



# CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

June 12, 2013

**File Number:** 2013-7268    **Permit Type:** Preliminary Map and Design Review

**Location:** 1098 Lily Avenue    (near Tamarack Lane)    (213-29-068)

**Applicant/Owner:** Behdad and Ashkon Jafari

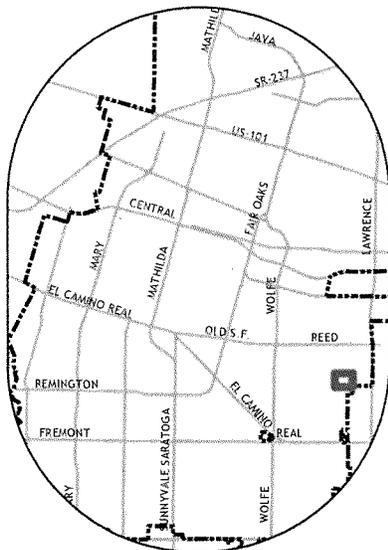
**Staff Contact:** Elise Lieberman, Assistant Planner, (408) 730-7443

**Project Description:** To allow one lot to be subdivided into two lots in the R-0 (Low Density Residential) Zoning District. One new single family home will be built on each new lot resulting in 2,841 sq.ft. for Lot A and 3,029 sq.ft. for Lot B with a 45% FAR for both homes.

**Reason for Permit:** A Preliminary Map and Design Review is required for the two new homes.

**Issues:** None

**Recommendation:** Approve with Conditions



500 Feet

**PROJECT DESCRIPTION**

	<b>Existing</b>	<b>Proposed</b>
General Plan:	Residential Low Density	No Change
Zoning District:	R0	No Change
Total Sq. Ft. on Site:	2,817 sf	Lot A: 2,841 sf Lot B: 3,029 sf
Lot Size:	13,068 sf	Lot A: 6,313 sf Lot B: 6,755 sf
Lot Width:	129 ft.	Lot A: 62 ft. Lot B: 67 ft.
Lot Coverage:	21.59%	Lot A: 31% Lot B: 29%
FAR:	22%	Lot A: 45% Lot B: 44.8%

Previous Planning Projects related to Subject Application <ul style="list-style-type: none"> <li>• 1997-0350 – A Parcel Map application to subdivide one lot into two lots was approved on July 30, 1997.</li> <li>• 2000-0052 – A Design Review application for a new single family house was approved on February 24, 2000.</li> </ul>	<b>Yes</b>
Neighborhood Preservation Complaints	<b>No</b>
Deviations from Standard Zoning Requirements	<b>No</b>

**Preliminary Map:** The preliminary map will allow the creation of two lots within an existing single-family neighborhood. The proposed lots comply with the Zoning requirements for lot size of 6,000 square feet and width of 57 feet for interior lots and 62 feet for corner lots.

**Architecture and Site Design:** The existing home has a simple ranch-style architecture with a hip roof, composition roofing, and siding walls. The majority of homes in the immediate neighborhood are consistent in style and materials. There are two second story single family homes built behind the existing house which are not consistent with the ranch-style architecture of the neighborhood. The newest house which is located directly behind the parcel consists of a tiled hip roof, with stucco walls and accent columns. The two new homes would use stucco on the first floor and siding on the second floor along with a tiled hip roof. Trim would be used around all windows and doors to enhance the design. While the two new homes would be built similarly, the garage doors, front doors and windows have been modified to be different from each other.

The project does not include any proposed second-floor balcony or deck, limiting visual intrusions on adjacent properties. The applicant has worked with staff on the location and size of the second story windows to help preserve and protect impacts on privacy for its neighbors.

The two proposed homes would be located near the center of their respective properties. The frontages would be located on Tamarack Lane whereas the existing house fronts Lily Avenue.

SMC 19.56.020 states that no permit may be issued for any construction which would interfere with solar access by shading more than 10% of the roof of any structure on a nearby property. The project plans demonstrate shading would not exceed the maximum level permitted thereby complying with current solar access standards.

**Trees and Landscaping:** No landscaping on either lot would be altered in conjunction with the tentative parcel map application or design review. Landscaping within the parkway strip must occur following the guidelines listed in Conditions of Approval GC-5. These conditions were set by the City Arborist and Public Works.

**Public Contact:** 8 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received.

**Environmental Determination:** A Categorical Exemption Class 4 (minor division in land) and Class 3 (new construction) relieve this project from CEQA provisions since the map results in only one new lot and there are only two new homes as part of the project.

**Fees:** The Parcel Map will require payment of park in lieu fee at map recordation. The fee will be approximately \$ 28,929.29 for creation of the new parcel. The future new residence will require payment of a Transportation Impact Fee at time of building permit issuance. The TIF will be approximately \$2,094.00 (adjusted annually).

#### **ALTERNATIVES:**

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

**RECOMMENDATION**

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Alternative 1. Approve the Preliminary Map and Design Review based on the Finding in Attachment A and with the recommended Conditions in Attachment B.

