



**CITY OF SUNNYVALE
REPORT
Planning Commission**

January 14, 2008

SUBJECT: **2007-1196** – Application for a property located at **1509 Mallard Way** (near Durshire Wy.) in an R-0 (Low Density Residential) Zoning District.

Motion Design Review to allow a 1,372 square foot two-story addition to an existing one-story home for a total of 3,355 square feet resulting in a 54% FAR (Floor Area Ratio) where 45% FAR may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions One-Story Single Family Home

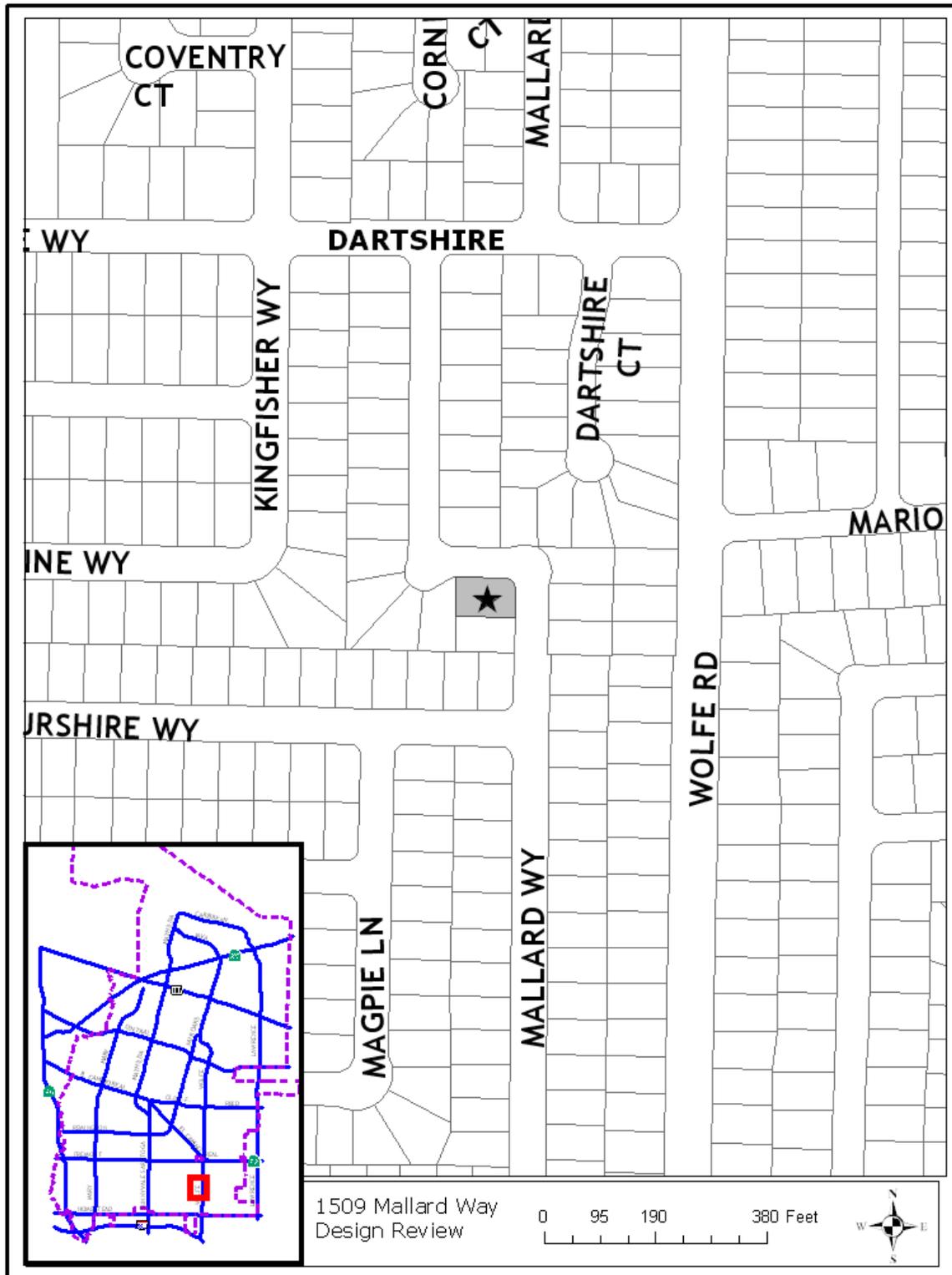
Surrounding Land Uses

- North Two (2) Two-Story Single Family Homes
- South One-Story Single Family Home
- East One-Story Single Family Home
- West Two-Story Single Family Home

