

Planning Commission Meeting

February 27, 2024

Presentations

Item 2

Hillside Exception to add a porch and roof deck, as well as landscape modifications at an existing hillside property on a prominent ridgeline and associated CEQA actions.

**HILLSIDE EXCEPTION TO ADD A PORCH AND ROOF
DECK, AS WELL AS LANDSCAPE MODIFICATIONS AT
AN EXISTING HILLSIDE PROPERTY ON A PROMINENT
RIDGELINE.**

EXC-2023-006

22777 San Juan Road

February 27, 2024



**CITY OF
CUPERTINO**

Background

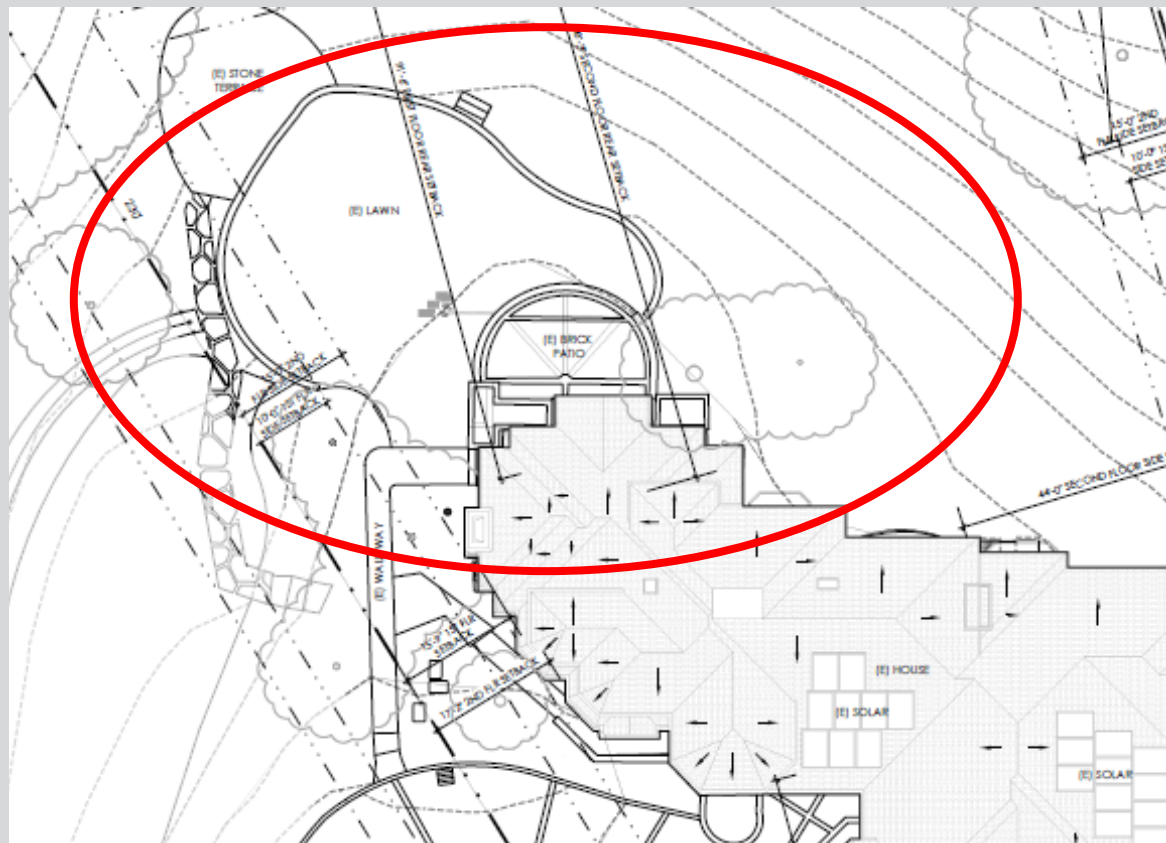


- Residential Hillside Zone
- Existing 5,010 sf Single-Family Residence.

