



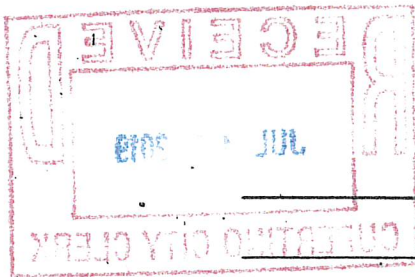
CUPERTINO

APPEAL FORM



1. Application No.: R-2017-33 RM-2017-39
2. Applicant(s) Name: Mr. and Mrs. David and Yiting Tsai
3. Project Planner: Erika Poveda ²¹⁸⁶¹
4. Appellant(s) Name: Shayjam Huang, Eric Cindy Fang
 Address: ~~21865~~ San Fernando Ave, 21875 San Fernando Ave.
 Phone Number: 408-781-3925, 1-650-943-3369
 Email: jayhuang20@yahoo.com ericfang
ericdfang2016@gmail.com
5. Please check one:
 Note: Do not use this form for Administrative Citation decisions (1.16), Petitions for Reconsideration (2.08.096), or Damage to Public Trees (14.12) con
 - a. Appeals regarding Title 19 (Zoning) and 14.18 (Protected Private Trees):
 - ☒ Administrative decision (14 calendar days after decision to appeal)
 - ☐ Planning Commission decision (14 calendar days after decision to appeal)
 - ☐ Design Review Committee decision (14 calendar days after decision to appeal)
 - b. Other appeals:
 - ☐ Director of Community Development decision regarding Tentative Maps (18.20) (14 calendar days after decision to appeal)
 - ☐ Street Improvements (14.04) (30 calendar days after date of decision to appeal)
 - ☐ Code Enforcement regarding Massage Permits (9.06) (5 business days after receipt of notice of decision to appeal)
 - ☐ Solicitor's Identification Permit (5.20) (10 calendar days after denial notice to appeal)
6. Date of decision or mailing of notice of decision: June, 25, 2019
7. Specifically state the grounds and basis for appeal: please see attached

Will it be possible that the hearing will be after end of August
 in September but not earlier



Lined area for writing the appeal details.

(Attach additional pages if necessary)

Please complete form, include appeal fee of \$277.00 pursuant to Resolution No. 19-038 (\$685.38 for massage application appeals), and return to the attention of the City Clerk, 10300 Torre Avenue, Cupertino, (408) 777-3223.

Signature(s): Shengjan Huang, Eric Fang, Cindy Dai

19.12.170 Appeals.

A. An appeal may be filed by any person, firm or corporation aggrieved or affected by any grant, denial, modification or revocation of any permit, or any determination or interpretation related to any provision of this title.

B. Filing:

1. An appeal shall be in writing on forms prescribed by the City and shall be filed during regular office hours with the City Clerk within fourteen calendar days after the City decision or if a notice of decision is not required, from the date of the decision or determination, under this title. An appeal not filed within such time shall be barred. The appeal shall state the grounds and basis thereof.

2. Appeals under this chapter are subject to an appeal fee as prescribed by resolution of the City Council.

C. Noticing: Notice of hearing shall be given in the same manner in which the original notice was given. If a project with no noticing is appealed, appropriate noticing shall be determined by the Director of Community Development.

D. Appeal hearing body shall be determined in accord with Section 19.12.030.

E. Decision of the appeal hearing body: The decision or determination of the appeal hearing body on any appeal shall be final and effective immediately.

F. Notice of Decision: Notice of the appeal hearing body's decision shall be mailed to the original applicant, to the person filing the appeal, and to any other person who has filed a written request with the City Clerk.

Dear Planning Commission,

We are appealing about the decision of the 21865 San Fernando Ave expansion project.

In November of 2017, the neighbors learned of the expansion project of 21865 San Fernando Ave. Due to the expansion protruding well into the backyard, **11 residents of San Fernando Ave signed the objection of this expansion (please see attached document one)**. A few neighbors (residents of 21861, 21875, and 21909 San Fernando Ave) met with the owner of 21865 San Fernando Ave, Mr. Tsai, on November 17, 2017, expressing our concerns with this expansion, which included a second story structure in the back of the house, a huge 2nd story balcony, and a carport protruding into the backyard which blocked all the neighbors' backyard views and openness and caused privacy and securities concerns. We hope that the owner would move the second floor addition to front part of the lot to be inline with the second floor structure of other neighbors' house (please see the attached document two), not build the balcony, and shorten the building structure length. A few neighbors also expressed their concerns to city planner for this project.

During the two weeks comment period (5/1/2019 to 5/15/2019) of this expansion project, neighbors learned that:

- (1) **the living space of the plan increased instead of decreased**. It has increased from 3575 sf to 3673 sf with first addition increases from 528 sf to 547 sf, and 2nd floor addition increases from 742 sf to 821 sf.
- (2) **The 2nd story building structure was still not inline with other neighboring 2nd story structures**, still protruding into the backyard, and still containing a huge balcony (20' x14'), and a very wide carport.
- (3) Not counting the external staircase, but **the whole building spanned about 140 feet in length**.

This expansion is significantly longer than all the houses on San Fernando Ave and immediate neighbors (21861 San Fernando Ave has a structure length about 71 feet, 21875 San Fernando Ave has a structure length about 94 feet, please refer to document three).

After seeing the information posted outside 21865 San Fernando Ave (please see document nine), and seeing architectural site and elevation plans sent to neighbors during the comment period, many neighbors felt that the expansion projects will have negative impacts to the neighborhood. Neighbors felt that **this expansion looked like two connected houses does not fit the single family neighborhood**, and **the design does not care how the neighbors feel** by building the protruding second story structure in the back part of the lot, and is very inconsiderate of immediate neighbors. The expansion design to maximize the living building area but also added a huge 2nd story balcony and a carport since both were not counted toward the square footage. As far as how it affected the neighborhood, it was most likely not in the considerations.

Therefore 35 neighbors in San Fernando Ave and adjacent streets (Orange Ave, Byrne Ave, and Almaden Ave) area signed against this expansion project (please see document four). In particular, there were 22 houses along this section of San Fernando Ave (between Orange ave and Byrne ave). Among the 22 houses, 16 of the houses are owner-occupied and 6 are renters occupied. Among the 16 owner-occupied houses, 15 home owner signed against this expansion project. For the rental houses, only one owner can be reached during the comment period, and that owner also signed against the

expansion project. Neighbors live close by or a few houses away all felt this expansion would have negative impact on the neighborhood and is especially inconsiderate to immediate neighbors, therefore, they signed to oppose the expansion project.