Issues Floor Area Ratio

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,177	Same	6,000 min.
Gross Floor Area (s.f.)	1,983	3,355	No max.
Lot Coverage (%)	32%	35%	40% max.
Floor Area Ratio (FAR)	32%	54%	45% max. without PC review
Building Height (ft.)	16'	24'	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front	20' / N/A	Same / 25'	20' / 25' min.
Left Side	6' / N/A	Same/7'	4' / 7' min.
Right Side	11' 11"/N/A	Same/23'	7' / 11' min.
Rear	19' 10.5"/ N/A	Same/ 23' 8"	20' (10' w/ 25% encroachment / 20' min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

ANALYSIS**Description of Proposed Project**

The proposed project is for 1,372 square foot two-story addition to an existing one-story home for a total of 3,355 square feet resulting in a 54% F.A.R. (Floor Area Ratio). All proposed new homes or additions that exceed 45% F.A.R shall be reviewed by the Planning Commission

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2002-0830	Removal of a Eucalyptus Tree	Staff / Approved	10/30/2002

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions includes minor additions to existing structures.

Design Review

Site Layout: The site is a corner lot where Mallard Way jogs west resulting in two street frontages. The front of the home faces to the east. The proposed second story addition would be set back five feet at the front and lie mostly on top of the southern side of the existing home. The proposal includes a small 180 s.f. addition to the first story, which includes an office and entryway area. The proposed 1,192 s.f. second story contains three bedrooms and two bathrooms. Additional area is devoted to closet space and a landing area. An initial plan included an approximate 1' setback from the first story along the entire left side of the home, but was revised to include horizontal offsets with slightly increased setbacks that help break up this visual appearance of this elevation. See Floor Plans for more detail in Attachment C.

The following Guidelines were considered in analysis of the project site design.

Single Family Home Design Techniques (Site Layout)	Comments
<i>3.4 C. If a traditional second floor is necessary, set the front, rear, and sides of the second floor back from first floor walls. In general, it is best to set second floor areas back as far as possible from the front façade of the home (e.g., five feet or more). Side and rear façade setbacks of three to five feet are generally sufficient. Care should be given to avoiding second story bulk near the front of the home when similar bulk is absent from adjacent homes.</i>	The home appears less massive due to the position of the second-story which is setback considerably from the longer street frontage.

Single Family Home Design Techniques (Site Layout)	Comments
<i>3.4 I. Long second story walls should have horizontal offsets at least every twenty-four feet. Offsets should generally be a minimum of two feet deep and six feet wide</i>	The latest modifications to the design allow for horizontal offsets along side elevations of the second story which help improve visual appearance.

Architecture: The proposed addition will match the architectural style and theme of the existing home. The second story utilizes a hipped roof form and is broken up with a popped out section between the two bedrooms. The predominant material of the new home will be wood siding. A stone or brick base material will be carried along three sides of the home. A 50-year dimensional composition or equivalent roof material is required to be utilized per Condition of Approval #3A. As stated in the “Site Layout” section, the applicant has worked with staff to break up the horizontal plane of the second story along the side elevation.

The following Guidelines were considered in the analysis of the project architecture.

Single Family Home Design Techniques (Architecture)	Comments
<i>3.7 C. Carry materials and trim used on the front façade to all other sides of the house. Avoid designs where only the front of the house is given interesting materials and details.</i>	The design of the home incorporates a brick base material along portions of three elevations. Window trim is also utilized along each elevation.
<i>3.5 A. Avoid overly complex floor plans with visually busy walls and roof forms.</i>	The design of the home incorporates appropriate variation in roof form that blends well with the neighborhood and does not seem overly complex.