Reviewed by:



Shaunn Mendrin  
Senior Planner

Prepared By: Elise Lieberman, Assistant Planner

Attachments:

- A. Recommended Findings
- B. Standard Requirements and Recommended Conditions of Approval
- C. Site and Architectural Plans

## RECOMMENDED FINDINGS

### Design Review

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The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

<b>Basic Design Principle</b>	<b>Comments</b>
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed house entries would face the street and be kept beneath the first-floor eaves similar to the pattern in the existing neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home FARs are at 45% which are consistent with the character of the homes in the adjacent neighborhood. The applicant has taken great measures to ensure that the proposed homes fit with the character in the neighborhood and that its bulk is broken up by incorporating offsets into the design.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of adjacent neighbors by including significant second-story setbacks, minimizing the size of second floor windows, and avoiding second floor balconies and decks.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed homes would have a two-car garage located in the front of each house. This is a typical pattern in the neighborhood.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project does not include any modifications to landscaping. Existing landscaping is compatible with the neighborhood and would be retained. Parkway landscaping will be

	modified as per Conditions of Approval GC-5.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes high quality siding and tiled roofing. These materials are consistent with the Design Techniques and the surrounding neighborhood.
<i>2.2.7 Preserve mature landscaping</i>	The proposed project does not include any modifications to landscaping. Existing landscaping is compatible with the neighborhood and would be retained. Parkway landscaping will be modified as per Conditions of Approval GC-5.

**Preliminary Map**

In order to approve the Preliminary Map the following must be made:

1. That the preliminary map is consist with the General Plan.

*The General Plan designation for the subject site is Residential Low Density. The proposed map will result in two individual parcels consistent with the General Plan and Zoning regulations in regards to lot size and width.*

2. The preliminary map meets the requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code.

*The proposed subdivision meets all requirements and conditions and staff has determined the proposed subdivision is in compliance with the Subdivision Map Act and the Sunnyvale Municipal Code.*

**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
June 12, 2013**

**Planning Application 2013-7268**

1098 Lily Avenue

Parcel Map to create two new lots and Design Review for two new homes.

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 with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing.  
[COA] [PLANNING]
  
- GC-2. PERMIT EXPIRATION:  
The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not

exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)

GC-3. SIDE PROPERTY LINE STAKING:

The side property line between Lot A and Lot B shall be staked and the foundation for Lot A shall be verified by a registered Civil Engineer or Land Surveyor. The applicant shall provide a copy of the letter to the project planner. [PLANNING] [COA]

GC-4. DEMOLITION:

The existing home shall be demolished prior to recordation of the Final Parcel Map. [PLANNING] [COA]

GC-5. FUTURE BUILDING PERMITS:

Building permits for new structures on Lot A and Lot B shall comply with the following requirements:

- a) Payment of a **Transportation Impact Fee** at building permit issuance. The fee will be calculated at building permit issuance. [PUBLIC WORKS/PLANNING] [COA]

GC-6. TITLE 25:

Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]

**PM: THE FOLLOWING SHALL BE ADDRESSED AS PART OF THE FINAL MAP PROCESS.**

PM-1. RECORDATION:

This project is subject to, and contingent upon, the approval of a tentative map and recordation of a parcel map prior to building permit issuance (SMC 18.38.030). The submittal, approval and recordation of the parcel map shall be in accordance with the provision of the California subdivision map act and Sunnyvale Municipal Code Title 18 Subdivision requirements. (SMC 18.20). [SDR] [Public Works]

PM-2. PARK IN LIEU FEE:

The developer shall pay the required park in lieu fee prior to final map recordation. (SMC 18.10). [SDR] [PUBLIC WORKS/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. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-4. 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-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 preconstruction through project completion and final occupancy) 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-6. CITY STREET TREES:

The landscape plan shall include street trees and irrigation in the parkway strip. The landscape plan shall be submitted for review and approval by the City Arborist prior to issuance of building permit. [COA] [ENGINEERING/CITY ARBORIST]

BP-7. CITY STREET TREES (SUBDIVISION):

Install 2 Fraxinus Americana 'Autumn Purple' city street trees on Lily Avenue in the parkway strip. Obtain approval of a detailed landscape and irrigation plan from the Director of Community Development (SMC 19.37) prior to issuance of a Building Permit. [SDR] [PLANNING/PUBLIC WORKS]

**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]







**PRELIMINARY PARCEL MAP**

A TWO LOT SUBDIVISION

OF PARCEL 2 OF PARCEL MAP

FILED JUNE 19TH, 1997 IN BOOK 703 OF MAPS, PAGE 40  
 IN THE RECORDER OFFICE OF THE SANTA CLARA COUNTY

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

SCALE: 1" = 10'

