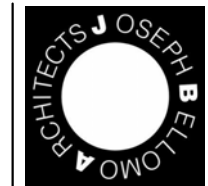




19820 Homestead Road, Cupertino, CA

A VIEW OF THE EXISTING BUILDING FROM HOMESTEAD ROAD



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Project Name:
19820 Homestead Road, Cupertino
COVER SHEET

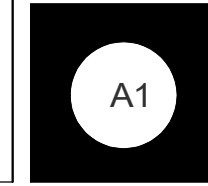
APPLICANT: HOMESTEAD HOMES 19620 STEVENS CREEK BLVD STE 280, CA 95070 CONTACT: ELLA SUN AND WILLIAM PAN WPAN@WPANRE.COM ELLASUN.HOUSE@GMAIL.COM	CIVIL ENGINEER: SANDIS 1700 S. WINCHESTER BLVD, CAMPBELL, CA 95008 CONTACT: STEVE YAZALINA SYAZ@SANDIS.NET
ARCHITECT: JOSEPH BELLOMO ARCHITECTS 102 UNIVERSITY AVENUE PALO ALTO, CA 94301 (650) 326 0374 PROJECT ARCHITECT: PRATIMA SHAH PRATIMA@BELLOMOARCHITECTS.COM	GEOTECHNICAL ENGINEER: ROMIG ENGINEERS 1390 EL CAMINO REAL, SAN CARLOS, CA 94070 CONTACT: PAYUM VOSSOUGH PAYUM@ROMIGENGINEERS.COM
SURVEYOR: SANDIS 1700 S. WINCHESTER BLVD, CAMPBELL, CA 95008 CONTACT: STEVE YAZALINA SYAZ@SANDIS.NET	MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERS: INTEFACE ENGINEERING, INC 135 MAIN STREET, SUITE 400 SAN FRANCISCO, CA 94105 CONTACT: JOEL CRUZ JOELC@INTERFACEENG.COM
ARBORIST: DAVE DOCKTER CONTACT: DAVEDOCKTER@COMCAST.NET	LANDSCAPE ARCHITECT: ANYI LANDSCAPE STUDIO CONTACT: ANYI HUANG ANYIHUANG@GMAIL.COM

PROJECT DESCRIPTION: GENERAL PLAN AMENDMENT INITIATION PROPERTY ADDRESS: 19820 HOMESTEAD ROAD, CUPERTINO, CA OWNER: HOMESTEAD HOMES APN: 316-04-064	EXISTING LAND USE: LOW DENSITY (1-5DU/Ac.) PROPOSED LAND USE: LOW MEDIUM DENSITY (5-10 DU/Ac.) EXISTING LOT ZONING: A1-43 PROPOSED ZONING AMENDMENT: PLANNED UNIT DEVELOPMENT OCCUPANCY: RESIDENTIAL LOT SIZE: 21,780 SQ FT FIRE SPRINKLER: FULLY SPRINKLERED TRASH / RECYCLING: ON SITE
--	---