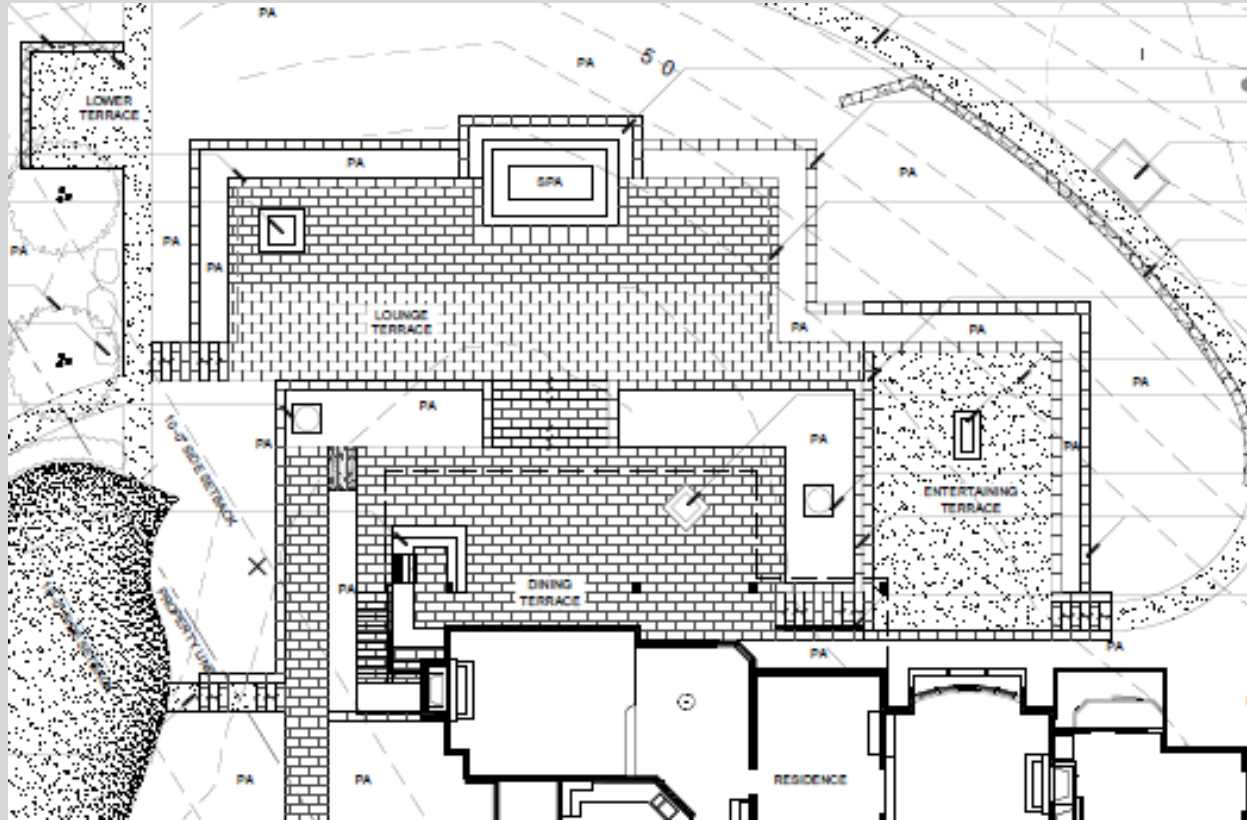
Application Request

- 2,481 sf Rear Yard Paved Terrace Area.
 - Spa, Outdoor Kitchen, Fire Pits, Planters, and Trellis
- 568-sf roof deck, accessed via the second floor of the existing residence.
- CMC 19.40 prohibits any additions to existing structures within the 15% site line of prominent ridgeline unless an exception is granted.

