SUBJECT: Lloyd Dickson (Applicant/Owner): Application for a property located at 1123 Lochinvar Avenue in an R-0 Zoning District (APN: 313-33-017):

Motion 2012-7074- Design Review for a 646 square foot one-story addition to an existing two-story home resulting in approximately 55% floor area ratio.

REPORT IN BRIEF:

Existing Site Conditions
Single-family residence

Surrounding Land Uses
- North: Single-family residence
- South: Single-family residence
- East: Single-family residence
- West: Single-family residences

Issues
Floor Area Ratio

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

Staff Recommendation
Approval with conditions
VICINITY MAP

2012-7074 - 1123 Lochinvar Avenue
Page 2 of 6 (PC)
PROJECT DATA TABLE

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>REQUIRED/PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan</td>
<td>Residential Low Density</td>
<td>Same</td>
<td>Residential Low Density</td>
</tr>
<tr>
<td>Zoning District</td>
<td>R-0</td>
<td>Same</td>
<td>R-0</td>
</tr>
<tr>
<td>Lot Size (s.f.)</td>
<td>6,346</td>
<td>Same</td>
<td>6,000 min.</td>
</tr>
<tr>
<td>Gross Floor Area (s.f.)</td>
<td>2,855</td>
<td>3,501</td>
<td>No max.</td>
</tr>
<tr>
<td>Lot Coverage (%)</td>
<td>29%</td>
<td>40%</td>
<td>40% max.</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR)</td>
<td>45%</td>
<td>55%</td>
<td>45% max. without PC review</td>
</tr>
<tr>
<td>Building Height (ft.)</td>
<td>24'</td>
<td>Same</td>
<td>30’ max.</td>
</tr>
<tr>
<td>No. of Stories</td>
<td>2</td>
<td>Same</td>
<td>2 max.</td>
</tr>
</tbody>
</table>

Setbacks (First / Second Facing Property)

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Front</td>
<td>20’ / 25’</td>
<td>Same</td>
<td>20’ / 25’ min.</td>
</tr>
<tr>
<td>Left Side</td>
<td>7’-2” / 7’-2”</td>
<td>Same</td>
<td>7’ / 7’ min.</td>
</tr>
<tr>
<td>Right Side</td>
<td>5’ / 22’</td>
<td>Same</td>
<td>5’ / 11’ min.</td>
</tr>
<tr>
<td>Rear</td>
<td>26’-3” / 36’</td>
<td>13’-1” / 36’</td>
<td>10’ / 20’ min.</td>
</tr>
</tbody>
</table>

Parking

<p>| | | | |</p>
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<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Covered Spaces</td>
<td>2</td>
<td>Same</td>
<td>2 min.</td>
</tr>
<tr>
<td>Uncovered Spaces</td>
<td>2</td>
<td>Same</td>
<td>2 min.</td>
</tr>
</tbody>
</table>

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BACKGROUND:

The existing two-story home was constructed in 1968 and is approximately 2,855 square feet in size and 45% Floor Area Ratio (FAR). There are no significant previous planning applications related to the subject site.

DISCUSSION:

Requested Permit

The applicant is requesting approval of a Design Review application to a one-story addition resulting in approximately 3,501 square feet and 55% FAR. The proposed addition will be located at the back, right side of the home and will consist of a 646 square foot great room with a bathroom and expanded kitchen.

• Design Review

This Design Review application must be reviewed by the Planning Commission due to a requested FAR exceeding 45%. The Planning Commission may take into account the proposed architecture, existing neighborhood context, and adopted Single Family Home Design Techniques.
The following analysis provides information for the Planning Commission’s consideration.

ANALYSIS:

Architecture

The existing ranch-style architecture of the home is similar to other homes in the neighborhood. The home’s exterior materials consist of primarily stucco siding with brick accents, and composition shingle roofing. The existing entry is modest and tucked beneath the roofline. No changes are proposed to the façade of the home or to the second floor.

The proposed addition will replace an attached rear yard deck and will not be visible from the street frontage. All exterior colors and materials will match the existing home, and will be in keeping with the style of the home.

Floor Area Ratio

The neighborhood consists of a mix of one and two-story homes, with FARs that range between 17% and 60%. The largest home found in the neighborhood (within 300 feet of the project site) is located one block away at 1608 Redwing Avenue and is approximately 4,010 square feet and 60% FAR. The proposed home will be more than 500 square feet smaller and is in keeping with other FARs found in the neighborhood.

The addition will not add visual bulk to the home, as it is limited to the first floor and located at the back. In addition, the project will maintain most of the setbacks and pattern, thereby, not dramatically changing the character of the neighborhood.

