



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

September 26, 2012

File Number: 2012-7618 **Permit Type:** Special Development Permit

Location: 737 E. Homestead Rd. (near Heron Ave.) (APN: 309-46-059)

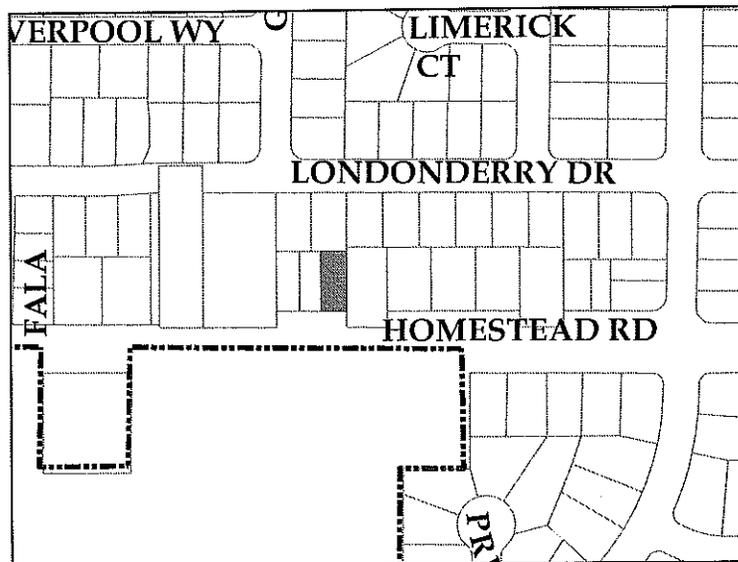
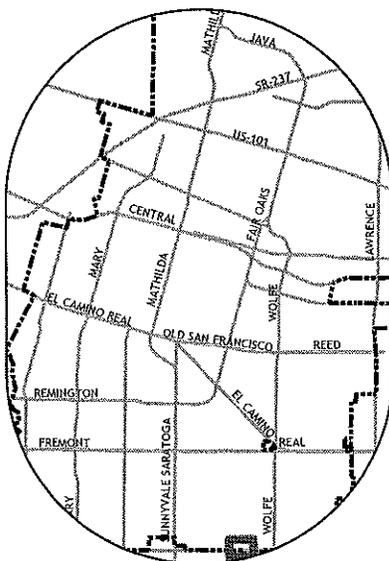
Staff Contact: Mariya Hodge, Associate Planner, (408) 730-7659

Project Description: To allow one covered parking space where two are required for a 350 square foot addition to the rear of an existing 1,448 square foot home resulting in four bedrooms.

Reason for Permit: A Special Development Permit is required to allow deviations from Code requirements for a property in a Planned Development Combining District. SMC 17.46.060(a)(4) requires that two covered parking spaces be provided when an addition to an existing single family home results in four or more bedrooms.

Issues: Parking

Recommendation: Approve with Conditions



500

Feet

PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Residential Low-Medium Density	Same
Zoning District:	R-2/PD	Same
Lot Area (sq ft):	4,300	Same
Lot Width (ft):	43.28	Same
Gross Floor Area (sq ft):	1,448	1,798
Lot Coverage:	35.5%	43.7%
Floor Area Ratio:	34.6%	41.8%
No. of Stories:	1	Same
No. of Bedrooms:	3	4
Covered Parking:	1	Same
Uncovered Parking:	5 (3 spaces on on-site driveway, with 2 additional spaces on driveway but in City right-of-way)	Same

<p>Previous Planning Projects related to Subject Application On May 26, 1981, the City Council approved Tentative Map #3890 to allow subdivision of an existing lot into three lots. The City Council also approved Special Development Permit #3853 to allow retention of an existing single-family home (the subject structure) and development of two new single-family homes. The conditions of approval included providing a 33-foot wide dedication along the property’s street frontage consistent with the City’s official plan lines. The two new homes were developed with two-car garages. A single-car garage was added to the existing home (on what is now the subject site) because it was determined to be infeasible to add a two-car garage given the required dedication and resulting property constraints.</p>	Yes
<p>Neighborhood Preservation Complaints</p>	No
<p>Deviations from Standard Zoning Requirements The existing single-family home has a one-car garage. The proposed project will result in a total of four bedrooms. SMC 17.46.060(a)(4) requires that two covered parking spaces be provided when an addition to an existing single family home results in four or more bedrooms. The applicant finds it infeasible to expand the existing garage and requests a deviation from the covered parking requirement.</p>	Yes

Site Layout: The project site is a rectangular lot with a net lot area of 4,300 square feet, which is significantly smaller than the 8,000 square foot minimum lot size in an R-2 Zoning District. The lot's width is approximately 43 feet, where 76 feet is the minimum for an interior lot in an R-2 Zoning District. When the subject lot was created through a subdivision in 1981, the west property line was established approximately five feet from the western wall of the existing home. There is an additional four-foot wide area located on the adjacent property to the west which was established as an easement for use by the subject site.

The existing single-story home is set back significantly from the street, but the majority of this setback area is in the public right-of-way due to the 33-foot dedication required in 1981. The home's actual setback from the front property line is approximately 11 feet six inches, and the existing rear setback is approximately 27 feet. A single-car side-loading garage is located at the front of the home. The garage is served by 20-foot wide driveway which can accommodate three cars on the site including the easement area on the neighboring property to the west, and another two cars on the portion of the driveway located in the public right-of-way. The proposed project will add a 350 square foot single-story rear addition meeting all setback requirements.

Floor Plan: The existing home has three bedrooms and one bathroom which are located toward the rear of the home. The proposed project will add a master bedroom and master bathroom at the rear of the home resulting in four bedrooms and two bathrooms. The applicant has stated that Bedroom #2 as shown on the plans is currently used as an office. Bedroom #3 is the existing master bedroom while Bedroom #1 is used as a guest room. In the proposed layout, two bedrooms would be available as guest rooms, along with a master suite and one office.

Exterior Changes: The existing structure is a single-story Ranch style home with horizontal siding and composition shingle roofing. The proposed rear addition will continue the roofline of the existing structure with no change in height or pitch, and will use colors and materials to match the existing home.