MAY 2013

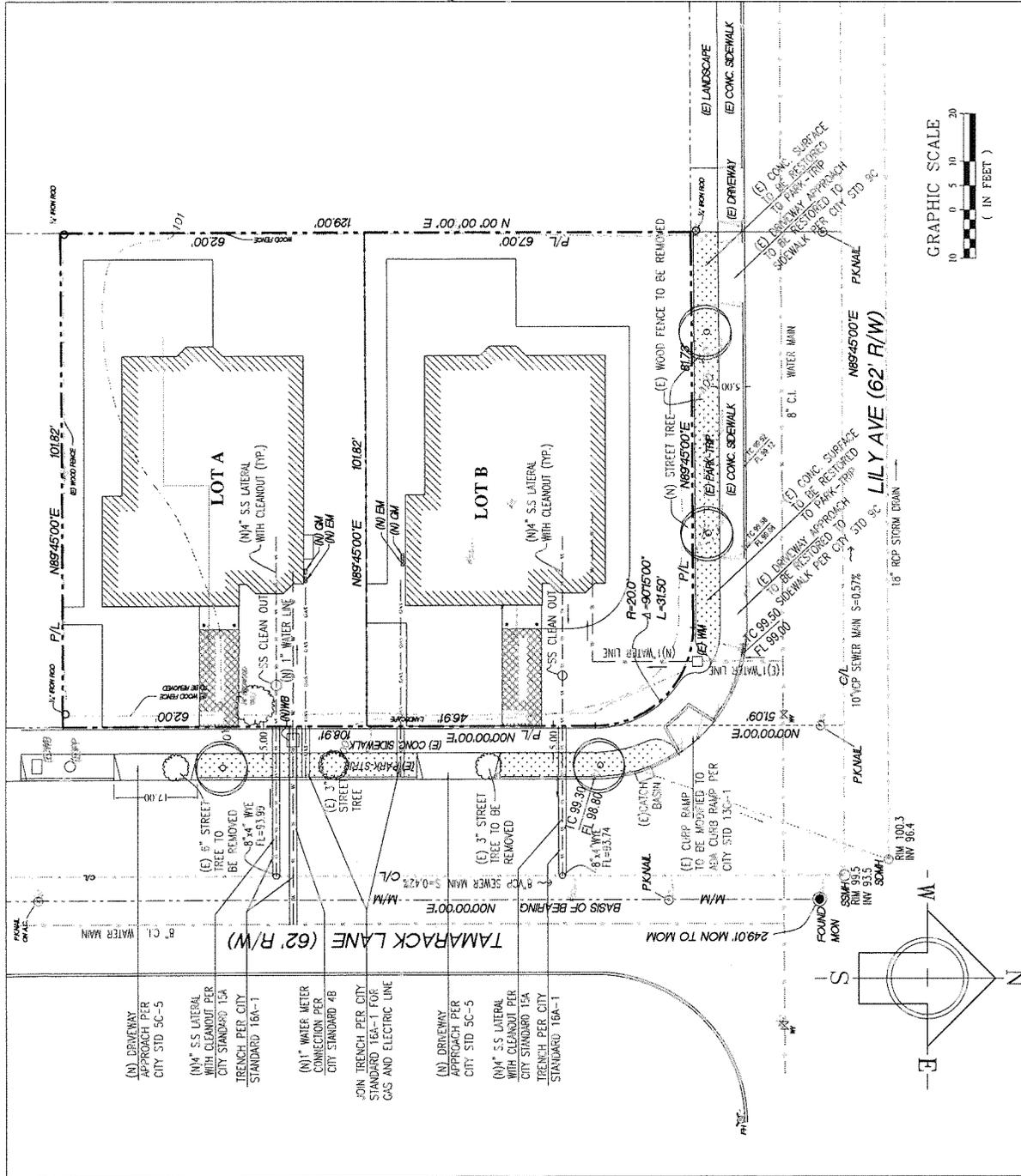


RONALD S. SCHMALZ, P.E.  
 LICENSE EXPIRES DECEMBER 31, 2013



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surveying - engineering - architecture



- (N) DRIVEWAY APPROACH PER CITY STD 5C-5
- (N) 4" S.S. LATERAL WITH CLEANOUT PER CITY STANDARD 16A-1
- (N) 1" WATER METER CONNECTION PER CITY STANDARD 4B
- JOIN TRENCH PER CITY STANDARD 16A-1 FOR GAS AND ELECTRIC LINE
- (N) DRIVEWAY APPROACH PER CITY STD 5C-5
- (N) 4" S.S. LATERAL WITH CLEANOUT PER CITY STANDARD 16A-1
- TRENCH PER CITY STANDARD 16A-1







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MR. BOB JAFARI RESIDENCE  
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 SUNNYVALE, CALIFORNIA

