



City Council Hearing Date: August 13, 2013
File Number: 2012-7986

SUBJECT: Discussion and possible action on an appeal by the applicant of a decision of the Planning Commission to deny an application for a new two-story single-family home resulting in 2,804 square feet and 53.5% floor area ratio (FAR) located at 726 San Miguel Avenue in an R-0 Zoning District (APN: 205-14-030):

Motion **Design Review** to allow a new two-story single-family home resulting in 2,804 square feet and 53.5% Floor Area Ratio (FAR).

REPORT IN BRIEF:

Applicant/Owner Jasbir Tatla

Existing Site Conditions Single-family residence

Surrounding Land Uses

- North Single-family residence
- South Single-family residence
- East Single-family residence
- West San Miguel Elementary School (across San Miguel Avenue)

Issues Floor Area Ratio, neighborhood compatibility

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

Planning Commission Action Denied the Design Review Application

Staff Recommendation Deny the appeal and uphold the decision of the Planning Commission denying the Design Review.

Project Description:

The applicant proposes to demolish the site's existing single-story home and construct a new two-story home with a total square footage of 2,804 square feet and a floor area ratio (FAR) of 53.5%. A Design Review is required for construction of a new single-family home to evaluate compliance with development standards and with the Single Family Home Design Techniques.

Planning Commission review is required for Design Review applications exceeding 45% FAR or 3,600 square feet.

BACKGROUND:

This proposal was initially considered by the Planning Commission at a public hearing on April 22, 2013, with a staff recommendation of denial due to size of the proposed structure, resulting FAR, solar access issues and proportion of the second floor area to the first. The Planning Commission continued the item to the May 13, 2013 meeting to allow time for the applicant to redesign the home to approach an FAR of not more than 52% and a second to first floor ratio of not more than 35% (was 51.8%) and to bring the second floor into compliance with the solar access requirements.

On May 13, 2013, the Planning Commission reviewed the revised plans. The applicant reduced the total FAR to 53.5%, reduced the second floor to first floor proportions to 51.5%, and the second floor was adjusted to comply with the solar access requirements. Staff recommended denial of the project since only minor changes had been made. Three members of the Planning Commission were absent and they were unable to pass a vote on the item. The Planning Commission moved to continue the item to the May 29, 2013 meeting.

On May 29, 2013, the Planning Commission reviewed the May 13, 2013 proposal. Staff recommended denial of the project since there had been minimal changes. The Planning Commission denied the project by a 4 to 2 vote. The applicant filed for an appeal on June 12, 2013.

Previous Actions on the Site

The existing single-story home was constructed in 1954. There are no previous planning permit records for this site.

ANALYSIS:

Development Standards

The proposed project complies with all applicable development regulations as set forth in the Sunnyvale Municipal Code. As indicated above, the project applicant has revised the plans to comply with the solar access requirements.

Applicable Design Guidelines and Policy Documents

The Single Family Home Design Techniques provide detailed guidelines for the design of new homes and additions in single-family residential neighborhoods. Staff has found that the proposed floor area ratio and the second floor area are not consistent with the intent of the Single Family Home Design Techniques with respect to size and second-story bulk. Discussion on these items follows.

The house, as proposed, meets all other design techniques and would fit into other Sunnyvale neighborhoods where two-story homes are more prevalent.

Floor Area Ratio

The neighborhood is composed entirely of single-story homes. FARs are generally less than 30%. Basic Design Principle 2.2.2 directs applicants to “*respect the scale, bulk, and character of homes in the adjacent neighborhood.*” The original proposal of 56.5% FAR was substantially larger than other homes in the neighborhood and although the applicant made some reductions down to a 53.5% FAR, it is still larger than other homes in the neighborhood. In addition to the large FAR, the structure is located in a neighborhood with predominantly single story homes.

The applicant has stated that there are larger two-story homes in the broader San Miguel Neighborhood area. The Design Techniques note that for the purposes of assessing neighborhood character and scale, the “neighborhood” is defined as both block faces within the same and immediately adjacent blocks. Attachment F provides data on existing two-story homes in the western half of the San Miguel Neighborhood area. While there are a number of two-story homes in this area, most have FARs less than 45%. Of those with FARs greater than 45%, only one was recently constructed (at 51.7% FAR). Only one other home in the broader area has a higher FAR than the proposed home; it was constructed in 1987 prior to the adoption of the Single Family Home Design Techniques.

Second Floor Area

Design Technique 3.4.A states: “*The area of the second floor should not exceed the common standard of the neighborhood. For new second stories in predominantly one-story neighborhoods, the second floor area should not exceed 35% of the first floor area (including garage area).*” The neighborhood for this site is composed entirely of single-story homes. The original proposal included a second floor area of 1,009 square feet, or approximately 51.8% of the 1,949 square-foot first floor area. The revised project includes a smaller second floor area of 953 square feet, which is approximately 51.5% of the 1,851 square-foot first floor area. While the second floor area was reduced slightly, the first floor area was also reduced and the overall proportion of first to second floor area remains about the same. As a result, staff finds the project is not in compliance with the Design Techniques related to second floor area. Although Design Techniques for reducing second-story bulk have been included in the project design, the bulk of the resulting second-story would still be out of character with the surrounding single-story neighborhood.

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 Categorical Exemptions include construction of up to three new single-family residences.

FISCAL IMPACT

No fiscal impacts other than normal fees and taxes are expected.

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 • 42 notices of mailed to property owners and residents adjacent to the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Web site • 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 • Posted on the City of Sunnyvale's Web site

As of the date of staff report preparation, staff has not received any letters or public comments regarding this project.

Applicant's Appeal: On June 12, 2013 the applicant submitted an appeal request and raised the following issues (Attachment J, Applicant's Appeal Letter):

- The property is substandard (5,240 square feet where 6,000 square feet are required).
- They have worked closely with the Planning Division.
- There are other two-story homes in the expanded area that are over 52% total FAR.

Staff's Discussion on the Appeal: Although the lot size is slightly smaller than 6,000 square feet for R-0 properties, the lot sizes in the neighborhood are consistently around 5,200 square feet. The applicant has worked with staff to address the requirements of the Zoning Code; however, there have been minimal changes in the design to address the Planning Commission and staff's concern regarding the compatibility of the project with the existing neighborhood. The applicant made some minor adjustments to the second floor size; however, the changes have not resulted in a significant change to the second to first floor ratio. Staff notes that there was a two-story home in a nearby neighborhood that was approved with a second to first floor ratio of 42%. Staff believes that the concerns regarding neighborhood compatibility are

valid and that the proposed home does not fit in with the immediate neighborhood since it is predominately a single story neighborhood.

CONCLUSION

Staff is recommending that the City Council uphold the Planning Commission denial of the Design Review because the Findings (Attachment A) were not made. If the City Council is able to make the required Findings, staff recommends the Conditions of Approval in Attachment B.

ALTERNATIVES

1. Deny the appeal and uphold the decision of the Planning Commission to deny the Design Review, and provide direction on future designs.
2. Grant the appeal and approve the Design Review with conditions as recommended by staff.
3. Grant the appeal and approve the Design Review with modified conditions.

RECOMMENDATION

Alternative 1 to deny the Appeal and Uphold the decision of the Planning Commission to deny the Design Review.

