



**CITY OF SUNNYVALE
REPORT
Planning Commission**

January 14, 2008

SUBJECT: Application(s) for an 8,085 square foot site located at **1649 Kamsack Drive** in an R-1 Zoning District (APN: 320-16-048):

Motion **2007-1096:** Design Review to allow a 1,569 square foot two-story addition to an existing one-story home for a total of 3,789 square feet and 46.8% FAR (Floor Area Ratio) where 45% may be allowed without Planning Commission Review.

REPORT IN BRIEF

Existing Site Conditions Single Family Home

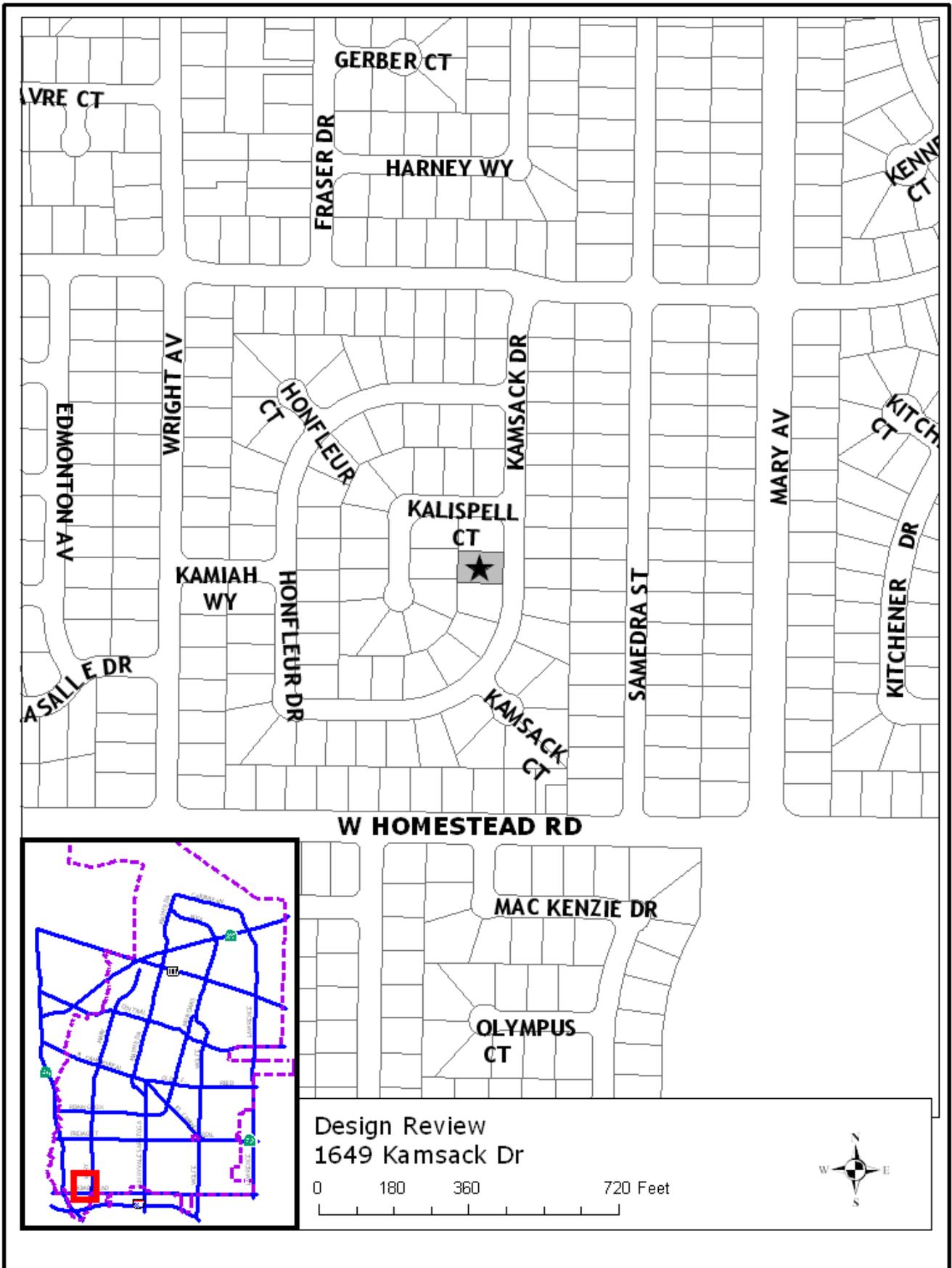
Surrounding Land Uses

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

Issues Neighborhood Design Compatibility

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	Low Density Residential
Zoning District	R-1	Same	R-1
Lot Size (s.f.)	8,085	Same	8,000 min.
Gross Floor Area (s.f.)	2,637	3,789	3,638 max. w/o Planning Commission review
Lot Coverage (%)	32.6	39.8	40 max.
Floor Area Ratio (FAR)	32.6	46.8	45.0 max. without PC review
No. of Units	1	1	1 max.
Building Height (ft.)	13	27	30 max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front	21'	21' /31'	20'/25' min.
Left Side	11'	11'/15'	6'/9' min.
Right Side	7'	7'/13'	6'/9' min.
Rear	23'	21'/40'	20'/20' min.
Parking			
Total Spaces	2 covered 2 driveway	Same	2 covered 2 driveway

ANALYSIS**Description of Proposed Project**

The applicant proposes to build an addition to an existing single-story home to add a second story for a total of 3,789 square feet. The proposal includes a 586 square foot addition to the first story and a new 566 square second story addition. This application is under review by the Planning Commission, because the proposed FAR exceeds 45% which is above the threshold for review by staff.

Background

There are no previous related Planning actions for this site.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions includes modifications to existing facilities.

Design Review

Site Layout: The proposed two-story home is located approximately in the center of its lot and its entrance and garage face onto Kamsack Drive.

Architecture: The proposed architecture is ranch style with a low-roofed, railed front porch and visible beams for the entry features. The proposed home would be stucco with a cedar shake roof. The porch and entry would have a stone base. The proposed windows have divided lights on the upper portion. The façade of the garage has been divided with two separate, paneled garage doors.

The following Sunnyvale Single Family Home Design Techniques were considered in the analysis of the project architecture:

Single Family Home Design Techniques	Comments
