



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

February 15, 2012 (continued from January 25, 2012)

FILE #: 2011-7890

Location: 755 Dona Ave. (APN: 198-25-041)

Proposed Project: Variance to allow one covered parking space where two covered spaces are required for a 398 square foot single-story addition resulting in floor area greater than 1,800 square feet and more than 4 bedrooms.

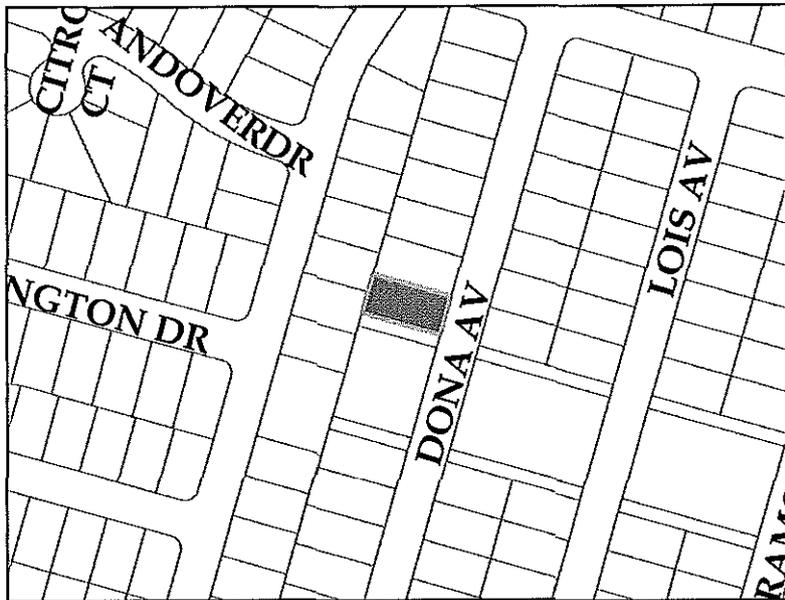
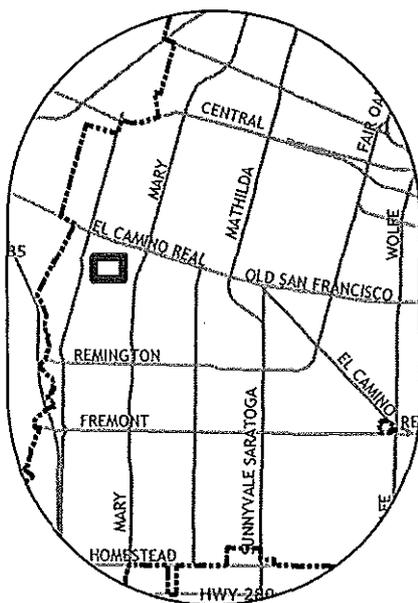
Environmental Review: Categorically Exempt Class 1

Staff Contact: Mariya Hodge, Associate Planner (408) 730-7659

Reason for Permit: SMC section 19.46.060(a)(4) states that any modification to an existing single-family home which would result in a total floor area of 1,800 square feet or more, or would result in four or more bedrooms, requires two covered parking spaces. The proposed project requires a Variance as it exceeds these thresholds and provides only one covered parking space.

Issues: Required covered parking

Recommendation: Denial



500 Feet

PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Residential Low-Density	Same
Zoning District:	R-0	Same
Lot Area (sq. ft.):	7,288	Same
Floor Area (sq. ft.):	2,522 (2,026 living area; 296 garage; 200 patio cover)	2,920 (2,424 living area; 296 garage; 200 patio cover)
Lot Coverage:	35.6%	41%
Floor Area Ratio:	34.6%	40.1%
★ Covered Parking Spaces:	1	Same
★ Uncovered Parking Spaces (driveway):	2	Same

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

Previous Planning Projects related to Subject Application: In January of 2003, Planning staff approved a Design Review (#2003-0032) to allow single-story additions to the front and rear of the existing home resulting in a floor area of approximately 2,214 square feet. The requirement to provide two covered parking spaces in conjunction with an addition of this type did not take effect until March 2003, several months later. In 2007, a building permit was issued to allow another single-story addition at the rear of the home resulting in approximately 2,322 square feet (#2007-4436). This building permit appears to have been issued in error as sufficient parking was not provided.	Yes
Neighborhood Preservation Complaints	No
Deviations from Standard Zoning Requirements: The project proposes to provide one covered parking space where two covered spaces are required.	Yes

Site Layout: The subject site is a rectangular lot which exceeds the minimum size for the R-0 Zoning District by 1288 square feet. The subject site also exceeds the minimum width for an interior lot in the R-0 Zoning District; it is 60 feet wide where 57 feet is the minimum. The existing single-story home is located toward the center of the lot. A single-car garage is located toward the left side of the front façade and is served by a two-car driveway. The proposed project will add a 398 square foot single-story addition to the rear of the home meeting all setback requirements.