Reviewed by:

Hanson Hom, Director, Community Development
Prepared by: Shaunn Mendrin, Senior Planner
Reviewed by: Trudi Ryan, Planning Officer

Approved by:

Gary M. Luebbers

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Vicinity Map
- D. Project Data Table: Revised Design for Consideration on May 13, 2013
- E. Site and Architectural Plans: Revised Design for Consideration on May 13, 2013
- F. Information on Two-Story Homes in Surrounding Area
- G. Approved Minutes of Planning Commission Hearing on April 22, 2013
- H. Approved Minutes of Planning Commission Hearing on May 13, 2013
- I. Approved Minutes of Planning Commission Hearing on May 29, 2013
- J. Applicant Appeal Request, submitted June 12, 2013

RECOMMENDED FINDING**Design Review**

Finding: The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques. [Finding not made]

Staff is not able to make this finding as indicated below:

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed home's entry would face the street similar to the pattern in the existing neighborhood. A more formal entry feature would be introduced rather than keeping the entry beneath first-floor eaves. However, the height and design of the formal entry feature is compliant with Design Technique 3.3.D. Finding Met
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home at 53.5% FAR is substantially larger than homes in the surrounding single-story neighborhood. In addition, the second floor area of the home is proposed at 51.5% of the first floor area, in conflict with Design Technique 3.4.A which calls for a second/first ratio of no more than 35%. As a result, staff finds the proposed home would appear out of scale and out of character with the adjacent neighborhood. Finding Not Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of adjacent neighbors by including significant second floor setbacks, minimizing second floor windows, and avoiding second floor balconies and decks. However, the design does not respect adjacent neighbors in its scale which is out of character with surrounding homes. Finding Not Met

<p><i>2.2.4 Minimize the visual impacts of parking.</i></p>	<p>The proposed home would have a two-car garage located along the right side of the front façade. This is a typical pattern in the neighborhood. <i>Finding Met</i></p>
<p><i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i></p>	<p>The proposed project does not include any modifications to landscaping. Existing front yard landscaping is compatible with the neighborhood and would be retained. <i>Finding Met</i></p>
<p><i>2.2.6 Use high quality materials and craftsmanship</i></p>	<p>The proposed design includes high quality stucco and stone wall materials and high quality clay tile roofing. These materials are consistent with the Design Techniques and the surrounding neighborhood. <i>Finding Met</i></p>
<p><i>2.2.7 Preserve mature landscaping</i></p>	<p>The proposed project does not include any modifications to landscaping. Existing landscaping is compatible with the neighborhood and would be retained. No tree removals are proposed. <i>Finding Met</i></p>

ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS AUGUST 13, 2013

Planning Application 2012-7986

726 San Miguel Avenue

Design Review to allow a new two-story single-family home resulting in 2,804 square feet and 53.5% Floor Area Ratio (FAR).

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:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-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]

GC-2. PERMIT EXPIRATION:

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior

to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

- GC-3. TITLE 25:
Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]

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

- PS-1. REQUIRED REVISIONS TO PROJECT PLANS:
The plans shall be revised to address the following:
- a) Reduce floor area ratio to no more than 52%. The modified design shall be generally consistent in style, character, and detail with the current project plans.
 - b) Reduce second floor area to no more than 35% of the first floor area. The modified design shall be generally consistent in style, character, and detail with the current project plans.
- Final design is subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]
- PS-2. EXTERIOR MATERIALS REVIEW:
Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]
- PS-3. CONSTRUCTION MANAGEMENT PLAN:
Provide a construction management plan for review and approval by the Director of Community Development prior to submittal of a building permit. The construction management plan shall address potential impacts on the adjacent San Miguel Elementary school. The plan shall indicate school-day starting and ending hours, student arrival and departure times, and outdoor play periods. Trucking, materials delivery, and other activities involving use of the roadway shall be limited so as not to occur during arrival and departure hours. High noise generating activities such as jackhammering shall be timed to limit impacts on school operations. [COA] [PLANNING]

BP: 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).

BP-1. 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]

BP-2. 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]

BP-3. FEES AND BONDS:

The following fees and bonds shall be paid in full prior to issuance of building permit.

- a) SEWER CONNECTION FEE - Pay an incremental sewer connection fee estimated at \$1,266.00. [SDR] [PUBLIC WORKS]
- b) WATER CONNECTION FEE – Pay an incremental water connection fee estimated at \$141.00. [SDR] [PUBLIC WORKS]

BP-4. 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. The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and final occupancy has been granted. [SDR] [PLANNING]

BP-5. LANDSCAPE PLAN:

If the project is modified to include new landscaping, separate review of landscape and irrigation plans is required. Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community Development through the submittal of a Miscellaneous Plan Permit (MPP). [COA] [PLANNING]

BP-6. 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 shall be indicated 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 and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- d) 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]

BP-7. 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) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to on-site vegetated areas is not a feasible option.
 - ii) Fire sprinkler test water, if discharge to on-site vegetated areas is not a feasible option. [SDR] [PLANNING]

ALVARADO AV

ATTACHMENT C
Page 1 of 1

SANTA PA

BREA
MEL AV
SAN LUISITO
WY
SAN JUSTO
CT

SAN MIGUEL AV

SAN PATRICIO AV



2012-7986
726 San Miguel Ave. (APN: 205-14-030)
Design Review

0 20 40 60 Feet



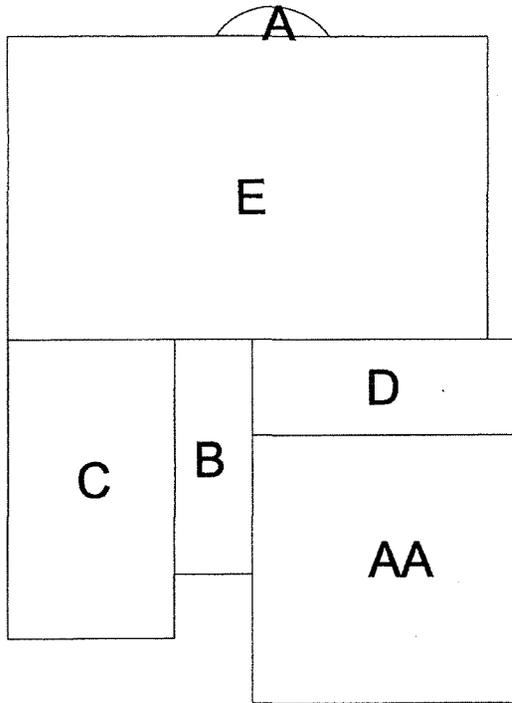
PROJECT DATA TABLE: Revised Design for Consideration on 5/13/13

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low-Density	Same	Residential Low-Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	5,240	Same	6,000 min.
Gross Floor Area (s.f.)	1,953	2,804	3,600 max. without PC review
Floor Area Ratio (FAR)	37.3%	53.5%	45% max. without PC review
Lot Coverage	37.3%	36.5%	40% max. for two-story
Building Height	14'5"	23'9"	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front	~20'	25' / 37'6"	20' / 25' min.
Left Side	~4'	6'11" / 12'	4' / 7' per side
Right Side	~5'	5' / 7'	
Combined Sides	~9'	11'11" / 18'	
Rear	~28'	26'1" / 28'	20' min.
Parking			
Covered Spaces	2	2	2 min.
Uncovered Spaces	2	2	2 min.
Shading of Adjacent Roofs (AM/PM)	None/None	9.9% / 8.5%	Maximum 10% during specified AM/PM hours

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

① BLOCK DIAGRAM FIRST FLOOR

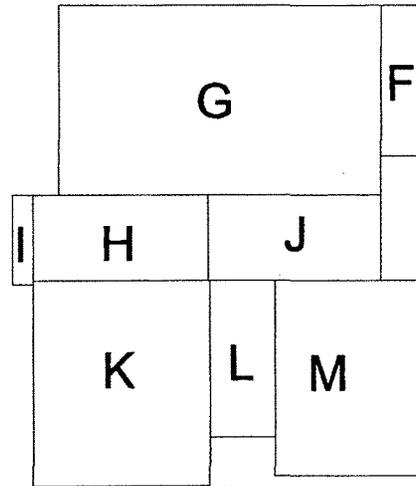
SCALE 1/4"=1'-0"



AREA CALCULATIONS	FLOOR	LOCATION
AA	1	LIVING
A	1	REARPORCH
E	1	LIVING
C	1	LIVING
B	1	LIVING
D	1	LIVING
AA	1	DINING
TOTAL	1	
P	2	LIVING
Q	2	LIVING
R	2	LIVING
S	2	LIVING
T	2	KITCHEN
U	2	STORAGE
V	2	LIVING
W	2	LIVING
TOTAL	2	
TOTAL	1 & 2	

② BLOCK DIAGRAM SECOND FLOOR

SCALE 1/4"=1'-0"



No.	Revisions/Issues	Date

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION DRAWINGS. ALL WORK SHALL CONFORM TO APPLICABLE REQUIREMENTS OF LOCAL, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION. ANASSA DESIGNERS ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION NOR PROPER EXECUTION FOR THE WORK SHOWN ON THESE DRAWINGS, NOR FOR ANY EXISTING CONSTRUCTION. ANY REPRODUCTION IN ANY FORM OR PART THERE OF, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ANASSA DESIGNERS. CONTRACTORS TO VERIFY ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO OWNER, DESIGNER, AND ENGINEER. ALL WORK SHALL COMPLY WITH THE 2010 CALIFORNIA BUILDING, MECHANICAL AND PLUMBING CODES, AND CURRENT NATIONAL ELECTRICAL CODES.

