



# CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

November 28, 2012

**File Number:** 2012-7778

**Permit Type:** Variance

**Location:** 365 North Murphy Ave (near W. Maude Ave.) (APN: 204-34-013)

**Applicant/Owner:** Rick and Mary La Frenz

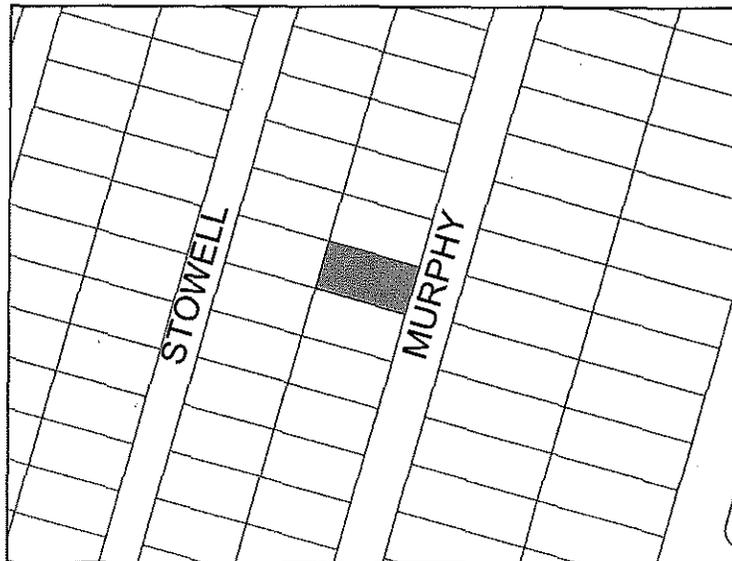
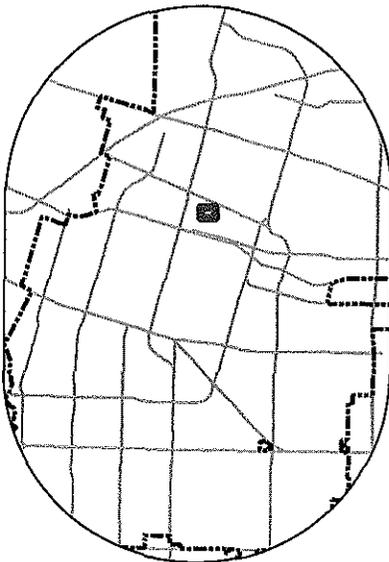
**Staff Contact:** Noren Caliva-Lepe, Associate Planner, (408) 730-7637

**Project Description:** To allow one covered parking space where two covered spaces are required for a 219 square foot addition resulting in floor area greater than 1,800 square feet.

**Reason for Permit:** A Variance is required from Sunnyvale Municipal Code (SMC) Section 19.46.060, which requires that two covered parking spaces be provided when an addition results in a home with at least 1,800 square feet or four bedrooms.

**Issues:** Parking and neighborhood compatibility

**Recommendation:** Approval



Z

500

Feet

**PROJECT DESCRIPTION**

|   | <b>Existing</b>                | <b>Proposed</b> |
|---|--------------------------------|-----------------|
| General Plan:                                     | Residential Low Density        | Same            |
| Zoning District:                                  | R-0                            | Same            |
| Total Sq. Ft. on Site<br>(w/ 340 sq. ft. garage): | 1,843                          | 2,062           |
| Bedrooms:   | 3                              | Same            |
| Parking:  | 3<br>(1 covered + 2 uncovered) | Same            |

|   |            |
|---|------------|
| Previous Planning Projects related to Subject Application   | <b>No</b>  |
| Neighborhood Preservation Complaints  | <b>No</b>  |
| Deviations from Standard Zoning Requirements<br>The proposed project results in a parking deficiency. | <b>Yes</b> |

**Site Layout:** Properties within the R-0 Zoning District are typically at least 6,000 square feet in size and 57 feet wide. This neighborhood contains several substandard lots. Lot sizes are generally between 5,000 and 7,000 square feet. Most of the lots are also between 52 and 60 feet wide. The subject lot is one of the smallest found in the neighborhood, measuring 5,200 square feet in size and 52 feet wide.

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 one-car driveway. The proposed project will add 219 square feet to the back of the home, meeting all setback requirements.

**Floor Plan:** The existing 1,843 square foot home has three bedrooms. The proposed project will expand the existing kitchen towards the back, resulting in a 2,062 square foot home. No changes are proposed to the number of bedrooms.

**Architecture:** The existing home is a single-story Ranch style home with exterior materials consisting of primarily stucco siding with a brick base along the façade, and composition shingle roofing. The applicant is proposing to maintain the existing architectural style with exterior materials and roofline.