Floor Plan: The existing 2,322 square foot home has four bedrooms and three bathrooms with an oversized one-car garage. The proposed project will add another bedroom and bathroom at the rear of the home resulting in 2,720 square feet, five bedrooms, and four bathrooms.

Architecture: The existing structure is a single-story Ranch style home with exterior materials consisting of horizontal siding, stucco, and composition shingle roofing. The proposed addition is consistent with the existing home in style and materials.

Parking: The project will result in a floor area exceeding 1,800 square feet and four or more bedrooms, therefore two covered parking spaces are required per SMC section 19.46.060(a)(4). The project proposes to provide only one covered parking space and the applicants request approval of a Variance. According to the project plans, the existing garage has a floor area of 296 square feet and has interior dimensions of 15 feet eight inches wide by 18 feet two inches deep. This exceeds the size requirement for a one-car garage, but is insufficient to meet the requirements for a two-car garage. A two-car garage must have a floor area of at least 400 square feet and must provide an interior clear parking area measuring at least 17 feet wide by 18 feet deep.

The Design Review plans approved in 2003 indicate there was an existing 348 square foot two-car garage existing at that time. While this garage did not meet the minimum floor area of 400 square feet, it did meet the required interior clear parking dimensions of 17 feet by 18 feet and was served by a two-car driveway. The 2003 plans proposed to modify this garage by converting the rear of the garage to living space and adding to the front of the garage. The resulting garage size was not specifically provided on plans and the project data suggested no change in size; as a result, staff may not have intended to approve a reduction in garage size. However, the dimensions of the proposed garage on the 2003 plans appear to be similar to the existing dimensions (296 square feet), indicating a reduction in garage size did occur as a result of the project approved in 2003. The plans submitted for building permits in 2007 (and approved in error) indicated a garage size of only 296 square feet, as shown on the current proposed plans.

Compliance with other development standards: The main structure generally meets development standards with respect to setbacks, lot coverage, and floor area ratio. A 200 square foot patio cover at the rear of the site is shown as existing on the project plans but does not meet development standards. There is no record of any permit issued for addition of a patio cover. The applicants state the patio cover was constructed around the same time as their most recent home addition in 2007; however, plans submitted in 2007 did not include this structure. A detached structure of this size requires a building permit, may require a Planning permit depending on height, and must meet the

setback requirements for the Zoning District (four-foot side and 10-foot rear). The height of the existing patio cover has not been provided, but it does not meet the setback requirements and no permits were issued. A patio cover cannot be approved without a Variance, as it is considered an addition of floor area which would trigger the requirement to provide two covered parking spaces. If this application for a Variance is approved, staff recommends Conditions of Approval PS-1.a and PF-1 requiring the patio cover be removed, or relocated to meet setbacks and appropriate permits obtained (Attachment A). If this Variance application is not approved, the patio cover must be removed.

Variance Justifications: The applicant has provided justifications to support the Variance request (see Attachment C for additional details). Staff comment follows each justification. The applicant states the following:

- The proposed addition is intended to add bedrooms of sufficient size, as several of the existing bedrooms are very small.

Staff comment: The existing 2,322 square foot home already significantly exceeds the 1,800 square foot threshold for a two-car garage. Three of the four existing bedrooms are of average size (120 square feet or greater). One bedroom, labeled on the plans as a “library room” is very small (70 square feet). Staff finds the size of the existing home including four bedrooms and three bathrooms is sufficient to provide reasonable use and economic potential. If a larger bedroom is desired, the library room could be combined with the adjacent bedroom to create one larger bedroom, or other interior floor plan changes could be used to increase bedroom size.

- This addition will occur in the rear where it will have no impact on surrounding neighbors. Additional parking will not be needed to serve this addition. The adjacent parcel to the south is vacant and owned by PG&E. Ample street parking is provided in front of this parcel for neighbors and guests.

Staff comment: The proposed addition is consistent with the existing home in design and materials, and is expected to have minimal visual impacts on adjacent properties. However, expansion of the home to add a fifth bedroom and fourth bathroom has the potential to increase parking demand on the site, which could result in additional cars parked on the street and negatively impact surrounding properties. While there may be ample street parking at this time, approval of the Variance could set a precedent and compel the City to approve other similar Variances throughout the neighborhood. Cumulatively these requests could significantly increase parking demand and impact availability of street parking.

- The garage cannot be enlarged on the left side, as there is insufficient space to accommodate an expansion.