BLOCK DIAGRAM

ANASSA DESIGNERS AND ARCHITECTS
 JEANNE ANASSA
 2121 OAKLAND ROAD #151
 SAN JOSE, CA 95131
 (408) 238-1885
 WWW.ANASSADESIGNERS.COM

REGISTERED ARCHITECT AND PLUMBER
 JAGROO TATELA
 128 SAN NICOLAS AVE
 SIMI VALLEY, CA
 408-887-8972

ANASSA DESIGNERS AND ARCHITECTS

PROJECT: CUSTOM HOME
 DATE: 12-19-2012
 SCALE: VARIES

Page 3 of 7

ATTACHMENT E

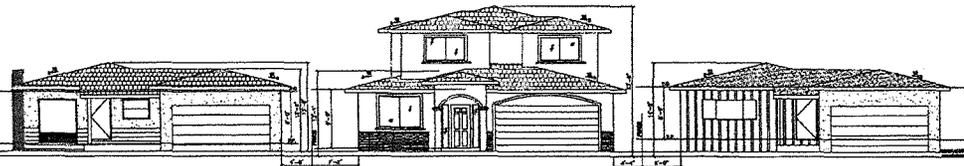
① FRONT STREET ELEVATION

FOR FRONT ELEVATIONS WITH EXISTING TREES SEE SHEET A3.1

SCALE 1/8"=1'-0"

NOTES:

1. NEW ROOFING, CLASS A, CLAY TILE
2. NEW EXTERIOR OF HOME TO BE TO BE STUCCO.
3. FRONT EXTERIOR TO HAVE A ROCK FAFACE.
4. RADIANT BARRIER AT ROOF, PER ENERGY REPORT REQUIREMENTS.

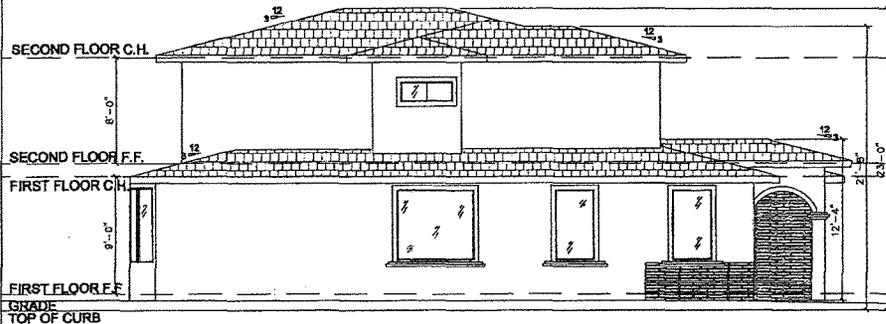


② LEFT ELEVATION 1

SCALE 1/4"=1'-0"

③ FRONT ELEVATION 2

SCALE 1/4"=1'-0"

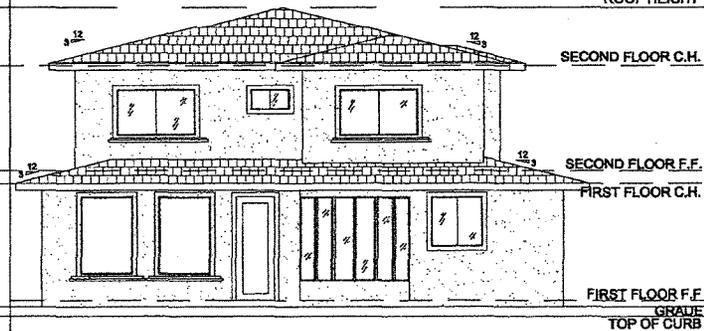
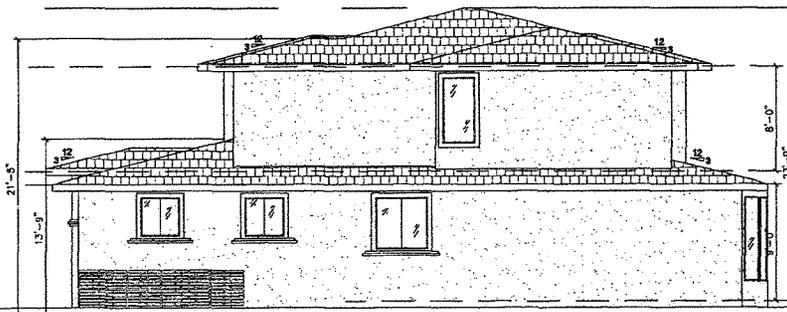


④ RIGHT ELEVATION 3

SCALE 1/4"=1'-0"

⑤ REAR ELEVATION 4

SCALE 1/4"=1'-0"



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ALL WORK SHALL COMPLY WITH THE 2010 CALIFORNIA BUILDING, MECHANICAL AND PLUMBING CODES, AND CURRENT NATIONAL ELECTRICAL CODES.

(N) ELEVATIONS

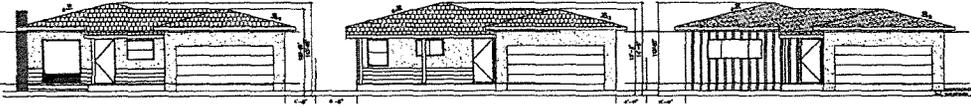
REVISED FROM SHEET:
 JEWARE AASSA
 2151 DAVLAND ROAD #151
 SAN JOSE, CA 95131
 (408) 230-7998
 WWW.AASSADESIGNERS.COM

DESIGNED BY:
 JASBIR TATLA
 225 SAN VIDAL AVE
 SIMI VALLE, CA
 100-837-6973

CUSTOM HOME
 No. 12-19-2012
 SCALE-VARIOUS

① FRONT EXISTING STREET ELEVATION

SCALE 1/8"=1'-0"



③ FRONT NEW STREET ELEVATION WITH EXISTING LANDSCAPING

SCALE 1/8"=1'-0"



② EXISTING AND NEIGHBORING AREA ROOF PLAN

N.D.T.S.

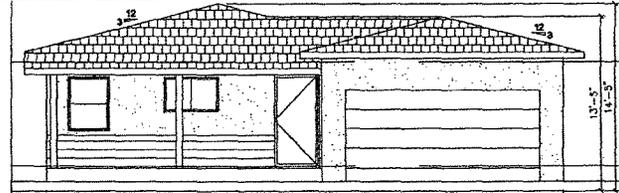


No.	Revisions/Notes	Date

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④ FRONT ELEVATION 2

SCALE 1/4"=1'-0"

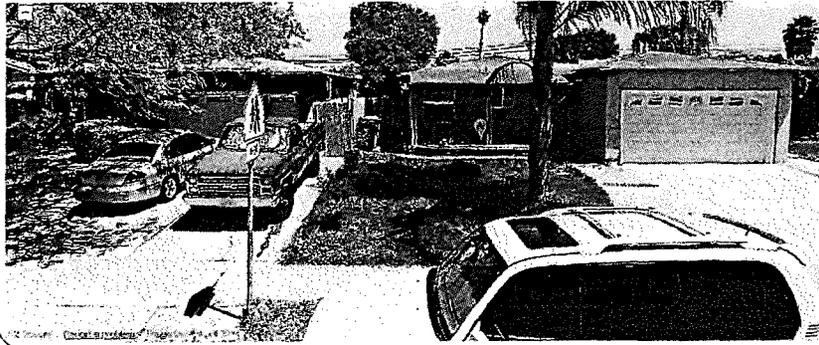


NOTES:

1. EXISTING ROOFING TAR AND GRAVEL.
2. EXISTING EXTERIOR OF HOME IS STUCCO AND SIDING.
3. EXISTING ROOF PITCH 3:12

⑤ LEFT ADJACENT PROPERTY

N.D.T.S.