Landscaping: The proposed project does not include any modifications to the existing landscaping of the site. No significant trees will be removed in conjunction with this project.

Parking/Circulation: The home contains the required two covered and two uncovered spaces as currently provided. Some minor modifications to the interior layout of the garage are planned.

Compliance with Development Standards/Guidelines: The proposed home meets all the required setbacks and lot coverage requirements. The R-0 Zone does not restrict the overall floor area or Floor Area Ratio (FAR) for a home, but instead utilizes floor area as a threshold that triggers Planning Commission

review for homes over 45% F.A.R. The two-story house also would not interfere with solar access to the rooftop of any structure on nearby properties as required per the Sunnyvale Municipal Code Chapter 19.56.020

Expected Impact on the Surroundings: The proposed second-story addition should not have a significant impact on the surrounding area. The neighborhood contains a mix of one and two-story homes that vary in size, including an approximately 3,000 s.f. home directly north of the subject site. Privacy impacts are minimized through sizing and placement along each elevation. The proposed home will be larger than homes in the immediate area; however staff finds that the home is not out of character and blends well within the neighborhood due to exceptional site design and architecture

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Staff has not received any written comments related to this proposal.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 9 notices mailed to property owners and residents adjacent to the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for Design Review. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

Recommendation

Alternative 1

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Andrew Miner
Principal Planner

Attachments:

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

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms to 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 orientation of the home is consistent with other homes in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As designed, the proposed home is compatible with the neighboring homes in appearance and scale.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	Window placement has been design to respect immediate neighbor to the extent possible and the home meets or exceeds all the required setbacks.
<i>2.2.4 Minimize the visual impacts of parking.</i>	No modifications to the parking layout are proposed.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Front yard landscaping will be supplied at the discretion of the home owner.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The new home will utilize stucco siding and a stone or brick base material.
<i>2.2.7 Preserve mature landscaping</i>	Significant landscaping exists on site. No significant trees will be removed as art of this proposal.

Recommended Conditions of Approval – Design Review

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 of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

- A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at the Planning Commission hearing except that minor changes of the approved plans may be approved at staff level by the Director of Community Development.
- B. The Design Review shall be null and void one year 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 the expiration date.
- C. A tree protection plan shall be submitted for any existing trees on the site. Where possible, trees shall be protected and saved. Provide an inventory and valuation of any trees proposed to be removed prior to issuance of building permits.
- D. Obtain necessary tree removal permits for the removal of any protected trees. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain Building Permits

3. DESIGN/EXTERIOR COLORS AND MATERIALS

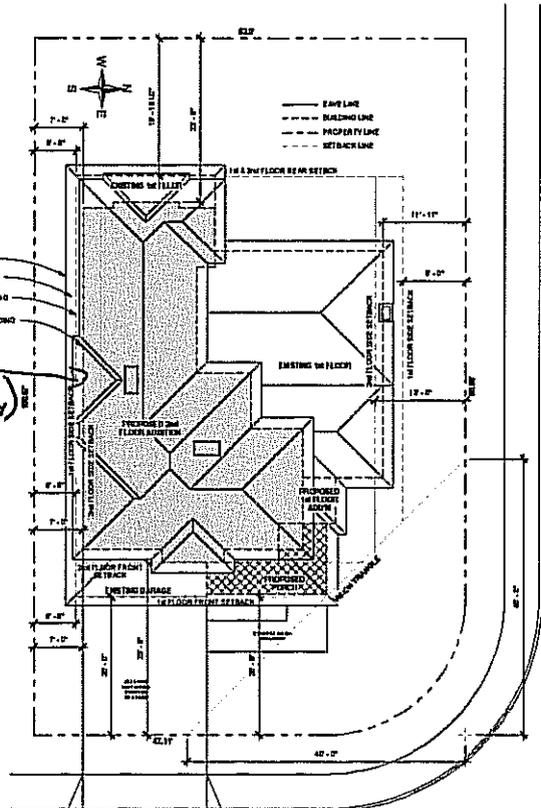
- A. Roof material shall be a 50-year dimensional composition shingle, or equivalent warranty material, providing texture and shadow effect, as approved by the Director of Community Development.

