



**CITY OF SUNNYVALE
REPORT
Planning Commission**

July 14, 2008

SUBJECT: **2007-1302** – Application located at **1035 Daisy Court** (near Smoke Tree Wy.) in an R-0 (Low Density Residential) Zoning District. (APN: 213-15-002) MH

Motion Design Review to allow a 1,408 square foot one- and two-story addition to an existing single-story home resulting in 3,507 square feet and approximately 57% Floor Area Ratio (FAR) where 45% FAR may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions Single-family residence

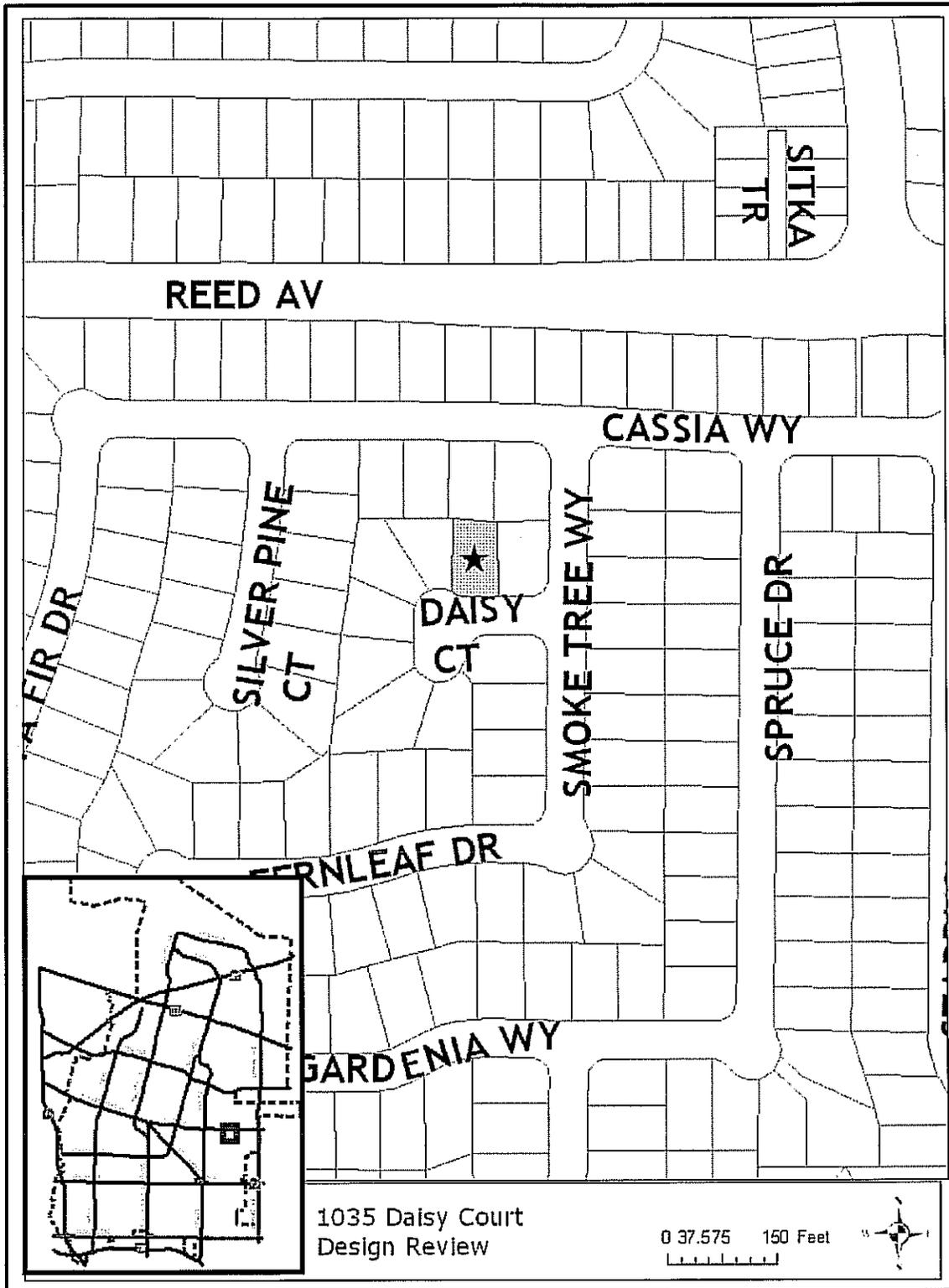
Surrounding Land Uses

- North Single-family residence
- South Single-family residence (across Daisy Court)
- East Single-family residence
- West Single-family residence