⑥ RIGHT ADJACENT PROPERTY

N.D.T.S.



(E) ELEVATIONS

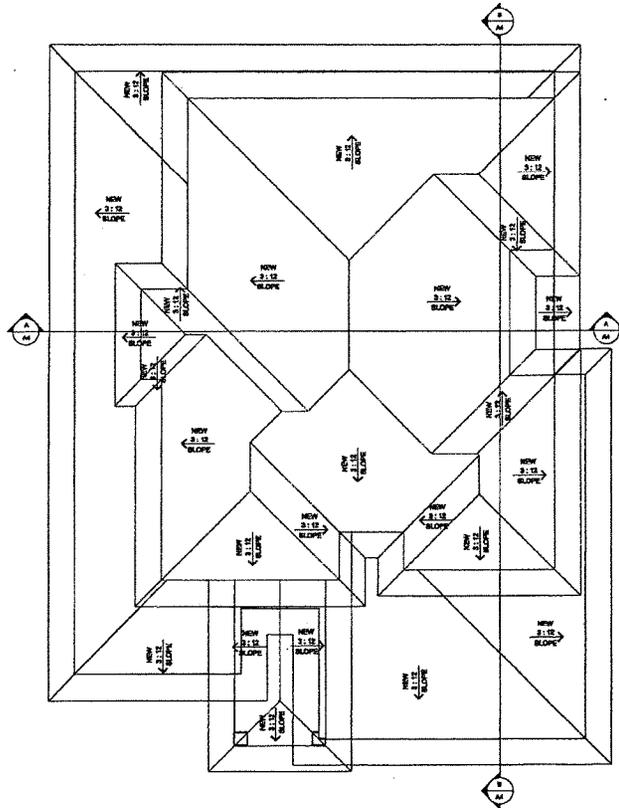
DESIGNED BY: AASSA
 2151 OULOU ROAD #151
 SAN JOSE, CA 95131
 (408) 230-2388
 WWW.AASSADESIGNERS.COM

DRAWN BY: TATLA
 729 SAN JOSE AVE
 SAN JOSE, CA
 408-827-8973

CUSTOM HOME
 12-18-2012
 SCALE-VARIES
 A3.1

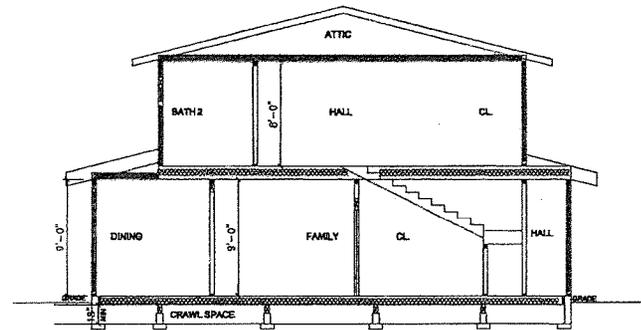
① ROOF PLAN

SCALE 1/4"=1'-0"



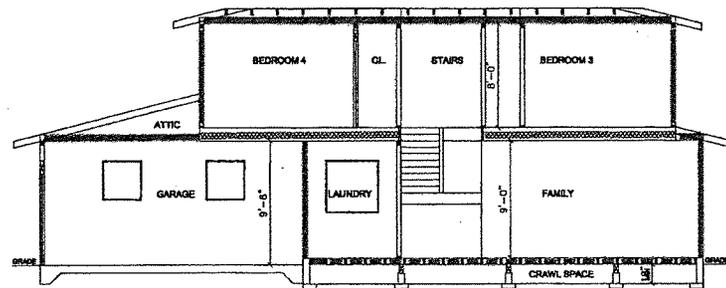
② SECTION A-A

SCALE 1/4"=1'-0"



③ SECTION B-B

SCALE 1/4"=1'-0"



No.	Revised/Date	Drawn

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ROOF PLAN SECTIONS

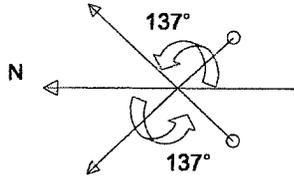
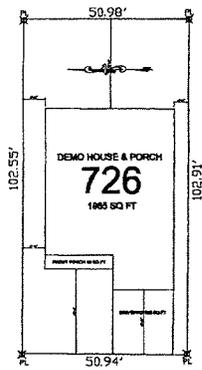
IAASSA DESIGNERS
 2151 OAKLAND ROAD #151
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 WWW.IAASSADESIGNERS.COM

IAASSA DESIGNERS
 JAKSIB TATLA
 705 SAN RAFAEL AVE
 SAN RAFAEL, CA
 408-967-8973

Project Name	CUSTOM_HOME
Date	12-19-2012
Scale	SCALE-VARIABLE
A4	

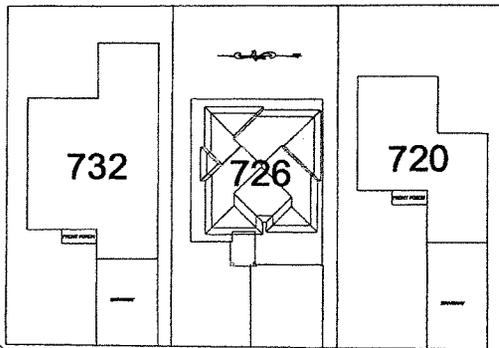
① DEMO PLAN

SCALE 1/8"=1'-0"



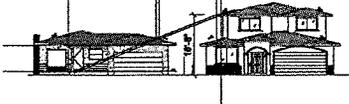
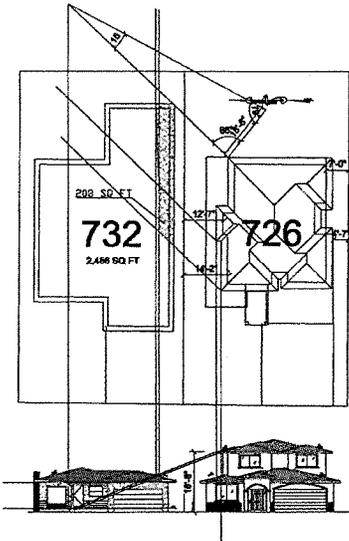
④ NEIGHBORING PLOT PLANS

SCALE 1/16"=1'-0"



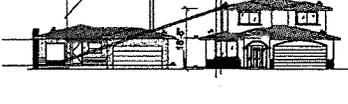
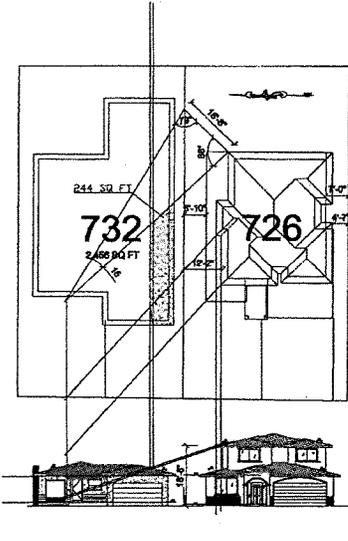
② SUN STUDY

SCALE 1/16"=1'-0"



③ SUN STUDY

SCALE 1/16"=1'-0"



No.	Revisions/Issues	Date

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DEMO SUN STUDY

DESIGNED BY
 MASSA
 2151 DUNLAP ROAD #101
 SAN JOSE, CA 95131
 (408) 230-2889
 WWW.MASSADISIGNERS.COM

DESIGNED BY
 JASBIR TATLA
 756 SAN JOSE AVE
 SUNNYVALE, CA
 408-887-8973

DESIGNED BY
 DATE

PROJECT NO.
 12-10-2012
 SCALE-VARIES

Two-Story Homes in Surrounding Area
(in R-0 portion of San Miguel Neighborhood west of San Rafael Drive)