**Parking:** The project will result in a floor area exceeding 1,800 square feet, 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. The existing driveway can accommodate two uncovered parking spaces. According to the project plans, the existing garage is 340 square feet in size and measures 11 feet wide by 31

feet deep. Typical one-car garages in Sunnyvale are approximately 200 square feet in size and are 7.5 feet wide by 18 feet deep. The existing one-car garage is, therefore, considered to be over-sized.

**Applicant's Justifications:** The applicant has provided justifications to support the Variance request (see Attachment C). The following is a summary of the letter:

- The existing lot limits options to add an additional covered parking space. There is insufficient room to add to the garage along the left side as the existing home already meets the minimum side yard setback requirements. Adding towards the right side is also unreasonable, as it would require significant modifications to the existing living area and relocation of an existing PG&E gas line and waterline. In addition, one-car garages are typical for the neighborhood.
- The residents of the home regularly use the garage space for parking, unlike many other neighbors who use their garage as storage.
- The number of residents in the neighborhood makes it difficult for residents to only rely on parking spaces on-site.

**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.

**Public Contact:** Ten notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. Six letters of support were received, two of which are from adjacent property owners (left side and directly across the street).

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

## **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 made]*

Staff agrees with the applicant's justifications that the existing lot constitutes a hardship, due to the substandard lot size and width, setbacks, over-sized garage, and existing gas line and waterline locations. While the neighborhood contains a mix of standard and substandard lots, the subject lot is one of the smallest found in the neighborhood. The lot is 800 square feet smaller and 5 feet narrower than other homes found in the R-0 Zoning district. These existing lot constraints limit options to add a second covered parking space, without significant site modifications that are reasonable for a kitchen addition.

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 made]*

Staff finds that the addition would not have a negative aesthetic impact on the neighborhood, as the proposed addition would be to the back of the home and would maintain the existing architectural style and roofing. In addition, the project does not increase the number of bedrooms within the home. Therefore, staff does not anticipate that the project would result in additional cars parked on the street. Letters of support from neighboring residents help to demonstrate that impacts to the neighborhood will not be detrimental.

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 made]*

There are at least two homes within this neighborhood that do not have any covered parking spaces, which are located three to four blocks away at 310 Jackson Avenue (1,965 square feet of living area) and 321 N. Bayview Avenue. In addition, a similar Variance was approved in 2008 at a property located three blocks away at 275 W. Arbor Avenue, which expanded an existing bedroom and added a bathroom. The Variance was approved by the Zoning Administrator due to the difficulty of expanding the one-car garage with substandard lot conditions. The Zoning Administrator required the applicant to widen the driveway to accommodate two uncovered parking space on the site. The subject property already provides two uncovered driveway spaces and would not set a new precedent in the neighborhood. Therefore, staff finds that the proposed kitchen addition is reasonable and does not constitute a special privilege not enjoyed by other residents within the neighborhood.

**ALTERNATIVES:**

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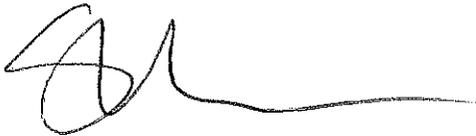
1. Approve the Variance with recommended Conditions in Attachment A.
2. Approve the Variance with modifications.
3. Deny the Variance.

**RECOMMENDATION**

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Alternative 1. Approve the Variance with recommended Conditions in Attachment A.

Reviewed by:



Shaunn Mendrin  
Senior Planner

Prepared By: Noren Caliva-Lepe, Associate Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Letter from the Applicant
- D. Letters of Support from Neighbors

**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
November 28, 2012**

**Planning Application 2012-7778  
365 N. Murphy**

Variance to allow one covered parking space where two covered spaces are required for a 219 square foot addition resulting in floor area greater than 1,800 square feet.

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)

**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]

**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]

**PROJECT NOTES**

**NEGOTIATED CONTRACT:**  
These documents were prepared for a negotiated contract between the owner and the contractor. Not all conditions and details are shown. It shall be the responsibility of the owner and the contractor to select all finishes and fixtures.

**WORK INCLUDED:**  
The contractor shall supply all labor, materials, equipment, and tools necessary to bring work to contract, plans, and specifications to satisfactory completion.

**EXAMINATION OF DRAWINGS AND SITE:**  
The contractor shall carefully examine the site and shall thoroughly familiarize himself with the existing conditions within the scope of the work. By act of submitting a bid, the Contractor is deemed to have made such examination and to have accepted such conditions and to have made all adjustments thereof to preparing his bid. No extra charge will be considered for work resulting from failure to comply with the above.

**PROTECTION OF PERSONS AND PROPERTY:**  
Care shall be taken at all times to protect persons (including employees) and property. The Contractor shall provide substantial fire-resistant barriers with adequately constructed guardrails or bermsides as both.