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.)	6,171	Same	6,000 min.
Gross Floor Area (s.f.)	2,099	3,507	2,776 max. without PC review
Lot Coverage (%)	34%	35.3%	40% max.
Floor Area Ratio (FAR)	34%	56.8%	45% max. without PC review
Building Height (ft.)	Unknown (single-story, <20')	23' 3"	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front	23'	23' / 42'	20'/25' min.
Left Side	5' 10"	5' 10" / 8' 10"	4'/7' min. per side, 12'/18' min. combined
Right Side	6' 3"	6' 3" / 9' 2"	
Rear	23' 2"	23' 2" / 23' 2"	20' min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS**Description and Background**

The proposed project is a 1,408 square foot one- and two-story addition to an existing single-story home resulting in a Floor Area Ratio (FAR) of 56.8%. In 2001, the property owners submitted a Design Review application for a two-story addition (57% FAR) which was similar to the one currently proposed. The application was reviewed and approved at staff level, but was never constructed. The Design Review is now expired. Staff notes that at the time of the original approval in 2001, Floor Area Ratios of up to 60% could be approved at staff level without a public hearing. In 2002, the Municipal Code was amended to require Planning Commission review of single-family homes with Floor Area Ratios exceeding 45%. As a result, Planning Commission review is required for this proposal.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor modifications to existing facilities.

Design Review

Site Layout: The subject site is an interior lot which is located on the north side of Daisy Court. The property currently has one single-story residence with a two-car garage and a driveway taking access from Daisy Court.

Surrounding Neighborhood: The surrounding neighborhood consists of one- and two-story single-family homes. On Daisy Court, five of the eight homes are currently two-story. The homes on Daisy Court have Floor Area Ratios ranging from 29% to 48% (see Attachment D – Table of Floor Area Ratios of Neighboring Homes). In the surrounding area, 13 of 28 homes are currently two-story. Floor Area Ratios range from 26% to 48% (see Attachment D). The architecture of the neighborhood is primarily Ranch style, which includes moderately-pitched roofs; low, pedestrian-scale entries; front porches oriented parallel to the street; and wood siding and shingle materials.

The applicant's proposed home addresses the design of the neighborhood by incorporating horizontal eaves and a Ranch look; however, the proposed 56.8% FAR is significantly higher than that of homes in the surrounding neighborhood.

Architecture: The applicants have designed a two-story home that respects the Ranch-style elements of homes in the surrounding neighborhood. The second story addition is a simplified design that emphasizes horizontal lines evident in the neighboring Ranch homes. As demonstrated in the applicant's letter of justification, the design has been modified and simplified to place the entryway under the eave and reduce the number of gables and hips on the second floor roof. As a Condition of Approval, staff is recommending that the applicant add finer details to the plan such as awnings, shutters, high-quality window trim and decorative lighting fixture.

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

Single Family Home Design Techniques	Comments
<i>If a traditional second floor form is necessary, set the front, rear, and side of the second floor back from the 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 proposed second floor is set back approximately 20 feet from the front of the garage and a minimum of five feet from the left side of the first story. The side and rear second story walls are also setback to provide a band of roof material to break up the other elevations.
<i>Second floor ceiling heights should be minimized</i>	The applicants have maintained a typical 8-foot ceiling height for the second floor.
<i>Eave lines at entries should match or be within approximately twenty- four inches of the height of entry eaves in the neighborhood. In no case should front entry eaves be substantially higher than the first floor eaves. .</i>	The proposed front entry is located under the first floor eave which is a standard height within the surrounding Ranch-home neighborhood.
<i>Match roof orientation of entries to the predominately in the neighborhood. For example, if entries are normally recessed under an eave line which is parallel to the street, avoid using a bold gable.</i>	The entry is recessed under the roof eave as is standard in the neighborhood.

