



Council Meeting: August 31, 2010

SUBJECT: **2010-7291 - The Ridgecrest Group/Omid Shakeri:**
Application for related proposals on a 29,250 square foot site located at **574 Bobolink Circle** in an R-0/S (Low Density Residential/Single Story) Zoning District. (APN: 309-02-034).

MOTION: Appeal by a neighbor of a decision by the Planning Commission approving Design Review applications for three one-story single-family homes (two homes exceed 3,600 square feet which require Planning Commission review) and Variances for each home with heights that exceed the maximum 17' height that is permitted within a single-story combining district.

REPORT IN BRIEF

Existing Site Conditions One single-family home and two accessory buildings

Surrounding Land Uses

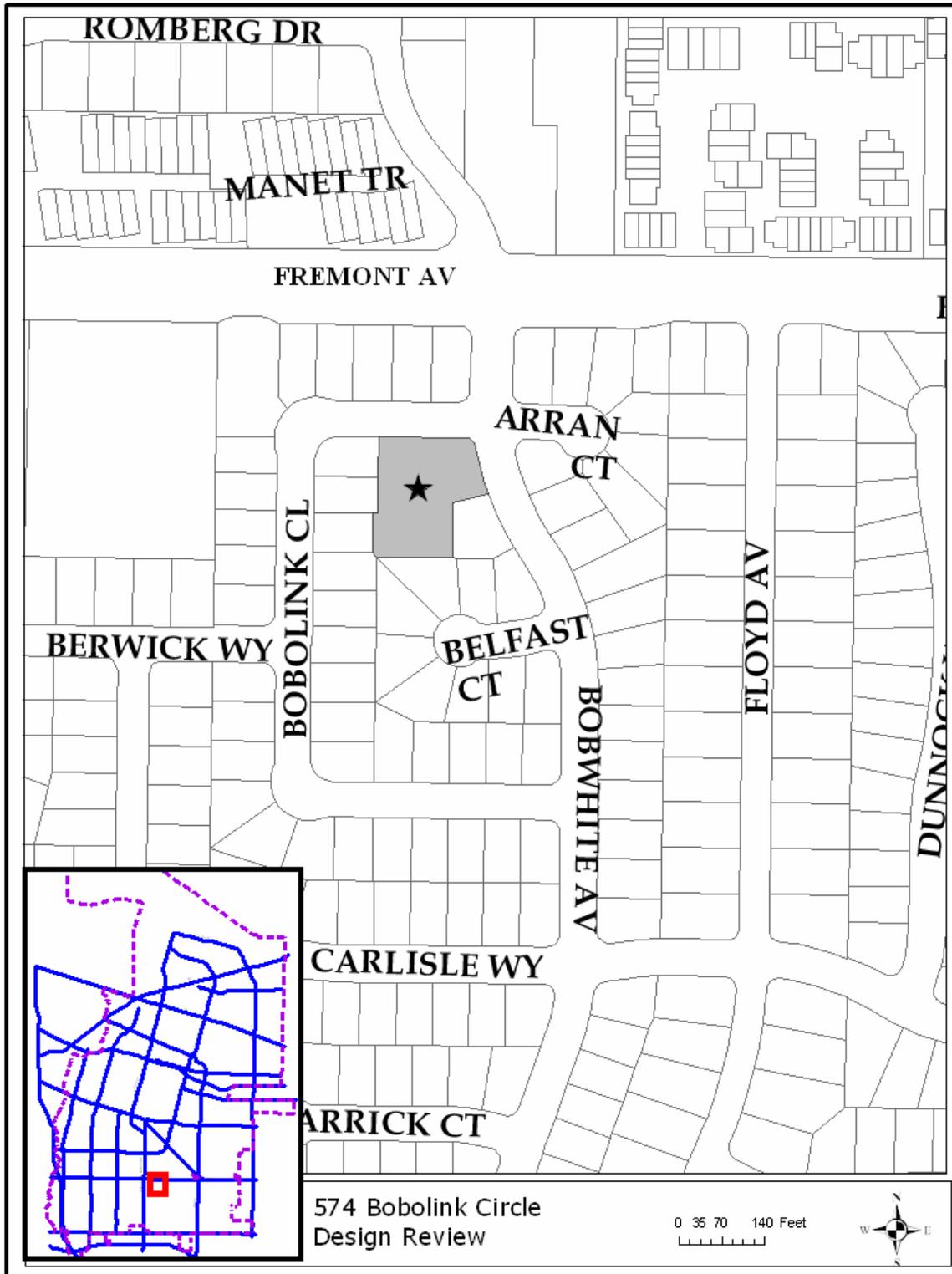
North	Single Family Home
South	Single Family Home
East	Single Family Home
West	Single Family Home

Issues Building Height, Neighborhood Compatibility

Environmental Status A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Planning Commission Action Approved the Design Review and Variance with conditions.

Staff Recommendation Deny the appeal and uphold the decision of the Planning Commission to approve the Design Review and Variance with conditions.



Description of Proposed Project

The proposed project includes a Design Review for three single family homes and Variance from height requirements within the single-story combining district (19 feet, 6 inches where 17 feet is allowed). Two of the proposed homes are greater than 3,600 square which require Planning Commission review. The design of the homes has not been modified since an approval (expired) from 2007.

BACKGROUND

Project Background: The proposal was first reviewed by the Planning Commission in 2006 when the site was considered for a four-lot subdivision (Parcel Map), Special Development Permit and Rezone (PD). This particular proposal was denied. In 2007, a revised proposal for a three-lot subdivision (Parcel Map) and Variance from lot width requirements was approved by the Planning Commission. Subsequently, later that year, three individual homes on the newly created lots were approved by staff through separate Design Review applications. No building permits were issued for the three homes and ultimately the Design Review applications expired in November of 2009. In December of 2009, single-family development standards were modified including the overall floor area threshold which requires Planning Commission review. The threshold was lowered from 4,050 square feet to 3,600 square feet. Two of the three proposed homes exceed the new threshold.

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2002-0205	Rezone to Single Story Combining District	City Council / Approved	6/11/02
2005-0106	Rezone, Parcel Map and Special Development Permit for four homes on the lot	City Council / Denied	9/26/2006
2006-1111	Parcel Map for a three lot Subdivision and Variance from lot width requirements	Planning Commission / Approved	1/22/07
2007-1156, 1157, 1158	Design Review Applications for three single family homes	Staff/ Approved (expired)	11/26/07

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 Categorical Exemptions includes construction of single-family homes.

General Plan and Zoning District: The project site lies within a single-family neighborhood and has the General Plan designation of Residential Low Density. The subject site lies within the R-0/S (Residential Low Density/Single-Story) Zoning District. This neighborhood was approved for a single-story combining district in 2002 and was renewed in 2009.

Design Review

Site Layout: Although the original lot utilizes a Bobolink Circle address (574 Bobolink Cir.); two of three proposed lots will contain addresses on Bobwhite Avenue. The remaining lot will be on Bobolink Circle (See site plan in Page 1 of Attachment C). Two of the homes directly face the street similar to other homes in the neighborhood. The remaining home has a flag-lot configuration with the home and garage positioned further away from the public street. The smallest of the three homes, which lies on Lot #2, is located at the intersection of Bobwhite Avenue and Bobolink Circle. Each of the homes meets setback and lot coverage standards for properties located within the R-0 Zoning district.

The total size of the homes are 3,845 (43.5% FAR), 3,385 (38.5% FAR), and 3,868 square feet (32.5% FAR) respectively. Each home contains four bedrooms and three and a half bathrooms. In addition to a kitchen and two-car garage, each home also has a family, living and dining room. A front porch is included on each home and the two larger homes also have a covered rear patio area.

Architecture: The proposed design has not been modified since the approved Design Review applications from 2007 which have since expired. Each one-story home incorporates high quality materials with similar contemporary architectural design. The use of painted stucco siding is consistent in each home. A stone finish is also utilized along the base of the homes and wraps around the front façade to each of the side elevations to varying length. Divided light windows are also utilized to add interest along the front façades and at various locations on other elevations.

Landscaping: There are several existing trees on the property. The applicant notes the intent to remove three “protected” trees that are either located within the footprint of the new homes or are in poor condition. Conditions of Approval require specified size replacement trees to be planted. Appropriate tree protection measures are required to preserve a “protected” size walnut tree on

the property as well as a large oak tree that is situated nearby on an adjacent property.

Existing six to seven foot wood fences, located between existing neighboring properties, would be retained or repaired as needed. Within the subject development, six foot board-on-board fences would be constructed between the properties.

Parking/Circulation: Each home maintains the required two covered (garage) and two uncovered spaces (driveway) as required by Sunnyvale Municipal Code.

Variance

The proposal meets all development standards with the exception of the total building height of 17 feet per Code standards for homes within a single-story combining district. The existing home does not meet this requirement as it reaches a peak of approximately 24' 11".

The applicant has provided justifications for the Variance in Attachment F. The provided justifications state that due to the grade of the property; the homes would need to be built with a maximum height of 13 feet. This would require a flat roof design, and based on the architectural pattern of the neighborhood, such a design would not be compatible. Currently as proposed, a significant amount of soil would need to be removed (approximately 3,000 cubic yards), to lower the grade of the subject properties approximately one to two feet. To meet height requirements, an additional two to three of grading would need to occur. It would also necessitate extensive use of retaining walls because the site would be three to three and one-half feet lower than adjacent properties. The applicant further notes that extensive grading could endanger an oak tree on a neighboring property.

Expected Impact on the Surroundings: The new development will appear lower than the current appearance of the lot. As stated previously, the development would reduce the grade of the property by approximately one to two feet. If required to meet Code requirements for height in the single-story combining district, an additional two to three feet would need to be graded so that homes would not exceed 17 feet (from top of curb). As proposed, privacy issues are not expected due to the layout of the homes and one-story design. The homes are also built approximately one to three feet lower than neighboring properties. Compared to the existing home, the proposed homes are approximately 5.4 feet lower to the peak, as measured from the top of curb.

Stormwater Management: This project requires compliance with the Stormwater Management requirements for project sites that exceed 10,000 square feet. The applicant has been advised of the associated Stormwater

Management Plan costs and the responsibilities for construction and long term maintenance and reporting and has provided a preliminary plan that indicates generally how they will comply. Staff finds the initial submittal for the project to be sufficient; however, the City of Sunnyvale requires Stormwater Management Plans to be certified by a qualified third party consultant prior to issuance of building permits (Condition of Approval #20C).

Planning Commission Hearing: On June 28, 2010, the Planning Commission hearing was held for the project (See Attachment G for the Minutes). In addition to the applicant, one member of the public spoke regarding the project; much of the discussion related to the planned removal of the “protected” size palm tree located in the planned driveway for Lot #3. The Commission discussed the merits for the Variance request and the site layout relative to the palm tree and ultimately voted 5-1 to approve the project. A member of the Commission urged the applicant to consider relocation of the palm tree but did not require the developer to do so.

Appeal: Since the Planning Commission hearing, the same neighbor who spoke at the hearing submitted an appeal (See “Letter of Appeal” in Attachment H). The neighbor states the bulk and size of the homes is out of character with the neighborhood. The appellant further states concerns with the planned removal of the three “protected” size trees. Additional concerns are that Sunnyvale guidelines are not applied consistently and points out cases where tree removal permits were denied or efforts were made to protect certain trees.

Comment on the Appeal: The proposed project would result in homes that are larger than many other homes in the neighborhood. However, staff finds that the architectural design and layout of the homes adequately addresses the visual appearance and scale of a larger home within the neighborhood. This is partly achieved by the relatively low profile and adequate front yard setback of each home and is consistent with the neighborhood pattern.

Similar to other redevelopment projects, staff evaluates “protected” trees” on the basis of condition, potential hazard, and/or whether a tree restricts the owners’ ability to enjoy reasonable use or economic potential of the property. The following factors are used to help evaluate whether the last finding can be made:

- The need to allow construction of improvements and to allow economic or reasonable enjoyment of property
- The approximate age of the tree relative to its average life span
- The limited useful landscape value due to its inappropriate species, size and location relative to the existing structures on the property
- The topography of the land and the effect of the requested action on water retention and diversion or increased flow of surface water The

potential effect of removal on soil erosion and stability where the tree is located

- Current and future visual screening potential
- Overcrowding of trees unreasonably restricting the use of the land
- Any other information the Director of Community Development finds pertinent to the application.

Staff has worked extensively with the applicant to determine a site layout that can provide appropriate infill redevelopment while being compatible with a low density neighborhood. In cases where “protected” trees are approved for removal when in relatively “good” or “healthy” condition, staff must determine if a redevelopment plan has taken into consideration site layout alternatives. In this case, the subject trees are located near or within the footprint of driveways or structures. Staff has determined that the proposed layout is appropriate for the site and neighborhood; therefore the trees can be removed. Extensive grading at the site could further endanger the trees. As stated in the report, Condition of Approval #11f requires 36-inch replacement trees to be planted on-site.

Regarding consistency, each tree removal permit is reviewed on a case by case basis, and the merits for removal are determined based on specifics of a site and project within the parameters of the adopted criteria.

Fiscal Impact

Transportation Impact Fee: The project will result in a net increase in the trip generation at this site due to net new units. Traffic impact fees of approximately \$4,098.36 are estimated for this project. The applicant would be required to pay the fee at the time building permits are issued for each new home.

Park Dedication Fee: This project is subject to Park Dedication Fees of approximately \$28,749.60 due at the time of Final Parcel Map.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 63 notices mailed to the property owners and residents within 300 ft. of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for Design Review and Variance. Recommended Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

ALTERNATIVES

1. Grant the appeal and deny the Variances and Design Reviews.
2. Deny the appeal and uphold the decision by the Planning Commission to approve the Variances and Design Reviews with the recommended Conditions of Approval located in Attachment B.
3. Deny the appeal and uphold the decision by the Planning Commission to approve the Variances and Design Reviews with modified Conditions of Approval located in Attachment B.

RECOMMENDATION

Alternative 2: Deny the appeal and uphold the decision by the Planning Commission to approve the Variances and Design Reviews with the recommended Conditions of Approval located in Attachment B.

Reviewed by:

Hanson Hom, Director of Community Development
Prepared by: Ryan M. Kuchenig, Project Planner
Reviewed by: Trudi Ryan, Planning Officer

Approved by:

Gary M. Luebbers
City Manager

Attachments

- A. Findings
- B. Standard Requirements and Recommended Conditions of Approval
- C. Project Data Table
- D. Site and Architectural Plans
- E. Architectural Renderings
- F. Variance Justifications Provided by the Applicant
- G. Minutes from the Planning Commission Hearing on June 28, 2010
- H. Letter of Appeal

Recommended Findings – Design Review

The proposed project is desirable in that the project’s design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The orientation of the homes is consistent with other homes in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	Although larger than many of the neighboring homes, the proposed homes are one-story and match the architectural character of the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The homes meet or exceed setback requirements and does not cause any privacy impacts to surrounding properties.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The parking layout is consistent with the layout of other homes in the neighborhood.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The design of the homes and front yard landscaping is similar to the surrounding neighborhood.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed new home utilizes high quality materials including stucco and stone detailing
<i>2.2.7 Preserve mature landscaping</i>	Certain trees will be protected while Conditions of Approval require replacement of others.

Recommended Findings - Variance

In order to approve the Variance the following findings must be made:

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district, **and**

The subject site maintains a grade differential of approximately four feet above the top of the public curb. This would require that the homes either be designed to reach a peak of approximately 13 feet which would create an incompatible design with respect to the neighborhood, or necessitate the removal of a significant amount of soil from the site. As a result of this second alternative to meet Code, the lower grade of the property would require considerable amount retention walls to be built due to the change in grade from neighboring properties. Strict application of the Zoning Code would result in a development that would visually be incompatible with the surrounding neighborhood.

2. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property, improvements, or uses within the immediate vicinity and within the same zoning district, **and**

Granting of the Variance will not be materially detrimental to the neighborhood as the one-story homes would be able to be designed architecturally similar to the surrounding area. The height of the proposed homes will be lower than the two attached homes that are currently constructed on the lot. If required to be meet code requirements, further disturbance could occur due to the considerable grading that would need to occur. Furthermore, an existing oak tree on a neighboring property could be impacted to a greater degree.

3. Upon granting of the variance, the intent and purpose of the ordinance will still be served and the recipient of the variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

The requested variance will not result in special privileges for the applicant as the proposed homes maintain a one-story appearance, as required, and similar in scale to the rest of the neighborhood.

ATTACHMENT B

RECOMMENDED

CONDITIONS OF APPROVAL AND

STANDARD DEVELOPMENT REQUIREMENTS

AUGUST 31, 2010

Planning Application 2010-7291 574 Bobolink Circle
Design Review and Variance

Design Review for three one-story single-family homes. Two homes exceed 3,600 square feet which require Planning Commission review.

Variance from Sunnyvale Municipal Code Section 19.26.200(f)(1) to allow 19'6" height where 17' is allowed in the single story combining district for each home.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

THE FOLLOWING GENERAL CONDITIONS SHALL APPLY TO THE APPROVED PROJECT.

1. CONFORMANCE WITH APPROVED PLANNING APPLICATION – All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]
2. PERMIT EXPIRATION (Ordinance 2895-09): The Use Permit shall be valid for three (3) years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is

not exercised within this time frame, the permit is null and void. [SDR] (PLANNING)

3. TITLE 25 - Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]
4. CONFORMANCE WITH PREVIOUS PLANNING PERMIT – The subject site shall comply with all conditions of approval and requirements of planning application 2006-1111. [PLANNING] [COA]
5. STORMWATER MANAGEMENT PLAN - Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed “Stormwater Management Plan Data Form”, and therefore must submit a Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.

6. EXTERIOR MATERIALS REVIEW - Final exterior building materials and color scheme are subject to review and approval by the Planning Commission/Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

7. CONDITIONS OF APPROVAL – Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]
8. RESPONSE TO CONDITIONS OF APPROVAL – A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]
9. BLUEPRINT FOR A CLEAN BAY – The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]
10. FEES AND BONDS – The following fees and bonds shall be paid in full prior to issuance of building permit.
 - a) TRANSPORTATION IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project, estimated at \$4,098.36, prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]

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- b) PARK IN-LIEU - Pay Park In-lieu fees estimated at approximately \$28,749.60, prior to approval of the Final Map or Parcel Map. (SMC 18.10). [SDR] [PLANNING]
11. TREE PROTECTION PLAN - Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:
- a) An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
 - b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
 - c) Provide fencing around the drip line of the trees that are to be saved including the protected size walnut tree on-site and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
 - d) Ensure that adequate tree protection measures are also provided to the large oak tree located on the adjacent property.
 - e) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]
 - f) Any "protected trees", (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
12. STORMWATER MANAGEMENT CALCULATIONS - Submit two copies of the City of Sunnyvale Impervious Surface Calculation worksheet prior to issuance of a Building Permit. [COA] [PLANNING]
13. BEST MANAGEMENT PRACTICES - The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:
- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
 - b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
 - c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.

- d) Covered trash, food waste, and compactor enclosures.
 - e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
 - ii) Dumpster drips from covered trash and food compactor enclosures.
 - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
 - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]
14. CITY STREET TREES (SUBDIVISION) - At the expense of the subdivider, City staff shall install required street trees of a species determined by the Public Works Department. Obtain approval of a detailed landscape and irrigation plan from the Director of Community Development (SMC 19.38.070) prior to issuance of a Building Permit. [SDR] [PLANNING/PUBLIC WORKS]

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

15. LANDSCAPING AND IRRIGATION - All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0/S	Same	R-0/S
Lot Size (s.f.)	29,573	8,762 – 11,968	6,000 min.
No. of Units	2	3 (1 per lot)	1 max. (per lot)
Gross Floor Area (s.f.)	4,384	3,382 – 3,845	No max. (3,600)
Lot Coverage (%)	15%	32.5% -43.5%	45% max.
Floor Area Ratio (FAR)	15%	32.5% -43.5%	45% max. without PC review
★ Building Height (ft.)	24' 9"	19' 6"	17' max.
No. of Stories	1	1	1 max.
Setbacks (for each parcel)			
Front	35'	20' – 24'	20' min.
Left Side	74'	4' – 8'	4 min. (12' combined)
Right Side	23'	4' – 10'	4 min. (12' combined)
Rear	45'	20' – 25'	20' min.
Parking			
Total Spaces	4	4 (per lot)	4 min. (per lot)
Covered Spaces	2	2 (per lot)	2 min. (per lot)

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BOBWHITE AVE.



**PROJECT AT
574 BOBOLINK CIRCLE
SUNNYVALE, CA 94087**

APN 309-02-034
LANDS OF THE RIDGECREST GROUP
PROJECT SCOPE: THE CONSTRUCTION OF 3 SINGLE FAMILY HOUSE. EACH HOUSE IS SINGLE STORY WITH ATTACHED 2-CAR GARAGE.

TYPE OF CONSTRUCTION: VN
OCCUPANCY GROUP: R3 / UJ

LOT	AREA (S.F.)	COVERAGE (%)
LOT 1	8,781.5	0.202
LOT 2	6,782.9	0.201
LOT 3	11,969.7	0.275
TOTAL	29,513.1	0.678

NOTES:
- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED FOR EACH HOUSE & A LICENSED PLUMBING CONTRACTOR SHALL VERIFY THE PROPER INSTALLATION OF THE SPRINKLER SYSTEM AND PROVIDE A CERTIFICATE OF COMPLETION.
- THE USE OF THE FIBROPTIC WATER LINES TO BE PROVIDED BY THE ALTERNATIVE FIBER OPTIC CONTRACTOR SHALL BE COORDINATED WITH THE DEPARTMENT OF PUBLIC WORKS FOR MINIMUM JOB REQUIREMENT.

LOT 1 : (572 BOBOLINK)
FLOOR PLAN AREA: 3,420 S.F.
GARAGE: 425 S.F.
LOT 1 COVERAGE: 43.5%

LOT 2 : (1303 BOBWHITE)
FLOOR PLAN AREA: 2,950 S.F.
GARAGE: 435 S.F.
LOT 1 COVERAGE: 38.5%

LOT 3 : (1307 BOBWHITE)
FLOOR PLAN AREA: 3,433 S.F.
GARAGE: 435 S.F.
LOT 1 COVERAGE: 32.5%

NOTES:
1- PAD CERTIFICATE / BOUNDARY CERTIFICATE ESTABLISHING ALL HEIGHT & SET BACKS SHALL BE PROVIDED TO BUILDING INSPECTOR AT LINDER FLOOR / TOP OUT INSPECTIONS.
2- ELEVATIONS CERTIFICATE SHALL BE PROVIDED TO BUILDING INSPECTOR AT ROOF NAILING INSPECTION.

APPLICABLE CODES:
2007 CALIFORNIA BUILDING CODE (2006 IBC)
2007 CALIFORNIA FIRE CODE (2006 IFC)
2007 CALIFORNIA ELECTRICAL CODE (2005 NEC)
2007 CALIFORNIA PLUMBING CODE (2005 UPC)
2007 CALIFORNIA MECHANICAL CODE (2006 UMC)
2007 CALIFORNIA ENERGY CODE (2005 CEC)

PROJECT SUMMARY

A1	COVER SHEET / SITE PLAN	15: STRUCTURAL NOTES
C1	COVER SHEET	22: FOUNDATION PLAN (LOT 2)
C2	GRADING & DRAINAGE PLAN	35: CEILING FRAMING PLAN (LOT 2)
T24	ENERGY COMPLIANCE (LOT 1)	45: ROOF FRAMING PLAN (LOT 2)
T24	ENERGY COMPLIANCE (LOT 2)	55: FOUNDATION PLAN (LOT 3)
T24	ENERGY COMPLIANCE (LOT 3)	65: CEILING FRAMING (LOT 3)
A2	(LOT 1) FLOOR PLAN	75: ROOF FRAMING PLAN (LOT 3)
A3	(LOT 1) EXTERIOR ELEVATIONS	85: FOUNDATION AND ROOF FRAMING (LOT 1)
A4	(LOT 1) BUILDING SECTIONS / DETAILS	105: STRUCTURAL DETAILS
A5	(LOT 1) ELECTRICAL PLAN	115: FOUNDATION DETAILS
A6	(LOT 2) FLOOR PLAN	165: STRUCTURAL DETAILS
A7	(LOT 2) EXTERIOR ELEVATIONS	175: FOUNDATION DETAILS
A8	(LOT 2) BUILDING SECTIONS / DETAILS	HW HARDY FRAME DETAILS
A9	(LOT 2) ELECTRICAL PLAN	
A10	(LOT 3) FLOOR PLAN	
A11	(LOT 3) EXTERIOR ELEVATIONS	
A12	(LOT 3) BUILDING SECTIONS / DETAILS	
A13	(LOT 3) ELECTRICAL PLAN	

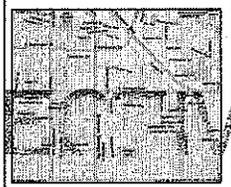
SHEET INDEX

DESIGN : BASSAL PLANNING & DESIGN
4912 BRADFORD PLACE
ROCKLIN, CA 95752
(916)435-0477

STRUCTURAL: HCC DONALD, P.E.
1570 Mission Avenue
Menlo Park, CA 94027
Tel: 408-605-8859
Fax: 408-351-7485

CIVIL ENGINEER: SWP CIVIL ENGINEERS
1534 CHRIS LANE
LOS ALTOS, CA 94024
(650) 941-8055

ENERGY CONSULTANT: ENERGY CONSULTANT TITLE 24
21 MC HARRISON AVE, SUITE 210
CAMPBELL, CA 95008
(408) 656-1920



RECEIVED

APR 28 2010

CONSULTANTS VICINITY MAP

REVISIONS	BY	DATE
PLAN CHECK		4-28-10
PLAN CHECK		4-23-08



**BASSAL
Planning & Design
916.435.0605
4912 BRADFORD PL
ROCKLIN, CA 95752**

SITE PLAN

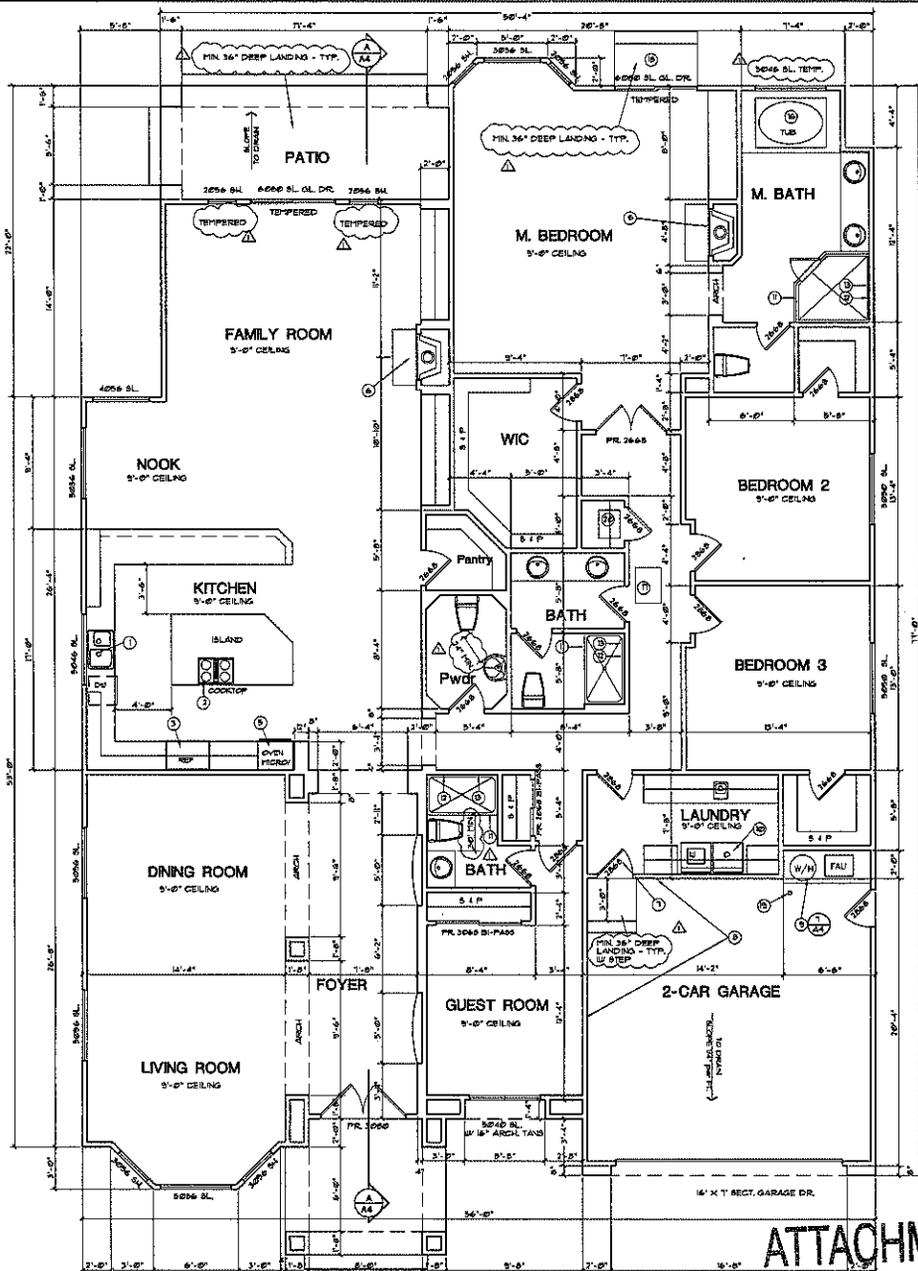
574 BOBOLINK CIRCLE
SUNNYVALE, CA 94087
APN 309-02-034

JOB NO.	07-045
SHEET NO.	A1
OF SHEETS	

ATTACHMENT D

Page 1 of 13

PLANNING DIVISION



FLOOR PLANS NOTES:

- 1 DOUBLE SINK W/ GARAGE DISPOSAL
- 2 24" 4-BURNER COOKTOP WITH HOOD OVER
- 3 REFRIGERATOR SPACE - PLUMB FOR ICE MAKER
- 4 VEGETABLE SINK
- 5 BUILT-IN OVEN / MICROWAVE
- 6 ZERO CLEARANCE FIREPLACE W/ LOG LIGHTER 42" MIN DEEP BY HEAT / GLO MODEL 680000 HEARTH COO * 2601 PT FACTORY BUILT FIREPLACE UL 07
- 7 MIN 3/4" SOLID CORE BELT CLOSING GARAGE DOORS
- 8 12" TYPE 1 1/2" DO. AT GARAGE WALLS & CEILING
- 9 GAS WATER HEATER WITH PROVIDE BEING ANCHORAGE FOR THE WATER HEATER WITH STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERT. DIMENSION. THE LOWER ANCHORS / STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE CONTROL. BEING STRAPPING SHALL BE A TESTED AND LISTED PRODUCT. ALSO PROVIDE A WATERPROOF PAN OF CORROSION RESISTANT MATERIALS INSTALLED BENEATH THE WATER HEATER W/ A MIN 1/4" DRAIN TO APPROVED LOCATION AS PER 2007 CPC
- 10 ALSO PROVIDE AN R-2 INSULATING JACKET. THE FIRST 5 FEET OF HOT WATER PIPING SHALL BE INSULATED WITH A MIN R-4
- 11 DRYER VENT TO OUTSIDE BY BACKDRAFT PREVENTION DEVICE. THIS ROOF OR FLASH MAX 1/4" O.D. 90° ELBOW (1/2" PIPE - UP TO 1/2")
- 12 TEMPERED GLASS ENCLOSURE AT TUB SHOWER
- 13 SHOULDERS AND TUB-SHOWER WALLS TO HAVE A SMOOTH HAND. NON-ABRASIVE SURFACE (CERAMIC TILES) OVER A MOISTURE RESISTANT UNDERLAYMENT IN R.G.TYP TO A HEIGHT OF 12" ABOVE DRAIN INLET PER 2007 CBC CHAPT. 6
- 14 PROVIDE W/ GREEN GYP. BD. AROUND SHOWER AND TUBS PER 2007 CBC CHAPT. 25
- 15 PROVIDE BATHROOMS VENTILATION PER CBC 2003. NATURAL VENTILATION TO BE USE OF FLOOR AREA, OR BY MECHANICAL VENTILATION SYSTEM PROVIDING 5 AIR CHANGES PER HOUR. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.
- 16 PROVIDE 24" CLEAR SPACE IN FRONT OF TOILETS AND 30" MIN WIDTH FOR TOILET SPACE - CBC CHAPT. 25
- 17 42" X 12" OVAL TUB SET INTO RAISED PLATFORM
- 18 MIN 27" X 36" ATTIC ACCESS BY MIN 30" HEADROOM ABOVE NO SHELVING BELOW ATTIC ACCESS
- 19 MIN 24" DEEP LANDING OUTSIDE ALL EXTERIOR DOORS - NO MORE THAN 6" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS - CBC CHAPT. 10
- 20 3" PIPE BOLLARD W/ SOLID GROUT
- 21 8" X 24" MIN. GRILL SPACE ACCESS
- 22 ALL ESCAPE WINDOWS TO COMPLY W/ CBC CHAPT. 3 GROUP R

23 BARRS FOR ALL BEDROOMS WINDOWS TO COMPLY W/ 2007 CBC

24 THE WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN BOTH THE WATER CLOSET STOOL CLEAR SPACE IN FRONT SHALL NOT BE LESS THAN 24"

GENERAL NOTES:
 WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE U, SHED, FACTORS THAT ARE REQUIRED BY THE ENERGY CODE. SEE THE ENERGY COMPLIANCE INFORMATION LOCATED ON SHEET T4 FOR THE REQUIRED VALUES.

