



CUPERTINO

OFFICE OF COMMUNITY DEVELOPMENT

CITY HALL

10300 TORRE AVENUE • CUPERTINO, CA 95014-3255

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

To: Mayor and City Council Members
Planning Commissioners

From: Benjamin Fu, Assistant Director of Community Development

Date: September 13, 2018

Subj: REPORT OF DESIGN REVIEW COMMITTEE FINAL DECISIONS MADE
September 6, 2018

**Chapter 19.12.170 of the Cupertino Municipal code provides for
Appeal of decisions made by the Design Review Committee**

- 1. Application**
EXC-2018-02, Janice Yeh (Xtina Properties, LLC), 10280 Imperial Ave

Description

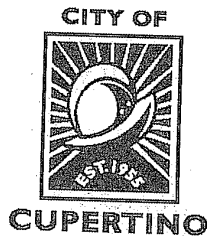
Fence Exception to allow a driveway gate on a property located in a Planned Development (Light Industrial) Zone

Action

The Design Review Committee approved the application on a 2-0-0 vote. This is effective September 6, 2018. The fourteen-calendar day appeal will expire on September 20, 2018.

Enclosures:

Design Review Committee Report of September 6, 2018
Resolution No(s). 330
Plan set



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3308 • FAX: (408) 777-3333
CUPERTINO.ORG

DESIGN REVIEW COMMITTEE STAFF REPORT

Meeting: September 6, 2018

Subject

Fence Exception to consider allowing a manual driveway gate on a Planned Development (Light Industrial) property located at 10280 Imperial Avenue. (Application No.: EXC-2018-02; Applicant: Janice Yeh; Location: 10280 Imperial Avenue; APN: 357-19-054)

Recommended Action

That the Design Review Committee approve the Fence Exception (EXC-2018-02) in accordance with the draft resolution (Attachment 1).

Discussion

Application Summary:

The applicant, Janice Yeh of Adaptive Architecture, representing the property owner Cisco Rivera, is requesting a Fence Exception to allow for the construction of a manual driveway gate on a Planned Development (Light Industrial) property.

Project Data:

General Plan Designation:	Industrial/Residential		
Special Area/Neighborhood:	Monta Vista Planning Area		
Zoning Designation:	P(ML) – Planned Development (Light Industrial)		
Lot Size:	6,750 sq. ft.		
Required Fence Setbacks:	Front	Side	Rear
	None	None	None
Vehicle Parking:	Allowed/Required		Proposed
	8 parking stalls		8 parking stalls
Project Consistency with:			
General Plan:	Yes		
Zoning:	No, fence exception requested as described below		
Environmental Assessment:	Categorically Exempt		

Background:

Per Chapter 19.48, Fences, of the Cupertino Municipal Code (CMC), roadway and driveway gates may be approved through a fence exception where the gate is needed for demonstrated security and/or demonstrated safety reasons. CMC Chapter 19.12, Administration, requires that the Design Review Committee review and approve requests for exceptions to the development standards established by the Fence Ordinance.

Analysis:

Site Description:

The subject site is located in the Monta Vista Planning Area, south of Stevens Creek Boulevard and north of McClellan Road. The property was incorporated into the City of Cupertino and rezoned to Planned Light Industrial, P(ML), in 1984. The Planned Development zoning designation provides for greater flexibility of design and land use intensity due to existing legal non-conforming sites and/or structures.

Surrounding land uses include industrial and residential uses to the north and east and residential uses to the south and west (Figure 1). The site is immediately adjacent to an automotive repair shop to the north and a single-family residence to the south. As currently designed, the subject site does not provide a transition or buffer between the two distinct uses (Figure 2).

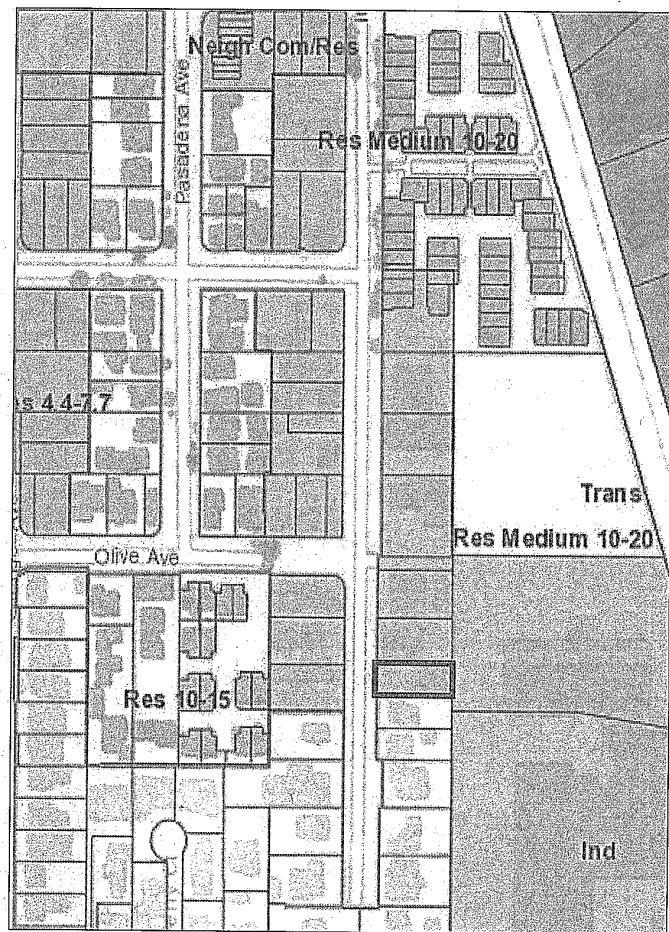


Figure 1. Surrounding Land Uses

Security:

The Santa Clara County Sheriff's Department confirmed that there has been a relatively small number of burglaries and thefts within the past five (5) years along Imperial Avenue surrounding the subject property. Since 2013, a total of five (5) burglaries and 11 thefts have been reported. Existing businesses within the focus area of the police report primarily consist of automotive service and repair stations. The proposed business for the subject property is Rebel Sun Productions, a video and audio equipment rental company, which can be a target for burglary. Rebel Sun Productions experienced a burglary in 2015 while operating in Mountain View. The burglary resulted in over \$70,000 worth of equipment loss and damages. Subsequently, a security gate was installed at the Mountain View property. No other burglaries have occurred at the property since the installation of the security gate.