<i>3.2D Do not locate garages forward of other habitable portions of the house unless that is the predominant pattern in the neighborhood.</i>	The Kamsack Drive neighborhood consists of modest ranch-style homes with garages that are forward and dominate the streetscape.
<i>3.2E For two car garages, divide the openings to provide one door for each vehicle unless the common condition along the street front is wider doors.</i>	Although most homes in the project neighborhood still display the original wider garage doors, the project does provide visual interest and detail by dividing the doors while still displaying one wide garage frontage plane.
<i>3.3 Design entries to be in scale and character with the neighborhood.</i>	The proposed front door entry is one story in height and functions as a forward portion of the porch. The front entry is too high and should be reduced in order to keep it in scale with the neighborhood.

Single Family Home Design Techniques	Comments
<i>3.3A Locate home entries so that they are visible from the street.</i>	The proposed entry faces Kamsack Drive and is visible to the street.
<i>3.3B Provide an entry porch if that is a common feature of homes in the neighborhood. Match the design to the style of the home.</i>	The original ranch-style homes in the project neighborhood have low roof overhangs located horizontally across the front elevation. Some homes have created porches. The details of the proposed porch match the style and scale of the project house and of the neighborhood.
<i>3.3 D Eave lines at entries should match or be within approximately twenty four inches of the height of entry eaves in the neighborhood (i.e. close to the first floor eave height). In no case should front entry eaves be substantially higher than the first floor eave.</i>	The applicant has maintained the first floor eave height of the first story of the house. The front entry feature is approximately three feet higher than the porch in order to accommodate high entryway windows tucked under the entry roof. Staff recommends that the entry feature roof be lowered to match the adjacent porch eave height and the typical height in the neighborhood.
<i>3.4 Design second floors to complement first floor forms and minimize their visual impact.</i>	The second floor is designed with a horizontal roof line across the house similar to the first story and the pattern of the neighborhood.
<i>3.4A The area of the second floor should not exceed the common standard for 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).</i>	The proposed second floor would be 18% of the first floor.