**CONSTRUCTION METHODS:**  
It is not the intent of the Owner, Engineer, or Architect to be responsible for construction means, methods, techniques, sequences, or procedures or for safety precautions and programs to be employed in the work. These are the sole responsibility of the Contractor.

**PROTECTION OF FINISHES:**  
The various materials, equipment, and fixtures provided by the several trades are to be protected from other operations of work, such that all items are in perfect condition at the time the completed project is turned over to the Owner.

**TEMPORARY FACILITIES:**  
Water: Available at site.  
Electrical power: Available at site.  
Toilet facilities: to be provided by the Contractor.

**USE OF PREMISES:**  
The Contractor shall assume the use of the premises, the storage of his materials, and the operation of his workers or limits indicated by law, ordinance, permits or otherwise of the Owner and shall not unreasonably obstruct the premises with his operations. The Contractor shall not load or patch any part of the structure to be loaded with a weight that will endanger its safety.

**BUILDING CODE COMPLIANCE:**  
All work shall comply with applicable codes and state standards which govern each phase of the work, including, but not limited to, the International Building Code, California Building Code, the Energy Code (Title 24, the 2008 BEC, 2009 IMC, 2009 UPC and 2008 NEC as amended by the State of California. These codes shall govern as minimum specifications unless noted in specified otherwise.

**HOURS OF OPERATION:**  
The Contractor shall limit work hours to those allowed by the City of Sunnyvale.

**QUALITY STANDARDS:**  
All work shall be in accordance with the latest edition of the TCA standards.  
All work shall be in accordance with the latest edition of the International Building Code (IBC).

Construction: Type V-B  
Occupancy Group: R3  
Stories: One

**GENERAL NOTES FOR CODE COMPLIANCE**

**VENTILATION REQUIREMENT NOTES**

- VENT1. UNDER FLOOR AREA TO BE VENTILATED AT THE RATE OF 1 S.F. NET VENTING PER 150 S.F. FLOOR AREA. PLUS "MAKE-UP" VENTS EQUAL TO THE AREA OF EXISTING VENTS REMOVED. BY NEW CONSTRUCTION. VENTS TO BE EVENLY SPACED ON ALL SIDES OF THE FOUNDATION WHERE POSSIBLE.
- VENT2. ATTIC TO BE VENTILATED AT THE RATE OF 1 S.F. NET VENTING PER 150 S.F. ATTIC AREA. WITH 20% OF THE VENTING AREA PROVIDED AT THE UPPER AREA OF THE ATTIC AND AT LEAST 7' ABOVE THE RAFTER VENTS. VENTING MAY BE USED ON THE ATTIC AREA PROVIDED THAT A FIBRE GLASS INSULATION VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE INSULATION AND AT LEAST 50% OF THE REQUIRED VENTILATION IS PROVIDED BY VENTILATION IN THE OPEN PORTION OF THE ATTIC AT LEAST 7' ABOVE THE RAFTER VENTS.

**ACCESS REQUIREMENT NOTES**

- ACCESS 1. PROVIDE 4" MIN. BY 24" MIN. ACCESS TO ALL NEW UNDER FLOOR SPACES UNOCCUPIED BY DRICOTS, PILES, ETC. (CBC 1206.1) EXISTING FOUNDATION ACCESS SHALL NOT BE DISTURBED BY NEW CONSTRUCTION.
- ACCESS 2. ALL ATTIC SPACES WITH CLEAR HEIGHT OF 36 INCHES OR MORE MUST BE PROVIDED WITH ACCESS. ACCESS MUST BE 30" MINIMUM BY 36" MINIMUM. (CBC 1206.1) ACCESS MUST BE LAMINATED FOR ANY MECHANICAL EQUIPMENT TO BE SERVICED OR REPLACED.

**FIRE AND CARBON MONOXIDE PROTECTION NOTES**

- FIRE 1. PROVIDE 1/2" GYPSUM BOARD AT GARAGE SIDE OF ALL WALLS ADJACENT TO LIVING SPACES. ALL DOORS BETWEEN GARAGES AND LIVING SPACES SHALL BE SOLID CORE WITH SELF-CLOSING MECHANISM. (CBC 404.1.4)
- FIRE 2. PROVIDE SMOKE DETECTOR AND CARBON MONOXIDE DETECTORS AS FOLLOWS:
  - ONE DETECTOR IN EACH SLEEPING ROOM.
  - ONE DETECTOR IN EACH ROOM GIVING ACCESS TO SLEEPING ROOMS.
  - NO DETECTOR MAY BE WITHIN 1 FT. OF A COLD AIR RETURN.
  - ALL DETECTORS SHALL BE A-COLD AND INTERCONNECTED.
  - DETECTORS SHALL BE LOCATED AT HIGHEST POINT OF CEILING, OR WITHIN 24" OF THE TOP OF SKYLIGHT WELLS.

