



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

February 13, 2013

File Number: 2012-7274

Permit Type: Use Permit & Design Review

Location: 346 S. Pastoria Ave. (near W. Iowa Ave.) (APN:165-12-008)

Applicant/Owner: Ulrich Bonne

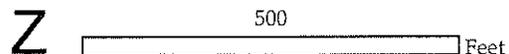
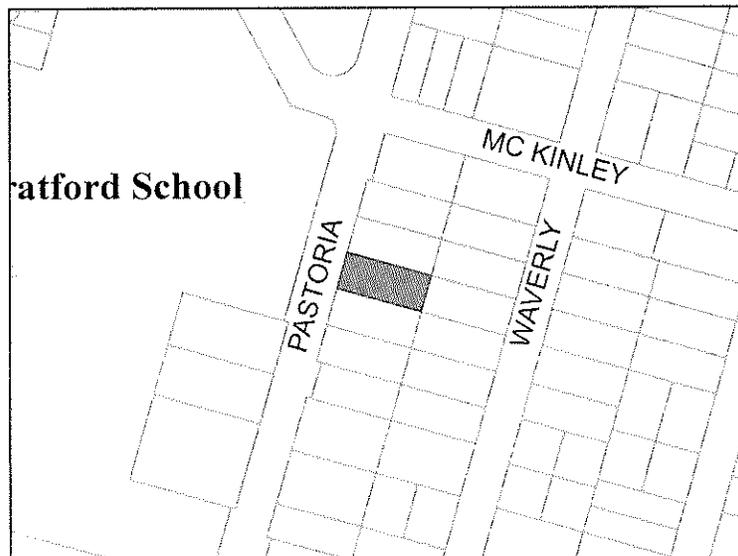
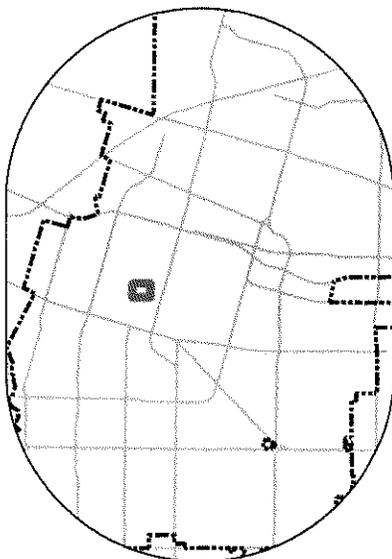
Staff Contact: Noren Caliva-Lepe, Associate Planner, (408) 730-7637

Project Description: Use Permit to allow the area of all accessory structures to exceed 450 square feet; Design Review for a first and second-story addition and carport resulting in 2,569 gross floor area and 43% Floor Area Ratio (FAR). The project will result in a 1,918 square foot home and 651 square feet of total accessory structures.

Reason for Permit: A Use Permit is required for the area of all accessory structures to exceed 450 square feet and a Design Review is required for second-story additions.

Issues: Architecture and neighborhood impacts

Recommendation: Approve with Conditions



PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Residential Low High Density	Same
Zoning District:	R-2	Same
Lot Size (sq ft):	5,922	Same
Gross Floor Area (sq ft):	1,347 (896 home + 451 accessory structure)	2,569 (1,918 home + 651 accessory structures)
Lot Coverage:	23%	33%
Floor Area Ratio:	23%	43%
Front Setback First Floor/Second Floor:	17'	17'/25'
Right Side Setback First Floor/Second Floor:	5'	5'/9'-7"
Left Side Setback First Floor/Second Floor:	8'-1" (13'-1" combined)	8'-1"/8'-1" (13'-1"/17'-8" combined)
Rear Setback First Floor/Second Floor:	49'	49'/49'
Parking:	2 (1 covered garage + 1 uncovered driveway)	3 (1 covered garage + 1 uncovered driveway)

Previous Planning Projects Related to Subject Application	No
Neighborhood Preservation Complaints	No
Deviations from Standard Zoning Requirements	No

Background: The home is located within an older neighborhood of single-family homes primarily built in the 1940s and 1950s. The existing one-story home is 1,347 square feet in size, which includes a 451 square foot accessory structure in the back yard. The accessory structure is a one-car garage and storage room.

The applicant proposes to add 425 square feet to the first floor, a new 597 square foot second floor, and a new 200 square foot carport in the rear yard. The addition would result in a 2,569 square foot home and 43% floor area ratio (FAR), which includes accessory structures totaling 651 square feet. Additions of this size, less than 45% FAR and 3,600 square feet, are typically approved through a staff-level permit. A Use Permit is required because the existing and proposed accessory structures exceed 450 square feet.

Site Layout & Floor Plan: The existing one-story home is situated on a mid-block lot and is positioned towards the front of the property. A driveway along

the left side of the home provides street access to the detached covered parking in the back yard.

The existing home was built with a legal nonconforming front setback of 17 feet, which will remain. The existing first floor will be internally reconfigured to accommodate the proposed addition and will result in 3 bedrooms and 2 bathrooms. The new second floor will include an additional 3 bedrooms and 1 bathroom, resulting in a total of 6 bedrooms and 3 bathrooms for the home. A 826 square foot basement is also proposed, which will be used as a workshop and storage area. An attic is also proposed on the second level for additional storage. The Sunnyvale Municipal Code (SMC) excludes basements and attics (as defined in the Code) from calculation of the size of the home. The proposed addition to the first and second floors meet setback requirements.

Parking & Accessory Structures: SMC Section 19.46 requires two-covered parking spaces for additions that result in 4 or more bedrooms or homes that exceed 1,800 square feet. The existing 451 square foot accessory structure provides room for one-covered parking space, while the remaining area is used as storage. The applicant explored the following options for providing a second covered parking space:

1. Convert the existing accessory structure to allow for two covered parking spaces. This option would require removal of an existing protected tree that restricts vehicular access into a second parking space.
2. Convert a portion of the existing home into a one-car garage. Due to the narrowness of the lot and home, this option would require significant modifications to the home and an additional driveway.
3. Construct a new carport in the back yard. This option would allow for preservation of the existing tree and use of the existing driveway.

The applicant determined that the third option for a new carport was the most feasible. The proposed carport will be 200 square feet in size and will be located between the back of the home and the existing protected tree. The carport is angled in a manner that allows for adequate vehicular access from the existing driveway. Access into the existing covered parking space is also preserved. Therefore, the project complies with parking requirements.

Architecture: The architectural style of the home contains traditional elements, including a modest front porch and gable, horizontal wood siding and composition roofing. Windows vary and include double-hung windows with decorative shutters along the front elevations and horizontal-sliding windows throughout the side and rear elevations.

The proposed project retains many of the traditional elements on the first floor and introduces a new gable roof over the addition. Several features help to break up the massing, including stucco along the first floor and horizontal shiplap on the second floor. Decorative wall vents have been added to the gable

ends facing the street. To add visual interest to the elevations, staff recommends that all new windows include wood trim to match the front elevation windows.

The applicant has designed the addition with sustainable features, such as solar panels mounted on the roof, structural insulating panels (foam-core wall panels that help to insulate the home and increase energy efficiency), and a metal roof. Although metal roofs on residential buildings are uncommon in Sunnyvale, the City has approved several metal roofs associated with modern architectural styles or Eichlers. Based on the roof orientation and form, the proposed metal roof will be minimally visible from the street frontage. To reduce visual impacts, staff recommends that the metal roof be painted a gray hue to match the color of neighboring composition shingle roofs.

Neighborhood Impacts: The neighborhood contains a mix of one and two-story homes, varying in size and architectural style. The home is adjacent to one-story homes along the left and right side. To reduce potential privacy impacts to those neighbors, staff recommends that the side-facing windows not needed for egress be modified to be high sill (bottom sill at least 5 feet from the floor). The applicant submitted a solar study showing that the proposed addition will not shade more than 10% of the adjacent neighbor's roof. Therefore, staff finds impacts on neighbors to be minimal.

Public Contact: 36 notices were sent to surrounding property owners, residents, and tenants adjacent to the subject site in addition to standard noticing practice. Staff has not been contacted by any interested parties regarding this project.

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

FINDINGS

A. In order to approve the **Error! Reference source not found.** the following findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. [Finding Met]

Staff finds that the project allows the applicant to have a reasonable option to expand the home and meet parking requirements, while while maintaining the style and visual character of the neighborhood.

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. [Finding Met]

The project complies with all development standards, such as parking, setbacks, lot coverage, and FAR. As conditioned, impacts to neighbors, such as privacy and spillover street parking, will be minimal.

B. In order to approve the Design Review, the following finding must be made:

1. The project's design and architecture will comply with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The neighborhood contains a mix of one and two-story homes with varying architectural styles. The proposed addition maintains the traditional architectural style and is compatible with the streetscape.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The addition is designed with increased setbacks and architectural elements that help to break up the massing. Similar two-story homes can be found along this block of Pastoria.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed addition complies with all development standards, such as parking and setbacks. As conditioned, privacy impacts will be minimized with high sill windows facing the side property lines.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project provides two covered parking spaces at the back of the property, which is not visible from the street frontage.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Front yard landscaping will be maintained.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The home maintains many of the existing traditional features of the home, while the addition is in keeping with the basic form and styles.

2.2.7 Preserve mature landscaping	The project does not include any proposed landscaping changes and preserves an existing protected tree in the back yard.
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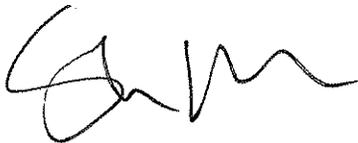
ALTERNATIVES:

1. Approve the Use Permit and Design Review with the recommended Conditions in Attachment A.
2. Approve the Use Permit and Design Review with modifications.
3. Deny the Use Permit and Design Review.

RECOMMENDATION

Alternative 1. Approve the Use Permit with the 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. Applicant's Letter and Project Description

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
FEBRUARY 13, 2013**

Planning Application 2012-7274

346 S. Pastoria Ave.

Use Permit to allow total accessory structures to exceed 450 square feet;
Design Review for a first and second-story addition and carport resulting in a
2,569 square foot single-family home and 43% Floor Area Ratio (FAR).

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. BUILDING PERMITS:

Within 60 days of the date of a final decision, obtain building permits for the detached accessory structure and sunroom. [SDR] [PLANNING]

GC-2. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-3. 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 [COA] [PLANNING]:

- a) The metal roof shall be painted a gray hue to match the color of neighboring composition shingle roofs.
- b) All new windows shall include wood trim to match the design and depth of the front elevation windows on the first floor.
- c) The second-story windows along the side elevations shall be high sill (bottom sill at least 5 feet from the floor).

PS-2. EXTERIOR MATERIALS REVIEW:

Final exterior building materials and color scheme are subject to review and approval by the Planning Commission/Director of Community Development prior to submittal of a building permit. [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. 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. 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]

BP-5. 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) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
 - ii) Dumpster drips from covered trash and food compactor enclosures.
 - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
 - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

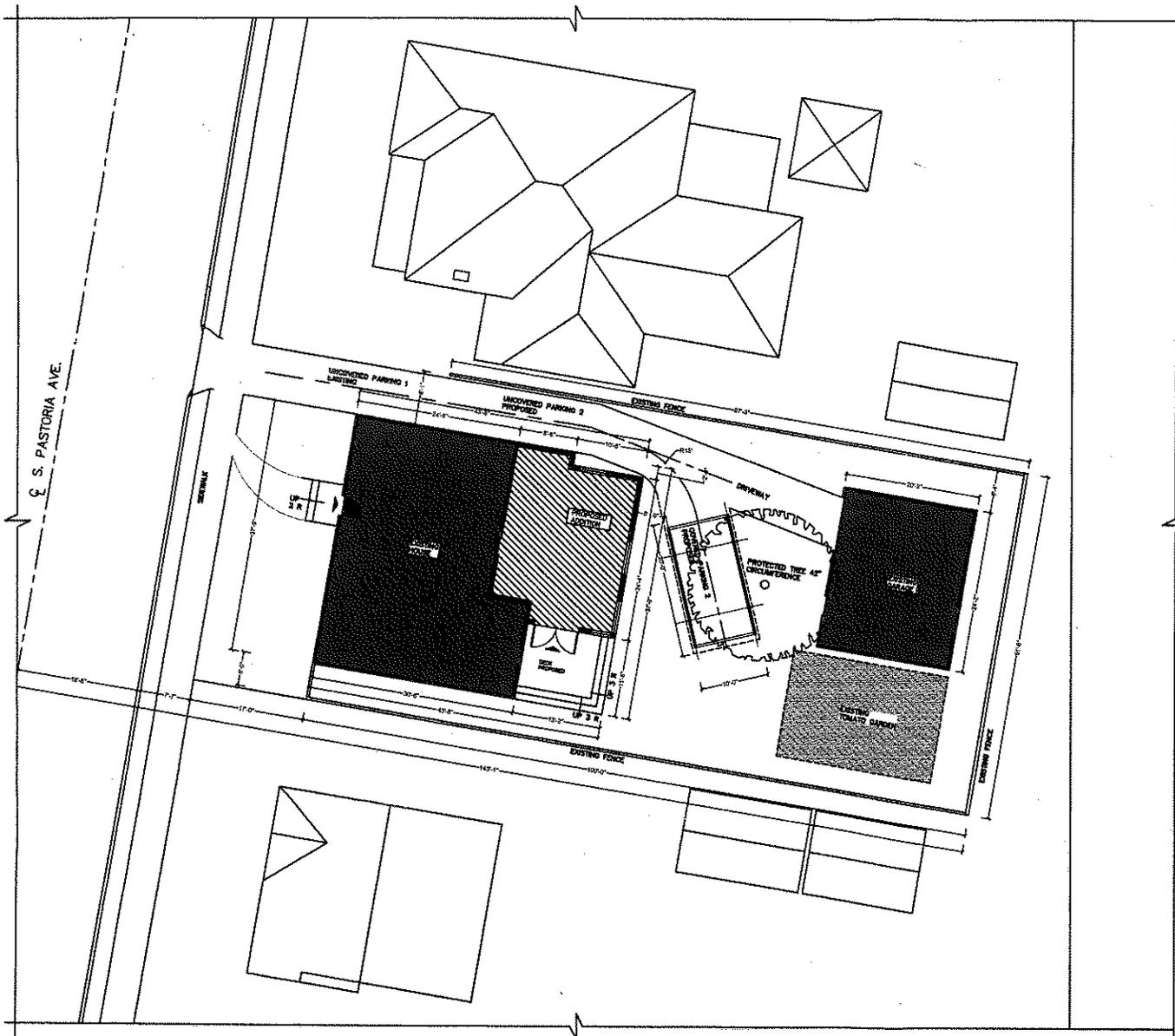
DC: THE FOLLOWING SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