FIRE PROTECTION:
 ALL FLUING PENETRATIONS, INCLUDING CENTRAL VACUUM THROUGH FIRE RATED WALLS SHALL BE METALIC EXTENDING A MIN OF 2" FROM WALL INCLUDING TRAP WHERE APPLICABLE AND SHALL BE SEALED SO THAT HOT GASES CANNOT PASS THROUGH.

FIRE BLOCKING / DRIFT AIDS:
 FIRE BLOCKING AT 40 FOOT INTERVALS SHALL BE PROVIDED IN CONCEALED SPACES BOTH HORIZONTALLY & VERTICALLY PER 2007 CBC CHAPT. 1

LOT#1	
SQUARE FOOTAGE:	
FLOOR PLAN :	3,420 SF.
GARAGE :	426 SF.

REVISIONS	BY
PLAN CHECK	
DATE	
UNISSUED REV.	
04-23-10	

CB

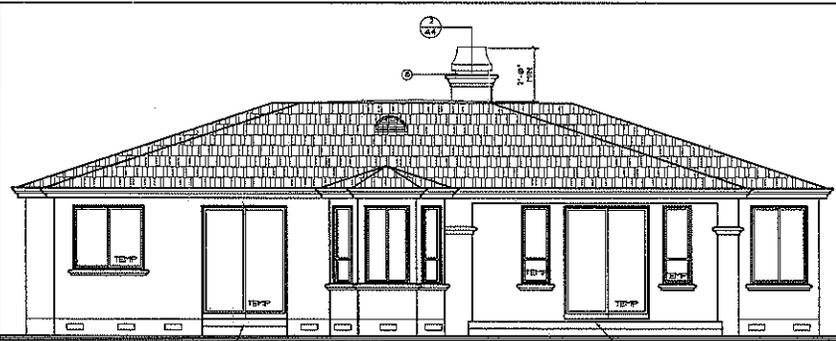
BASSAL
Planning & Design
 916.435.060
 4918 SHIMPO RD. FLORENCE, CA 94609

LOT 1
FLOOR PLAN

574 BOBOLINK CIRCLE
SUNNYVALE, CA 94087
APN 309-02-034

DATE:	02-05-08
SCALE:	1/4"=1'-0"
DRAWN:	CB
JOB NO:	07-145
SHEET NO:	A2

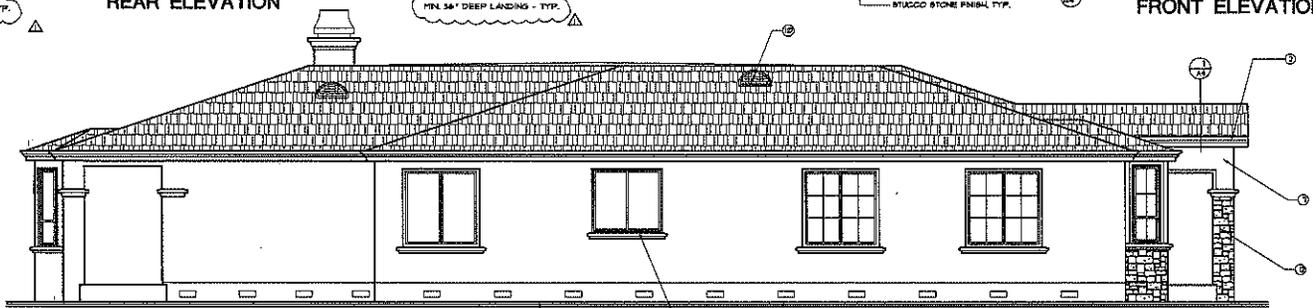
ATTACHMENT D



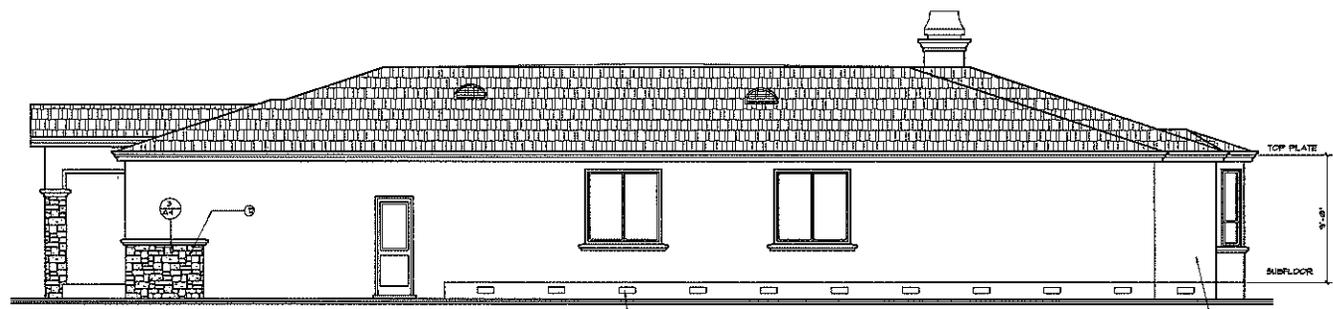
REAR ELEVATION



FRONT ELEVATION - BOBOLINK CIR.



LEFT ELEVATION



RIGHT ELEVATION

UNDER-FLOOR SPACE VENTILATION CALCULATION PER CBC CHAP. 12
 PROVIDE CROSS FLOW VENTILATION FOR UNDER FLOOR SPACE WITH A NET VENT AREA NOT LESS THAN 1/20 FPA OF UNDER FLOOR VENTILATED SPACE.
 UNDER-FLOOR AREA TO BE VENTILATED: 3,470 SQ. FT.
 TOTAL NET AREA OF VENTILATION:
 738/60 = 12.28 SQ. FT. ----- 3,280 SQ. IN.
 VENTILATION SHALL BE WITH THE USE OF A 14" X 6" G.I. SCREENED (1/4" MESH) FOUNDATION VENTS.
 NUMBER OF VENTS REQUIRED: 28 VENTS
 VENTS SHALL BE SPACED AS TO PROVIDE UNINTERRUPTED CROSS-VENTILATION.
 (SEE ELEVATIONS FOR VENTS LOCATION)

ATTIC VENTILATION TO CORRECTLY MEET CHAP. 12
 ATTIC VENTILATION CALCULATION:
 ATTIC AREA TO BE VENTILATED: 3,440 SQ. FT.
 TOTAL NET AREA OF VENTILATION TO BE PROVIDED:
 180/60 = 3.00 SQ. FT. ----- 3,440 SQ. IN.
 HALF OF THE VENTILATED AREA WILL BE AT THE UPPER PART OF THE ROOF THROUGH THE USE OF (2) METAL LOUVERED "TERRAZZO" ROOF VENTS.
 EACH VENT HAS AN AREA = 489 SQ. IN. (14" X 14")
 THE REMAINING VENTILATED AREA AT THE LOWER PART OF THE ROOF WILL BE THROUGH THE USE OF (4) 2" DIA. HOLES IN FRIEZE BLOCKS BETWEEN RAFTERS SPACE, AND A CONTINUOUS G.I. CHANNEL VENT.

ELEVATIONS KEYNOTES:

- ① ROOF TILES OF TYPE 30 FELT UNDERLAYMENT INSTALLED PER MANUF.
- ② 3" G.I. GUTTER OVER PARACIA BOARD - SEE EAVE DETAIL
- ③ FOAM TRIM BURROUND
- ④ EXTERIOR WALL MOUNTED DECORATIVE LIGHT FIXTURE
- ⑤ PAINTED FOAM TRIM DETAIL
- ⑥ PAINTED FOAM WINDOW BILL

- ⑦ 1/8" 3-COAT STUCCO FINISH OVER METAL LATH OR 2" LAYERS OF GRADE "D" BUILDING PAPER.
- ⑧ G.I. CHIMNEY SHEET METAL CHIMNEY CAP W/ SPARE ARRESTOR. CHIMNEYS MIN. HEIGHT TO COMPLY WITH LEG.
- ⑨ 4" STUCCO WEEP DORNER - TYP.
- ⑩ G.I. SHEET METAL LOUVERED DORNER VENTS, 28" DIA. - TYP. VENTS FINAL LOCATION TBD.
- ⑪ (2) ROUND CLAY GABLE VENTS.
- ⑫ STUCCO STONE FINISH OF 2 LAYERS - GRADE "D" BUILDING PAPER OR METAL LATH + SCRATCH COAT.

- ⑬ [Symbol] INDICATES FOUNDATION SCREEN VENTS
- ⑭ WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE "U AND "RSGO" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE THE ENERGY COMPLIANCE INFORMATION LOCATED ON SHEET T14 FOR THE REQUIRED VALUES.

ATTACHMENT LOT# 1 D
 Page 3 of 13

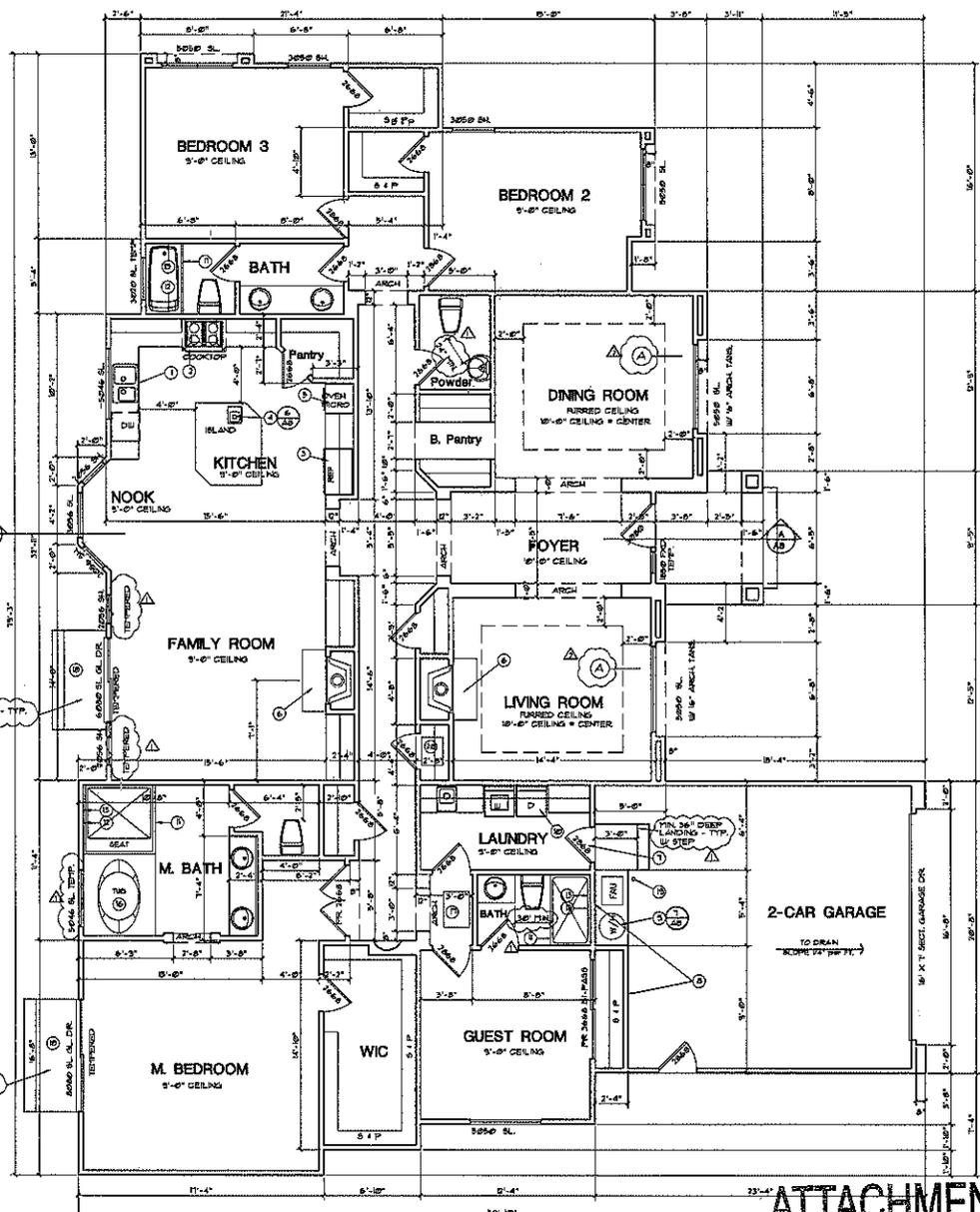
REVISIONS	BY
PLAN CHECK 04-28-05	△
GRADING REV. 04-23-05	

CB
BASSAL
Planning & Design
 916.433.060
 4918 BROADFOOT PL.
 ROCKY HILL, CA 93742

LOT 1
 ELEVATIONS

574 BOBOLINK CIRCLE
 SUNNYVALE, CA 94087
 APN 309-02-034

DATE:	02-10-08
SCALE:	1/4" = 1'-0"
DRAWN BY:	CB
JOB NO:	07-748
SHEET NO.:	A3
OF SHEETS:	



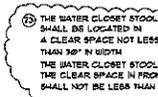
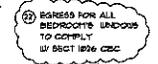
FLOOR PLANS NOTES:

- 1 DOUBLE BNK W/ GARBAGE DISPOSAL
- 2 24" 4-BURNER COOKTOP WITH HOOD OVER ICE MAKER
- 3 REFRIGERATOR SPACE - PLUMB FOR ICE MAKER
- 4 VEGETABLE BNK
- 5 BUILT-IN OVEN / MICROVAE
- 6 ZERO CLEARANCE FINISH PLACE W/ LOG LIGHTER 4 20" MIN. DEEP BY HEAT 4 GOLD MODEL 6000G HEARTH 1000 1 3/8" DIA. FACTORY BUILT FIREPLACE UL R1
- 7 MIN. R4 SOLID CORE, SELF CLOSING GARAGE DOOR
- 8 1/2" TYPE 70 GYP. BD. AT GARAGE WALLS & CEILING
- 9 GAB WATER HEATER WITH CIRC. PUMP ON 18" HIGH PLATFORM. PROVIDE SEISMIC ANCHORAGE FOR THE WATER HEATER WITH STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERT. DIMENSION. THE LOWER ANCHOR / STRAP LOCATED TO MAINTAIN A MINIMUM CLEARANCE OF 4" ABOVE CONTROLLED SEISMIC STRAPPING SHALL BE A TESTED AND LISTED PRODUCT. ALSO PROVIDE A WATER-TIGHT PAN OF CORROSION RESISTANT MATERIALS INSTALLED BETWEEN THE WATER HEATER W/ A MIN. 1/2" DRAIN TO APPROVED LOCATION AS PER 2007 C.P.C. ALSO PROVIDE AN R-10 INSULATING JACKET THE FIRST 5 FEET OF HOT WATER PIPING SHALL BE INSULATED WITH A MIN. R-4
- 10 DRYER VENT TO OUTSIDE W/ BACKDRAFT PREVENTION DEVICE. HARD ROOF OR RAIN PAIN (4" W/ 22 5/8" ELBOW)
- 11 TEMPERED GLASS ENCLOSURE AT TUB / SHOWERS
- 12 SHOWERS AND TUBS/SHOWER WALLS TO HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (EPDMIC TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT (UL R GYP.) TO A HEIGHT OF 18" ABOVE DRAIN INLET PER 2007 CBC CHAPT. 6
- 13 PROVIDE SIX GREEN GYP. BC. AROUND SHOWER AND TUBS. PER 2007 CBC CHAPT. 25
- 14 PROVIDE BATHROOM VENTILATION PER CBC 2003.3 NATURAL VENTILATION TO BE 1/20 OF FLOOR AREA, OR BY MECHANICAL VENTILATION SYSTEM PROVIDING 3 AIR CHANGES PER HOUR. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.
- 15 PROVIDE 24" CLEAR SPACE IN FRONT OF TOILETS AND 30" MIN. WIDTH FOR TOILET SPACE - CBC CHAPT. 25
- 16 42" X 72" CHVAL TUB, SET INTO RAISED PLATFORM
- 17 MIN. 24" X 36" ATTIC ACCESS W/ MIN. 30" HEADROOM ABOVE. NO SHELVING BELOW ATTIC ACCESS.
- 18 MIN. 36" DEEP LANDING OUTSIDE ALL EXTERIOR DOORS - NO HOSE TRUCKS IF LOWER THAN THRESHOLD FOR W/ WINDING DOORS - CBC CHAPT. 10
- 19 2" PIPE BOLLARD W/ SOLID ORBIT
- 20 8" X 24" MIN. DRILL SPACE ACCESS
- 21 ALL ESCAPE WINDOWS TO COMPLY W/ CBC CHAPT. 7 GROUP R

GENERAL NOTES:
 UNGLAZED AND GLAZED DOORS MUST HAVE LABELS FOR THE "I" AND "R" FACTORS THAT ARE REQUIRED BY THE ENERGY CODE. SEE THE ENERGY COMPLIANCE INFORMATION LOCATED ON SHEET 204 FOR THE REQUIRED VALUES.

FIRE PROTECTION:
 ALL PENETRATIONS INCLUDING CENTRAL VACUUM THROUGH FIRE RATED WALLS SHALL BE METALIC EXTENDING A MIN. OF 2" FROM WALL (INCLUDING TRAP WHERE APPLICABLE) AND SHALL BE SEALED SO THAT HOT GASES CANNOT PASS THROUGH.
 FIRE BLOCKING & DRIFT STOPS
 FIRE BLOCKING AT 10 FOOT INTERVALS SHALL BE PROVIDED IN CONCRETE WALLS BOTH HORIZONTALLY & VERTICALLY PER 2007 CBC CHAPT. 7

LOT#2
SQUARE FOOTAGE:
 FLOOR PLAN : 2,950 S.F.
 GARAGE : 435 S.F.



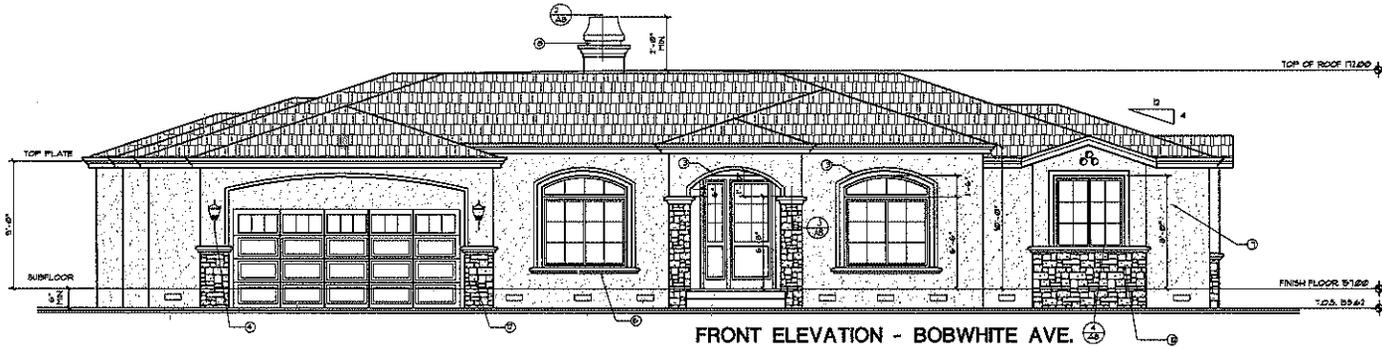
REVISIONS	BY
PLAN CHECK 04-20-08	
PLAN CHECK 06-22-08	
SHADING REV. 04-22-08	

CB
BASSAL
Planning & Design
 916.435.060.
 478 BRIDGEMAN PL.
 ROSELIN, CA 94768

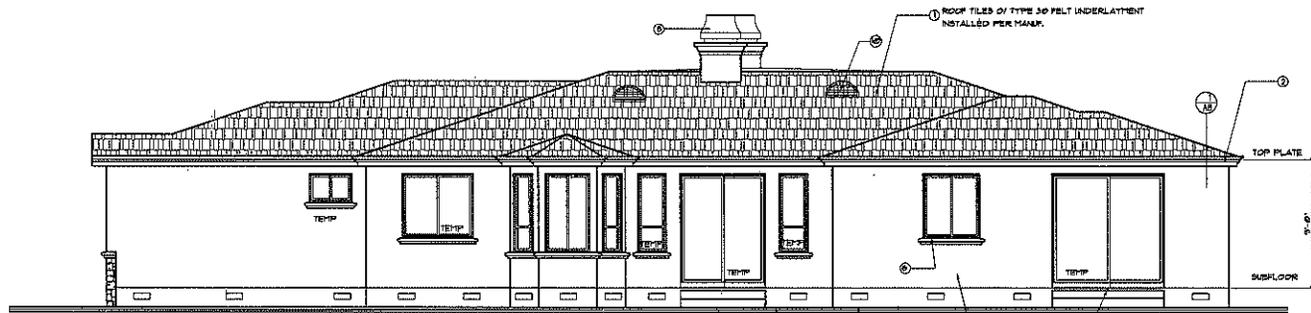
LOT 2
FLOOR PLAN

574 BOBOLINK CIRCLE
 SUNNYVALE, CA 94087
 APN 309-02-034

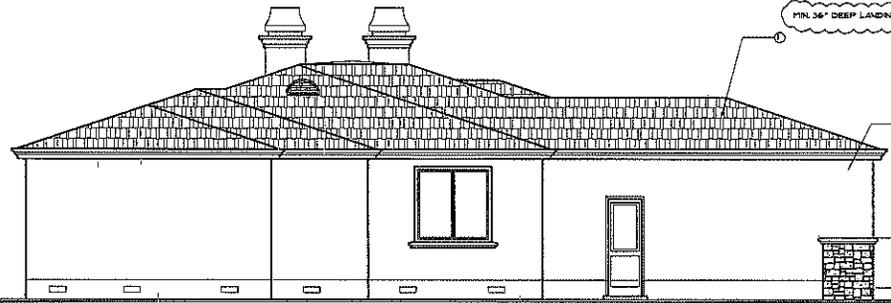
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SCALE	1/4" = 1'-0"
DRAWN	CB
JOB NO.	07-245
SHEET NO.	A6
OF SHEETS	



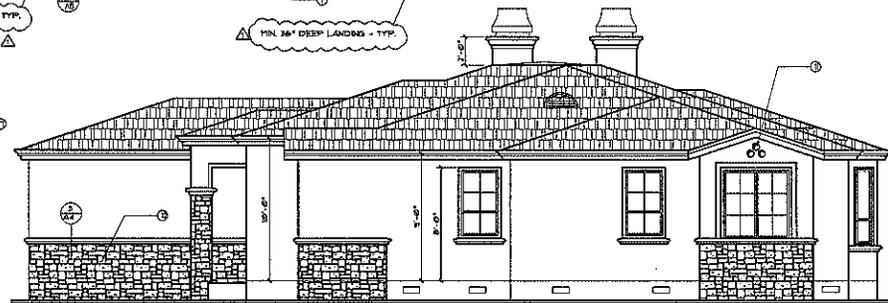
FRONT ELEVATION - BOBWHITE AVE.



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION - BOBLINK CR.

UNDER-FLOOR SPACE VENTILATION CALCULATIONS PER CBC CHAP. 23

PROVIDE CROSS FLOW VENTILATION FOR UNDER-FLOOR SPACES WITH A NET VENT AREA NOT LESS THAN 1/80 P.N. OF UNDER-FLOOR VENTILATED SPACE.
 * UNDER-FLOOR AREA TO BE VENTILATED: 2386 SQ. FT.
 TOTAL NET AREA OF VENTILATION: 2386/80 = 29.825 SQ. FT.
 29.825 SQ. FT. VENTILATION SHALL BE WITH THE USE OF A 14" X 6" G.G. SCREENED (1/4" MESH) FOUNDATION VENTS.
 NUMBER OF VENTS REQUIRED: 34 VENTS
 VENTS SHALL BE SPACED AS TO PROVIDE UNINTERRUPTED CROSS-VENTILATION.
 † SEE ELEVATIONS FOR VENTS LOCATION

ATTIC VENTILATION IN ACCORD WITH CBC CHAP. 23

ATTIC VENTILATION CALCULATIONS:
 ATTIC AREA TO BE VENTILATED: 3366 SQ. FT.
 TOTAL NET AREA OF VENTILATION TO BE PROVIDED: 3366/80 = 42.075 SQ. FT.
 1/2 OF THE VENTILATED AREA WILL BE AT THE UPPER PART OF THE ROOF THROUGH THE USE OF (4) METAL LOUVERED "EYEBROW" ROOF VENTS. EACH VENT HAS AN AREA = 489 SQ. IN. / RAD. = 14" THE REMAINING VENTILATED AREA AT THE LOWER PART OF THE ROOF WILL BE THROUGH THE USE OF (4) 2" DIA. HOLES IN FRUITE BLOCKS BETWEEN RAFTERS SPACE, AND A CONTINUOUS G.I. CHANNEL VENT.

ELEVATIONS KEYNOTES:

- ① ROOF TILES OF TYPE 30 FELT UNDERLAYMENT INSTALLED PER MANUF.
- ② 3/4" G.I. LOGGEE GUTTER OVER FASCIA BOARD - SEE SIAVE DETAIL.
- ③ FOAM TRIM SURROUND
- ④ EXTERIOR WALL MOUNTED DECORATIVE LIGHT FIXTURE.
- ⑤ PAINTED FOAM TRIM DETAIL
- ⑥ PAINTED FOAM WINDOW SILL

- ⑦ 1/8" 3-COAT STUCCO FINISH OVER METAL LATH OF 1- LAYERS OF GRADE "D" BUILDING PAPER.
- ⑧ G.I. CHIMNEY SHEET METAL CHIMNEY CAP W/ SPARK ARRESTOR. CHIMNEY MIN HEIGHT TO COMPLY WITH USC.
- ⑨ 4" STUCCO DEEP SCREENED - TYP.
- ⑩ G.I. SHEET METAL LOUVERED DORMER VENTS, 20" DIA. - TYP. VENTS FINAL LOCATION T.B.D.
- ⑪ (3) ROUND CLAY GABLE VENTS.
- ⑫ STUCCO STONE FINISH OF 3 LAYERS GRADE "D" BUILDING PAPER OF METAL LATH + SCRATCH COAT.

⊞ INDICATES FOUNDATION SCREEN VENTS

⊞ WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE U AND SIAVE FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE THE ENERGY COMPLIANCE INFORMATION LOCATED ON SHEET 174 FOR THE REQUIRED VALUES.

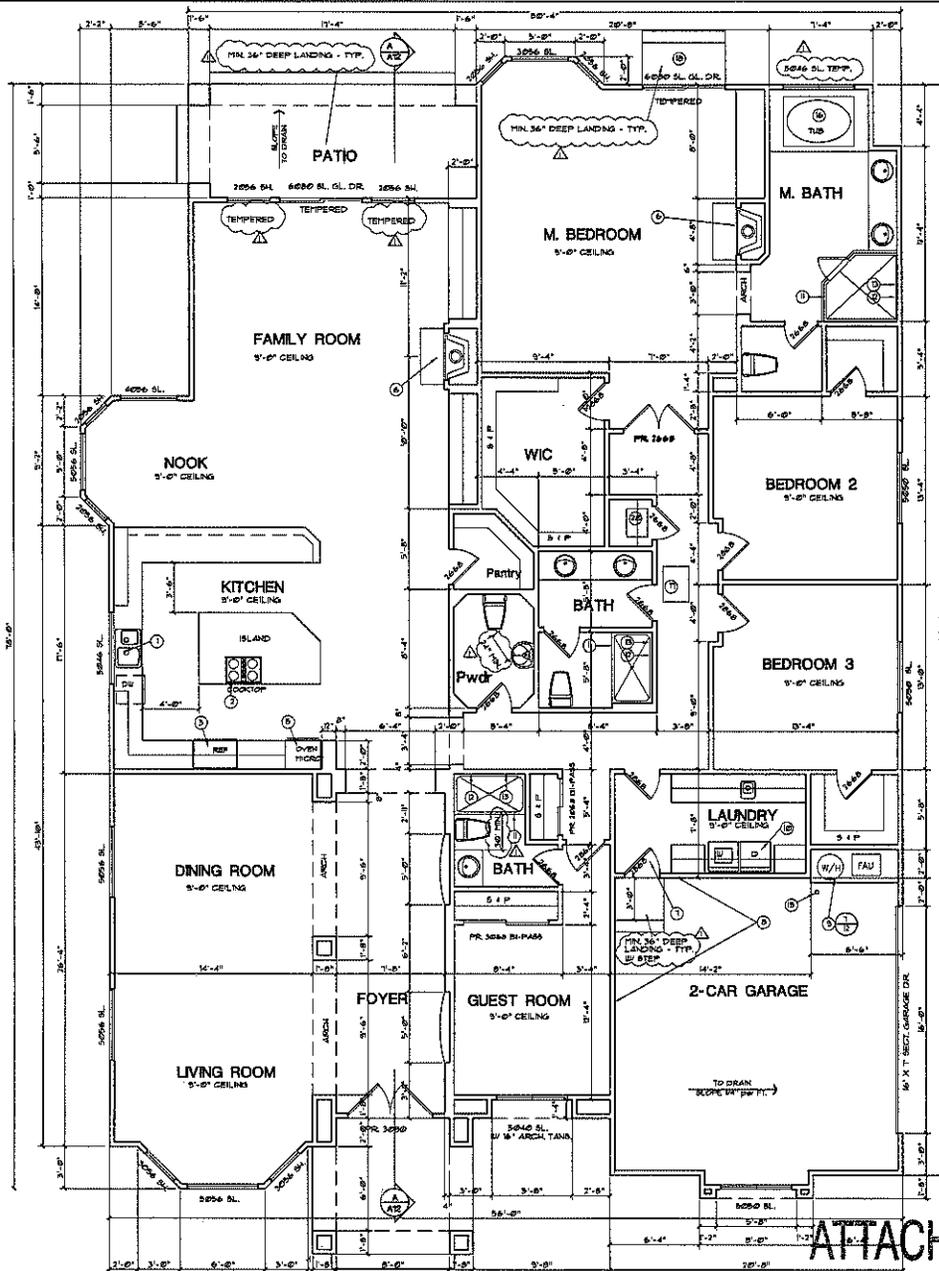
REVISIONS	BY
PLAN CHECK 04-20-08	▲
ISSUING REV. 04-23-08	