**GLAZING AND WINDOW REQUIREMENT NOTES**

- GLAZING 1. GLAZING IN ANY DOOR, AND GLAZING WITHIN 24" OF ANY DOOR, AND WITHIN 48" OF THE FLOOR MUST BE TEMPERED.

**SHEET INDEX**

- A1. SITE PLAN, GENERAL NOTES FOR CODE COMPLIANCE, PROJECT NOTES, WINDOW, DOOR, AND SKYLIGHT SCHEDULES
- A2. EXISTING DEMOLITION PLAN, INTERIOR ELEVATIONS
- A3. FLOOR PLAN, ELECTRICAL PLAN, ELECTRICAL NOTES
- A4. EXTERIOR ELEVATIONS, SECTIONS, MATERIAL ASSEMBLIES
- S1. FOUNDATION PLAN, FRAMING PLAN
- S2. STRUCTURAL DETAILS
- STD1. GENERAL STRUCTURAL NOTES
- STD2. STANDARD STRUCTURAL DETAILS
- STD3. STANDARD STRUCTURAL DETAILS
- STD4. STANDARD STRUCTURAL DETAILS
- TALL. TITLE & COMPLIANCE FORMS

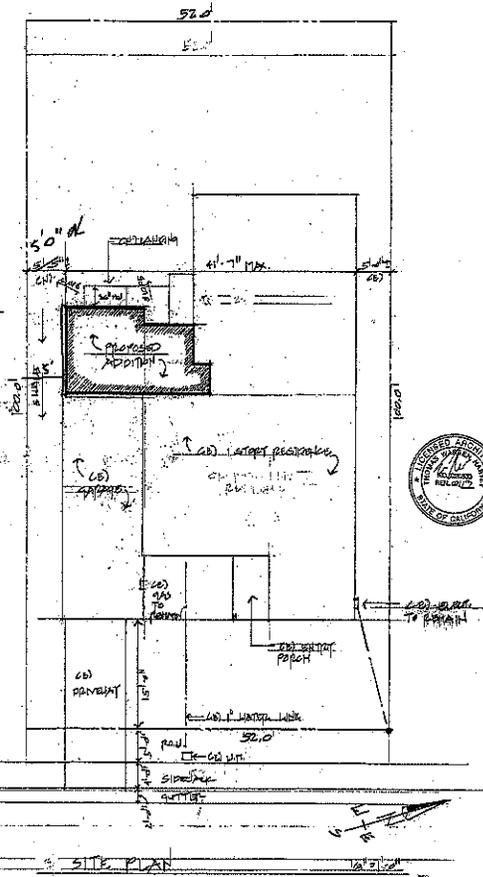
**LOT SUMMARY:**

ADDRESS: 365 NORTH MURPHY AVENUE  
 LOT DESCRIPTION: LOT 7, BLOCK 6, TRACT 209  
 1006 WOOD MAP NO. 2  
 ASSESSOR'S PARCEL NUMBER: 304-33-003  
 ZONE: R-0  
 LOT AREA: 5028 S.F. (37' WIDE x 135' DEEP)  
 ALLOWABLE LOT COVERAGE: 2340 S.F. (45% SINGLE STORY)  
 ALLOWABLE FLOOR AREA: 2340 S.F. (45%)  
 REQUIRED SETBACKS:  
 FRONT: 15 FEET  
 REAR: 20 FEET  
 SIDES: 5 FEET MIN., 10.4' TOTAL (2 x 52')  
 5 FEET, EACH SIDE

**EXISTING SIDE SETBACKS**

**AREA SUMMARY:**

EXISTING RESIDENCE: 1458 S.F.  
 PROPOSED ADDITION: 219 S.F.  
 PROPOSED TOTAL LIVING SPACE: 1677 S.F.  
 EXISTING GARAGE: 340 S.F.  
 PROPOSED TOTAL FLOOR AREA: 2017 S.F. (88.4%)  
 FRONT PORCH: 45 S.F.  
 PROPOSED TOTAL LOT COVERAGE: 2063 S.F. (59.7%)



**WINDOW SCHEDULE**

| SYMBOL | LOCATION     | FRAME SIZE  | OPERATION | REQUIREMENTS | COMMENTS     |
|--------|--------------|-------------|-----------|--------------|--------------|
| 1      | OUTSIDE DOOR | 3'0" x 7'4" | SLIDER    | TEMPERED     | GLASS HEADER |

**NOTES:**

- ALL WINDOWS TO BE VINYL TO MATCH EXISTING WINDOWS ON BACK OF HOUSE.
- ALL GLAZING TO BE DOUBLE GLAZED, CLEAR GLASS UNLESS OTHERWISE NOTED.
- ALL FIXED WINDOWS TO MATCH CASSETT WINDOW PROFILE.
- REVIEW WINDOW LITE BREAKUP WITH OWNER AND ARCHITECT PRIOR TO ORDERING.