Staff comment: In order to meet the minimum interior parking dimensions for a two-car garage, the garage would need to be expanded at least one foot four inches in width. Additional expansion in any dimension would also be required to meet the minimum floor area of 400 square feet. The R-0 Zoning District requires a minimum four-foot side setback per side and a combined side setback of 20% of the lot width (12 feet for this property). The existing home meets the minimum side setback requirement but not the combined requirement. Expansion of the garage by one foot four inches on the left side would provide a two-car garage meeting the minimum interior dimensions and the minimum side setback, but not the overall required floor area of 400 square feet nor the combined side setback requirement. A Variance would be needed to allow this option. Similar Variances have been approved in the past to allow garages with reduced floor areas or to allow setback encroachments for garage expansion. These types of Variances may be preferable to the Variance currently requested, as an additional parking space would be provided to reduce neighborhood parking impacts. Staff proposed this option to the applicant, but the applicant indicated this is not their preference as expansion of the garage would be cost-prohibitive.

- The garage cannot be enlarged on the right side as this would result in significant floor plan impacts including relocation of the entry door. The applicant also notes there is a grade difference of approximately 18 inches between the garage slab and the home's foundation, and the walls between the garage and home are structural walls, making it difficult and cost-prohibitive to expand the garage into existing living areas.

Staff comment: Expansion of the garage into the home's living area is a possible alternative. It may, as the applicant indicated, be cost-prohibitive due to the differing foundation levels and the structural work which would be required. However, construction cost is not, in itself, one of the required findings for Variance approval.

Expected Impact on the Surroundings: The proposed single-story addition is located at the rear of the home, is consistent with the existing home in design and materials, and is not expected to have negative visual impacts or privacy on adjacent properties. The proposed project meets or exceeds the minimum setback requirements for the R-0 Zoning district and is in compliance with lot coverage and floor area ratio requirements.

The proposed project has the potential to have a detrimental impact on the surrounding neighborhood if sufficient on-site parking is not provided. The proposed reduction in parking may result in additional vehicles parking on the street, which may negatively impact surrounding properties. While sufficient street parking may be provided at this time, approval of the Variance may set a precedent for approval of additional similar Variance requests in the

neighborhood. Cumulatively, the parking impacts of these projects could have a detrimental impact on the streetscape and surrounding properties.

Public Contact: 20 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters or were received nor was staff contacted by any interested parties.

Environmental Determination: A Categorical Exemption Class 1 (minor changes in use) relieves this project from CEQA provisions.

Conclusion: Staff is not able to make the required findings for the project as proposed. Staff finds there are no exceptional circumstances applicable to the property, surrounding properties could be negatively impacted, and the granting of the Variance would result in a special privilege not enjoyed by other property owners. As a result, staff recommends denial of the Variance. If the Zoning Administrator is able to make the findings to approve the Variance, staff recommends imposing the Conditions of Approval in Attachment A.

FINDINGS

In order to approve the Variance, all three of the following findings must be made:

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district. *[Finding not made]*

The applicant has not demonstrated any extraordinary circumstances applicable to the property which deprive him of a privilege enjoyed by others in the vicinity. The subject property is larger in size and wider than the minimum standards for the R-0 Zoning District, as has a rectangular shape presenting no unusual constraints. The size, width, and site layout of the subject property are similar to those of surrounding properties. Neighboring properties have not been recently expanded without providing the required two-car covered parking. The layout of the existing home makes it challenging and potentially costly to expand the garage; however, such an expansion is possible. Alternatively, the existing size may be maintained. The existing 2,322 square foot home with four bedrooms and three bathrooms provides the applicant with reasonable use and economic potential compared with other property owners in the R-0 Zoning District.

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

Expansion of the home to add a fifth bedroom and fourth bathroom has the potential to increase parking demand on the site, which could result in additional cars parked on the street and negatively impact surrounding properties. Approval of the Variance could also set a precedent for approval other similar Variances throughout the neighborhood. Cumulatively these requests could significantly increase parking demand and impact availability of street parking. Crowded parking conditions are detrimental to single-family neighborhood character.

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

The size, width, and site layout of the subject property are similar to those of surrounding properties. No exceptional or unusual circumstance exists, As a result, granting the Variance to this applicant and not to other surrounding property owners would constitute a special privilege. If this Variance were approved, a majority of surrounding property owners may also be able to make the findings for similar home expansions without providing adequate parking.

ALTERNATIVES:

1. Deny the Variance.
2. Approve the Variance with recommended Conditions in Attachment A.
3. Approve the Variance with modifications.

RECOMMENDATION

Alternative 1. Deny the Variance.

Reviewed by:



Gerri Caruso
Principal Planner

Prepared By: Mariya Hodge, Associate Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Applicant's Project Justifications

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
February 15, 2012**

**Planning Application 2011-7890
755 Dona Avenue**

Variance to allow one covered parking space where two covered spaces are required for a 398 square foot single-story addition resulting in floor area greater than 1,800 square feet and more than 4 bedrooms.

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 OF APPROVAL 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 to 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)

PS: THE FOLLOWING 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 comments from the Zoning Administrator including the following:

- a) The unpermitted accessory structure (patio cover) located at the rear of the property shall be removed from the project plans, unless it can be demonstrated that a separate permit for the structure has been obtained. [COA] [PLANNING]

BP: THE FOLLOWING 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. 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-3. TREE PROTECTION PLAN:

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a) An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).