CB
BASSAL
Planning & Design
 916.435.0600
 4918 BIRDPOD PL
 ROCKLEDGE, CA 95760

LOT 2
 ELEVATIONS

574 BOBLINK CIRCLE
 SUNNYVALE, CA 94087
 APN 309-02-034

DATE:	02-25-08
SCALE:	1/4" = 1'-0"
TITLE:	LOT# 2
JOB NO:	01-245
AS:	A7
OF SHEETS:	



FLOOR PLANS NOTES:

- ① DOUBLE SINK W/ GARABAGE DISPOSAL
 - ② 36" 4-BURNER COOKTOP WITH HOOD OVER
 - ③ REFRIGERATOR SPACE - PLUMB FOR ICE MAKER
 - ④ VEGETABLE SINK
 - ⑤ BUILT-IN OVEN / MICROWAVE
 - ⑥ ZERO CLEARANCE FIREPLACE W/ LOSS LIGHTER + 20" MIN DEEP BY HEAT + GLO MODEL #8000 HEARTH, 1200 + 1601 PH FACTORY BUILT FIREPLACE UL 171
 - ⑦ MIN 1" SOLID CORE SELF CLOSING GARAGE DOORS
 - ⑧ 1/2" TYPE "M" GYP. ED. AT GARAGE WALLS + CEILING
 - ⑨ GAS WATER HEATER WITH CIRC. PUMP ON 1/2" HIGH PLATFORM. PROVIDE SEISMIC ANCHORAGE FOR THE WATER HEATER WITH STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERT. EXTENSION. THE LOWER ANCHOR / STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE CONTROL. SEISMIC STRAPPING SHALL BE A TESTED AND LISTED PRODUCT ALSO PROVIDE A WATERHEAT PLAN OF CORROSION RESISTANT MATERIALS INSTALLED BENEATH THE WATER HEATER W/ A MIN 1/4" DRAIN TO APPROVED LOCATION AS PER 2001 CFC. ALSO PROVIDE AN R-10 INSULATING JACKET, THE FIRST 3 FEET OF HOT WATER PIPING SHALL BE INSULATED WITH A MIN. R-4
 - ⑩ DRYER VENT TO OUTSIDE BY BACKDRAFT PREVENTION DEVICE, THRU ROOF OR SLAB FLAK (1" W/ 2) 100' BALDING (4" FIN PIPE - UPC 58432)
 - ⑪ TEMPERED GLASS ENCLOSURE AT TUB SHOWERS
 - ⑫ SHOWERS AND TUB/SHOWER WALLS TO HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (CERAMIC TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT (UL R GYP) TO A HEIGHT OF 10" ABOVE DRAIN INLET PER 2001 CBC CHAPT. 5
 - ⑬ PROVIDE W/ GREEN GTP. BD. AROUND SHOWER AND TUBS PER 2001 CBC CHAPT. 25
 - ⑭ PROVIDE BATHROOMS VENTILATION PER CBC 103.3. NATURAL VENTILATION TO BE 1/20 OF FLOOR AREA OR BY MECHANICAL VENTILATION SYSTEM PROVIDING 5 AIR CHANGES PER HOUR. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.
 - ⑮ PROVIDE 24" CLEAR SPACE IN FRONT OF TOILETS AND 30" MIN. WIDTH FOR TOILET SPACE - CBC CHAPT. 25
 - ⑯ 42" X 72" OVAL TUB SET INTO RAISED PLATFORM
 - ⑰ MIN 22" X 36" ATTIC ACCESS W/ MIN 36" HEADROOM ABOVE NO SHELVING BELOW ATTIC ACCESS.
 - ⑱ MIN 36" DEEP LANDING OUTSIDE ALL EXTERIOR DOORS - NO MORE THAN 8" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS - CBC CHAPT. 10
 - ⑲ 3" PIPE DOLLARD W/ SOLID GROUT
 - ⑳ 16" X 24" MIN CRAWL SPACE ACCESS
 - ㉑ ALL EGRESS WINDOWS TO COMPLY W/ CBC CHAPT. 3 GROUP R GENERAL NOTES: WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE U AND SUGG. FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE THE ENERGY COMPLIANCE INFORMATION LOCATED ON SHEET T14 FOR THE REQUIRED VALUES.
- FIRE PROTECTION**
ALL PIPING PENETRATIONS, INCLUDING CENTRAL VACUUM THROUGH FIRE RATED WALLS SHALL BE METALIC EXTENDING A MIN. OF 1" FROM WALL, INCLUDING TRAP WHERE APPLICABLE AND SHALL BE SEALED SO THAT HOT GASES CANNOT PASS THROUGH.
- FIRE BLOCKING / DRAST STOPS**
FIRE BLOCKING AT 10 FOOT INTERVALS SHALL BE PROVIDED IN CONCEALED SPACES BOTH HORIZONTALLY + VERTICALLY PER 2001 CBC CHAPT. 7

② EGRESS FOR ALL BEDROOMS + WINDOWS TO COMPLY W/ SECT 1076 CBC

⑤ THE WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN BOTH THE WATER CLOSET STOOL THE CLEAR SPACE IN FRONT SHALL NOT BE LESS THAN 24"

LOT#3
SQUARE FOOTAGE:
FLOOR PLAN : 3,433 S.F.
GARAGE : 435 S.F.

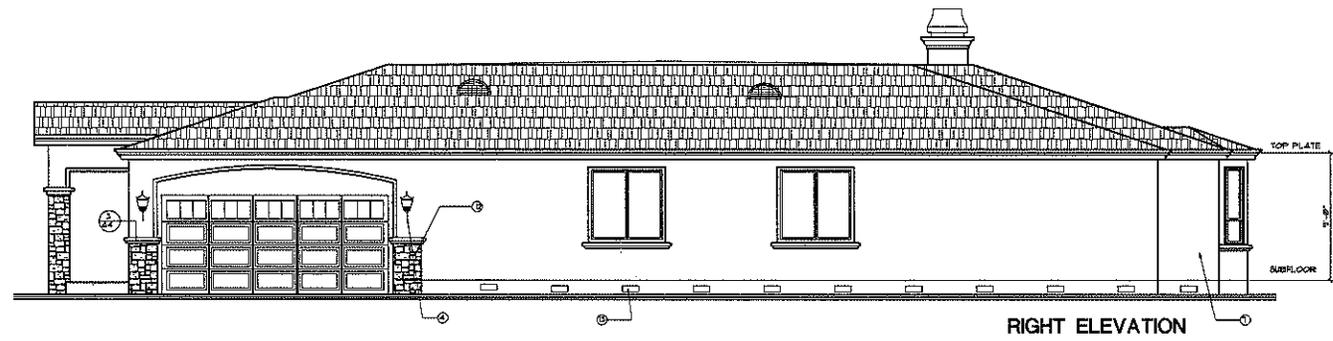
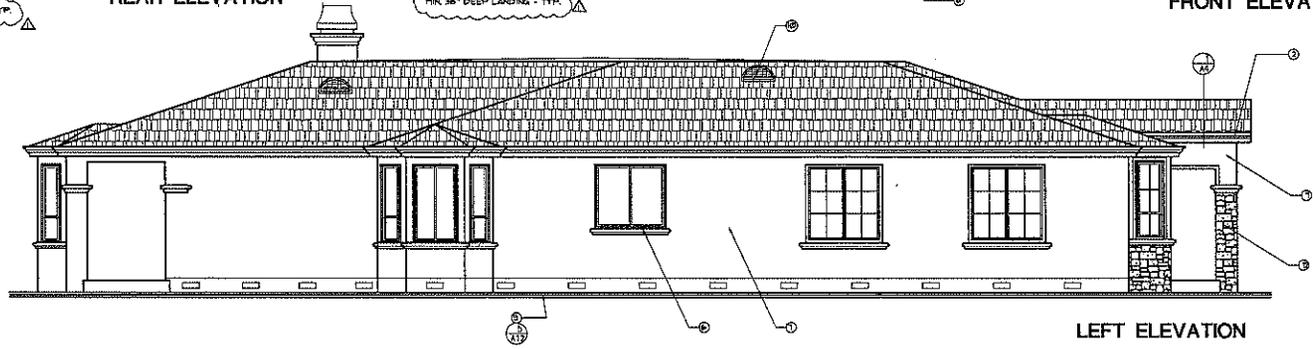
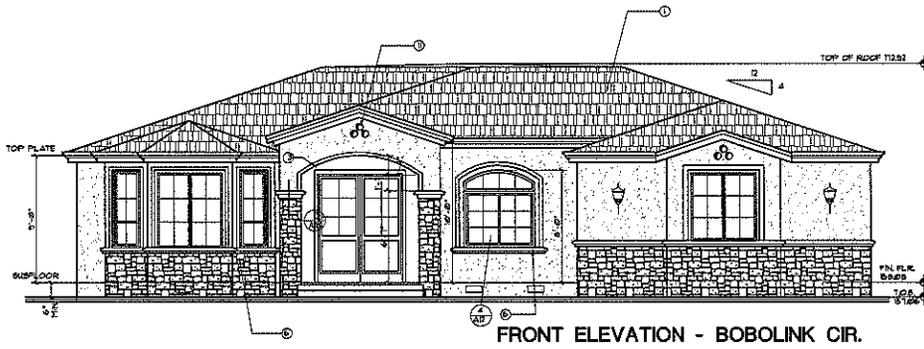
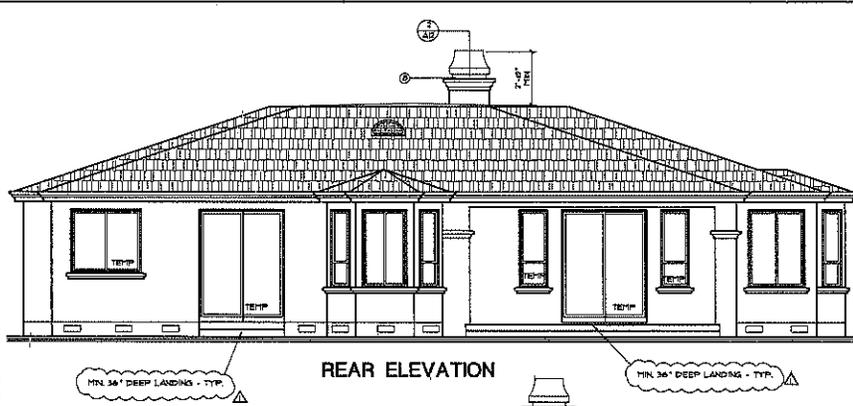
REVISIONS	BY
PLAN CHECK 04-30-05	▲
GRADING REV. 04-23-05	

CB
BASSAL
Planning & Design
916.435.060.
498 BRIDGEMOOR PL.
NOVATO, CA 95968

LOT 3
FLOOR PLAN

574 BOBOLINK CIRCLE
SUNNYVALE, CA 94087
APN 309-02-034

DATE:	07-15-09
SCALE:	1/4" = 1'-0"
DRAWN:	CS
CHECK:	CS
JOB NO:	07-245
SHEET NO:	A10
OF SHEETS:	



UNDER-FLOOR SPACE VENTILATION CALCULATIONS:
 SEE SPEC. SHEET 33
 PROVIDE CROSS FLOW VENTILATION FOR UNDER FLOOR SPACE WITH A NET VENT AREA NOT LESS THAN 1/600 SF OF UNDER FLOOR VENTILATED SPACE.
 * UNDER-FLOOR AREA TO BE VENTILATED: 3,438 SQ. FT.
 TOTAL NET AREA OF VENTILATION:
 2.58/2000 = 0.00129 SQ. FT. 3200 SQ. IN.
 VENTILATION SHALL BE WITH THE USE OF A 1/4" X 6" G.I. SCREENED (1/4" MESH) FOUNDATION VENTS.
 NUMBER OF VENTS REQUIRED: 35 VENTS
 VENTS SHALL BE SPACED AS TO PROVIDE UNINTERRUPTED CROSS VENTILATION.
 † SEE ELEVATIONS FOR VENTS LOCATION.

ATTIC VENTILATION CALCULATIONS:
 ATTIC AREA TO BE VENTILATED: 3,840 SQ. FT.
 TOTAL NET AREA OF VENTILATION TO BE PROVIDED:
 1/6000 = 0.000166 SQ. FT. 3686 SQ. IN.
 HALF OF THE VENTILATED AREA WILL BE AT THE UPPER PART OF THE ROOF THROUGH THE USE OF (18) METAL LOUVERED "EYEBROW" ROOF VENTS
 EACH VENT HAS AN AREA = 489 SQ. IN. & 14" THE REMAINING VENTILATED AREA AT THE LOWER PART OF THE ROOF WILL BE THROUGH THE USE OF (14) 1/4" DIA. HOLES IN PINE BLOCKS BETWEEN RAFTERS SPACE, AND A CONTINUOUS G.I. CHANNEL VENT.

ELEVATIONS KEYNOTES:

- ① ROOF TILES OF TYPE 30 FELT UNDERLAYMENT INSTALLED PER MANUF.
- ② 5" G.I. DOGEE GUTTER OVER FASCIA BOARD - SEE EAVE DETAIL.
- ③ FOAM TRIM SURROUND
- ④ EXTERIOR WALL POINTED DECORATIVE LIGHT FIXTURE.
- ⑤ PAINTED FOAM TRIM DETAIL.
- ⑥ PAINTED FOAM WINDOW SILL.

- ⑦ 1/8" 3-COAT STUCCO FINISH OVER METAL LATH OR 2- LAYERS OF GRADE "D" BUILDING PAPER.
- ⑧ G.I. CHIMNEY SHEET METAL CHIMNEY CAP W/ SPARK ARRESTOR. CHIMNEY'S FIN HEIGHT TO COMPLY WITH UBC.
- ⑨ 4" STUCCO MESH SCREENED - TYP.
- ⑩ G.I. SHEET METAL LOUVERED DORMER VENTS, 24" DIA. - TYP. VENTS FINAL LOCATION T.B.D.
- ⑪ (3) ROUND CLAY GABLE VENTS.
- ⑫ STUCCO STONE FINISH TYP. GRADE "D" BUILDING PAPER OR METAL LATH & SCRATCH COAT.

- ⑬ INDICATED FOUNDATION SCREEN VENTS
- ⑭ WINDOWS AND SLIDED DOORS MUST HAVE LABELS FOR THE U AND SHAD FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE THE ENERGY DOCUMENTATION INFORMATION LOCATED ON SHEET T24 FOR THE REQUIRED VALUES.