Parking: The project will result in four bedrooms, therefore two covered parking spaces are required per SMC section 19.46.060(a)(4). The proposed project will provide only one covered space and the applicant requests a deviation to allow one covered parking space. The existing garage has a floor area of 280 square feet and has interior dimensions of nine feet six inches wide by 18 feet six inches deep. This exceeds the size requirement for a one-car garage, but is insufficient to meet the requirements for a two-car garage. The existing driveway is 20 feet wide and approximately 46 feet long, including the portion of the driveway located in the public right-of-way. An additional paved area at the top of the driveway is approximately 10 feet wide and 19 feet long. As noted by the applicant in the project justifications (Attachment D), the

existing driveway provides sufficient area to park five vehicles if parked in tandem. There is no street parking permitted on Homestead Road due to existing bicycle lanes.

Staff worked with the applicant to explore alternatives for providing additional covered parking on the site or reducing the number of bedrooms. The following options were considered:

- Expand garage toward the front to meet required size for two cars – The existing home is set back only 11 feet from the front property line, so an expanded garage would further encroach into the front setback. In addition, there is a 10-foot public utilities easement (PUE) located along the front property line. Public Works staff has indicated this is a no-build easement which must be kept clear of any structures. As a result, the garage cannot be expanded toward the front.
- Expand garage toward the rear to meet required size for two cars – The existing garage is side-loading and directly adjacent to the living room. The foundation of the garage appears to be level with the foundation of the living areas. In order to meet size requirements for two cars, the garage would need to be expanded at least five feet into the living room area. A portion of the living room area would also need to be demolished to allow side-loading entry into the garage. The resulting living room area would be narrow, and expansion of the living room into the home's interior space would require significant floor plan modifications. This option would be costly and would significantly expand the project scope of work, and is therefore undesirable to the applicant.
- Construct a new one-car carport – Along the west side of the home is an existing 80 square foot covered front porch. Directly adjacent to this porch is a paved area currently used for uncovered parking of one vehicle (see Attachment C - Site Photographs). A portion of the uncovered paved area is located on the adjacent property and is available for use by the subject site through an easement. A structure cannot extend across a property line, so it would not be possible to cover the entire area currently used for parking. However, it would be possible to construct a wider carport structure in the same location to provide one additional covered parking space. There are several challenges associated with this option. Expansion of the covered patio area would result in approximately 47% lot coverage, requiring a deviation to be granted. A deviation from the required side setback would also be needed to allow a carport here, as the resulting side setback would likely be one foot or less. It would be challenging to meet Building Code requirements if the side setback is less than five feet; the carport would need to be fire-rated and could not be constructed of wood or other combustible materials. The slope of the existing roof could not be continued

due to interior height requirements, so the porch would need to be replaced with a carport having a different roof pitch. Roof modification to the existing home may also be needed in order to support a new carport. Finally, the existing porch is 17 feet long where 18 feet is the minimum required depth for parking. This option is undesirable to the applicant, and it would require additional deviations to be granted.

- Modify the floor plan to reduce the number of bedrooms – The applicant has stated that Bedroom #2 is used as an office and is intended for the same use after completion of the project. If the project were modified to remove the existing door and expand the wall opening so the office could not be closed as a separate room, the project would be reduced to three bedrooms and would not require an additional covered parking space. The applicant has stated this is not desirable because he works from the home office frequently while there are other residents at home, and closing the office door is necessary to reduce noise.

Based on the above considerations, it is possible for the applicant to meet covered parking requirements through project modifications. Options include expanding the garage to accommodate two cars, constructing a new single-car carport, or modifying the floor plan to reduce the number of bedrooms. However, these options are more difficult and more expensive than the proposed project, and in some cases would require deviations from other development standards.

Public Contact: 7 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters or public comments were received as of the date of preparation of this staff report.

Environmental Determination: A Categorical Exemption Class 1 (minor additions to existing structures) relieves this project from CEQA provisions.

Conclusion: There are many physical constraints associated with the subject site including substandard lot area, substandard lot width, existing legal non-conforming front setback, existing floor plan, and a 10-foot public utilities easement at the front of the property. These constraints make it more challenging for this site to provide an additional covered parking space than is typical in an R-2 Zoning District. There are several potential options for providing an additional covered space, although they would be more costly and are less desirable to the applicant. The project does have the potential to intensify the demand for parking on the site, and it could be difficult to meet increased demand since street parking is not permitted on Homestead Road. Currently the site has six parking spaces (one covered and five uncovered) which can be used for residents and guests. Two of these parking spaces are located in the public right-of-way in the area which was dedicated to the City in

1981. If a future project to widen Homestead Road requires the use of this area, the remaining parking available for this site would be one covered space and three uncovered spaces. While there would continue to be a deficiency in the number of covered parking spaces in that event, the total number of parking spaces on the site (four) would be equal to the total number of spaces required for a new home. As a result, this application can be construed as a request to trade one of the required covered parking spaces for an additional uncovered space.

FINDINGS

In order to approve the Special Development Permit the following findings must be made:

1. *The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.*

Staff is able to make this finding for the project including the requested deviation from covered parking requirements. The design of the proposed addition is consistent with the Single Family Home Design Techniques. The proposed project meets the minimum setback requirements for the R-2 Zoning district and complies with lot coverage and floor area ratio requirements. There are a number of physical constraints on the site including substandard lot area, substandard lot width, existing legal nonconforming front setback, existing floor plan, and a 10-foot public utility easement, all of which limit the ability to provide additional covered parking on the site. Staff identified two potential options to provide additional covered parking: expansion of the existing garage into the living area and construction of a new one-car carport. Expansion of the garage would require demolition of a significant portion of the living room, which could only be replaced by expanding the project scope significantly and revising the layout of the entire home. Construction of a new carport would also be more difficult and costly than the proposed project, and would require deviations from other development standards to be granted by the City. The proposed home addition will allow the applicant to achieve a reasonable floor area and layout which is comparable to other homes in the R-2 Zoning District. It is not expected to have a negative impact on the streetscape or surrounding sites (as discussed in more detail in Finding #2 below). As a result, staff finds that granting the requested deviation from covered parking requirements is consistent with the objectives and purposes of the General Plan.