**DOOR SCHEDULE**

| SYMBOL | LOCATION | WIDTH | HEIGHT | OPERATION | REQUIREMENTS | REMARKS        |
|--------|----------|-------|--------|-----------|--------------|----------------|
| A      | DOOR     | 3'0"  | 6'8"   | SLIDER    | TEMPERED     | SEE NOTES 1, 2 |

**NOTES:**

- HEIGHT REFERS TO PANEL HEIGHT, NOT ROUGH OPENING. SEE MANUFACTURER FOR ROUGH OPENING.
- MATCH STYLE OF EXISTING FAMILY ROOM DOORS AS CLOSELY AS POSSIBLE (OCCUPANT HEIGHT, ALUMINUM GLAD OVER WOOD, MUNTIN SIZE AND SHAPE, LITE PATTERN, ETC.)

**SKYLIGHT SCHEDULE**

| SYMBOL | LOCATION | MODEL NUMBER | OUTSIDE FRAME SIZE | DAYLIGHT AREA | OPERATION | REQUIREMENTS                  | COMMENTS |
|--------|----------|--------------|--------------------|---------------|-----------|-------------------------------|----------|
| 1      | ATTIC    | 12000        | 4' x 14'           | 15.6          | FIXED     | TEMPERED OVER LAMINATED GLASS |          |

**NOTES:**

- HEIGHT BY MANUFACTURER.
- REVIEW OPERATING OPTIONS AND SHADING OPTIONS WITH OWNERS PRIOR TO ORDERING.
- VERIFY ALL PLUMBING VENTS A MINIMUM OF 10 FEET AWAY FROM OPERATING SKYLIGHTS.
- REVIEW LOW U.V. GLAZING OPTIONS WITH OWNER PRIOR TO ORDERING.

| REVISIONS | BY |
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**TOM HARVEY, ARCHITECT**  
 925 BISHOP AVENUE, SUNNYVALE, CA 94086-5359  
 VOICE AND FAX: (408) 738-1656 TOMHARVEY@AOL.COM  
 CALIFORNIA ARCHITECTS LICENSE NUMBER C45533