Site Plan - Existing



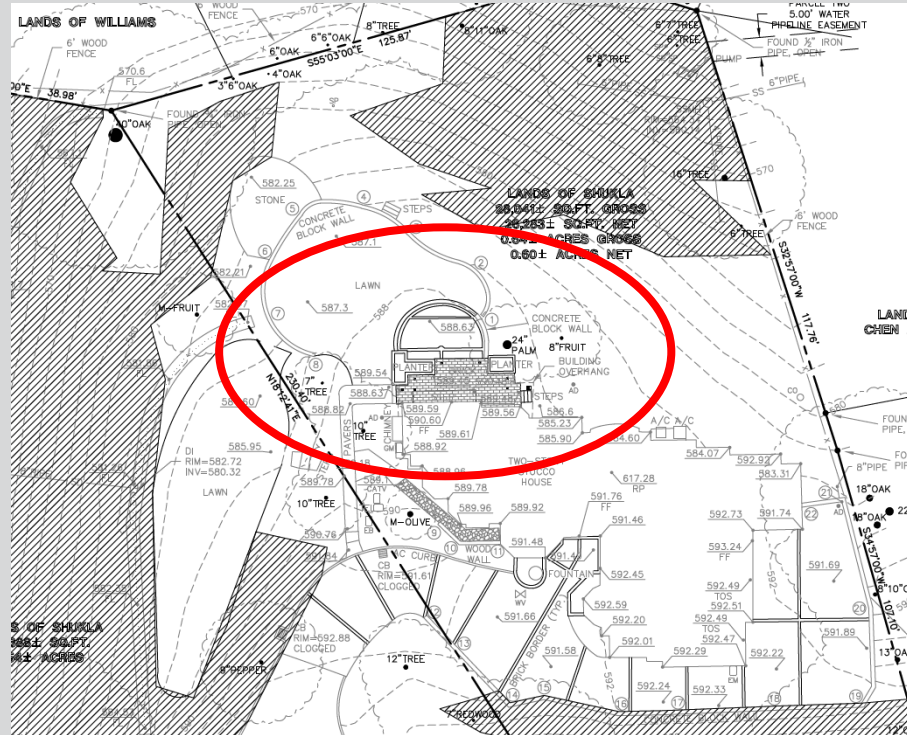
Site Plan - Proposed



Rear Elevation



Slope Analysis



Analysis

- Only feasible location for terraced area is on the flatter portion on prominent ridge line.
 - Siting minimizes need for excessive grading as it is adjacent to the house.
- Visual analysis from vantage points on valley floor confirms project does not substantially affect the views of the hills.
- Meets all development standards including grading, setback, flat yard area, and floor area limitations.



Recommended Action

- Staff recommends that the Planning Commission, in accordance with the draft resolution:
 - Find the project exempt from CEQA; and
 - Approve the Hillside Exception (EXC-2023-006)




Next Steps

Should the project be approved, the Planning Commission's decision on this project is final unless an appeal is filed within 14 calendar days of the date of the decision. All approvals granted by the Planning Commission shall go into effect after 14 days.









DESIGN GOALS

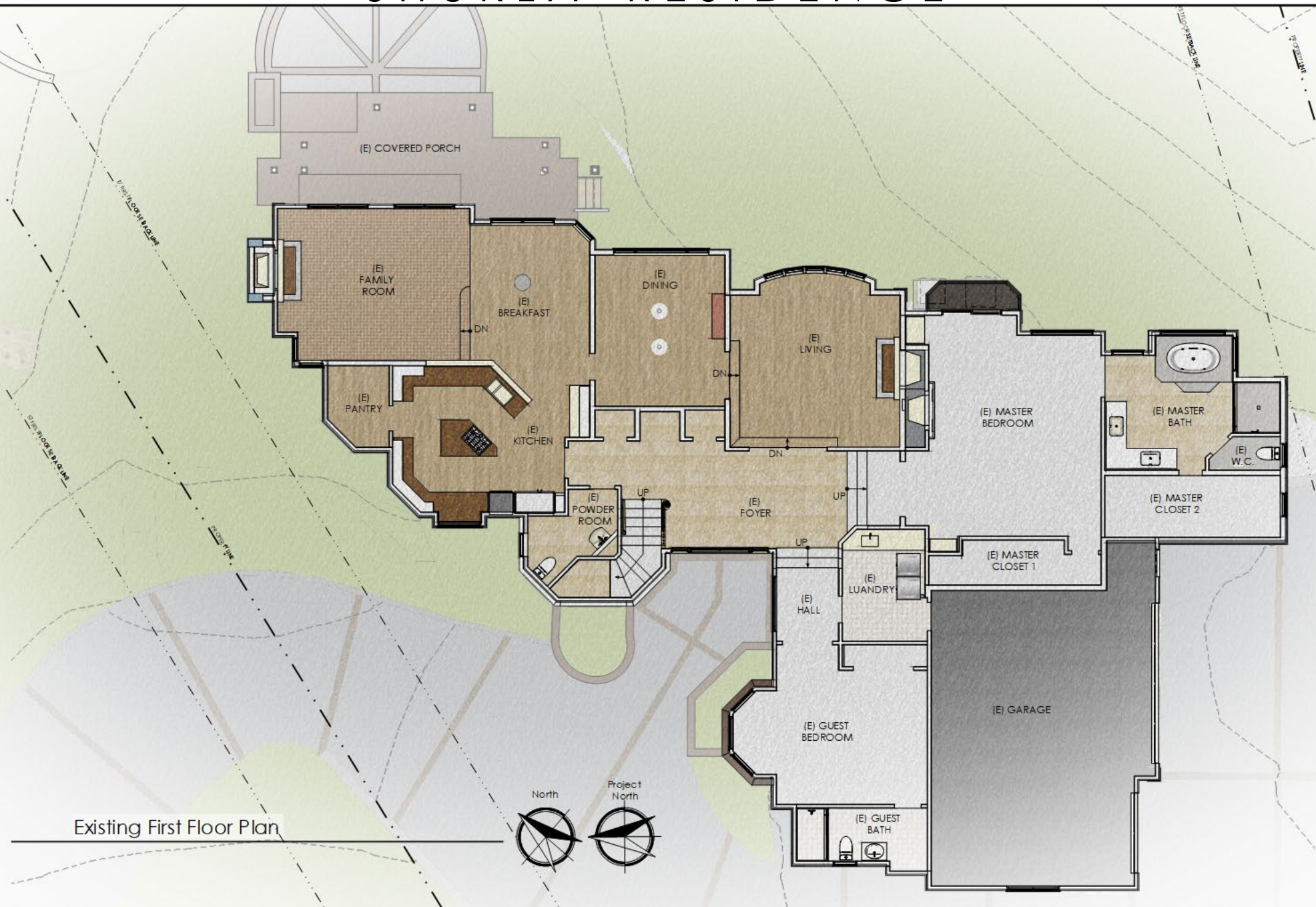
- Update the Architecture
 - Update the existing house to a more contemporary style.
 - Update colors that blend with the hillside.
 - Improve entry area.
 - Improve the outdoor covered porch area and it's connection with the interior.
 - Improve the interior relationship between the Living room, Dining room and Breakfast area.
- Update the Landscape (To be presented by Terra Ferma Landscapes Designs)
 - Improve the layout for gathering spaces
 - Refine the vegetation to be native and draught resistant.
 - Add a spa