2. *The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties.*

Staff is able to make this finding for the project including the requested deviation from covered parking requirements. 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 deviation from parking standards is not expected to have a detrimental impact on the surrounding neighborhood. The project has the potential to increase the overall demand for parking on the site, and there is no street parking permitted along Homestead Road to meet this demand. But while the project does not provide the required number of covered parking spaces, the total number of parking spaces available on the site (one covered and five uncovered) will exceed the four total spaces required for a new single-family home. There are numerous other homes in the neighborhood, including a recent development nearby at Fala Terrace, which have four or more bedrooms and provide a total of four parking spaces with no available street parking. The available spaces on the driveway, although uncovered, are expected to provide sufficient parking for residents and guests of the site even if there is an increase in parking demand associated with the proposed addition. As a result, the project is not expected to have a detrimental impact on the streetscape or surrounding properties.

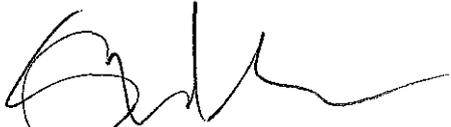
ALTERNATIVES:

1. Approve the Special Development Permit, including the requested deviation from covered parking requirements, with the recommended Conditions in Attachment A.
2. Approve the Special Development Permit with modified conditions requiring the provision of additional covered parking, and deny the requested deviation from covered parking requirements.
3. Deny the Special Development Permit.

RECOMMENDATION

Alternative 1. Approve the Special Development Permit with the recommended Conditions in Attachment A.

Reviewed by:



Shaunn Mendrin
Senior Planner

Prepared By: Mariya Hodge, Associate Planner

Attachments:

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

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
September 26, 2012**

Planning Application 2012-7618

Special Development Permit to allow one covered parking space where two are required for a 350 square foot addition to the rear of an existing 1,448 square foot home resulting in four 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]
- GC-3. CONFORMANCE WITH PREVIOUS PLANNING PERMIT:
The subject site shall comply with all conditions of approval and requirements of Special Development Permit #3853. [COA] [PLANNING]
- GC-4. ENCROACHMENT PERMIT:
Obtain an encroachment permit from the City's Department of Public Works prior to any work in the public right-of-way. [SDR] [PUBLIC WORKS]

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. 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. 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. MATERIALS AND COLORS:
Exterior materials and colors for the addition shall match the existing structure. The plan submitted for building permits shall indicate materials and colors to match existing. [COA] [PLANNING]

BP-5. 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) Show all existing (non-orchard) trees on the plans, including 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-6. BEST MANAGEMENT PRACTICES - STORMWATER:

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 onsite vegetated areas is not a feasible option.
- ii) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [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]

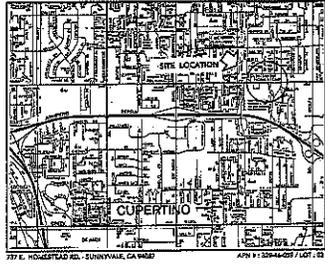
AT: THE FOLLOWING CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

AT-1. PARKING MAINTENANCE:

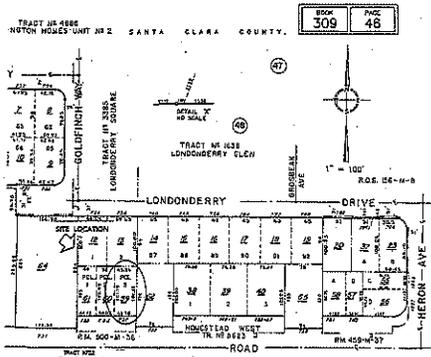
The garage shall be maintained at all times so as to allow parking of a vehicle within the garage interior. This includes maintaining a functional garage door and maintaining a clear parking area within the garage in accordance with the approved plans and Sunnyvale Municipal Code requirements. [COA] [PLANNING]

Attachment B

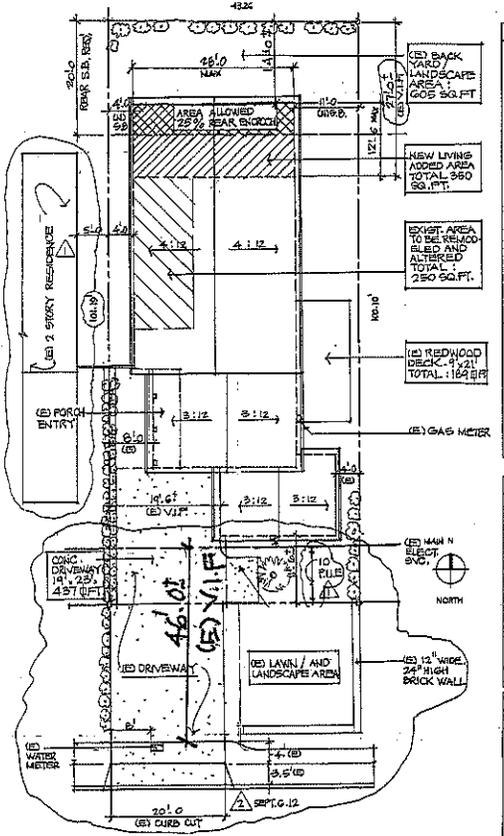
Site and Architectural Plans



LOCATION MAP
NTS
SCALE 1" = 100'



VICINITY MAP
NOT TO SCALE



SITE / ROOF PLAN
737 E. HOMESTEAD RD. - SUNNYVALE, CA 95072
SCALE 1" = 10'-0"
APN #: 309-46-039 / LOT: 03

- GRADING NOTE:
1. PROVIDE 2% SLOPE AWAY FROM NEW BUILDING FOOTINGS.
 2. PROVIDE THE MINIMUM SLOPE ON SLOES AND PUBLIC WAY.