Single Family Home Design Techniques	Comments
<p><i>3.4 C If a traditional second floor form is necessary, set the front, rear, and sides of the second floor back from first floor walls. In general, it is best to set the second floor areas back as far as possible from the front façade of the home (e.g. five feet or more). Side and rear façade setbacks of three to five feet are generally sufficient. Care should be given to avoiding second story bulk near the front of the home when similar bulk is absent from adjacent homes.</i></p>	<p>The proposed second story has additional set backs. The side setbacks are an additional 4'-6'. The front elevation of the second story is setback and additional 10'. The bulk of the second story is located over the main portion of the house and not forward over the garage. The proposed design is compatible with neighborhood patterns.</p>
<p><i>3.6A New homes and additions to existing structures should be located to minimize blockage of sun access to living spaces and actively used outdoor areas on adjacent homes.</i></p>	<p>The applicant has provided a solar access study and does not exceed 10% shading on adjacent homes. The proposed design makes use of privacy windows on the second floor. The proposed second floor deck is setback more than 20 feet from adjacent rear yards.</p>

Landscaping: There are no code requirements for landscaping on single family lots in the R-1 Zoning District.

The applicant has indicated that there are no protected trees on site affected by the proposed addition. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground. The Conditions of Approval for this project include measures to preserve protected trees.

Parking/Circulation: The project meets required parking standards for a single family home by including two covered garage parking spaces and two spaces on the driveway.

Compliance with Development Standards/Guidelines: The proposed project complies with all required setbacks, lots coverage and FAR requirements. This application is under review by the Planning Commission, because the proposed FAR exceeds 45% which is above the threshold for review by staff.

Expected Impact on the Surroundings: The project meets or exceeds all required setbacks for both the first and second story. The rear yard second story setback is 40 feet to the rear wall of the house with a second story deck

that extends 11 feet towards the rear yard with a setback of 29'. On the side elevations, the windows are high-sill bedroom windows and high, larger windows that are open to the entry way below.

Although the rear, second-story deck may provide some views to adjacent rear yards, the 29' set back is significant.

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 • Seven notices mailed to property owners and residents adjacent to 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

Conclusion

Staff finds that the proposed addition would result in a home that meets the Sunnyvale Single Family Home Design Techniques and is compatible with the surrounding neighborhood. Staff recommends that the front entry feature be redesigned with a lower roof to match the predominate roof heights in the neighborhood.

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

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

Alternatives

1. Approve the Design Review subject to the attached Conditions of Approval.
2. Approve the Design Review subject to modified Conditions of Approval
3. Deny the Design Review.

Recommendation

Alternative 1.

Prepared by:

Gerri Caruso
Project Planner

Reviewed by:

Andrew Miner
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture are in conformance 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 proposed home is designed with an entry and garage facing the street which is typical in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The project would respect the scale and bulk of the adjacent neighborhood because the size of the proposed second floor is minimized and utilizes additional set backs.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed home is designed to be compatible with neighborhood development patterns.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed garage is located in a forward position on the lot typical to the neighborhood.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The applicant proposes to maintain standard front yard setbacks for the neighborhood and to limit concrete to the width of a two car driveway.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The project would make use of stucco, cedar shake on the main house as well as stone with exposed beams on the porch and entry feature.
<i>2.2.7 Preserve mature landscaping</i>	There are no protected trees proposed to be removed with this project. A condition of approval requires protection of mature trees.

Recommended Conditions of Approval – Design Review

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 of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development. Major changes would require approval at a public hearing.
- B. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building permit for this project.
- C. The Design Review shall expire after a period of one year from the date of final approval if the project is not exercised.

2. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. The plans shall be revised to be consistent with the Sunnyvale Single Family Home Design Techniques by lowering the roof of the front entry feature to match the roof of the adjacent porch as approved by the Director of Community Development prior to issuance of a Building Permit.
- B. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.
- C. Roof material shall be cedar shake as indicated on the plans approved at the public hearing or 50-year dimensional composition shingle, or as approved by the Director of Community Development.

3. FENCES

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development.

4. TREE PRESERVATION

- A. 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 approval.

- B. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- C. The tree protection plan shall remain in place for the duration of construction.
- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum:
 - 1. 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).
 - 2. All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
 - 3. 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.
- E. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

5. UNDERGROUND UTILITIES

- A. All utility service drops shall be undergrounded.