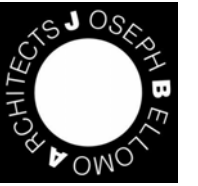
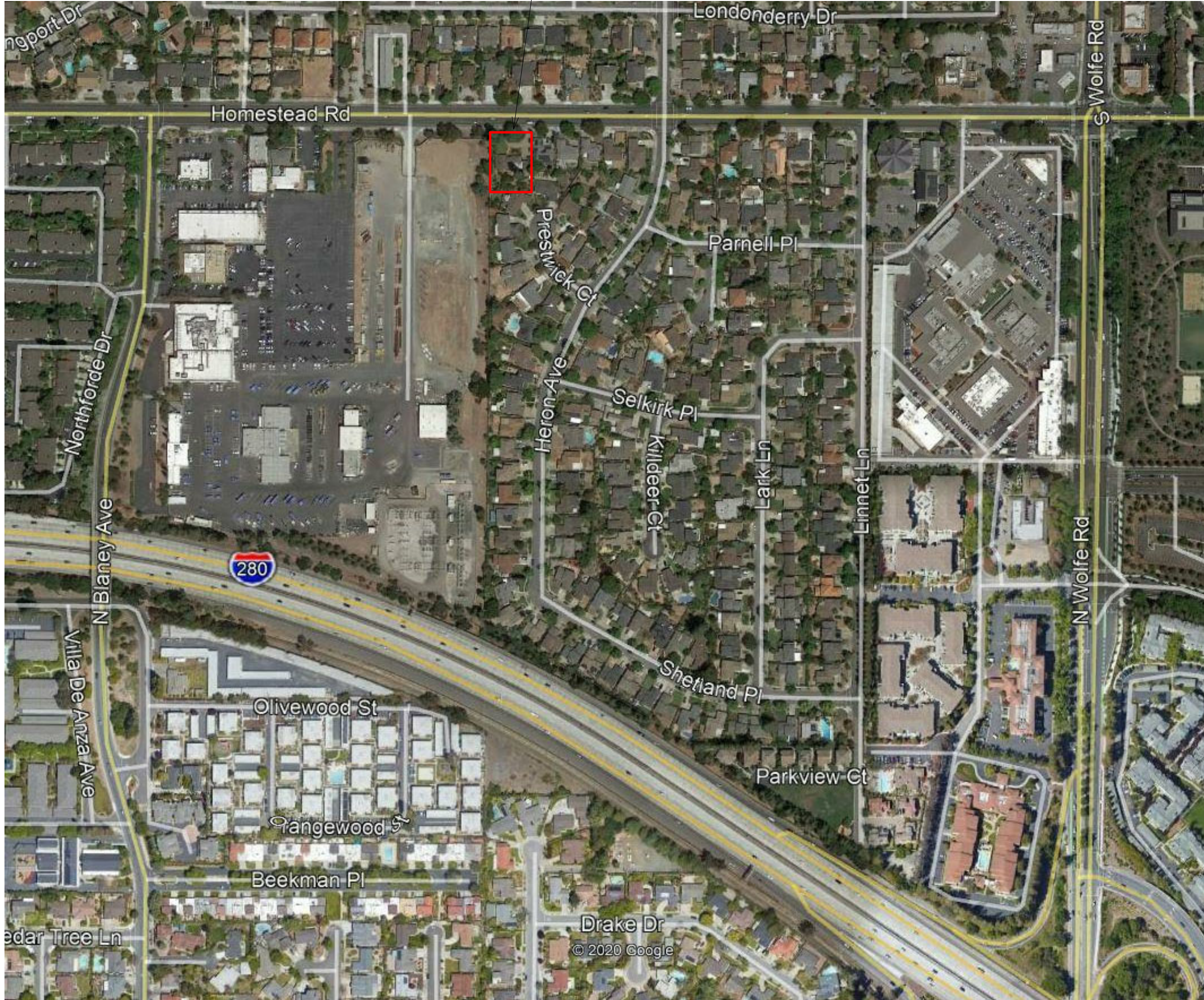
A1	COVER SHEET
A2	VICINITY MAP
A3	PARCEL MAP
A4	LAND USE PLAN
A5	CITY OF SUNNYVALE GENERAL PLAN
A6	ZONING MAP
A7	ZONING CODE COMPLIANCE
A8	SITE PLAN
A9	SECOND FLOOR PLAN
A10	ROOF PLAN
A11	AREA CALCULATIONS
A12	PROPOSED SUBDIVISION
A13	GRAPHIC REPRESENTATION OF CHANGE IN DENSITY

A14	EAST AND WEST ELEVATIONS
A15	NORTH AND SOUTH ELEVATIONS
A16	ELEVATION FROM DRIVEWAY
A17	AERIAL VIEW
A18	STREET VIEW FROM HOMESTEAD ROAD
A19	CONTEXT PICTURES
C0	SITE SURVEY
C1	GRADING PLAN
L1	PRELIMINARY LANDSCAPE PLAN
L2	EXISTING TREE SURVEY
L3	PRELIMINARY PLANTING PLAN
L4	LANDSCAPE CONSTRUCTION DETAILS
L5	PLANT PICTURES

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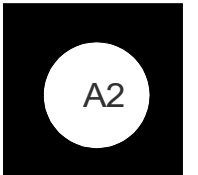
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VICINITY MAP

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BOOK 316

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3

5

Project Name:
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PARCEL MAP

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A3

EXISTING GENERAL PLAN LAND USE : LOW DENSITY RESIDENTIAL (1-5 DU/Ac)

