

Hillside Exception

EXC-2020-004

Planning Commission

February 23, 2021

22245 Canyon View Circle



**CITY OF
CUPERTINO**

Project Proposal

Hillside Exception application to consider allowing the construction of a 1,400 square foot deck at an existing hillside residence on a prominent ridgeline.



Project Site



- RHS-170
- 181,170 sf
(4.16 acres)
- Existing 3,976 sf home

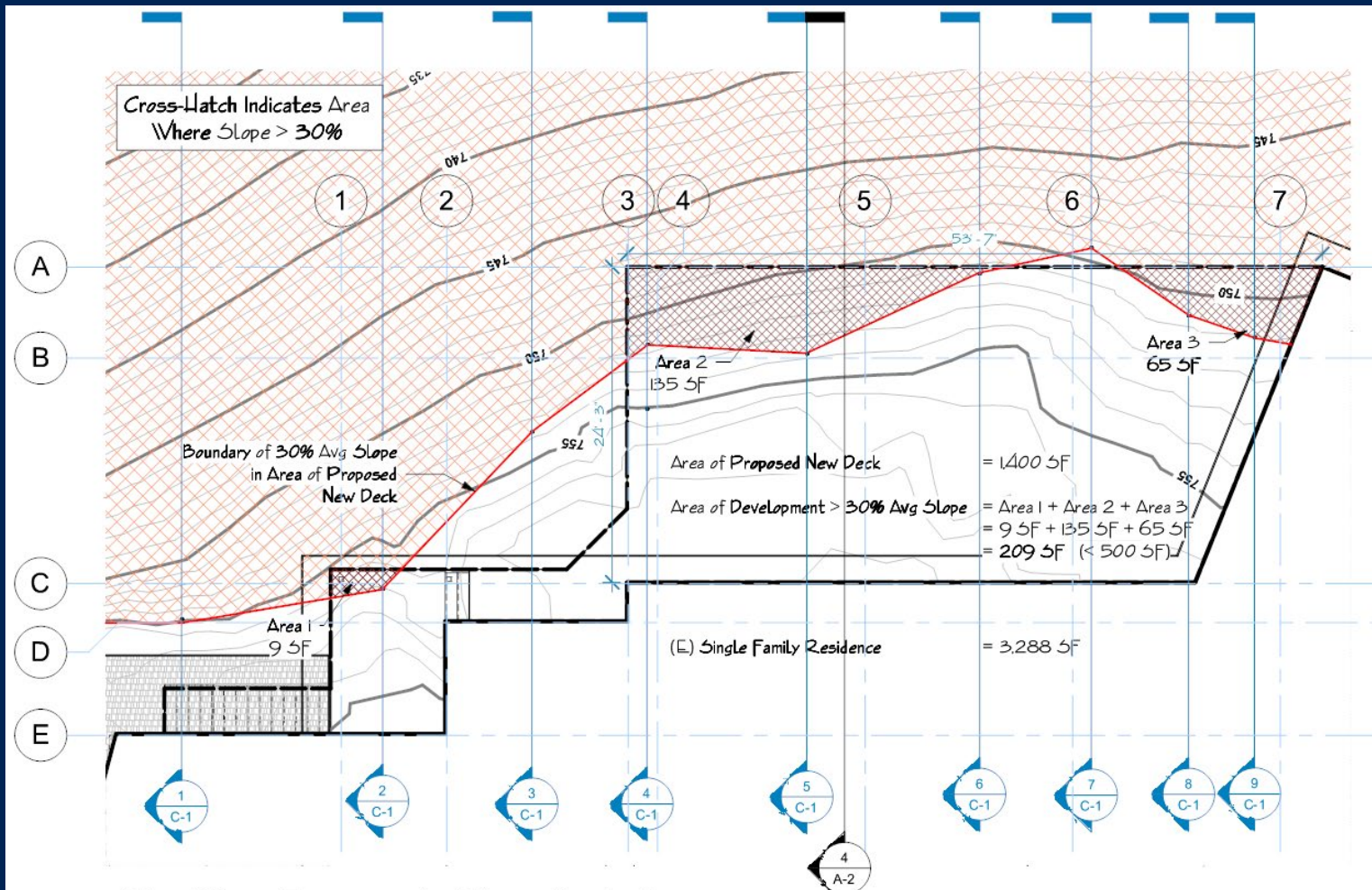
Proposed Project

- New 1,400 sq. ft. deck along rear facade of existing home
 - Composite deck board,
 - Anodized aluminum railing (~ 3.5 ft high)
- Supported by structural columns
- 8 cu. yd. of grading
 - Remains on site
- No tree removals proposed