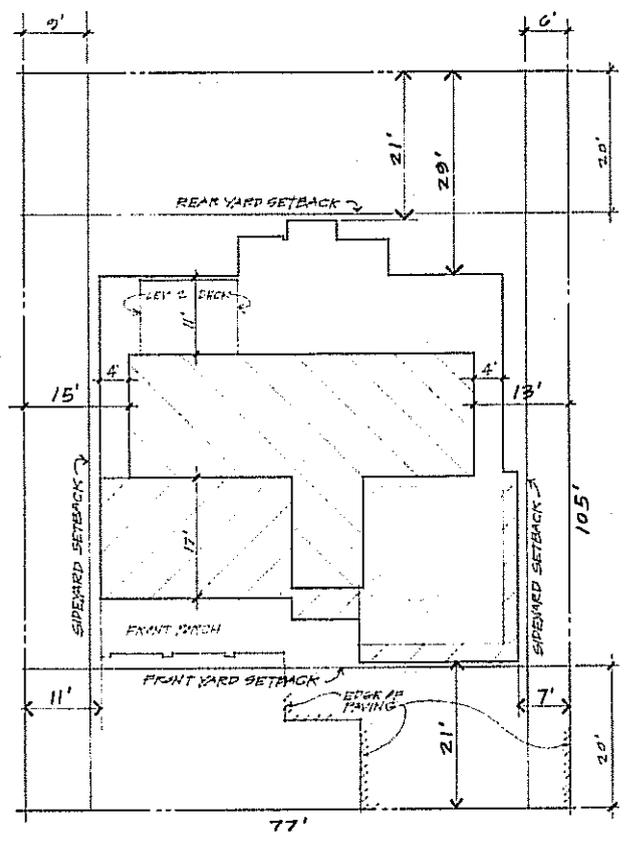
REVISIONS	BY

THE BLAKE GROUP - ARCHITECTURE
 807 Main Place, Redwood City, CA 94062
 (415) 844-9715

Interior and Additions
 Jeffrey and Jonathan Andrews
 1449 Kamnack Drive
 Sunnyvale, CA 94087

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ATTACHMENT C
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LEGEND

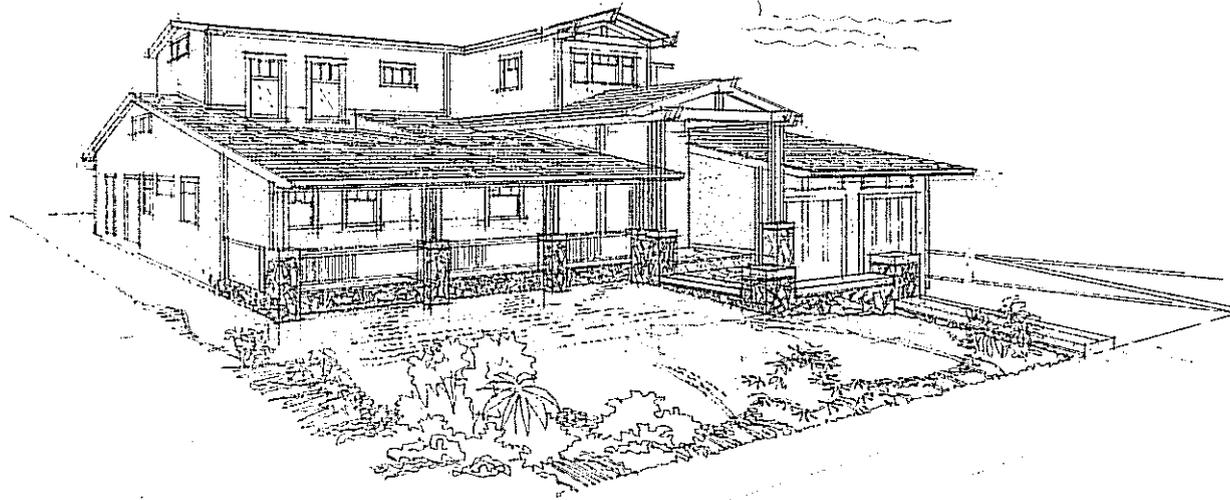
-  LEVEL 1 ADDITION
-  LEVEL 2 ADDITION

KAMNACK
 % PAVING FRONT YARD = 44.7%
 INCLUDING DRIVEWAY



17 SITE PLAN - PROPOSED

1/8" = 1'-0"