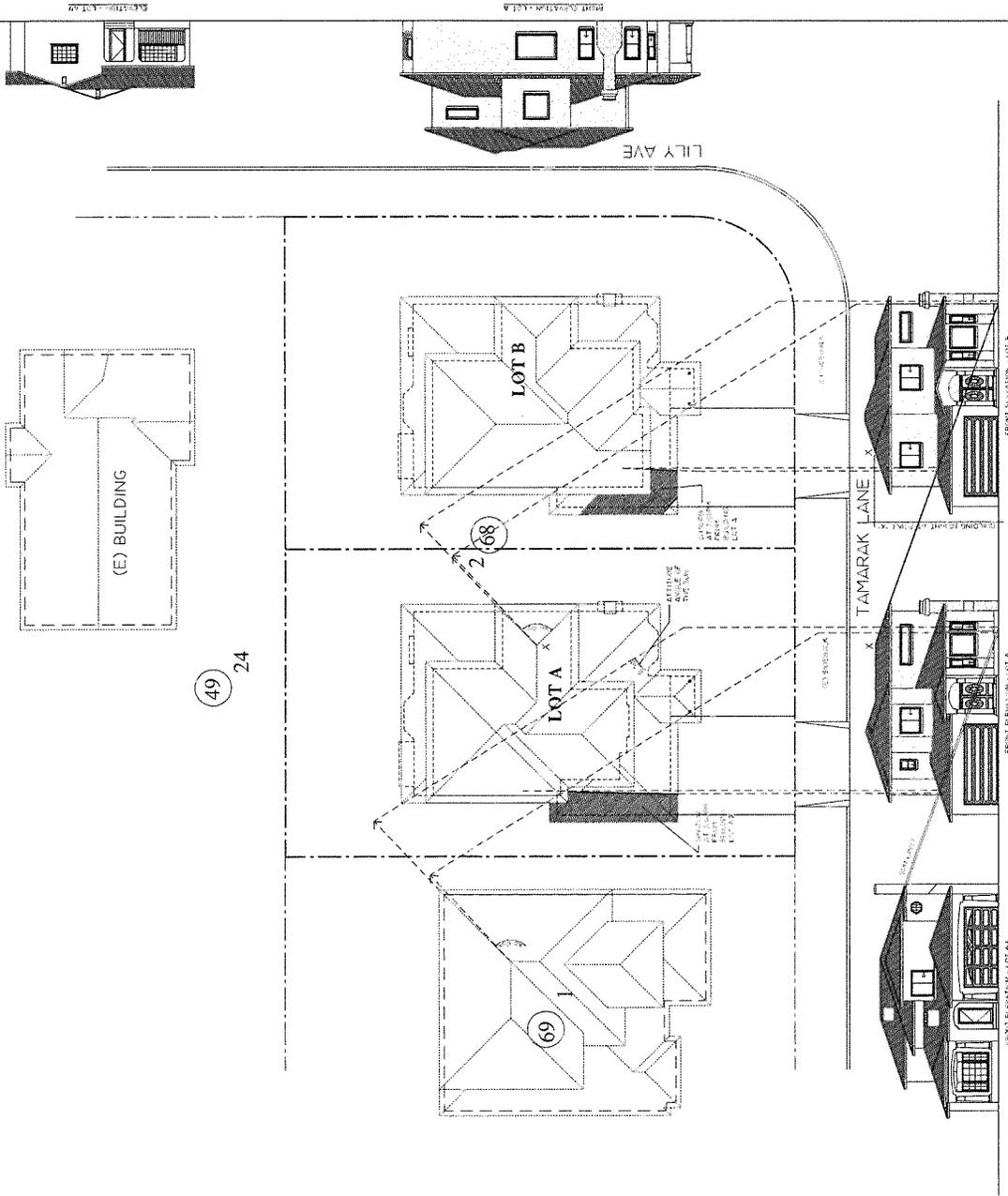
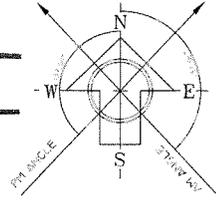
CUSTOM HOME  
 SHADOW STUDY

REV	DATE	DESCRIPTION
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3	02/11/13	AS NOTED
4	02/11/13	AS NOTED
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100	02/11/13	AS NOTED

SHEET 4 OF 4  
 A-1-4

FOR PERMIT ONLY NOT FOR CONSTRUCTION

ATTACHMENT C  
 Page 6 of 13



SHADING CALCULATIONS AT 9:30 AM:  
 BUILDING: [unclear]  
 SHADOW AREA: [unclear]  
 IN SHADE: [unclear]  
 IN SUN: [unclear]

SHADOW STUDY AT 3:00 PM  
 SCALE: 3/8" = 1'-0"

LEGEND:  
 SHADOWS AT 3:00 PM  
 SHADOWS AT 9:30 AM



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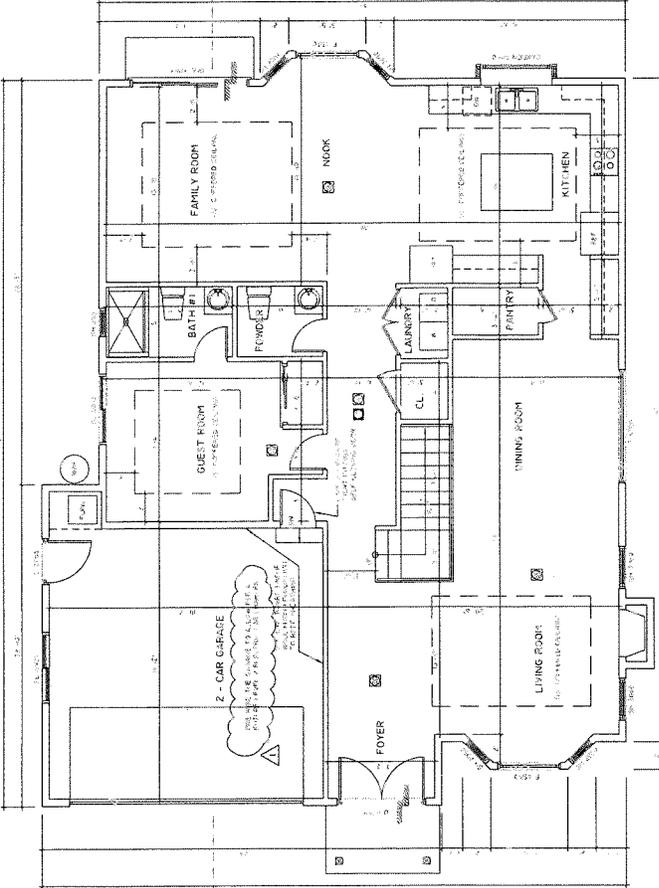