A few more specific points we would like to mention:

(1) The new expansion protruding into the backyard far exceeds the 2nd story lines of all the houses on the north side of San Fernando Avenue. This unreasonably long expansion with heightened roof and immense balcony (20' x 14') next to our fence extends well into the latter part of our back yard.

This big building will *not only block the sunlight, air, and view of our house*. This huge balcony is like a watch tower. As the closest neighbors, we feel highly threatened by this balcony.

We cannot enjoy our backyard as before. Families with small children want to let their children play in the yard with a sense of safety and privacy. And comfortably wear a swimming suit by the pool or lie in the sun without any worries. *We feel our family is entitled to privacy, safety, and comfort in our own backyard.*

Although there will be trees planted along the fence, it is very likely that the trees will not provide complete coverage and privacy. Any space in the trees would be a continual source of tension. In cases where a two story house is in the front part of the lot, the trees only need to provide privacy for 2nd story windows with limited views to the neighbors' backyard. However, the 21865 San Fernando Ave expansion is a different scenario because the trees would provide incomplete privacy and would intrude on the openness and views from neighbors' backyards (please see the attached document five).

(2) The current 21865 San Fernando Ave house (before expansion) with garage on the back is already longer than adjacent properties as dimensions mentioned above. After the addition of the first floor living area (size 546.5 SF) and a two-car garage has already protrude into our backyard garden leisure area. *Adding this carport nearly reaches the end part of our property length.*

This totally ruins the synergy and peace of the neighborhood. While relaxing in our backyard, *we will see this carport, smell their car exhaust and hear the engine noise*. This affects our mood and physical health. It also damages our lifestyle. We are not living in a big apartment complex or beside a major street situation, where it's expected to accommodate excess noise or car exhaust. Monta Vista is known for its natural, peaceful, beautiful, clean neighborhood. We desire it to stay that way.

(3) Much of the housings around have a nice garden space in the front, then the house, but leave the back of house open for garden and leisure. In this way, all adjoining neighbors can feel free and relax in their own back yard. However, 21865's design will *block all neighbors' backyard views and bring security threats*. It will *stand out in an aesthetically unpleasing manner and devalue neighborhood properties' value*. This is not a short time

period that we can tolerate. If this structure builds it will influence us 50+ years until next cycle of rebuild. We strongly oppose this long protruding building with this huge balcony and a car port attached at the end. This is an expensive neighborhood. A structure that look like two connected house with a 2nd story balcony and a carport expansion will *lower the value of my property*. As stated in this link: <https://www.datatree.com/insights-blog/dear-appraisers-5-hidden-factors-that-influence-a-home's-value>, "A home's privacy score and backyard exposure to neighbors are both hidden variables that can impact a property's value.". Apart from losing a significant amount of property value, where currently see a nice view and a blue sky, now we would instead see a looming wall. The actions of 21865 show a primary focus on their own comfort happiness without caring about those around them. free city. Cupertino is a safe city and we desire it to stay that way.

Unfortunately, seeing this kind of expansion layout is disappointing. We as neighbors all knew that the owner of 21865 San Fernando Ave, Mr. Tsai, sincerely cares about his own privacy and leisure by building an extra tall fence and gate around his property after he moved in without consulting his neighbors (please see the attached document six). We hope that he consider how his neighbors feel and work as a member of the Monta Vista neighborhood to help this community progress towards a bright future.

We sincerely hope that Cupertino Planning Commission could hear our voice.

We are the neighbors of 21865 San Fernando Ave., Cupertino, where it is under the application for an addition and expansion. We strongly opposed this long protruding two-story house expansion and addition project. The following are the signature from the neighbors who strongly oppose this new addition and expansions.

Address	Owner Signature
21861 San Fernando Ave	Shengyan Huang 11/11/2017
21875 San Fernando Ave	Eric Fang 11/11/2017
21905 San Fernando Ave	Helen Merchant 11/11/2017
21909 San Fernando Ave	Trong War 11/12/2017
21831 San Fernando Ave	Chao Yu Lin 11/12/2017
21860 San Fernando Ave	Cheri Gustafson 11/13/2017
21811 San Fernando Ave	Yuhua 11/12/2017
21830 Almaden Ave	Elizabeth Shu 11/12/2017
21858 Almaden Ave	John Wang 11/12/2017
21900 Almaden Ave	Carol Lee 11/12/17
21821 San Fernando Ave	Linda Li 11/12/17



2nd story line of proposed balcony

2nd story line of 21861 San Fernando.

2nd story line of 21875 San Fernando Ave.

Building size further increases

TSAI RESIDENCE
21865 SAN FERNANDO AVE.,
CUPERTINO, CA 95014

original project data

PROJECT DATA

LANDSCAPE PROJECT DATA (UNITS IN SQUARE FEET)			
A.P.N.	357-15-043		
ZONING	R1-7.5		
EXISTING USE	SINGLE FAMILY RESIDENTIAL		
TYPE OF CONSTRUCTION	V-B		
OCCUPANCY	R-3/U		
GROSS LOT SIZE	9,950.76 SF		
SLOPE	LESS THAN 10%		
	EXISTING	PROPOSED	
TOTAL EXISTING MAIN FLOOR LIVING AREA	2,304.68 SF		
ATTACHED GARAGE	525.00 SF		
TOTAL EXISTING BUILDING AREA	2,829.68 SF		28.43%
ADDITION AREA			
ADDITION TO FIRST FLOOR		528.00 SF	
NEW 3 CAR GARAGE		653.00 SF	
EXISTING 2-CAR GARAGE TO BE REMOVED		-525.00 SF	
TOTAL NEW FIRST FLOOR BUILDING AREA		3,485.68 SF	100.00%
NEW LIVING AREA ADDITION		742	(21% of first floor building area)
COVERED PORCH AREA		12.31	
TOTAL NEW FLOOR AREA RATIO		4,239.99	42.60%
PROPOSED F.A.R. (with eaves, carport, deck, & stairs)		4,377.00 SF	
MAXIMUM ALLOWED LOT COVERAGE AS F.A.R. (45%)		4,477.842	45%
LANDSCAPE ELEMENTS			
DRIVEWAY		1,917.00	
WALKWAYS		611.00	
PATIO		172.00	
GRAVEL SEATING/PLAY AREA			2,700.00
TOTAL LANDSCAPE AREA			2,873.76
NATIVE AND LOW WATER USE LANDSCAPING		1,756.76	
MODERATE WATER USE AREA		400.00	
NON-TURF PLANT AREA			2,156.76
HIGH WATER USE LANDSCAPING			
TURF AREA:			
FRONT YARD		0.00	
BACKYARD		717.00	
TOTAL TURF AREA			717.00
TURF AREA AS A PERCENT OF TOTAL LANDSCAPING			24.95%
MAXIMUM ALLOWED TURF AREA (25% OF TOTAL LANDSCAPE)			718.44
TOTAL NON-TURF AREA			1,756.76
NATIVE OR LOW WATER USE PLANTING OF NON TURF AREA FOR PROJECT			1,756.76
MINIMUM ALLOWED NATIVE OR LOW WATER USE PLANTING (80% OF NON TURF AREA)			1,725.41
NATIVE OR LOW WATER USE PLANTING OF NON TURF AREA FOR PROJECT			81.45%
WATER FEATURE/WET SURFACE AREA			0.00%

final project data

PROJECT DATA:

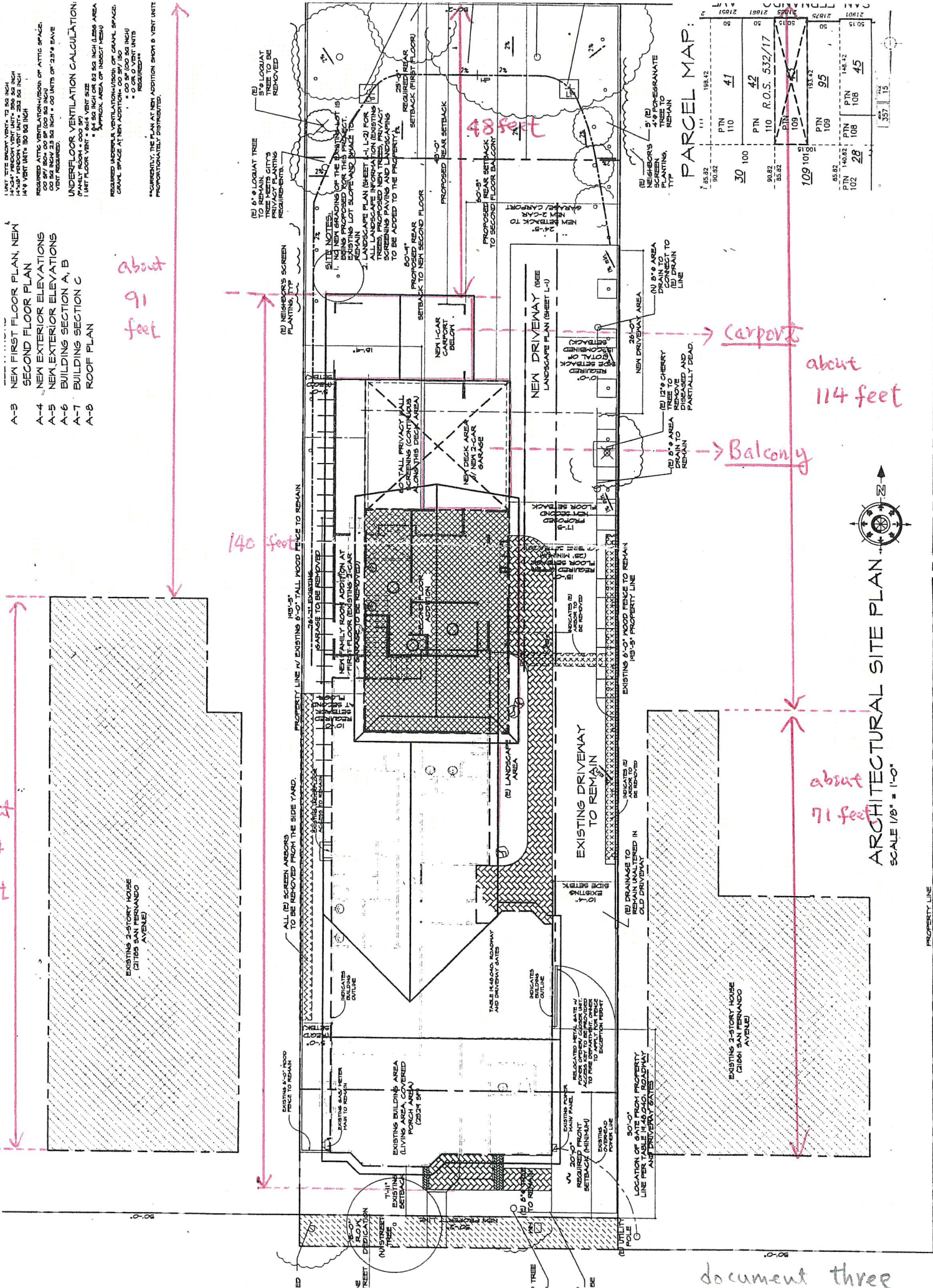
OWNER:	DAVID and YITING TSAI
ADDRESS:	21865 SAN FERNANDO AVE. CUPERTINO, CA 95014
A.P.N.:	357-15-043
CONSTRUCTION TYPE:	V-B
ZONING DISTRICT:	R1-7.5
DESIGNATED LAND USE:	RES 0-4.4
LOT AREA:	9,966.00 SF
LOT AREA AFTER DEDICATION:	9,714.9 SF
EXISTING MAIN FLR LIVING AREA:	2,304.68 SF
EXISTING 2-CAR ATTACHED GARAGE:	525.0 SF
TOTAL EXISTING BUILDING AREA:	2,829.68 (29%)
EXISTING EAVES:	408.0
TOTAL EXISTING LOT COVERAGE:	3,241.5 (33%)
NEW LIVING AREA ADDITION 1st FLOOR:	546.5 SF
NEW 2-CAR GARAGE:	498.5 SF
EXISTING 2-CAR GARAGE TO BE REMOVED:	-525.0 SF
ATTIC AREA OVER 16' HT:	194.4 SF
TOTAL NEW FIRST FLOOR BUILDING AREA:	3,348.3 SF (100%)
NEW LIVING AREA ADDITION 2nd FLOOR:	821.1 SF (23% OF FIRST FLR BLDG AREA)
TOTAL NEW FLOOR AREA RATIO (F.A.R.):	4,369.4 SF (44%)
PROPOSED LOT COVERAGE w/ NEW EAVES, CARPORT, PORCH:	4,322.1 SF
EXISTING EAVES AT 2-CAR GARAGE TO BE REMOVED:	-105.00 SF
TOTAL NEW LOT COVERAGE:	4,217.1 SF (43%)
MAXIMUM ALLOWED FLOOR AREA RATIO (F.A.R.):	4,971.70 SF (45%)
MAXIMUM LOT COVERAGE w/ EAVES:	4,857.45 SF (50%)
MAXIMUM 2nd FLOOR AREA:	2,306.23 SF (66% OF 1st FLOOR BUILDING AREA)

1st floor addition increase from 528 sf to 546.5 sf

2nd floor addition increase from 742 sf to 821.1 sf

garage space increase from 653 sf to 498.5 sf + a huge carport (total more than 700 sf)
no specific dimension for carport but it shows from site plan bigger than 12' x 25'

document three



We are the neighbors of 21865 San Fernando Ave., Cupertino, currently undergoing the process of application for an addition and expansion.