ATTACHMENT C
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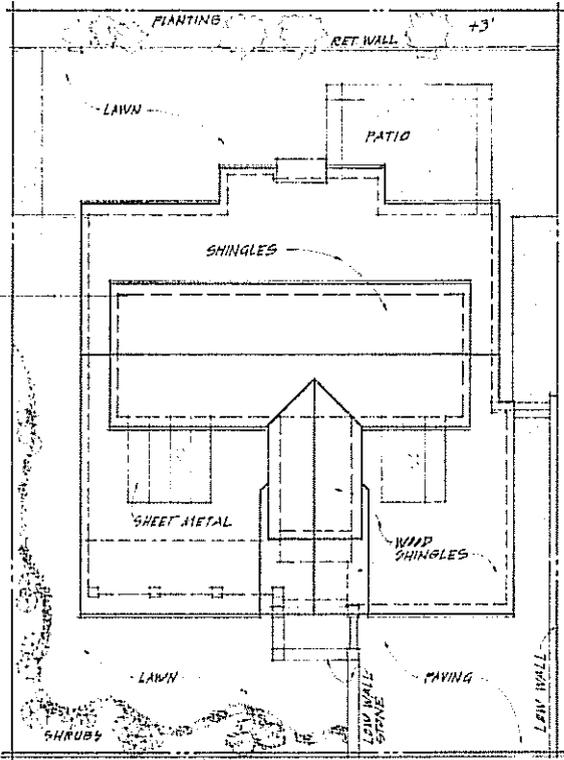
17 PERSPECTIVE DRAWING - PROPOSED PROJECT - VIEW FROM KANSACK

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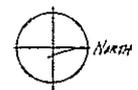
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 Richmond, CA 94804
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 1649 Kansack Drive
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KAMGACK



17 SITE PLAN - PROPOSED

1/8" = 1'-0"

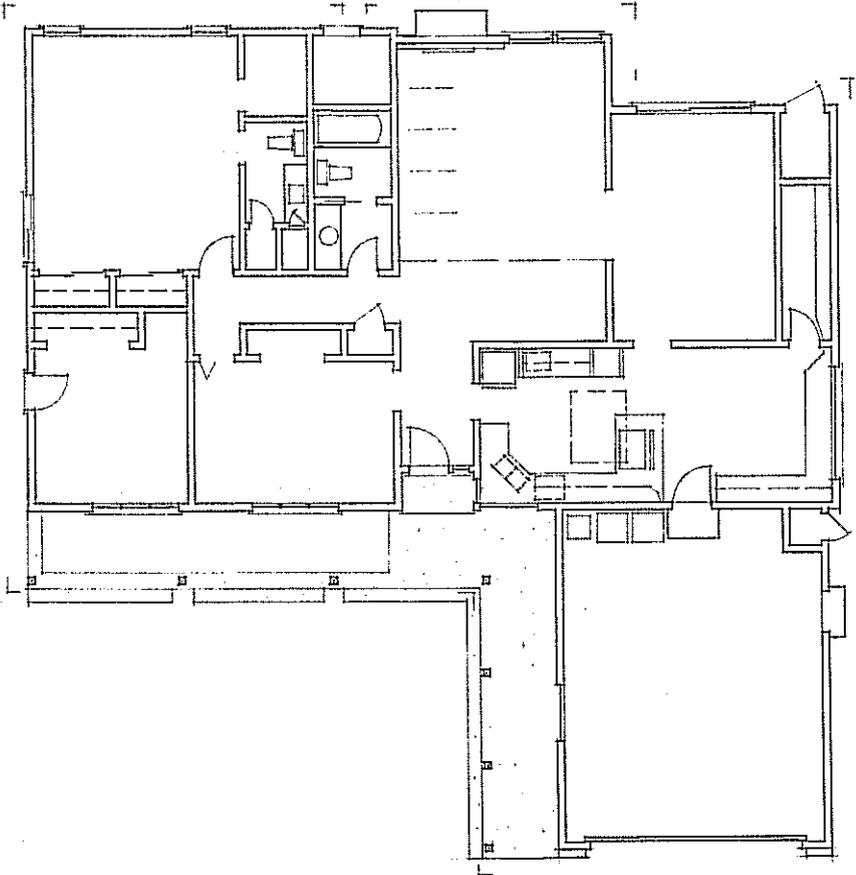
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17 EXISTING FLOOR PLAN