MR. BOB JAFARI RESIDENCE  
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 SUNNYVALE, CALIFORNIA

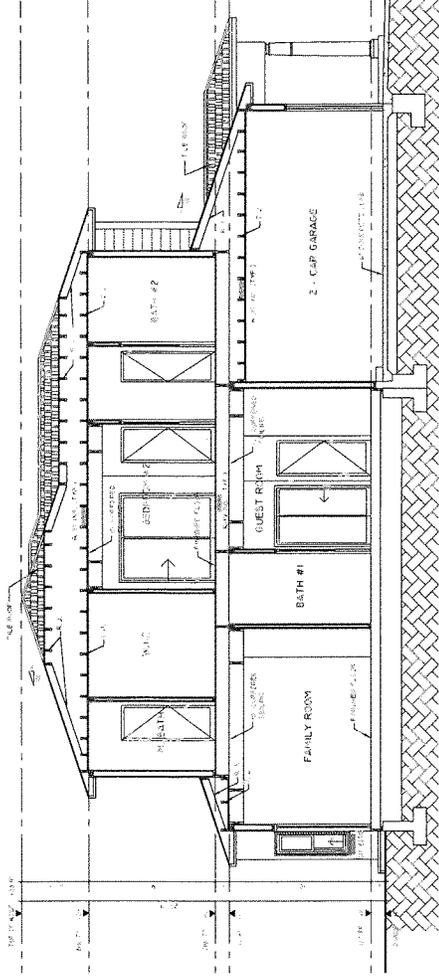
CUSTOM HOME  
 ROOF PLANS - SECTION  
 LOT A

ATTACHMENT C  
 Page 8 of 13

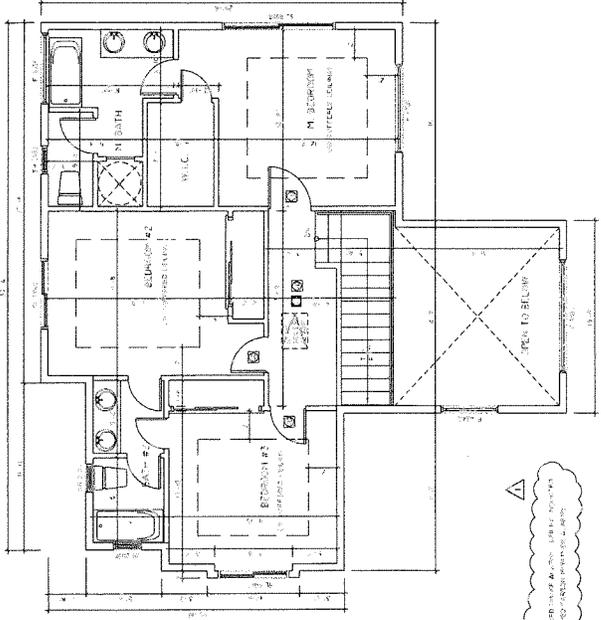
LOT A



PROPOSED 1ST FLOOR PLAN  
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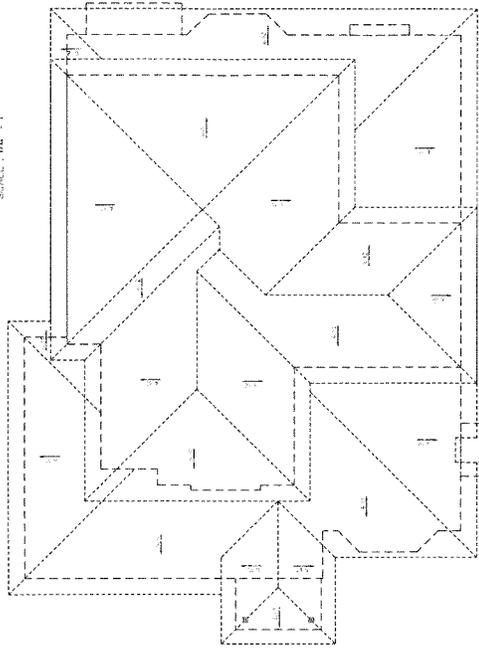


SECTION A-A  
 SCALE: 1/4" = 1'-0"



PROPOSED 2ND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**LEGEND:**  
 [Symbol] APPROVED UNDER A-200 (LIMITED EXEMPTION)  
 [Symbol] APPROVED UNDER A-200 (LIMITED EXEMPTION)



ROOF PLAN  
 SCALE: 1/4" = 1'-0"

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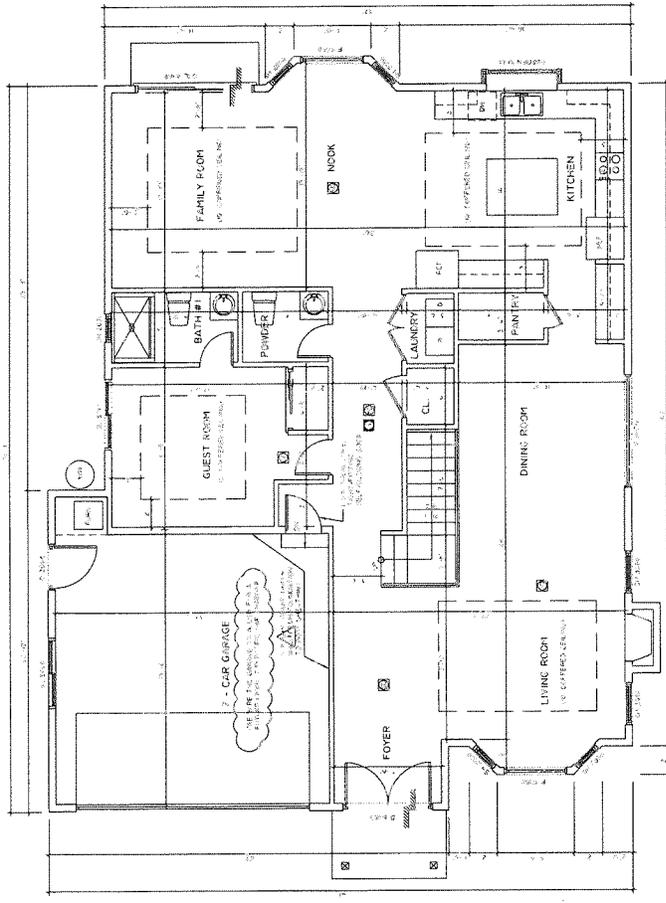