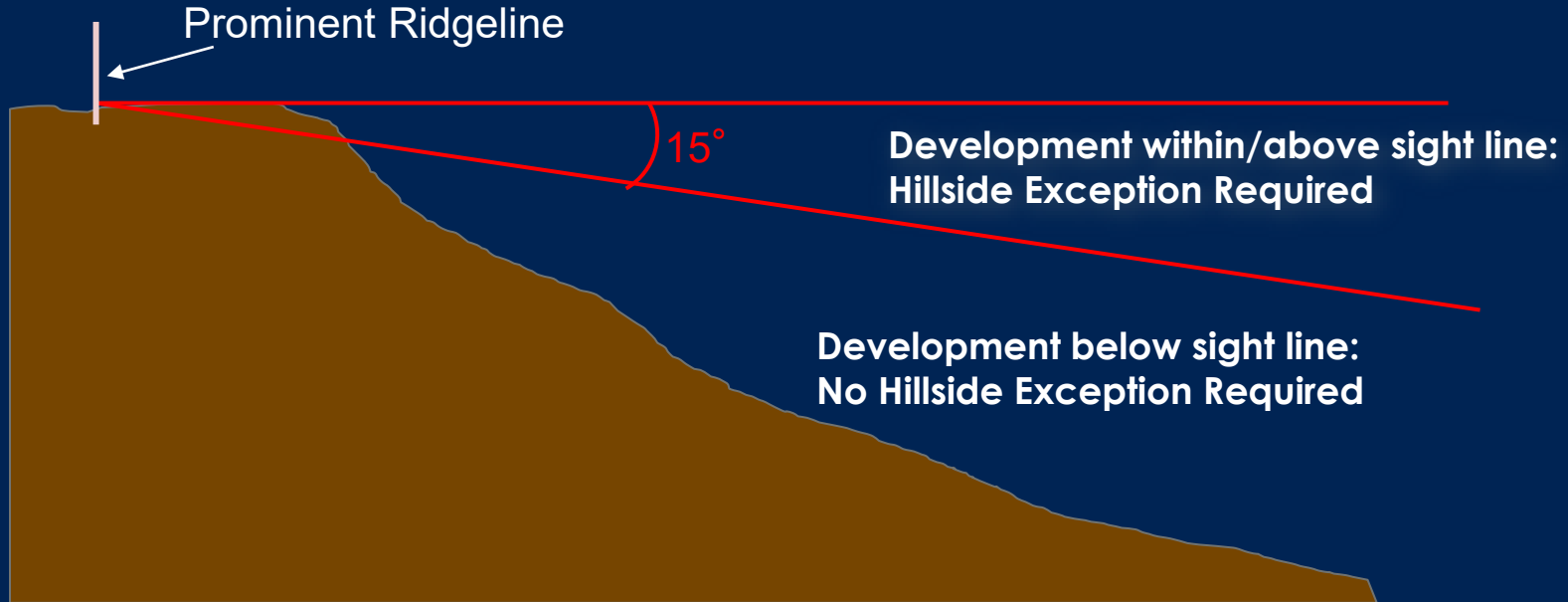


Common Hillside Exception

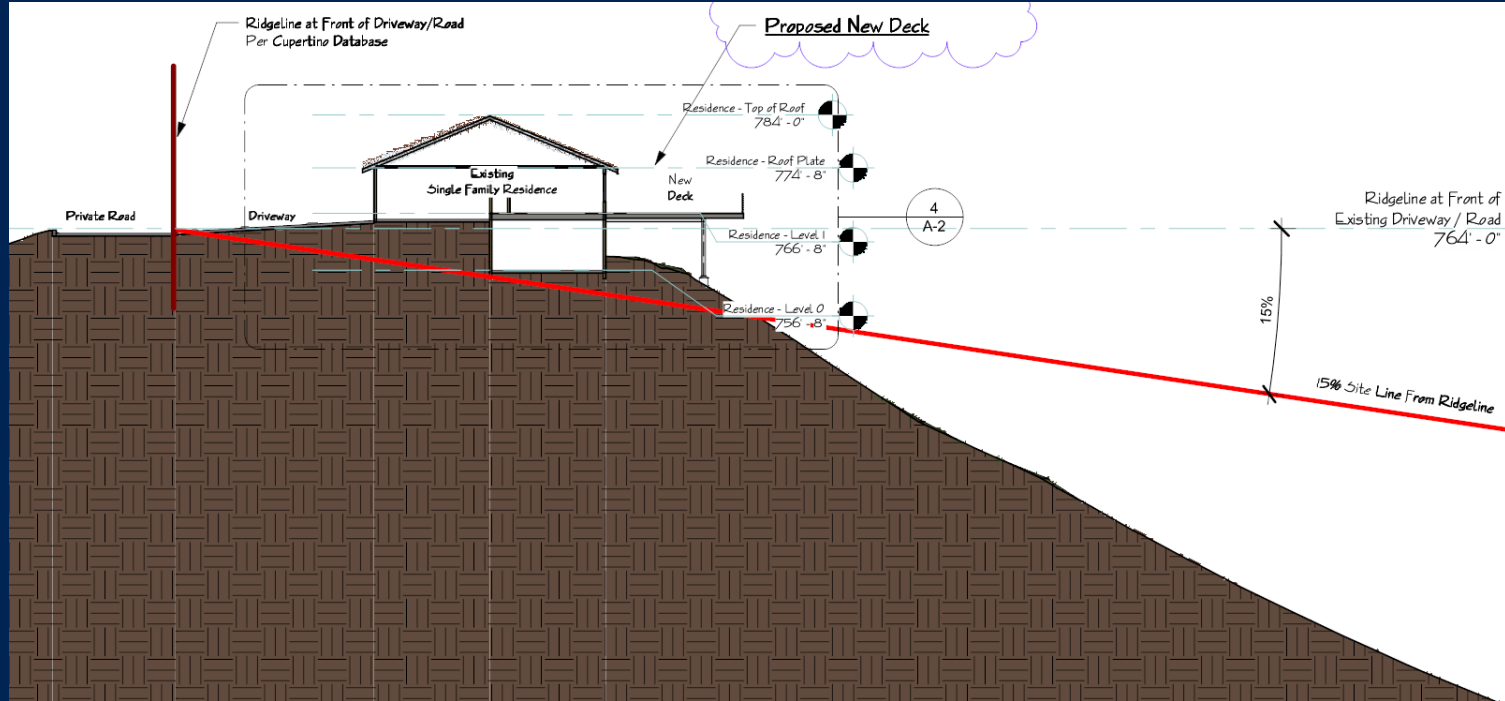
- Development over 500 sq. ft. on slopes over 30%
- Grading over 2,500 cu. yd.
- **Development that disrupts a 15% sight line from a prominent ridgeline**



Hillside Exception for Prominent Ridgeline Development



Hillside Exception



CEQA

- Section 15303: applies to new construction or conversion of small facilities or structures, including single-family residences (see CEQA Guidelines §15303(a)) and accessory structures, such as patios and swimming pools (see CEQA Guidelines § 15303(e)), and
- None of the exceptions to categorical exemptions in CEQA Guidelines section 15300.2 apply.