- b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) Provide fencing around the drip line of the trees that are to be saved 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]

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

PF-1. ACCESSORY STRUCTURE REMOVAL:

The unpermitted accessory structure (patio cover) located at the rear of the property shall be removed prior to final occupancy of the addition, unless it can be demonstrated that a separate permit for the structure has been obtained. If a permit is obtained, the accessory structure shall be modified or relocated as may be required by that permit prior to final occupancy of the addition. [COA] [PLANNING]

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

DC-1. 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]

DC-2. TREE PROTECTION:

All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

Attachment B

Site and Architectural Plans

REVISIONS

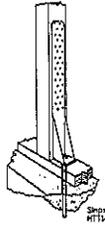
PROPOSED
NEW ADDITION AND REMODEL
EXISTING HOUSE

ROULESIGNA - DRAFTING
DANICA RODRIGUEZ
2151 DUNDAS ST. W. TORONTO, ONT. M6H 1B5
416-291-1111
danica@roulesigna.com

ATTACHMENT
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B

WVF LINC - HULLING ROSSDALE
(1/20/2014)

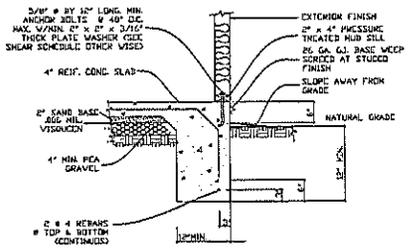
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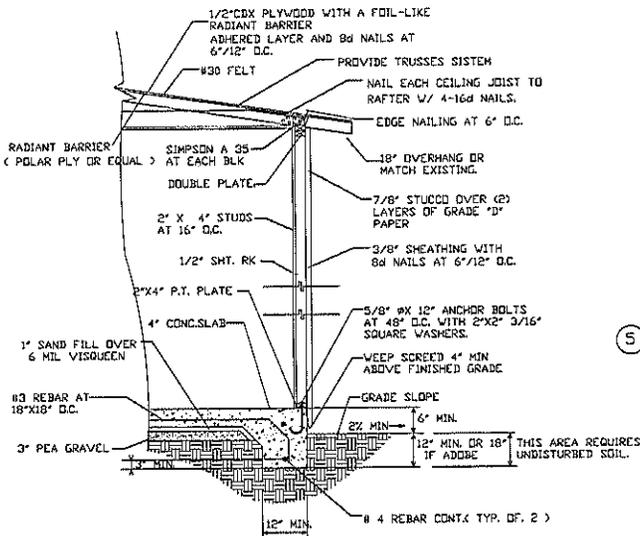
5 TIE-IN DETAIL W/ HOLD-DOWN NOT TO SCALE

SIZE	LUMBER	SPACING	MAX. HT.
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2x8	SP-8	16" o.c.	14'-0"
2x10	SP-10	16" o.c.	16'-0"
2x12	SP-12	16" o.c.	18'-0"

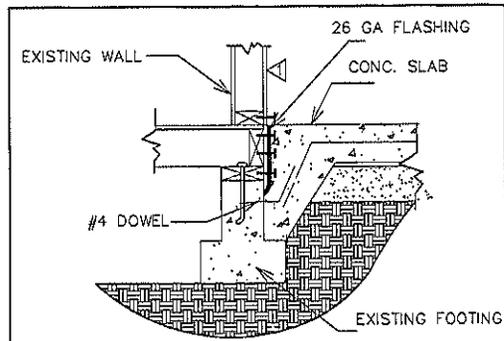
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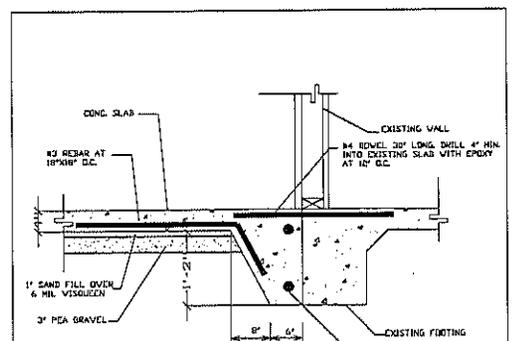
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2 TYPICAL EXTERIOR WALL DETAIL NOT TO SCALE