We highly oppose this house expansion project of a 2nd story with balcony in the middle of our open backyards. We believe this not only devalues our properties with its obstruction of surrounding scenery and personal comfort, but also is a major privacy and security problem for all the neighbors.

The following are signatures from neighbors who strongly oppose this addition and expansion project.

Address	Owner Signature
21861 San Fernando Ave.	Sheng-Jam Huang
21875 San Fernando Ave	Eric Fang
21858 Almaden Ave.	Pete Wang
21830 Almaden Ave	Elizabeth Chen
21831 San Fernando Ave	Wong Zhi
21811 San Fernando Ave	Yue-Han Li
21801 San Fernando Ave	Brian Lee
21909 San Fernando Ave	F Tsang Wang
21841 San Fernando Ave	Valerie Whitehill
21900 Almaden Ave.	marcelina Torres
21870 San Fernando Ave.	Jerry Yau Li
21905 San Fernando Ave	Melissa
21821 San Fernando Ave	Zachary
21860 San Fernando Ave	Cheri Gustafson
21850 San Fernando Ave.	Margaret Kopf

We are the neighbors of 21865 San Fernando Ave., Cupertino, currently undergoing the process of application for an addition and expansion.

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The following are signatures from neighbors who strongly oppose this addition and expansion project.

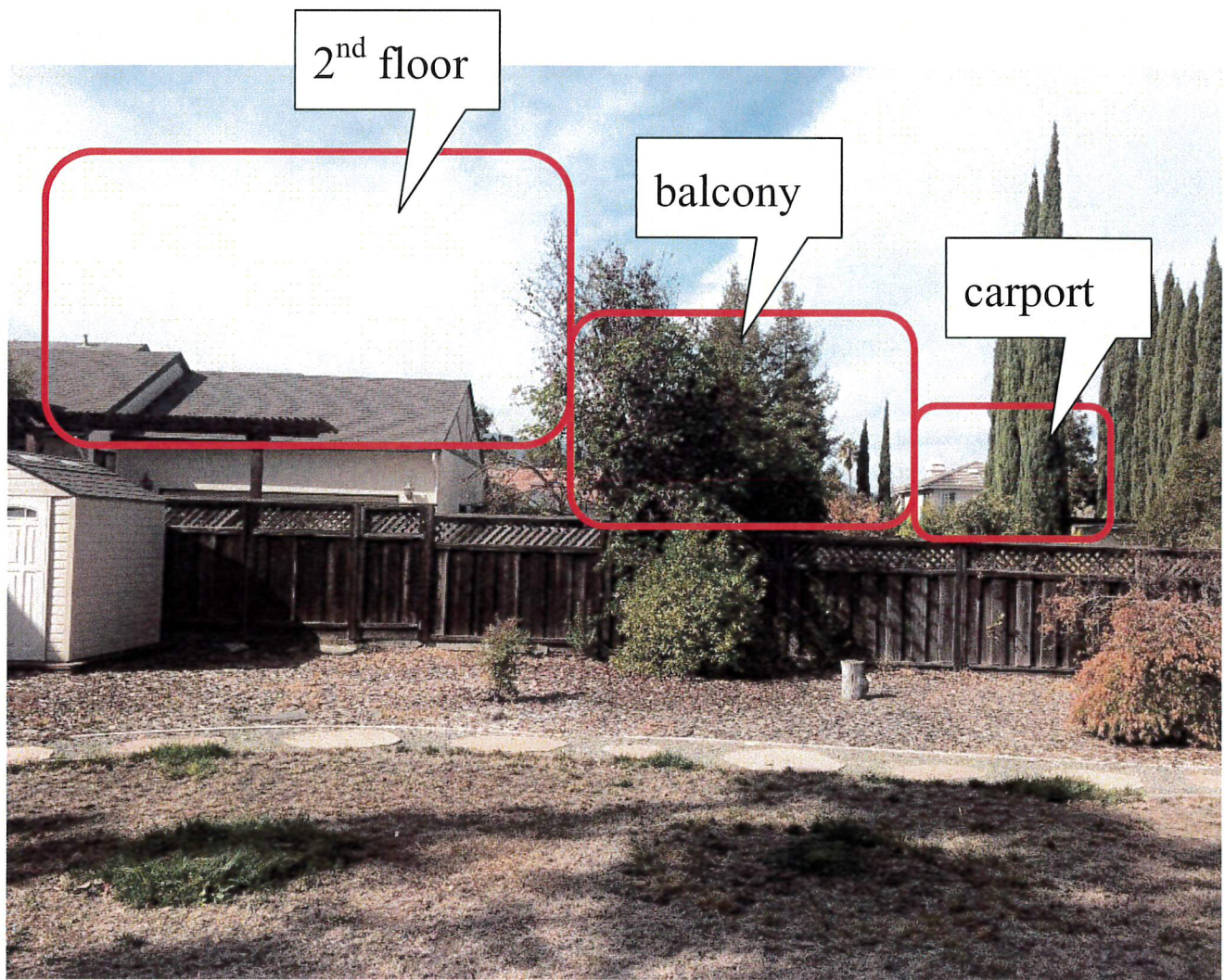
Address	Owner Signature
21924 San Fernando Ave ⁹⁵⁰¹⁴	Jeff Little
10315 Orange Ave	Julie Fondon
21908 SAN FERNANDO	Julie Fondon
21810 ALMADEN AVE	N.S.K. Jha
21805 ALMADEN AVE	Shen
21835 Almaden Ave	Jean Jha
21845 ALMADEN AVE	Nameth Jha
10270 BYRNE AVE	Latha M. Pejavar
10284 BYRNE AVE	Suz Math
10300 Orange Ave	Swetha
10290 BYRNE AVE	Jose Sdommo
21925 Almaden Ave	L. Jha
10310 Orange Ave	Xuehua Shen
21914 Sanfernando	Paul Wren
21795 OLIVE AVENUE	K. K. S. K. K.

