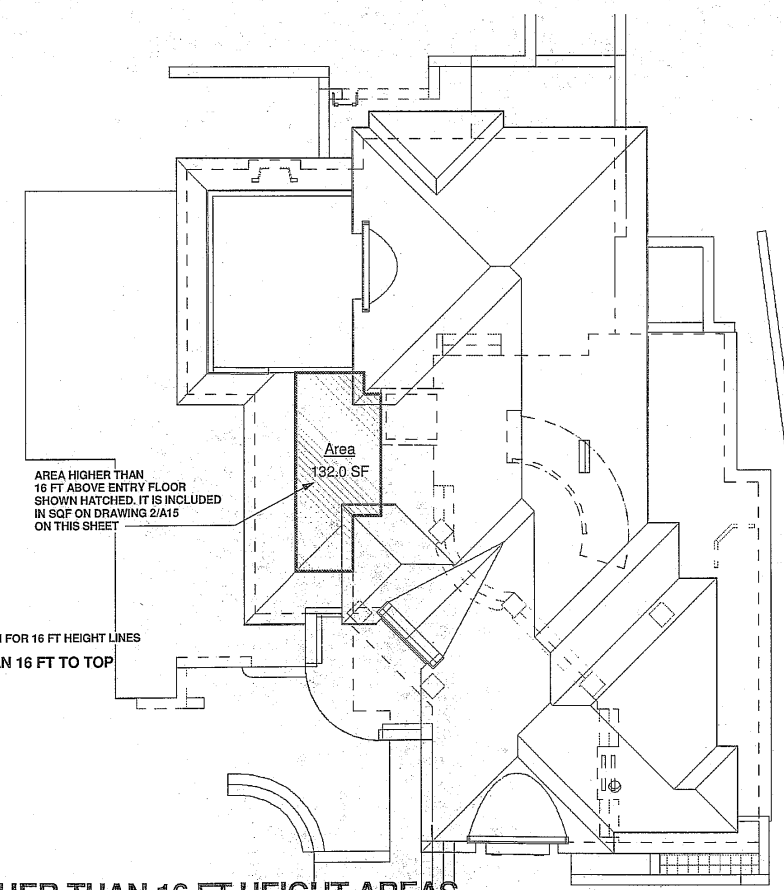
TOTAL PROPOSED FAR:
555.3 + 1,856.4 + 2,673 = 5,084.7 SQF
(GARAGE) (2nd FLOOR) (FIRST FLOOR)



2 SECOND FLOOR
A15 1/8" = 1'-0"



1 ENTRY FLOOR
A15 1/8" = 1'-0"



4 HIGHER THAN 16 FT HEIGHT AREAS
A15 1/8" = 1'-0"

COORDINATE W/ FRONT ELEVATION FOR 16 FT HEIGHT LINES
TOTAL AREAS HIGHER THAN 16 FT TO TOP OF RAFTERS: 394 SQF

No.	Description	Date

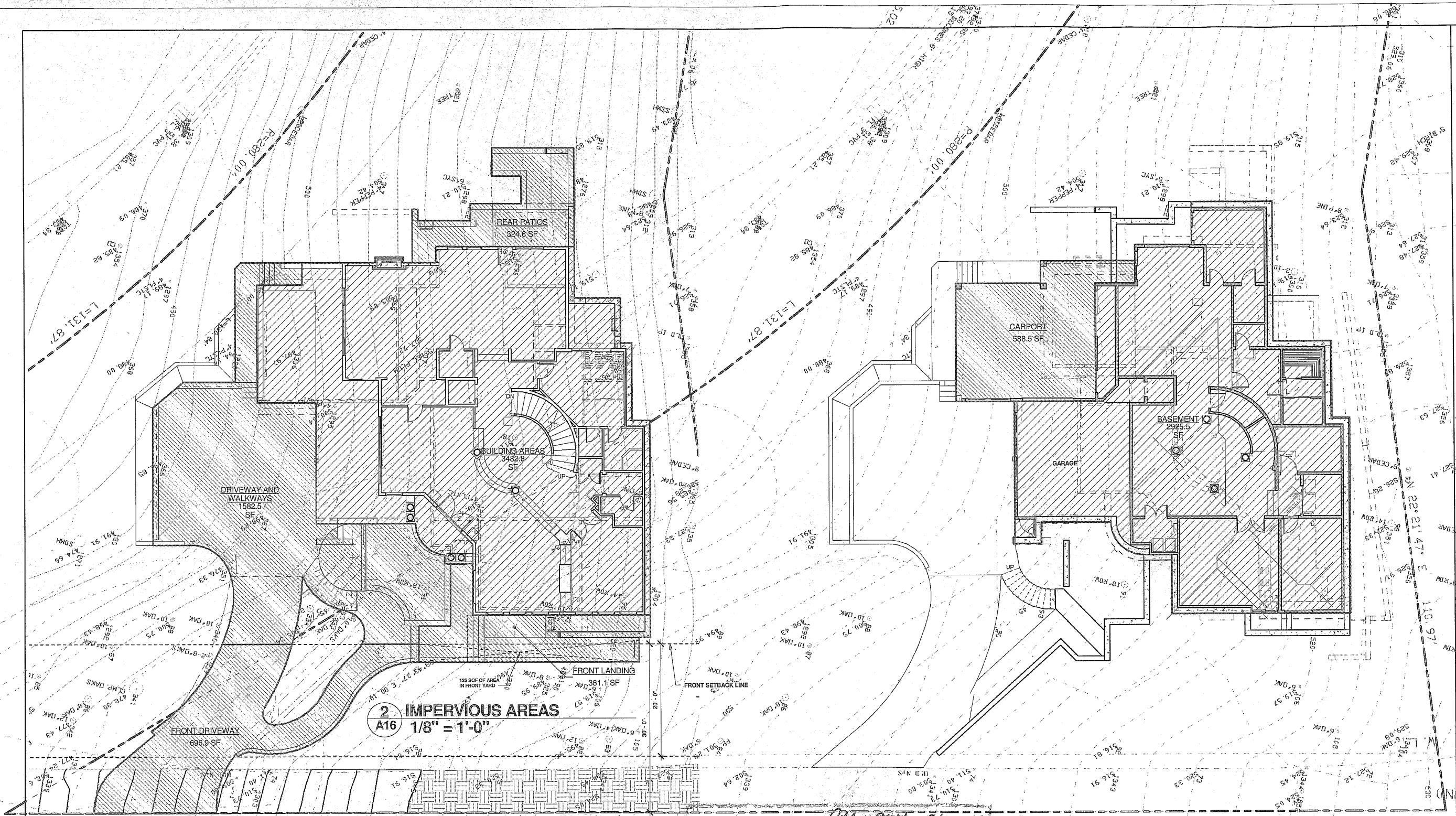
GLUSH DESIGN
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Email: LEVIT@GLUSHDESIGN.COM
www.glush.com

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AREA SCHEMATICS

OWNER: MR. P.Q. KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

Project no:	KANG
Date:	OCT-23-2017
Drawn by:	Author
Checked by:	Checker
A15	
Scale:	1/8" = 1'-0"



IMPERVIOUS	
324.6 SF	REAR PATIOS
361.1 SF	FRONT LANDING
696.9 SF	FRONT DRIVEWAY / WALKWAY (front yard)
1582.5 SF	DRIVEWAY & WALKWAYS
3482.8 SF	BUILDING AREAS
6,447.9 SQF TOTAL IMPERVIOUS	