ADJOINING PROPERTIES:

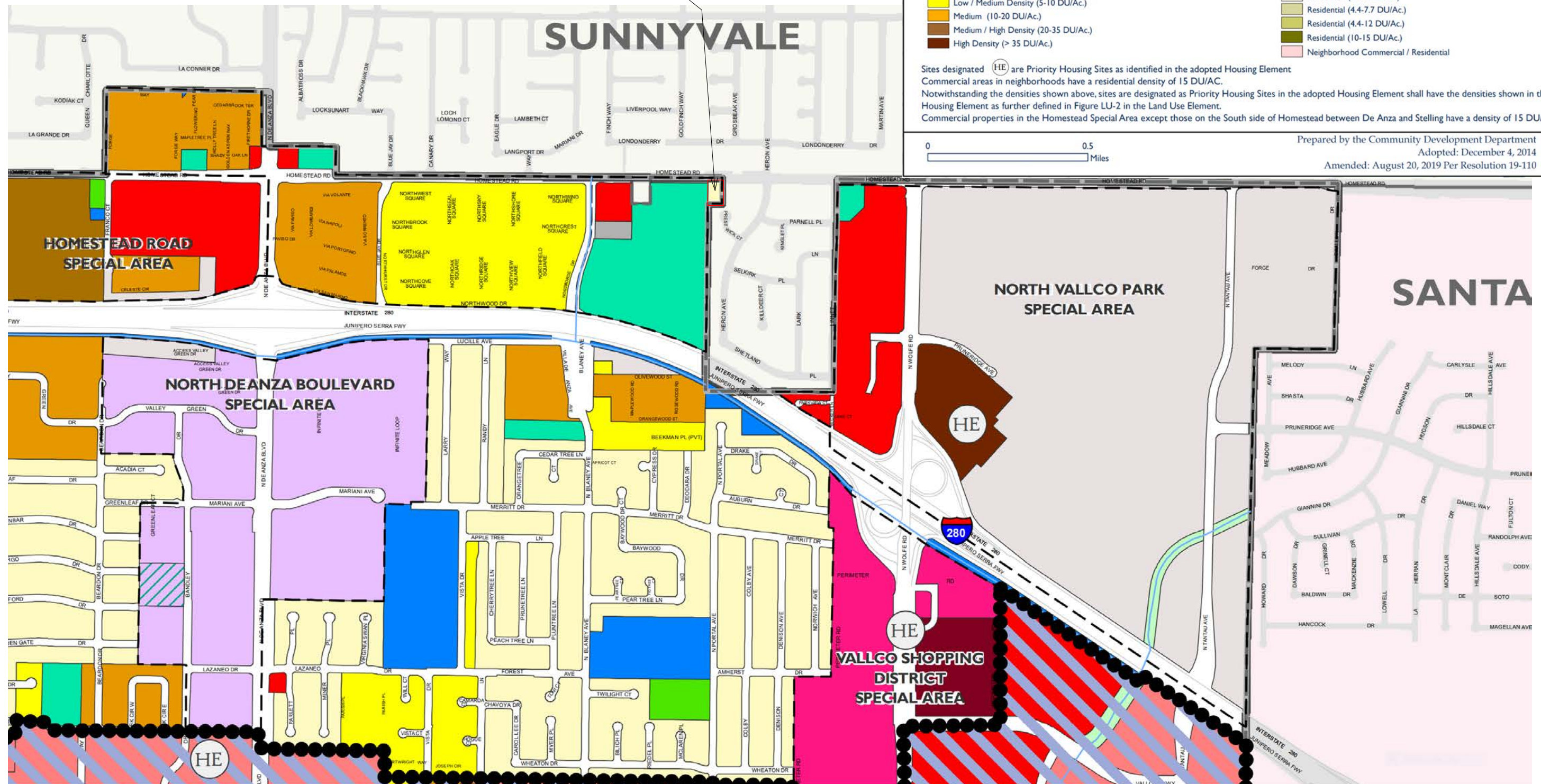
NORTH : HOMESTEAD ROAD

EAST: SINGLE FAMILY RESIDENCE IN CITY OF SUNNYVALE
(ZONE: RO , GENERAL PLAN DEIGNATION: LOW DENSITY RESIDENTIAL)