Design:

The design review guidelines are regulated by the Fence Ordinance, which outlines that fences and walls separating industrial zones from residential zones shall be constructed to acoustically isolate part of or all noise, ensure visual privacy for adjoining residential dwelling units, and provide for sight visibility. The Fence Ordinance does not identify setback requirements for fences located in zones requiring design review. Additionally, there is no established setback pattern for existing fences or driveway gates within the Monta Vista Planning Area.

The applicant is proposing a six (6) foot redwood driveway gate to be set back ten (10) feet from the front property line (Figure 3). The front driveway gate will connect to the existing six (6) foot chain-link fence for the adjacent automotive repair shop and to the existing six (6) foot concrete masonry unit (CMU) wall along the property line shared with the single-family residence. Staff recommends that the proposed driveway gate be setback a minimum of ten (10) feet to provide a buffer between the existing industrial and residential uses. The applicant is also proposing to install a landscape planter within the front setback area adjacent to the single-family residence. The proposed fence setback and landscape buffer are consistent with the General Plan Policy LU-26.4 to incorporate building transitions, setbacks, and landscaping to provide a buffer for adjoining low-intensity residential uses. The scope of work also includes improvements to the parking lot layout in order to be consistent with the Cupertino Parking Ordinance.

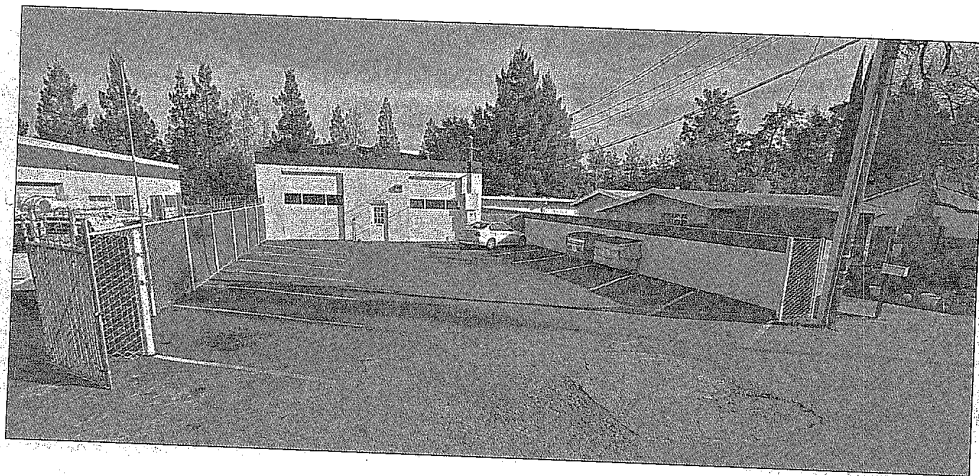


Figure 2. Existing Site

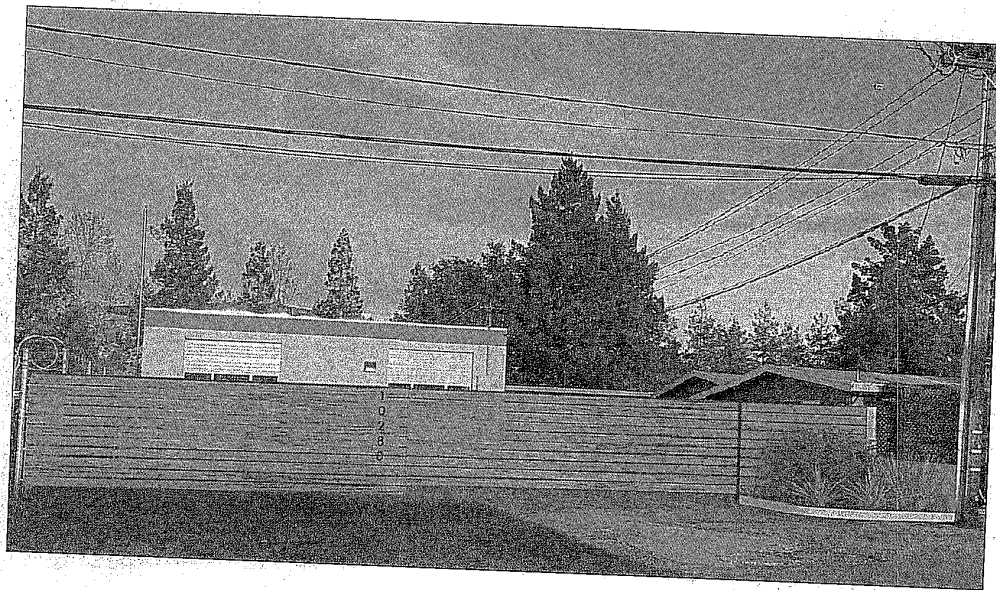


Figure 3. Proposed Rendering

Other Department/Agency Review:

The City's Building Division and the Santa Clara County Sheriff's Office reviewed the project and indicated that the driveway gate complies with relevant and applicable codes.