CURTIS RESIDENCE

SINGLE FAMILY HOME ADDITION/REMODEL



See Floor Plan
for modified
wall plane (2nd story)



A - Site Plan
1/8" = 1'-0"

PROJECT DATA

ADDRESS: 1509 MALLARD WAY
BUNNYVALE, CA

APN: 309-29-037 ZONING: R0

LOT SIZE: 6177.0 sf

EXISTING GARAGE: 436.3 sf

EXISTING 1st FLOOR: 1546.6 sf

EXISTING TOTAL: 1982.9 sf

1st FLOOR ADDN: 179.8 sf

2nd FLOOR ADDN: 1192.4 sf

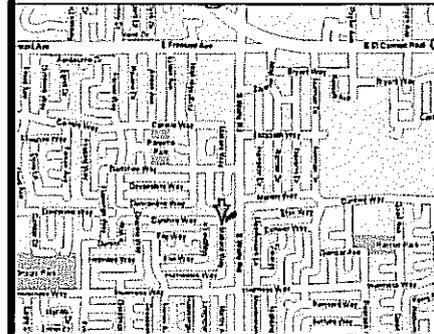
PROPOSED TOTAL: 3355.1 sf

PROPOSED LOT COVG: 2162.7
ALLOWED LOT COVG: 2470.8 sf 40%
PROPOSED F.A.R.: 3355.1 / 54%

BUILDING CODES & REGULATIONS

2005 ENERGY CODE
CALIFORNIA BUILDING CODE 2001 EDITION (1997 UBC)
CALIFORNIA MECHANICAL CODE 2001 EDITION (2000 UMC)
CALIFORNIA PLUMBING CODE 2001 EDITION (2000 UPC)
CALIFORNIA ELECTRIC CODE 2001 EDITION (1999 NEC)

VICINITY MAP



SHEET INDEX

A1.0	SITE PLAN & DATA
A2.0	EXISTING FLOOR PLAN
A3.0	PROPOSED FLOOR PLAN
A3-1	ELECTRICAL PLAN
A4.0	PROPOSED ELEVATIONS
A5.0	SECTIONS
A6.0	ROOF PLAN
S1.0	FOUNDATION
S2.0	FRAMING PLAN
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS
H1	HARDY-FRAME DET.
H2	HARDY-FRAME DET.
T24	TITLE 24

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CURTIS
RESIDENCE
1509 MALLARD WAY
SUNNYVALE, CA

PROJECT DESCRIPTION
EXISTING SINGLE FAMILY
RESIDENCE TO BE
REMODELLED WITH A 1ST
FLOOR ADDITION AS WELL AS
A NEW 2ND STORY ADDITION