Recommendation

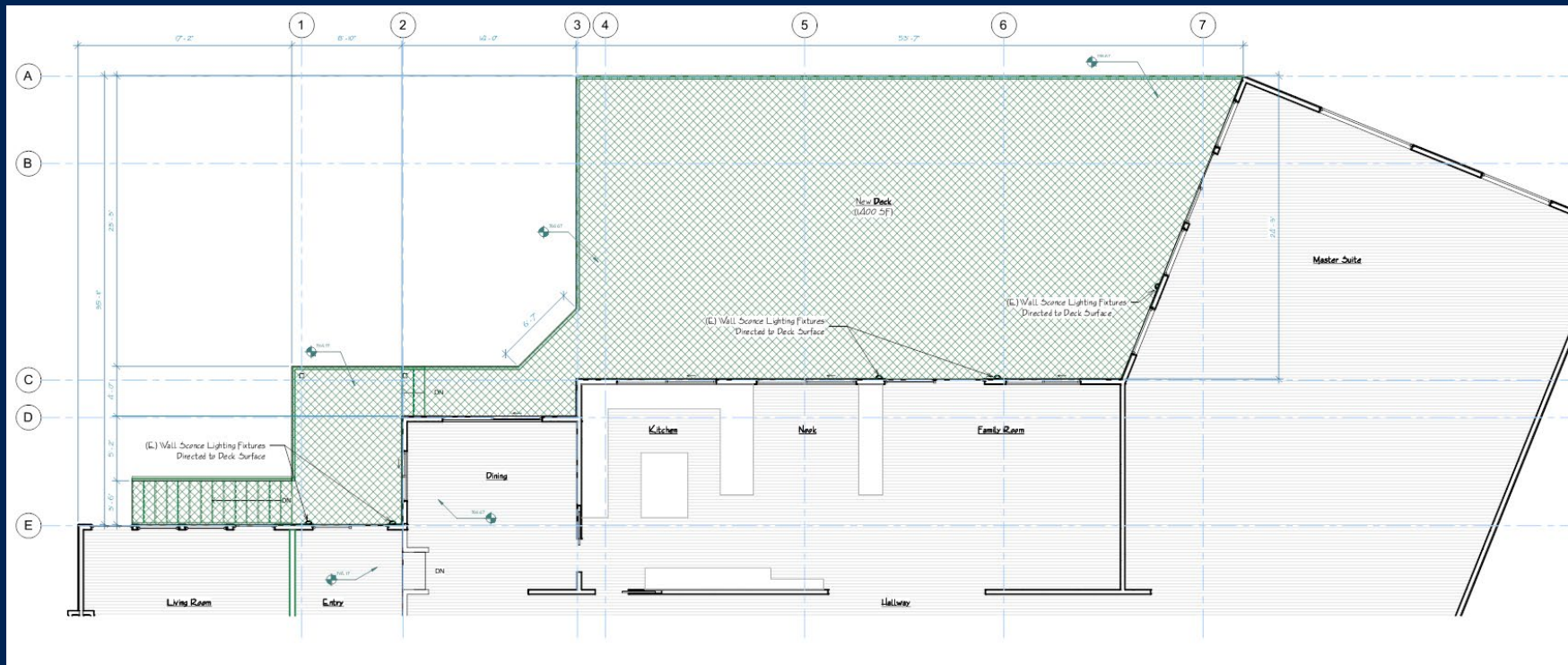
That the Planning Commission adopt the proposed draft resolution to:

1. Find the proposed project exempt from CEQA; and
2. Approve the Hillside Exception (EXC-2020-004)



Questions?