SOUTH: SINGLE FAMILY RESIDENCE CITY OF SUNNYVALE
(ZONE: RO , GENERAL PLAN DEIGNATION: LOW DENSITY RESIDENTIAL)

WEST: PG&E PROPERTY (QUASI PUBLIC/INSTITUTIONAL)

19820 HOMESTEAD ROAD



CITY OF CUPERTINO LAND USE MAP

LEGEND

- City Boundary
- Heart of the City
- Special Center Boundaries
- Urban Service Area
- Sphere of Influence
- Housing Element Sites
- Creeks

Residential Land Use Designations

- Very Low Density (5-20 Acre Slope Density Formula)
- Very Low Density (1/2 Acre Slope Density Formula)
- Very Low Density (Slope Density Formula)
- Low Density (1-5 DU/Ac)
- Low Density (1-6 DU/Ac) Rancho Rinconada
- Low / Medium Density (5-10 DU/Ac)
- Medium (10-20 DU/Ac)
- Medium / High Density (20-35 DU/Ac)
- High Density (> 35 DU/Ac)

Non-Residential Land Use Designations

- Regional Shopping
- Regional Shopping / Residential
- Commercial / Office / Residential
- Commercial / Residential
- Office / Industrial / Commercial / Residential
- Industrial / Residential
- Industrial / Residential / Commercial
- Public Facilities
- Quasi-Public / Institutional
- Quasi-Public / Institutional Overlay
- Parks and Open Space
- Riparian Corridor
- Transportation
- County

Monta Vista Land Use Designations

- Residential (0-4.4 DU/Ac)
- Residential (4.4-7.7 DU/Ac)
- Residential (4.4-12 DU/Ac)
- Residential (10-15 DU/Ac)
- Neighborhood Commercial / Residential

Sites designated are Priority Housing Sites as identified in the adopted Housing Element

Commercial areas in neighborhoods have a residential density of 15 DU/AC.

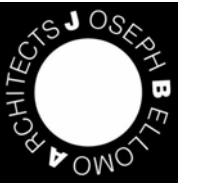
Notwithstanding the densities shown above, sites are designated as Priority Housing Sites in the adopted Housing Element shall have the densities shown in the Housing Element as further defined in Figure LU-2 in the Land Use Element.

Commercial properties in the Homestead Special Area except those on the South side of Homestead between De Anza and Stelling have a density of 15 DU/AC.

Prepared by the Community Development Department

Adopted: December 4, 2014

Amended: August 20, 2019 Per Resolution 19-110



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19820 Homestead Road, Cupertino