MR. BOB JAFARI RESIDENCE  
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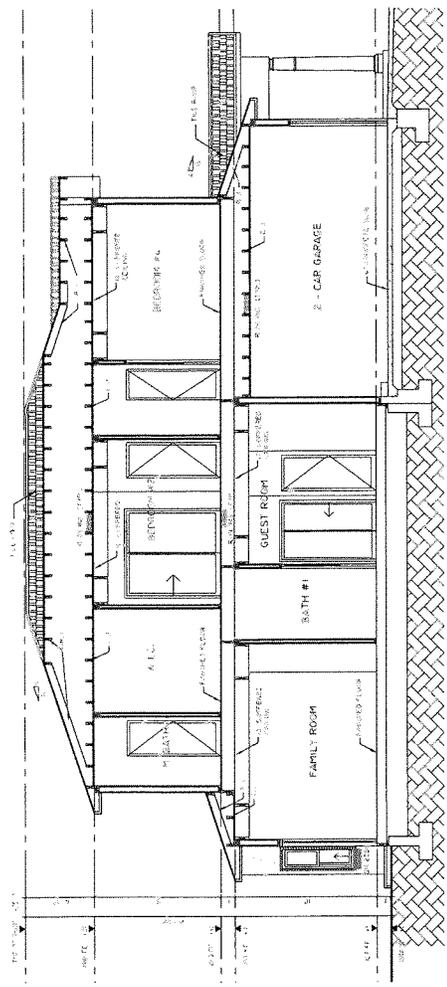
CUSTOM HOME  
 ROOF PLANS - SECTION  
 LOT B

ATTACHMENT C  
 Page 9 of 13

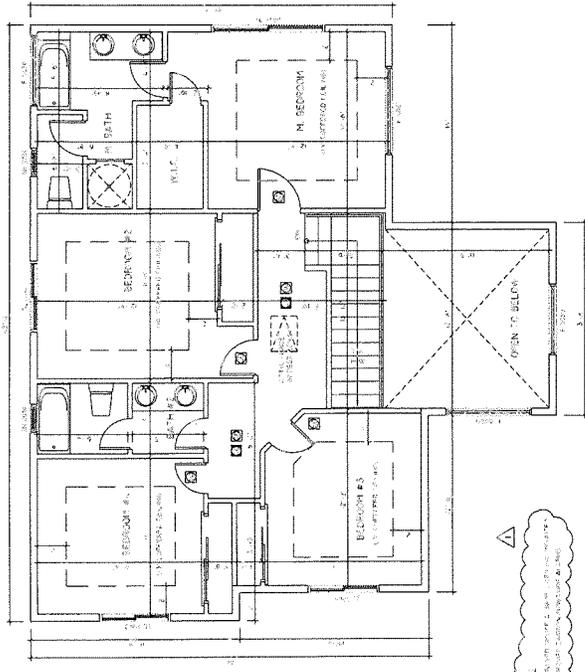
LOT B



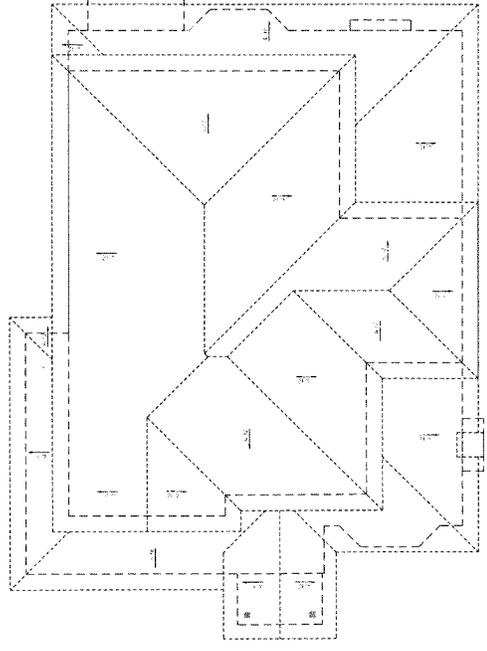
PROPOSED 1ST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



SECTION A-A  
 SCALE: 1/4" = 1'-0"



PROPOSED 2ND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



ROOF PLAN  
 SCALE: 1/4" = 1'-0"