We are the neighbors of 21865 San Fernando Ave., Cupertino, currently undergoing the process of application for an addition and expansion.

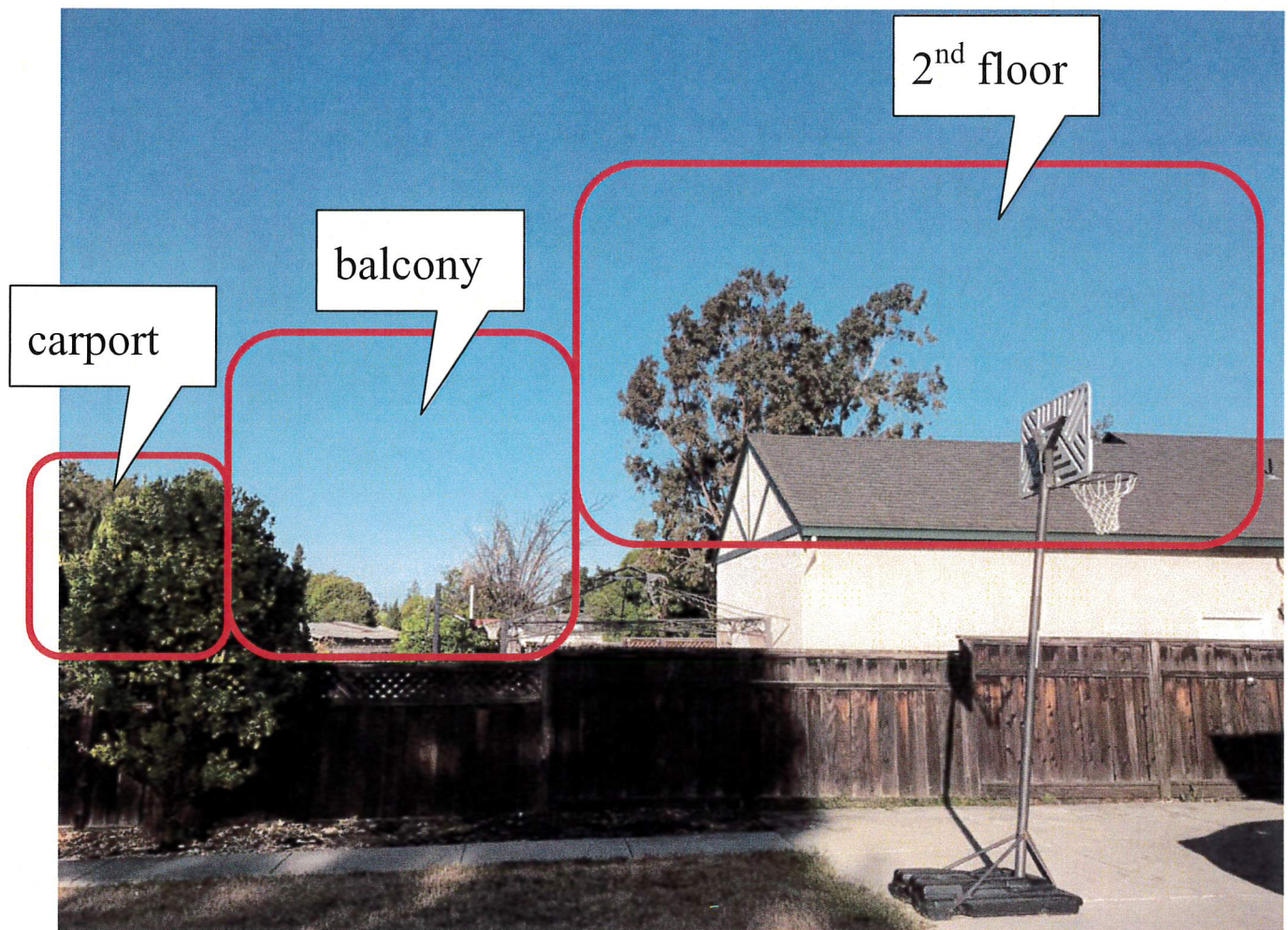
We highly oppose this house expansion project of a 2nd story with balcony in the middle of our open backyards. We believe this not only devalues our properties with its obstruction of surrounding scenery and personal comfort, but also is a major privacy and security problem for all the neighbors.

The following are signatures from neighbors who strongly oppose this addition and expansion project.

Address	Owner Signature
21857 Almaden Ave Cupertino, CA 95014	Pauls Lee
21865 Almaden Ave Cupertino, CA 95014	John Doe
10327 Byrne Ave CA	Sigrid Warner
10207 Orange St. CA 95014	
21908 Almaden Ave	Julie Adams