Compliance with Development Standards/Guidelines: The project meets the development standards for the R-0 Zoning District. This project requires review by the Planning Commission because it exceeds the staff-level review threshold of 45% FAR.

Single Family Home Design Guidelines: As discussed in the report section on Architecture, the project generally meets the Single Family Design Techniques, because the applicant's have designed a home that matches the style elements found in the neighborhood such as roof orientation and entry design found in the neighborhood. However, the scale of the home in comparison to neighboring homes is significantly larger. Although additional second floor

setbacks are provided, the second floor exceeds 65% of the first floor where second floor of 35% or less are encouraged in the adopted design techniques.

Expected Impact on the Surroundings: The project site is a 6,171 square foot lot and staff considers the overall size of the proposed house to be too large and visually bulky for the lot and the cul de sac streetscape of similar lots. The applicant proposes a sizable second story addition of approximately 1,400 square feet. In addition to three bedrooms and a sizeable master bedroom, the second story would feature a large study loft and upstairs hall/landing area. Staff believes that there is opportunity to reduce the visual impact of the second story on the neighborhood by reducing the square footage. Staff commends the applicant for modifying the exterior to appear more "Ranch" in style in an effort make the home more compatible with the surrounding neighborhood; however, staff still recommends a reduction in square footage to bring the total FAR below 50% with a recommendation that the square footage be reduced from the sides of the second story.

Fiscal Impact

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

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 15 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 Web site • 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 • Posted on the City of Sunnyvale's Web site

Staff has not received any comments from the public related to this application.

Conclusion

Staff acknowledges that the applicant has tried to create an architecturally compatible home while still trying to achieve a home that meets their individual needs for square footage. The applicant has worked closely with staff and accepted compromises on the front elevation designs to create a Ranch-style feeling that reduces the bulk and size of the home. Staff still finds that the home is too large for the setting and recommends that the project be approved

with modifications to reduce FAR below 50% and to add architectural details to the front elevation.

Findings and General Plan Goals: The Findings are located in Attachment A. Staff is recommending the Conditions of Approval shown in Attachment B.

Alternatives

1. Approve the Design Review with the conditions in Attachment B.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review and provide direction to staff and the applicant where changes should be made.

Recommendation

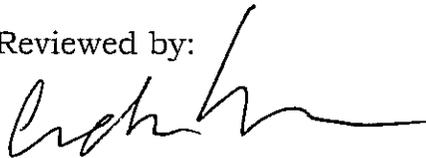
Alternative 1

Prepared by:



Gerri Caruso
Principal Planner

Reviewed by:



Andrew Miner
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Table of Floor Area Ratios of Neighboring Homes
- E. Letter and Justifications Submitted by Applicant

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 project is designed with an under-eave entry facing the street which is the predominate pattern in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The bulk of the second story is greater than the standard for the neighborhood. As modified by Condition of Approval, the applicant will reduce the FAR to less than 50%.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The orientation of the project and the location of windows minimizes privacy issues for neighbors.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets code standards for single-family parking by maintaining a two-car garage and two driveway parking spaces.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	No landscaping plan is required for single-family homes. The applicants propose to maintain front yard trees and maintain paving to under 50% of the required front yard.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The design of the home would use standard quality materials found on homes in the neighborhood such as stucco finishing. Per a Condition of Approval, the applicant will be required to add more details to the design such as shutters, window trim and lighting fixtures.
<i>2.2.7 Preserve mature landscaping</i>	The applicants indicate on the proposed plans that the large front yard tree will be maintained.

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.

1. GENERAL CONDITIONS

- A. The project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development. Major changes shall be subject to approval at a public hearing.
- B. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- C. 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 expiration date.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain Building Permits as required for all proposed demolition and construction.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. The plans shall be revised as follows:
 - Reduce Floor Area Ratio below 50% with the majority of the reduction to be from the sides of the second floor.
 - Add architectural details to all elevations such as but not limited to shutters, awnings, decorative light fixture, and decorative window trim, with final details to be reviewed and approved by the Director of Community Development.
- B. Final exterior building materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.
- C. Roof material shall be 50-year dimensional composition shingle, or as approved by the Director of Community Development.