1/4"=1'-0"

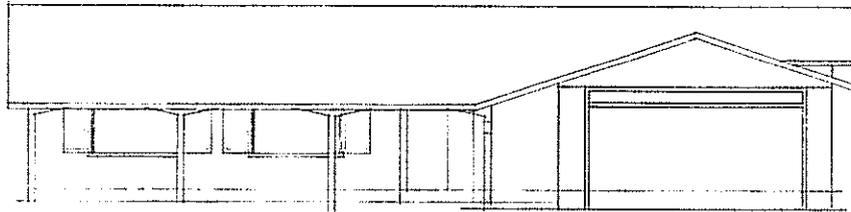
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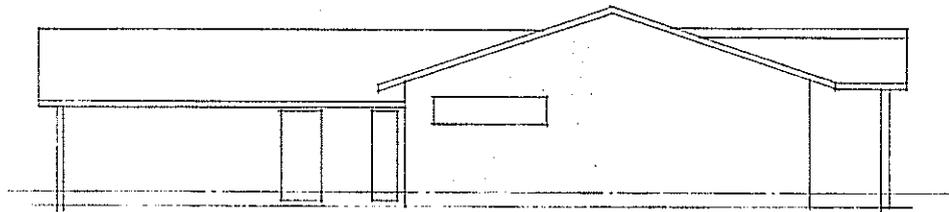
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 1609 Ramsack Drive
 Sunnyvale, CA 94087

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11 EAST ELEVATION - EXISTING

1/4" = 1'-0"



9 NORTH ELEVATION - EXISTING

1/4" = 1'-0"

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 207 East Park
 Fremont, CA 94556
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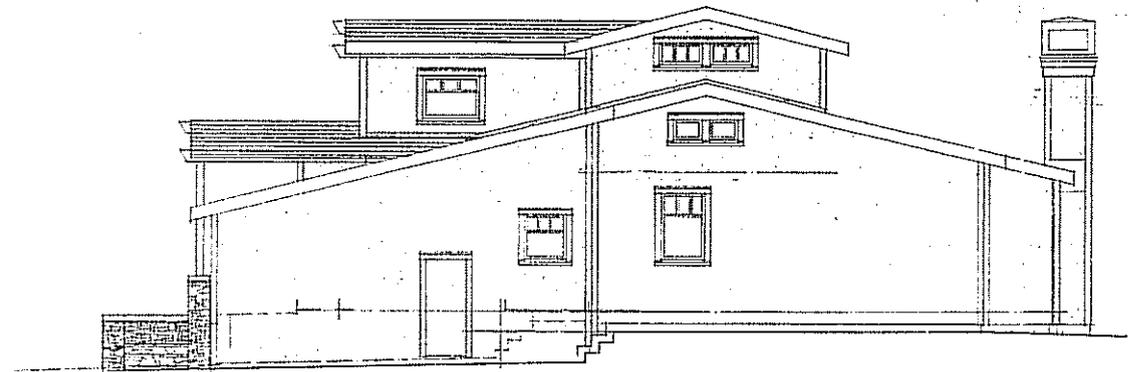
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 ATTACHMENT C
 2-8



○ EAST (STREET) ELEVATION

1/4" = 1'-0"



○ NORTH ELEVATION

1/2" = 1'-0"

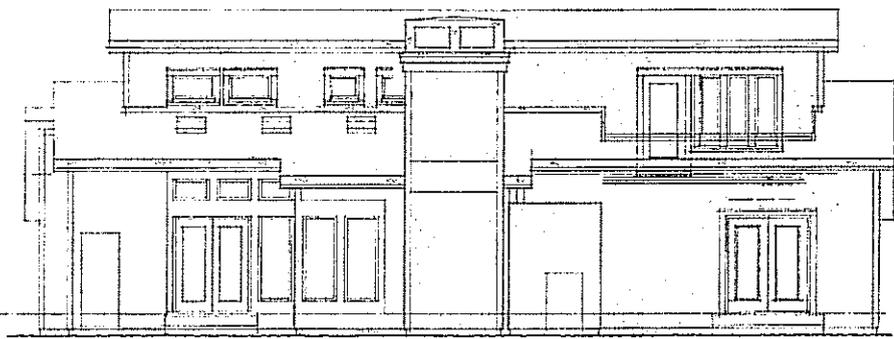
REVISIONS	BY

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ATTACHMENT
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○ WEST (REAR YARD) ELEVATION