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:

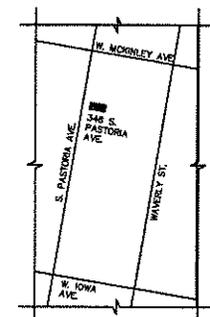
All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]



SITE PLAN

SCALE: 1/16" = 1'-0"

0 4 8 16 32 FEET



SITE MAP
NOT TO SCALE

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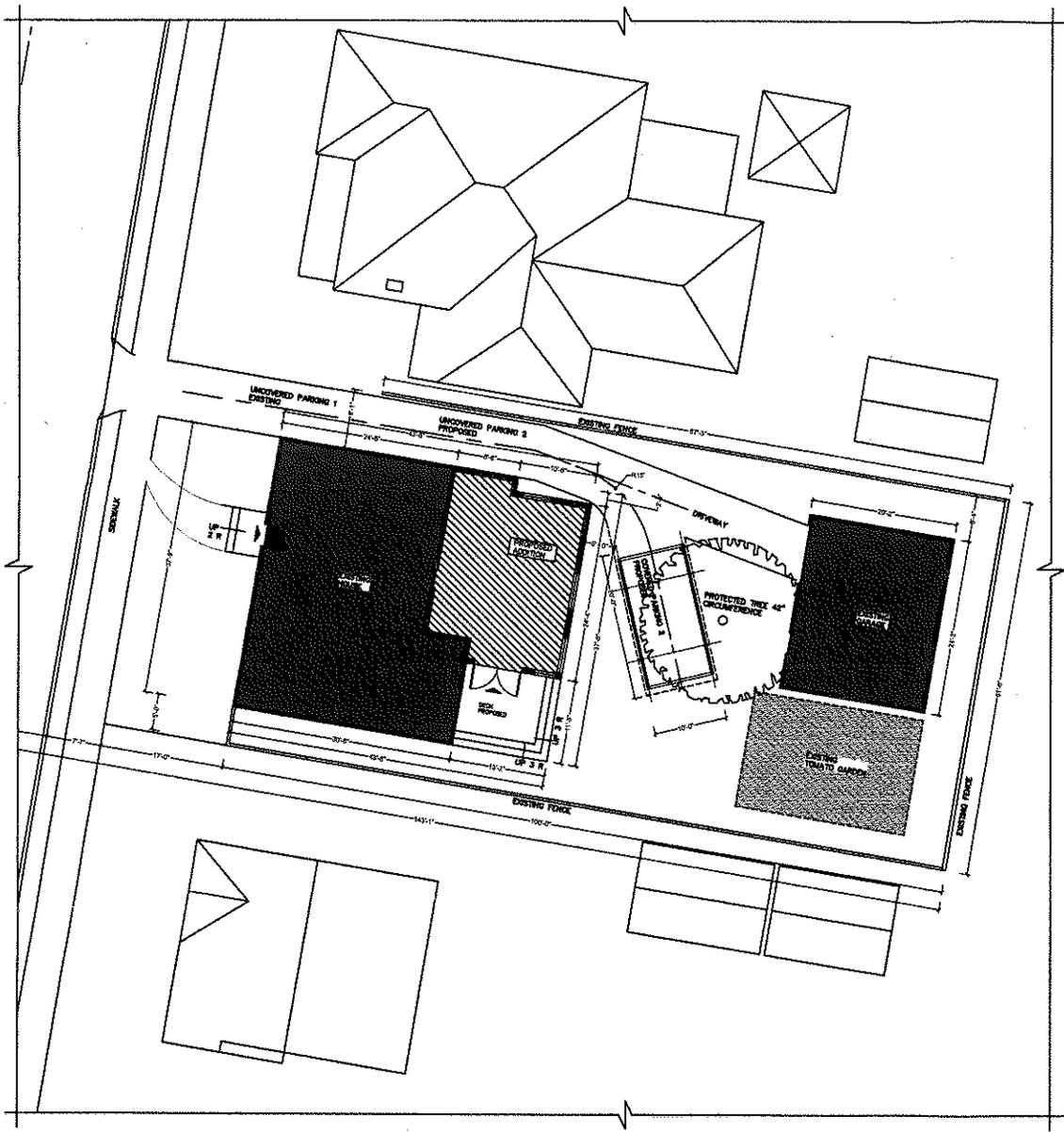
Ulrich A. Borne, Owner
 646 S. Peckins Ave. 408.252.7419
 IN ASSOCIATION WITH:
 William I. Canales, Architect
 (Burlingame, CA 950 888-1978)

DEC. 16, 2012

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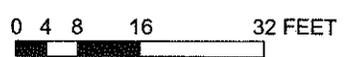
ATTACHMENT **13**
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RESIDENTIAL EXPANSION
 346 PASTORIA AVENUE, SUNNYVALE, CA 94086



SITE PLAN

SCALE: 1/16" = 1'-0"



PROJECT DATA

Project Data - EXISTING	
Lot Size	5922 ft ²
Living Area	896.3 ft ²
Garage Area	451.1 ft ²
Other Floor Area	0
Total Floor Area	1347.4 ft ²
Floor Area Ratio (FAR)	22.8%
(Zone R-2 maximum 45%)	
Lot Coverage	22.8%
Pervious Surfaces	2801.8 ft ²
Impervious Surfaces	3120.2 ft ²
Grade Differential:	
Lot to North	-8 in.
Lot to South	+4 in.
Impervious Surfaces:	
Concrete, driveway & patio	1422.1 ft ²
Buildings	1698.1 ft ²
SHADOW STUDY	
PM Shadow, NW neighbor	N/A
AM Shadow, NW neighbor	N/A
SETBACKS	
Front, 1 st Story	17 ft
Front, 2 nd Story	N/A
Right Side 1 st Floor	5 ft
Left Side 1 st Floor	8 ft

Project Data - PROPOSED	
Lot Size	5922 ft ²
Living Area - Existing	896.3 ft ²
Addl. Living Area 1 st Floor	425 ft ²
Addl. Living Area 2 nd Floor	597 ft ²
Garage + Carport Area	651.1 ft ²
Other Floor Area: Basement	448 ft ² (N/A in F.A.R.)
Total Floor Area	2569 ft ²
Floor Area Ratio (FAR)	43.4% (45% max in R2)
(2569 / 5922 = 43.4%)	
Lot Coverage	33.3% (40% max for 2-story)
(1972 / 5922 = 33.3%)	
Pervious Surfaces	2650 ft ²
Impervious Surfaces	3271 ft ²
Grade Differential:	
Lot to North	-8 in.
Lot to South	+4 in.
Impervious Surfaces:	
Concrete, driveway & car port	1015.4 ft ²
Buildings	2256.4 ft ²
SHADOW STUDY	
PM Shadow, NW neighbor	9.8 % shaded
AM Shadow, NW neighbor	1.3 % shaded
SETBACKS	
Front, 1 st Story	17 ft
Front, 2 nd Story	25 ft
Right Side 1 st Floor	5 ft
Right Side 2 nd Floor	8 ft
Left Side 1 st & 2 nd Floor	8 ft

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 696 S. Parsons Ave. 408 242 7419
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DEC. 18, 2012

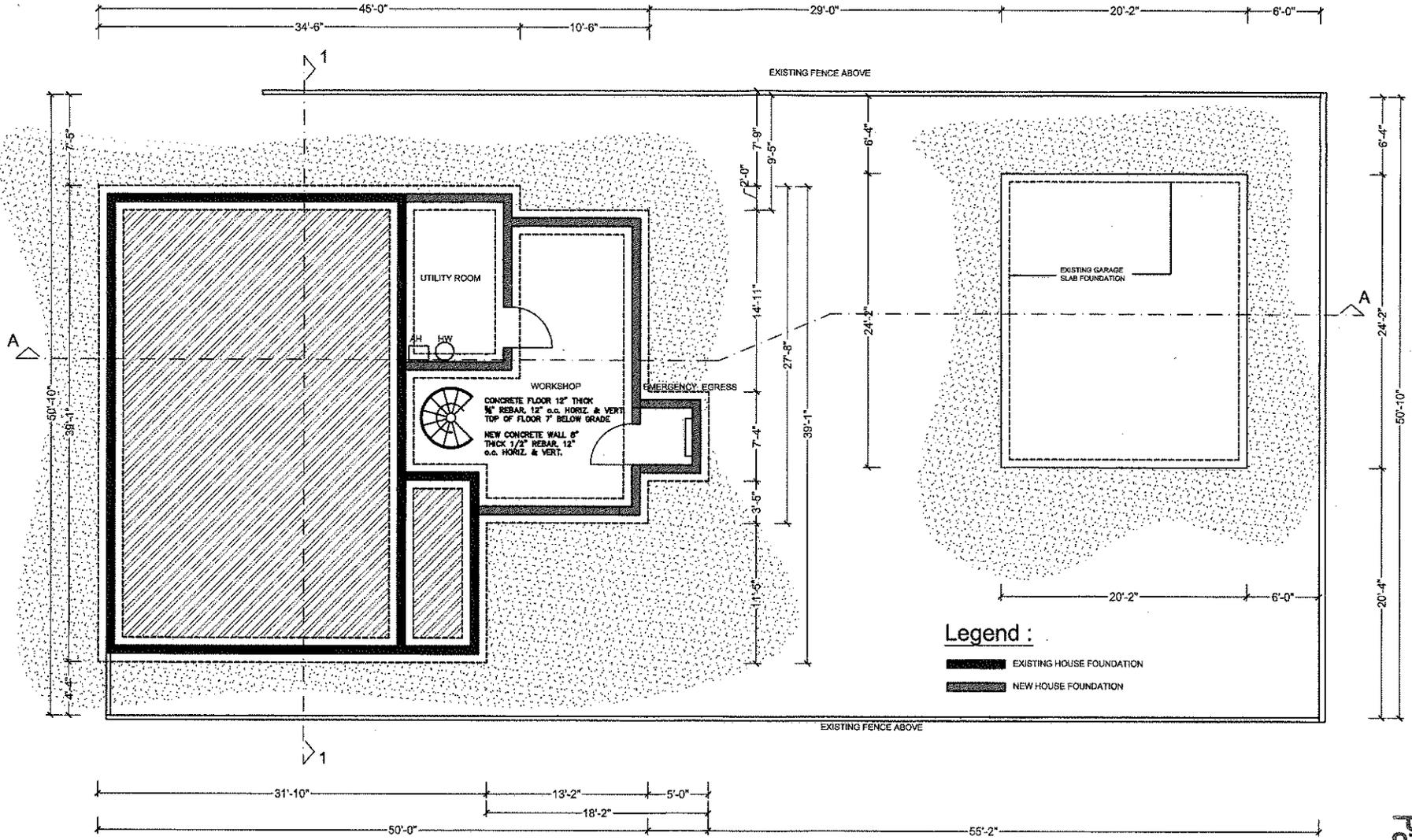
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RESIDENTIAL EXPANSION
 348 PASTORIA AVENUE, SUNNYVALE, CA 94086



Legend :
 [Thick black line] EXISTING HOUSE FOUNDATION
 [Thin black line] NEW HOUSE FOUNDATION