SITE IMPERVIOUS AREAS:	
LOT AREA :	= 22,373.73 SQF
TOTAL IMPERVIOUS COVERAGE (6,447.9 SQF)	= 29%
TOTAL LANDSCAPE AREA = 22,373.73 SQF - 6,447.9 SQF = 15,925.8 SQF	
PROPOSED FRONT YARD IMPERVIOUS CALC'S.:	
FRONT YARD AREA 256.47' X 20' = 5,129.4 SQF	
40 % MAX. ALLOWED IMPERVIOUS 5,129.4 SQF X .40 = 2,051.76 SQF	
FRONT DRIVEWAY / WALKWAY :	125 SQF
FRONT LANDING:	696.9 SQF
TOTAL FRONT YARD IMPERVIOUS:	822 SQF

APPROVAL R-2016-28 A16 LOT COVERAGE 1/8" = 1'-0"

Planning Commission 11-14-17

Signature [Signature] City Manager

LOT COVERAGE	
588.5 SF (CARPORT)	
2925.5 SF (BASEMENT + GARAGE)	
3,514 SQF TOTAL LOT COVERAGE	

LOT COVERAGE:	
AREA	SQFT
LOT AREA :	22,373.73
LOT COVERAGE:	3,514 SQF (15.7 %)

No	Description	Date

GLUSH DESIGN ASSOCIATES INC.

Residential, Commercial Building Design & Consulting
6072 Holladay Drive San Jose, CA 95120
Ph: (408) 260-1665
EMAIL: LEVENT@GLUSHDESIGN.COM
www.glushdesign.com

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LOT COVERAGE/IMPERVIOUS CALC'S.

OWNER: MR. P. KANG
CUSTOM HOUSE
21987 INDY LANE
CUPERTINO, CA

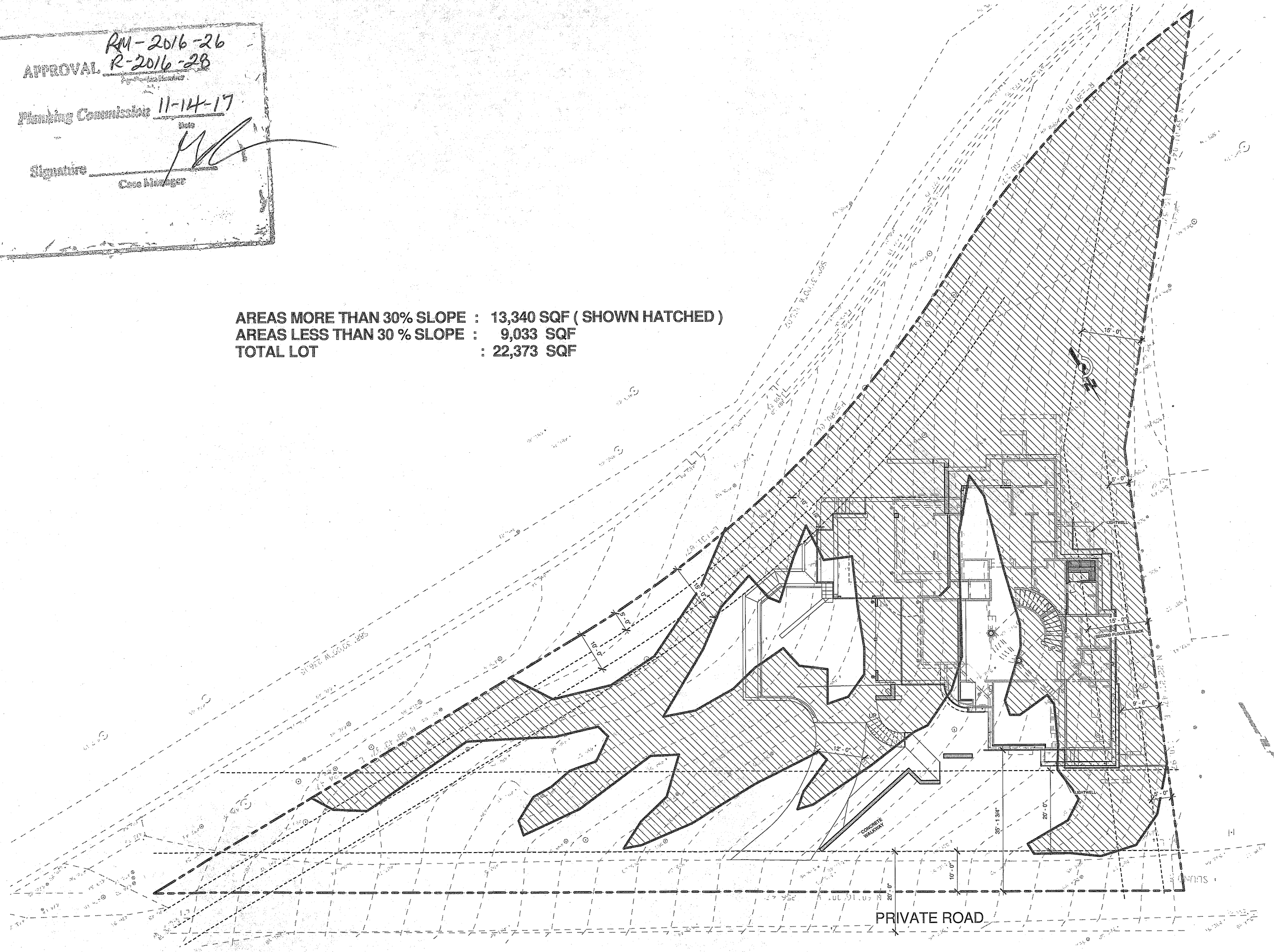
Project no:	KANG
Date:	OCT-23-2017
Drawn by:	Author
Checked by:	Checker

A16
Scale 1/8" = 1'-0"

C:\drawings\revit\KANGKANG 53 MORE TREES.rvt

RM-2016-26
APPROVAL R-2016-28
Planning Commission 11-14-17
Signature [Signature]
Case Manager