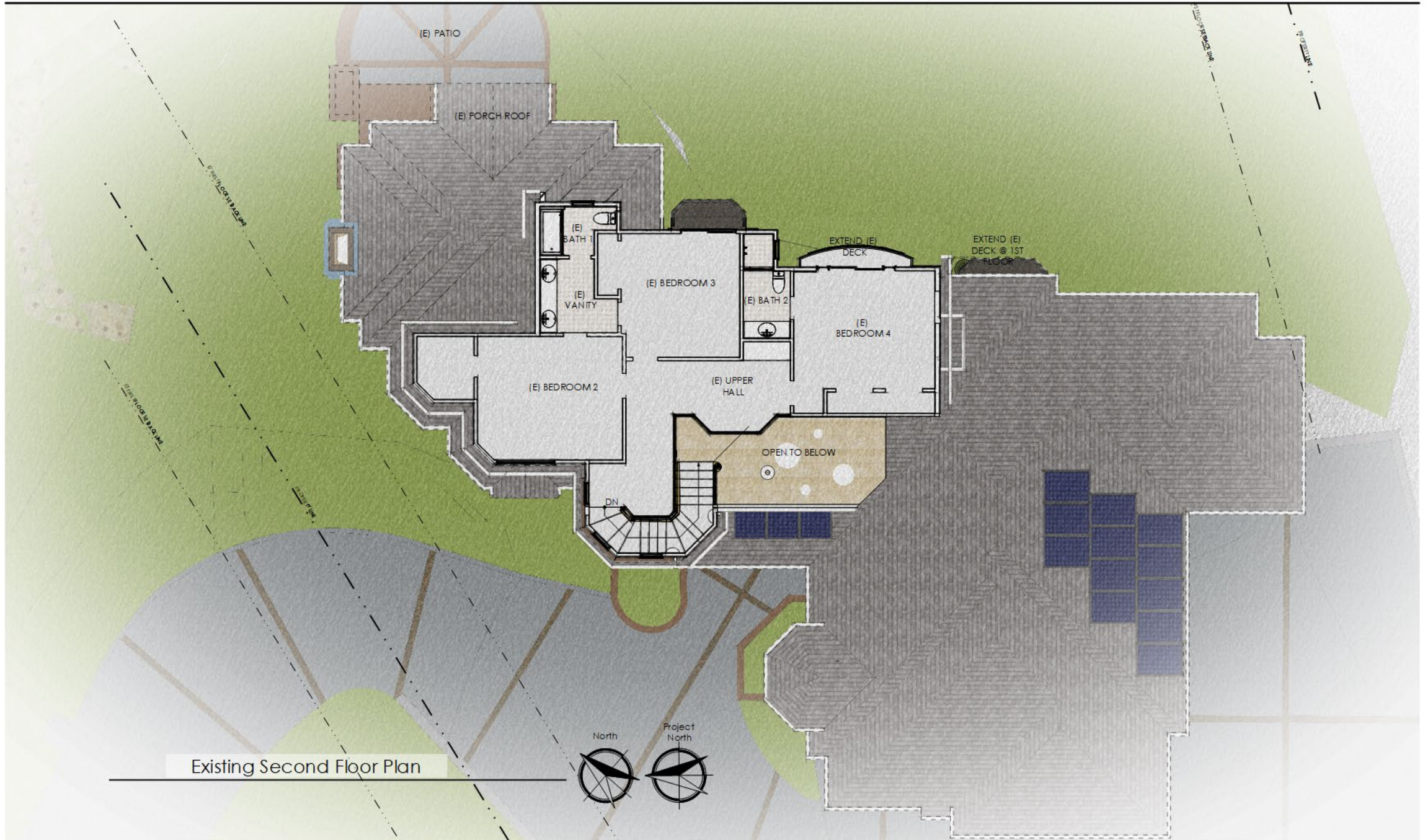
Existing First Floor Plan

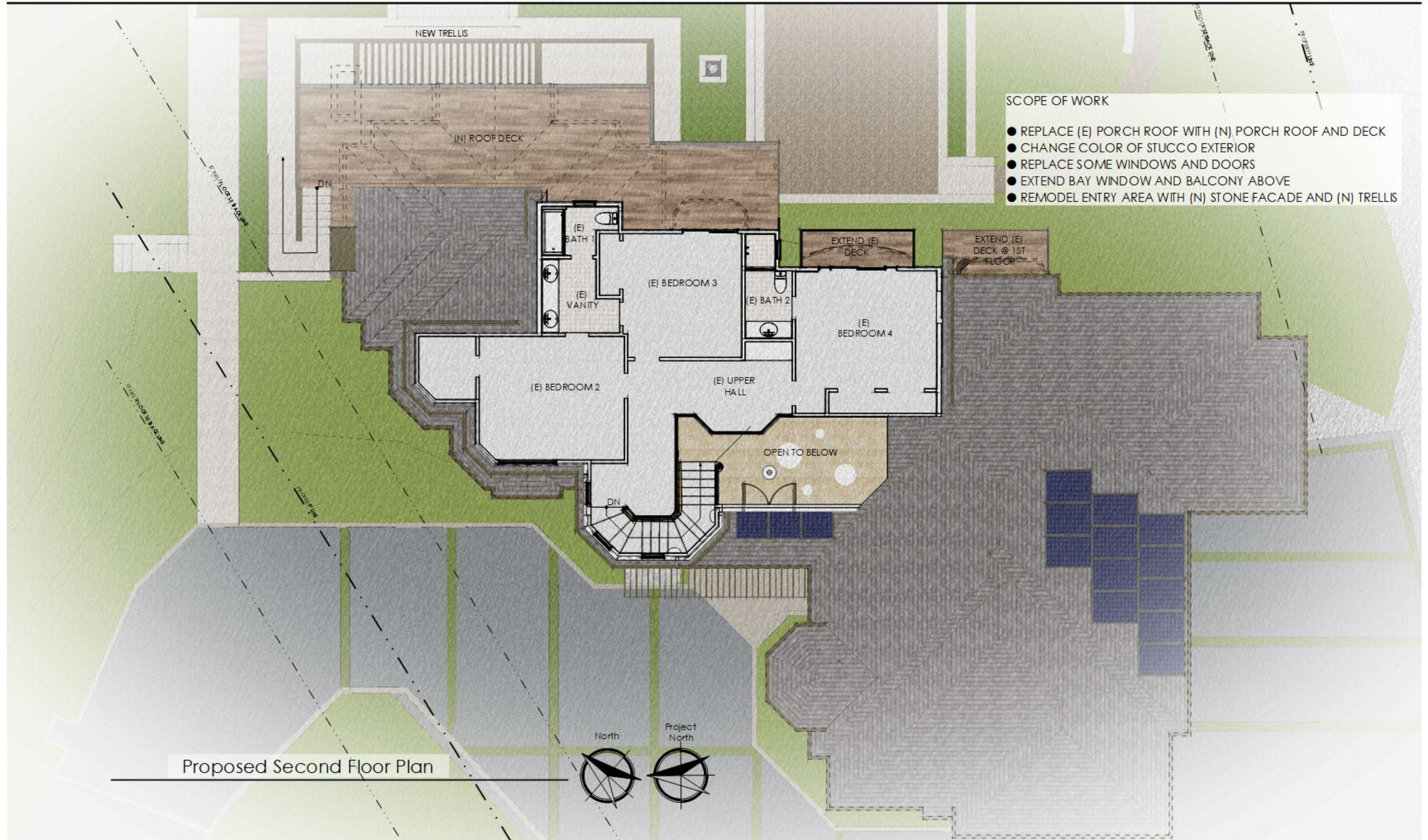


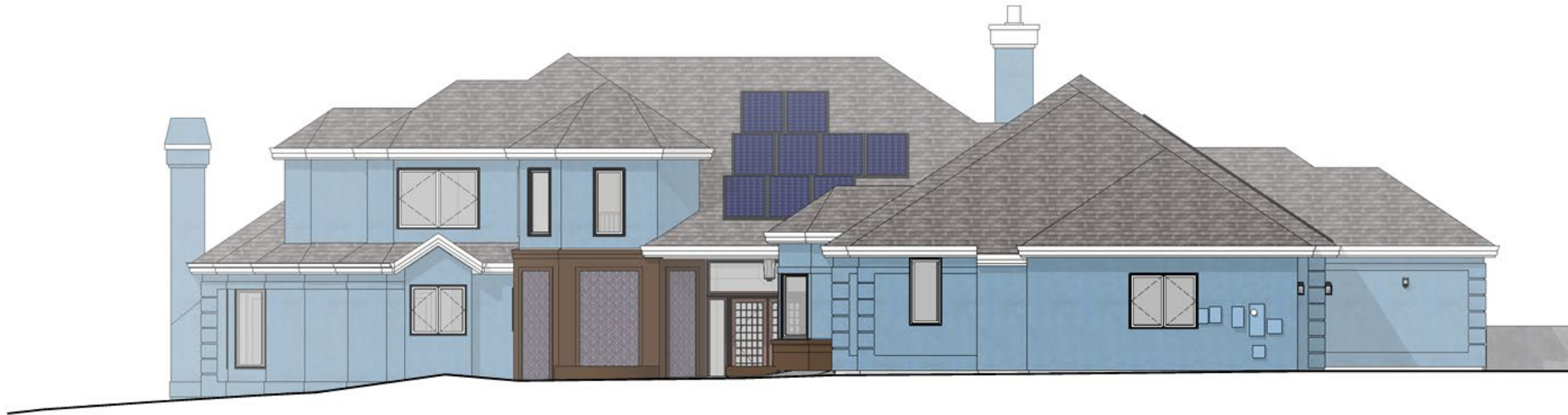












Existing West (Front) Elevation



Existing East (Rear) Elevation

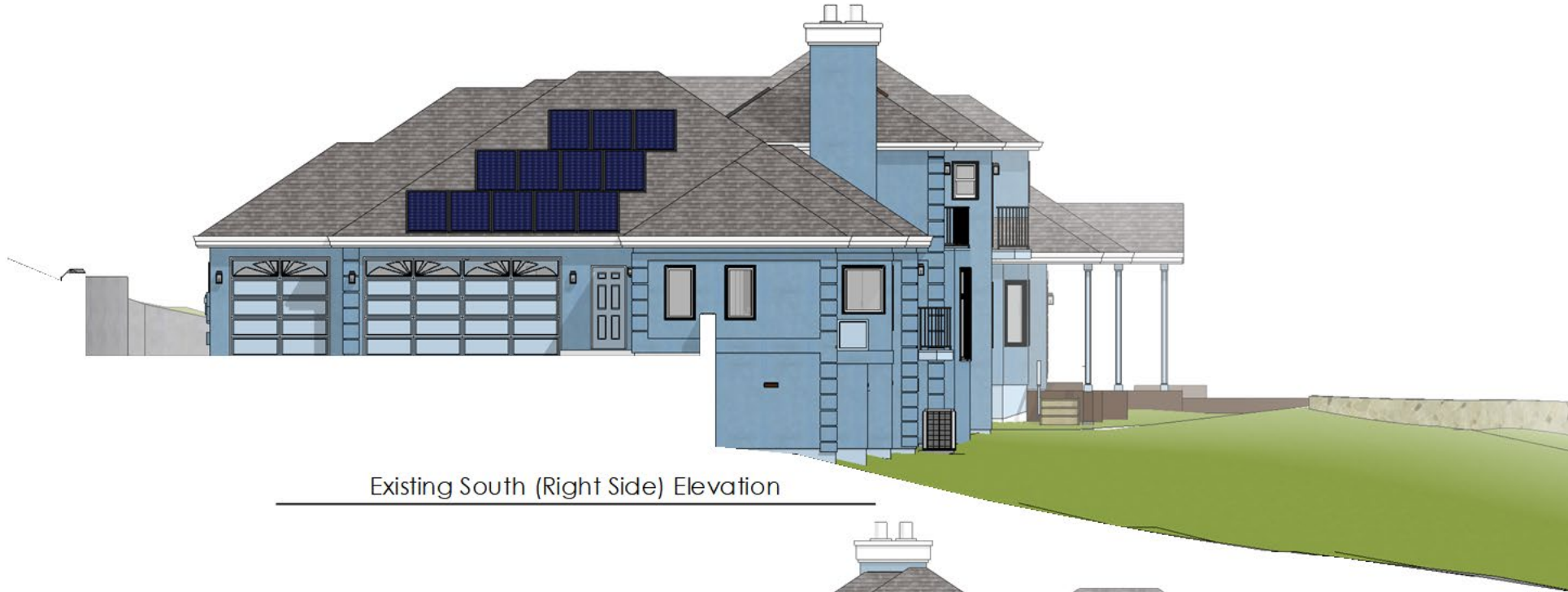


Proposed West (Front) Elevation

- REPLACE (E) CHIMNEY CAP W/ (N)
- (N) STONE FACADE
- (E) ASPHALT SHINGLE ROOF
- PAINT OR REPLACE (E) STUCCO WITH (N) INTEGRATED COLOR STUCCO
- REMOVE (E) STUCCO QUIONS, TYP
- REPLACE (E) GABLE ROOF WITH (N) HIP ROOF
- (N) WALL MOUNTED AND ROOF METAL TRELLIS FOR (E) PLANT, SEE LANDSCAPE