REVISIONS
Description Date

1



SITE PLAN & DATA

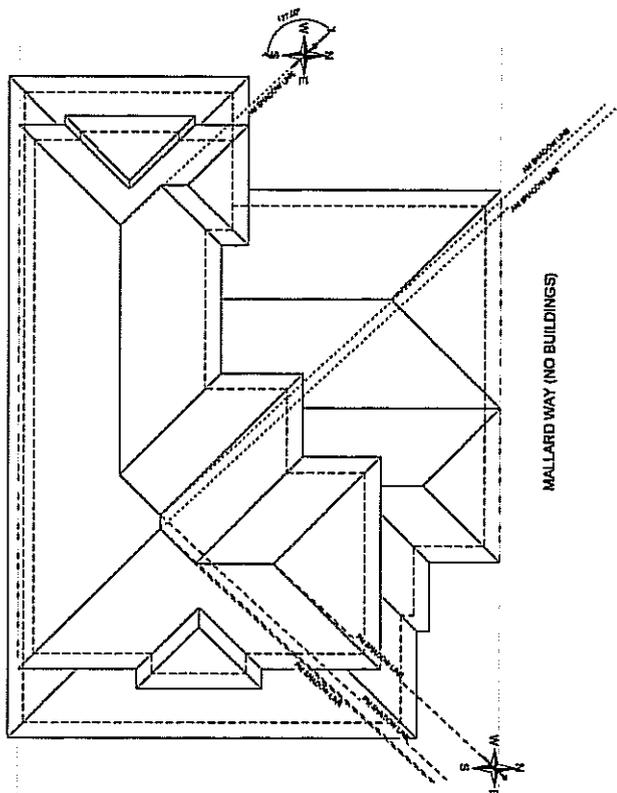
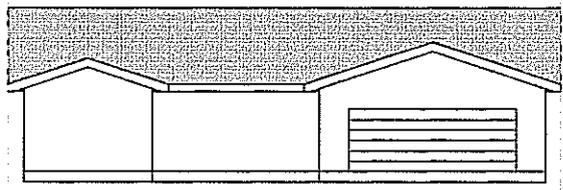
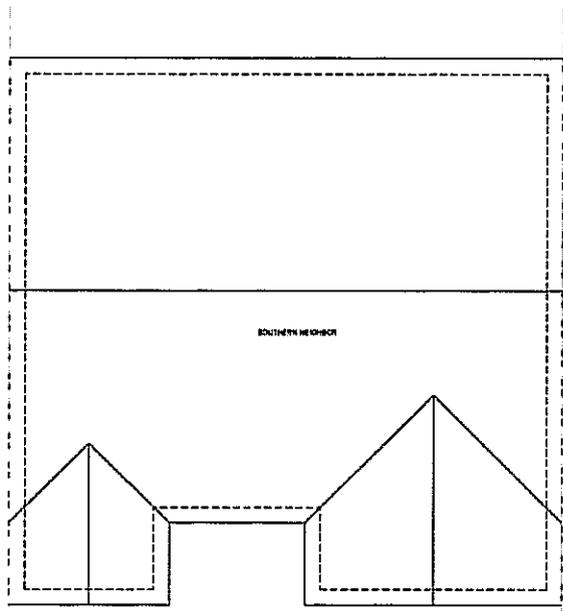
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1/8" = 1'-0"

ATTACHMENT
S



MALLARD WAY (NO BUILDINGS)

MALLARD WAY (NO BUILDINGS)

Scale Study
3/18 = 1/4"

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CURTIS
Residence
1508 MALLARD WAY
SUNNYVALE, CA

Revision Schedule

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SOLAR STUDY

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ATTACHMENT

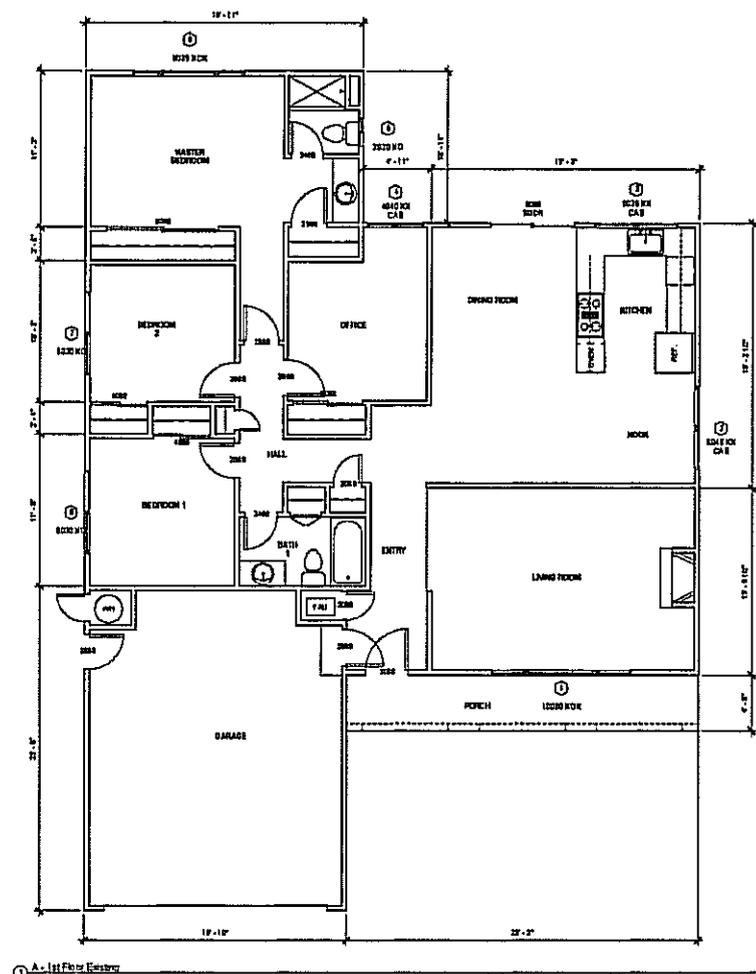
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Residence**
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SUNNYVALE, CA