3 NTS



4 NTS

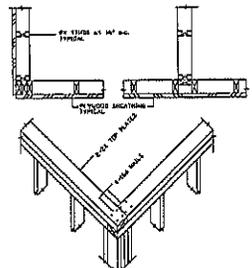
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WVF-50	WVF-51	WVF-52	WVF-53	WVF-54	WVF-55	WVF-56
WVF-57	WVF-58	WVF-59	WVF-60	WVF-61	WVF-62	WVF-63
WVF-64	WVF-65	WVF-66	WVF-67	WVF-68	WVF-69	WVF-70
WVF-71	WVF-72	WVF-73	WVF-74	WVF-75	WVF-76	WVF-77
WVF-78	WVF-79	WVF-80	WVF-81	WVF-82	WVF-83	WVF-84
WVF-85	WVF-86	WVF-87	WVF-88	WVF-89	WVF-90	WVF-91
WVF-92	WVF-93	WVF-94	WVF-95	WVF-96	WVF-97	WVF-98
WVF-99	WVF-100	WVF-101	WVF-102	WVF-103	WVF-104	WVF-105

STATEMENT OF RESPONSIBILITY

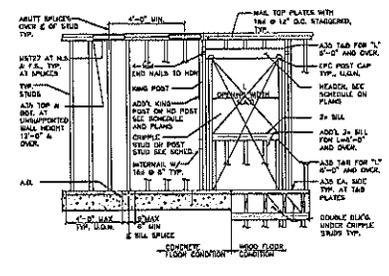
- IT IS RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL PERMITS, REGULATIONS AND CONDITIONS FOR THE CONTINGENCY OF THESE PLANS SHOULD THESE BE ANY GENERAL CONDITIONS FOR THE CONTINGENCY OF THESE PLANS THAT SHOULD BE PROVIDED TO THE ATTENTION OF THE DESIGN OR PROJECT ENGINEER FOR CONSTRUCTION CLEARANCE. THE CONTRACTOR AND DESIGNER OR PROJECT ENGINEER SHALL RESOLVE ANY DISCREPANCIES AND/OR INCONSISTENCIES PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK. ANY CHANGES MADE TO THE PLANS SHALL REQUIRE THE APPROVAL OF THE DESIGN ENGINEER UNDER THE PROJECT NUMBER.
- PLANS SHALL NOT BE MODIFIED OR OTHER WORK OF ANY NATURE OR KIND WITHOUT THE WRITTEN APPROVAL OF THE DESIGN ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK. ANY CHANGES MADE TO THE PLANS SHALL REQUIRE THE APPROVAL OF THE DESIGN ENGINEER UNDER THE PROJECT NUMBER.
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FOUNDATION NOTES

29. FUNDATION GRADE REDWOOD OR PRESERVE TREATED DOUGLAS FIR FOR ALL SILL PLATES IN CONTACT WITH CONCRETE SHALL BE PERMITTED TO REMAIN UNGRADED. EXISTING FOUNDATION SHALL BE CLEANED OF ALL LOOSE OR DISTURBED SOIL, DEBRIS, RUBBER AND/OR OTHER FOREIGN MATERIALS JUST PRIOR TO POURING.
30. LOCATE AND EXPOSE ALL PROPERTY BOUNDARIES AND SETTING THE SIDE YARD PROPERTY LINE PRIOR TO THE FUNDATION WORK.
31. ALL REINFORCING BARS SHALL BE WELDED DOWN 24 HOURS IN ADVANCE OF POURING CONCRETE. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN THE FOOTING. TRENCHES SHALL BE NO MORE THAN 18" DEEP AT TIME OF POURING.
32. ALL CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. FOUNDATION SHALL BE PLACED ON UNDISTURBED SOIL. CARE ON SUPPORTS 3000 PSI OR MORE. THE DESIGNER OR PROJECT ENGINEER SHALL BE NOTIFIED IF SOIL CONDITIONS ARE NOT AS NOTED OTHERWISE.
33. ALL MAIN FLOOR SHALL BE MIN. 3" THICK AND SHALL EXTEND MIN. 6" ABOVE THE OUTSIDER EDGE OF EXISTING STREET OR EXISTING PARADE DRIVE. IF WALKWAY IS GREATER THAN 6" FROM EXISTING BUILDING, SET SHALL BE 12" ON FOUNDATION PLAN.
34. ALL LOAD BEARING FOOTING SHALL EXTEND MINIMUM 12" BELOW UNDISTURBED SOIL (OR AS NOTED OTHERWISE ON FOUNDATION PLAN).
35. ALL POSTS SUBJECT TO WATER EXPOSURE OR WEATHER SHALL HAVE ELEVATED FOOT BASES (SEE FOUNDATION PLAN).
36. 2" x 4" x 8" LATH SHALL NOT EXCEED 3" 10" HIGH ANCHOR BOLTS OR USE 2" x 4" REBAR TO ACHIEVE MINIMUM REBAR DETAIL.
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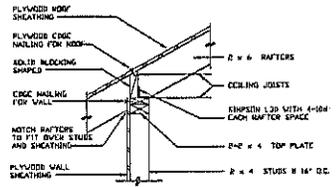