Address	Lot Area	Floor Area	FAR	Notes (>45% FAR)
881 San Mateo Ct	5,000	1,949	39.0%	
839 San Mateo Ct	5,000	2,180	43.6%	
850 San Mateo Ct	5,000	2,101	42.0%	
869 San Pablo Ave	5,040	2,144	42.5%	
785 San Pablo Ave	4,900	1,933	39.4%	
683 San Patricio Ave	5,820	2,216	38.1%	
756 San Pablo Ave	5,247	1,784	34.0%	
767 Santa Paula Ave	5,247	1,969	37.5%	
713 San Ramon Dr	7,200	2,409	33.5%	
635 San Pedro Ave	4,050	1,946	48.0%	Built prior to current Code & Design Guidelines (1955)
832 San Ramon Ave	5,000	2,605	52.1%	Built prior to current Code & Design Guidelines (1983)
774 San Ramon Ave	5,000	2,305	46.1%	Built prior to current Code & Design Guidelines (1964)
768 San Ramon Ave	5,885	2,255	38.3%	
801 San Petronio Ave	5,890	2,250	38.2%	
814 San Petronio Ave	5,460	2,168	39.7%	
911 Almaden Ave	5,170	2,250	43.5%	
813 San Pier Ct	8,800	2,364	26.9%	
909 Amador Ave	5,270	2,725	51.7%	PC approved 2006; lower FAR, more 2-story homes on surrounding blocks
913 Barstow Ct	5,564	2,040	36.7%	
921 Barstow Ct	5,304	2,905	54.8%	Built prior to current Code & Design Guidelines (1987)
922 Coachella Ave	5,600	2,570	45.9%	Built prior to current Code & Design Guidelines (1983)
726 San Miguel Ave (proposed)	5,240	2,804	53.5%	(Proposed)

ATTACHMENT F
Page 1 of 1

PUBLIC HEARINGS/GENERAL BUSINESS –

2. **File #:** 2012-7986
Location: 726 San Miguel Ave. (APN: 205-14-030)
Proposed Project: Design Review to allow a new two-story single-family home resulting in 2,967 square feet and 56.6% Floor Area Ratio.
Environmental Review: Categorically Exempt Class 3
Staff Contact: Mariya Hodge, (408) 730-7659, mhodge@sunnyvale.ca.gov

Trudi Ryan, Planning Officer, presented the staff report.

Comm. Melton referred to page 3 of the report and discussed with staff solar access and why the applicant had not requested a Variance for this issue. Staff provided possible reasons and said the applicant may want to address this question.

Comm. Hendricks confirmed with staff that the applicant needs to address the solar access and the Commission has no flexibility on this issue.

Chair Larsson opened the public hearing.

Jasbir Tatla and his wife, applicants, said they were not aware of a Variance option; however he said they are very close to meeting the solar access, square footage and Floor Area Ratio (FAR) requirements. He said they have taken privacy issues for the neighbors into consideration. He commented that no one in the neighborhood has installed solar at this time. He said there are houses in the neighborhood that have higher FAR and are two-story and there are three-story condominiums nearby. He said they originally wanted to have 10-foot ceilings; however they would go with 9 feet as suggested. Mrs. Tatla discussed that they would like more space and have tried to meet the requirements asking the Commissioners to support the proposed application.

Comm. Melton thanked the applicants for their hard work and confirmed with Mr. Tatla that he has lived in the neighborhood for a long time. Comm. Melton discussed with Mr. Tatla the possibility of reducing the square footage by 600 feet with Mr. Tatla saying that this would be a significant reduction from what is proposed and they might not move forward with the project if that were required.

Comm. Hendricks confirmed with staff that the garage square footage is included in the total square footage of the house. Ms. Ryan said staff would like to see modification to the proportion of the second floor to the first floor of the house closer to the second to first ratio of not more than 35%. Comm. Hendricks said he is having an issue making the finding 2.2.2 regarding the scale and bulk of the home in the adjacent neighborhood. He said he is also concerned about the shading. Mr. Tatla commented about possible modifications. Comm. Hendricks asked staff procedural questions about if the Commission were to approve, deny or defer the project. Ms. Ryan advised several options including continuing the item to allow the applicant time to make changes or denying the project and the applicant could appeal the decision to City Council. Designer **Jeannie Aiassa** discussed the design and said they tried to take the neighbors into consideration by addressing privacy concerns. Comm. Hendricks, staff, the designer and the applicant discussed the shadow concerns, and possibly lowering the first floor plate height to 8 feet. Mr. Tatla commented that his neighbors are fine with the proposal.

Comm. Melton asked the Tatlas if they had a preference of two options: the Planning Commission defer the proposed project and the applicants continue to work with staff to come up with solutions to address the issues; or the Commission denies the project and the applicant

could appeal the decision to City Council. Ms. Aiassa said they have been working with staff on the design, and the applicant said the neighbors have no opposition with neither stating a preference.

Chair Larsson discussed with staff that a separate application and fees would need to be submitted to consider a Variance for the shading. Ms. Ryan added that it is not easy to obtain a Variance and that there are State regulations that require opportunities be provided for solar access. Chair Larsson confirmed with staff that if the Commission denied the project and the applicant appealed the decision that shading changes would still need to be made.

Comm. Hendricks said he likes the idea of what is being proposed except he cannot find a way to say yes. He said the decision has to be made for the land and not based on the current neighbors. He said he understands compromises have been made and the proposal seems close to meeting requirements. Comm. Hendricks said the major problem is the solar component. Mr. Tatla said they could continue to work with staff. Ms. Ryan said the Commission could articulate the changes they would like to see, staff can work with applicant, and the Commission could require the item be considered again by Planning Commission or not.

Comm. Olevson said he thinks this would be a great addition to the neighborhood. He said he has concerns about the shading and there are too many deviations from the existing zoning regulations. He said he would prefer the applicant continue to work with staff, though he does not think the application needs to be considered by the Commission again if staff is satisfied with the modifications.

Ms. Aiassa said solar access does not have to go on the roof top. Mr. Tatla said he that they would work with staff on meeting the solar requirements.

Chair Larsson referred to page 2 of Attachment B, condition PS-1.a requiring that the FAR be no more than 52% and asked the applicant what they would do to the project. Mr. Tatla said that they would continue to work with staff to meet the requirements.

Comm. Kolchak asked the applicant about decreasing the plate height. Ms. Aiassa said the plate height for the bottom floor is 9 feet. Mr. Tatla said they would continue to work with staff to meet the solar requirements.

Chair Larsson closed the public hearing.

Comm. Hendricks moved for **Alternative 4** to continue this item to allow time for the applicant to continue to work with staff to meet the conditions in Attachment B, particularly PS-1.a and PS-1.b and that the solar shading access requirements are not optional. **Comm. Melton** seconded the motion.

Comm. Hendricks said he would rather see this project come back to Planning Commission rather than get hung up on specifying exactly what the Commission wants. He said he likes the idea of the project for this neighborhood and that he does not have a problem with a second-story addition, just the massing and the solar issue. He said he would like the flexibility for the applicant to work with staff and then have the Commission consider this again.

Ms. Ryan said it would be helpful to continue the item to a date certain. After discussion it was determined that the **motion would include continuing this item to the May 13, 2013 Planning Commission meeting. This was acceptable to the seconder.** The applicant confirmed this date would work for them.

Comm. Melton said that he thinks this will be a fabulous addition to the neighborhood with some trimming back. He said as the project is currently proposed he is unable to make the findings regarding "Respecting the scale, bulk and character of the homes in the adjacent neighborhood" and "Design homes to respect their immediate neighbors." Comm. Melton said if the applicant continues to work with staff on reducing the FAR to no more than 52% and reducing the second floor area to no more than 35% of the first floor area, that he thinks this would be a much more successful project than what is proposed tonight. He said he looks forward to seeing this again.