FOUNDATION PLAN PROPOSED & EXISTING

SCALE: 1/8" = 1'-0"



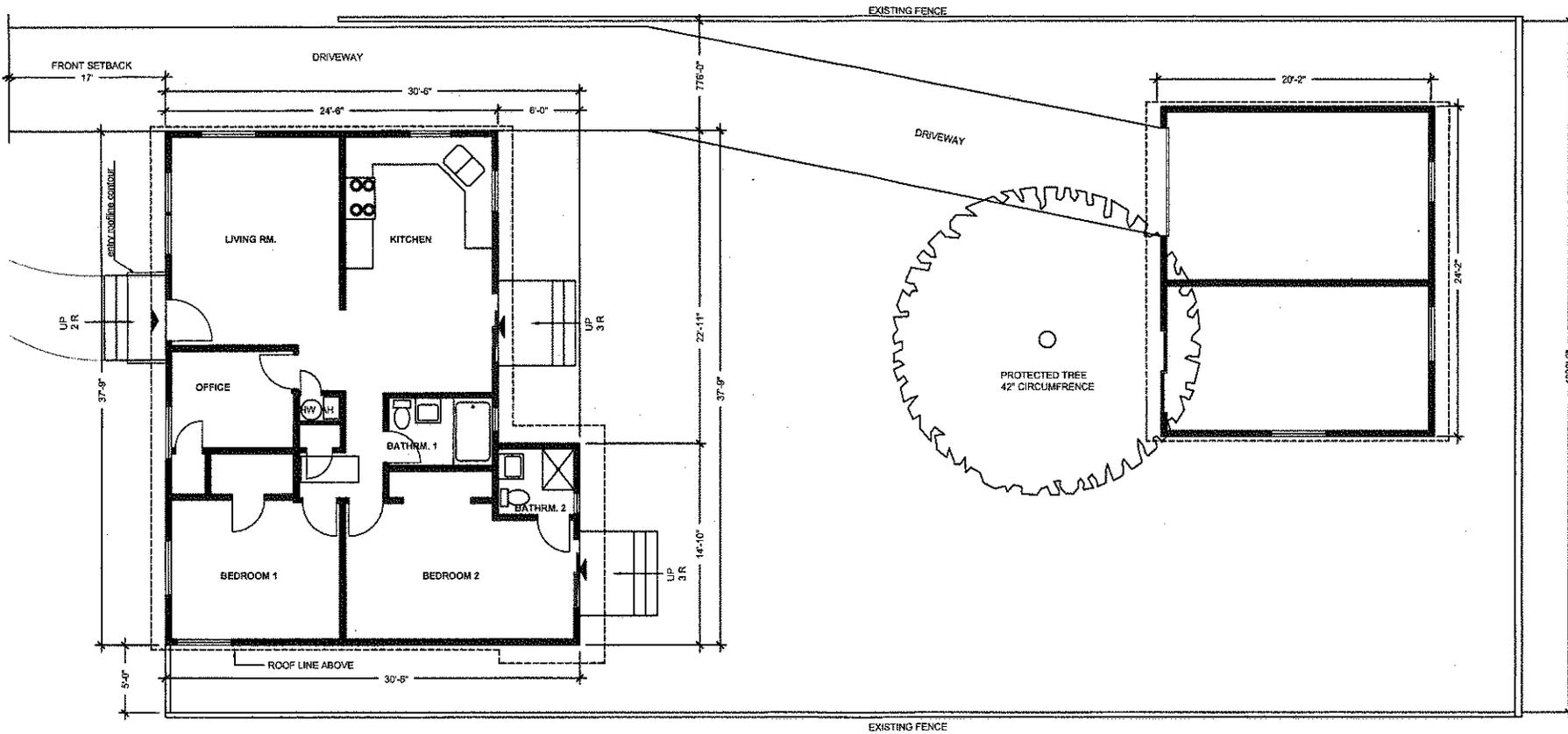
Ulrich A. Bonnie, Owner
 646 S. Pacific Ave. 409 242 7419
 IN ASSOCIATION WITH:
 William I. Canales, Architect
 (Lunenburg, CA. 800 889 1919)

DEC. 16, 2012

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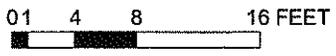
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RESIDENTIAL EXPANSION
 346 PASTORIA AVENUE, SUNNYVALE, CA 94086



FIRST FLOOR PLAN EXISTING

SCALE: 1/8" = 1'-0"



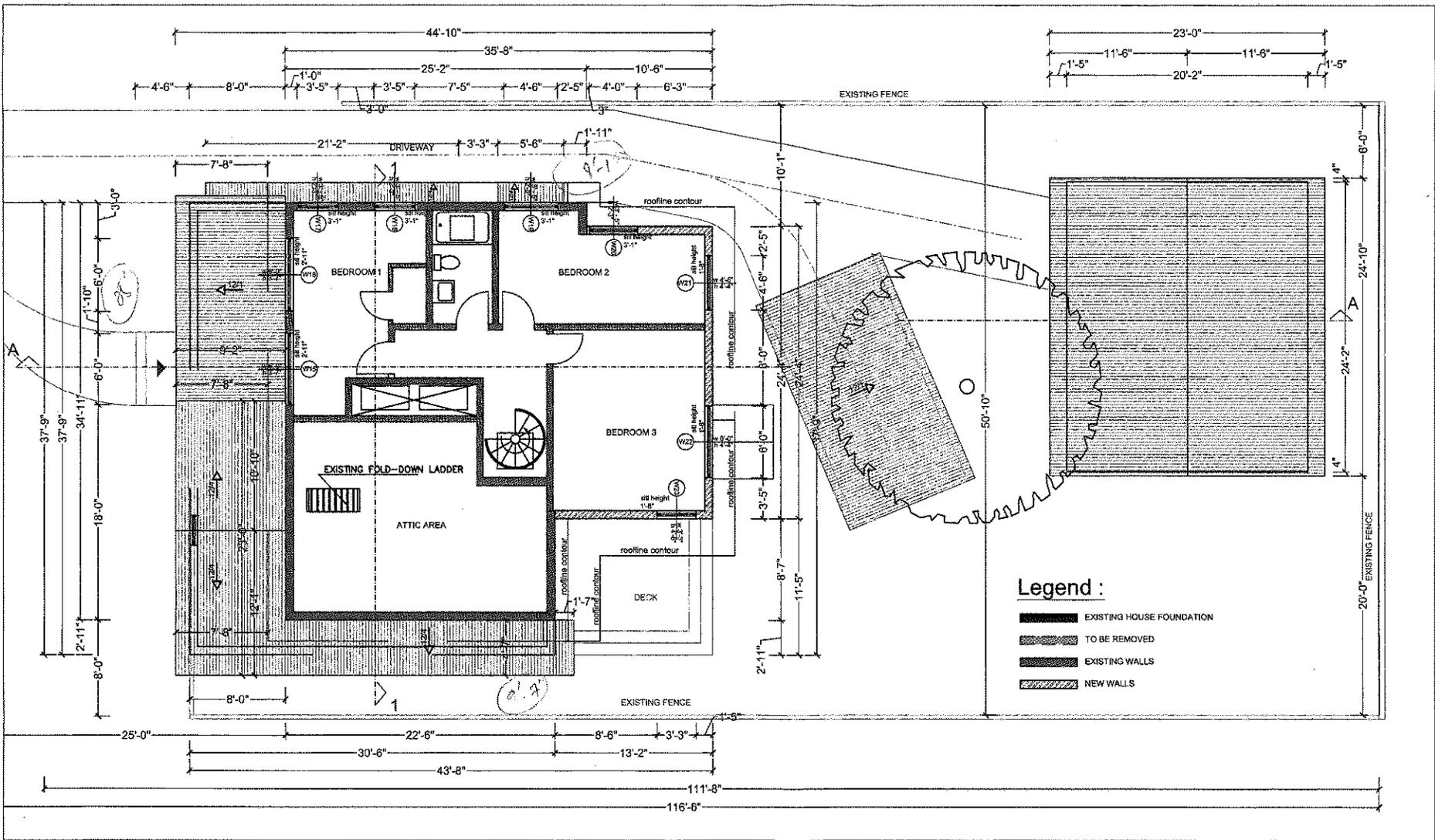
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DEC. 18, 2012

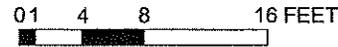
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RESIDENTIAL EXPANSION
346 PASTORIA AVENUE, SUNNYVALE, CA 94086



SECOND FLOOR PLAN PROPOSED

SCALE: 1/8" = 1'-0"



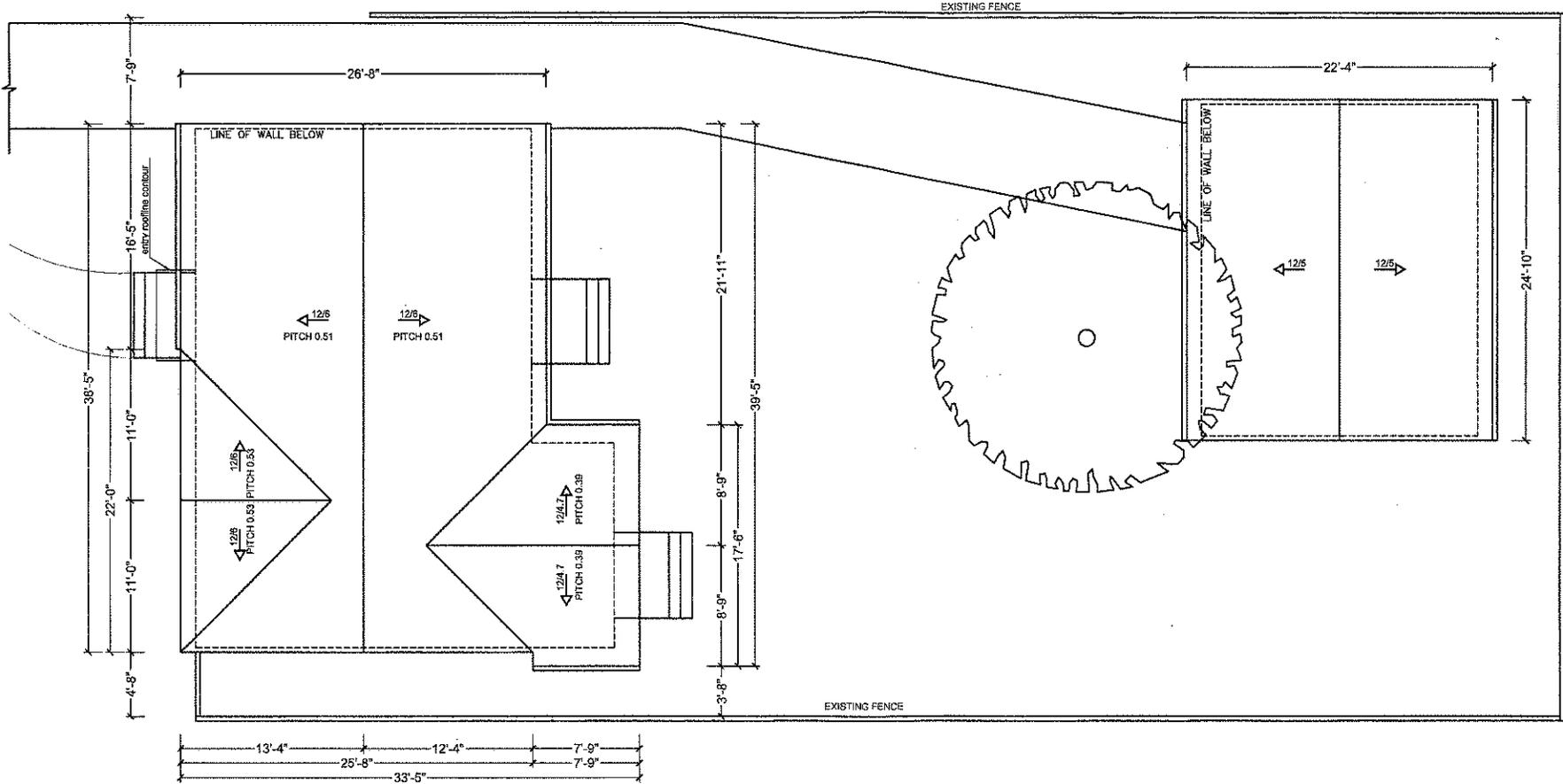
Ulrich A. Bonne, Owner
 346 S. Pastoria Ave. 408 242 2419
 IN ASSOCIATION WITH
 William I. Canales, Architect
 (Burlingame, CA 95008 1978)

DEC. 16, 2012

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RESIDENTIAL EXPANSION
 346 PASTORIA AVENUE, SUNNYVALE, CA 94086

ATTACHMENT B
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ROOF PLAN EXISTING

SCALE: 1/8" = 1'-0"