SITE INFORMATION	
SITE AREA	
APN #	309-46-039 / LOT 03
LOT AREA	4,300 SQ. FT.
ZONE	RT
ACRES	0.10 ± A.C.
EXISTING	
LIVING AREA	1,168 SQ. FT.
MAIN FLOOR	
TOTAL	1,168 SQ. FT.
GARAGE	280 SQ. FT.
PORCH	80 SQ. FT.
OTHER (DECK)	164 SQ. FT.
CONC. DRIVEWAY	437 SQ. FT.
PROPOSED	
LIVING AREA	950 SQ. FT.
MAIN FLOOR	
TOTAL	950 SQ. FT.
GARAGE	N/A SQ. FT.
PORCH	N/A SQ. FT.
OTHER	11,564 SQ. FT.
LANDSCAPE AREA	11,564 SQ. FT.
GROSS BUILDING	1,878 SQ. FT.
FAR	1,878 ÷ 4,300 = 43.67%
PROJECT DATA	
TYPE OF CONSTRUCTION	1 - VB
GROUP OF OCCUPANCY	R3
NUMBER OF STORY	ONE
CODE REFERENCE	
CDC	2002
CDC, CBC	2002
CDC, CBC	2002
CDC ENERGY	2002
AND LOCAL ORDINANCES	

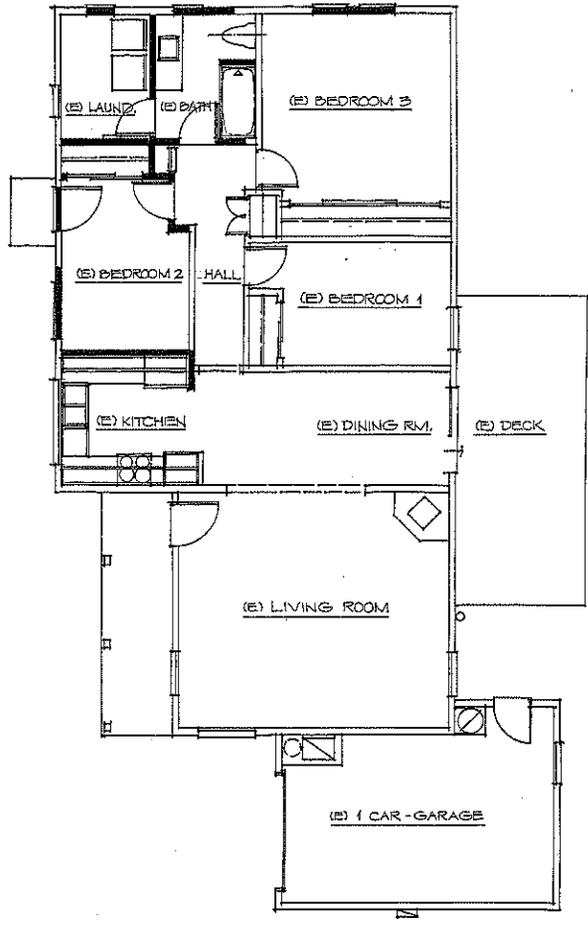
- | SCOPE OF WORK | |
|---------------|---|
| 1. | ADD TOTAL 350 SQ.FT. LIVING SPACE IN REAR OF EXISTING SINGLE STORY RESIDENCE INCLUDING 250 SQ.FT. REMODEL AND ALTERATION. |
| 2. | NEW MASTER BEDROOM WITH FULL BATH AND WALK-IN CLOSET. |
| 3. | RELOCATE EXIST. BATH ROOM AND EXIST. LAUNDRY ROOM ACCORDING TO NEW FLOOR FOOTING. |
| 4. | KITCHEN TO BE REMODELED AND EXTENDED WITH NEW CABINETS, COUNTER TOP, ETC. |
| 5. | DO ELECTRICAL / MECH. & PLUMBING WORKS. |

SHEET INDEX	
1.	SITE PLAN - LOCATION MAP EXISTING FLOOR - DEMOLITION PLAN
2.	EXIST. / PROPOSED FLOOR PLAN TYPICAL DETAILS
3.	EXTERIOR ELEVATIONS
4.	FOUNDATION PLAN ROOF FRAMING PLAN
5.	CROSS SECTIONS STRUCTURAL DETAILS
6.	TITLE 24 ENERGY CALCULATIONS

F.A.R. CALCULATIONS	
LOT SIZE	4,300 SQ.FT.
LOT COVERAGE ALLOWABLE	4,300 X 0.45 = 1,935 MAX.
(E) LIVING	1,168 SQ.FT.
(E) GARAGE	280 SQ.FT.
NEW LIVING ADD.	350 SQ.FT.
(E) & (N) FAR	1,798 SQ.FT.
FAR ALLOWED	1,800 SQ.FT.
1,798 SQ.FT. < 1,800 = OK	
LOT COVERAGE : 1,798 ÷ 4,300 = 41.81%	
1,878 SQ.FT. : 4,300 = 43.67%	

- NOTE
1. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE CONSTRUCTION DRAWINGS PRIOR TO SUBMITTING BID.
 2. CONTRACTOR HAVE TO VERIFY EXISTING SIZE DIMENSIONS, BUILDING SET BACK PRIOR TO START ANY WORK. ANY DISCREPANCY AND QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER & ENGINEER OF RECORD, IN A TIMELY MANNER SO AS TO ALLOW SUFFICIENT TIME TO RESPOND, WITHOUT CAUSING DELAY TO CONSTRUCTION SCHEDULE.

LEGEND	
	EXISTING WALL TO REMAIN
	EXIST. WALL TO BE REMOVED

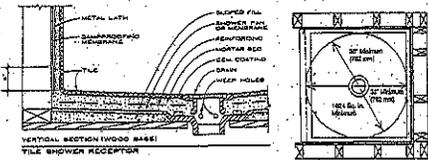


EXIST. FLOOR - DEMOLITION PLAN
SCALE 1/4" = 1'-0"
EXISTING LIVING AREA : 1,168 SQ. FT.

REVISIONS	BY
▲ AUG. 20. 12	T.H.
▲ SEPT. 6. 12	T.H.

SINGLE FAMILY - REMODEL & ADDITION
LOCATION MAP - SITE / ROOF PLAN
EXIST. FLOOR / DEMOLITION PLAN
TYPICAL DETAILS

THU THIA THI NGUYEN
BUILDING DESIGNER
DRAWING & PLANNING SERVICE
818 LIC. # 35060-001 - CA 95148
2701 UNION BL. - TEL: (415) 238-5177
- FAX: (415) 238-5076