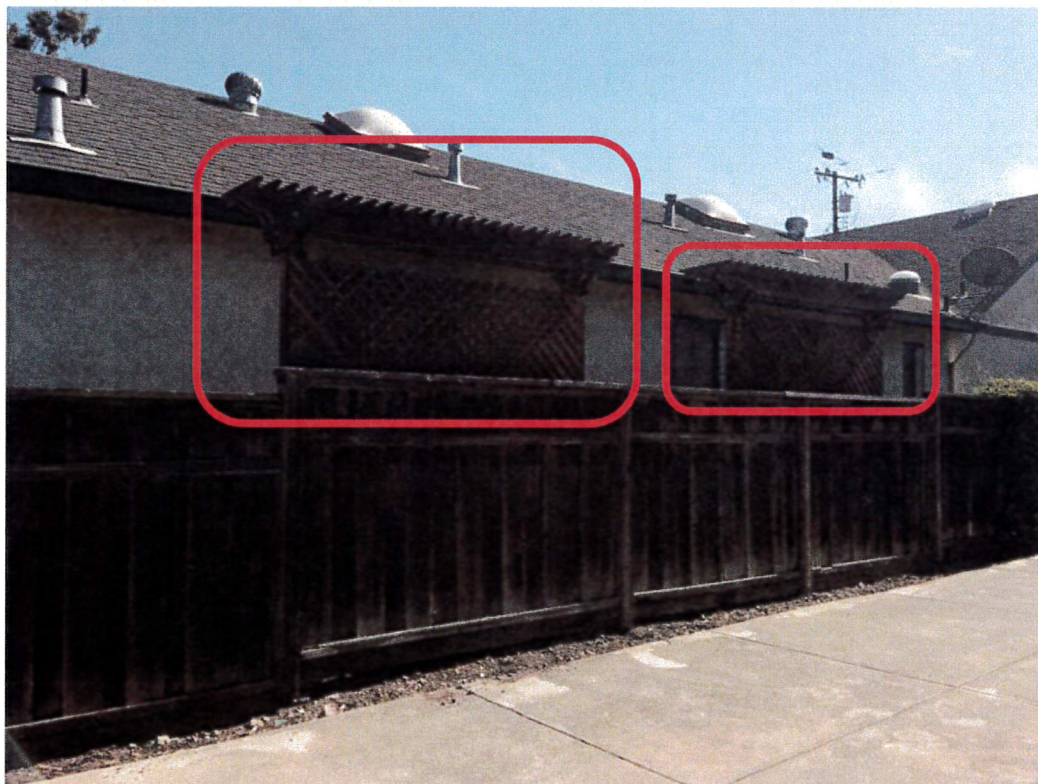
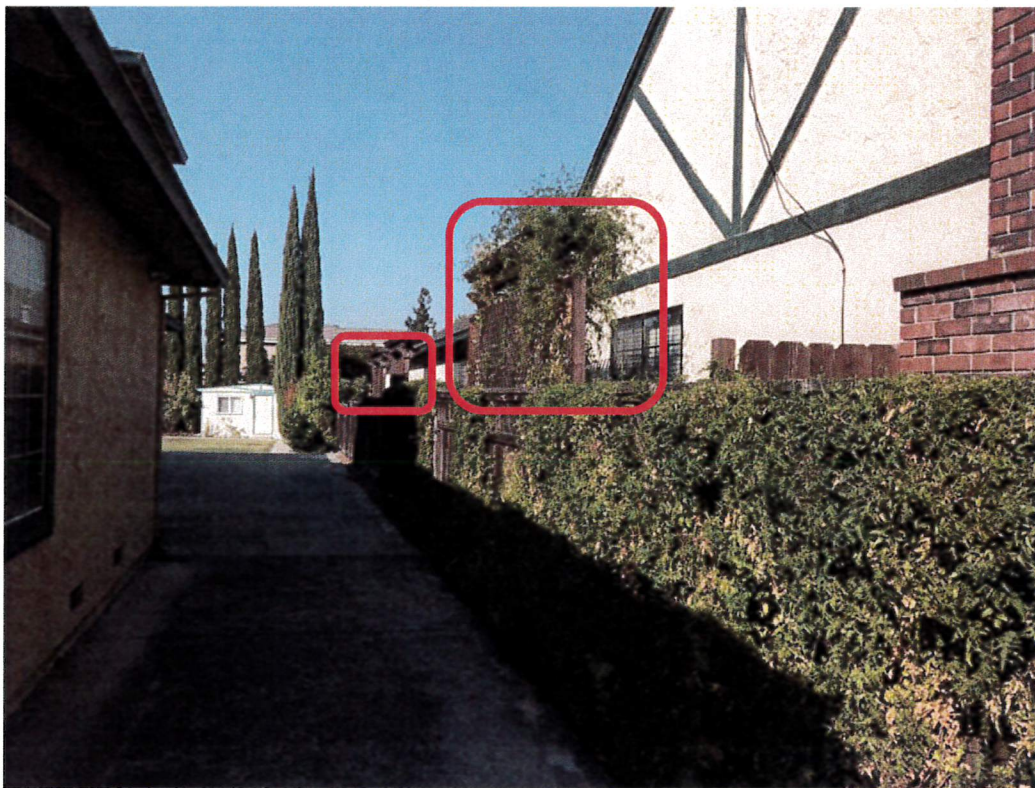


The future expansion viewed from immediate neighbor (21861 San Fernando Ave).

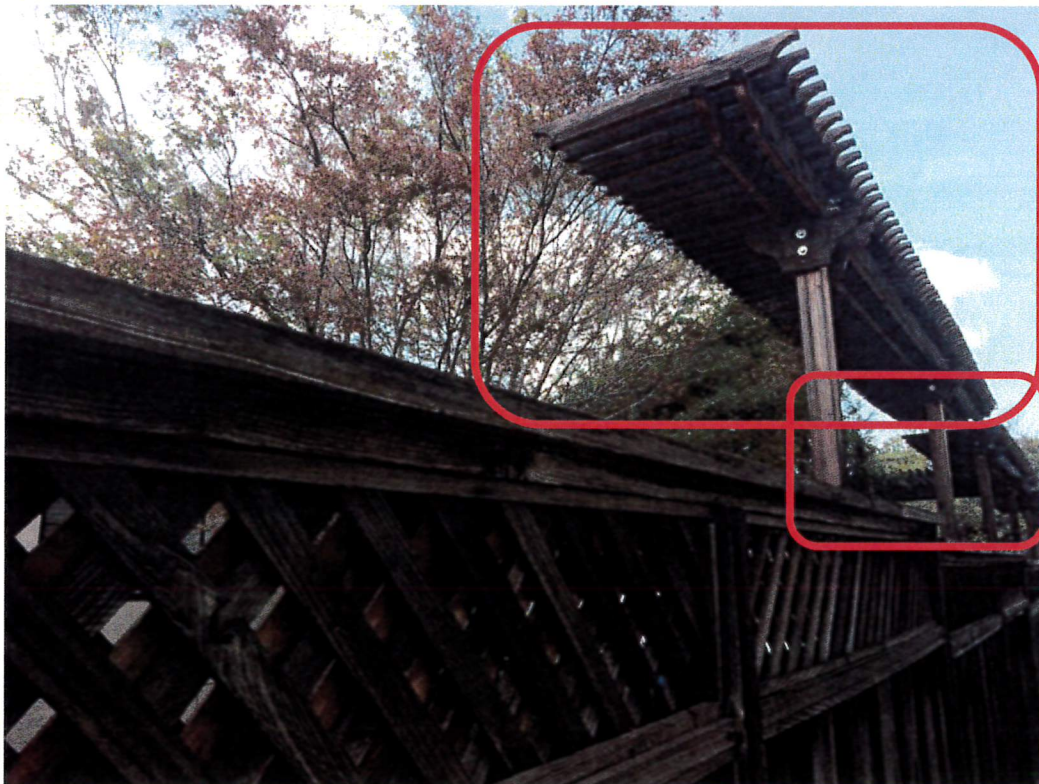
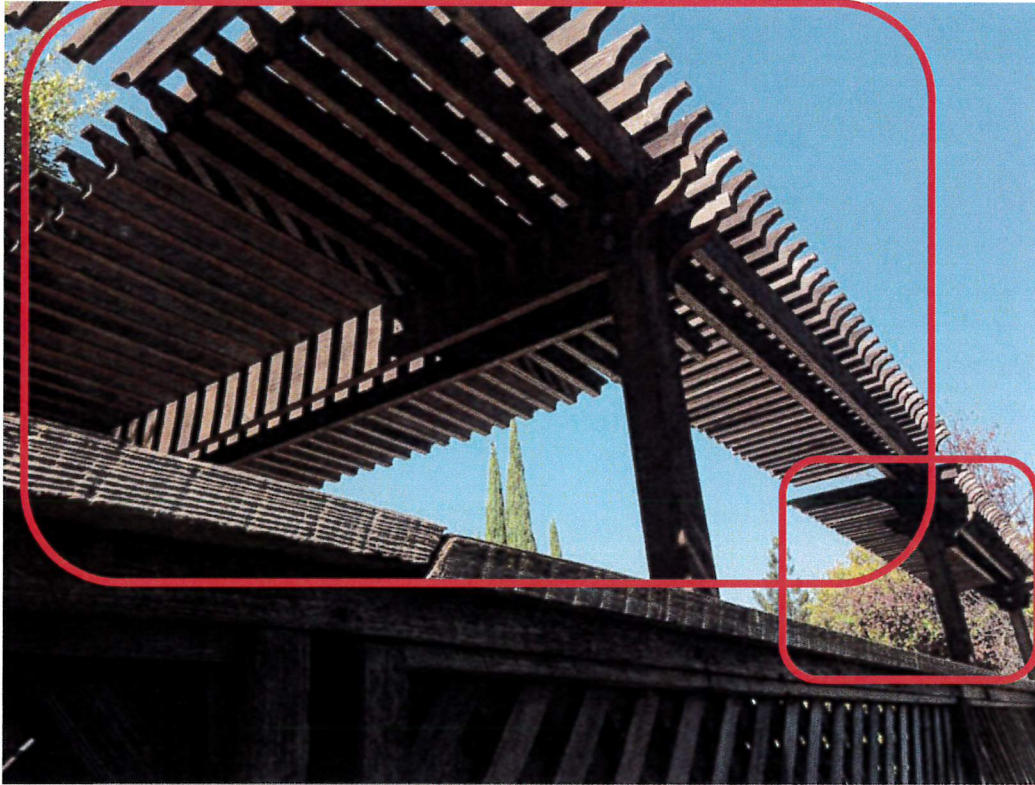