1/4" = 1'-0"



○ SOUTH ELEVATION

1/4" = 1'-0"

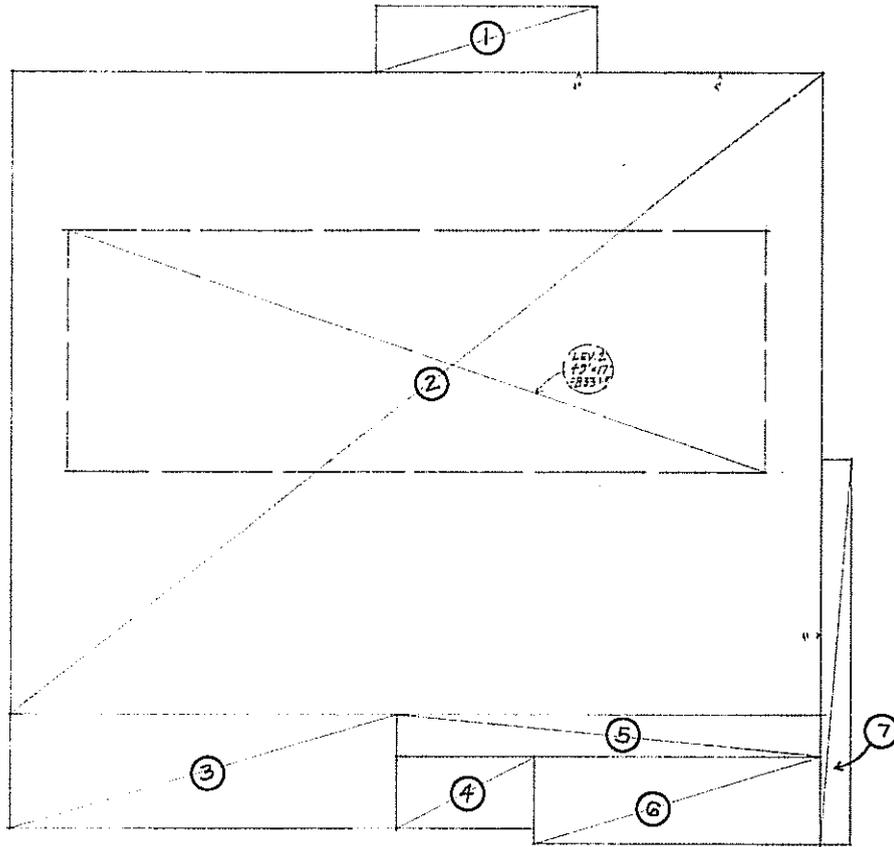
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ATTACHMENT 2

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LOT COVERAGE CALC.

ZONE	TAP/DOF	LEFT/RT	AREA
1	4.76'	15.50'	72.85 S.F.
2	45.75'	57.25'	2,619.19
3	3.00'	27.25'	218.00
4	5.00'	2.70'	41.50
5	3.00'	70.00'	210.00
6	4.00'	70.00'	120.00
7	27.25'	2.00'	54.50

3,227.04 S.F.

LOT AREA: 105' x 77' = 8,085 S.F. x .40 = 3,234 S.F.

F.A.R. CALC.

ZONES 3,4 218 SF, 47 SF = 267 S.F.
 3,227 - 267 = 2,959 S.F. (LEV. 1)
 873 S.F. (LEV. 2)
 3,780 S.F. TOTAL PROPOSED
 8,085 S.F. x .45 = 3,638 S.F. F.A.R. ALLOW.
 151 S.F. EXCESS