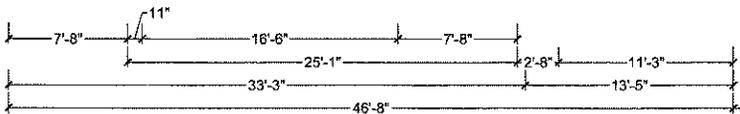
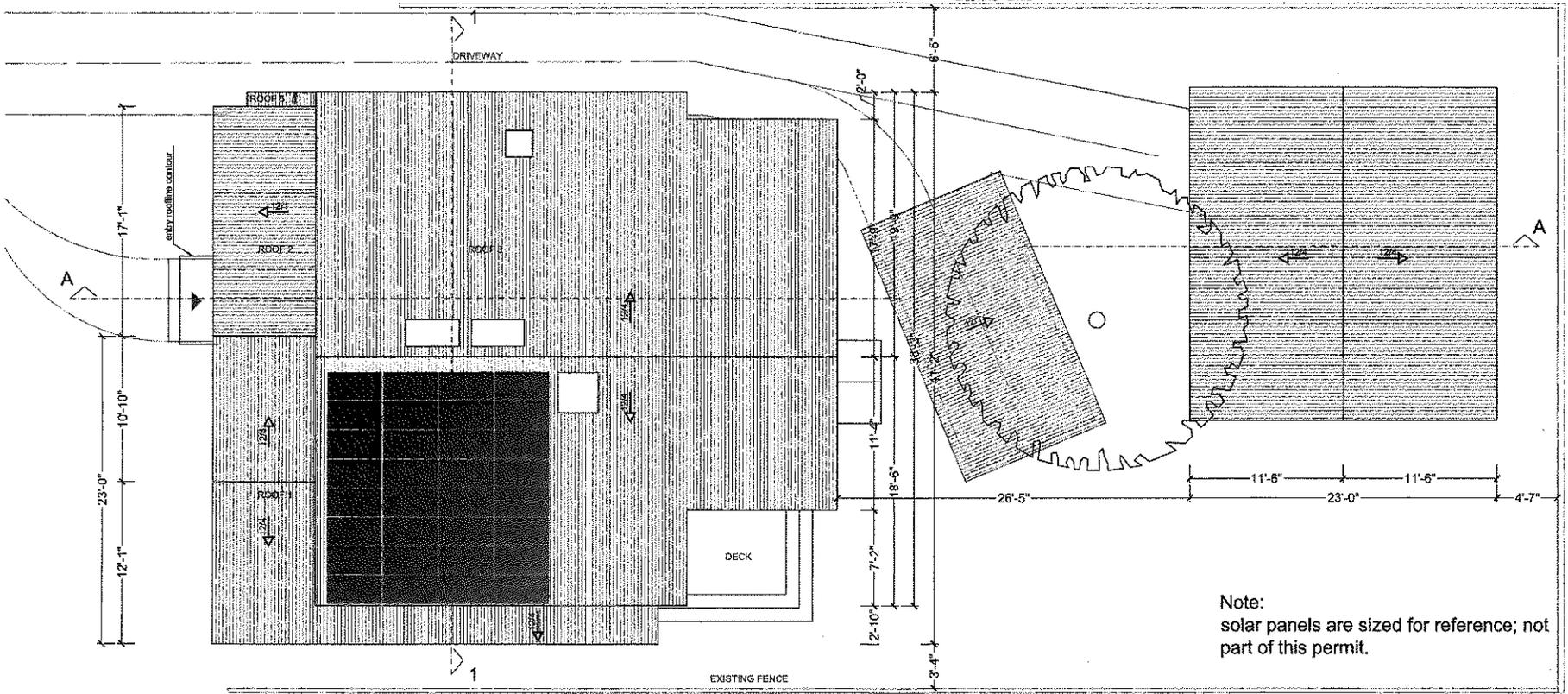
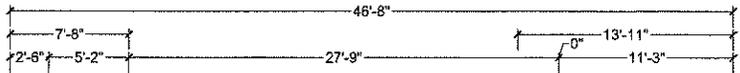
Ulrich A. Boeme, Owner
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 IN ASSOCIATION WITH:
 William J. Canales, Architect
 (Burlingame, CA 94088 1079)

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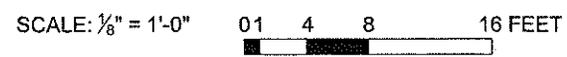
RESIDENTIAL EXPANSION
 346 PASTORIA AVENUE, SUNNYVALE, CA 94086

ATTACHMENT B
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Note:
solar panels are sized for reference; not part of this permit.

ROOF PLAN PROPOSED



Ulrich A. Bonne, Owner
310 S. Pacific Ave. 408 242 7419
IN ASSOCIATION WITH:
William I. Canales, Architect
(Builingame, CA, est. 1976)

DEC. 16, 2012

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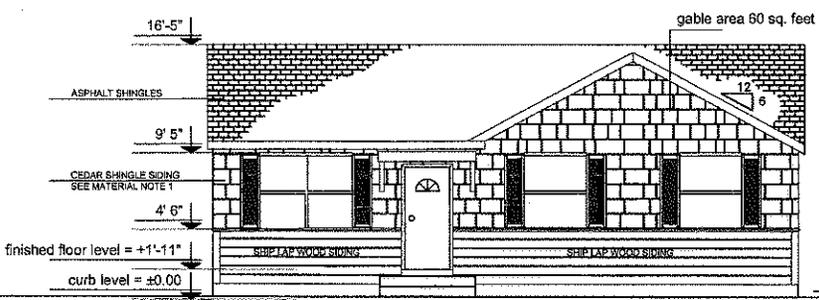
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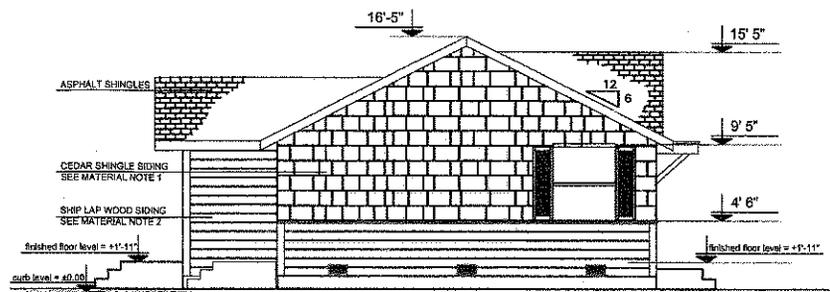
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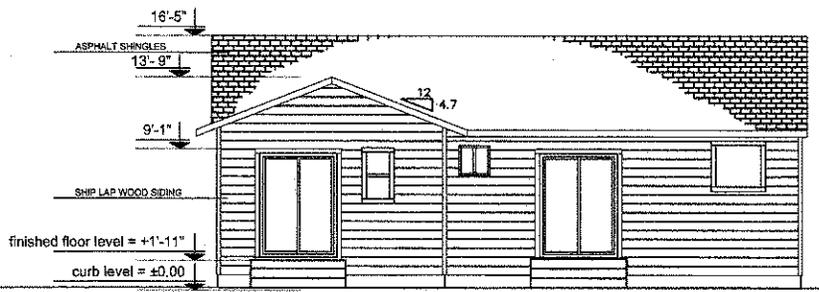
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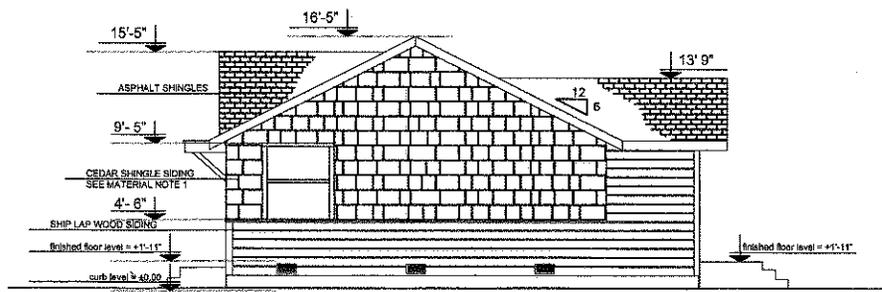
NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

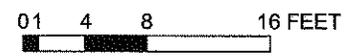


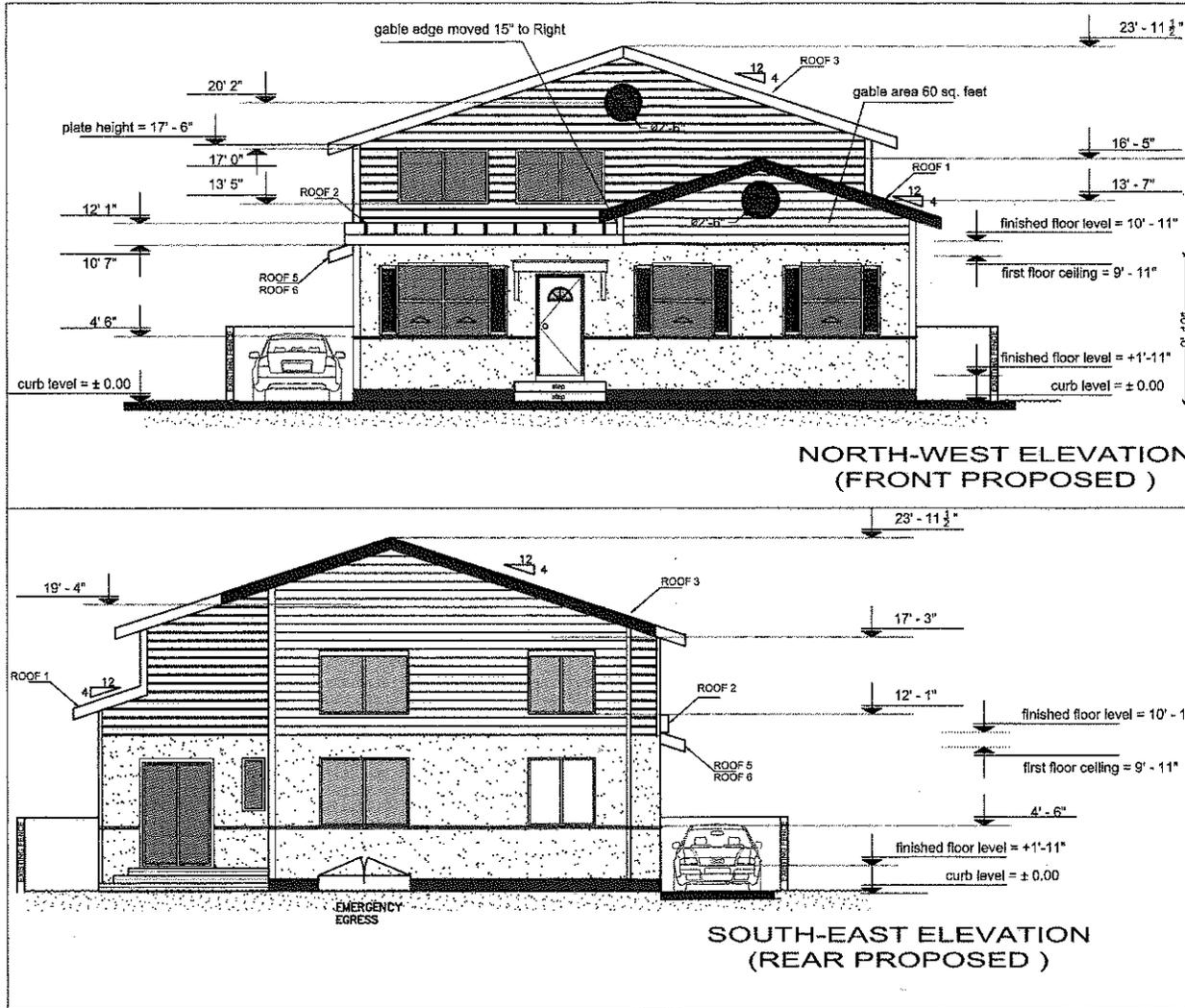
SOUTHWEST ELEVATION

EXISTING ELEVATIONS

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

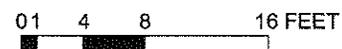




PROPOSED ELEVATIONS

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



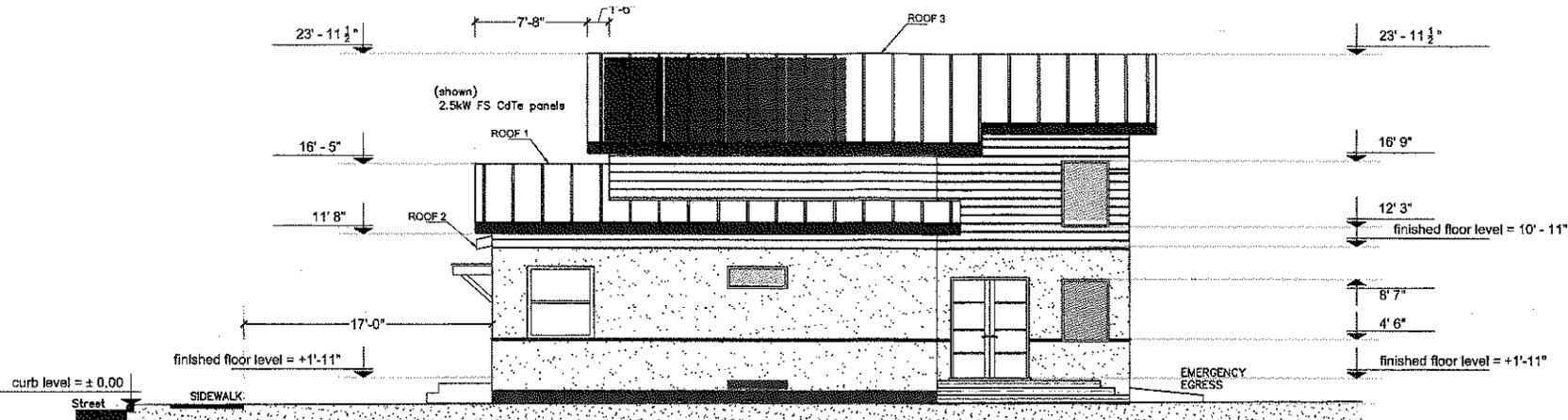
Ulrich A. Bonne, Owner
 (346 S. Pastoria Ave. 408 242 7418)
 IN ASSOCIATION WITH
 William I. Canales, Architect
 (Burlingame, CA 408 888 1816)