Comm. Kolchak said he agrees with his fellow commissioners' comments. He said he likes that the applicants enjoy living in the City and want to stay. He said the only thing that bothered him about the project was the solar shading issue. He said with minor adjustments this issue should be able to be addressed and he looks forward to seeing the project again.

Comm. Olevson said he would be supporting the motion. He said this will be a great addition to the neighborhood and he is pleased the applicant is putting the efforts into the upgrade for the neighborhood. He said the proposal needs to be closer to the existing zoning requirements before it can be approved.

Chair Larsson said he would be supporting the motion. He said there are already some second story homes in the neighborhood so there is already a precedent. He said the ratio of the proposed second story to the first floor is too high. He said also the FAR is too high for this neighborhood even if the neighbors do not object. He said with the suggested changes he looks forward to this coming back to the Commission for review.

ACTION: Comm. Hendricks made a motion on 2012-7986 to continue this item to the May 13, 2013 Planning Commission meeting to allow the applicant time to work on revisions with staff as listed in the conditions in Attachment B. Comm. Melton seconded. Motion carried 6-0, with Vice Chair Dohadwala absent.

APPEAL OPTIONS: This action serves as the legal notification of the continuance of this item to the May 13, 2013 meeting.

Excerpt

PUBLIC HEARINGS/GENERAL BUSINESS

2. **File #:** 2012-7986
Location: 726 San Miguel Ave. (APN: 205-14-030)
Proposed Project: Design Review to allow a new two-story single-family home resulting in 2,967 square feet and 56.6% Floor Area Ratio.
Environmental Review: Categorically Exempt Class 3
Staff Contact: Gerri Caruso, (408) 730-7591, gcaruso@sunnyvale.ca.gov
Note: Continued from April 22, 2013.

Trudi Ryan, Planning Officer, presented the staff report.

Comm. Hendricks confirmed with staff that the project is now in compliance with the solar shading requirements. Comm. Hendricks discussed with staff the 35% second floor to first floor ratio and whether this is a guideline rather than a requirement with staff saying it is guidance and that there is a range of interpretation on the guideline. Comm. Hendricks discussed with staff the Floor Area Ratio (FAR) which is currently proposed at 53.5% and asked how much square footage would need to be removed to reduce the FAR to the staff recommendation of 52%. Ms. Ryan said she would calculate it, however not very much.

Vice Chair Dohadwala opened the public hearing.

Jasbir Tatla, the applicant, said since the April 22, 2013 Planning Commission meeting that they worked with staff and have met the solar requirements. He said as far as the FAR, that he cannot figure out how staff is coming up with the square footage; however he thinks they are very close to what staff has recommended. He said they wanted to keep the four bedrooms upstairs so the house design has a nicer shape. He said he did not see any hard guidelines for the 35% ratio of the second floor to the first floor. Designer Jeannie Aiassa said there are other two-story houses in the neighborhood that have more than the 35% ratio. She said they have complied with the solar study. She said she believes if one of the bedrooms were moved downstairs that they would still be over 52% FAR.

Comm. Olevson commented that he is perplexed why staff and Mr. Tatla do not agree on the square footage of the project. Mr. Tatla discussed that the proposed second floor is about 900 square feet and the first floor is about 1,800 square feet for a total of 2,700 square feet. Mr. Tatla reviewed some of the history of the project. He said they wanted to start building this past March. Ms. Ryan said from what the applicant said about the square footage that he appears to be comparing the 900 square feet to the total 2,700 square feet which would be about a 33% ratio. She said the way the design guidelines are written is that the 900 square foot second floor in relationship to the 1,800 square foot first floor would be a 50% ratio.

Comm. Kolchak discussed with the applicant about possibly moving one bedroom from the second to the first floor. Mr. Tatla said he is not opposed to this however he does not think the design would look as good and would negatively impact the home by reducing square footage in the backyard. Mr. Tatla said the difference they are requesting seems to be very small and he does not think it will impact anyone.

Vice Chair Dohadwala closed the public hearing.

Ms. Ryan said that the Commission should note that the lot for this home is 5,240 square feet and the current lot minimum is 6,000 square feet. She commented that this home is on a legal,

non-conforming lot which means the lot is a bit small which could be taken into account if considering adding square footage to the first floor.

Vice Chair Dohadwala confirmed with staff that if the FAR on this project were not over 45% that the Planning Commission would not be considering the project, that the decision would be made by staff and would only be heard by Planning Commission if the decision were appealed.

Comm. Hendricks moved for Alternative 2 to approve the Design Review with modified Findings and with the conditions in Attachment B, with one modification, to remove condition PS-1 regarding required revisions to the project plans for FAR and the reduction of the second floor area. The motion died for lack of a second.

Comm. Olevson moved for Alternative 1, to deny the design review as he agrees with the findings as proposed by staff. **Vice Chair Dohadwala** seconded the motion.

Comm. Olevson said he appreciates the length of time applicant has spent on the project, however after driving around the neighborhood he said he finds the mass on the second story out of character with the neighborhood.

Vice Chair Dohadwala said she agrees with the staff on the findings. She said older neighborhoods in Sunnyvale are developing yet still maintain the character, which she gives credit to the City for maintaining. She said she has seen other Cities transition older neighborhoods with newer houses and the homes look very different from each other and the neighborhood messy. She said transitioning requires respecting the bulk and mass of the surrounding homes.

Comm. Hendricks said he would not be supporting the motion as he thinks the difference in the numbers being required is small. He said the property is smaller and there is no housing across from the property. He said there are very few other second story homes in the neighborhood and that should not be held against the applicant. He said they have met the solar requirements and he feels the applicant has tried to conform. He said the applicant has considered privacy, that the Commission has some latitude to work with the numbers, and good development changes might happen in the neighborhood. He encouraged his colleagues to approve the project or defer it until a full commission is present.

Comm. Kolchak said that at the previous hearing he agreed with the comments of the other commissioners that if the applicant met the 52% guideline and solar regulations that he would be happy with it. Following along with Comm. Hendricks comments about this project he noted it could start a little movement for the neighborhood. He noted the school across the street and the good design, and said he thinks it would be acceptable to move forward on this, so he would not be supporting the motion. He said he wished he had had a little more time before the previous motion was made as he might have seconded it.

The motion failed 2-2 with Comm. Hendricks and Comm. Kolchak dissenting.

Comm. Hendricks moved to continue this item to the May 29, 2013 Planning Commission meeting until more Commissioners are present. **Comm. Olevson** seconded the motion.

Ms. Ryan recommended checking with the applicant noting that the meeting is on Wednesday, May 29, 2013 and begins at 7 p.m.

Vice Chair Dohadwala reopened the public hearing.

Mr. Tatla said he is really disappointed with the City process. He said they have been trying to get this project done since December, that they have been on time, have had difficulty dealing with staff and that there have been many delays. He said they have tried to do everything they can and this project should make the neighborhood better.

Ms. Ryan discussed possible options including continuing the item to a date certain to have a full commission, or trying a different motion. **Vice Chair Dohadwala** asked what happens with a hung motion with Ms. Ryan saying there would be no action for the applicant to appeal at this point, further discussing options.

Vice Chair Dohadwala closed the public hearing.

Comm. Kolchak said he would be supporting the motion.

Comm. Hendricks said he understands the challenges the applicant has had, and he has tried to move this project forward. He said he thinks the current motion is the best course of action to get definitive closure and then depending on what happens at the next meeting he could appeal the decision to City Council. He said generally the Planning Commission does not see a project three times. He said if the applicant would prefer a denial so they could appeal this to City Council sooner that might be possible. He said there are limits to what the Planning Commission can decide.

Comm. Olevson said he is disappointed that they do not have an odd number of Commissioners present this evening and that is why he is supporting the motion.

ACTION: Comm. Hendricks made a motion on 2012-7986 to continue this item to the Wednesday, May 29, 2013 Planning Commission meeting (Special Meeting beginning at 7 p.m.) to allow more Commissioners to be present to break the tie vote. Comm. Olevson seconded. Motion carried 4-0, with Chair Larsson, Comm. Chang and Comm. Melton absent.