4. TREE PRESERVATION

- A. 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 approval.
- B. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to on-site inspection and approval by the City Arborist.
- C. The tree protection plan shall remain in place for the duration of construction.
- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum:
 - 1. 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).
 - 2. All existing trees shall be included on the plans, showing size and varieties, and clearly specify which are to be retained.
 - 3. 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.
- E. Overlay any Civil plans including utility lines to ensure that the tree root system is not damaged.

5. UNDERGROUND UTILITIES

- A. All proposed service drops located in the front of the house shall be undergrounded.
- B. Applicant shall provide a copy of an agreement with affected utility companies for undergrounding of existing overhead utilities which are on-site or within adjoining rights-of-way prior to issuance of a Building Permit or a deposit in an amount sufficient to cover the cost of undergrounding shall be made with the City.
- C. Install conduits along frontage for Cable TV, electrical and telephone lines in accordance with standards required by utility companies, prior to occupancy. Submit conduit plan to Planning Division prior to issuance of a Building Permit.

Attachment C

Site and Architectural Plans

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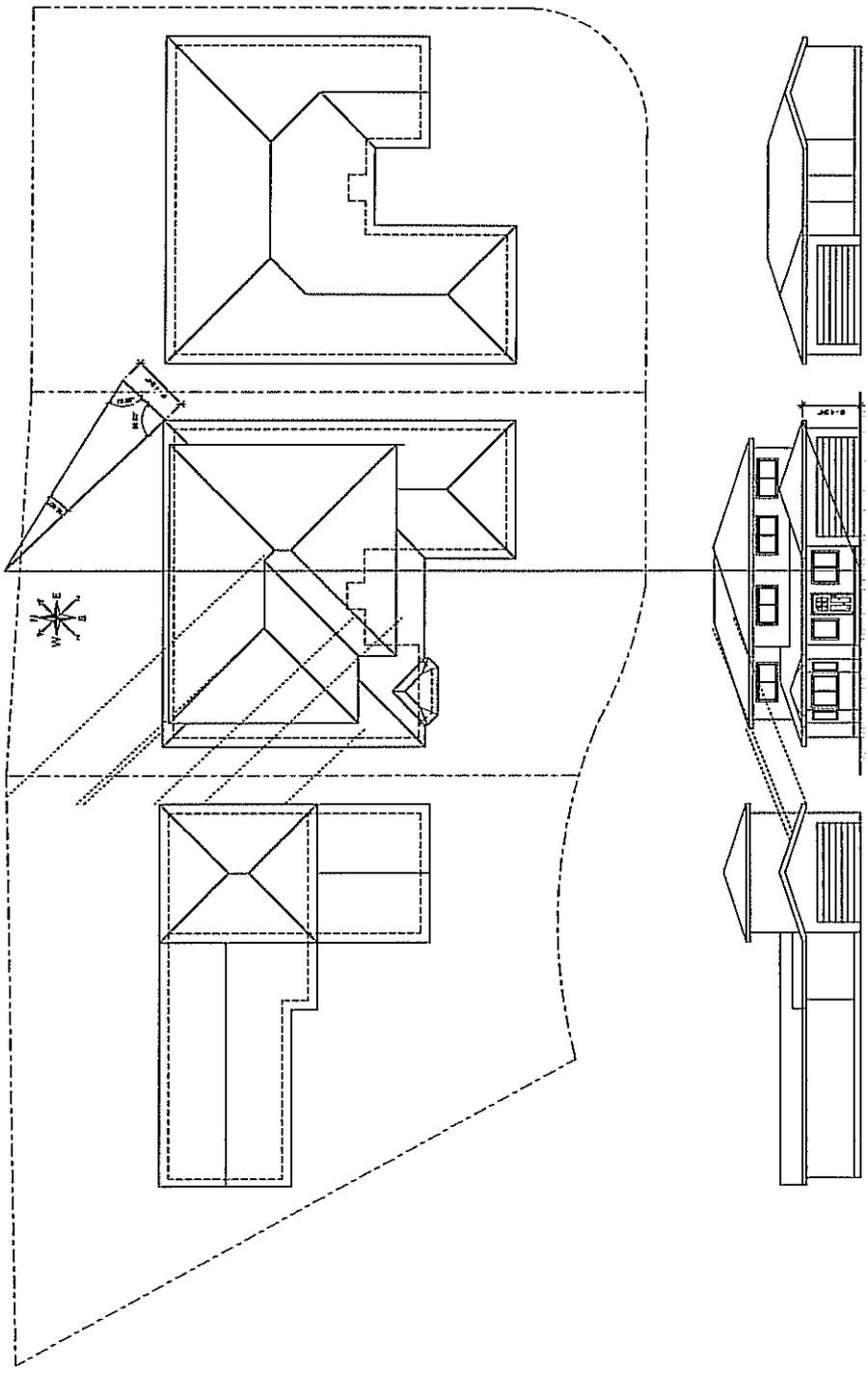
YAMADA
Residence
 1035 Daisy Court
 Sunnyvale, CA 94089