**ADDITIONS TO THE RESIDENCE OF:  
 RICK AND MARY LAURENZ  
 365 NORTH MURPHY AVENUE  
 SUNNYVALE, CALIFORNIA**

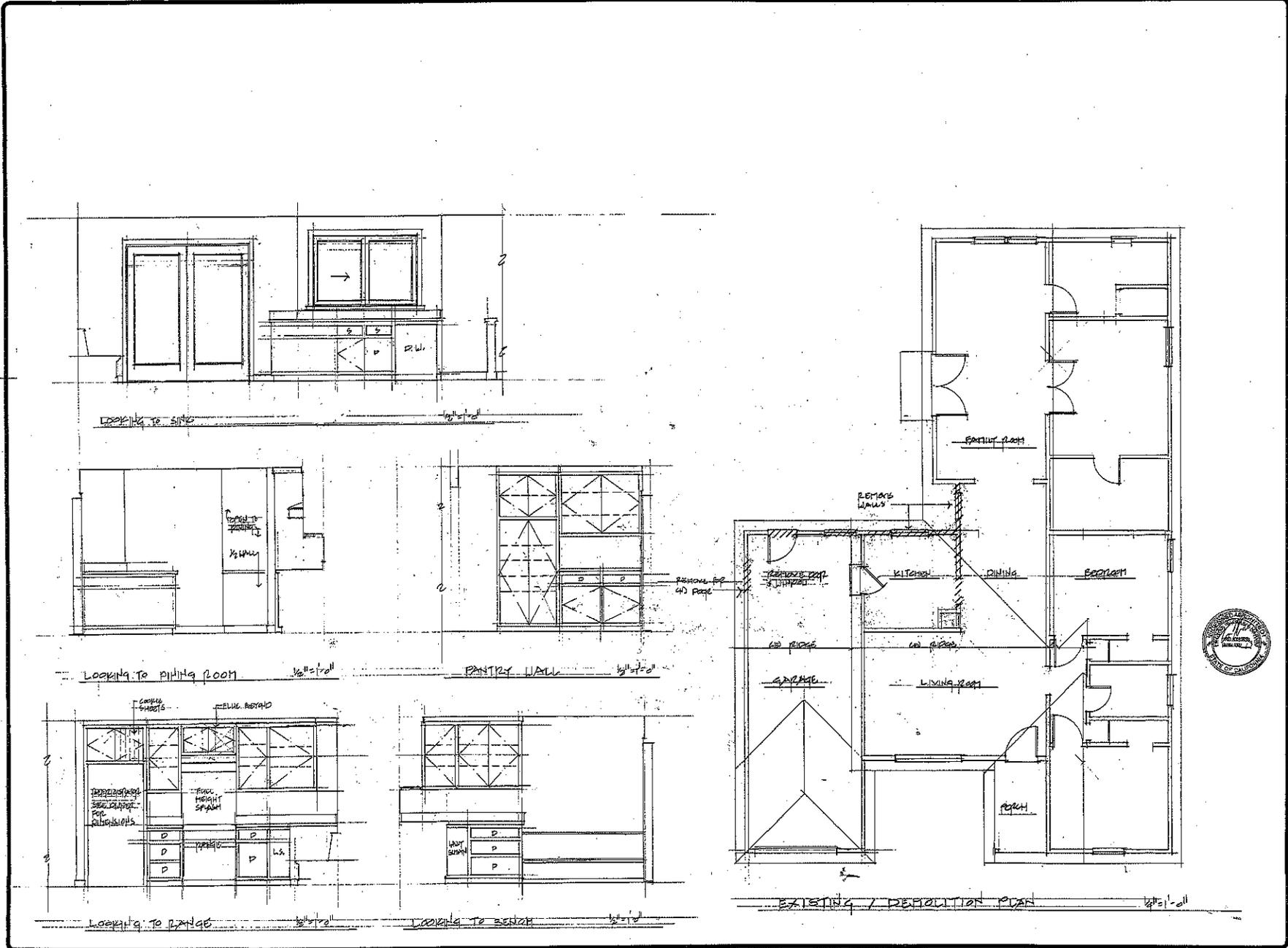


ATTACHMENT B  
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| REVISION | BY |
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TOM HARVEY, ARCHITECT  
 935 BROWN AVE, SUNNYVALE, CA 94088-9319  
 VOICE AND FAX: (415) 734-4266 TOMHARVEY@GOLDFONTS.COM  
 CALIFORNIA ARCHITECT LICENSE NUMBER: C-45030