Applicable Design Guidelines and Policy Documents

As designed, the proposed addition is consistent with the adopted Single-Family Home Design Techniques as it generally maintains the existing shape, form and streetscape. In addition, privacy impacts are minimal as the addition is one-story and complies with development standards, such as setbacks. Recommended findings related to the Single-Family Home Design Techniques are located in Attachment A.

Development Standards

The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code. The following items have been identified for the Planning Commission as clarification:

- Site Layout
  
  The existing home is located towards the center of the property, with an existing driveway along the left side. The proposed addition will be located
along the back, right side of the home and will maintain the existing side yard setbacks. The proposed project meets all setback requirements.

- **Parking/Circulation**
  The site meets parking requirements with two covered spaces provided in the garage and two uncovered spaces provided on the driveway. There are no proposed modifications to the parking layout as part of this project.

- **Underground Utilities**
  The proposed project maintains the location of the existing service panel for service drops (i.e. phone and cable service); therefore, the existing service drops are not required to be placed underground.

**Environmental Review**
A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor modifications and additions to existing structures.

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

**PUBLIC CONTACT**
Staff has not received any objections or written comments from the surrounding neighborhood regarding the proposal.

<table>
<thead>
<tr>
<th>Notice of Public Hearing</th>
<th>Staff Report</th>
<th>Agenda</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Published in the <em>Sun</em> newspaper</td>
<td>• Posted on the City of Sunnyvale's Web site</td>
<td></td>
</tr>
<tr>
<td>• Posted on the site</td>
<td>• Provided at the Reference Section of the City of Sunnyvale's Public Library</td>
<td></td>
</tr>
<tr>
<td>• 56 notices mailed to property owners and residents within 300 feet of the project site</td>
<td></td>
<td>• Posted on the City's official notice bulletin board</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Posted on the City of Sunnyvale's Web site</td>
</tr>
</tbody>
</table>

**CONCLUSION**

**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Design Review. 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. Approve the Design Review with the attached conditions in Attachment B.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

**RECOMMENDATION**

Recommend Alternative 1 to the Planning Commission: Approve the Design Review with the attached conditions.

Prepared by:

Noren Caliva
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

**Attachments:**

A. Recommended Findings
B. Recommended Conditions of Approval
C. Site and Architectural Plans
D. Site Photos
E. Letter from Applicant
RECOMMENDED FINDINGS

Design Review

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

<table>
<thead>
<tr>
<th>Basic Design Principle</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</td>
<td>The addition will maintain the existing neighborhood pattern and will retain the existing modest entry.</td>
</tr>
<tr>
<td>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</td>
<td>The addition is modest in scale, not visible from the street frontage and will match the character of the adjacent neighborhood.</td>
</tr>
<tr>
<td>2.2.3 Design homes to respect their immediate neighbors</td>
<td>The addition will be limited to the first floor; therefore, privacy and visual impacts to neighbors are minimal.</td>
</tr>
<tr>
<td>2.2.4 Minimize the visual impacts of parking.</td>
<td>The project does not propose any modifications to the layout of the parking for the site.</td>
</tr>
<tr>
<td>2.2.5 Respect the predominant materials and character of front yard landscaping.</td>
<td>There are no planned modifications to the landscaping associated with this project.</td>
</tr>
<tr>
<td>2.2.6 Use high quality materials and craftsmanship</td>
<td>The proposed addition will be made of high quality materials that will match the existing home.</td>
</tr>
<tr>
<td>2.2.7 Preserve mature landscaping</td>
<td>No protected trees will be removed as part of this project.</td>
</tr>
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</table>
ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS MARCH 23, 2012

Planning Application 2012-7074
1123 Lochinvar Avenue

Design Review for a 646 square foot one-story addition to an existing two-story home resulting in approximately 55% floor area ratio.

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]

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. EXTERIOR MATERIALS:
Exterior building materials and colors shall match the materials and colors of the existing home and shall be noted on the plans submitted for building permits. [COA] [PLANNING]

BP-3. 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]

BP-4. 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]

DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. PROTECTED TREES:
   No protected trees shall be removed as part of this project. [COA] [PLANNING]

DC-2. BLUEPRINT FOR A CLEAN BAY:
   The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]
Current Deck Area

Back with Deck
Please consider this application for an addition to the rear of our 43 year old home. The addition will:

1. Not materially affect the front view of the home and is limited to the 1 story section of the home.
2. Add a comfortable open family room with fireplace in the location of a present deck. The deck is on the back or north side of the home is generally too cold to be of practical use.
3. Modernize the kitchen and dining room areas with more open space similar to that of our neighbors.
4. It is believed the completed project will be in compliance with all set back requirements.