AREAS MORE THAN 30% SLOPE : 13,340 SQF (SHOWN HATCHED)
AREAS LESS THAN 30 % SLOPE : 9,033 SQF
TOTAL LOT : 22,373 SQF



No.	Description	Date

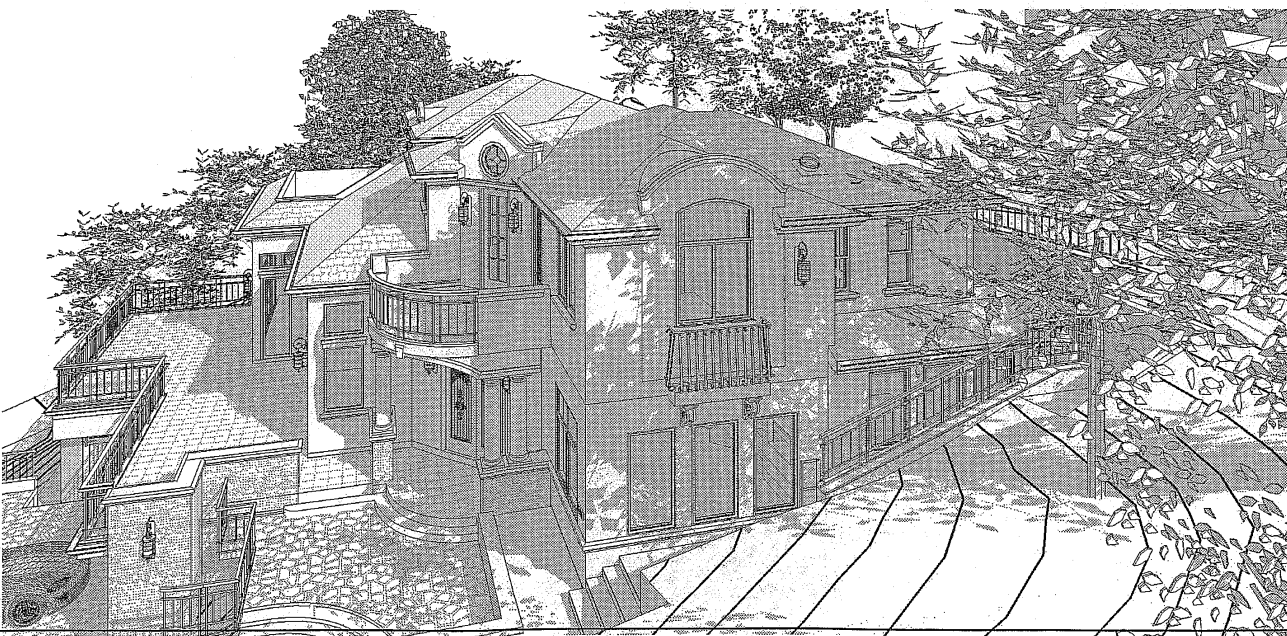
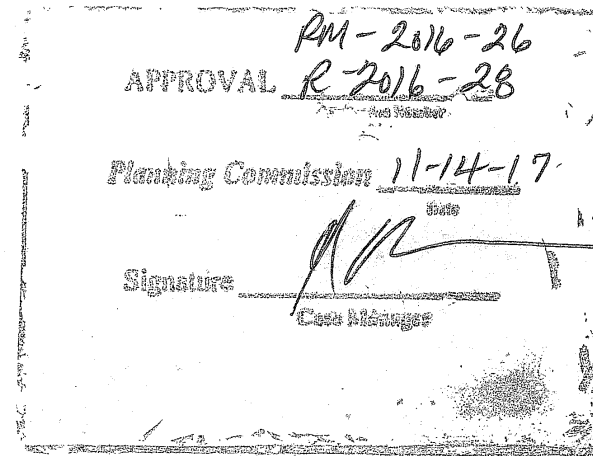
GLUSH DESIGN ASSOCIATES INC.
Residential, Commercial Building Design & Consulting
8572 Redwood Drive San Jose, CA 95128
PH: (408) 238-1805 EMAIL: LEVENT@GLUSHDESIGN.COM www.glushdesign.com

OWNER: MR. P.Q KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

Project no: KANG
Date OCT-23-2017
Drawn by Author
Checked by Checker
A17
Scale 3/32" = 1'-0"

30 % AREAS

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No.	Description	Date

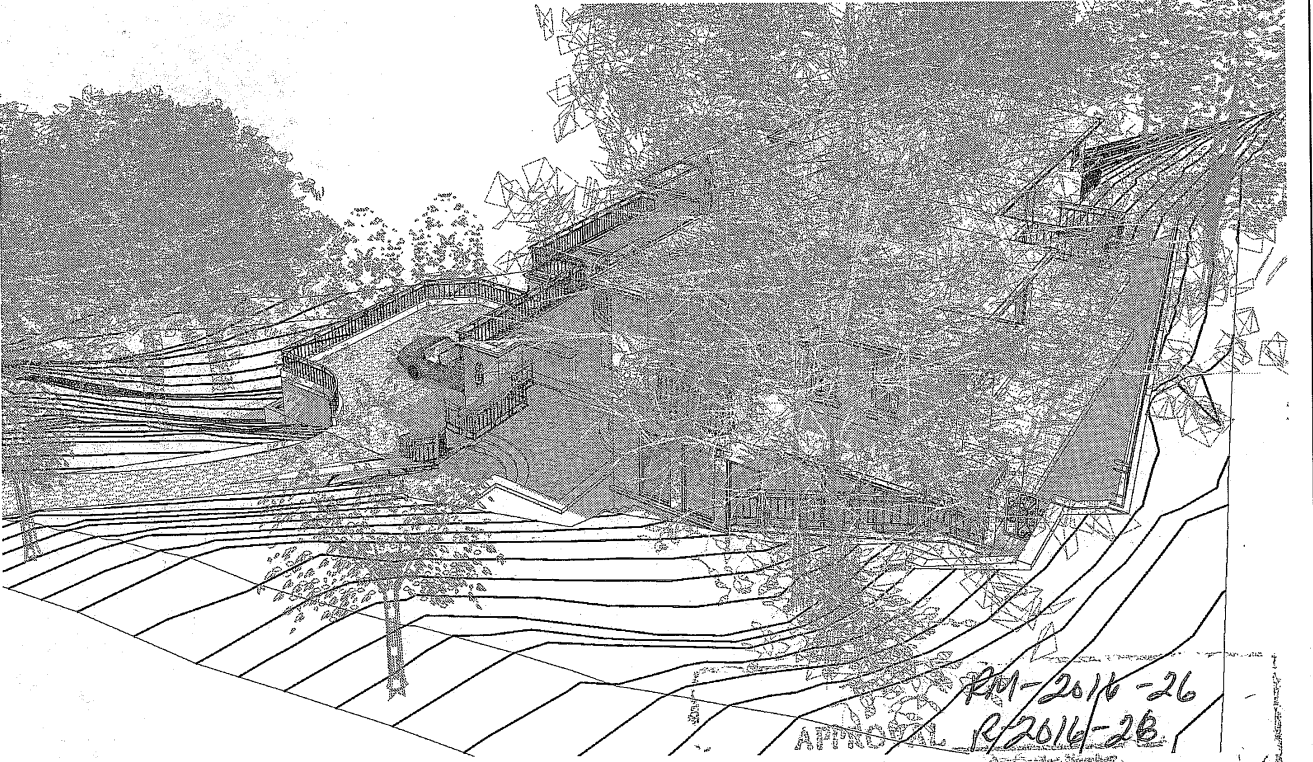
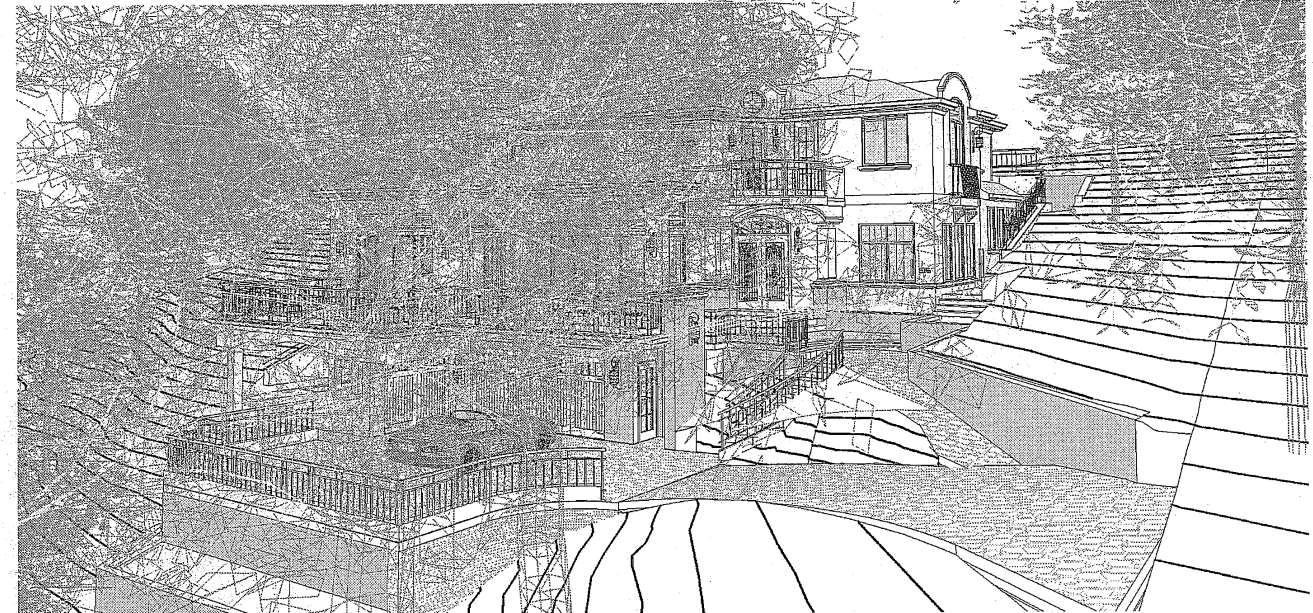
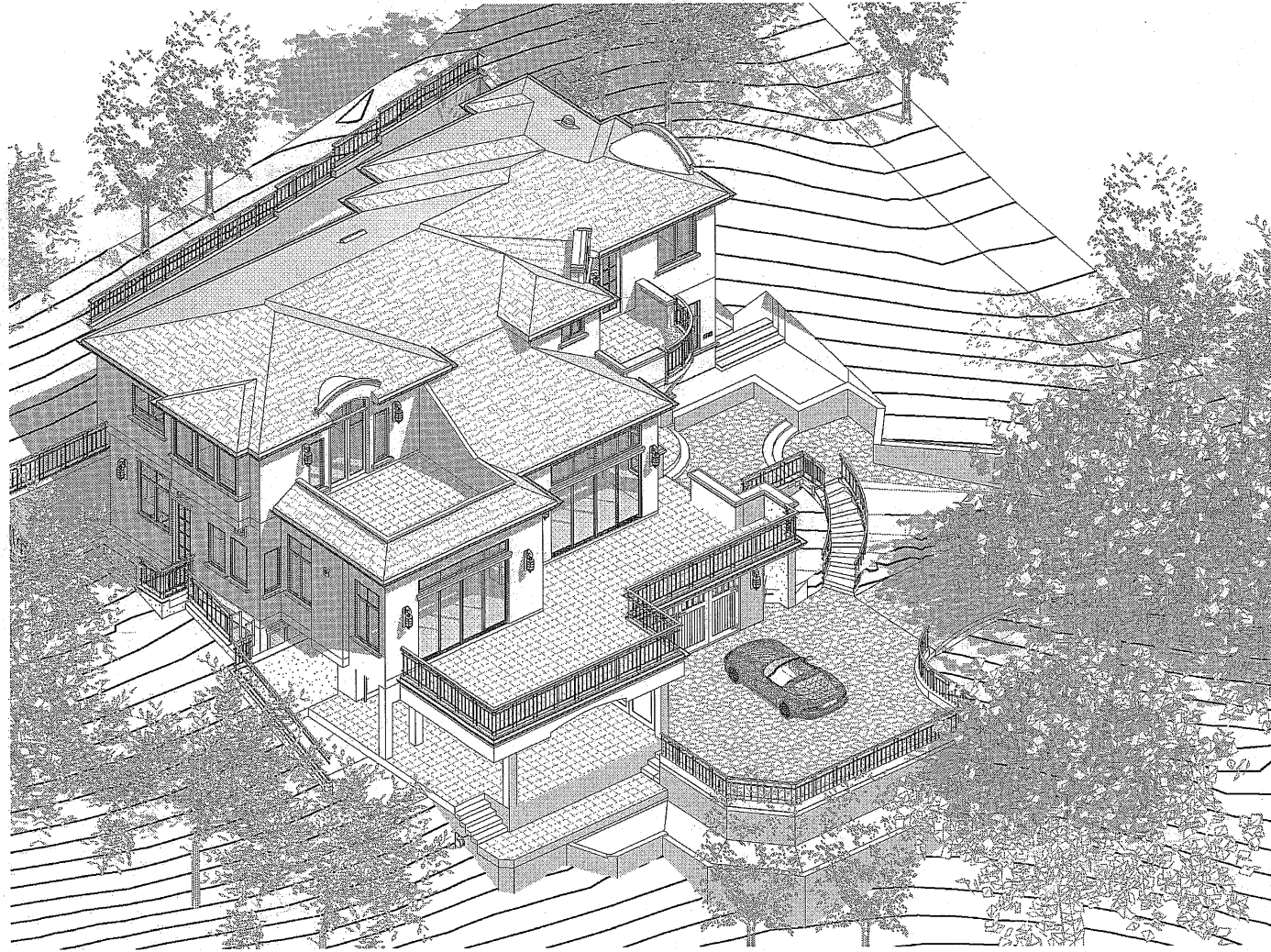
G'LUSH DESIGN
ASSOCIATES INC.
Residential, Commercial Building Design & Consulting
P.O. Box 1000, San Jose, CA 95128
PH: (408) 244-1405
EMAIL: LEVENTOS@GLUSH.COM www.glush.com