The Santa Clara County Fire Department has reviewed the proposal, and added a condition of approval that an approved Knox padlock shall be installed for the manual driveway gate.

The Public Works Department has reviewed the proposal, and added a condition that the height of the existing CMU wall shall be reduced to three (3) feet within the fence setback to enhance visibility.

Environmental Assessment:

The use permit is categorically exempt from the California Environmental Quality Act (CEQA) per section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

Public Noticing and Outreach

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

Notice of Public Hearing and Intent, Site Notice & Legal Ad	Agenda
<ul style="list-style-type: none">▪ Site Signage (14 days prior to the hearing)▪ Legal ad placed in newspaper (at least 10 days prior to the hearing)▪ Seven (7) public hearing notices mailed to adjacent property owners (10 days prior to the hearing)	<ul style="list-style-type: none">▪ Posted on the City's official notice bulletin board (one week prior to the hearing)▪ Posted on the City of Cupertino's website (one week prior to the hearing)

No public comments have been received as of the date of production of this staff report.

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: May 14, 2018; **Deemed Incomplete:** June 13, 2018

Project Received: July 11, 2018; **Deemed Complete:** August 9, 2018

The City has up to 60 days from the date of deeming the project complete (until October 9, 2018) to make a decision on the project.

Conclusion

Staff recommends approval of the Fence Exception as the driveway gate is needed for demonstrated security reasons. Furthermore, the proposed driveway gate and related site improvements will improve the design relationship between the existing industrial and residential uses. Together, the fence setback, reduction in the CMU wall, and the proposed landscaping will provide a buffer for adjoining low-intensity residential uses. Additionally, all of the findings for approval of the exception, consistent with Chapter 19.48, Fences, of the Cupertino Municipal Code, may be made as reflected in the Draft Resolution.

Next Steps

The Design Review Committee's decision on this project is final unless an appeal is filed within 14 calendar days of the decision, on September 20, 2018. If appealed, the City Council will be the approval authority on the appeal.

If approved, the approval will expire on September 6, 2019, at which time the applicant may apply for a one-year extension.

Prepared by: Erika Poveda, Assistant Planner

Reviewed and Approved by: Catarina Kidd, Senior Planner

ATTACHMENTS:

1 – Draft Resolution

2 – Plan Set

CITY OF CUPERTINO
10300 Torre Avenue
Cupertino, California 95014

RESOLUTION NO. 330

OF THE DESIGN REVIEW COMMITTEE OF THE CITY OF CUPERTINO APPROVING A
FENCE EXCEPTION TO ALLOW A MANUAL DRIVEWAY GATE ON A PLANNED
DEVELOPMENT (LIGHT INDUSTRIAL) PROPERTY LOCATED AT 10280 IMPERIAL
AVENUE (APN 357-19-054).

SECTION I: PROJECT DESCRIPTION

Application No.: EXC-2018-02
Applicant: Janice Yeh, Adaptive Architecture
Property Owner: Cisco Rivera, Xtina Properties, LLC.
Location: 10280 Imperial Avenue (APN# 357-19-054)

SECTION II: FINDINGS FOR FENCE EXCEPTION:

WHEREAS, the Design Review Committee of the City of Cupertino received an application for a Fence Exception as described in Section I of this Resolution; and

WHEREAS, per Chapter 19.48, Fences, of the Cupertino Municipal Code (CMC), roadway and driveway gates may be approved through a fence exception where the gate is needed for demonstrated security and/or demonstrated safety reasons. CMC Chapter 19.12, Administration, requires that the Design Review Committee review and approve requests for exceptions to the development standards established by the Fence Ordinance; and

WHEREAS, the necessary public notices have been given as required by the Procedural Ordinance of the City of Cupertino, and the Design Review Committee has held at least one Public Meeting in regards to the application; and

WHEREAS, the project is determined to be exempt from the California Environmental Quality Act (CEQA); and

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

WHEREAS, the Design Review Committee finds as follows with regard to this application:

1. The literal enforcement of the provisions of this chapter will result in restriction inconsistent with the spirit and intent of this chapter.

The proposed driveway gate is consistent with the intent of the chapter because the proposed driveway gate is within a non-residential zoning district, where the gate is needed for demonstrated security and/or demonstrated safety reasons.

The proposed business for the subject property is Rebel Sun Productions, a video and audio equipment rental company, which can be a target for burglary. Rebel Sun Productions experienced a burglary in 2015 while operating in Mountain View. The burglary resulted in over \$70,000 worth of equipment loss and damages. Subsequently, a security gate was installed at the Mountain View property. No other burglaries have occurred at the property since the installation of the security gate.

2. The granting of the exception will not result in a condition which is materially detrimental to the public health, safety or welfare.

The proposed driveway gate adheres to the Santa Clara County Fire Department's safety requirements and a condition of approval has been added from the Santa Clara County Fire Department to ensure access in emergencies. A separate condition of approval has been added from the Public Works Department requiring the existing concrete masonry unit wall to be reduced to three (3) feet in height in order to enhance vehicular visibility. Safety conditions for pedestrian and vehicular traffic will improve from enhanced visibility.

3. The exception to be granted is one that will require the least modification of the prescribed regulation and the minimum variance that will accomplish the purpose.

The exception is consistent with the prescribed regulation, CMC Chapter 19.48 ("Fence Ordinance"), because the driveway gate is needed for security and/or safety reasons to prevent burglary. The design review guidelines are regulated by the Fence Ordinance, which outlines that fences and walls separating industrial zones from residential zones shall be constructed to acoustically isolate part of or all noise, ensure visual privacy for adjoining residential dwelling units, and provide for sight visibility. The Fence Ordinance does not identify setback requirements for fences located in zones requiring design review. Additionally, there is no established setback pattern for existing fences or driveway gates within the Monta Vista Planning Area.