DEC. 18, 2012

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RESIDENTIAL EXPANSION
 346 PASTORIA AVENUE, SUNNYVALE, CA 94086

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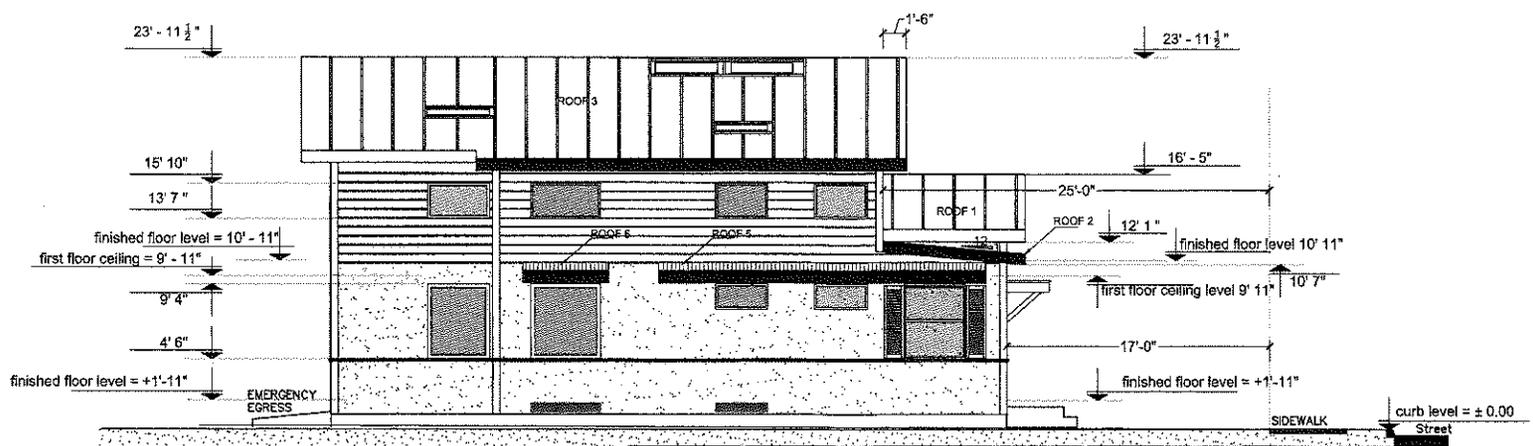
**SOUTH-WEST ELEVATION
(RIGHT PROPOSED)**

Ulrich A. Bonns, Owner
 646 S. Pasadena Ave. 408.262.7419
 IN ASSOCIATION WITH
 William I. Canales, Architect
 (Burlingame, CA 415.886.1978)

DEC 16, 2012

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RESIDENTIAL EXPANSION
 6 PASTORIA AVENUE, SUNNYVALE, CA 94086



**NORTH-EAST ELEVATION
(LEFT PROPOSED)**

PROPOSED ELEVATIONS

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

01 4 8 16 FEET



ATTACHMENT **B**
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EXISTING STREETSCAPE ELEVATION



PROPOSED STREETSCAPE ELEVATION

STREETSCAPE ELEVATIONS

SCALE: 1/16" = 1'-0"



Ulrich A. Bonne, Owner
 646 S. Pastoria Ave. 408 262 7419
 IN ASSOCIATION WITH:
 William I. Canales, Architect
 (Burlingame, CA 959 868 1070)

DEC. 16, 2012

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RESIDENTIAL EXPANSION
 346 PASTORIA AVENUE, SUNNYVALE, CA 94086

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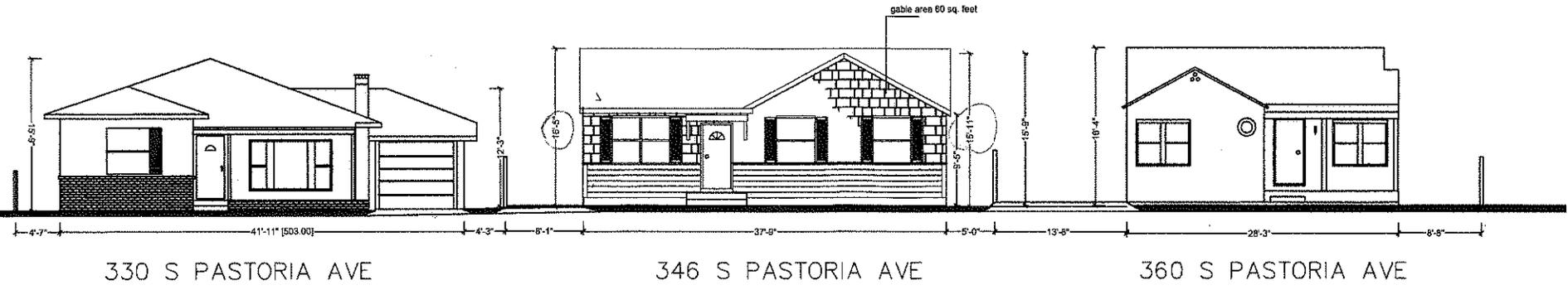
Ulrich A. Bonne, Owner
 346 S. Pastoria Ave. 408 242 7419
 IN ASSOCIATION WITH:
 William I. Conales, Architect
 (Berkeley, CA 947 88 1973)

DEC. 16, 2012

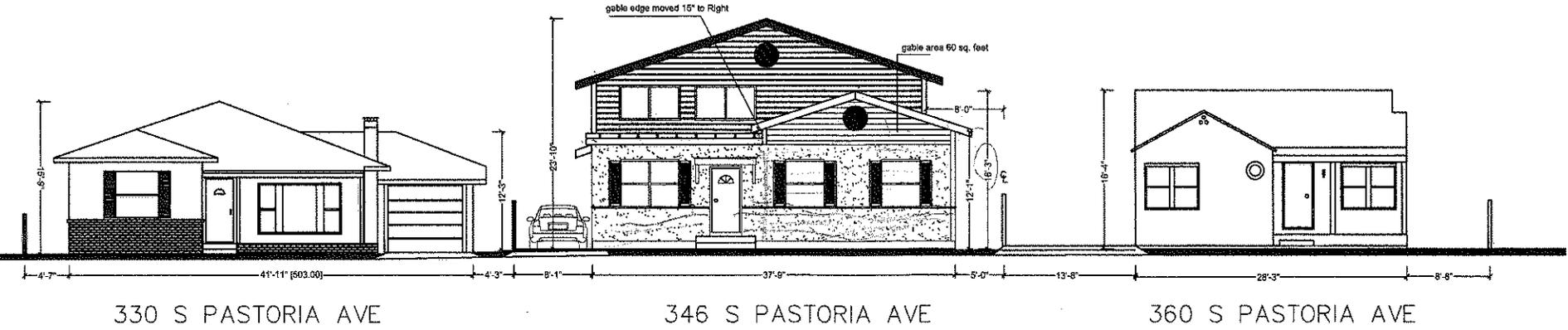
A-10

RESIDENTIAL EXPANSION
 346 PASTORIA AVENUE, SUNNYVALE, CA 94086

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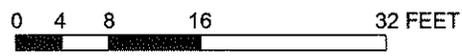
EXISTING STREETScape ELEVATION



PROPOSED STREETScape ELEVATION

STREETScape ELEVATIONS

SCALE: 3/32" = 1'-0"



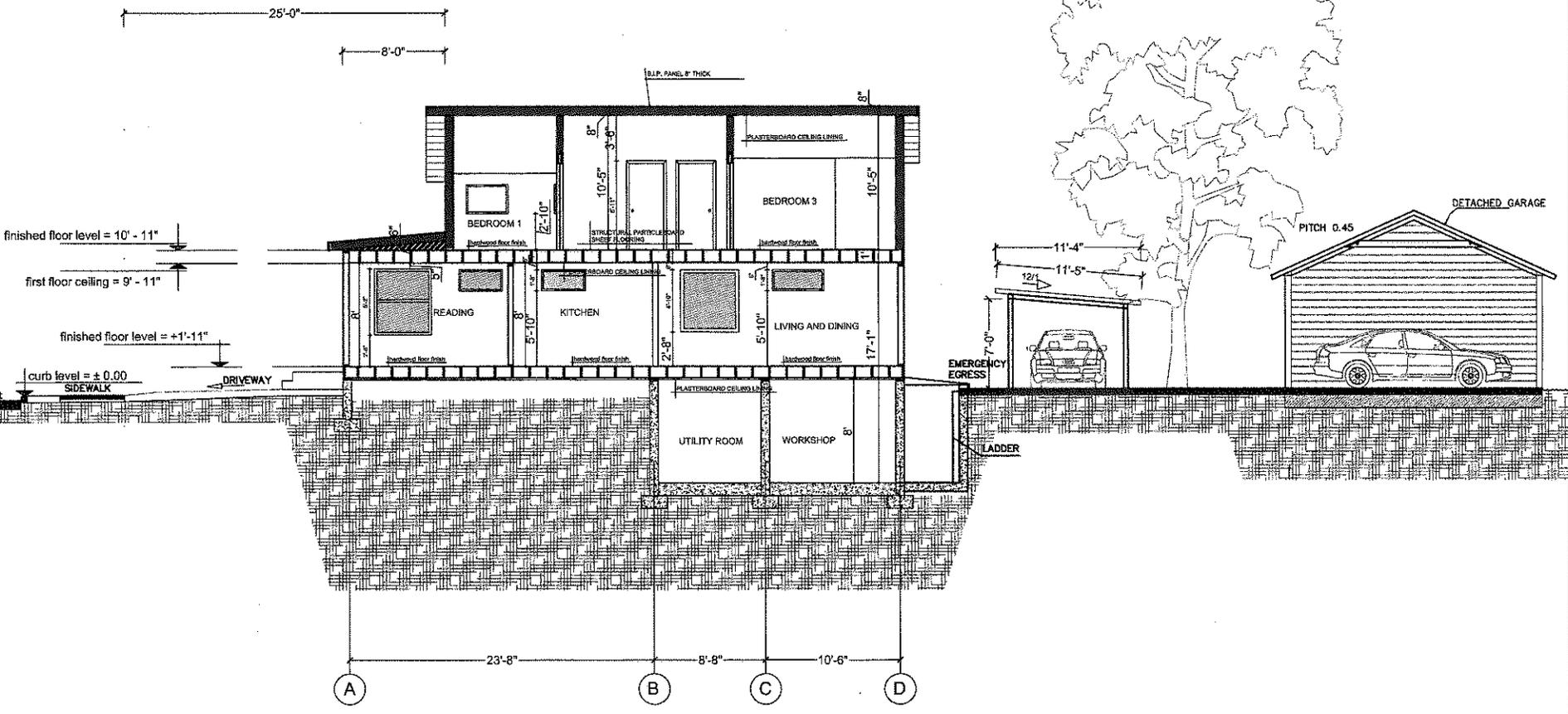
Ulrich A. Borne, Owner
 346 S. Pastoria Ave. 408 242 7419
 IN ASSOCIATION WITH:
 William L. Canales, Architect
 (Burlingame, CA. 650 887 1976)