RENDERINGS

OWNER: MR. P.Q. KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

Project no: KANG
Date: OCT-23-2017
Drawn by: Author
Checked by: Checker

A18
Scale



APPROVAL PM-2016-26
R/2016-26
Planning Commission 11-14-17
Signature [Signature]
Date 11-14-17
Case Manager

No.	Description	Date

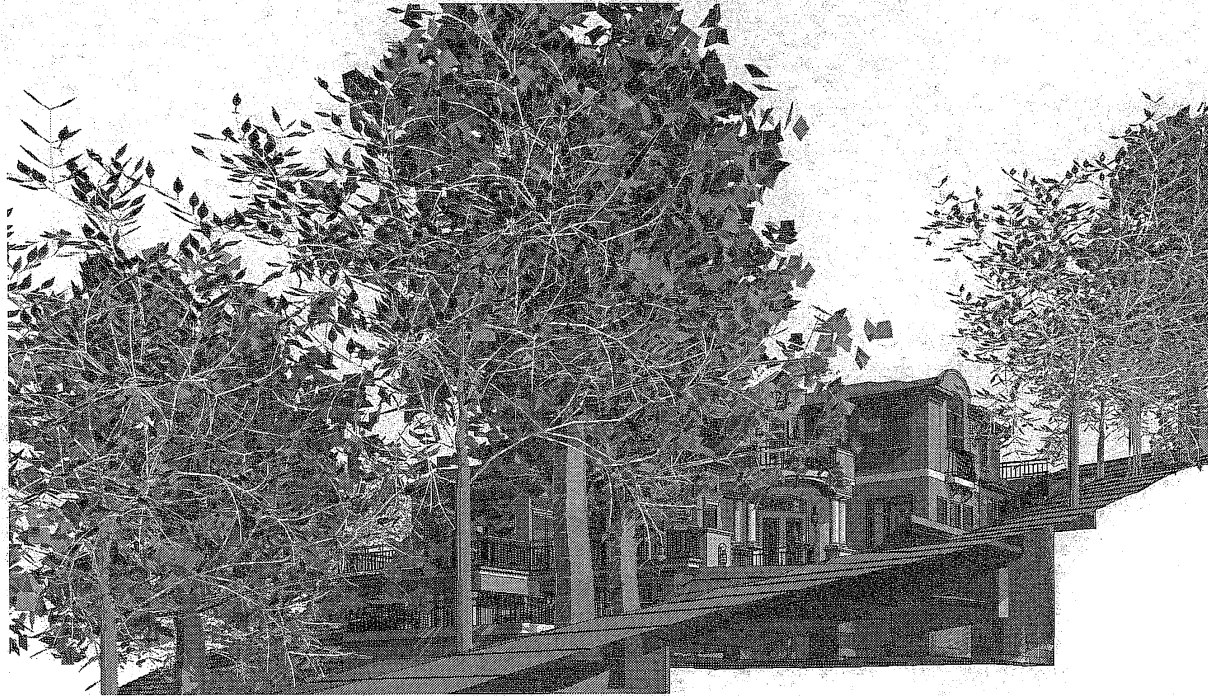
GLUSH DESIGN
ASSOCIATES INC.
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6572 Redwings Drive San Jose, CA 95120
Ph: (408) 288-1865
EMAIL: LEVIT@GLUSHDESIGN.COM www.glushdesign.com