The applicant is proposing a six (6) foot redwood driveway gate to be set back ten (10) feet from the front property line. The front driveway gate will connect to the existing six (6) foot chain-link fence for the adjacent automotive repair shop and to the existing six (6) foot concrete masonry unit (CMU) wall along the property line shared with the single-family residence. These heights, materials and fence placements are consistent with fences within the area. The proposed driveway gate be setback a minimum of ten (10) feet to provide a buffer between the existing industrial and residential uses. The applicant is also proposing to install a landscape planter within the front setback area adjacent to the single-family residence. The proposed fence setback and landscape buffer are consistent with the General Plan Policy LU-26.4 to incorporate building transitions, setbacks, and landscaping to provide a buffer for adjoining low-intensity residential uses, causing no modification to the prescribed regulation and no variance.

4. The proposed exception will not result in a hazardous condition for pedestrian and vehicular traffic.

The proposed driveway gate has been reviewed by the Department of Public Works, and a condition of approval has been added requiring the existing concrete masonry unit wall to be reduced to three (3) feet in height. Safety conditions for pedestrian and vehicular traffic will improve from enhanced visibility.

5. The proposed development is otherwise consistent with the City's General Plan and with the purpose of this chapter as described in Section 19.48.010

The proposed driveway gate is otherwise consistent with the City's General Plan since the fence provides increased security for the property. The proposed fence setback and landscape buffer are consistent with the General Plan Policy LU-26.4 to incorporate building transitions, setbacks, and landscaping to provide a buffer for adjoining low-intensity residential uses.

6. The proposed development meets the requirements of the Santa Clara Fire Department and Sheriff's Department, and if security gates are proposed, that attempts are made to standardize access.

A condition of approval has been added to ensure standardized access.

7. The fence height for the proposed residential fence is needed to ensure adequate screening and/or privacy.

The proposed exception is not for a residential fence.

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of the 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 Fence Exception Permit, Application no. EXC-2018-02 is hereby recommended for approval and that the sub-conclusions upon which the findings and conditions specified in this resolution are based and contained in the Public Meeting record concerning Application no. EXC-2018-02 as set forth in the Minutes of Design Review Committee Meeting of September 6, 2018, 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 entitled, "Rebel Sun New Fence and Parking Lot Layout," consisting of three (3) sheets labeled, "A0.1, A1.1, and Field Survey Exhibit" except as may be amended by conditions in this resolution.

2. ACCURACY OF 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 property data may invalidate this approval and may require additional review.

3. ANNOTATION OF THE CONDITIONS OF APPROVAL

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

4. 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.

5. 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.

6. 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.

SECTION IV: CONDITIONS ADMINISTERED BY THE PUBLIC WORKS DEPARTMENT

7. VISIBILITY REQUIREMENTS:

The existing concrete masonry unit wall along the southern property line shall be reduced in height to three (3) feet between the property line and the proposed fence to enhance visibility.

SECTION V: CONDITIONS ADMINISTERED BY THE SANTA CLARA COUNTY FIRE DEPARTMENT

8. EMERGENCY GATE/ACCESS GATE REQUIREMENTS:

Gate installations shall conform to the Fire Department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width for emergency access roadways or driveways. Gate locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with approved access devices. If the gates are operated electrically, an approved Knox key switch shall be installed; if they are operated manually, then an approved Knox padlock shall be installed. Gates providing access from a road to a driveway or other roadway shall be at least 30 feet from the road being exited. CFC Sec. 503 and 506'.

PASSED AND ADOPTED this 6th day of September 2018, Regular Meeting of the Design Review Committee of the City of Cupertino, State of California, by the following vote:

AYES: COMMISSIONERS: Chair Takahashi, Fung
NOES: COMMISSIONERS: none
ABSTAIN: COMMISSIONERS: none
ABSENT: COMMISSIONERS: none

ATTEST:

APPROVED:

/s/Erika Poveda
Erika Poveda
Assistant Planner

/s/Alan Takahashi
Alan Takahashi,
Chair, Design Review Committee

10280 IMPERIAL AVENUE
CUPERTINO, CA 95014

ABBREVIATIONS

#	And	F.O.S.	Face of Studs	SECT.	Section
∠	Angle	FT.	Foot or Feet	SH.	Shelf
@	At	FTG.	Footing	SHT.	Sheet
0	Centerline	FW	Fire Water	SHWR.	Shower
Ø	Diameter or Round	GA.	Gauge	SIM.	Similar
d	Penny (Nails)	GALV.	Galvanized	SPEC.	Specification
#	Pound	G.B.	Grab Bar	SQ.	Square
(E)	Existing	GI	Galvanized	SS.	Stainless
(N)	New	GL	Glass	STD.	Standard
(R)	Relocated	GND.	Ground	STL.	Steel
A.C.	Accessible	GR.	Grade	STOR.	Storage
A/C	Air	GS	Galvanized	STRUCT.	Structural
A.C.	Conditioning	GYP.	Gypsum	SUSP.	Suspended
	Asphaltic Conc.			SYM.	Symmetrical
				SYS.	System
ACOUS.	Acoustical	H.B.	Hose Bibb	T.B.	Towel Bar
A.D.	Area Drain	H.C.	Hole Core	TEL.	Telephone
A.D.J.	Adjustable	HDR.	Header	TERR.	Terrace
ALT.	Alternate	HWD.	Hardware	THK.	Thick
ALUM.	Aluminum	HDWR.	Hardware	T. & G.	Tongue & Groove
APPROX.	Approximate	H.M.	Hollow Metal	T.O.C.	Top of Curb
ARCH.	Architectural	HORIZ.	Horizontal	T.O.C.D.	Top of Concrete Deck
		HT.	Height	T.O.P.	Top of Pavement / Top of Parapet
BD.	Board	I.D.	Inside Diameter	T.O.R.D.	Top of Roof Deck
BITUM.	Bituminous	INSUL.	Insulation	T.O.S.	Top of Sheathing
BLDG.	Building	INT.	Interior	T.O.W.	Top of Wall
BLK.	Block			TRD.	Tread
BLKG.	Blocking			T.S.W.	Top of Sidewalk
B.M.	Bench Mark			T.V.	Television
BFF.	Backflow Preventer			TP.	Typical
BOT.	Bottom	KIT.	Kitchen	U.L.	Underwriters Laboratory
				U.N.O.	Unless Noted
CAB.	Cabinet	LAB.	Laboratory	U.O.N.	Otherwise Noted
C.B.	Chalk Board	LAM.	Laminate		
CEM.	Cement	LAV.	Lavatory		
CER.	Ceramic	LKR.	Locker		
C.I.	Cast Iron	LT.	Light		
C.J.	Const. Joint				
C.L.	Chain Link	MAINT.	Maintenance		
CLG.	Ceiling	MAT.	Material		
CLR.	Clear	MAX.	Maximum		
CNTR.	Counter	M.B.	Machine Bolt		
COL.	Column	M.D.F.	Medium Density Fiberboard		
CONC.	Concrete				
CONN.	Connection	MECH.	Mechanical		
CONST.	Construction	MEMB.	Membrane		
CONT.	Continuous	MEZZ.	Mezzanine		
CORR.	Corridor	MFR.	Manufacturer		
CPT.	Carpet	MH.	Manhole		
CTSK.	Countersunk	MIN.	Minimum		
CTR.	Center	MIR.	Mirror		
CW.	Cold Water	MISC.	Miscellaneous		
		M.O.	Masonry		
DBL.	Double	MTD.	Mounted		
DEPT.	Department	MTL.	Metal		
D.F.	Drinking Fountain / Douglas Fir	MUL.	Mullion		
DIA.	Diagonal	N	North		
DIAG.	Dimension	N.I.C.	Not In Contract		
DISP.	Dispenser	No. or #	Number		
DN.	Down	NOM	Nominal		
DR.	Door	N.T.S.	Not To Scale		
DS	Downspout				
D.S.P.	Dry Stand Pipe				
DTL.	Detail	OD	Outside Diameter		
DWG.	Drawing	O.A.	Overall		
DWR.	Drawer	O.C.	On Center		
		OFF.	Office		
EA	Each	OPER	Operable		
E.J.	Expansion Joint				
EL	Elevation	P.L.C.C.	Plastic Laminate		
ELEC.	Electrical		Covered Casework		
ELEV.	Elevator	PA	Plumbing		
EMER.	Emergency	PH	Plastic Hardware		
ENCL.	Enclosure	PLAS.	Plaster		
EQ.	Equal	PLYWD.	Plywood		
EQPT.	Equipment	PNL.	Panel		
E.W.	Each Way	PR.	Pair		
EXH.	Exhaust	PT.	Point		
EXP.	Expansion	P.LAM.	Plastic Laminate		
EXT.	Exterior				
F.A.	Fire Alarm	Q.T.	Quarry Tile		
F.D.	Fire Drain	R	Riser		
FDN.	Foundation	R.D.	Roof Drain		
F.E.	Fire Extinguisher	REF.	Reference		
		REFR.	Refrigerator		
FEC	Fire Extinguisher Cabinet	REG.	Register		
		REINF.	Reinforced		
F.F.	Finish Floor	REQ.	Required		
F.G.	Finish Grade	RESIL.	Resilient		
F.H.	Flat Head	R.H.	Round Head		
FHC	Fire Hose Cab.	RM.	Room		
FIN.	Finish	R.O.	Rough Opening		
FLASH.	Flashing	RWD.	Redwood		
FLR.	Floor				
FLUOR.	Fluorescent				
F.O.C.	Face of Conc.	S.	South		
F.O.F.	Face of Finish	S.C.	Solid Core		
F.O.M.	Face of Masonry	SCHED.	Schedule		

DRAWING SYMBOL LEGEND

	PROJECT NORTH
	COLUMN REFERENCE GRIDS B,2.3 = COLUMN DESIGNATION
	ELEVATION 4 = ELEVATION DESIGNATION A5.1 = REFERENCE DRAWING NUMBER ARROW INDICATES DIRECTION OF VIEW
	BUILDING SECTION C = SECTION DESIGNATION A5.2 = REFERENCE DRAWING NUMBER ARROW INDICATES DIRECTION OF VIEW
	WALL SECTION E = SECTION DESIGNATION A5.3 = REFERENCE DRAWING NUMBER ARROW INDICATES DIRECTION OF VIEW
	DETAIL 10 = DETAIL DESIGNATION 6.3 = REFERENCE DRAWING NUMBER
	CODE ANALYSIS LOBBY = ROOM NAME E1 = OCCUPANCY GROUP 6 = SPACE USE - REF SPACE USE SCHEDULE 900 = FLOOR AREA - SQUARE FEET 45 = OCCUPANT LOAD (CBC TABLE 10-A) * = OCCUPANT LOAD SIGN REQUIRED WHEN NOTED - (CBC SEC 1002.3) REF SIGNAGE SCHEDULE
	LEVEL LINE, CONTROL POINT FFE 0'-0" = ELEVATION
	MATCH LINE AND AREA DESIGNATOR SHADED PORTION IS THE SIDE CONSIDERED
	CENTER LINES, FLOOR LINES AND LEVEL LINES
	SECTION LINES
	PROPERTY LINES, BOUNDARY LINES AND MATCH LINES
	HIDDEN CONSTRUCTION FEATURE
	BREAKS OF BUILDING COMPONENTS
	REVISION 3 = REVISION NUMBER
	GLAZED OPENING OR WINDOW TYPE
	DOOR IDENTIFICATION 50 = DOOR NUMBER