The future expansion viewed from immediate neighbor (21875 San Fernando Ave).

The structures adjacent to the fence (between 21865 San Fernando Ave and 21875 San Fernando Ave) were constructed immediately after the owner of 21865 San Fernando Ave moved in 2012. The constructions never notified the neighbors. The second pictures were a more close shot of the structures.



The structures adjacent to the fence (between 21865 San Fernando Ave and 21861 San Fernando Ave) were constructed immediately after the owner of 21865 San Fernando Ave moved in 2012. The constructions never notified the neighbors.



This photo showed what the house will be alike, and was taken from the post outside 21865 San Fernando Ave during the two week comment period, which ended 5/15/2019. In the San Fernando Ave, most houses have 50'x200' lot, therefore, this expansion protrude well into the back part of the lot. Not only with 2nd story addition in the back part of the house, followed by a 20'x14' balcony and a carport further stretches to a length of 140'.

In the back yards of the neighboring houses, it feels like there are a two story structure and a huge balcony with a two-car garage and a carport standing in the middle of the backyard. It will intrude on the privacy and views of the backyards of the adjacent houses and will look like an apartment building not single family home.



We are the neighbors of 21865 San Fernando Ave, are appealing the decision of Cupertino Planning Department about the expansion, and would like to mention a few supplementary points.

1) This huge protruding expansion of the house with very short front setback, a second story addition in the back part of the house, a huge 2nd floor balcony, and a big carport protruding into the backyard. It will destroy the harmony of the neighborhood.

Every house on the same side of the street (north of San Fernando Ave) have their backyards basically open, and all the houses with second story structures were all built in the front parts of the buildings. The 21865 San Fernando Ave addition and expansion project include:

- a 2nd story structure (821 sf) in the back part of the existing structure,
- a 2nd floor balcony (20'x14') behind the 2nd story structure,
- a first floor living room addition(547sf), and
- two car garage and a huge carport.

This made its structure extends to about length of 140 feet in length. This long expansion extended into the open backyards of the neighboring houses, and it destroyed the openness of the backyards and block out the views of neighboring houses on both sides of 21865 San Fernando Ave.

Comparing with the two adjacent houses, 21861 San Fernando Ave (house structure length about 71 feet, 114 feet setback to back fence), 21875 San Fernando Ave (house structure length about 94 feet, 91 feet setback to back fence) (see the attached document three), it further illustrates this addition and expansion will protrude into the backyard and break the harmony of every neighbor's open backyard.

The current 21865 San Fernando Ave house is an one-story structure, with very short front setback, with very high roofing compared with neighboring one-story house, and is already one of the longest one of the longest house in the whole block. With this already high first floor structure, an addition of 2nd floor structure, 2nd floor balcony, living room addition, and a carport will turn this addition and expansion into an 140 feet or so big tall structure sitting in the middle of a nice and quiet neighborhood. The expansion looked like a two houses connected together and does not fit this neighborhood well.

2) The expansion will create privacy, security issues and obstructing the views of all neighbor's backyards.

This expansion toward the back part of the house is different from other expansion projects where most homeowners added in the front parts of the house. A 2nd story addition in the back part of the house, followed by a 2nd floor balcony, and a garage and carport. It made the second story structure sit in the middle of the backyard. By planting the trees not only added the obstruction of the neighbor's backyard views, and break the openness of the neighbors' backyards views, but it also made the 2nd floor balcony feel like a watchtower in the middle of everyone's open backyards. Planting the trees along the fence does not help much in this scenario.

Backyards are homeowners' private and relaxing place, but with this watchtower-like balcony,

all the neighbors' serene and peaceful atmosphere will be replaced by being watched and threatening feels, and losing all the openness of the backyards.

3) This addition and expansion does not reflect and support the positive evolution of City of Cupertino.