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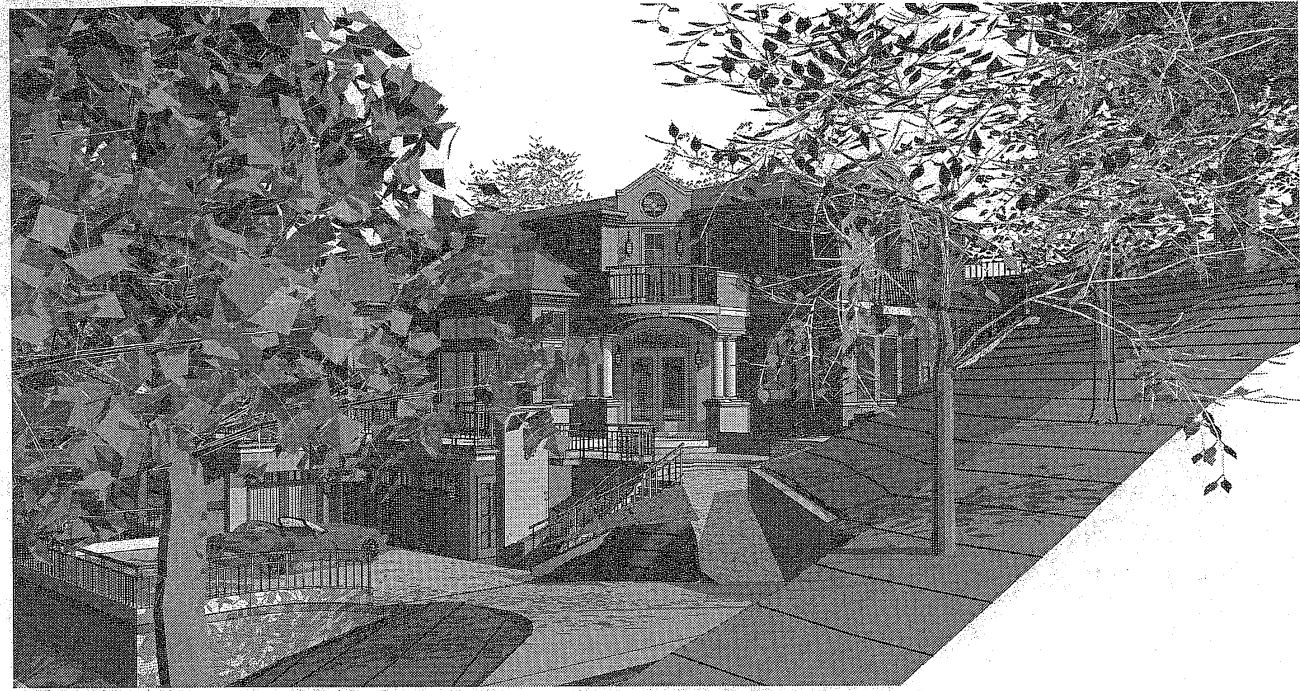
RENDERINGS

OWNER: MR. P.Q.KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

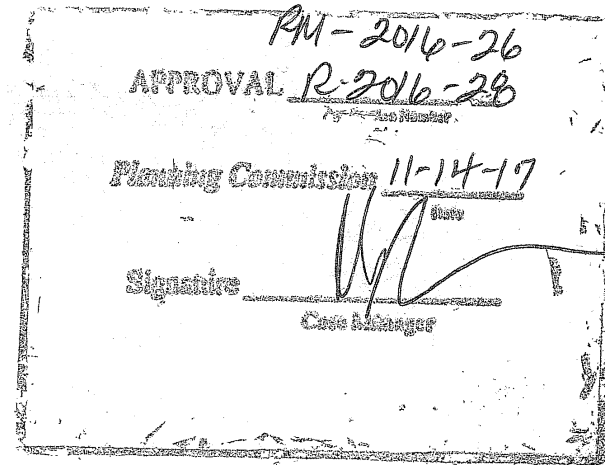
Project no:	KANG
Date:	OCT-23-2017
Drawn by:	Author
Checked by:	Checker
Scale:	A19



1 PRIVATE RD LOWER
A20



2 PRIVATE RD MIDDLE DRIVEWAY
A20



3 PRIVATE RD UPPER CORNER
A20



No.	Description	Date

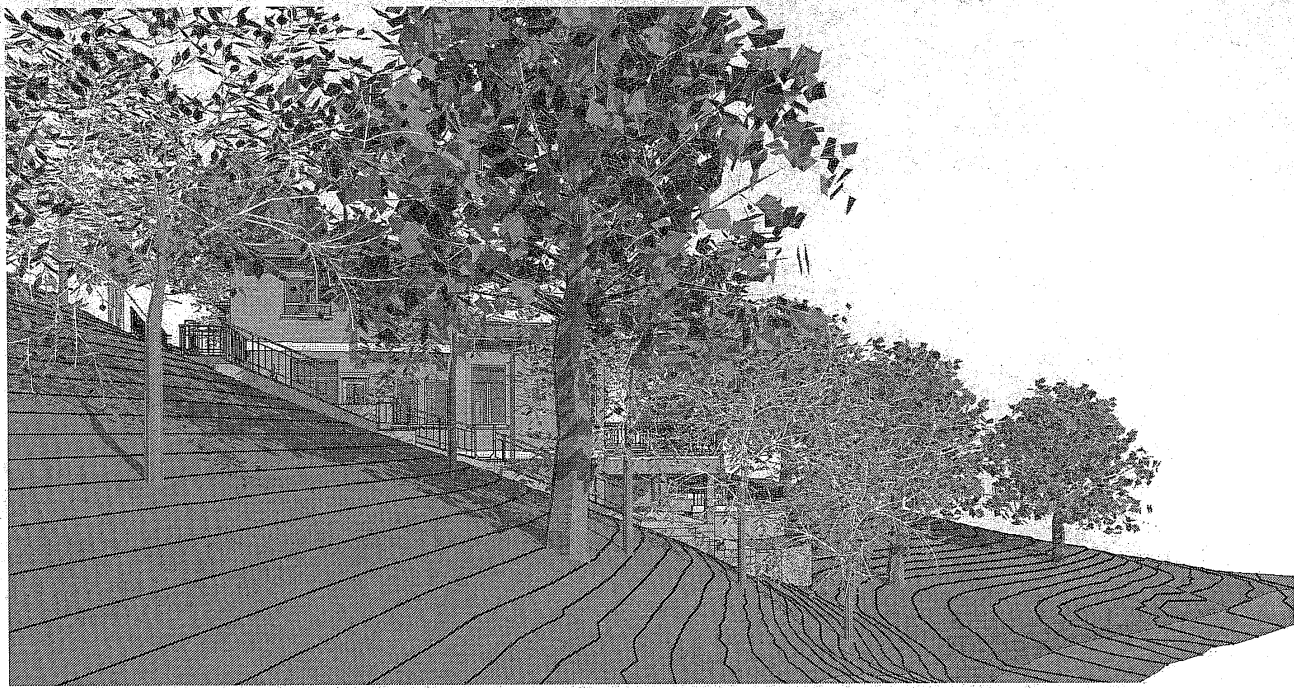
**G'ILUSH DESIGN
ASSOCIATES INC.**
Residential, Commercial Building Design & Consulting
P.O. Box 1000 San Jose, CA 95128
Ph: (408) 244-1665
Email: LEVENTH@GILUSH.COM www.gilush.com