1 Existing Floor Plan
1/4" = 1'-0"

Revision Schedule

#	Description	Date



**EXISTING
FLOOR PLAN**

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Scale: 1/4" = 1'-0"

ATTACHMENT 2

S

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CURTIS Residence
 1508 MALLARD WAY
 SUNNYVALE, CA

BASE WALL
 CURTIS WALL W/DOOR
 LOW WALL

WALL LEGEND
 1/2" = 1'-0"

Revision Schedule

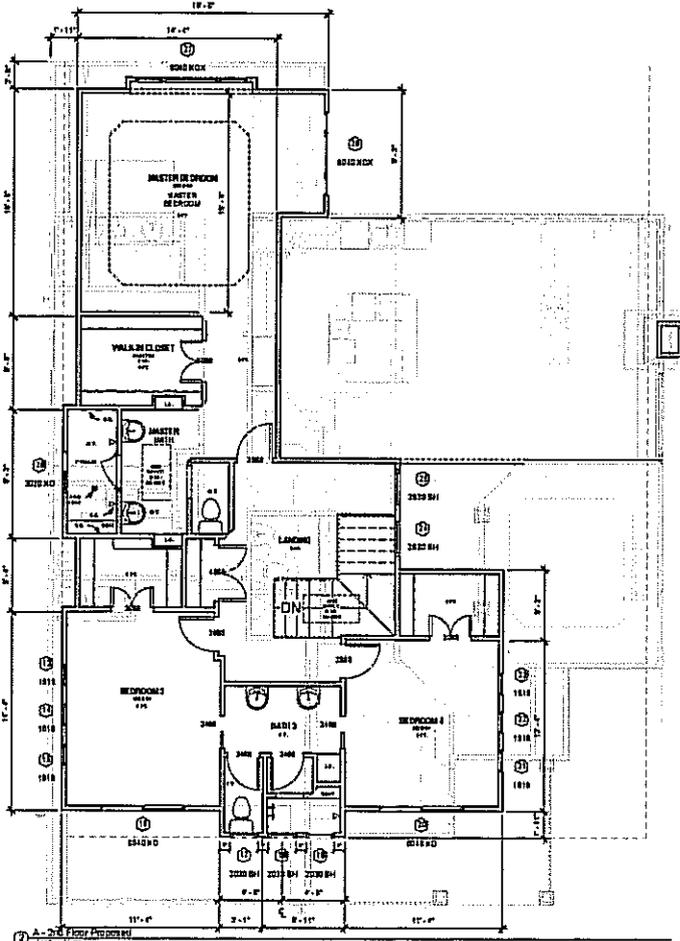
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PROPOSED FLOOR PLAN