REVISIONS	BY
PLAN CHECK	
DATE: 04-20-09	
DESIGNER: REV.	
DATE: 04-23-09	

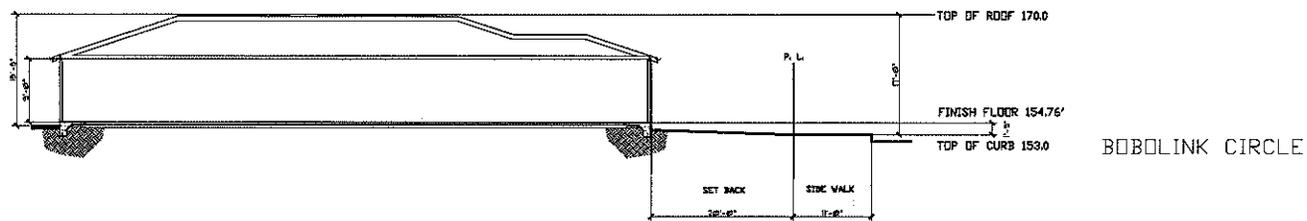
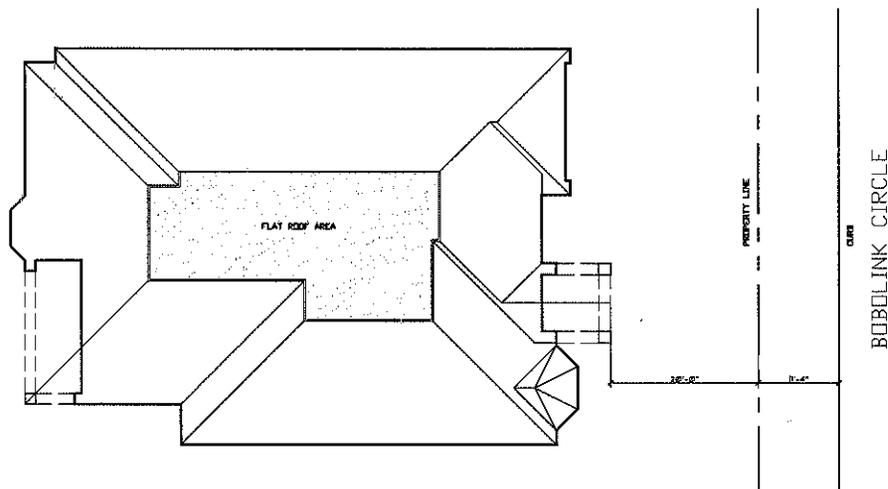
CB
BASSAL
Planning & Design
 916.433.060.
 498 BIRDPOD PL.
 ROCKLIN, CA 95762

LOT 3
 ELEVATIONS

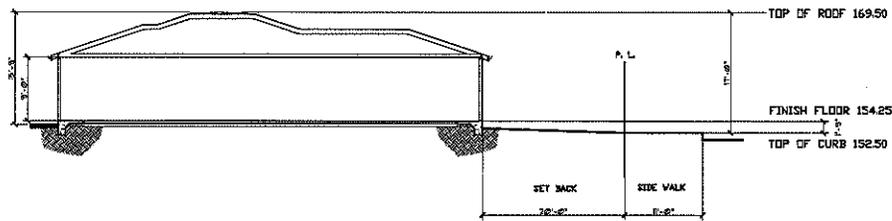
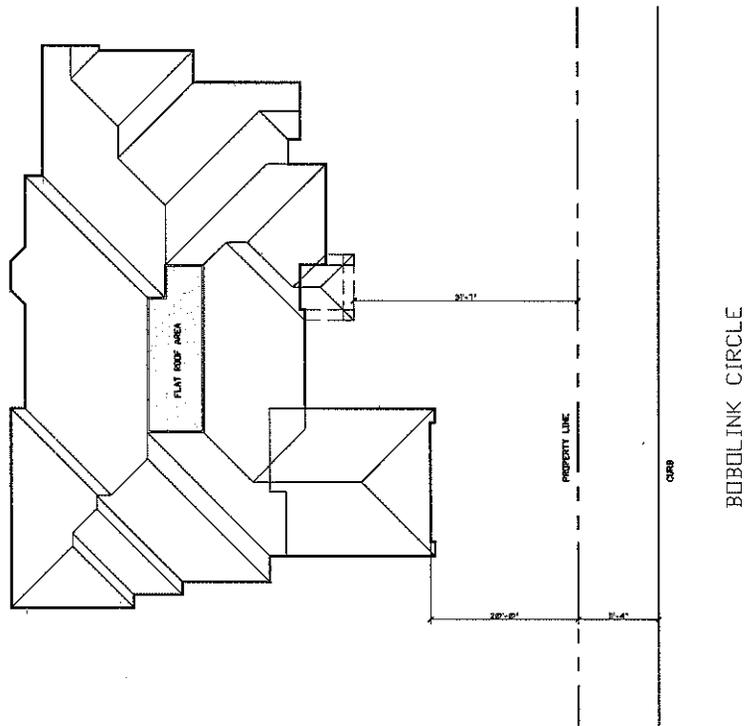
574 BOBOLINK CIRCLE
 SUNNYVALE, CA 94087
 APN 309-02-034

DATE	07-15-09
SCALE	1/4" = 1'-0"
DRAWN	SP
CHECKED	SP
JOB NO.	07-248
SHEET NO.	A11

ATTACHMENT LOT# 3 D
 Page 7 of 13

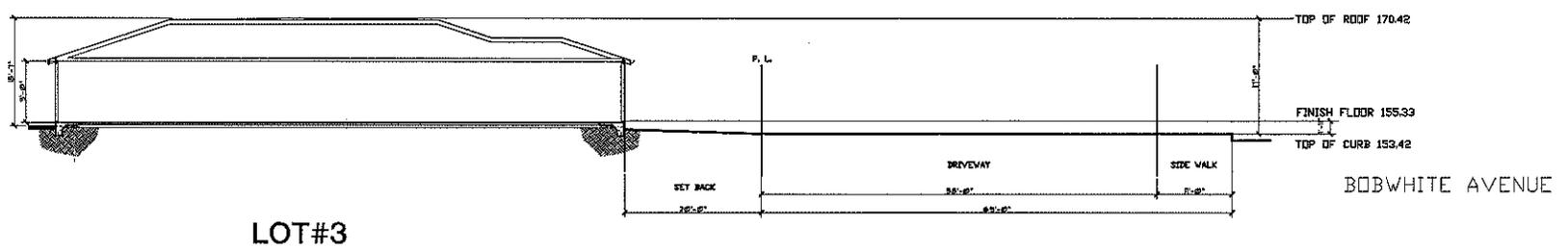
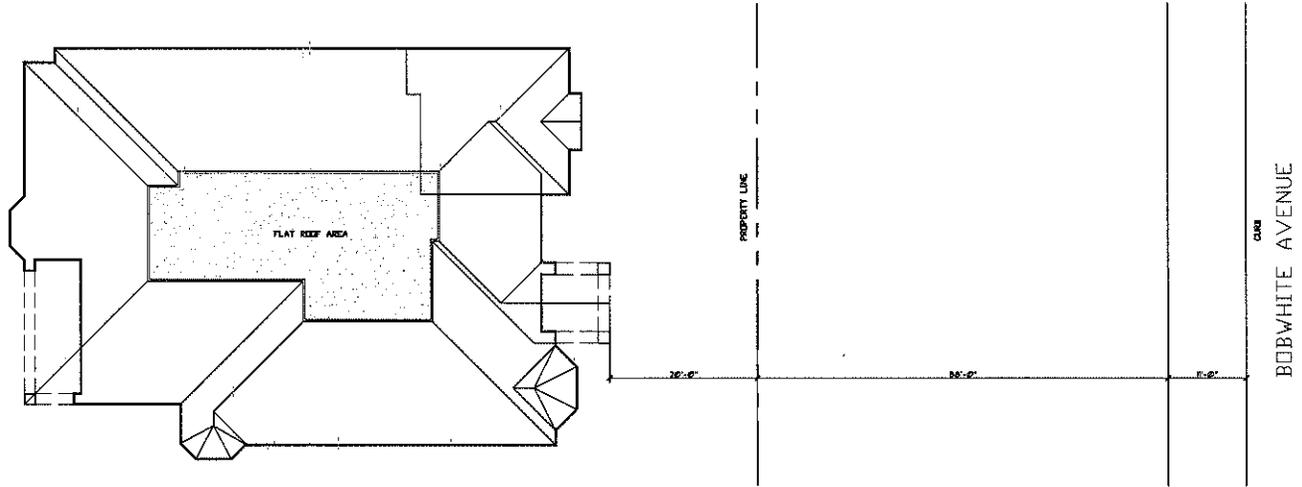


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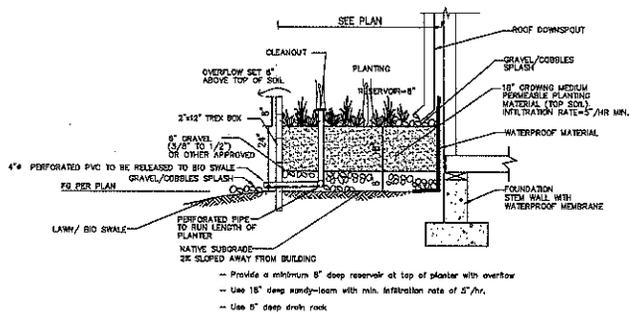


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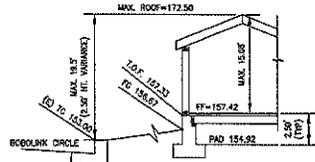
BOBWHITE AVENUE



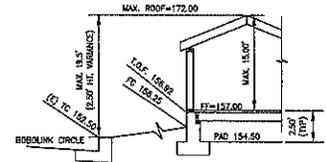
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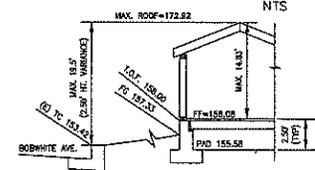
FLOW-TROUGH PLANTER BOX
N.T.S.



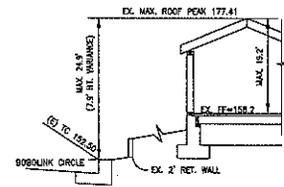
LOT A TYPICAL SECTION/HEIGHT LIMIT
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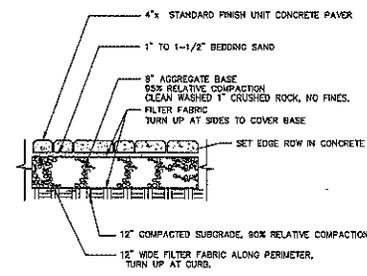
LOT B TYPICAL SECTION/HEIGHT LIMIT
N.T.S.



LOT C TYPICAL SECTION/HEIGHT LIMIT
N.T.S.



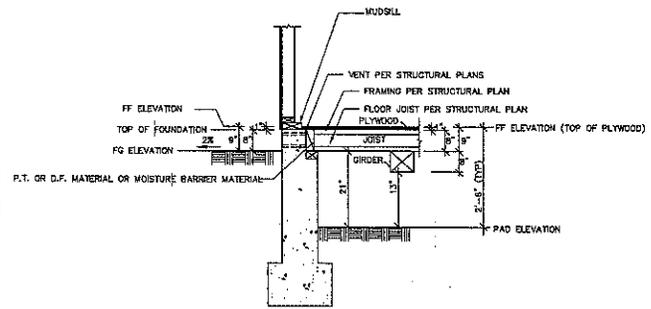
EXISTING ONE STORY TYPICAL SECTION/ HIGH LIMIT
(TO BE DEMOLISHED, FOR INFO. ONLY) N.T.S.



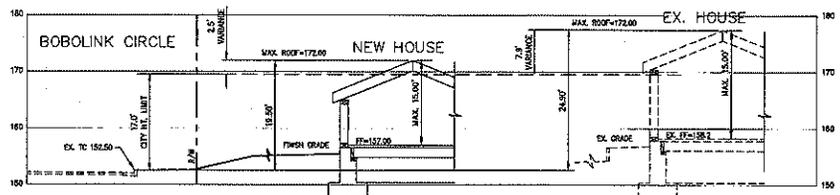
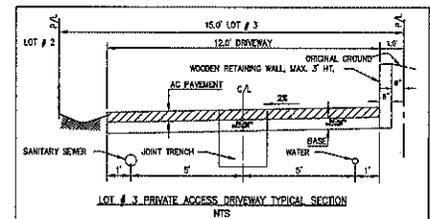
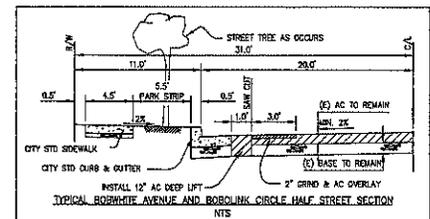
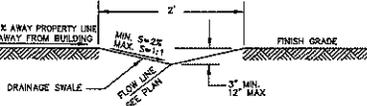
CONCRETE PAVERS DETAIL
N.T.S.



EARTH-SWALE DETAIL
N.T.S.



FOUNDATION AND DROPPED JOIST TYPICAL DETAIL
N.T.S.



EXISTING HOUSE VS. PROPOSED HOUSE HEIGHT COMPARISON
(CONCEPTUAL CROSS SECTION) VERTICAL SCALE: 1"=10'

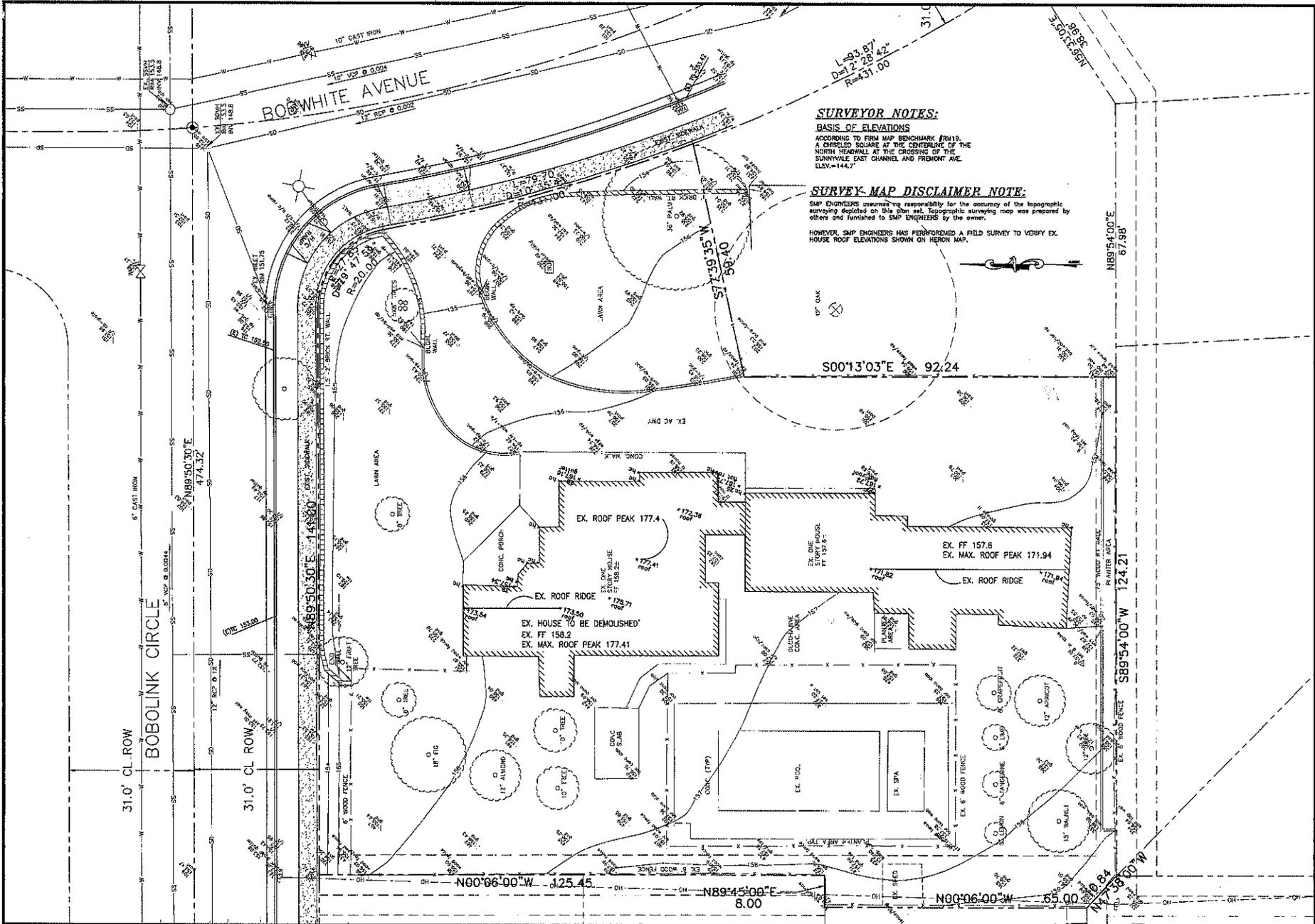
OWNER:
DAVID SHAKER

COPYRIGHT © 2004
SMP, INC.
CHL, INC.