LAND USE PLAN

DATE

11/09/2020

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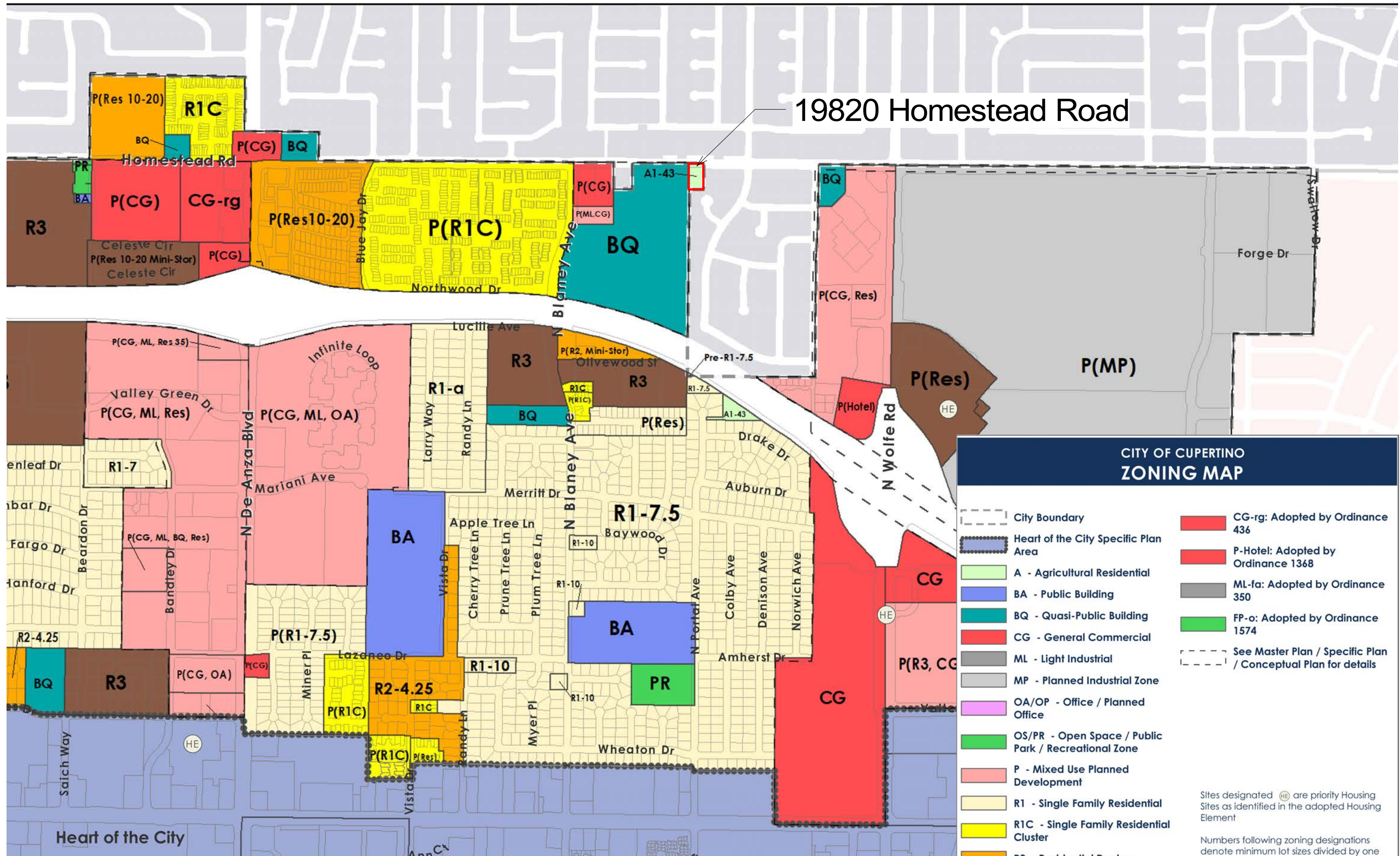
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CITY OF CUPERTINO ZONING MAP

	City Boundary		CG-rg: Adopted by Ordinance 436
	Heart of the City Specific Plan Area		P-Hotel: Adopted by Ordinance 1368
	A - Agricultural Residential		ML-fa: Adopted by Ordinance 350
	BA - Public Building		FP-o: Adopted by Ordinance 1574
	BQ - Quasi-Public Building		See Master Plan / Specific Plan / Conceptual Plan for details
	CG - General Commercial		
	ML - Light Industrial		
	MP - Planned Industrial Zone		
	OA/OP - Office / Planned Office		
	OS/PR - Open Space / Public Park / Recreational Zone		
	P - Mixed Use Planned Development		
	R1 - Single Family Residential		
	R1C - Single Family Residential Cluster		
	R2 - Residential Duplex		
	R3 - Multiple Family Residential		
	RHS - Residential Hillside		
	T - Transportation		

Sites designated are priority Housing Sites as identified in the adopted Housing Element

Numbers following zoning designations denote minimum lot sizes divided by one thousand.

The "Pre" designation denotes a prezoned unincorporated area and is colored white

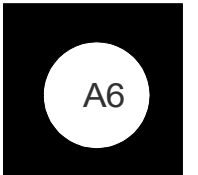
0 0.25 0.5 Miles

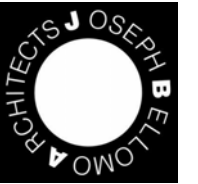
Prepared by the Community Development Department
Created: October 15, 2000
Amended 3 September 2019 per Ordinance 19-2188 CUPERTINO

Project Name:
19820 Homestead Road, Cupertino

ZONING MAP

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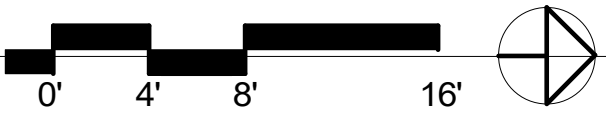


