

From: [Zayra Yves](#)
To: [Gian Martire](#)
Cc: ["Alex Mayers"; "joan meehan"](#)
Subject: RE: ADU/JADU expert in Cupertino
Date: Tuesday, December 17, 2019 10:19:40 AM

Hello Gian,

Is the planned occupancy still relevant considering the new law? Or does this JADU law override the planned occupancy?

Northpoint is an HOA townhome community with shared walls and the garages would likely be the conversion of interest. The garages are not detached.

The garages have hot water heaters that would require containment. If, as I have been informed, the conversions will require separate bathrooms, then it is possible Northpoint will not be able to accommodate an additional bathroom installed in the garages. The sewers at Northpoint are 40 years old and do not currently support Northpoint. We have been in discussion with the sanitation district over the lack of proper attention.

The persons most likely to utilize this new JADU law immediately are those purchasing and remodeling in the upon completion of the sale process.

Please let me know when I can meet with you in person to discuss these issues in more detail.

Sincerely,

Zayra Yves, CCAM, General Manager
Northpoint Homeowners Association
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From: joan meehan [mailto:joan_meehan@yahoo.com]
Sent: Monday, December 16, 2019 8:21 AM
To: Gian Martire <gianm@cupertino.org>
Cc: Zayra Yves <gm@northpointhoa.com>; Alex Mayers <mayers_alex@yahoo.com>
Subject: ADU/JADU expert in Cupertino

Good morning, Gian.

FYI - I gave your name as the ADU/JADU expert in Cupertino - to Zayra Yves - Northpoint Property Manager.

She's preparing for applications here - I shared the data that you gave to me at the De Anza Hotel hearing [thanks again.]

I also shared HCD data.

<https://www.hcd.ca.gov/policy-research/docs/FAQsADUJr.pdf>

And, I shared League of Cities data.

<https://www.cacities.org/Top/Partners/California-City-Solutions/2016/Junior-Accessory-Dwelling-Units>

Now, my husband [Alex] and I have one question - what is "*planned occupancy*" here in Northpoint - P(R1C)

Thanks and Merry Christmas !!