1 TYPICAL STUD WALL CONFIGURATION NOT TO SCALE

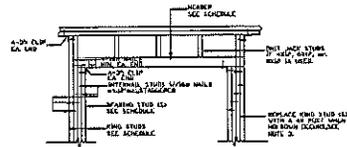


WALL TYPE	ALL WALLS		EXTERIOR WALL		INTERIOR WALL	
	WALL POST	DOUBLE STUD JOINTS				
2\"/>						

2 TYPICAL WALL FRAMING ELEVATION NOT TO SCALE



3 SHEAR WALL TO SLOPING ROOF NOT TO SCALE

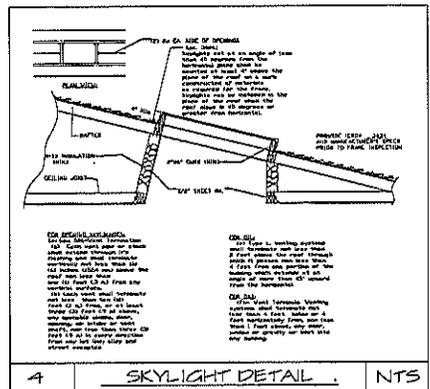


WIDTH OF OPENING	STUD WIDTH			NAIL BEAMING STUDS REQ'D	NAIL KING STUDS REQ'D
	2X4	2X6	2X8		
2\"/>					

- NOTES:**
- AT STUDS AND HEADER WALLS, A 4x8 STUD HEADER MAY BE USED IN LIEU OF THE HEADERS NOTED IN THE TABLE. ONLY JACO STUDS IF 4x12 IS USED TYPICAL.
 - HEADER JOISTS IN THE TABLE SHALL BE PROVIDED OVER ALL WINDOW DOORS AND OTHER OPENINGS UNLESS OTHERWISE NOTED OR PLACED.
 - WITH HEADERS BETWEEN ROOMS OR AT FOUNDATION OCCURS, REPLACE 2x4 STUDS WITH 4x8 STUDS TO MATCH STUDS. THE JACKS CLIP MAY BE ADJUSTED AT THE FOUNDATION LEVEL WHEN FOUNDATION IS NOTED.
 - FOR HEADERS SUPPORTING ROOF OR FLOOR ONLY, ONE ENDING STUD MAY BE USED IN LIEU OF TWO UNLESS OTHERWISE NOTED OR PLACED. FOR HEADERS SUPPORTING BEAMS, USE THE BEAMING STUDS.

4 TYPICAL DETAIL: HEADER SCHEDULE NOT TO SCALE

6 CALIFORNIA FRAMING DETAIL NOT TO SCALE



5 SKYLIGHT DETAIL NTS

REVISIONS

PROPOSED:
NEW ADDITION AND REMODEL
EXISTING HOUSE

DESIGNED BY: DRAFTING
BLANK, 2025-02-25
2151 CALIFORNIA, SAN JOSE, CA 95131
PHONE: 408-677-5033
EMAIL: mof@blm.com

ATTACHMENT
Page 8 of 9

CERTIFICATE OF COMPLIANCE: Residential (Part 4 of 6) **CF-1R**

Project Name: **Alhambra Drive** Address: **11277201**

Project Type: Single Family Condominium Multi-Family Other

Inspector Name: **John J. [Signature]** License No: **11277201**

PERFORMANCE CERTIFICATE SUMMARY

Item	Code	Compliance	Notes
1. Foundation	CEC-102	Yes	
2. Framing	CEC-103	Yes	
3. Roofing	CEC-104	Yes	
4. Siding	CEC-105	Yes	
5. Windows	CEC-106	Yes	
6. Doors	CEC-107	Yes	
7. Insulation	CEC-108	Yes	
8. Mechanical	CEC-109	Yes	
9. Electrical	CEC-110	Yes	
10. Plumbing	CEC-111	Yes	
11. Fire	CEC-112	Yes	
12. Other	CEC-113	Yes	

PERMITS AND FEES

Item	Amount	Notes
1. Permit Fee	\$100.00	
2. Inspection Fee	\$200.00	
3. Other Fees	\$0.00	
Total	\$300.00	

STATEMENT OF COMPLIANCE

This certificate of compliance is issued for the building described in the permit application and is based on the information provided by the applicant and the inspection conducted by the inspector. The information provided by the applicant and the inspection conducted by the inspector are the basis for the issuance of this certificate of compliance. The information provided by the applicant and the inspection conducted by the inspector are the basis for the issuance of this certificate of compliance.

Inspector: John J. [Signature] License No: 11277201

Project Owner: [Name] License No: [Number]

PERFORMANCE CERTIFICATE: Residential (Part 3 of 6) **CF-1R**

Project Name: **Alhambra Drive** Address: **11277201**

Project Type: Single Family Condominium Multi-Family Other

Inspector Name: **John J. [Signature]** License No: **11277201**

FIELD INSPECTION ENERGY CHECKLIST

The undersigned hereby certifies that the information provided in this checklist is true and correct to the best of his knowledge and belief. The undersigned hereby certifies that the information provided in this checklist is true and correct to the best of his knowledge and belief.