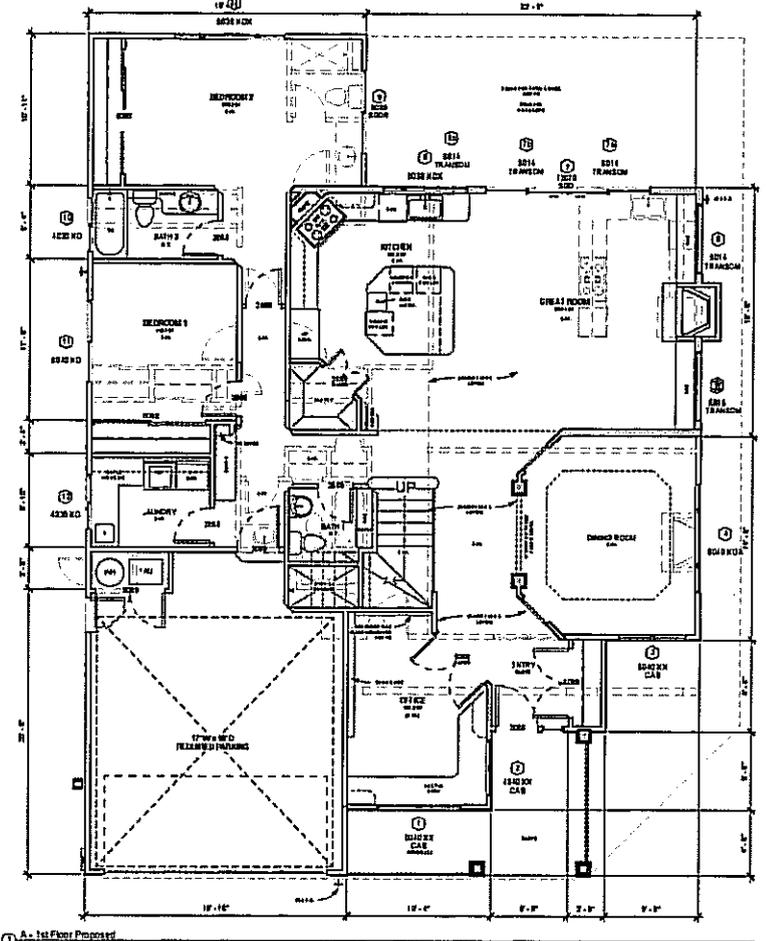
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ATTACHMENT