APPEAL OPTIONS: This action serves as the legal notification of the continuance of this item to the Wednesday, May 29, 2013 meeting at 7:00 p.m.

Excerpt

PUBLIC HEARINGS/GENERAL BUSINESS

- 2. **File #:** 2012-7986
- Location:** 726 San Miguel Ave. (APN: 205-14-030)
- Proposed Project:** Design Review to allow a new two-story single-family home resulting in 2,967 square feet and 56.6% Floor Area Ratio.
- Environmental Review:** Categorically Exempt Class 3
- Staff Contact:** Shaunn Mendrin, (408) 730-7429, smendrin@sunnyvale.ca.gov
- Note:** Continued from April 22, 2013 and May 13, 2013.

Trudi Ryan, Planning Officer, presented the staff report.

Comm. Melton said he regrets he had to miss the May 13, 2013 meeting. He said he thinks that for the applicant to reduce the Floor Area Ratio (FAR) to the 52% that the square footage of the project would need to be reduced by about 80 square feet. He said the more difficult issue is reducing the second floor square footage to 35% of the first floor square footage. Comm. Melton discussed with staff the Single Family Home Design Techniques, their origin and that these are guidelines rather than requirements. Ms. Ryan said the techniques were added in response to neighborhood concerns on home size and design. Comm. Melton discussed the definition of should and neighborhood as listed in the design techniques.

Comm. Hendricks summarized the Planning Commission actions for this project from the April 22, 2013 and May 13, 2013 meetings. Ms. Ryan said that there may be differing Commissioner expectations on the reduction of the FAR or square footage and the primary concern for staff is the second floor to first floor square footage ratio.

Chair Larsson opened the public hearing.

Designer **Jeannie Aiassa**, representing the applicant, said that the Single Family Home Design Techniques are guidelines and this project meets the requirements except the FAR. She commented that the zoning is legal non-conforming and the addition would encourage others in the neighborhood to upgrade their homes. She said the site has a school across the street and the neighbors are supportive of the project. **Jasbir Tatla**, applicant, said that they discussed the project with Ms. Ryan and Shaunn Mendrin, Senior Planner, last week to prepare for tonight's meeting. He said the design techniques are guidelines, and asked that Commission to approve the project. He provided documents of support from four neighbors.

Comm. Melton commented that he is struggling with the size of the second story to the size of the first story and discussed options including moving a bedroom to the first floor. Ms. Aiassa said that moving the bedroom would result in a lot coverage issue. Mr. Tatla said they would move a bedroom to the first floor if required.

Chair Larsson confirmed with staff that a Variance would be required for exceeded the lot coverage.

Jasbir Tatla said they have been working on this application for five months, are trying to reinvest in the community and said that other houses nearby have a higher second story to first story square footage ratio. He said this is their third attempt with the Planning Commission and no one as opposed the project.

Chair Larsson closed the public hearing.

Comm. Melton discussed with staff their recent meeting with the applicant and that staff advised the applicant about points they might like to make. She said staff supports the guidelines; however the Commission has the discretion to approve something else. Comm. Melton discussed with staff the option of moving a bedroom to the first floor.

Comm. Hendricks moved Alternative 3 to approve the Design Review with modified findings and modified conditions with the modification being to remove condition PS-1 in Attachment B. Chair Larsson and staff confirmed with Comm. Hendricks that the modification would remove all of PS-1. Comm. Kolchak seconded the motion.

Comm. Hendricks said this is the same motion he made on May 13, 2013 and he does not think moving a bedroom to the first floor is a viable option. He said the real issue was the solar component which was corrected. He said there are unique things about this lot that makes approval acceptable. He said he can make the findings.

Comm. Kolchak said he echoes Comm. Hendricks' comments. He said lot size is unique, the applicant has worked with staff, that the proposal has been posted for a long time with no complaints and he thinks this project could encourage remodeling of other homes in the neighborhood.

Comm. Melton said he would not be supporting the motion. He said the project could benefit and lead to more redevelopment in the neighborhood; however FAR needs to be reduced. He said he does not find the policy or guidelines murky, the second to first story ratio is too high and he is not able to make the findings. He said he does not want this home to be an example of what not to do for a second story addition. He said he cannot make finding 2.2.2.

Comm. Chang said he would not be supporting the motion as he does not think the proposal meets the guidelines and he cannot make the findings.

Comm. Olevson said he would not be supporting the motion. He said he thinks the second story is too massive and is out of character. He said he thinks the issue to be addressed is the relative size of the second story to the first story.

Chair Larsson said he would not be supporting the motion and his concern is the second to first floor square footage ratio which he is not comfortable with.

The motion failed 2-4 with Comm. Melton, Comm. Chang, Comm. Larsson, and Comm. Olevson dissenting.

Comm. Melton moved to deny the Design Review. Comm. Chang seconded the motion.

Comm. Hendricks said that he would not be supporting the motion.

ACTION: Comm. Melton made a motion on 2012-7986 to deny the Design Review. Comm. Chang seconded. Motion carried 4-2, with Comm. Hendricks and Comm. Kolchak dissenting and Vice Chair Dohadwala absent.

APPEAL OPTIONS: This action is final unless appealed to City Council no later than June 13, 2013.

"If the World were all created by one Architect, we would all be the same. Let me be the one to be different."-Unknown author. I -Jasbir/Balwinder Tatla, 726 Sam Miguel ave- want to appeal the decision made on -may 29,2013 due to comments that were made as to if we were only the second or third person in the neighborhood, they would allow it.

1. We have been living in the house for more than 29 years.
 - a. We love our neighborhood.
 - b. It's very safe our family is growing and the kids want their own rooms.
 - c. We prefer not to move to different area would prefer to stay in Sunnyvale where:
 - i. we have raised our kids
 - ii. have friends
 - iii. have worked
 - iv. And have been active members of this community.
2. Our lot is a nonconforming lot 5,240 sq ft.
 - a. This particular lot min zoning is 6,000 sq. ft.
 - b. If it was standard lot, there would not be issue to build propose square footage that we are proposing. $52\% \text{ of } 6,000 = 3,120 \text{ sq. ft.}$
 - c. Our First story 1427 sq. ft. our garage 424 sq. ft. and the second story is 953sq ft.
 - d. We are proposing 53.5% to our lot sq. ft. which comes to 2,804 sq. ft.
 - e. So realistically for this zoning we are 316 sq ft below the 52% for the min sq ft requirement of this lots zoning.
 - f. There are no house in the front of our house (only day care)
3. We have worked closely with the planning department
 - a. We have met most if there guidelines:
 - i. such as the solar requirement,
 - ii. Minimum windows on the side for neighbor's privacy.
 - iii. Met all setback requirements
 - iv. And have not built up a box
4. In our neighborhood expanded neighborhood there are several double stories, and they are have the same FAR of greater than 52.5. Please see the attached list.
 - a. Please see the attached list and the photos
5. We had the sign front of our house for more than 3 months and there have not been objections from any of the neighbors.
 - a. We have many letters from the neighbors that they would like us to build the house.
 - b. This may just encourage other neighbors to make improvement to the neighborhood to which is growing old and becoming run down.
 - i. Please see the attached comments and the neighbors comments..

ATTACHMENT J

Page 2 of 4

Our family would appreciate if you can support us in building our house and we thank you for all your time.