Vertical Elevation Height

All Shown Guardrail will be Meeting
Current Code's Height Requirement of
Min. 42" above Finished Floor

Residence - Top of Roof
784' - 0"

Residence - Roof Plate
774' - 8"

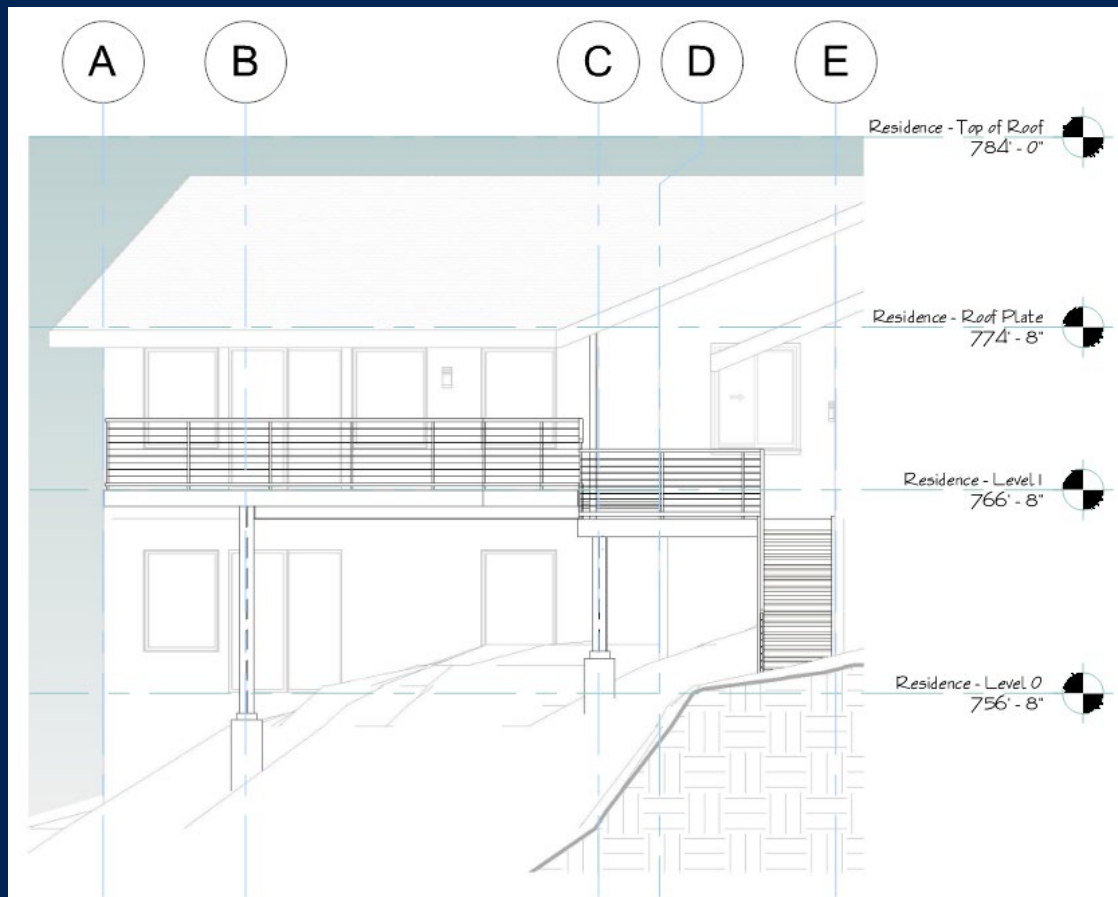
Residence - Level 1
766' - 8"