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COLORS RENDERINGS

OWNER: MR. P.Q. KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

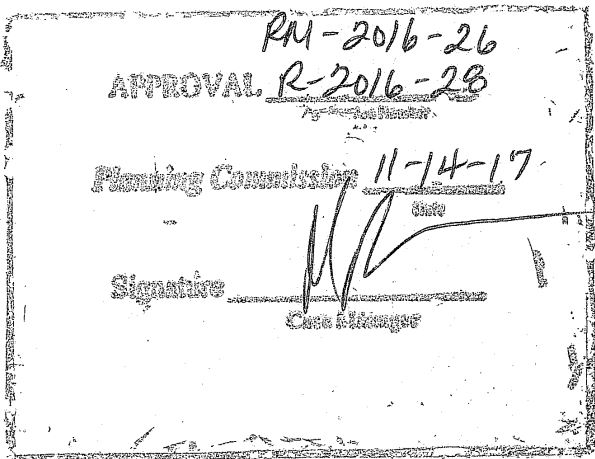
Project no:	KANG
Date	OCT-23-2017
Drawn by	Author
Checked by	Checker
Scale	A20



3
A21 LINDY UPPER CORNER



2
A21 LINDY MIDDLE



1
A21 LINDY LOWER CORNER

No.	Description	Date

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ASSOCIATES INC.

Residential, Commercial Building Design & Consulting
6512 Redwood Ave. San Jose, CA 95120
PH: (408) 248-1105
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COLORED RENDERINGS

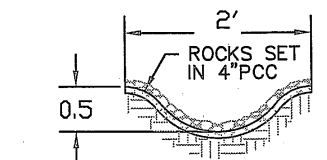
OWNER: MR. P.Q. KANG
CUSTOM HOUSE
21987 LINDY LANE
CUPERTINO, CA

Project no: KANG
Date: OCT-23-2017
Drawn by: Author
Checked by: Checker

A21

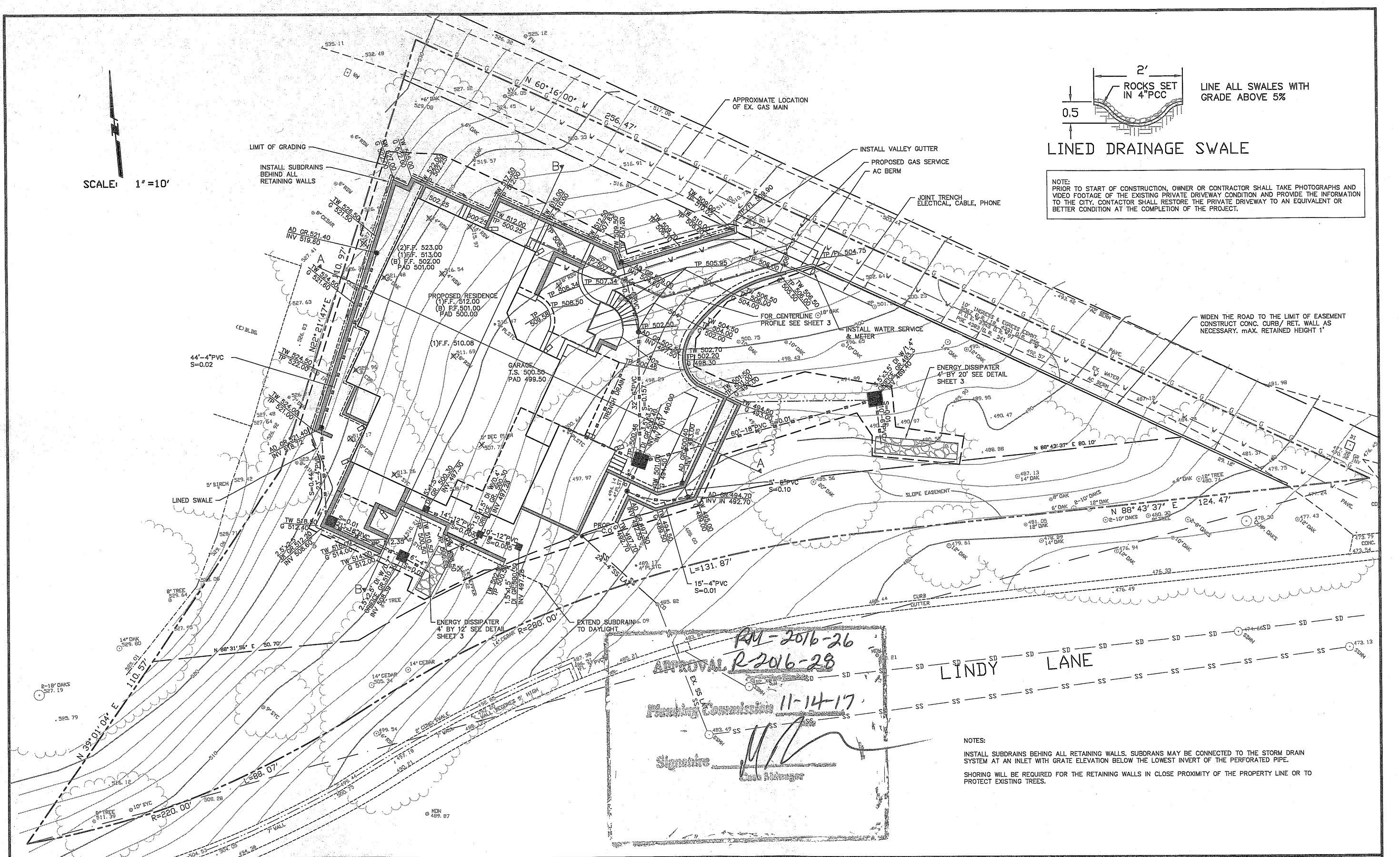
Scale

SCALE: 1"=10'