ATTACHMENT 2
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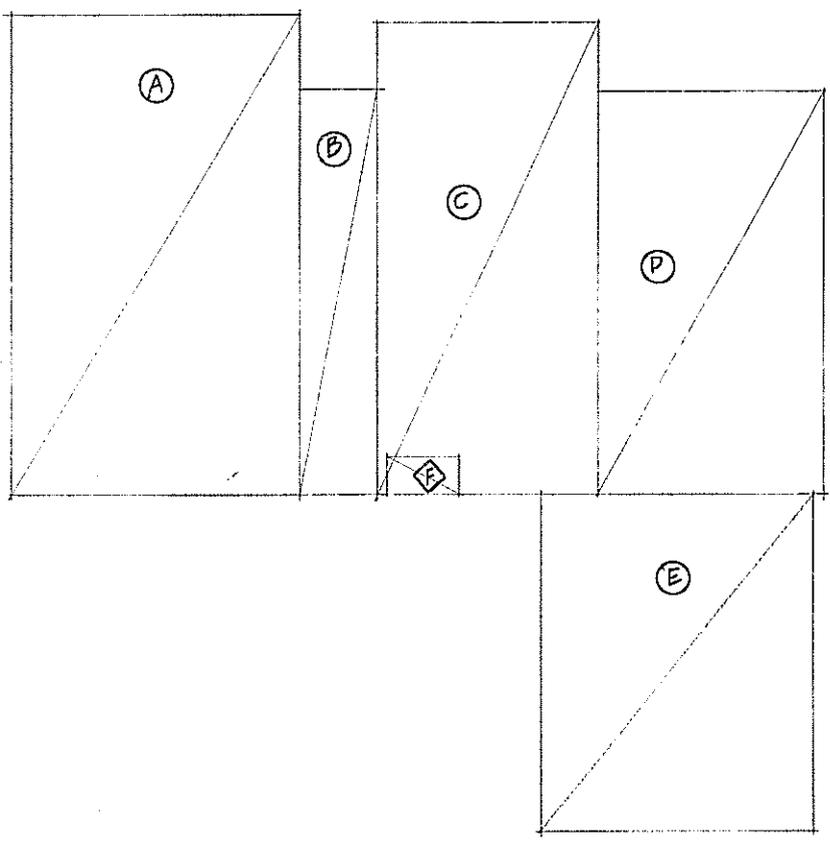
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REVISION	BY



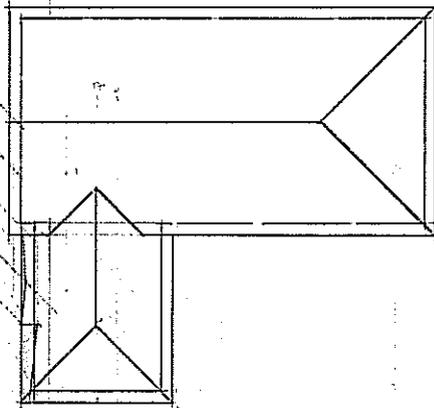
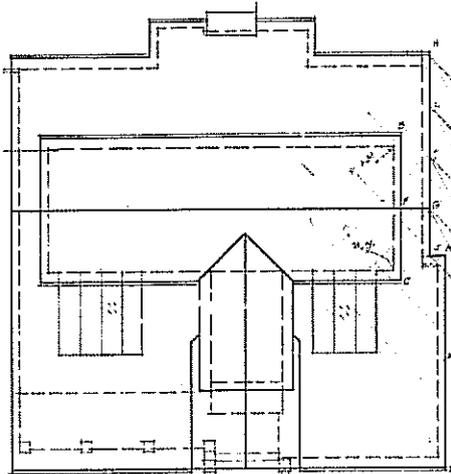
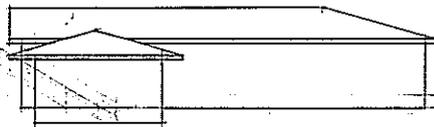
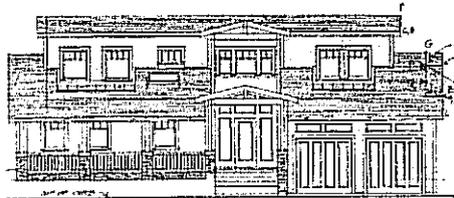
EXIST'S HOUSE F.A.R. AREA

	VERT.	HORIZ.	TOT
A	34'	20.75	701 S.F.
B	28.75	5.50	158
C	37.50	15.66	585
D	28.50	16.11	458
E	24.00	19.25	462
(-) F	2.75	5.00	-(13.75)
			<u>2,292</u>
			<u>17.75</u>
			2,278.25 S.F.

1316
<u>462</u>
2,278 S.F.

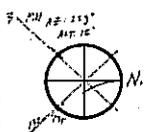
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1620 KANSACK

1621 KANSACK



3PM DEC. 21

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Page 14 of 14

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