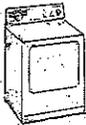


3 SHOWER DETAIL N.T.S.

RESIDENTIAL BATHROOM REMODELS

- ALL RECEPTACLE TO BE GFCI PROTECTED. NEWADDITION TO BATHROOMS SHALL HAVE A DEDICATED 20-AMP CIRCUIT. (8004 CEC 210.8 AND 210.11)
- JACUZZI/BATHS SHALL HAVE MOTOR ACCESS AND A DEDICATED CIRCUIT 2004 CEC 680.8)
- LIGHTING SHALL BE HIGH EFFICIENCY FIXTURES (E.G. FLUORESCENT) OR BE CONTROLLED WITH AN OCCUPANT SENSOR WITH CONTROLS THAT DO NOT ALLOW THE FIXTURE TO BE ALWAYS ON. (CALIFORNIA TITLE 24 SECTION 150)
- ANY NEW IN-PLACE TUB/SHOWER VALVE SHALL BE PRESSURE-BALANCING SET AT A MAX. 120" F. SHOWER STALL SHALL BE A MINIMUM OF 1024 SQ. IN. WITH A CLEAR CENTER DIMENSION OF 30" AND THE DOOR DIMENSION SHALL BE 24" MINIMUM. (2001 CEC 412)
- A WATER CLOSET SHALL BE A 30" WIDTH CLEARANCE (16" ON CENTER) AND 24" CLEARANCE IN THE FRONT. (2001 CEC 2054)
- PROVIDE SMOKE DETECTORS IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTILEVELS, AND BASEMENT. (2001 CEC 310.9.1.2)

Moisture exhaust ducts must terminate outside of the building and be equipped with a backdraft damper. Screens are not allowed at the duct termination. It should be noted that a moisture exhaust duct should not be terminated in an attic, even if it is well ventilated, because the moisture vapor may condense on the roof sheathing, rafters or insulation, contributing to mold and rot. Exhaust ducts for clothes dryers must not be connected with metal screens or fastening devices which may extend inside the duct. This is to prevent the accumulation of lint, which may create a fire hazard. The best fasteners for use in this application would be blind pop rivets. To avoid the formation of these protrusions, clothes dryer exhaust ducts may not extend into or through ducts or plenums. Ducts must terminate no closer than a three (3) foot proximity from windows and doors that open back into the house.



Unless otherwise permitted or required by the listing of the device, and approved by the building official, domestic clothes dryer exhaust ducts are not to exceed a total combined vertical and horizontal length of 14 feet, including 90-degree elbows. Two feet is to be deducted from the total allowed length for each 90-degree elbow in excess of two.

2 CLOTHES DRYER AND MOISTURE EXHAUST VENTS

MINIMUM REQUIREMENTS FOR KITCHENS:

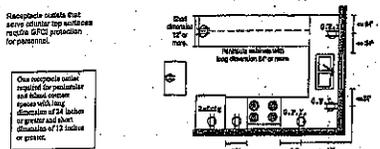
- CIRCUITS: (No lighting or other outlets may be on any circuits listed below)
- 2 or more 20 amp small appliance branch circuits. Serve kitchen, pantry, breakfast room, dining room and deck.
 - 1 15 amp or 20 amp for built-in microwaves for in-cabinet (space systems) (one track top).
 - 1 15 amp for each garbage disposal
 - 1 20 amp for each dishwasher
 - 1 15 amp for each compressor
 - 1 15 amp or greater permitted for refrigeration equipment

RECEPTACLE SPACING FOR KITCHEN COUNTER

NEC Code requires a receptacle outlet of each counter space wider than 12 inches, spaced so that no point along the wall is more than 24" from a receptacle. Receptacles in open island or peninsula counter tops shall be installed above, or within 12" above, counter top. Receptacle outlets shall be installed on the wall no point along the wall is less than 12" from the edge of the counter top. The measurement of a peninsula type counter top is from the edge connecting to the non-peninsula counter.

Counter top spaces unattended by range tops, refrigerators, or sinks shall be considered as separate counter top spaces. Receptacles required in accordance with this section shall be installed in place and shall be covered as these required outlets. Receptacles shall not be installed in a face-up position in the work surface or counter tops in a station of dining area. All 15 and 20 ampere receptacles that serve counter top surfaces shall have G.F.I.C. protection.

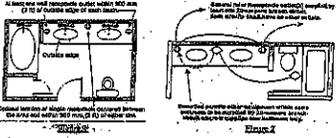
Section 210-62(c)



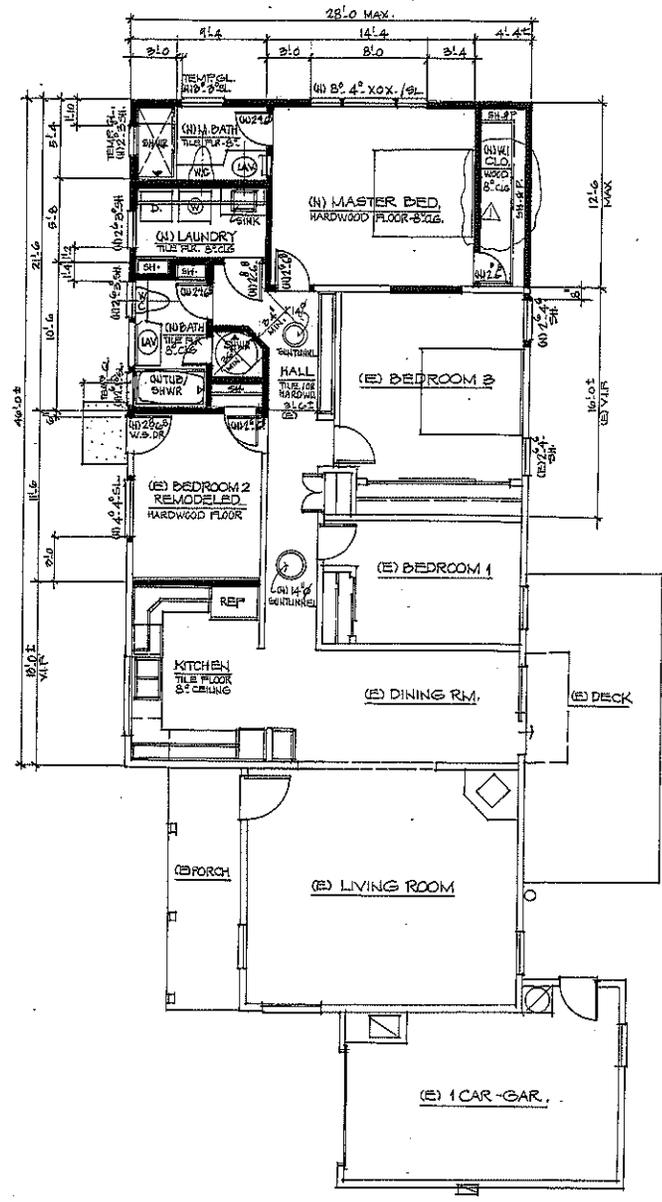
1 KITCHEN and BATHROOM CIRCUITS REQUIREMENTS

Electrical Requirements

- At least one receptacle must be installed within a residential bathroom within 3 feet of the sink and (See Figure 1):
 - On the wall adjacent to the sink top;
 - On the side or face of the sink cabinet.
- Bathroom receptacles shall be installed on a 20-ampere branch circuit that is (See Figure 2):
 - Dedicated to only bathroom receptacles;
 - Dedicated to the receptacles and lighting within a single bedroom only.