INSULATION

Construction Type	Cavity	Insulation	Status
1. Attic	Yes	Yes	Yes
2. Basement	Yes	Yes	Yes
3. Crawl Space	Yes	Yes	Yes
4. Floor	Yes	Yes	Yes
5. Wall	Yes	Yes	Yes
6. Ceiling	Yes	Yes	Yes

PERMEATION

Orientation	Area (sq ft)	Factor	UMGC	Overhang	Blindside	Status
1. North	100	1.0	1.0	1.0	1.0	Yes
2. South	100	1.0	1.0	1.0	1.0	Yes
3. East	100	1.0	1.0	1.0	1.0	Yes
4. West	100	1.0	1.0	1.0	1.0	Yes

HVAC SYSTEMS

System	Min. SEER	Code	Min. SEER	Thermostat	Status
1. Heating	13	13	13	Yes	Yes
2. Cooling	13	13	13	Yes	Yes

WATER HEATING

System	Min. EF	Distribution	Status
1. Heating	0.9	Yes	Yes
2. Cooling	0.9	Yes	Yes

STATEMENT OF COMPLIANCE

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Inspector: John J. [Signature] License No: 11277201

Project Owner: [Name] License No: [Number]

PERFORMANCE CERTIFICATE: Residential (Part 2 of 6) **CF-1R**

Project Name: **Alhambra Drive** Address: **11277201**

Project Type: Single Family Condominium Multi-Family Other

Inspector Name: **John J. [Signature]** License No: **11277201**

SPECIAL FEATURES INSPECTION CHECKLIST

The undersigned hereby certifies that the information provided in this checklist is true and correct to the best of his knowledge and belief. The undersigned hereby certifies that the information provided in this checklist is true and correct to the best of his knowledge and belief.

INSULATION

Construction Type	Cavity	Insulation	Status
1. Attic	Yes	Yes	Yes
2. Basement	Yes	Yes	Yes
3. Crawl Space	Yes	Yes	Yes
4. Floor	Yes	Yes	Yes
5. Wall	Yes	Yes	Yes
6. Ceiling	Yes	Yes	Yes

PERMEATION

Orientation	Area (sq ft)	Factor	UMGC	Overhang	Blindside	Status
1. North	100	1.0	1.0	1.0	1.0	Yes
2. South	100	1.0	1.0	1.0	1.0	Yes
3. East	100	1.0	1.0	1.0	1.0	Yes
4. West	100	1.0	1.0	1.0	1.0	Yes

STATEMENT OF COMPLIANCE

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Inspector: John J. [Signature] License No: 11277201

Project Owner: [Name] License No: [Number]

PERFORMANCE CERTIFICATE: Residential (Part 1 of 6) **CF-1R**

Project Name: **Alhambra Drive** Address: **11277201**

Project Type: Single Family Condominium Multi-Family Other

Inspector Name: **John J. [Signature]** License No: **11277201**

FIELD INSPECTION ENERGY CHECKLIST

The undersigned hereby certifies that the information provided in this checklist is true and correct to the best of his knowledge and belief. The undersigned hereby certifies that the information provided in this checklist is true and correct to the best of his knowledge and belief.

INSULATION

Construction Type	Cavity	Insulation	Status
1. Attic	Yes	Yes	Yes
2. Basement	Yes	Yes	Yes
3. Crawl Space	Yes	Yes	Yes
4. Floor	Yes	Yes	Yes
5. Wall	Yes	Yes	Yes
6. Ceiling	Yes	Yes	Yes

PERMEATION

Orientation	Area (sq ft)	Factor	UMGC	Overhang	Blindside	Status
1. North	100	1.0	1.0	1.0	1.0	Yes
2. South	100	1.0	1.0	1.0	1.0	Yes
3. East	100	1.0	1.0	1.0	1.0	Yes
4. West	100	1.0	1.0	1.0	1.0	Yes

STATEMENT OF COMPLIANCE

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Inspector: John J. [Signature] License No: 11277201

Project Owner: [Name] License No: [Number]

MANDATORY MEASURES SUMMARY: Residential (Page 3 of 5) **MF-1R**

Project Name: **Alhambra Drive** Address: **11277201**

Project Type: Single Family Condominium Multi-Family Other

Inspector Name: **John J. [Signature]** License No: **11277201**

MANDATORY MEASURES SUMMARY

The undersigned hereby certifies that the information provided in this summary is true and correct to the best of his knowledge and belief. The undersigned hereby certifies that the information provided in this summary is true and correct to the best of his knowledge and belief.