APPLICABLE CODES
2016 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24 C.C.R.
2016 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24 C.C.R.
2015 INTERNATIONAL BUILDING CODE (IBC) W/ CALIFORNIA AMENDMENTS.
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA FIRE CODE (CFC)
2016 CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA ENERGY CODE
CUPERTINO MUNICIPAL CODE

SCOPE OF WORK

THE PROJECT SCOPE OF WORK INCLUDES THE FOLLOWING:

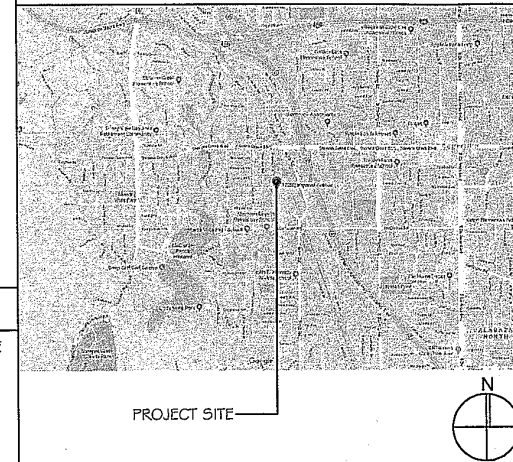
1. NEW FENCE WITH ROLLING GATE.
2. NEW PARKING LOT STRIPING

APPROVAL

DRC

Signature

VICINITY MAP



DRAWING INDEX

[illegible]