DEC. 18, 2012

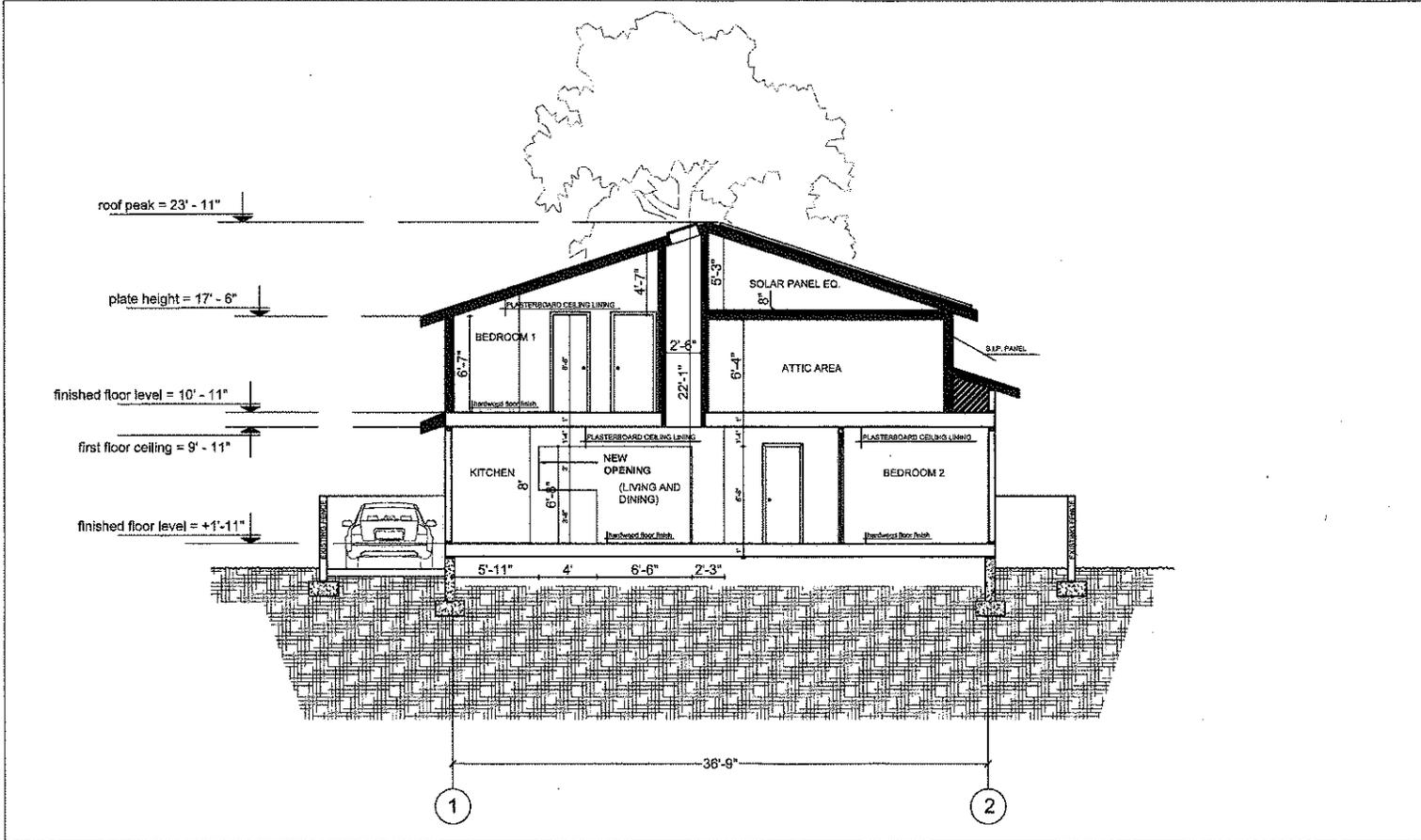
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RESIDENTIAL EXPANSION
 346 PASTORIA AVENUE, SUNNYVALE, CA 94086

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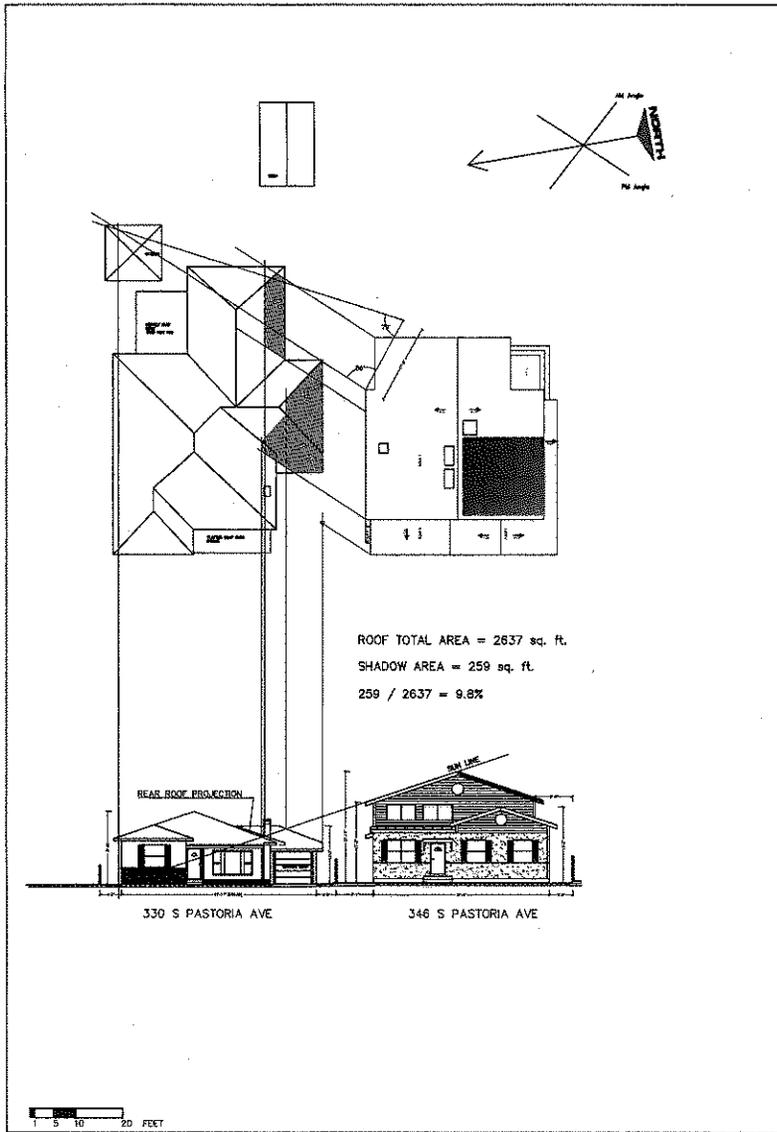


VERTICAL CROSS SECTION A - A



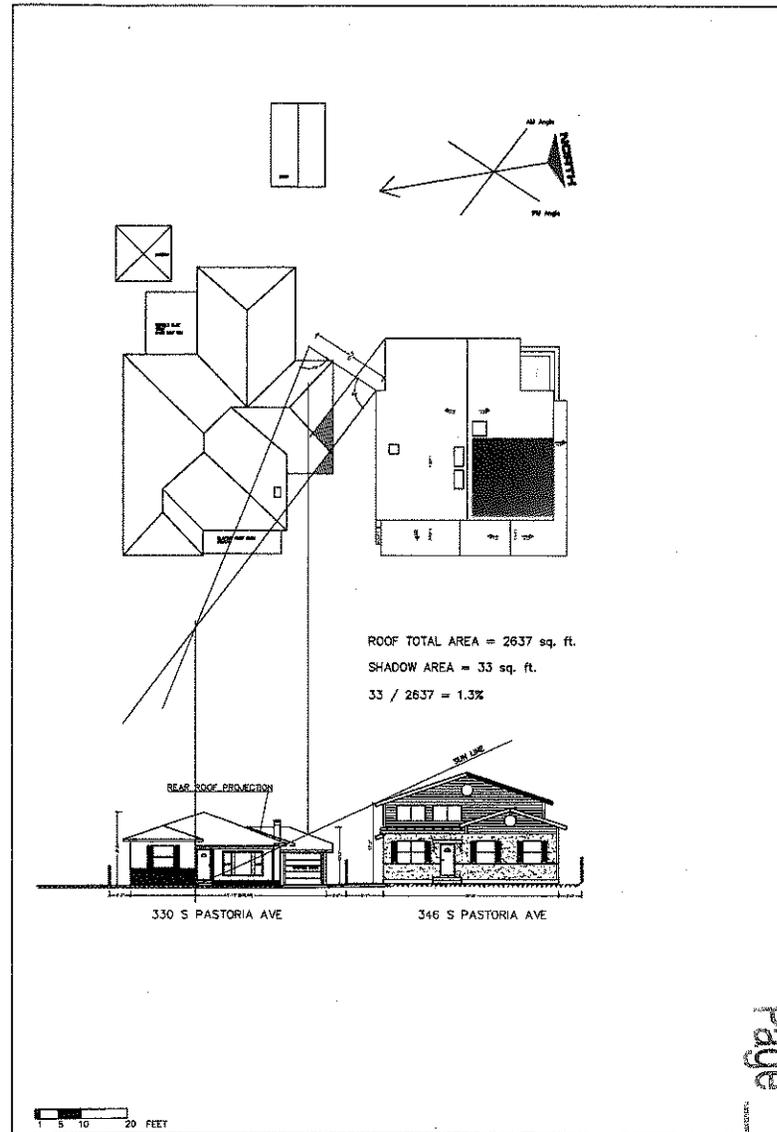
VERTICAL CROSS SECTION 1 - 1

ATTACHMENT **B**
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SOLAR STUDY

NOT TO SCALE



Ulrich A. Bonne, Owner
 646 S. Pastoria Ave. 408.242.7419
 IN ASSOCIATION WITH:
 William I. Canales, Architect
 (Sunnyvale, CA 95086 408.1979)

DEC. 16, 2012

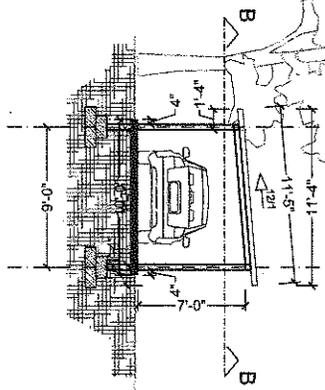
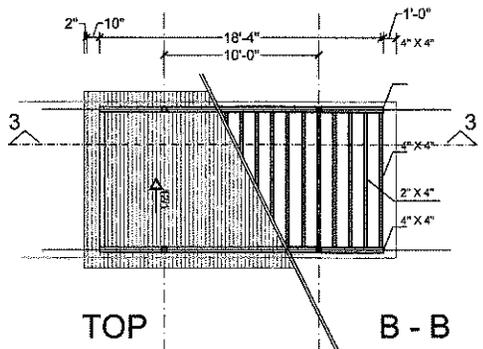
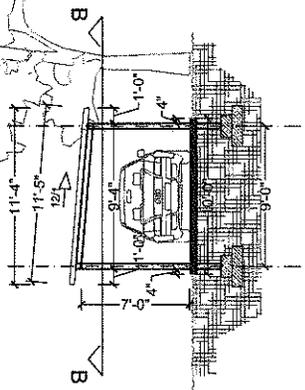
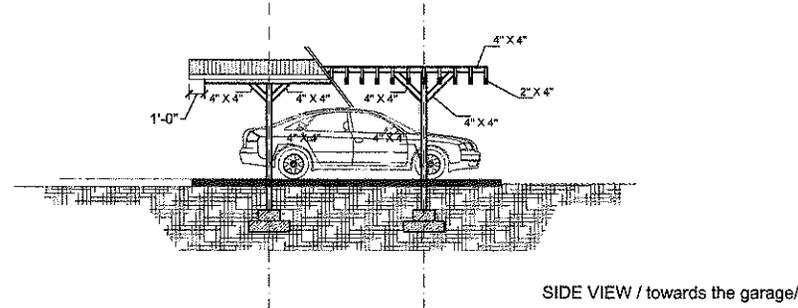
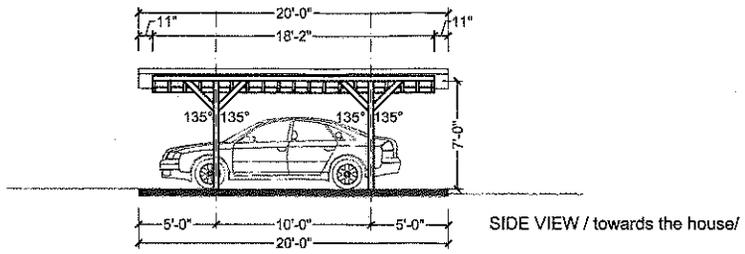
A-12

RESIDENTIAL EXPANSION
 346 PASTORIA AVENUE, SUNNYVALE, CA 94086

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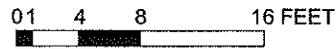
DEC. 16, 2012