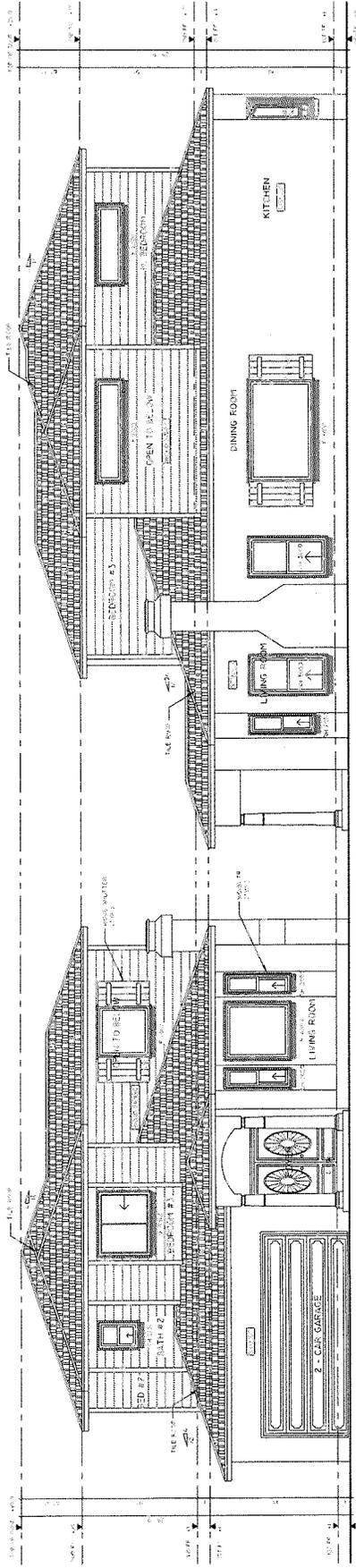
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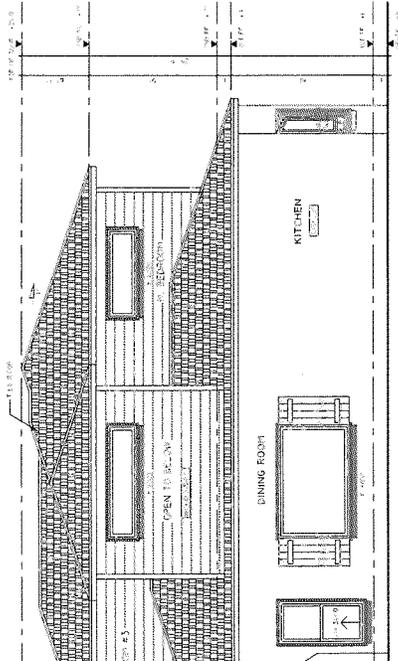
MR. BOB JAFARI RESIDENCE  
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CUSTOM HOME  
 EVALUATIONS - LOT A

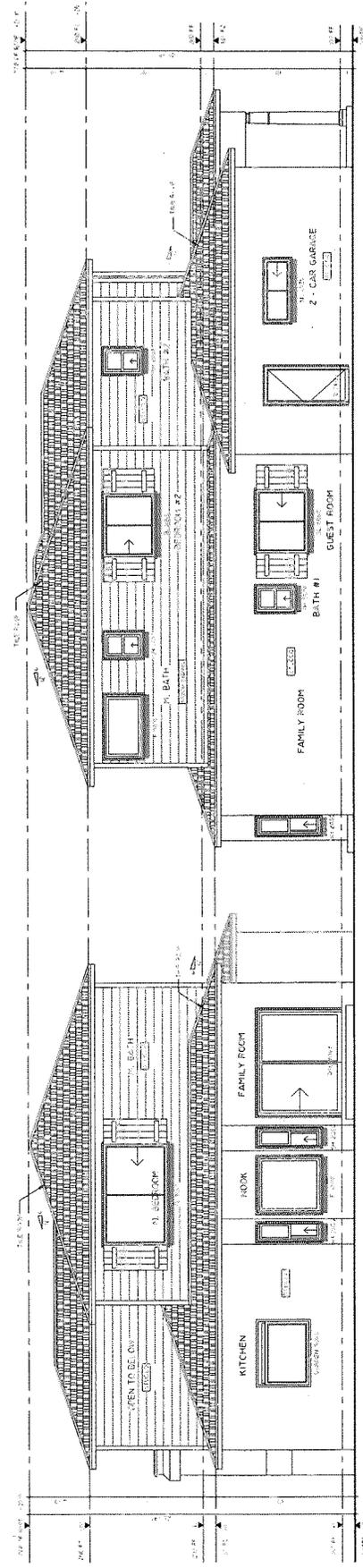
LOT A



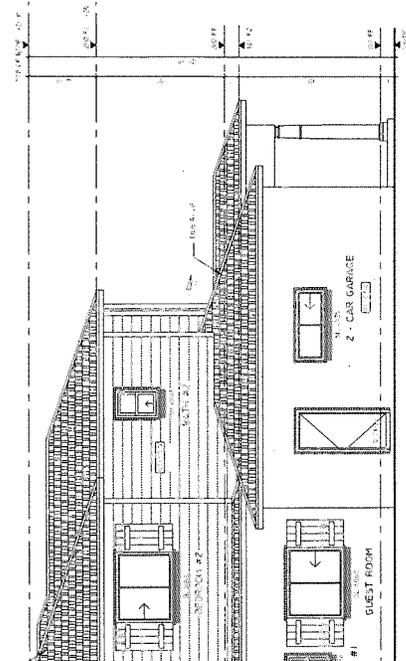
FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION  
 SCALE: 1/4" = 1'-0"



REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION  
 SCALE: 1/4" = 1'-0"