PROJECT TEAM

OWNER

REBEL SUN
CONTACT: CISCO RIVERA
10800 IMPERIAL AVE
CUPERTINO, CA 95014
(650) 576-3671

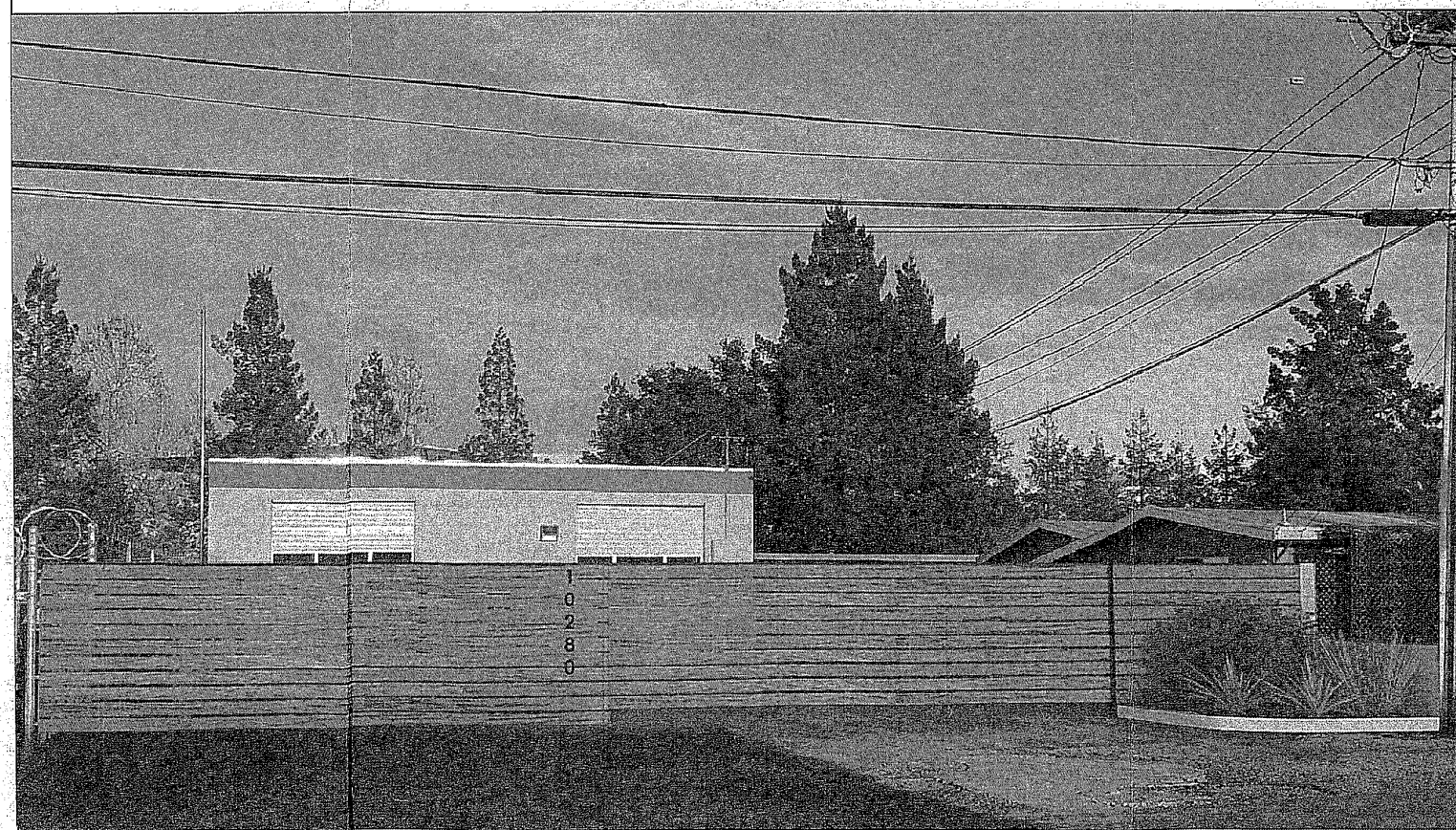
ARCHITECT

ADAPTIVE ARCHITECTURE
CONTACT: JANICE YEH
20111 STEVENS CREEK BLVD
SUITE 270
CUPERTINO, CA 95014
(408) 865-1089

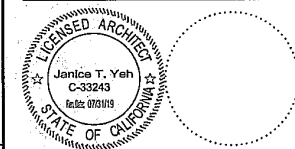
PROJECT DATA

- | | |
|--------------------------------|--|
| 1. ASSESSOR'S PARCEL NO.: | 357-19-054 |
| 2. LOT SIZE: | 6,750 SQFT |
| 3. ZONING DESIGNATION: | P(ML) |
| 4. LAND USE DESIGNATION: | INDUSTRIAL |
| 5. EXISTING BLDG. DESCRIPTION: | EXISTING 1 STORY,
2,680 SF BUILDING |
| 6. AREA OF WORK: | PARKING LOT, APPROX. 3,275 SF |
| 7. TYPE OF OCCUPANCY: | S-1 OCCUPANCY |

FRONT RENDERING



REBEL SUN, LLC
NEW FENCE AND PARKING LAYOUT
10280 IMPERIAL AVENUE
CUPERTINO, CA 95014

ADAPTIVE
ARCHITECTURE

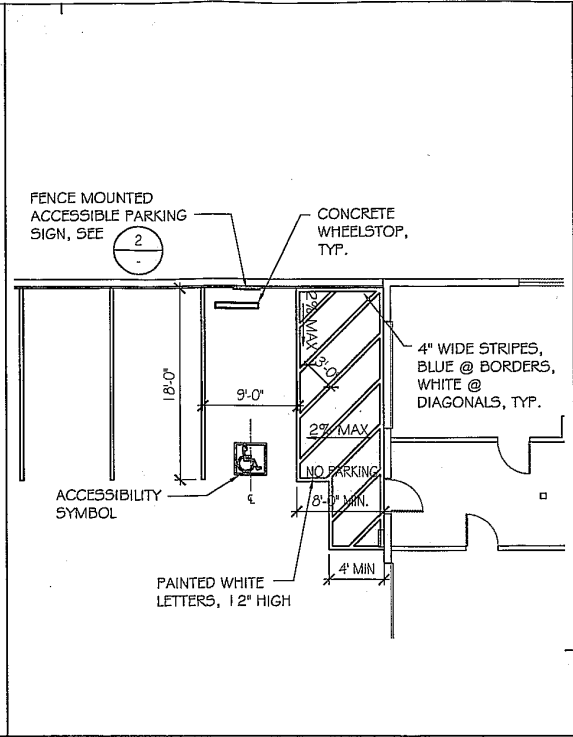
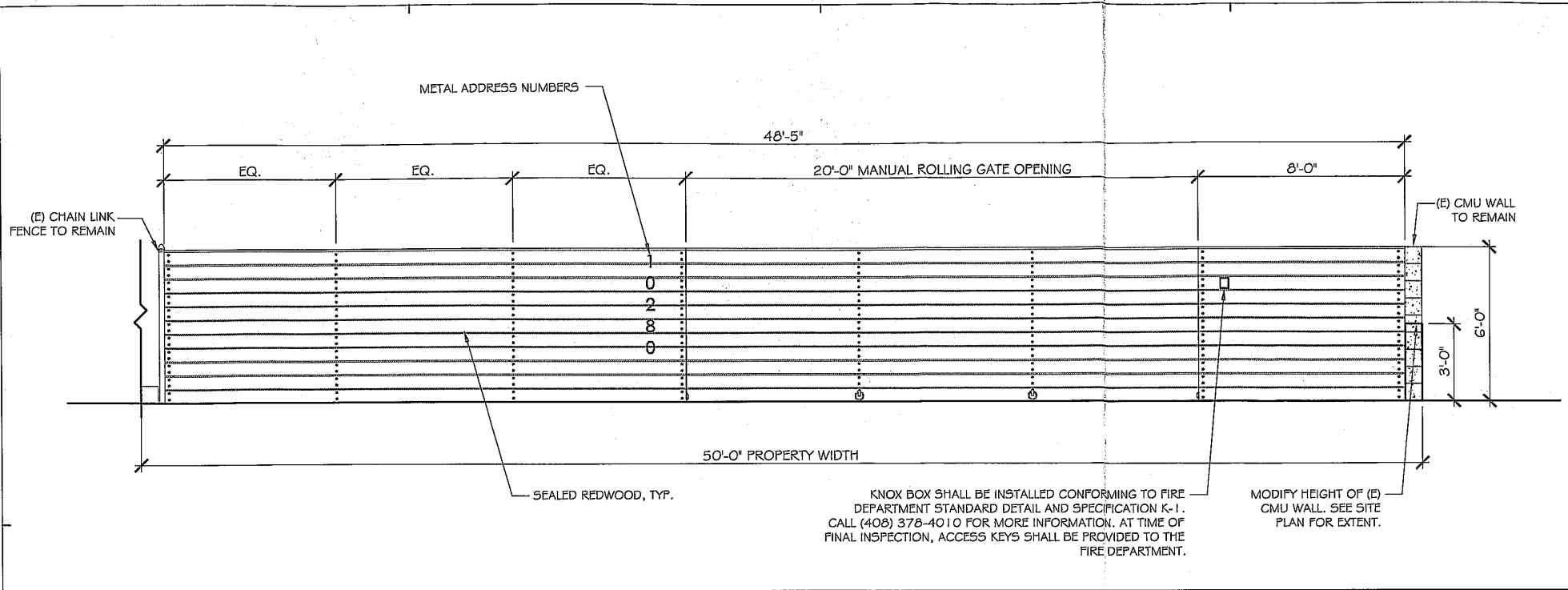
20111 STEVENS CREEK BLVD
SUITE 270
CUPERTINO, CA 95014
(408) 865-1089