A-13

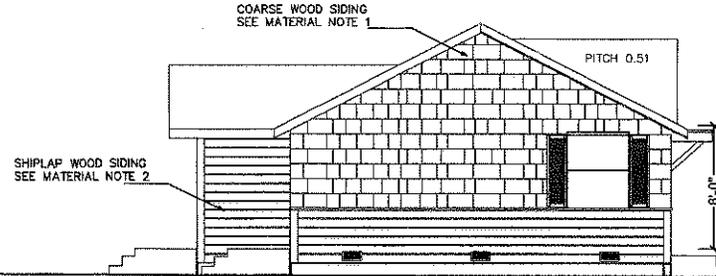
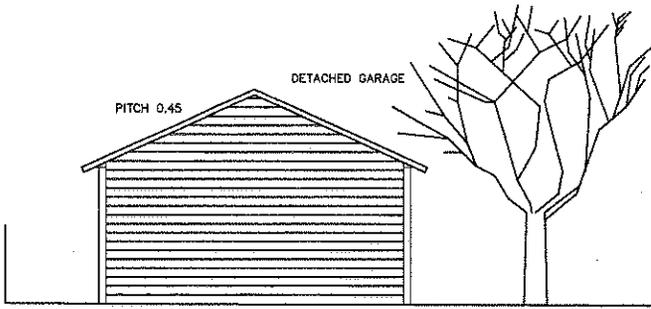


COVERED PARKING PROPOSED

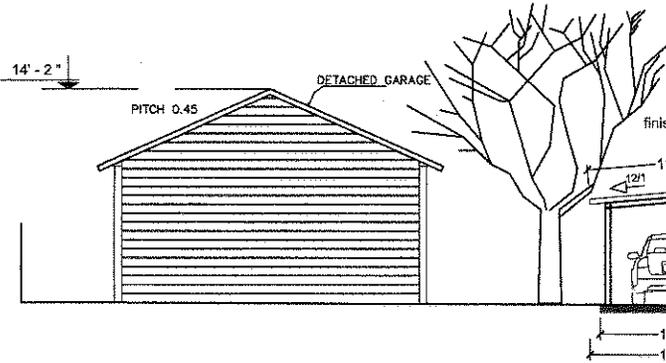
SCALE: 1/8" = 1'-0"



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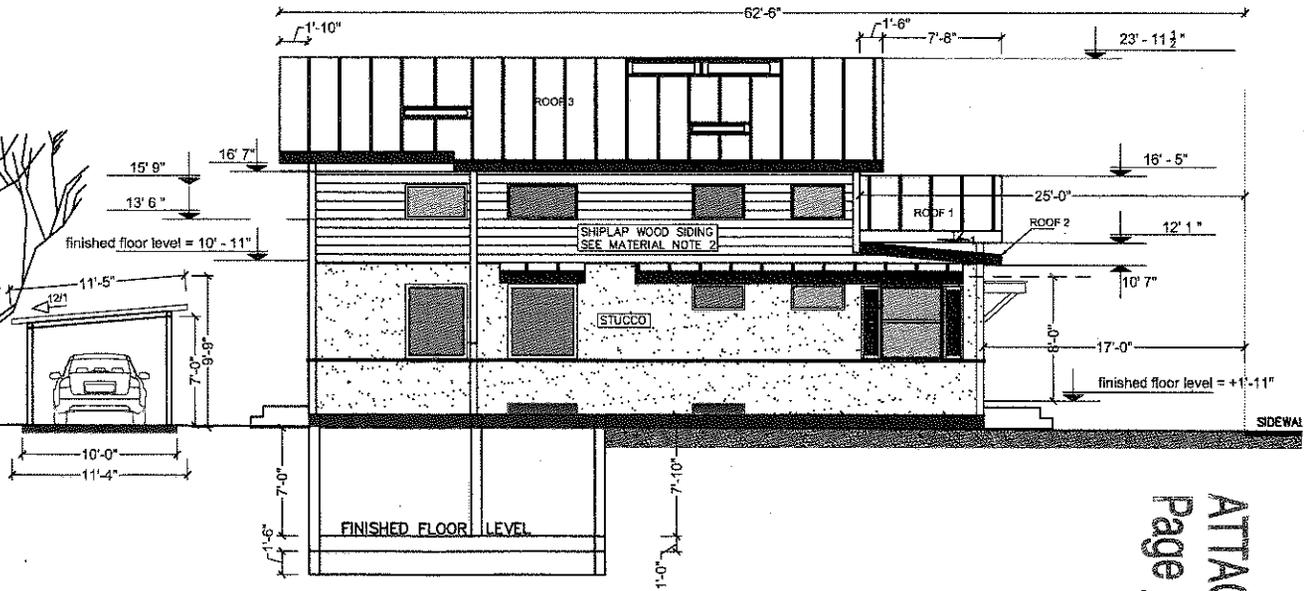
EXISTING



PROPOSED

PROPERTY ELEVATIONS

SCALE: 1/8" = 1'-0"



Ulrich A. Bonina, Owner
 346 S. Pastoria Ave. 403 242 7418
 IN ASSOCIATION WITH:
 William I. Canales, Architect
 (Burlingame, CA 94010)

DEC. 16, 2012

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RESIDENTIAL EXPANSION
 346 PASTORIA AVENUE, SUNNYVALE, CA 94086

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Proposed Expansion of 346 S. Pastoria Ave.

Proposed by:

Ulrich Bonne, resident and owner
408 242 7419, alexbonne@yahoo.com

William I. Canales, Architect
650 888 1976, canales.william@gmail.com

Revision Level and Date

16th December, 2012

Compared to previous submissions, this model does not utilize a split main roof. Also, roof has been raised 8" to maximize internal space while still complying with shadow requirements.

Expansion Design Goals:

The proposed expansion of 346 S. Pastoria Ave, to the rear of the house, is intended to meet the following objectives:

1. Increase livable space (space not including garage) from 896ft² to 1918ft², an increase of 1022ft².
2. Expand the house into the backyard (combined living/dining room), and build a 2nd Floor above this new expansion, as well as above part of the existing house.
3. Add basement under new expansion, to improve land-use effectiveness.
4. Improve roof insulation by replacing existing roof (no insulation!!) with 8" thick Structural Insulating Panel. Improve usability of attic space for storage.
5. Make roof orientation suitable for installation of photovoltaic solar panels, as well as solar thermal collectors. The existing roof has the largest face in East-West orientation. Proposed design will offer largest face in South-facing orientation.
6. Make construction fast and efficient, with minimal waste and disruption to neighbors, by utilizing pre-fabricated Structural Insulating Panels (SIP) for all new walls, roof, and floor (where appropriate). Lessen environmental impact by installing recyclable metal roof instead of composition shingles.

Design Notes:

1. Roof line is pitched to be within the neighborhood range. The exact pitch is determined by the sun line, as shown in the PM shadow study, and is very close to 12:4. The shading on 330 S Pastoria is the limiting factor in determining roof height, and hence the roof pitch. The Roof Peak coincides with the Centerline of the house.
2. The Gable roof on the Right side of the Front façade has been slightly modified to reflect the main roof pitch, and to appear less massive. The gable has been moved to the right 15", with a 4" increase in height, while maintaining the same area as existing gable for a balanced visual appeal. The circular decorations at the peak of both gable and main roof reflect the design seen on the neighbor to the South. The Right-side gable with main roof centered behind offers a mirror-like symmetry of the gable style seen on the neighbor to the North. We feel that these symmetries, together with the roof pitch noted above, allow the design to seamlessly blend in with the existing neighborhood, while also offering a modern interpretation of the surrounding architecture.
3. Distinct finishes, identical in color, of horizontal wood shiplap and stucco, are intended to visually reduce the mass of the larger walls by breaking up the now-larger walls. The stucco will cover the 1st floor wall, while shiplap will cover the exterior walls above the 1st floor.

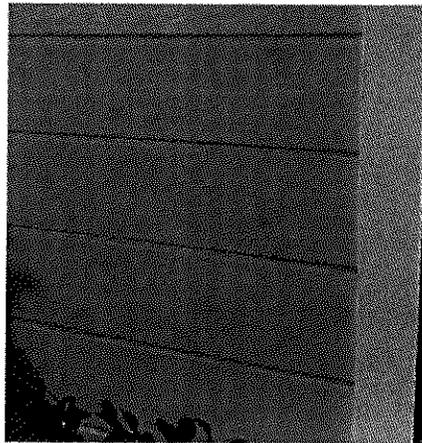
Material Notes:

Existing construction utilizes two different types of exterior siding, both of which are painted:

- 1) Coarse Wood with vertical grains:



- 2) Shiplap, horizontally oriented:



Proposed new addition will utilize a combination of Shiplap, horizontally oriented, as well as stucco. Stucco will be applied from ground level up to approximately the ceiling level of 1st floor. Above that, horizontal Shiplap will be used.

The choice of two different materials (painted in identical color) is intended to break up what could otherwise be perceived as a large wall on the left side of the house. Additional design elements, such as breaking the roof into two sections, as well as sun shades over ground-level windows, will further reduce the massing of the northeast wall.

Project Data

Project Data -- EXISTING		
Lot Size	5922	ft ²
Living Area	896.3	ft ²
Garage Area	451.1	ft ²
Other Floor Area	0	
Total Floor Area	1347.4	ft ²
Floor Area Ratio (FAR)	22.8%	
(Zone R-2 maximum 45%)		
Lot Coverage	22.8%	
Pervious Surfaces	2801.8	ft ²
Impervious Surfaces	3120.2	ft ²
Grade Differential:		
Lot to North	-8	in.
Lot to South	+4	in.
Impervious Surfaces:		
Concrete, driveway & patio	1422.1	ft ²
Buildings	1698.1	ft ²
SHADOW STUDY		
PM Shadow, NW neighbor	N/A	
AM Shadow, NW neighbor	N/A	
SETBACKS		
Front, 1 st Story	17	ft
Front, 2 nd Story	N/A	
Right Side 1 st Floor	5	ft
Left Side 1 st Floor	8	ft

Project Data -- PROPOSED		
Lot Size	5922	ft ²
Living Area - Existing	896.3	ft ²
Addl. Living Area 1 st Floor	425	ft ²
Addl. Living Area 2 nd Floor	597	ft ²
Garage + Carport Area	651.1	ft ²
Other Floor Area: Basement	448	ft ² (N/A in F.A.R.)
Total Floor Area	2569	ft ²
Floor Area Ratio (FAR)	43.4%	(45% max in R2)
	(2569 / 5922 = 43.4%)	
Lot Coverage	33.3%	(40% max for 2-story)
	(1972 / 5922 = 33.3%)	
Pervious Surfaces	2650	ft ²
Impervious Surfaces	3271	ft ²
Grade Differential:		
Lot to North	-8	in.
Lot to South	+4	in.
Impervious Surfaces:		
Concrete, driveway & car port	1015.4	ft ²
Buildings	2256.4	ft ²
SHADOW STUDY		
PM Shadow, NW neighbor	9.8	% shaded
AM Shadow, NW neighbor	1.3	% shaded
SETBACKS		
Front, 1 st Story	17	ft
Front, 2 nd Story	25	ft
Right Side 1 st Floor	5	ft
Right Side 2 nd Floor	8	ft
Left Side 1 st & 2 nd Floor	8	ft