- EXPAND (E) BAY WINDOW AND DECK ABOVE
- (N) PORCH
- (N) PORCH ROOF & DECK
- (N) STAIRS
- EXPAND (E) DECK
- (N) SPA
- (N) MULTI-PANEL OPEN'G TO REPLACE TWO (E) SLIDERS
- (N) MECH SCREEN



Proposed East (Rear) Elevation



Existing South (Right Side) Elevation



Existing North (Left Side) Elevation



Proposed South (Right Side) Elevation

- REPLACE (E) CHIMNEY CAP W/ (N)
- PAINT OR REPLACE (E) STUCCO WITH (N) INTEGRATED COLOR STUCCO
- REMOVE (E) STUCCO QUIONS, TYP
- REPLACE SOME WINDOWS AND DOORS
- (N) PORCH, SEE LANDSCAPE PLANS
- (N) PORCH ROOF & DECK
- EXPAND (E) BAY WINDOW AND DECK ABOVE
- EXPAND (E) BALCONY
- (N) MECH SCREEN



Materials and Colors



Proposed North (Left Side) Elevation

- (N) STONE FACADE
- (N) STAIRS





SHUKLA RESIDENCE

22777 SAN JUAN RD.
22777 SAN JUAN RD.





SHUKLA RESIDENCE

22777 San Juan Road | Cupertino | California | February 27, 2024





TERRA FIRMA
LANDSCAPES

SHULKA RESIDENCE

22777 San Juan Road | Cupertino

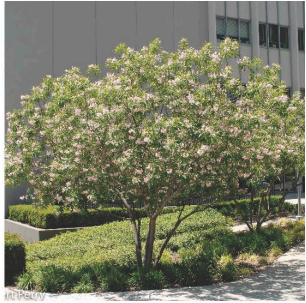


MASTER PLAN

February 27, 2024

PROPOSED SOFTSCAPE

Trees



Chitalpa tashkentensis 'Pink Dawn'
(Pink Dawn Chitalpa)
Water: Low
Mature Size: 20'H X 20'W
Install Size: 24" Box
Classification: Deciduous



Lagerstroemia x 'Tuscarora'
(Tuscarora Crape Myrtle)
Water: Low
Mature Size: 16'H X 16'W
Install Size: 24" Box
Classification: Deciduous

Shrubs and groundcovers



Acacia cognata 'ACCOG01'
(Cousin Itt Acacia)
Water: Low
Mature Size: 3'H X 6'W
Install Size: 5 gallon
Classification: Evergreen



Ceanothus 'Dark Star'
(California Wild Lilac)
Water: Low
Mature Size: 5'H X 10'W
Install Size: 10 gallon
Classification: Evergreen



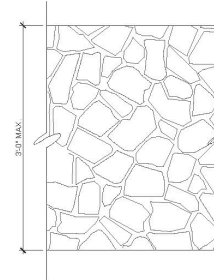
Agave x 'Blue Flame'
(Blue Flame Agave)
Water: Low
Mature Size: 3'H X 6'W
Install Size: 5 gallon
Classification: Evergreen