CROSS SECTIONS, DETAILS
LANDS OF THE RIDGECREST GROUP, APN 300-02-034
574 BOBOLINK CIRCLE
SUNNYVALE, CALIFORNIA 94087
IMPROVEMENT PLANS

Revised:

Date: APRIL 20, 2010
Scale: as noted
Prepared by: V.G.
Checked by: S.R.
Job #: 25154
Sheet:



SURVEYOR NOTES:

BASIS OF ELEVATIONS
 ACCORDING TO FIRM MAP BENCHMARK #R119,
 A CIRCLED SQUARE AT THE CENTERLINE OF THE
 NORTH HEADWALL AT THE CROSSING OF THE
 SUNNYVALE EAST CHANNEL AND PROMONT AVE.
 ELEV.=144.7

SURVEY-MAP DISCLAIMER NOTE:

SMP ENGINEERS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE TOPOGRAPHIC SURVEYING DATA SHOWN ON THIS PLAN AND TOPOGRAPHIC SURVEYING MAP WAS PREPARED BY OTHERS AND FURNISHED TO SMP ENGINEERS BY THE OWNER.
 HOWEVER, SMP ENGINEERS HAS PERFORMED A FIELD SURVEY TO VERIFY EX. HOUSE ROOF ELEVATIONS SHOWN ON HERON MAP.



SMP

ENGINEERS
CIVIL ENGINEERS

1334 CASPER LANE
 LOS ALTOS, CA 94024
 TEL (408) 941-8900
 FAX (408) 941-8755
 E-MAIL: SAMP@SMP.COM
 YW400.COM

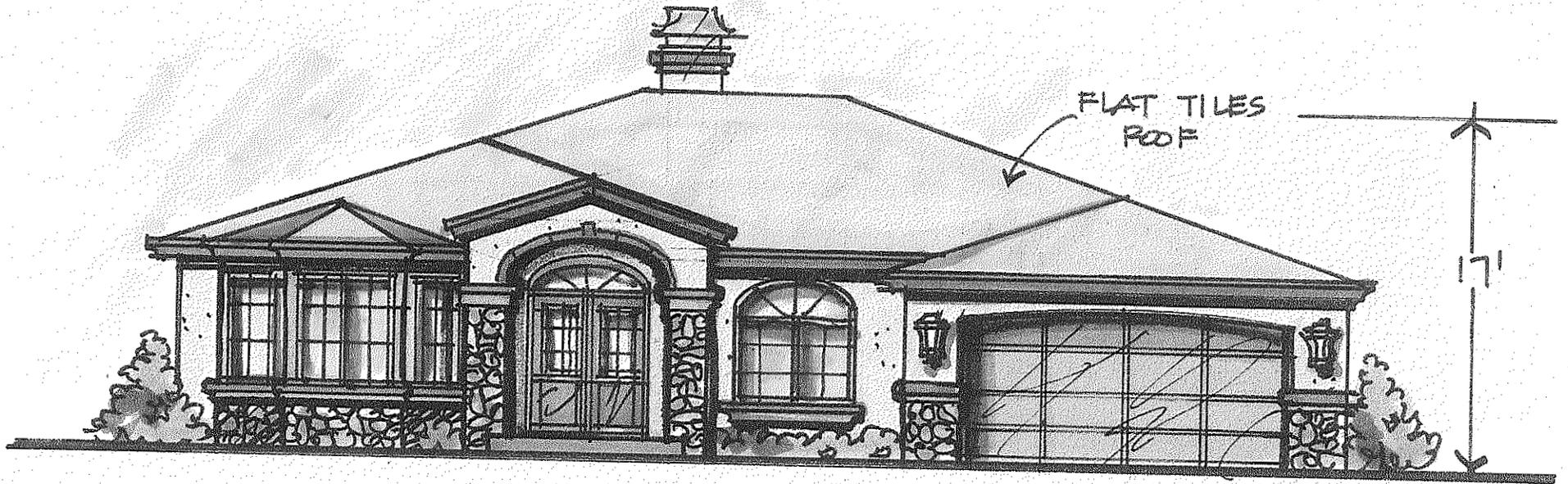
OWNER:
 OMID SHAKERI

COPYRIGHT ©
 SMP ENGINEERS

TOPOGRAPHIC SURVEY TO VERIFY EXISTING HOUSE ROOF PEAK
 LANDS OF THE RIDGECREST GROUP, APN 009-02-034
 574 BOBOLINK CIRCLE
 SUNNYVALE, CALIFORNIA 94087
 TOPOGRAPHIC SURVEY

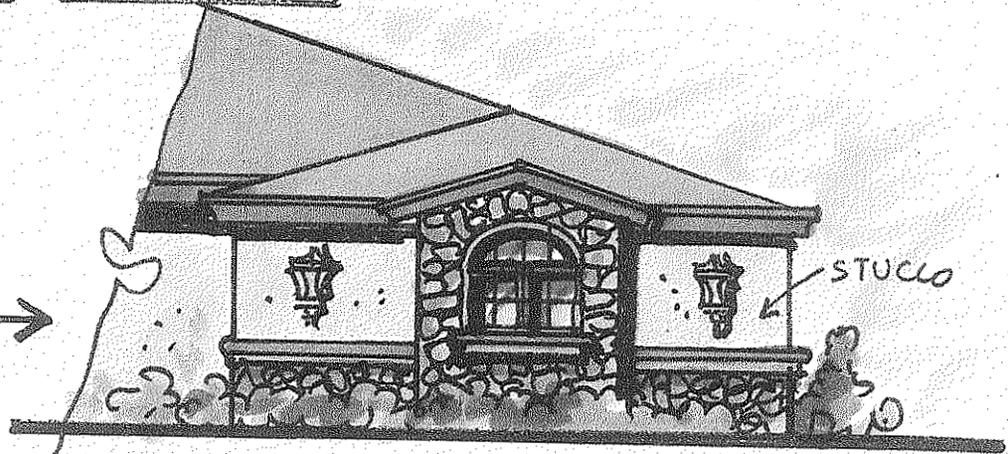
Redlines:

Date: APRIL 20, 2010
 Scale: 1"=10'
 Prepared by: V.G.
 Checked by: S.R.
 Job #: 25154
 Sheet:



LOT 1 ↗ (Bobolink)
FRONT

LOT 3 →
FRONT





FLAT TILES

STUCCO

17

LOT 2

Front - Bobwhite Ave.

ATTACHMENT E
Page 2 of 2

VARIANCE FINDINGS

ATTACHMENT F
Page 1 of 1

1. The extraordinary in this case is the topography of the site. The drainage for this block is designed so the street on the corner of Bobolink Circle and Bobwhite Avenue is the lowest point. The topography of the lots however was designed at the same level as this property. At the highest point, this lot is about 4 feet higher than the curb.

The existing code sets the maximum height for the building on this site at 17 feet measured from the top of the curb. In order to comply with this requirement, the proposed houses must be 13 feet from the adjacent grade. The only available design for a 13 foot high building is a flat roof. This design is not compatible with the surrounding ranch style homes.

The alternative is to lower the grade for this property. This alternative will result in removal of significant amount of soil (approximately 3,000 cubic yards) from the site. It also will require extensive use of the retaining walls because this site will be 3 to 3.5 feet lower than the adjacent lots.

2. Granting of this variance will not be materially detrimental to the public welfare or injurious to the adjacent properties. On the contrary, it actually will be beneficial to the public welfare. The heights of the proposed buildings have been kept at the lowest level possible. In order to meet the height requirement, the site will have to be graded down about 4 feet, which will require removal of substantial amount of soil from the site. It is estimated that the grading will generate 200 truck loads (large end trucks' capacity is 15-18 yards, 18 wheeled trucks' capacity is 10-12 yards) and it will take seven to ten days to remove the excess soil. The alternative grading will generate significant traffic in the area during this time. In addition, if lowered, this site will be aesthetically different from the neighboring lots because it will be substantially lower than the adjacent lots. Finally, the excessive grading will impact an existing oak tree on the adjacent property.

3. The granting of this variance still serves the intent of the current ordinance. The zoning for this site consists of a one story overlay. The intent of this overlay-zoning district was to prevent two story homes in the area and to provide privacy for the neighbors. The proposed homes are one story high and do not over look into the neighbors yard.

PLANNING COMMISSION OF JUNE 28, 2010

2010-7291 - The Ridgecrest Group [Applicant] Omid Shakeri [Owner]: A Design Review for three one-story single-family homes, including two homes greater than 3,600 square feet which require Planning Commission review. A Variance is requested for each home to allow an approximately 19'6" height where 17' is allowed in the single story combining district on a site located at **574 Bobolink Circle** (APN: 309-02-034) RK

Comm. Rowe recused herself and left the chambers as she owns property within 500 feet of the proposed site.

Trudi Ryan, Planning Officer, presented the staff report. She said staff recommends approval of the Variances, and approval of the Design Reviews with the recommended Conditions of Approval.

Comm. Sulser confirmed with staff that this project is being considered by the Planning Commission as the previous permit expired. Comm. Sulser discussed with staff that the previous permit was not included in the program that extended planning permits however the tentative map for this site was included in the statewide extension.

Comm. Hungerford confirmed with staff this neighborhood has a single-story combining district designation and the height of the homes are a concern in the neighborhood. Comm. Hungerford discussed with staff the height of the house, the elevation of the site, and the standard ceiling heights in the proposal.

Chair Chang opened the public hearing.

Omid Shakeri, applicant, said the proposed map and design were previously approved. He said work had begun on the project and about two years ago the financing went away. He said he was getting ready to restart and was informed by staff that the permit had expired. He said they have not changed any of the designs discussing the height of ceilings, which are 9 feet and standard for single-story homes. He discussed the issue of the single-story overlay in regard to the proposed site and designs, and height of the proposed homes in comparison to other homes in the neighborhood. He said he agrees with all of the conditions of approval and that the Stormwater Management Plan has already been submitted and approved by City staff.

Vice Chair Travis discussed with the applicant the height of the existing home, which will be demolished, and confirmed that from the base of the wall to the peak of the new houses would be 17 feet high.

Comm. Klein further discussed with the applicant the ceiling and roof height of the proposed homes.

Martin Landzaat, a neighbor and resident of Sunnyvale, spoke against the proposed plan and said the size, bulk, and design of the homes are incompatible with the surrounding homes. He said he is concerned about the three trees to be removed, specifically the palm tree, which the applicant says is blocking the proposed driveway. He said the tree is valuable. He encouraged the Commission to apply the City guidelines being consistent with what has been done in the past.

Mr. Shakeri addressed Mr. Landzaat's concern about the palm tree and said it is in the driveway of the flag lot and needs to be removed to provide adequate width for fire department access.

Comm. Sulser asked the applicant if it is feasible to move the palm tree. Mr. Shakeri said palm trees are movable, however they are expensive to move. He said the tree is not suitable for the proposed motif.

Chair Chang closed the public hearing.

Comm. Hungerford discussed the Project Data Table in Attachment C with staff. Ms. Ryan said there was a corrected Project Data Table which should have been provided to the Commission and said the corrections are: the minimum front yard setback is 20 feet, the minimum setback for the right and left sides is 4 feet with a combined 12 or 14 feet depending on the lot width and said that all three houses meet the setback requirements. Ms. Ryan said the only Variances are for height.

Comm. Klein moved for Alternative 1, to approve the Variances and Design Reviews located in the attached Conditions of Approval. Comm. Sulser seconded the motion.

Comm. Klein said he was able to make the findings for the Variances. He said the Commission does not take approving a Variance lightly. He said this is three homes replacing one larger, taller home and the overall height is actually being lowered. He said, regarding the palm tree, that the project previously approved was for the flag lot and all three homes are meeting the requirements. He strongly urged the applicant to have the tree relocated. He said the Planning Commission approved this project several years ago and the intent of maintaining the single-story combining district is being met.

Comm. Sulser said he agrees with Comm. Klein and the project meets the development standards. He said he was able to make the findings for the Variance. He said Variances are very hard to approve, however he can make the findings for this project.

Comm. McKenna offered a Friendly Amendment that the tree be relocated on the property, noting that the landscaping motif can be modified. The Friendly Amendment was not acceptable to the maker of the motion. Comm. Klein said that the Commission has not required applicants to move trees in the past and he does not think that moving this palm tree is pertinent to the application.

Comm. Hungerford said this site is located in a single-story combining district making height a significant issue. He said the height of the wall to the rooftop is 17 feet, is within the height limit, and is compatible with the houses in the neighborhood. He said he was able to make the findings for the Variances.

Chair Chang said granting a Variance is always a tough issue, however he was able to make the findings and he looks forward to seeing these homes built especially during these tough economic times.

Kathryn Berry, Senior Assistant City Attorney, said based on the City code that the Commission has the authority to require relocation of a tree either on or offsite a property.

ACTION: Comm. Klein made a motion on 2010-7291 to approve the Variances and Design Reviews with the attached Conditions of Approval. Comm. Sulser seconded the motion. Motion carried 5-1, with Comm. McKenna dissenting, and Comm. Rowe recusing herself.

APPEAL OPTIONS: This action is final unless appealed to the City Council no later than July 13, 2010.

*Original letter from appellant

ATTACHMENT #

Page 1 of 10

I'm opposed to the planned development at 574 Bobolink Circle because the bulk and design of the homes is out of character with the neighborhood

In addition, the plan calls for the removal of 3 "protected trees". The large (80ft?) Canary Island palm is especially impressive and should be preserved.

Sunnyvale's planning guidelines and rules should be applied consistently. The owner at 810 Devonshire was denied a Tree Removal permit for a 40ft Canary Island palm in 2005. The Lowe's Home Improvement center on Wolfe Rd saved 2 large Canary Island palms. Lowe's moved the Canary Island palms from the south side ~~the~~ of the property to the west side

The palm at 574 Bobolink Circle is located on the edge of the property and ^{could} should be saved without a major impact on the development of 574 Bobolink Circle. The current plan calls for the removal of the ~~tree~~ palm to make way for a driveway.

RECEIVED

JUL 13 2019

PLANNING DIVISION

* Revised letter provided by the appellant

ATTACHMENT H

Page 2 of 18

562 Carlisle Way
Sunnyvale, CA 94087

August 01, 2010

City Council
City of Sunnyvale
456 W. Olive Ave.
Sunnyvale, CA 94086

Re: Appeal of Planning Commission Review 2010-7291 (574 Bobolink Circle)

As a long term resident of the Country Lane Tract and after careful study of the proposed changes, I have come to the conclusion that I am opposed to the design/plan and variance for the following reasons:

1. The homes are massive and out of scale with the surrounding neighborhood.
2. The plan allows a height variance.
3. The style of the home is not compatible with the neighborhood.
4. The building plan will remove 3 "protected" trees.

Size

The existing neighborhood consists of modest homes. The typical size is 1500-1700 square feet with a 2 car garage. The proposed homes have areas of 2950-3433 with a 2 car garage. That's twice the size of the neighborhood homes!

Recommendation: Use basements to reduce the above ground mass.
(Basements are a popular trend in high end homes in the Santa Clara Valley).

Height Variance

The height variance will allow massive homes to loom even larger. Although the existing home's height is greater, it's set back further from the street. The proposed houses on lots #1 and #2 will be much closer to the street and will seem taller than the existing home when viewed from the sidewalk.