4 Electrical Requirements



EXIST./ PROPOSED FLOOR PLAN SCALE 1/4" = 1'-0"

LEGEND

(Solid line)	NEW WALL TO BE BUILT
(Dashed line)	EXIST. OPENINGS TO BE CLOSED
(Dotted line)	EXIST. WALL TO BE REMOVED
(Thin solid line)	EXISTING WALL TO REMAIN

OWNER'S BUILDER / GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SUCH AS DIMENSIONS, BUILDING SET BACK, ELECT. / MECH. AND PLUMBING CONDITIONS PRIOR TO START ANY WORK.

REVISIONS	BY
ADD-30.12	T.H.

SINGLE FAMILY - REMODEL & ADDITION
EXISTING / PROPOSED FLOOR PLAN
TYPICAL DETAILS

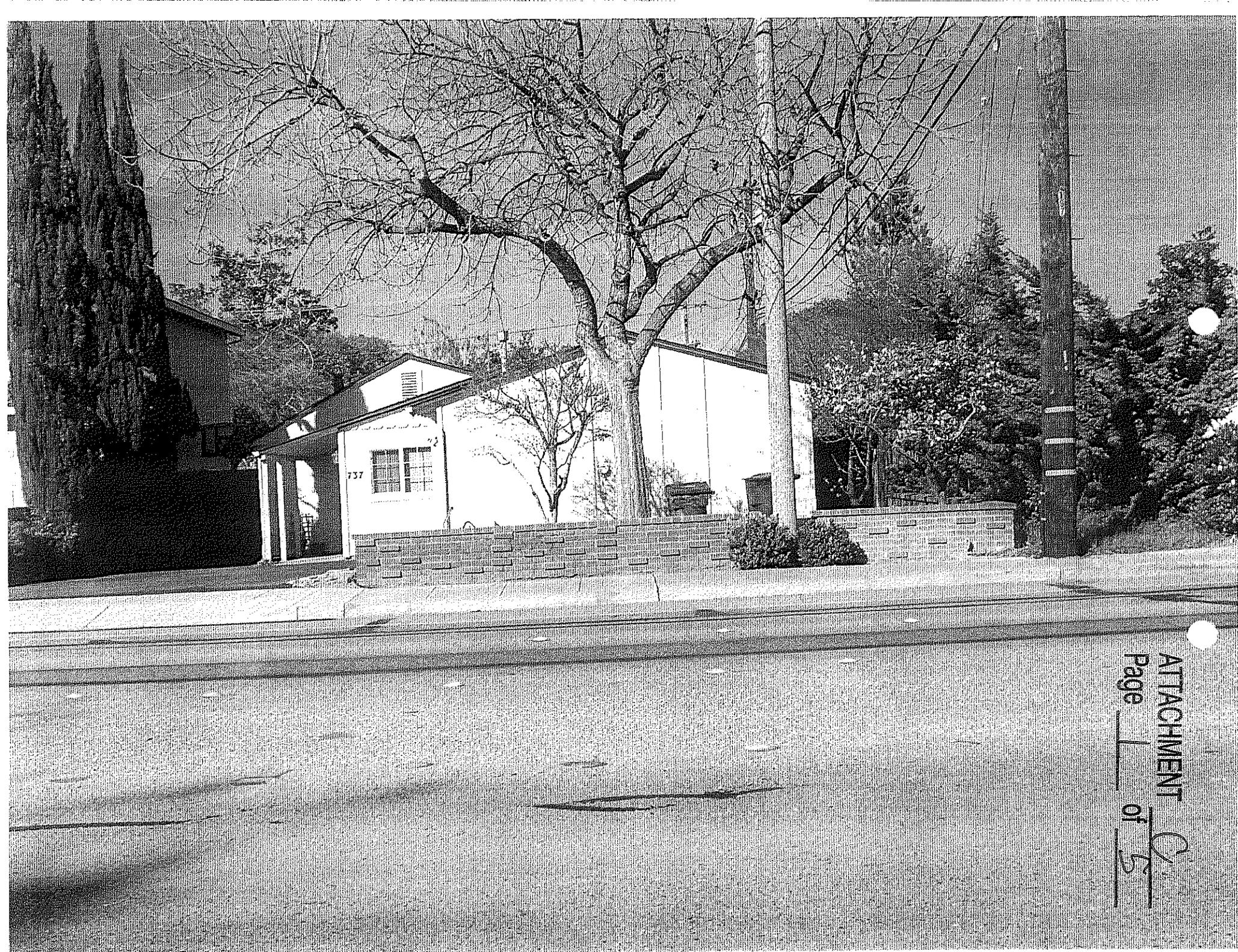
THU HA THI NGUYEN
BUILDING DESIGNER
DRAWING & PLANNING SERVICE
2018 MITCHELL DR. • SAN JOSE, CA 95138
TEL: (408) 234-4577
FAX: (408) 234-4576