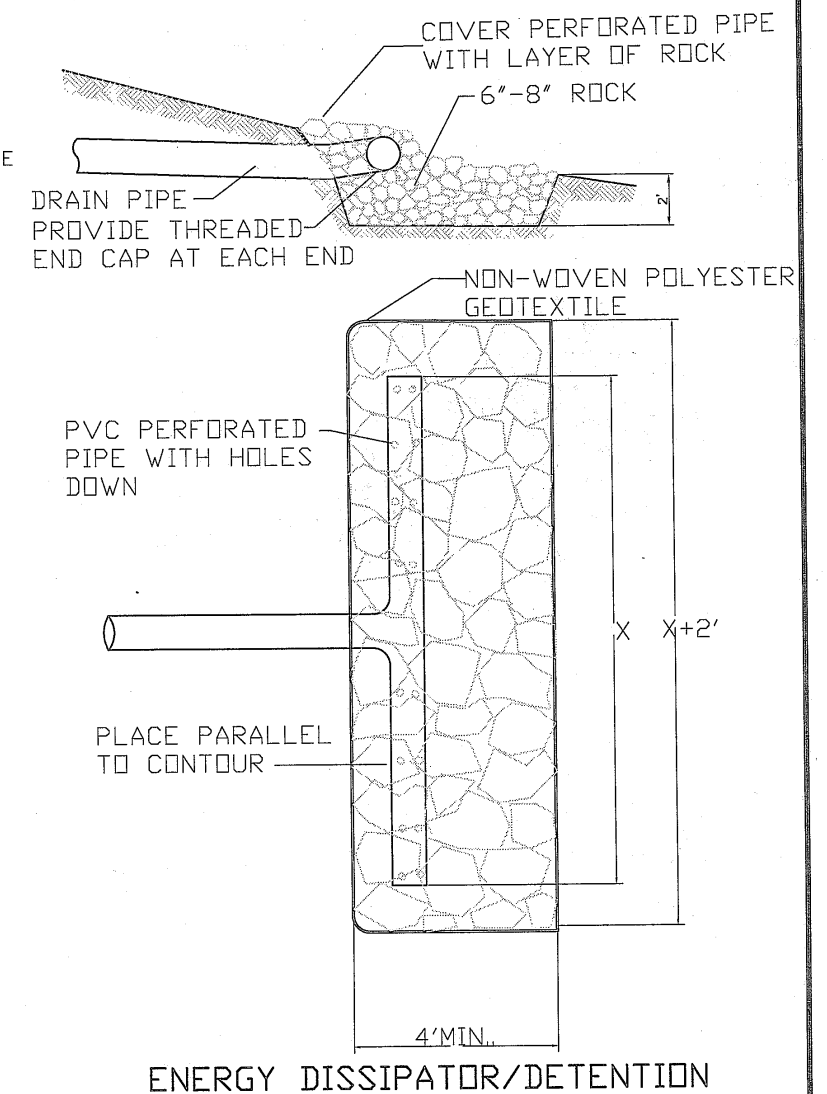
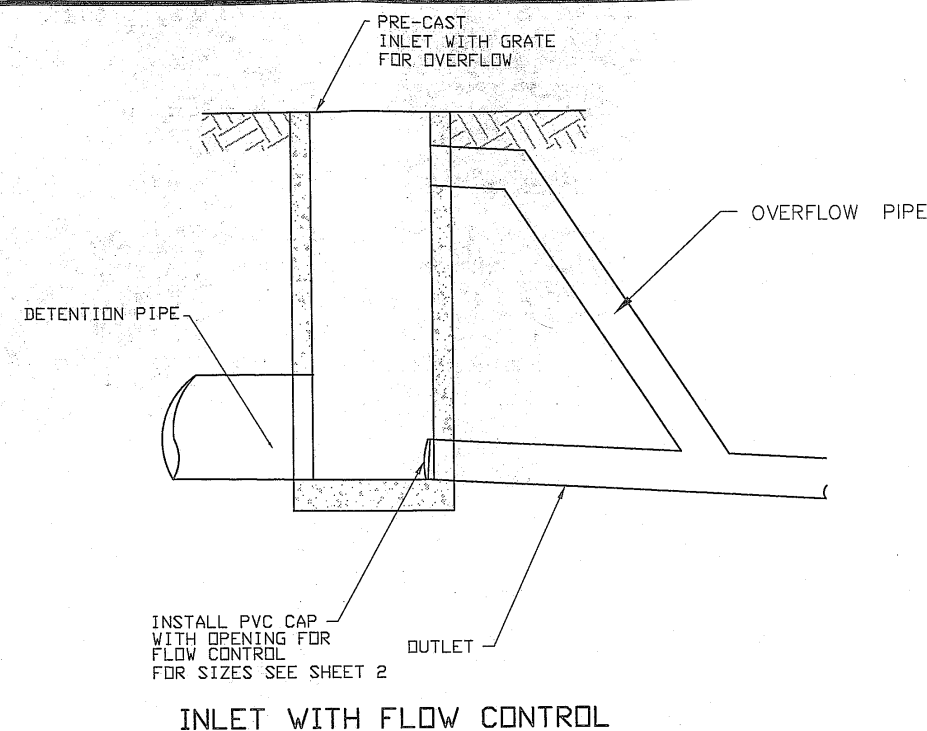
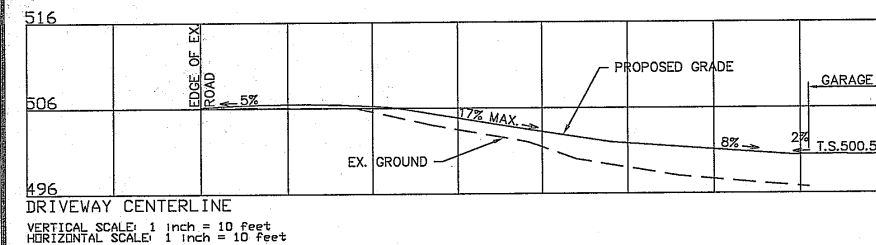
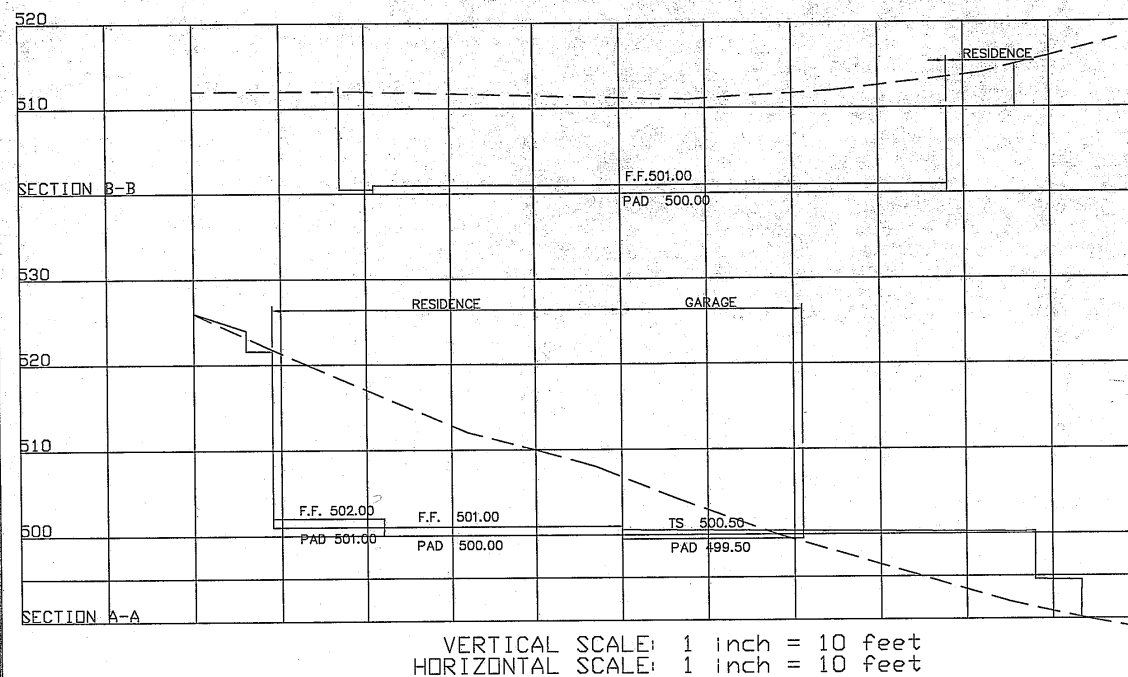
LINED DRAINAGE SWALE

NOTE:
PRIOR TO START OF CONSTRUCTION, OWNER OR CONTRACTOR SHALL TAKE PHOTOGRAPHS AND VIDEO FOOTAGE OF THE EXISTING PRIVATE DRIVEWAY CONDITION AND PROVIDE THE INFORMATION TO THE CITY. CONTRACTOR SHALL RESTORE THE PRIVATE DRIVEWAY TO AN EQUIVALENT OR BETTER CONDITION AT THE COMPLETION OF THE PROJECT.