ADDITIONS TO THE RESIDENCE OF:  
 RICK AND MARY LAURENIZ  
 365 NORTH MURPHY AVENUE  
 SUNNYVALE, CALIFORNIA

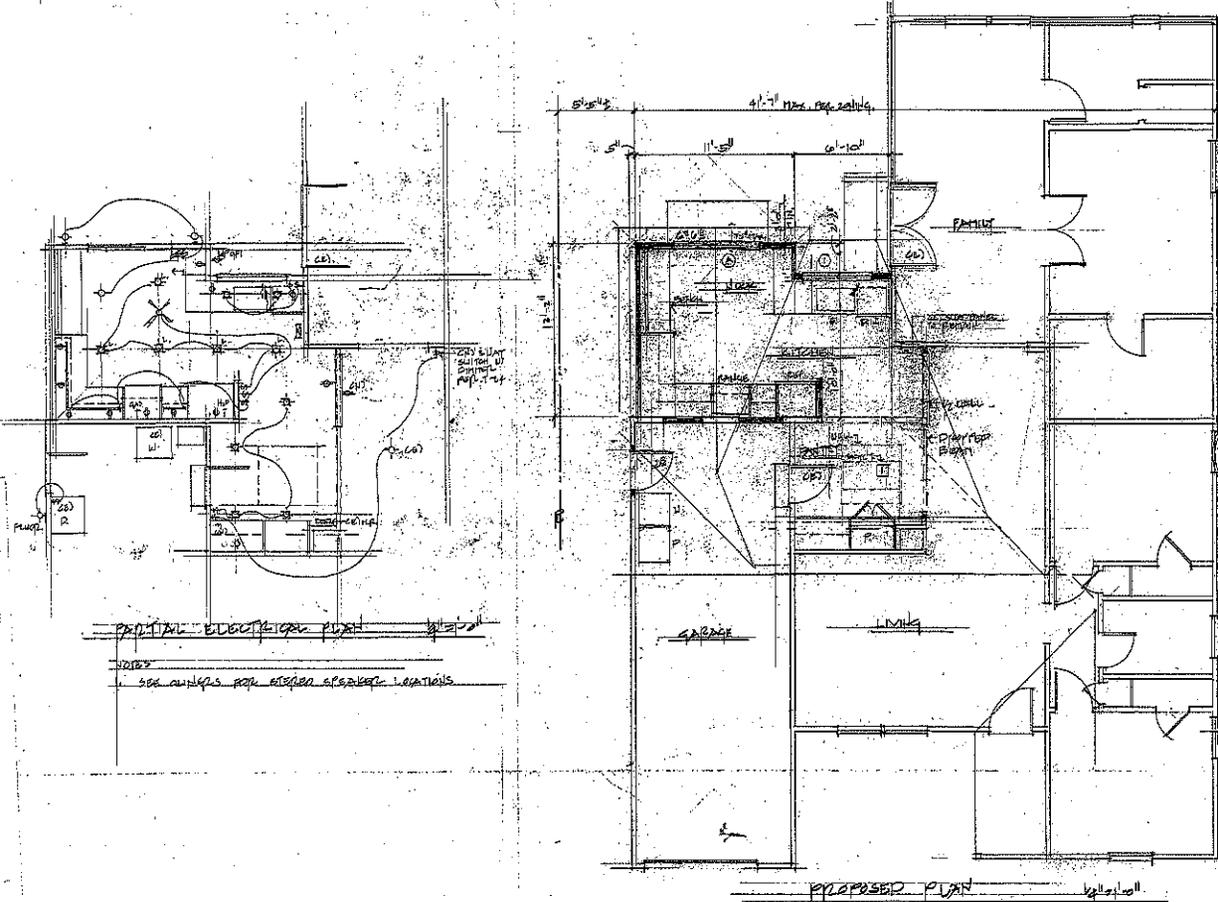


**ELECTRICAL, MECHANICAL, PLUMBING NOTES:**

1. System see schematic study. The Contractor shall item all necessary equipment to furnish a complete building and electrical system. The Contractor shall provide shop drawings and instructions per code.
2. All electrical and mechanical work shall comply with all applicable codes.
3. Unless otherwise noted, all equipment work as subpanels, wiring, junction boxes, switches, outlets, recessed light fixtures, etc. to be supplied by the Contractor.
4. Provide padding for all receptacles at exterior walls. See the 24 Mandatory Features for additional requirements.
5. Switches shall be required by the Owner, provided and installed by the Contractor.
6. All base receptacles shall match existing.
7. All ductwork in unconditioned spaces shall be insulated (R-4-2). Use sound deadening foam for the 60 feet distance to heat registers.
8. Ductwork shall have three inch thick plastic insulation.
9. All water lines shall be copper. Include All hot water lines with 2 1/2" wall.
10. See Title 4, Mandatory Features, for high-efficiency lighting requirements for the kitchen.
11. Permanently installed luminaires in rooms other than Kitchens, Bedrooms, Garages, Laundry Rooms and Utility Rooms shall be high efficacy luminaires (except closets less than 70 sq. ft.) OR shall be controlled by a dimmer switch OR shall be controlled by an occupancy sensor installed in compliance with Section 1106(f) that does not have an automatically or have an "always on" option.
12. Permanently installed luminaires in balconies, patios, laundry rooms and utility rooms shall be high efficacy luminaires OR shall be controlled by an occupancy sensor installed in compliance with Section 1106(f) that does not have an automatically or have an "always on" option.
13. SEVERITY WITH OWNER: All recessed light spots, down, and bath types prior to ordering. All recessed fixtures formed within six feet of a sink or other water source shall be ground fault interrupter protected.
14. All exterior doors shall have at least one exterior light, switched at the door.
15. All exterior electrical fixtures to be used for wet locations. Outdoor lighting attached to the building shall be high efficiency or controlled by both motion sensor and photo-control devices. All recessed area lights in finished ceilings to be I.C. zero clearance type.
16. In habitable spaces, provide at least one receptacle on walls 2' or higher, within 4' of doors, at an area more than 12' x 4' (including floor porches of sliding doors), or at no more than 12' x 4' in 30' ways.
17. Provide non-removable backflow prevention devices on all hose bibbs.

**SYMBOLS LEGEND**

- ELECTRICAL**
- ⊕ DUPLEX RECEPTACLE
  - ⊕ DUPLEX RECEPTACLE (ON CABINET)
  - ⊕ DUPLEX RECEPTACLE, ONE PLUG & SWITCHED
  - ⊕ GROUND FAULT INTERRUPTER PROTECTED RECEPTACLE
  - ⊕ SINGLE POLE SWITCH
  - ⊕ THREE WAY SWITCH
  - ⊕ DIMMER SWITCH (ON TITLE B)
  - ⊕ RECESSED CEILING FIXTURE
  - ⊕ RECESSED REEL CEILING FIXTURE (OUTDOOR)
  - ⊕ SURFACE MOUNTED CEILING FIXTURE
  - ⊕ SURFACE MOUNTED FACELINE PAN
  - ⊕ WALL MOUNTED FIXTURE
  - ⊕ UNDER CABINET SLIM-LINE FLUORESCENT FIXTURES
  - ⊕ HEAT REGISTER (FLOOR)
  - ⊕ HEAT REGISTER (DIP KICK)



| REVISIONS | BY |
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**TOM HARVEY, ARCHITECT**  
 95 BIRDELL AVENUE, SUNNYVALE, CA 94086-0090  
 415-961-1111  
 CALIFORNIA ARCHITECTS LICENSE NUMBER C43833