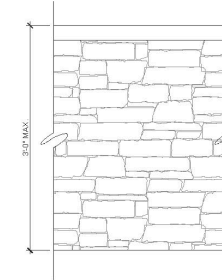
Dymondia margaretae
(Silver Carpet)
Water: Low
Mature Size: <6"H X indefinite spread
Install Size: 4" pot
Classification: Evergreen

PROPOSED HARDSCAPE

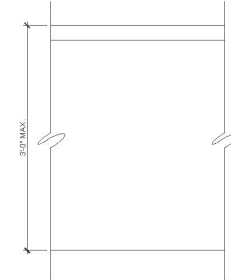
Walls



Fieldstone



Split Face Stone



Stucco

Pavings



Decomposed Granite



Cremino Travertine

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Presentations

Item 3

2023 General Plan and
Housing Element Annual
Progress Reports (APR).

General Plan & Housing Element Annual Progress Report

Planning Commission
February 27, 2024



**CITY OF
CUPERTINO**

1

Annual Progress Reports (APR)

- Required by State Law
 - Status update on implementation of GP policies
- Housing Element update
 - On forms provided by CA Department of Housing and Community Development (HCD)

2



2023 GP APR

- Implemented via implementation of Municipal Code and other adopted regulations with development review
- Edits in Annual Progress Report indicated in Bold and underline text in Attachment 1

3



2023 HE APR

- Packet includes **DRAFT HE APR**
 - Numbers are still being updated
 - HCD's spreadsheet needs **debugging**
- Historical reporting requirements:
 - Building Permits issued for new housing units by affordability
 - Progress on implementation of HE policies
- Reporting requirements have increased annually since 2018

4

HE APR Reporting Requirements (not an exhaustive list)

- Which state law used? SB35, Density Bonus, SB330
- Address and APN
- Tenure of units
- Date deemed complete
- Date of entitlement approval
- Date of permit issuance
- Date of certificate of occupancy
- Which portions of Density Bonus law used?
- Funding source of affordable housing
- Affordability of units
- Tenure and length of affordability
- Affordability criteria and justification
- Surplus property
- Grant funding status
- Add'l information re: housing sites owned by local agency (if any)

5

2023 HE APR – RHNA balance, Building Permits issued

		Extremely Low/ Very Low (0-50% of AMI)	Low (51-80% of AMI)	Moderate (81-120% of AMI)	Above Moderate (over 120% AMI)	Total Units
Projected Need (RHNA)		1,193	687	755	1,953	4,588
<i>Net New Units Entitled by City (Not Produced)</i>		271	624	46	2,127	3,062
Building Permits Applied for By Developers and Issued by City	2023	10	10	29	128*	177
Total RHNA Production		10	10	29	128*	177
Balance		1,183	677	726	1,825	4,411

* Data subject to change

6

2023 HE APR – RHNA balance, If all units entitled were built

	Extremely Low/ Very Low (0-50% of AMI)	Low (51-80% of AMI)	Moderate (81-120% of AMI)	Above Moderate (over 120% AMI)	Total Net New Units
Projected Need (RHNA)	1,193	687	755	1,953	4,588
Total Building Permits Issued	10	10	29	128	177
RHNA balance	1,183	677	726	1,825	4,411
Projects Entitled by City * (Not Yet Produced)	Westport (<i>The Oaks</i>) – BP under review	-	-	123	123
	The Rise (Vallco)	267	623	1,779	2,669
	Canyon Crossing	1	-	15	18
	McClellan LLC – BP under review	-	-	5**	11
	Marina Plaza 2.0	-	-	170	206
	Coach House/ 1655 S. De Anza	3	1	29	34
	Bianchi Townhomes	-	-	2**	3
Total Projects Entitled by City	271	624	46	2,127	3,064
RHNA Balance*** (if BPs were applied for and issued for all entitled projects)	912	53	680	0	1,347

* The City has approved the Hamptons project with 7 LL, 30 Mod, and 563 Above-Mod units for a total of 600 units. These are not reflected in these totals.

** The McClellan Project is a 6 lot subdivision with 6 ADUs. However, it involved the demolition of 1 existing unit.

The Bianchi Project (7 Townhomes) involved the demolition of 4 existing units.

*** Balance cannot be less than zero and cannot be applied to other income levels if there is excess production in any one income level.

7

- Comments/Suggestions?

8