△			
△			
△			
△	7/10/18		PLANNING RESUBMITTAL
△	5/14/18		PLANNING SUBMITTAL
△	4/9/18		PRELIM PLANNING REVIEW
NO	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN: JY	CHECKED:
DATE:	SCALE: AS NOTED

PROJECT INFO, DRAWING INDEX, & RENDERING

DRAWING NUMBER: A0.1



NEW FENCE ELEVATION

3/8" = 1'

4

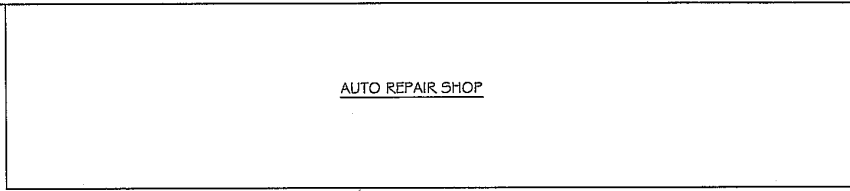
ACCESSIBLE PARKING PLAN

1/4" = 1'

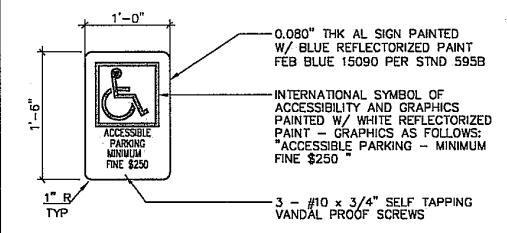
3

A	Rhaphiolepis indica/ India hawthorne
B	Liriope muscari/ Aztec grass
C	Phormium tenax/ Sweet mist

PLANTING SCHEDULE



APPROVAL EXC-2018-02
Application Number
DRC 9-6-18
Date
Signature E. Pineda
Case Manager



ACCESSIBLE PARKING SIGN DETAIL

2

OFF-STREET PARKING ANALYSIS			
USE	AREA (SQ. FT.)	PARKING RATIO	NO. OF STALLS NEEDED
OFFICE	325	1/285	2
WAREHOUSE / STORAGE / LOADING / RESTROOM	2,355	1/450	6
PARKING STALLS NEEDED			8
TOTAL PARKING STALLS PROVIDED			8

ACCESSIBLE PARKING ANALYSIS		
	REQUIRED	PROVIDED
VAN ACCESSIBLE	1	1

(PER CBC TABLE 11B-208.2)

SITE PLAN

1/8" = 1'

1

PARKING ANALYSIS

REBEL SUN, LLC
10280 IMPERIAL AVENUE
CUPERTINO, CA 95014

ADAPTIVE ARCHITECTURE
20111 STEVENS CREEK BLVD
SUITE 270
CUPERTINO, CA 95014
(408) 865-1089

NO	DATE	BY	DESCRIPTION
1	7/10/18		PLANNING RESUBMITTAL
2	5/14/18		PLANNING SUBMITTAL
3	4/9/18		PRELIM PLANNING REVIEW

REVISIONS

DRAWN BY	CHECKED
DATE	SCALE: AS NOTED
PROJECT NUMBER:	

SITE PLAN,
SITE DETAILS,
& FENCE ELEV.

DRAWING NUMBER: A1.1

FND 3/4" IP
MARKED AS PT. 2 IN THE FIELD

N00°00'00"E 50.00'

EX. 8" CBLK WALL

N89°57'30"W 135.00'

LOT 1 RS 130 MAPS 48
DEED SERIES 2016-23362000

EXISTING BUILDING
10280 IMPERIAL AVENUE

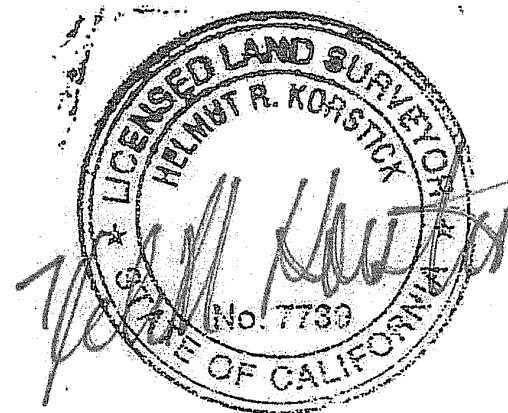
S00°00'00"E 50.00'

FND 3/4" IP
MARKED AS PT. 1 IN THE FIELD

EX. 8" CBLK WALL

N89°57'30"W 135.00'

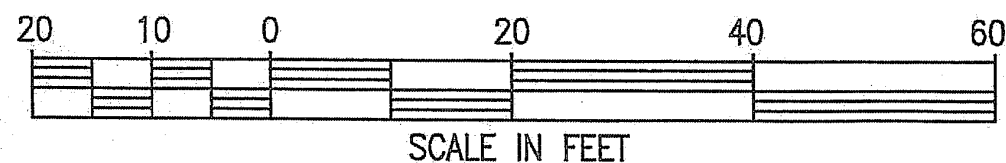
X-BLDG



APPROVAL EXC-2018-02
Application Number

DRC 9-6-18
Date

Signature EPineda
Case Manager



FIELD SURVEY EXHIBIT

10280 IMPERIAL AVENUE

CUPERTINO, CALIFORNIA

SCALE: 1"=20'

MARCH 3, 2018