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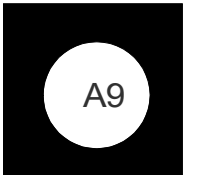


1 Second Floor Plan
 1/16" = 1'-0"



Project Name:
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SECOND FLOOR PLAN

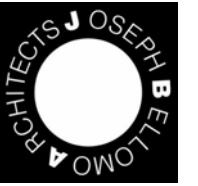
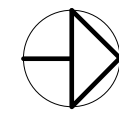
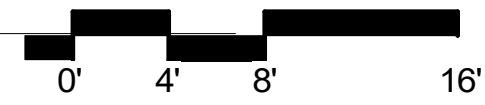
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HOMESTEAD ROAD

1 Roof Plan
1/16" = 1'-0"



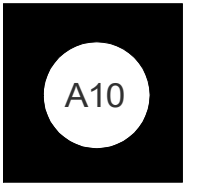
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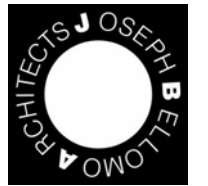
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Project Name:
19820 Homestead Road, Cupertino

ROOF PLAN

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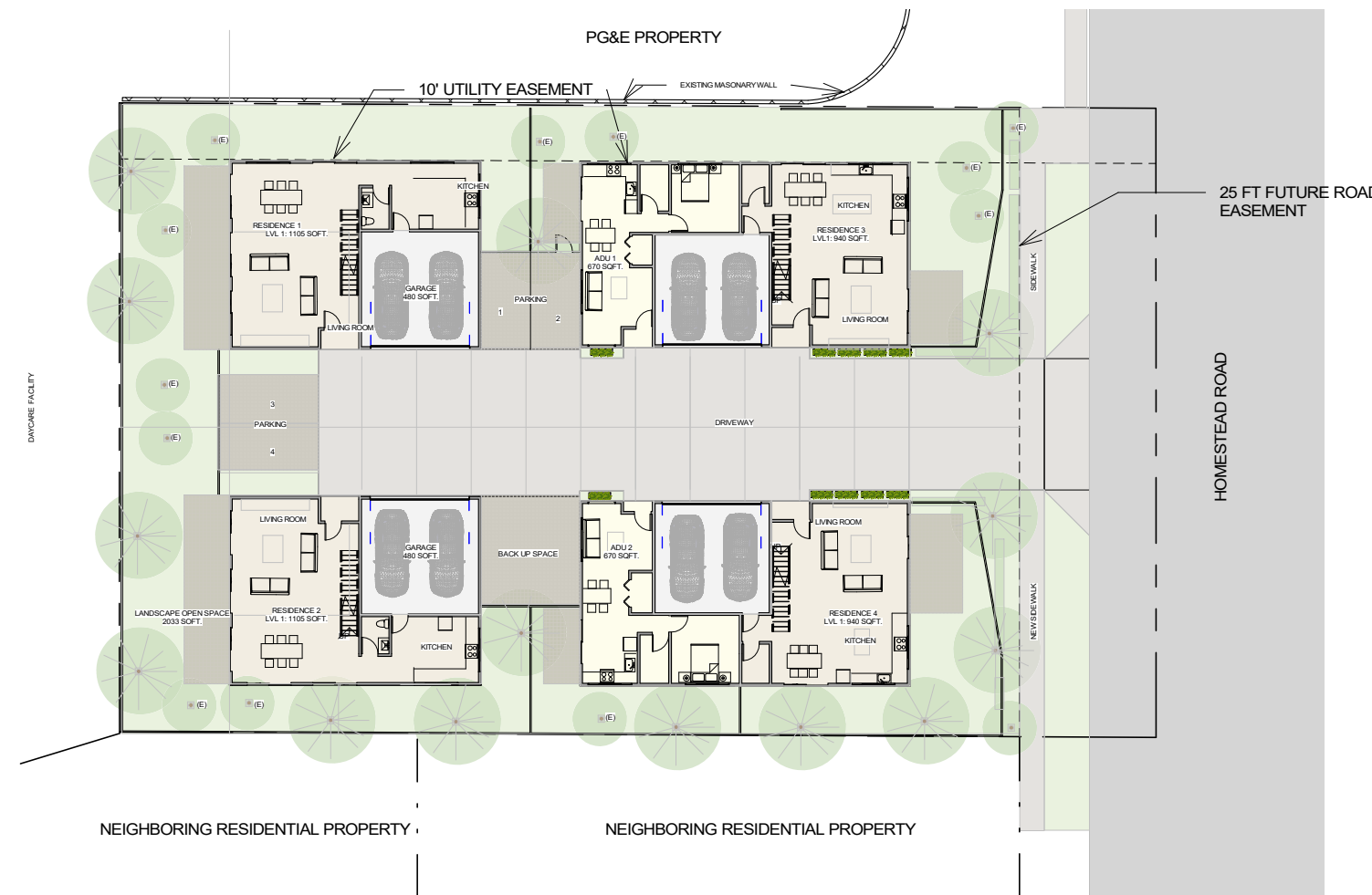