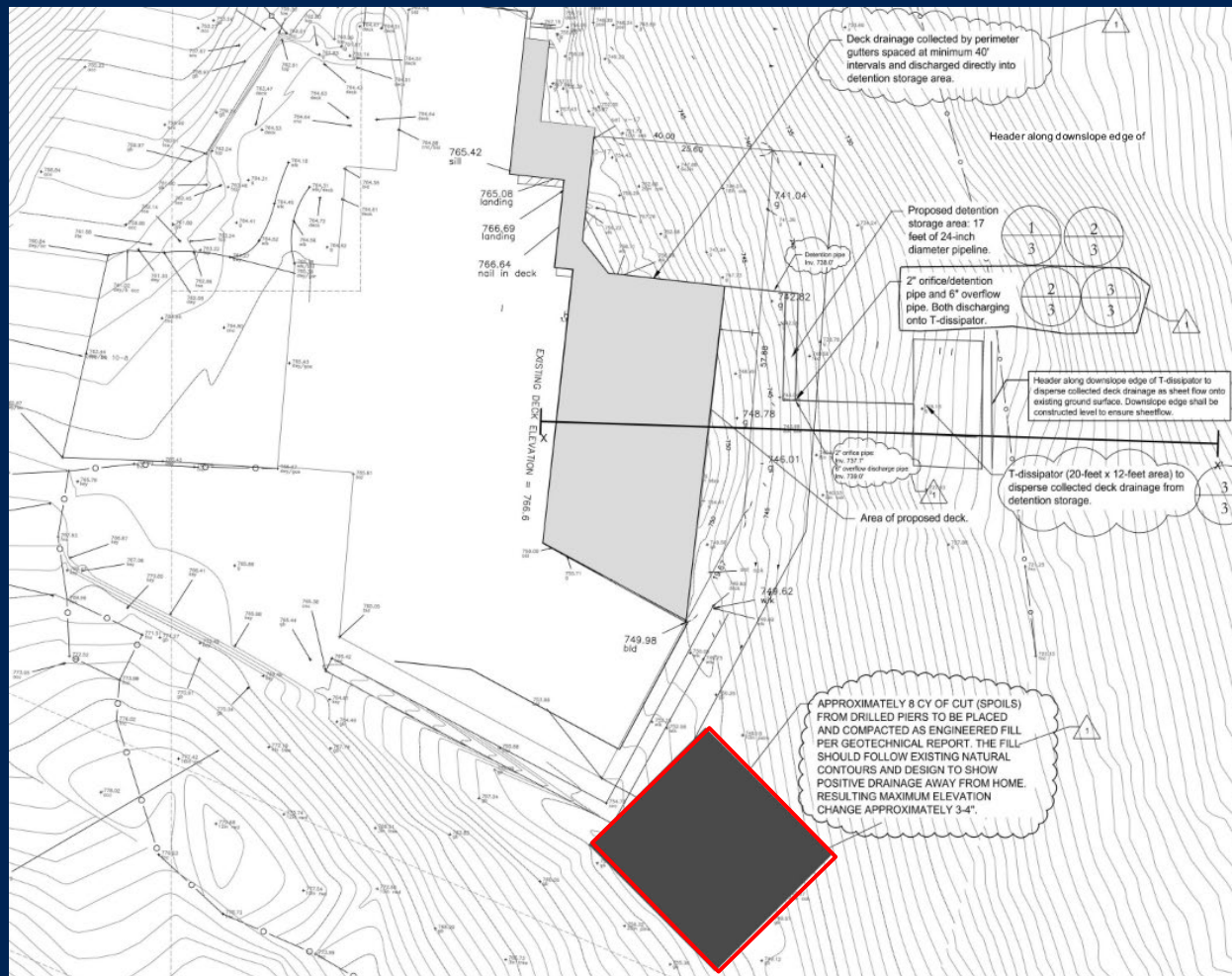
Residence - Level 0
756' - 8"