#	Revision Schedule	Description	Date

SOLAR
STUDY AM

Sheet No. **A1.1**
 Date: **04/20/2010 10:13:20 AM**
 Author: **ALP**

Scale: **1/8" = 1'-0"**



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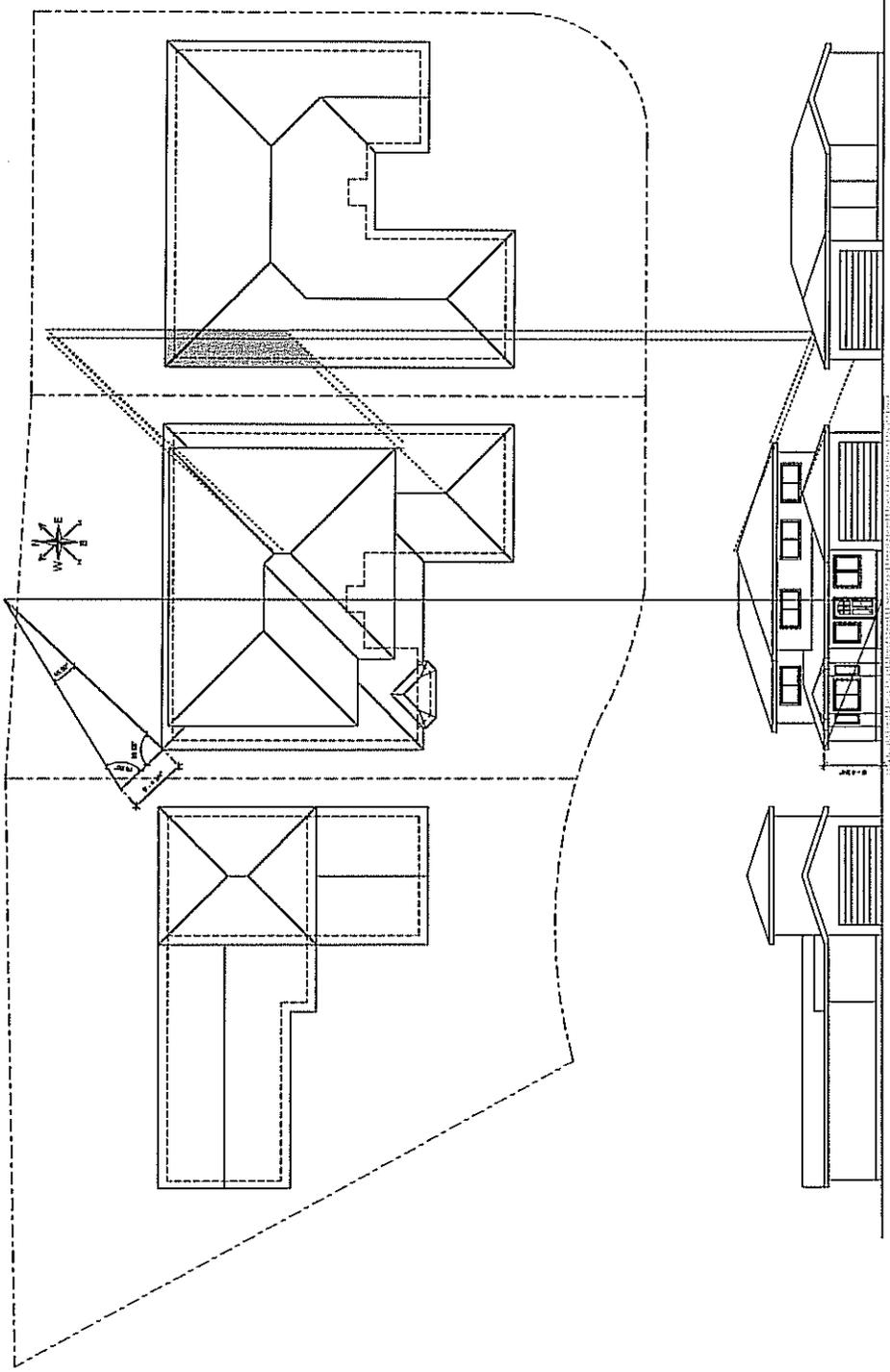
Project Name: Yamada Residence
Date: _____