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19820 Homestead Road, Cupertino

Design Program 4 Residential Units



COLOR CODE	19820 Homestead Road	TOTAL AREA	Residential	PED. OVERLAY	USABLE OPEN SPACE	LANDSC. OPEN	COVERED GARAGES	OPEN PARKING	DRIVEWAY
------------	----------------------	------------	-------------	--------------	-------------------	--------------	-----------------	--------------	----------

2ND FLOOR

beige	RESIDENTIAL UNIT 1	1,430	1,430						
beige	RESIDENTIAL UNIT 2	1,430	1,430						
beige	RESIDENTIAL UNIT 3	1,860	1,860						
beige	RESIDENTIAL UNIT 4	1,860	1,860						
yellow	USABLE OPEN SPACE	760			760				
	TOTAL 2ND FLOOR	7,340	6,580	0	760	0	0	0	0

1ST FLOOR

beige	RESIDENTIAL UNIT 1	1,105	1,105						
beige	RESIDENTIAL UNIT 2	1,105	1,105						
beige	RESIDENTIAL UNIT 3	940	940						
pale yellow	ADU 1	670	670						
beige	RESIDENTIAL UNIT 4	940	940						
pale yellow	ADU 2	670	670						
brown	PEDESTRIAN OVERLAY	2,685		2,685					
green	LANDSCAPE OPEN SPACE	7,110				7,110			
slate	PARKING IN GARAGES	1,844					1,844		
light brown	Open PARKING	990						990	
grey	DRIVE WAY	3,715							3,715
	TOTAL 1ST FLOOR	21,774	5,430	2,685	0	7,110	1,844	990	3,715

TOTAL AREA	29,114	12,010	2,685	760	7,110	1,844	990	3,715
-------------------	---------------	---------------	--------------	------------	--------------	--------------	------------	--------------

BUILDING AREA SUMMARY:		Site Coverage= Total Area of the First Floor- Pedestrian Overlay-Landscaped Open space-Parking-Driveway=	
SITE AREA GROSS	21,775 SF	21780-2685-7110-990-3715	
NET	19,095 SF	7,274 SF	38.00%
F.A.R. RESIDENTIAL	12010 SF:19095 SF 0.62:1		
LANDSCAPED (USEABLE OPEN SPACE		OPEN SPACE PROVIDED PER RESIDENTIAL UNIT	
LANDSC.	7,110	RESIDENCE1:	1920 SF
USEABLE	760	RESIDENCE2:	1760 SF
LANDSCAPE / OPEN SPACE COVERAGE = LANDSCAPED OPEN SPACE + USEABLE OPEN SPACE + PEDESTRIAN /VEHICULAR OVERLAY		RESIDENCE 3:	1222 SF
= 7,870		ADU 1:	525 SF
41%		RESIDENCE 4:	1200 SF
PEDESTRIAN/VEHICULAR OVERLAY		ADU 2:	456 SF
PED.	2,685		

1 Site Plan Area Calculations
1/32" = 1'-0"



- Size of Individual Unit
- Residence 1: 3015 SF
 - Residence 2: 3015 SF
 - Residence 3: 3242SF
 - ADU1: 670 SF
 - Residence 4: 3242 SF
 - ADU2: 670 SF

2 Second Floor Plan Area Calculation
1/32" = 1'-0"



Project Name:
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AREA CALCULATIONS

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