RM-2016-26
R-2016-28
11-14-17
Planning Commission
Signature: [Handwritten Signature]

NOTES:
INSTALL SUBDRAINS BEHIND ALL RETAINING WALLS. SUBDRAINS MAY BE CONNECTED TO THE STORM DRAIN SYSTEM AT AN INLET WITH GRATE ELEVATION BELOW THE LOWEST INVERT OF THE PERFORATED PIPE.
SHORING WILL BE REQUIRED FOR THE RETAINING WALLS IN CLOSE PROXIMITY OF THE PROPERTY LINE OR TO PROTECT EXISTING TREES.



RM-2016-26
APPROVAL R-2016-28
Planning Commission 11-14-17
Signature *[Signature]*
Date 11-14-17

NO.	BY	DATE	REVISION	BY	DATE	DATE: NOVEMBER 2017
						SCALE: HOR. 1"=10'
						VERT. 1"=10'
						DESIGNED: JC
						DRAWN: JK
						PROJ. ENGR: JC

BY: KAREL CYMBAL RCE 34534
DATE:

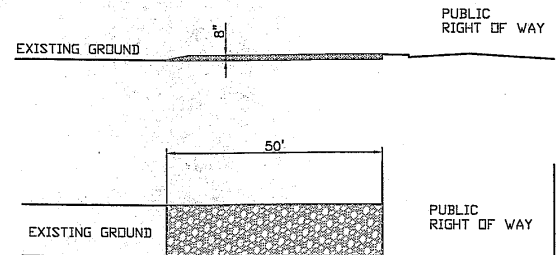


WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

REVISED SECTIONS AND DETAILS
LANDS OF DR. KANG
21989 LINDY LANE CUPERTINO

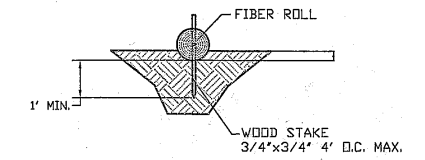
JOB NO.
2014-048
SHEET 3
OF 4

The material for construction of the pad shall be 2 to 3 inch rock. The width of pad shall not be less than the full width of access road. The entrance shall be maintained in a condition that will prevent tracking or flowing of the sediment onto public rights of way. When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights of way. All sediment shall be prevented from entering storm drain, by use of sand bags, gravel or sediment barriers.

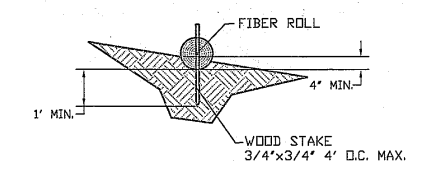


CONSTRUCTION ENTRANCE DETAIL

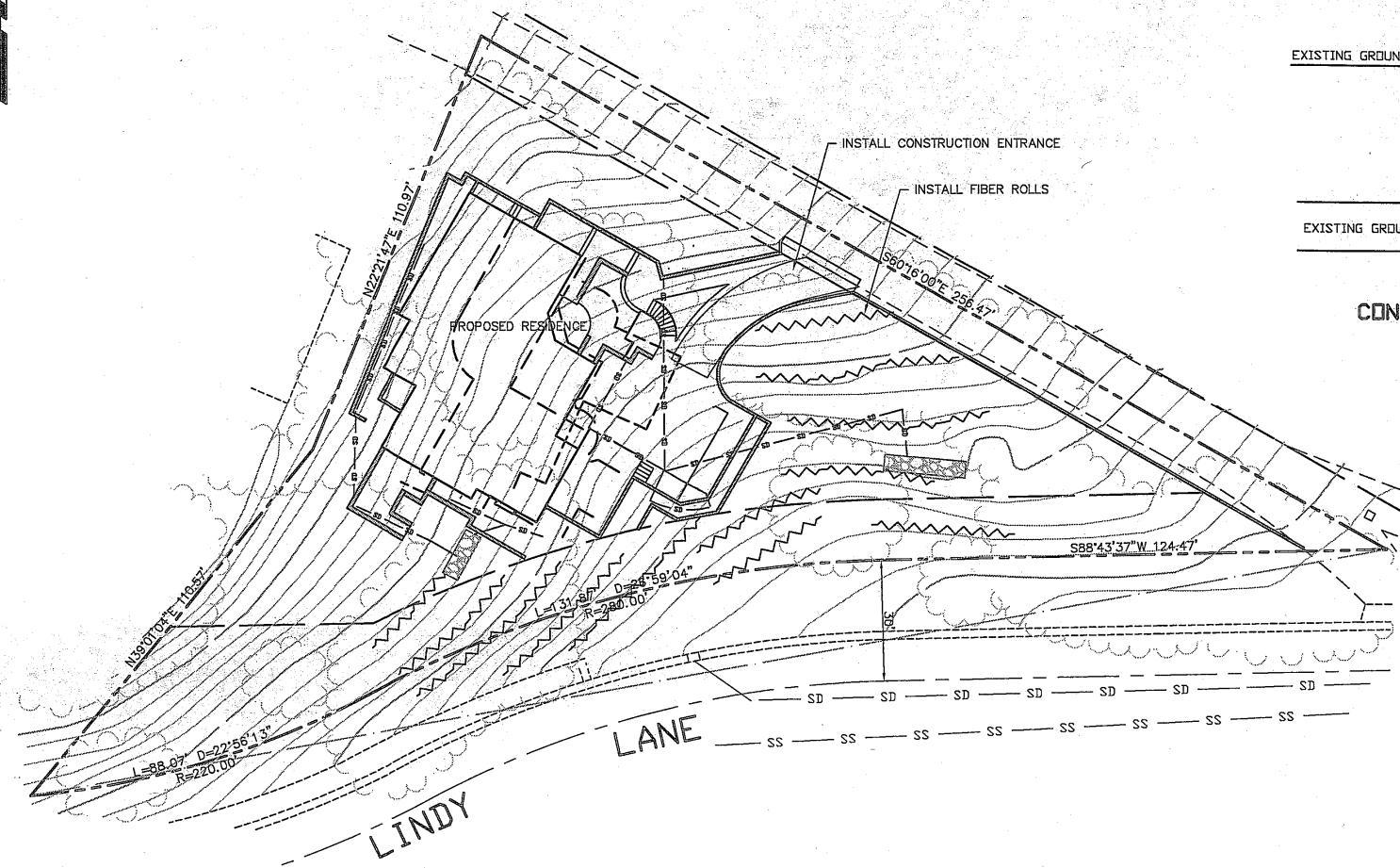
Place fiber rolls into the key trench and stake on both sides of the roll within 6 feet of each end and then every six inches with 1"x2"x23" stakes. Stakes are typically driven in on alternating sides of the roll. When more than one fiber roll is placed in a row, the rolls should be abutted securely to one another to provide a tight joint, not overlapped.



ENTRENCHMENT DETAIL FOR FIBER ROLLS



ENTRENCHMENT DETAIL FOR FIBER ROLLS



LEGEND

EXISTING	PROPOSED

NO.	BY	DATE	REVISION	BY	DATE

DATE: NOVEMBER 2017
SCALE: HOR. 1"=20'
VERT. 1"=20'
DESIGNED: JC
CHECKED: KC
PROJ. ENGR: JC

BY: KAREL CYMBAL, RCE 34534
DATE:



WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

REVISED EROSION CONTROL PLAN
LANDS OF DR. KANG
21989 LINDY LANE, CUPERTINO

JOB NO.	2014-048
SHEET	4
OF	4

PM-2016-26
APPROVAL R-2016-28
Planning Commission 11-14-17
Signature [Signature]
City Manager