Existing Street View of 346 S. Pastoria



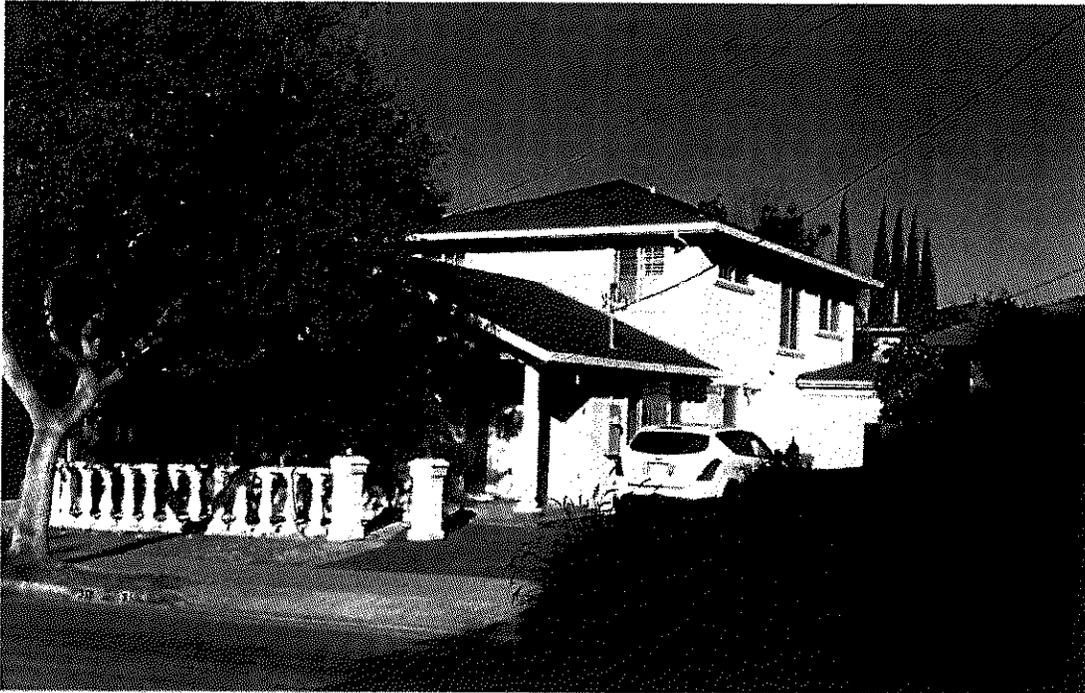
Street View of 330 S. Pastoria



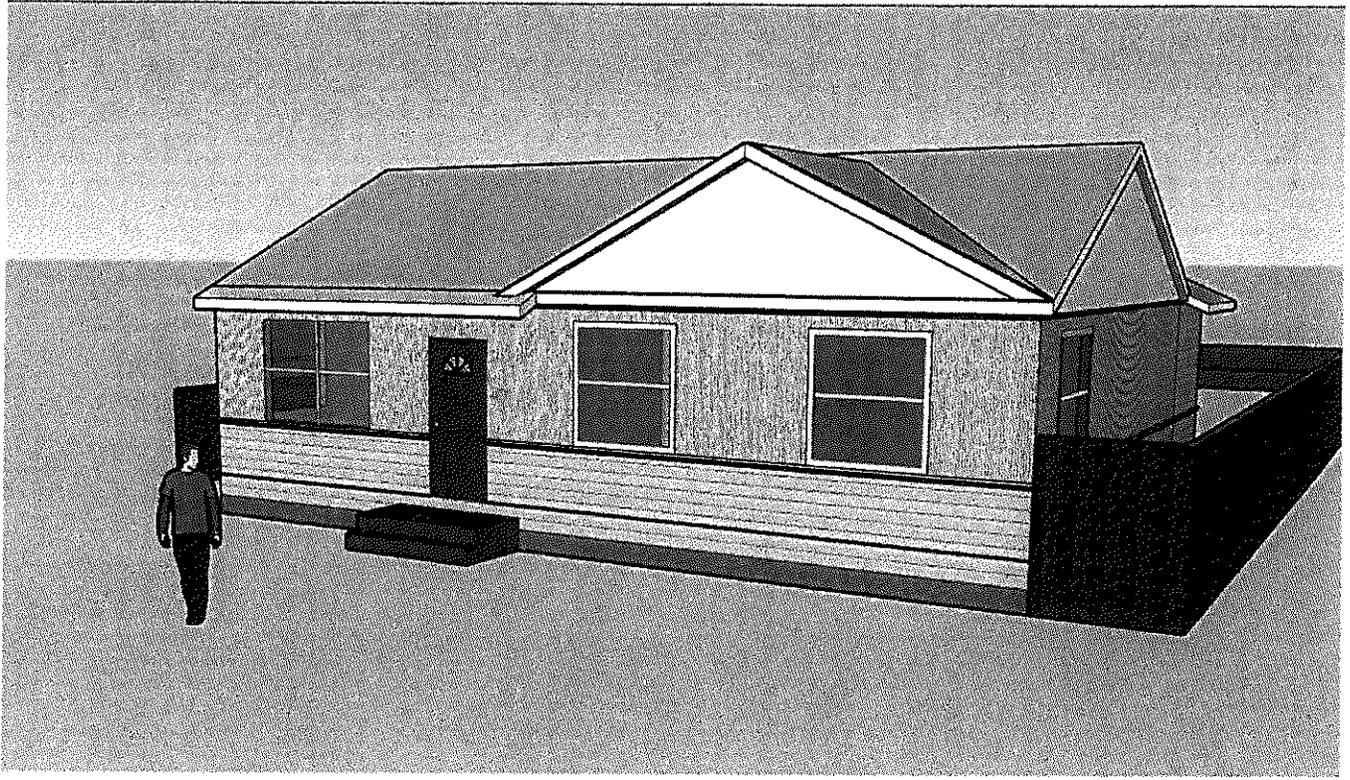
Street View of 360 S. Pastoria



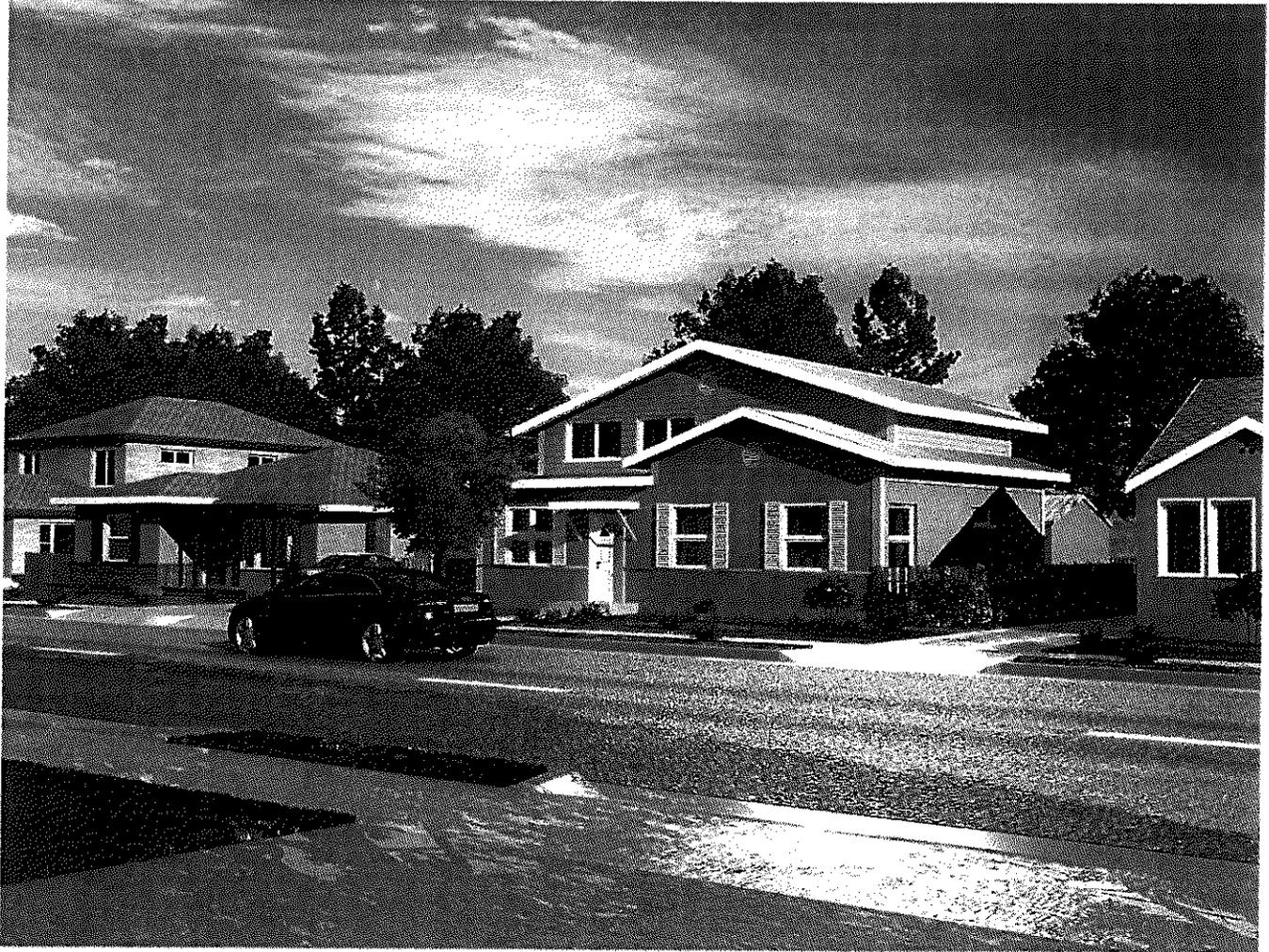
Street View of 312 S. Pastoria



EXISTING Street View of 346 S. Pastoria, from 3D CAD

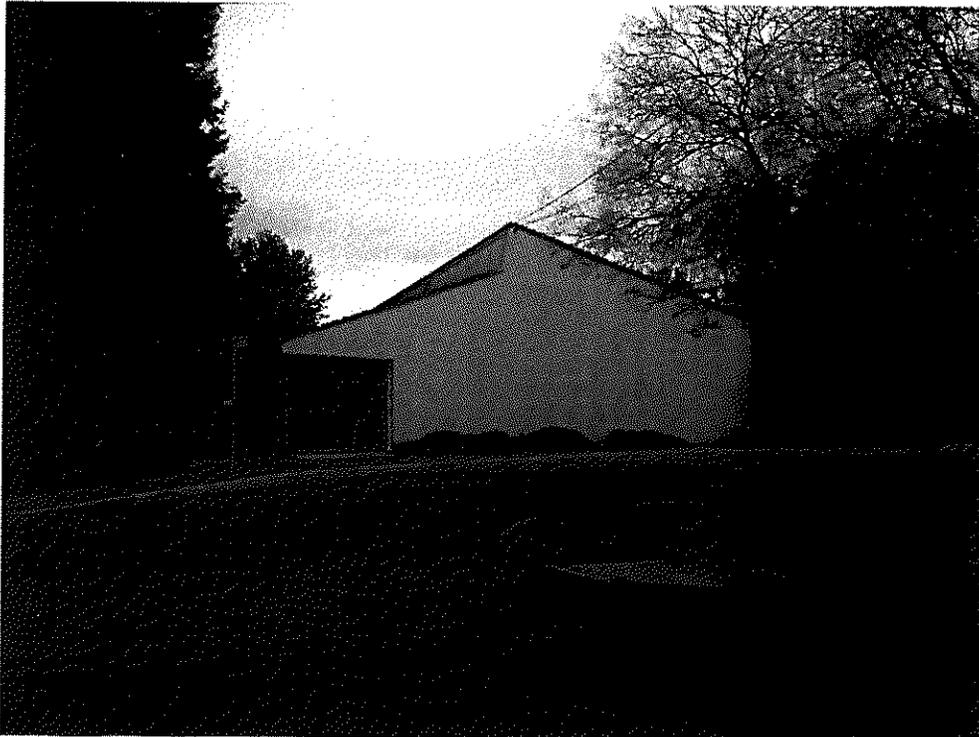


PROPOSED Street Views of 346 S. Pastoria, from 3D CAD



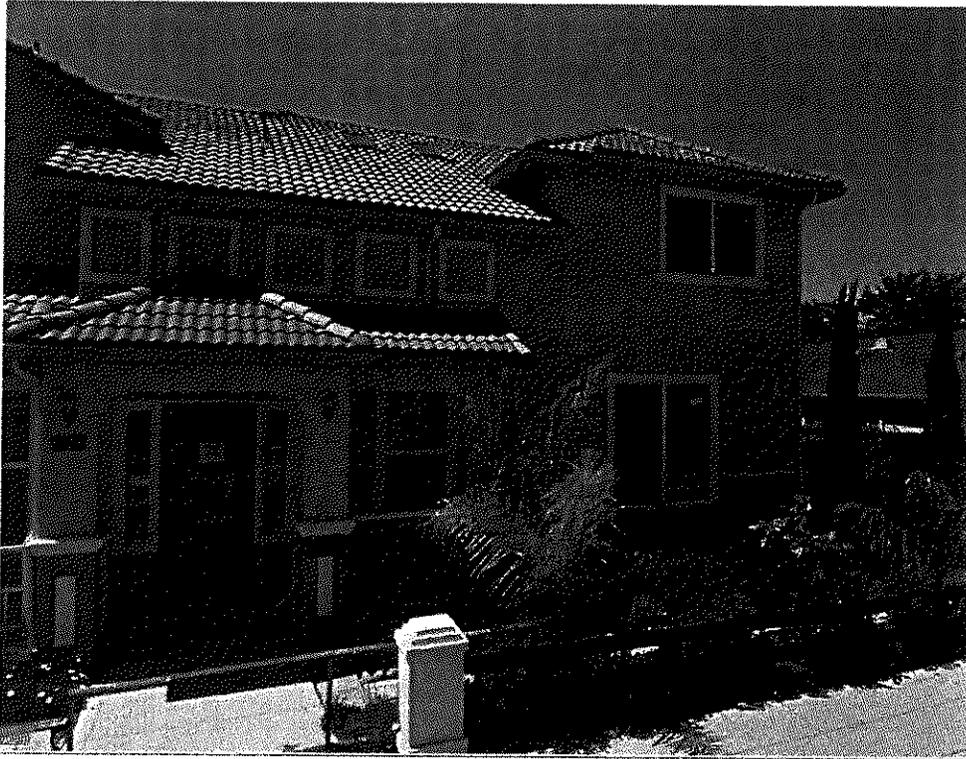


Across the Street from 346 S. Pastoria:



Nearby Structures with Even Larger Front Faces

161 Waverly St, Sunnyvale. Front setback on this newer construction is also 17ft., with full 2-story façade facing the street.



792 W McKinley Ave, Sunnyvale (corner of Pastoria & McKinley). 2 STORY 17FT SETBACK.