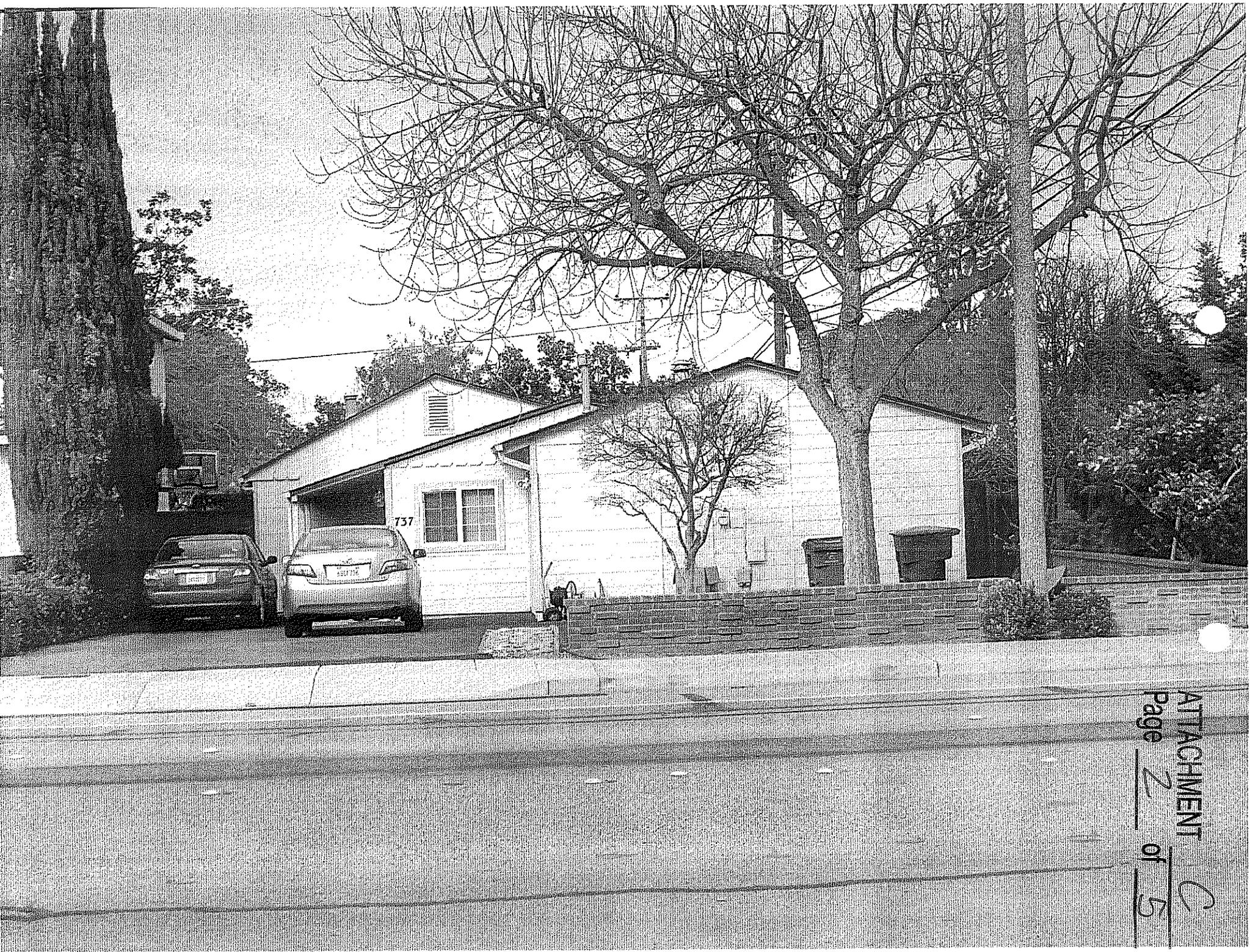
187

ATTACHMENT 2 of 3

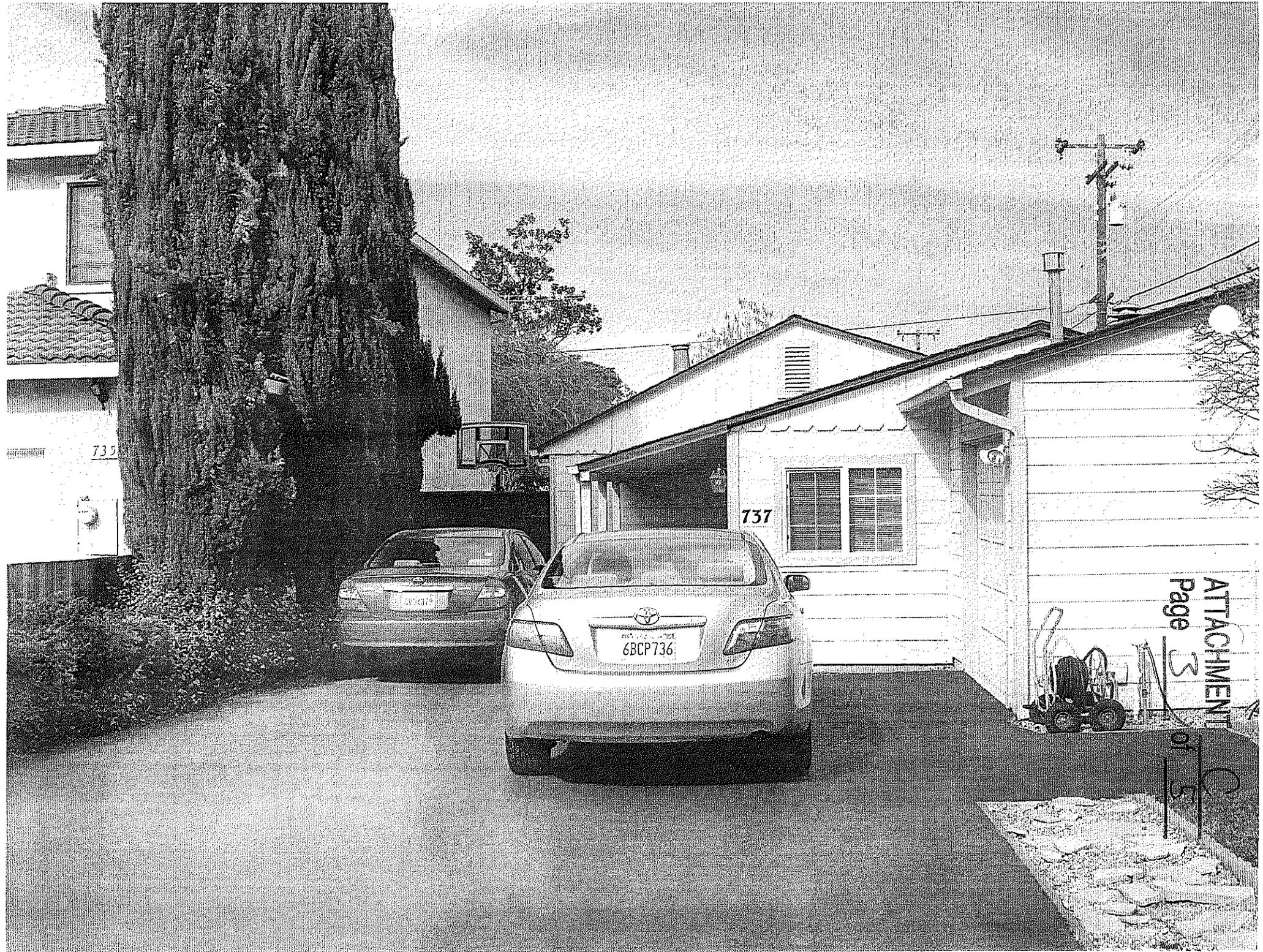
Attachment C

Site Photographs

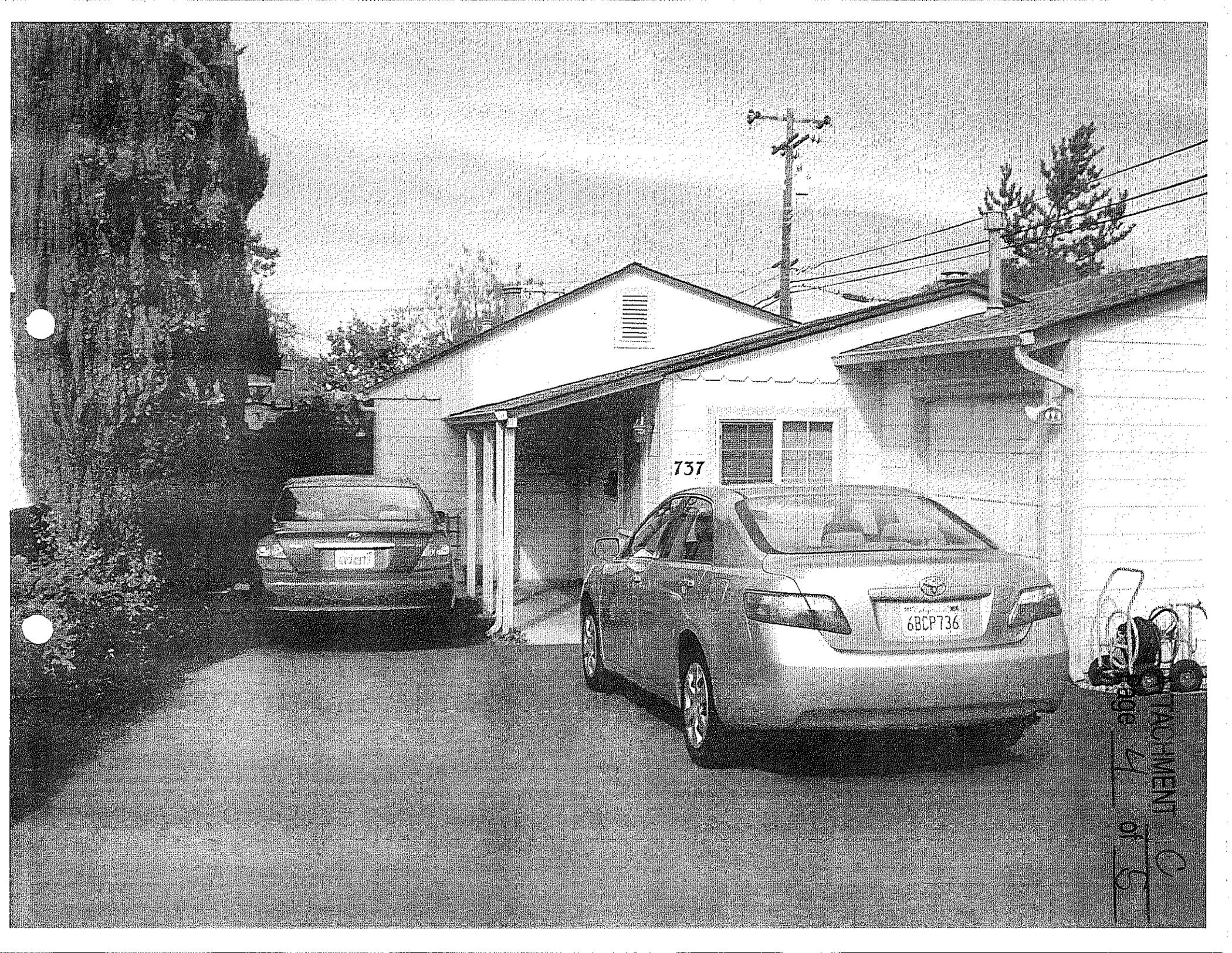




ATTACHMENT C
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ATTACHMENT
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of 5



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ATTACHMENT C
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ATTACHMENT
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Attachment D

Applicant's Project Justifications

SPECIAL DEVELOPMENT PERMIT JUSTIFICATION

1. Unique property condition which prevents the applicant from meeting the two car garage requirement:

- A) Currently there is a single car garage with the garage door perpendicular to Homestead Road. If the garage is expanded to a two car garage in its current orientation i.e. garage door not facing Homestead Road, the front offset requirements cannot be met. Moreover if the garage is expanded to a two car garage in its current orientation it will be very difficult to park the second car in the garage (if there is already one car parked in the garage) due to the restriction on turning radius and the resulting sharp 90 degrees turn into the garage from the drive way.
- B) The garage orientation cannot be changed to make the garage door face Homestead Road (garage door parallel to Homestead Road) due to the location of a city lamp post and a city tree as seen in the photograph. If the garage orientation is changed to make the door face Homestead Road, the location of the driveway will need to change (drive way will need to be moved east of its current location). This change of driveway is not possible due to the lamp post and the tree. This orientation may also prevent meeting the front offset requirement.

2. Single car garage parking would not have a negative impact on the surrounding area:

As evident from the attached photographs, the current driveway can hold up to five cars for parking. In fact, from November 2007 to December 2008, the applicant had four cars (one employer provided car during that period, and three family owned cars). Even when visitors came, the visitor could also park his/her car in the driveway to avoid the hazard of speeding cars on Homestead Road. In essence there were several occasions over a period of one year when there were five cars parked in the driveway without causing any inconvenience to the neighbors on either side. Currently the applicant family has only two cars (since the only child in the household has moved away to a different city for college). These two cars for the applicant couple are always parked in the driveway as seen in the photograph.