Recommendation: Use bermed building techniques on lots #1 and #2, build the rear side of the houses into the existing lot rear elevation. Only the house on lot #3 should be allowed a height variance, it's set back from the street and is within the existing house's footprint.

Style:

The neighborhood has a consistent identifiable architectural style. The neighborhood has ranch style homes. Although the Design Review findings reference for Design Principle 2.2.2 indicate the houses "match the architectural character of the neighborhood", there are no structures in the area which have

similar style and exterior treatments. The following table lists some key characteristics of the neighborhood homes and the proposed houses.

	Existing Homes	Proposed Houses
Style	Ranch	Tuscan
Roof Style	Cross Gabled or Dutch Gable (Hip) Roof with simple forms	Combination Hipped and Flat with complex forms.
Roof Material	Shake or Asphalt Composite Shingle	Flat Tile
Exterior Materials	Wood Shingle Siding, Board & Batten, Clapboard, Brick and Stucco	Rock and Stucco
Eave Height	8' 6"	9' 6" min
Windows	Rectangular Aluminum or Vinyl Casement	Rectangular Divided Light Casement with Arched Head

Trees

The proposed plan will remove 3 "protected" trees. The trees are a 50' Canary Island Palm, a multi-trunked Victorian Box, and a Persimmon. The Canary Island Palm and Victorian Box have prominent locations. They are planted along Bobwhite Avenue and can be seen from Fremont Avenue.

The Canary Island Palm and Victorian Box are aesthetically pleasing and add unique character to the neighborhood. The city of Sunnyvale has strived to preserve similar trees in the past. In 2005, the owner of 810 Devonshire Way was denied a tree removal permit for a Canary Island Palm. In 2006, the Lowe's Home Improvement Center at 811 E. Arques Avenue moved two Canary Island Palms to the Wolfe Road entrance. Sunnyvale should consistently enforce its Tree Preservation Ordinance.

When asked at the Planning Commission meeting if it was feasible to move the Canary Island Palm to another location Mr. Shakeri stated "... It's possible, but does it go with the rest of the motif? That's a palm tree, very mediterranean, we're going more with Northern California landscaping which has green and which is not palm trees. Palm trees are very much a Los Angeles kind of motif..."¹.

¹ City of Sunnyvale: Watch Council Meetings Online Page, Planning Commission, June 28, 2010, MP3 Audio 1:22:00 – 1:24:35 <
<http://sunnyvale.ca.gov/CityGovernment/CityCouncil/CouncilMeetings/WatchCouncilMeetingsOnline.aspx>>

I disagree and can cite many locations in the Bay Area where Palms are used:

- The Embarcadero in San Francisco
- Palm Drive on Stanford University campus
- Las Palmas Park in Sunnyvale
- Matilda Ave. at El Camino Real (P.F. Changs) in Sunnyvale
- Orchard Heritage Museum in Sunnyvale

Palms have been, and continue to be, a popular landscape tree in the Bay Area.

The Planning Commission reviewed the staff report (2010-7291) which stated the following:

The applicant notes the intent to remove three "protected" trees that are either located within the footprint of the new homes or are in poor condition.

In fact, the Canary Island Palm and Victorian Box are in good health and are not within a proposed home's footprint.

Summary

The proposed houses should mirror the design elements in the neighborhood and incorporate the existing mature trees where possible. Regrettably, the proposed plan does not consider the character or aesthetics of the existing neighborhood. In addition, it does not allow for the preservation of the prominent trees. A height variance should be denied, bermed building techniques and possibly basements should be used instead.

Mr. Shakeri states on the ECCO Builders web site "I worked in several local government agencies in the community development department as a City Planner. During this period of my professional experience, I acquired invaluable knowledge as to how local municipalities function and the processes and procedures necessary for the approval of all the required permits"². Mr. Shakeri has skillfully used the Sunnyvale planning process to his advantage which will result in a disadvantage for the surrounding neighborhood.

The City Council is the last hope to halt this project and force appropriate modifications. Please take into consideration that if this project is completed as planned, the character of the neighborhood will be permanently altered. Thank you for considering these points in evaluation of the design/plan and variance.

Sincerely,

Martin Landzaat

² Omid Shakeri, ECCO Builders, Inc. n.d.
<http://www.eccobuilders.com/eccoteam.html> (accessed on July 21, 2010)



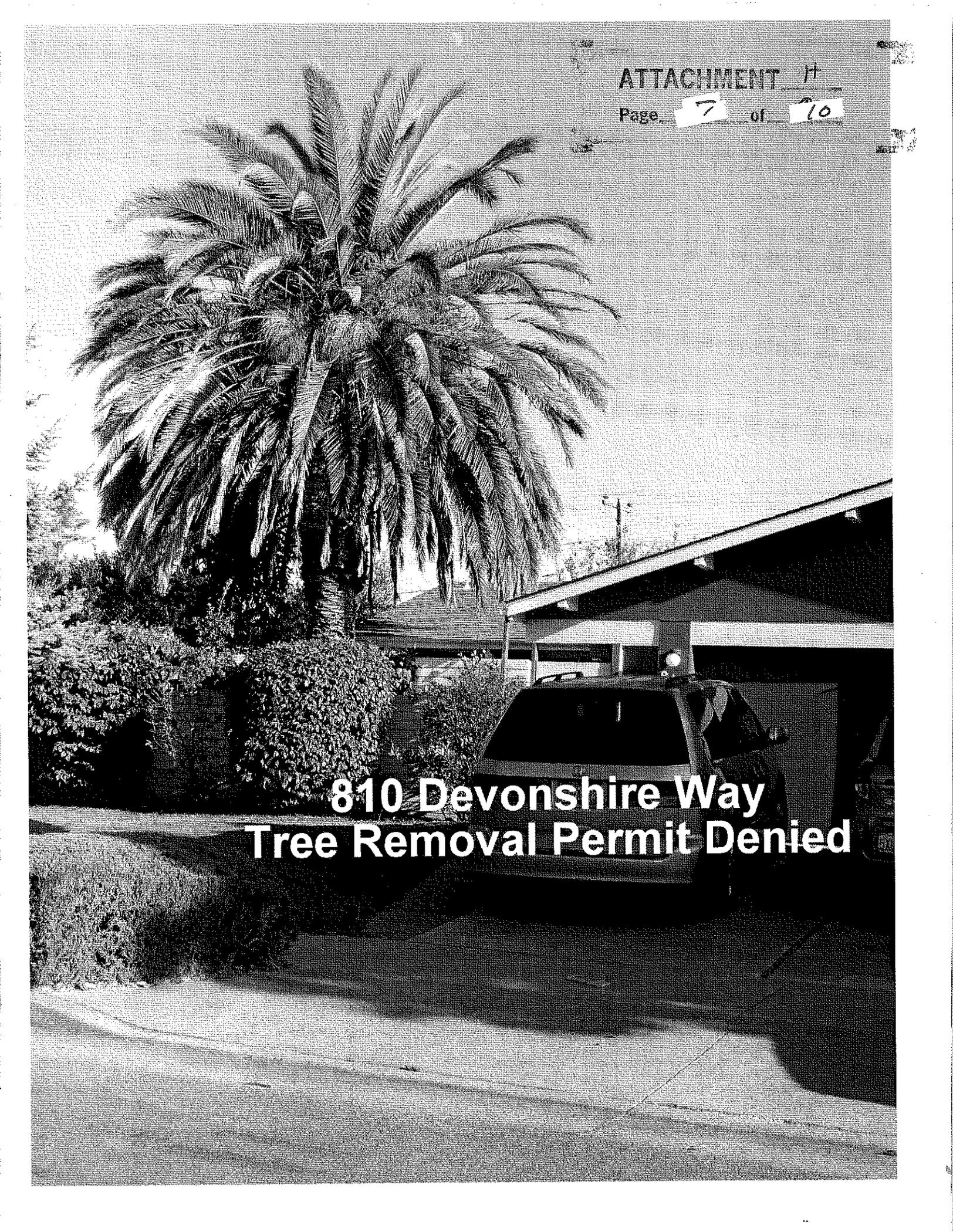
**Canary Island
Palm**

**Victorian
Box**

**574 Bobolink Circle
View from north side of
Fremont Avenue**



574 Bobolink Circle

A black and white photograph showing a large, mature palm tree in the foreground. The tree is positioned in front of a house with a covered carport. A car is parked in the carport. The image is overlaid with text at the bottom.

**810 Devonshire Way
Tree Removal Permit Denied**

PLANNING COMMISSION MINUTES OF JULY 11, 2005

2005-0464: Appeal of a decision by the Director of Community Development denying a Tree Removal Permit for a Canary Island Palm Tree in the front yard. The property is located at **810 Devonshire Way** (near Kingfisher Wy) in an R-0 (Low-Density Residential) Zoning District. (APN: 309-28-047) SD

Gerri Caruso, Principal Planner, presented the staff report. A Tree Removal Permit was requested in May, 2005. The City arborists reviewed the tree on the site and recommended denial of its removal. The Planning staff reviewed the tree a second time and was unable to make the findings to approve the permit. The applicant made some additional notes including that the fruit of the tree is considered by the applicant to be a choking hazard for the children on site. They would like the availability of the front yard of their house for a play area for the children as the backyard has a pool. The tree roots have caused damage to the patio concrete slab and potentially to the sewer lines. The applicant feels that the tree's location restricts the owner's ability to enjoy the full economic potential of the property. Staff is still recommending denial as staff can not make findings. If the Planning Commission is able to make the findings, staff is recommending approval based on the Conditions in Attachment B.

Ronen Perets, applicant and appellant, thanked staff for assisting with the presentation and the Planning Commissioners for making the site visits. Chair Hungerford also thanked Mr. Perets for his patience in waiting through the long public hearing preceding this item. Mr. Perets presented a PowerPoint presentation. He said the tree is a female Canary Palm, located in the front yard and stands about 20 to 30 ft. high. They have two children and would like to be able set up a play area for the children in the front yard as there is no backyard area to play, due to a pool. He is appealing the decision because it is a safety hazard due to seed pods, fruit and dead limbs that occasionally fall. He has it trimmed about twice a year and it is very costly. He said that the tree reduces the ability to use the front yard and that a safety zone around the tree has to be maintained. He said that the front yard is the only area on the property where they can provide play room for the kids. Staff recommends denial of the appeal and recommends pruning the tree. Mr. Perets does not feel pruning is sufficient as dead limbs continue to fall. Staff feels the tree makes a contribution to the value of the property and to the streetscape. He says he feels it reduces his ability to use his property the way he feels best benefits his family. Mr. Perets showed pictures of the tree that he feels show that the tree is not that visible on the street and does not contribute much to the streetscape. He said the tree kills the whole front yard and said that he would have to put a safety zone around the tree. He said he has talked to the several of the neighbors and no one has expressed objection to the tree removal. He would like to relocate the tree, make the yard safe for the kids and put in a play set that meets the height limits.

Chair Hungerford opened the public hearing.

Chair Hungerford closed the public hearing.

Comm. Babcock moved for Alternative 1., to deny the appeal and uphold the denial of the Tree Removal Permit per staff recommendation. Comm. Fussell seconded.

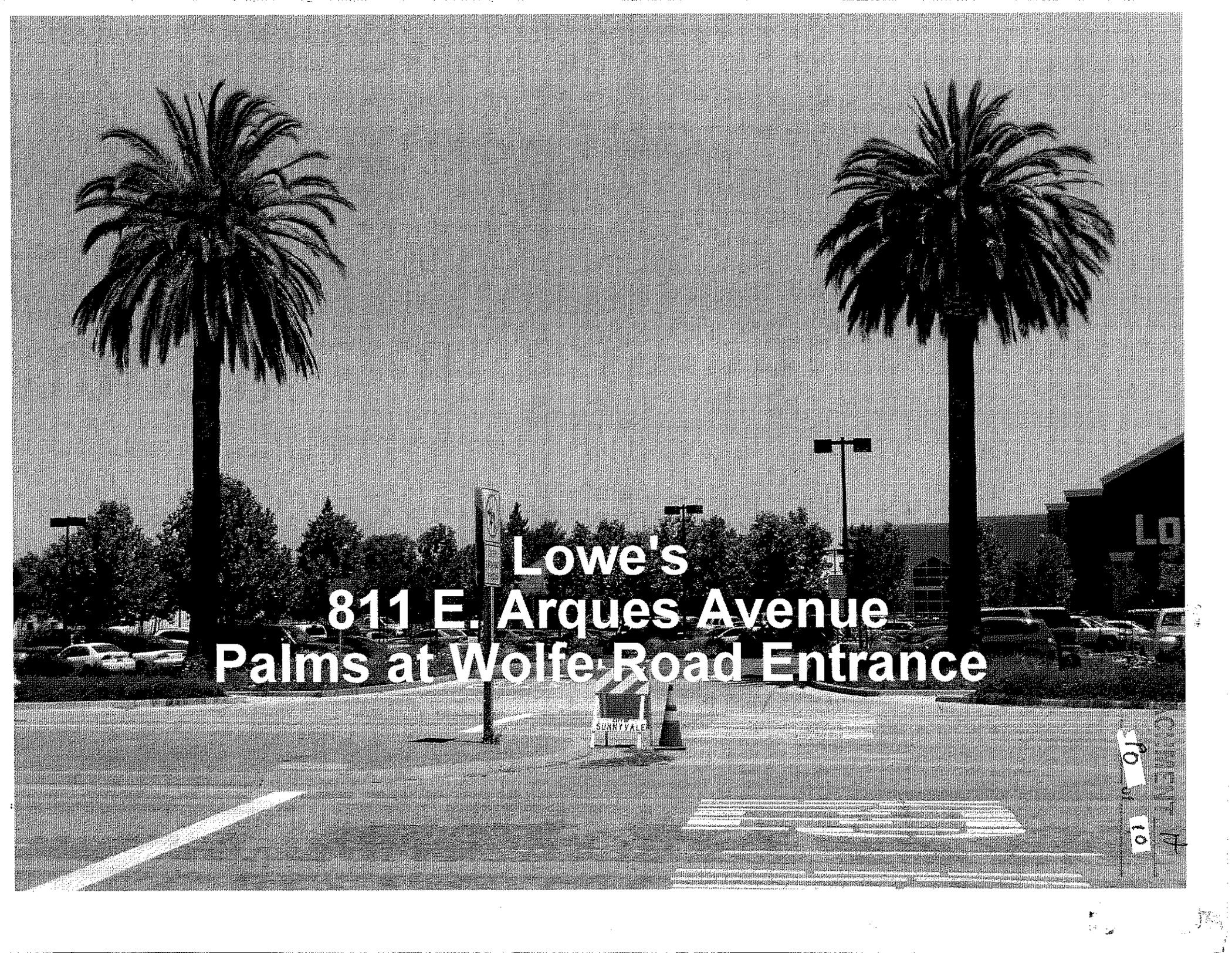
Comm. Babcock said she was unable to make the findings for the removal of the tree. She feels there is sufficient room at the home to provide a play area for his children. She also said she felt the relocation of the tree and other options would be costly compared to the yearly maintenance costs.

Comm. Moylan added that he and others have wished the tree removal ordinance would be modified. In cases where someone applies for a tree removal permit and gets turned down, and one of the reasons for requesting removal is cost of maintenance, if the City requires that the tree has to stay, then maybe the City should help pay for maintenance. Comm. Moylan commented that he had questioned the map, that more play space would be created if a row of the concrete slabs was removed and posed a question whether something like a swing set could have the same permanence as a remodel where trees can sometimes be removed. Comm. Moylan said that he is unable to make the findings so he will be supporting the motion.

Comm. Simons said he would be supporting this motion.

ACTION: Comm. Babcock made a motion on Item 2005-0464 for Alternative 1., to deny the appeal and uphold the denial of the Tree Removal Permit. Comm. Fussell seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This decision is final and is not appealable.



Lowe's
811 E. Arques Avenue
Palms at Wolfe Road Entrance

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COMMENT #