Two -Story Homes in Sunnyvale Area

Address	Lot area	Floor Area	FAR	Notes
921 Barstow ct	5302	2905	54.8	Information provided by the city attachement F
733 Santa Susana Ct	5600	3232	57.7	Please see attached photo 1
832 San Ramon ave	5000	2601	52.1	Information provided by the city attachement F
648 San Patrico ave	5350	2855	53.3	please see attached photo II
909 Amador ave	5270	2725	51.7	Please see attached photo III

726 San Miguel propose is 53.5 %

ATTACHMENT 5
 Page 3 of 4

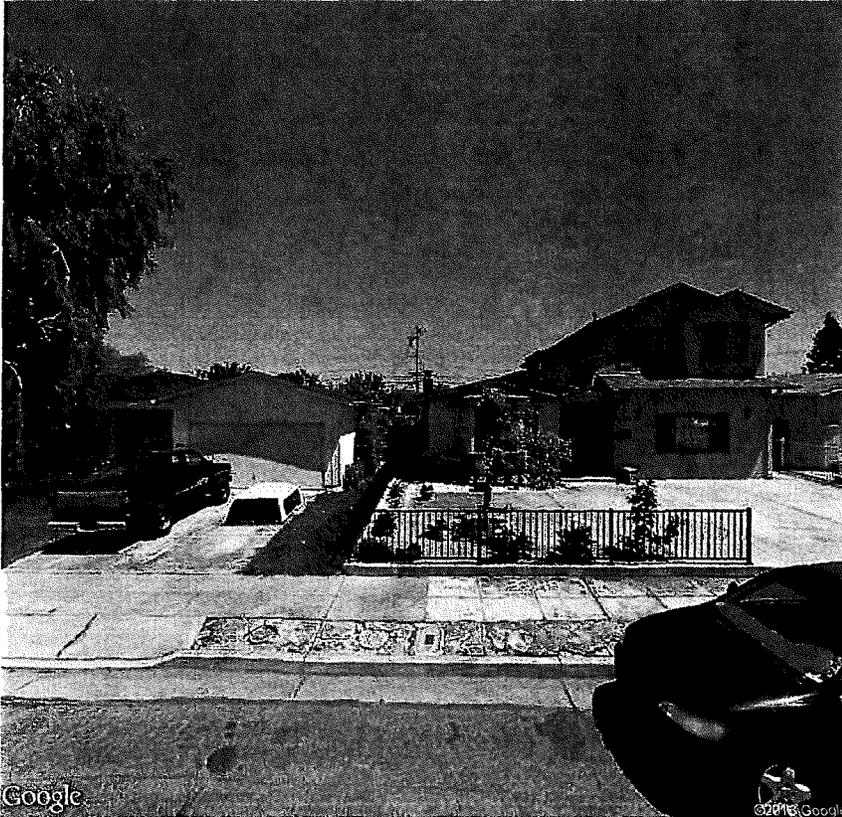
Photo II

OUR AGENTS BUYING SELLING MORE

648 San Patricio Ave
Sunnyvale, CA 94085

Status: Not for Sale Source: Public Records

Unknown	7	3	2,855
Last Sold Price	Beds	Baths	Sq. Ft.
Built: 1955	Lot Size: 5,350 Sq. Ft.	Sold On: —	



Thinking About Selling Your Home?



Redfin Agent **Brad Le** recently closed 3 Sunnyvale homes.

Reviews (see all 184):

- 5-star (163)
- 4-star (17)
- 3-star (3)
- 2-star (0)
- 1-star (1)

[Talk to Brad About Selling](#)

Other Sunnyvale agents:

Loren Haley
2 Sunnyvale homes

Homeowner Tools

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Get a monthly email about sales activity near this home.

[Price Home](#)

What's This Home Worth?

See for yourself with our interactive Home Value Tool.

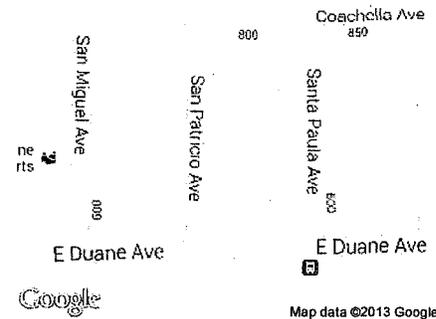
[Claim Home](#)

Own This Home?

Keep tabs on the value of your home and nearby sales.

Public Record: Not for Sale

This home is not currently for sale and comes to us from the local county assessor's office.



[Expand Map](#) | [Street View](#) | [Directions](#)

Please add a private note about this home...

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ATTACHMENT J

Page 5 of 4 Public Record

Photo 1

733 Santa Susana St

733 Santa Susana St, Sunnyvale, CA 94085
Sunnyvale, CA 94085 (San Miguel)

\$870,000

Trulia Estimate

4 bed / 3 bath 2,832 sqft Single-Family Home

Refinance your home

xfinity enabled

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[Street View](#)

[Map](#)



Instantly See Your Credit Score for \$0

Property Details

Description provided by Trulia

733 Santa Susana St This is a Single-Family Home located at 733 Santa Susana Street, Sunnyvale CA. 733 Santa Susana St has 4 beds, 3 baths, and approximately 2,832 square feet. The property has a lot size of 5,600 sqft and was built in 1954. The average list price for similar homes for sale is \$816,756 and the average sales price for similar recently sold homes is \$552,783. 733 Santa Susana St is in the San Miguel neighborhood in Sunnyvale, CA. The average list price for San Miguel is \$768,000.

Does not include Carport

p14520 III

909 Amador Ave, Sunnyvale, CA 94085

Not for Sale

Zestimate: \$779,278

Rent Zestimate: \$2,880/mo

Est. Mortgage: \$2,935/mo

See current rates on Zillow
Join Zipcar today for \$75 free driving.

Bedrooms: 5 beds

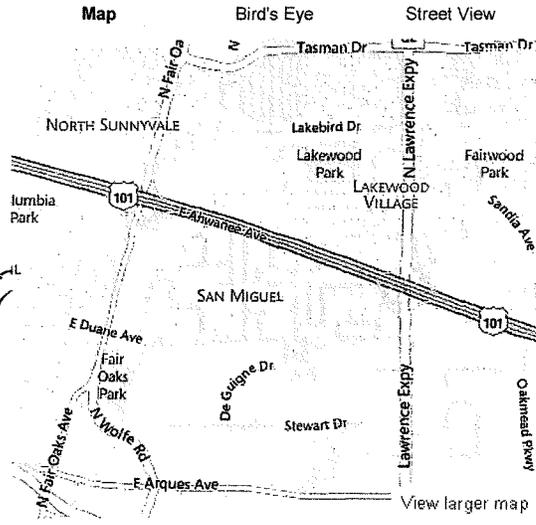
Bathrooms: 3 baths

Single Family: 2,240 sq ft + *Garage*
= 2725

Lot: 5,200 sq ft

Year Built: 1957

Heating Type: Forced air



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Similar Homes for Sale



645 Bernal Ave, Sunnyv...

For Sale: \$768,000

Beds: 4 Sqft: 1939
Baths: 3.0 Lot: 6098



616 Lakehaven Ter, Su...

For Sale: \$550,000

Beds: 3 Sqft: 1565
Baths: 3.0 Lot: --

See listings near 909 Amador Ave

Description

This 2240 square foot single family home has 5 bedrooms and 3.0 bathrooms. It is located at 909 Amador Ave Sunnyvale, California.

Cooling Unknown	Parking Unknown	Basement Type Unknown
Fireplace Unknown	Floor Covering Unknown	Attic Unknown
▾ More	County website	See data sources

Zestimates

	Value	Range	30-day change	\$/sqft	Last updated
Zestimate	\$779,278	\$530K - \$974K	-\$4,802	\$347	06/10/2013
Rent Zestimate	\$2,880/mo	\$950 - \$4.4K/mo	--	\$1.29	06/10/2013

Owner tools Post your own estimate

Market guide Zillow predicts 94085 home values will increase 8.8% next year, compared to a 8.2% rise for Sunnyvale as a whole. Among 94085 ...
more

Zestimate Rent Zestimate more ▾

1 year 5 years 10 years

This home --
Sunnyvale --

Zillow Digs™
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Nearby Similar Sales

917 Coachella Ave, Sunnyvale, CA 94085

Sold on 3/6/2013: \$60,000

Beds: 4 Sqft: 1637
Baths: 2.0 Lot: 5600

778 Lakewood Dr, Sunnyvale, CA 94089

Sold on 11/29/2012: \$455,000

Beds: 4 Sqft: 2128
Baths: 2.0 Lot: 6307

969 E Duane Ave, Sunnyvale, CA 94085

Sold on 9/26/2012: \$490,000

Beds: 3 Sqft: 1443
Baths: 2.0 Lot: 5200

See sales similar to 909 Amador Ave

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