

PC 5-27-2025

Item No.2 R-1
Exception

Presentation

R-1 Exception

EXC-2025-002

890 Brent Drive



**CITY OF
CUPERTINO**

Subject

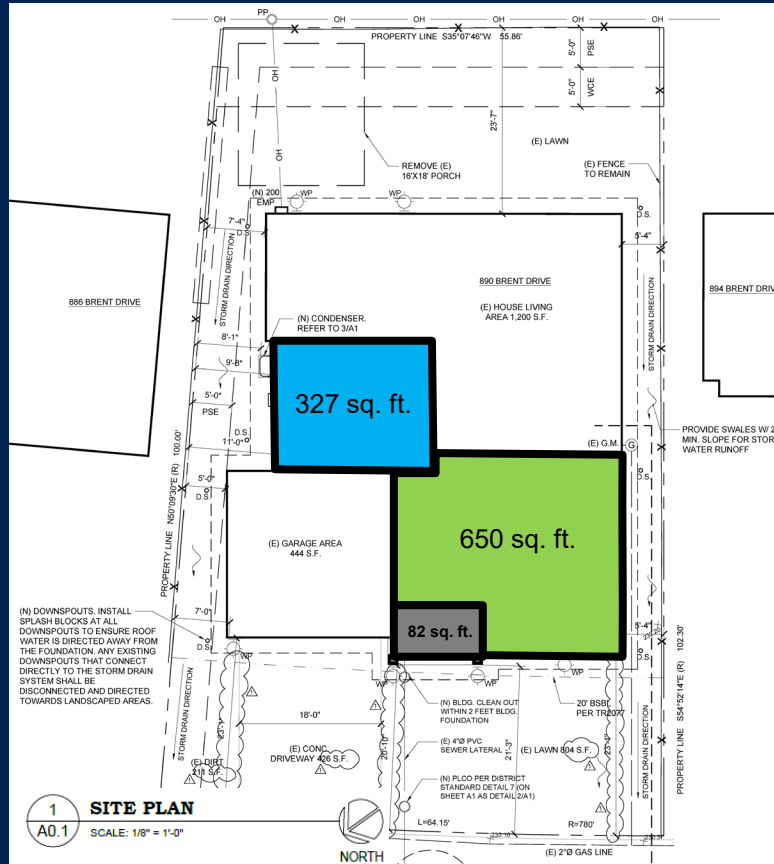
- R-1 Exception to consider an addition between the existing principal dwelling and an existing detached garage, creating a reduced side yard setback.
- Applicants: Zhen Chen and Meng Wu

Project Site

- South Blaney Neighborhood.
- Zoning: R1-6.
- Subdivided and developed in San Jose in 1958.
- Annexed into Cupertino in 1979.



Project Scope



[illegible]

Site Photos



Image 1



Image 2

Public Comment/CEQA

- No public comments received as of Tuesday, May 27th, 2025.
- Exempt under CEQA Class 1, Section 15301 (e) (2) – Existing Facilities.



Recommended Action

- That the Planning Commission find the project exempt from CEQA and approve EXC-2025-002 based on the Draft Resolution.



R1 Findings

- 1) The literal enforcement of this chapter will result in restrictions inconsistent with the spirit and intent of this chapter.
- 2) The proposed development will not be injurious to property or improvements in the area, nor be detrimental to the public safety, health and welfare.
- 3) The literal enforcement of this chapter will result in restrictions inconsistent with the spirit and intent of this chapter.
- 4) The proposed development will not be injurious to property or improvements in the area, nor be detrimental to the public safety, health and welfare.

Our Family

We are a 6-person household

- Parents
- Two young children (2 years & 6 months)
- Two grandparents





Space Constraints:

Overcrowding has created **severe living challenges**:

- Children share rooms with adults
- Grandparents sleep in common areas
- Lack of space affects sleep, caregiving, privacy, and child development



Our Proposal:

- Add **977 sqft**, creating 4 bedrooms, 3 bathrooms
- Proposed design stays **single-story**, consistent with neighborhood scale
- It remains **modest and visually harmonious**



Our Request:

We respectfully ask for an exception to setback rules so our family can live **safely, healthily, and sustainably** in our home.