1 A - 1st Floor Proposed
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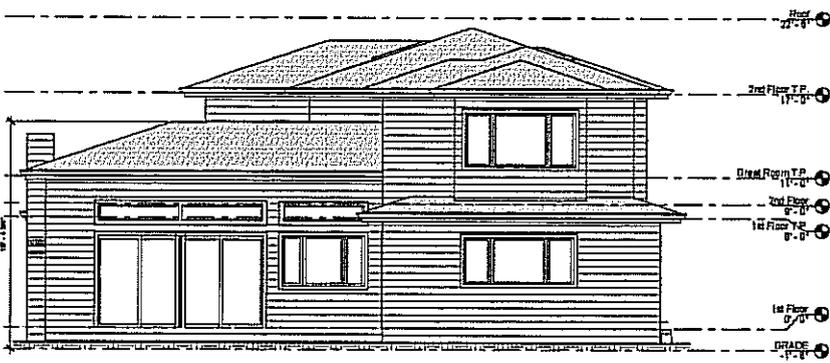
1 A - 2nd Floor Proposed
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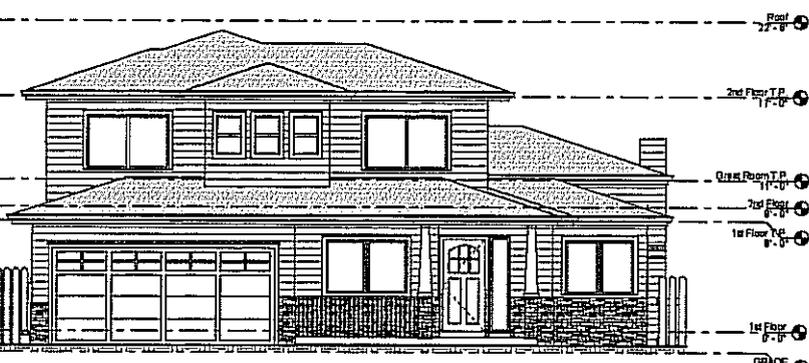
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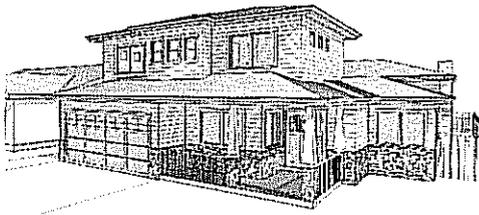
CURTIS Residence
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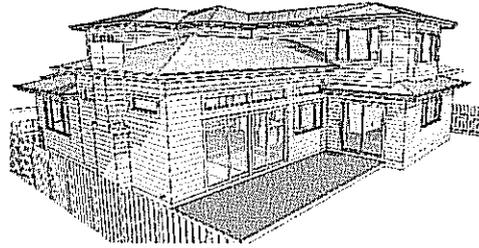
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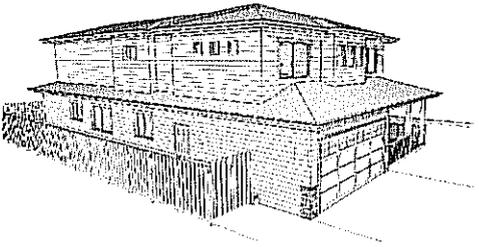
① Elevation - Side
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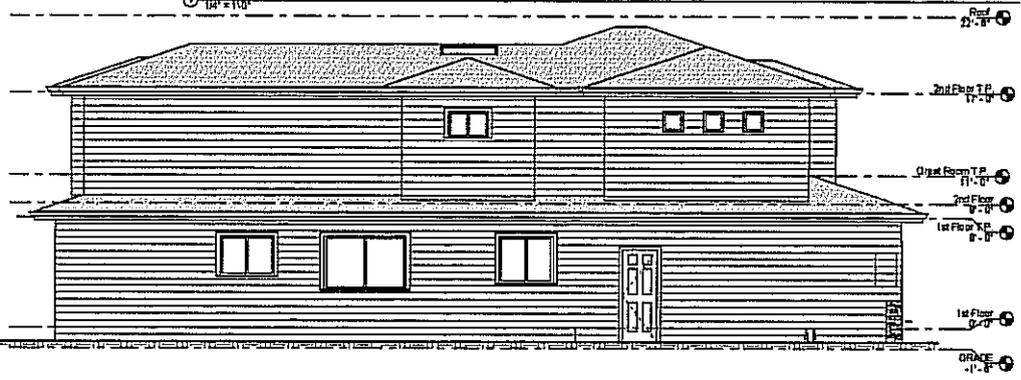
③ View 1



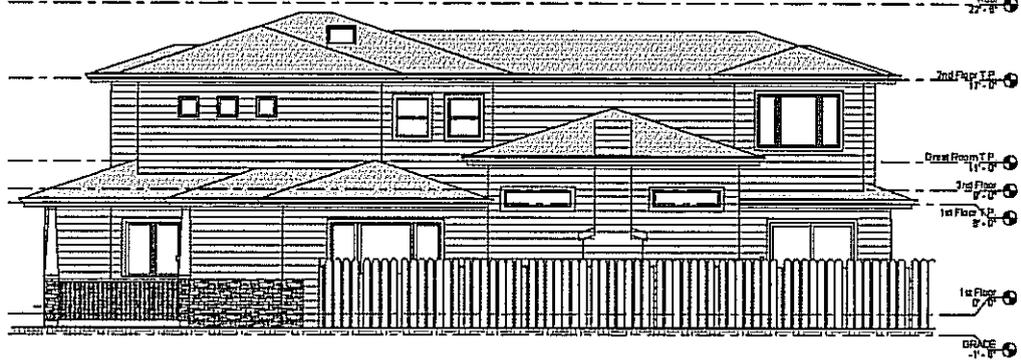
④ View 2



⑤ View 3



⑥ Elevation - Back
 1/4" = 1'-0"



⑦ Elevation - Side
 1/4" = 1'-0"

Revision Schedule		
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1	FOR PLAN CHECK	12-20-07

PROPOSED ELEVATIONS

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ATTACHMENT