ADDITIONS TO THE RESIDENCE OF:  
**RICK AND MARY LAFRENTZ**  
 365 NORTH MURPHY AVENUE  
 SUNNYVALE, CALIFORNIA



**1. The reason for the variance is to expand our kitchen, which, not including the bathrooms is the smallest room in the house.**

**My car is always parked in the garage when not in use and our other car is always parked in the driveway. My wife works nights and I work during the day so on those days there is only one car on the property.**

**To add another garage we would have to relocate a recently upgraded PG&E gas line and our city water supply (newer upgrade), which contains a 2" waterline for fire protection. Because of the way our house sits on the property this would also eliminate a section of our living room.**

**Upon observing that there are no other houses on our street that have a 2 car garage, there are plenty of cars parked on our street at all times.**

**2. We at least have the capacity to park one car in the garage. In our neighborhood most people could not do this because their garages can't accommodate their vehicles and all their stored items.**

**3. I would be thrilled to see the neighborhood cars parked in their own driveways and garages but I feel this is not feasible in our neighborhood with its high density population.**

We are trying to build an addition to our existing <sup>fit in</sup> Upon submitting construction plans to the Sunnyvale planning department for permits, we were informed that this addition would put the square footage of our house over the permitted square footage allotted for our lot size. The square footage we want to add is 212.

In order to conform to the city parameters, for this added square footage, we must have a two-car garage. This would require us to move the gas meter, the water line and put the garage extension into a substantial part of our living room. We have applied for a variance and the city strongly suggested that we contact our neighbors to inform them of our intent.

What they are looking for is any objections from the neighbors. We are asking for your support to allow us to move forward on the addition.

Thank you,  
Rick and Mary LaFrentz  
365 N. Murphy Ave.

Name: Catherine McKee

Address: 362 N MURPHY AVE

Comment: I have single car garage too!

I have no problems.

We are trying to build an addition to our existing kitchen.  
Upon submitting construction plans to the Sunnyvale  
planning department for permits, we were informed that  
this addition would put the square footage of our house  
over the permitted square footage allotted for our lot size.  
The square footage we want to add is 212.

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square footage, we must have a two-car garage. This would  
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suggested that we contact our neighbors to inform them of  
our intent.

What they are looking for is any objections from the  
neighbors. We are asking for your support to allow us to  
move forward on the addition.

Thank you,  
Rick and Mary LaFrentz  
365 N. Murphy Ave.

Name: Michael & Jacqueline

Address: 375 N. Murphy Ave

Comment: No problem with any  
improvements.

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What they are looking for is any objections from the neighbors. We are asking for your support to allow us to move forward on the addition.

Thank you,  
Rick and Mary LaFrentz  
365 N. Murphy Ave.

Name: Albert Mangini

Address: 358 No Murphy Ave S.V.  
94085

Comment: No objections to  
any + all additions

Albert Mangini  
11/12/12

We are trying to build an addition to our existing kitchen. Upon submitting construction plans to the Sunnyvale planning department for permits, we were informed that this addition would put the square footage of our house over the permitted square footage allotted for our lot size. The square footage we want to add is 212.

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What they are looking for is any objections from the neighbors. We are asking for your support to allow us to move forward on the addition.

Thank you,  
Rick and Mary LaFrentz  
365 N. Murphy Ave.

Name: Marian Sadowski

Address: 359 N Murphy Ave

Comment: I am supportive

of Rick + Mary LaFrentz

addition plans

We are trying to build an addition to our existing kitchen. Upon submitting construction plans to the Sunnyvale planning department for permits, we were informed that this addition would put the square footage of our house over the permitted square footage allotted for our lot size. The square footage we want to add is 212.

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What they are looking for is any objections from the neighbors. We are asking for your support to allow us to move forward on the addition.

Thank you,  
Rick and Mary LaFrentz  
365 N. Murphy Ave.

Name: MATT SVETIC

Address: 363. N. MURPHY AV.

Comment: IT IS ACCEPTABLE TO IMPROVE -  
NEIGHBORHOOD

[Signature] - 11-10-12-

We are trying to build an addition to our existing kitchen. Upon submitting construction plans to the Sunnyvale planning department for permits, we were informed that this addition would put the square footage of our house over the permitted square footage allotted for our lot size. The square footage we want to add is 212.

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What they are looking for is any objections from the neighbors. We are asking for your support to allow us to move forward on the addition.

Thank you,  
Rick and Mary LaFrentz  
365 N. Murphy Ave.

Name: DAVID ROSNER

Address: 364 N. MURPHY AVE.

Comment: OK BY ME

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