# LOT B

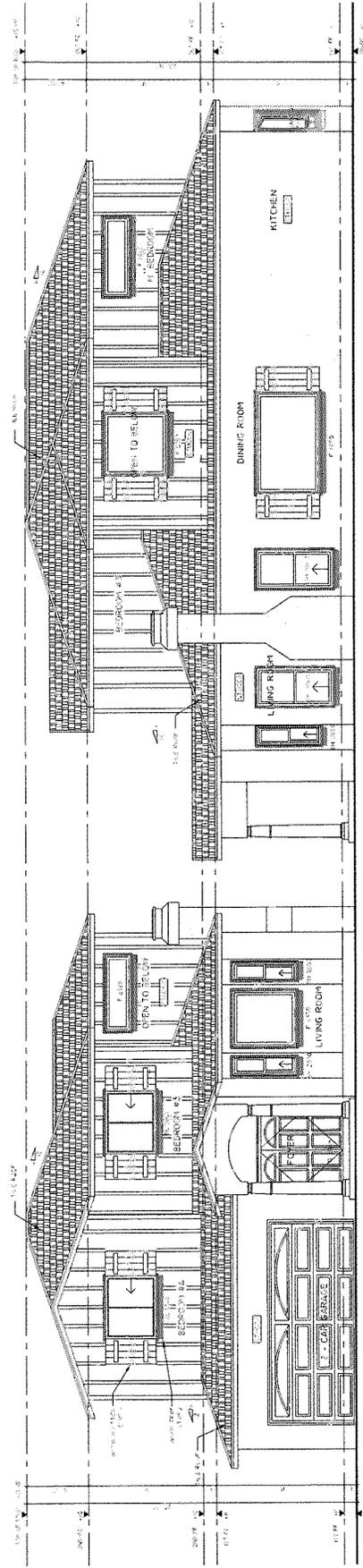
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 TEL: (408) 268-9337  
 FAX: (408) 268-1135



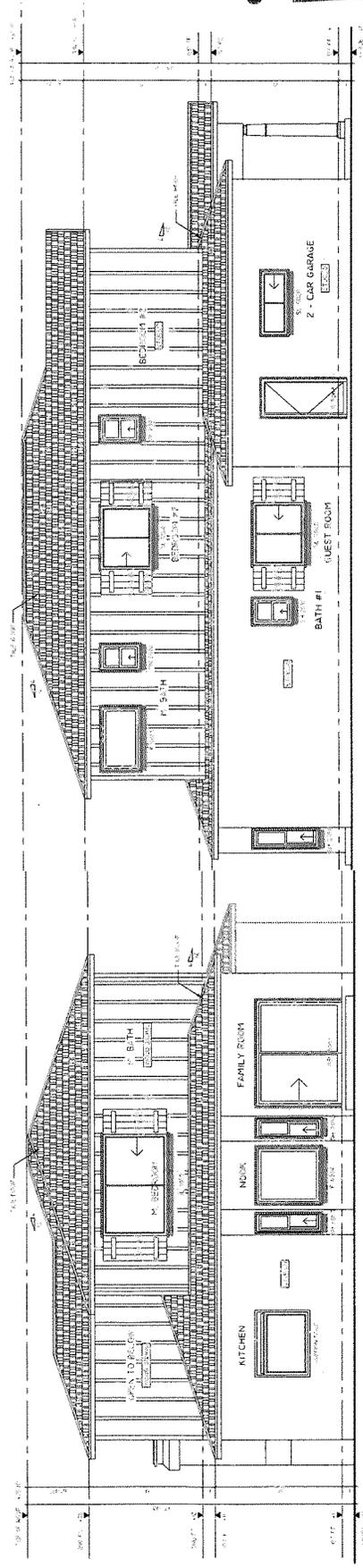
MR. BOB JAFARI RESIDENCE  
 1098 LILY AVE. (LOT-A)  
 SUNNYVALE, CALIFORNIA

CUSTOM HOME  
 /ATIONS - LOT B

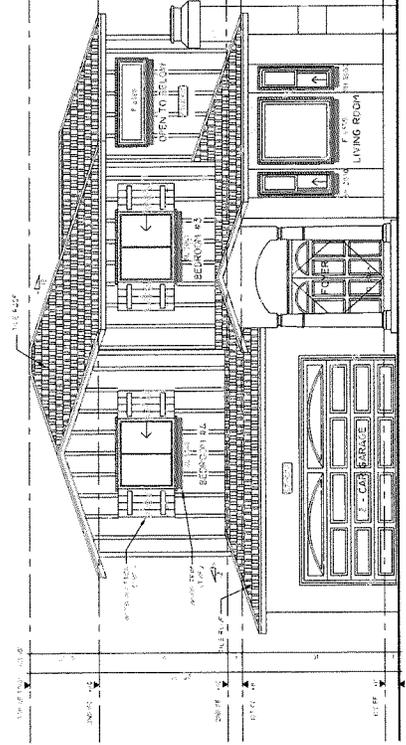
ATTACHMENT C  
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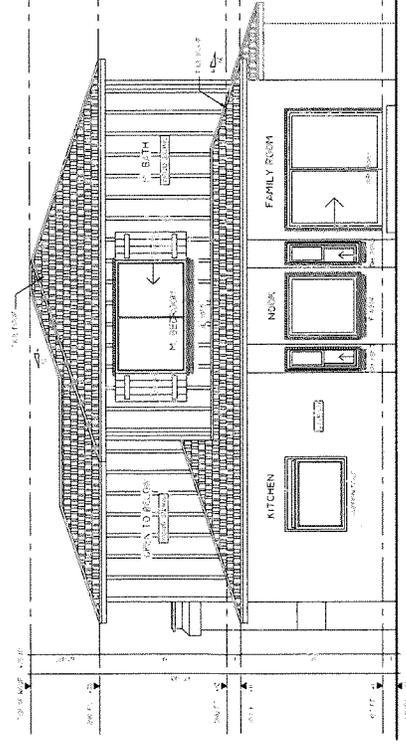
FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



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



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



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