INSULATION

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PERMEATION

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STATEMENT OF COMPLIANCE

This certificate of compliance is issued for the building described in the permit application and is based on the information provided by the applicant and the inspection conducted by the inspector. The information provided by the applicant and the inspection conducted by the inspector are the basis for the issuance of this certificate of compliance. The information provided by the applicant and the inspection conducted by the inspector are the basis for the issuance of this certificate of compliance.

Inspector: John J. [Signature] License No: 11277201

Project Owner: [Name] License No: [Number]

MANDATORY MEASURES SUMMARY: Residential (Page 2 of 5) **MF-1R**

Project Name: **Alhambra Drive** Address: **11277201**

Project Type: Single Family Condominium Multi-Family Other

Inspector Name: **John J. [Signature]** License No: **11277201**

MANDATORY MEASURES SUMMARY

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INSULATION

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Project Owner: [Name] License No: [Number]

MANDATORY MEASURES SUMMARY: Residential (Page 1 of 5) **MF-1R**

Project Name: **Alhambra Drive** Address: **11277201**

Project Type: Single Family Condominium Multi-Family Other

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MANDATORY MEASURES SUMMARY

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Inspector: John J. [Signature] License No: 11277201

Project Owner: [Name] License No: [Number]

CERTIFICATE OF COMPLIANCE: Residential (Part 5 of 6) **CF-1R**

Project Name: **Alhambra Drive** Address: **11277201**

Project Type: Single Family Condominium Multi-Family Other

Inspector Name: **John J. [Signature]** License No: **11277201**

PERMITS AND FEES

Item	Amount	Notes
1. Permit Fee	\$100.00	
2. Inspection Fee	\$200.00	
3. Other Fees	\$0.00	
Total	\$300.00	

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Inspector: John J. [Signature] License No: 11277201

Project Owner: [Name] License No: [Number]

John J. [Signature]

CALIFORNIAENERGY
CALCS.COM

ENERGY CONSULTING & DESIGN
10000 BAYVIEW BLVD
SAN JOSE, CA 95131
(408) 950-1000

ATTACHMENT
Page 9 of 9

Attachment C

Applicant's Variance Justifications



VARIANCE JUSTIFICATIONS

All three of the following findings must be made in order to approve a Variance application.

The Sunnyvale Municipal code states that all three of the following justifications must be met before granting the Variance. Please provide us information on how your project meets all of the following criteria.

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

Nothing is unique. PG&E had ~~the~~ owned the left side property. They don't enter the property adjacent to my lot. Can not construct the crawl space in living room. We have very small ^{existing} bedrooms.

AND

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

one side is parking line & will not affect anyone. We have empty parking space on PG&E lot. It is always empty. No one uses it.

AND

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

Addition of one room to our property will not affect others.

If you need assistance in answering any of these justifications, contact the Planning Division staff at the One-Stop Permit Center.

Variance Justifications

1. Why can't the homeowners, of 755 Dona Avenue, enlarge or move the garage?
 - a. We cannot enlarge or move the garage because of the following reasons:
 - i. The foundation level of the garage is lower (approx. 1 ½ feet) than the rest of the house's foundation. So, if we change this, the load bearing wall will be affected and that will create damage to the structural wall.
 - ii. The front entry of the house is only two feet away from the existing garage and if we made the structural change to extend the width of the garage, we have to demolish the existing foundation and have to make a lot of changes in the fore plan. This will cause additional expenses to the homeowners and that is beyond their budget.
 - iii. If we move the wall in the living room, the dining room entry has to be altered. This will affect the structure wall.
 - iv. We cannot move the garage on the other side of the house because there is no space to move.
 - v. The vacant lot next to our house constraints the extension of the garage, on the West side, since it's owned by PG&E.
2. The granting of variance will not be materially detrimental to the public welfare or injurious to the property, improvements within the same zoning district because of the following reasons
 - i. This neighborhood consists only of single family homes and hence there is no condominium in the near vicinity. This provides ample street parking for all residences of this block.
 - ii. There is also no park on this street, hence there is minimum traffic and visitors.
 - iii. My home itself, can host, up to 3 cars, one in the garage and the other two on the driveway. In my ten years stay in this house, I have never experienced any parking issues.
 - iv. Since the adjacent lot and the lot across the home are vacant, parking is available to the neighbors and guests. No crisis for the extra parking.
 - v. The proposed addition is constrained inside the home, and this will not affect the neighbors in any single way. The addition is really means to have larger bed rooms.
3. Upon granting the variance, the property value of the home will increase because of the following reasons:
 - i. The bedrooms are constrained in size. Two of the bedrooms are less than 100 square feet. We need to add additional decent size bedroom to balance out this property.
 - ii. We don't envision any issues in parking, since there is ample parking available throughout the neighborhood.
 - iii. When we initially bought the home, the family room, was very big, and that took allotted area for one car garage city code. We had no knowledge of this and this was done by previous owner.

We would greatly appreciate if you would allow this variance with this garage for our expansion. Thank you so much for your time and consideration.