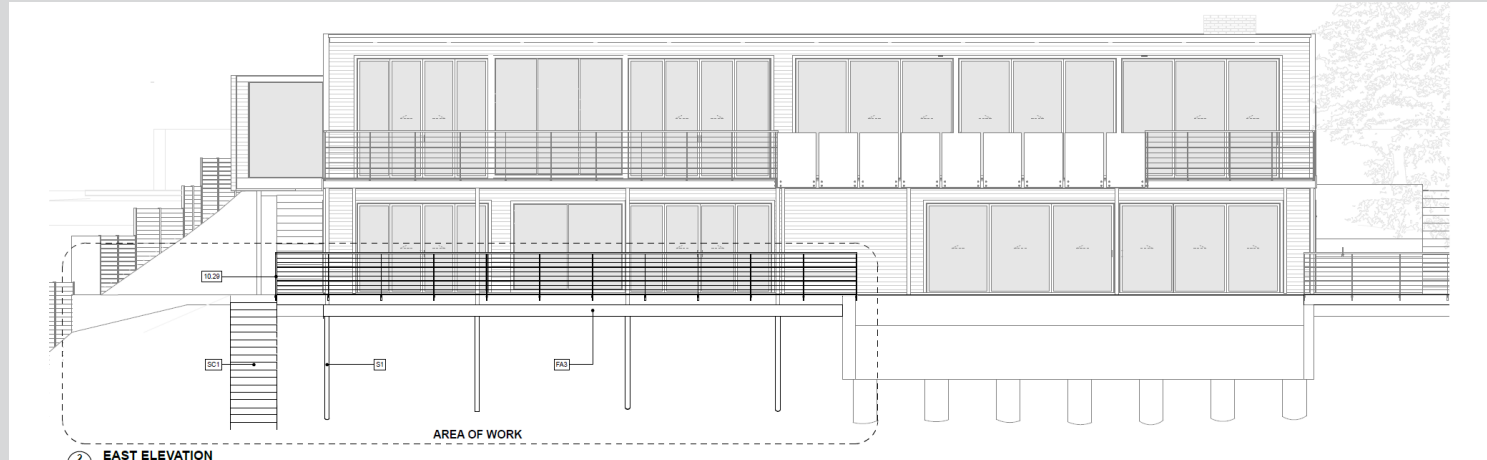
MB3

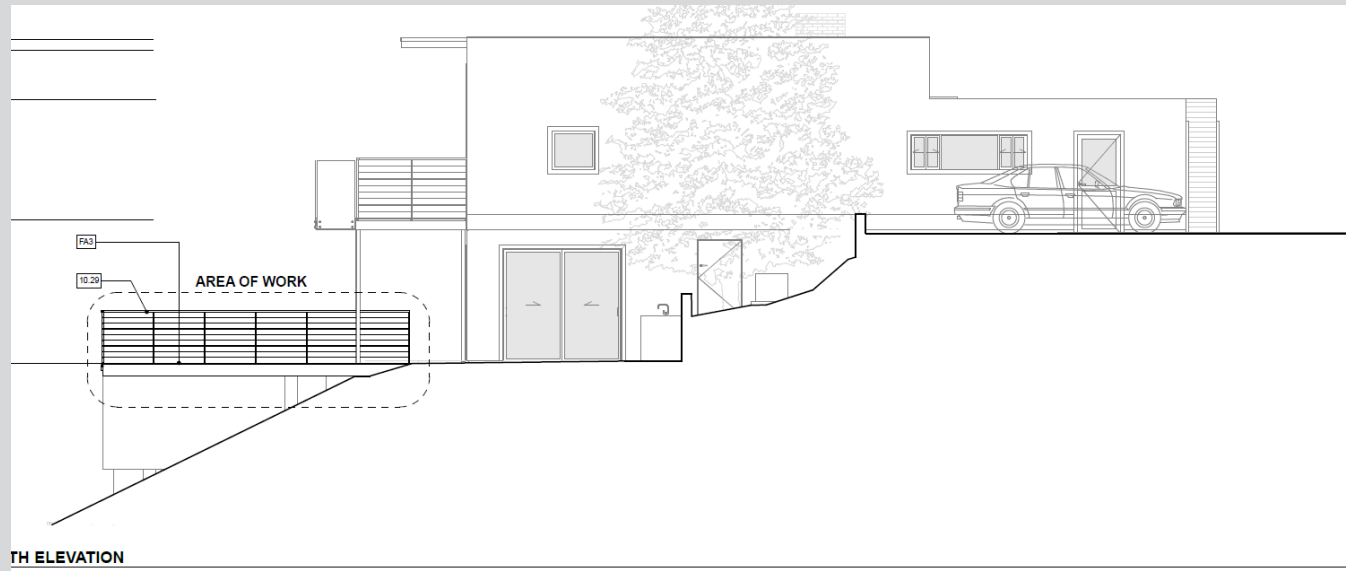
MB2

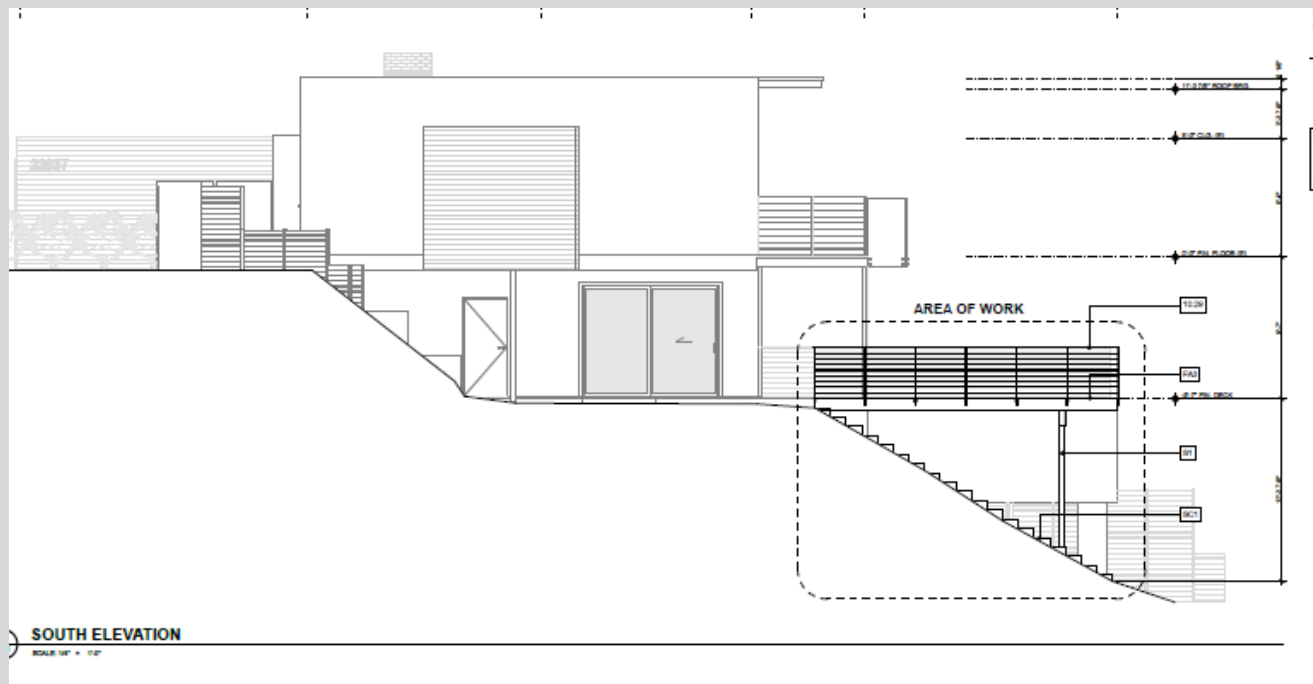
MB1













Next Steps

Planning Commission's decision on this proposal is final unless an appeal is filed within 14-calendar days of the date of the mailing of the decision.