The older house design on the same type of lot (50'x200') as the 21865 San Fernando Ave was designed to have a driveway along the side of the lot and garage in the back of the house. There were many older houses designed in this way before 1990 in the neighborhood. Most of them were one-floor single story home, but a few were two-story home. To name a few two-story home of immediate neighbors, 21841 and 21875 San Fernando Ave, both has living space about 3000 sf, and the 2nd story structures were in the front part of the lot. These houses did not protrude into the backyard areas, and did not cause the concerns of the neighbors.

During the past two decades, all the major renovations of the houses on this section of San Fernando Ave were listed as follows (data were taken from zillow.com), none of them designed to have a driveway along the side of the plot. Even if their square footage were comparable to 3600 sf, but they do not intrude neighbor's backyard privacy and obstructing views.

- 21811 San Fernando Ave (built in 2006): 5 beds/3 baths/3860 sf (same 50'x200' lot)
- 21821 San Fernando Ave (built in 2006): 5 beds/3.5 baths/3843 sf (same 50'x200' lot)
- 21831 San Fernando Ave (built in 2003): 5 beds/4.5 baths/3639 sf (same 50'x200' lot)
- 21860 San Fernando Ave (built in 2002): 5 beds/4.5 baths/3506 sf (wider 100'x90' lot)
- 21905 San Fernando Ave (built in 2002): 4 beds/4 baths/2747 sf, 1st floor only design
- 21909 San Fernando Ave (built in 2003): 6 beds/4.5 bath/5680 sf (double lot, 100'x200')

Additionally, during the past fifteen years (since 2003), all other major remodels on the same 50'x100' lots with comparable living space from 3600 sf to 3800 sf were done by modern architect. To our best knowledge, the following are the houses either on the same street or within 2 streets with exactly the same 50'x200' lots:

- 21871 Dolores Ave, 5 beds 5 baths, 3884 sf (built 2010)
- 21881 Dolores Ave, 5 beds 4.5 baths, 3884 sf (built 2011)
- 21825 Lomita Ave, 5 beds 4.5 baths, 3891 sf (built 2016)
- 21815 Lomita Ave, 5 beds 4.5 baths, 3891 sf (built 2016)
- 21871 Lomita Ave (under construction)

All these houses were designed by modern architect, and they enhanced and improved the neighborhood. They all have front setback about 20 feet (but 21865 San Fernando Ave only has 8' setback), open back yard space with big setback to back fence (please see the attached document). None of the these houses have length up to 140 feet in length, and none of these expansions or construction designed with a big balcony in their back yard, and none has parking garage with a carport in the backyard.

We believe the above houses were done by the modern architect and improved and enhanced the neighborhood. They reflect the positive evolution of City of Cupertino into a modern world class city. We believe the expansions like 21865 San Fernando Ave does not reflect the type of architecture of 21st century in City of Cupertino, and should be carefully reconsidered.

In addition, if this addition and expansion were to be constructed as planned, it will be one of a few longest buildings in Cupertino. It will possible be in the City of Cupertino for the next 40 to 50 years before the next major renovations. Possibly the neighbors or other residents in Cupertino will follow and expand similarly. This type of short front setback, long and protrusion into the backyard house design will inspire more similar expansion. Then the harmony of the neighborhood will disintegrate further. This expansion projects create the big concerns and unease of many neighbors, and many of us in the neighborhood we all agree to be against an expansion project like this to be in our neighborhood.

As the City of Cupertino evolves into a world class city, where Apple's headquarter is located, every house new, rebuilt or expansion should help the City evolve toward more modern, better architecture, and a harmonious city.

We sincerely hope that City of Cupertino Planning Commission will hear our voice.



Fig 1: 21811 San Fernando Ave.



Fig 2: 21821 San Fernando Ave.



Fig 3: 21831 San Fernando Ave.

Document Seven: Houses on San Fernando Ave which improved the neighborhood



Fig 4: 21860 San Fernando Ave.



Fig 5: 21905 San Fernando Ave.

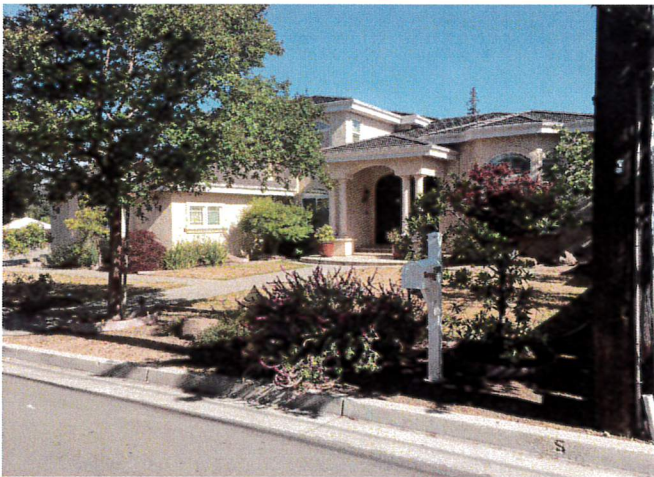


Fig 6: 21909 San Fernando Ave.

Document Seven: Houses on San Fernando Ave which improved the neighborhood

In the neighborhood of San Fernando Ave and adjacent streets, there were many lots with size 50'x200'. Houses under major expansion or remodeled from 2003 till present were listed as follows:

They all designed with big front setback, 2nd story structure in the front part of the lot, without a 20'x14' balcony in the backyard, and a length of the structure about 100 feet or so. It seems that they all followed modern architecture and style to improve the neighborhood but also enhanced the City of Cupertino.



Fig 1: 21811 San Fernando Ave (5 bedrooms 3 baths: 3860 sqft, built 2006)



Fig 2: 21821 San Fernando Ave (5 bedrooms 3.5 baths: 3843 sqft built 2006)

Document Eight: Houses built on same 50'x200' lot



Fig 3: 21831 San Fernando Ave (5 bedrooms 4.5 baths: 3639 sqft, built 2003)



Fig 4: 21871 Dolores Ave (5 bedrooms 5 baths: 3884 sqft, built 2010)



Fig 5: 21871 Dolores Ave (open backyard without big balcony)

Document Eight: Houses built on same 50'x200' lot



Fig 6: 21881 Dolores Ave (5 bedrooms 4.5 baths: 3884 sqft, built 2011)



Fig 7: 21825 Lomita Ave (5 bedrooms 4.5 baths: built 2016)



Fig 8: 21815 Lomita Ave (built 2016)

Document Eight: Houses built on same 50'x200' lot



Fig 9: 21871 Lomita Ave (under construction)

Document Eight: Houses built on same 50'x200' lot