**SOLAR
STUDY PM**

Sheet No: A1.2
Project No: 1035 D.C.

A1.2

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



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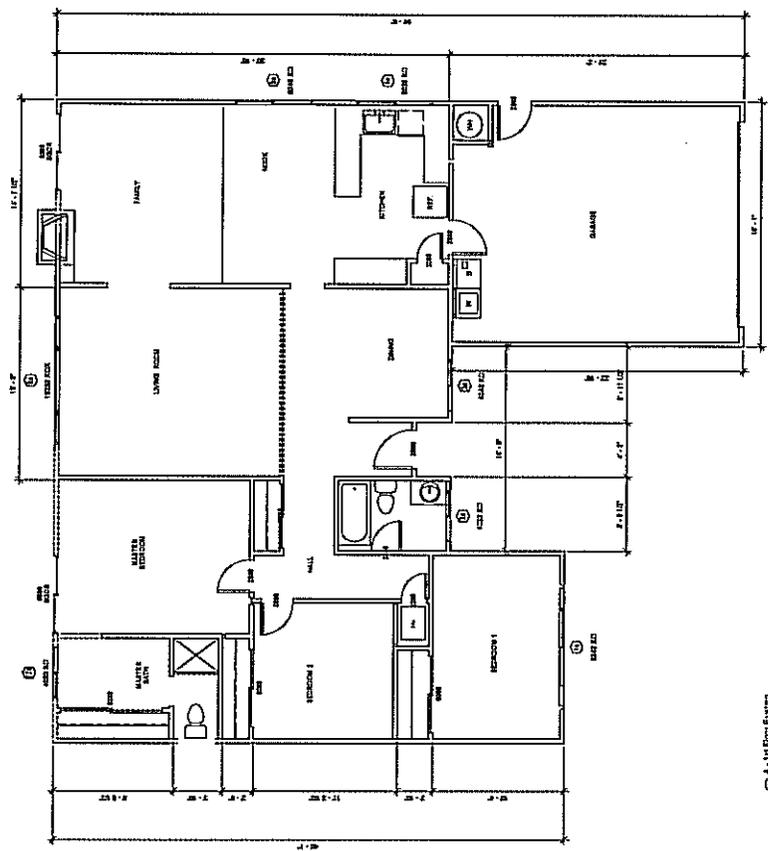
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YAMADA Residence
 1035 Dilley Court
 Sunnyvale, CA 94088

DATE: 08/15/07
 DRAWN BY: J. FREITAS
 CHECKED BY: J. FREITAS

EXISTING FLOOR PLAN
 A2.0
 SCALE: 1/8" = 1'-0"



0'-0" = 1'-0" NORTH

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22001 MARSH ROAD, SUITE 100
SAN JOSE, CA 95131
Phone: (408) 336-5786 Fax: (408) 256-5783
The drawings on this project were prepared by the architect and the contractor. It is the responsibility of the contractor to verify the accuracy of the drawings and to ensure that the work is completed in accordance with the drawings and specifications.

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Residence
1035 Debra Court
Sunnyvale, CA 94088

EXTERIOR WALL
PARTIAL WALL REMOVED
INTERIOR WALL

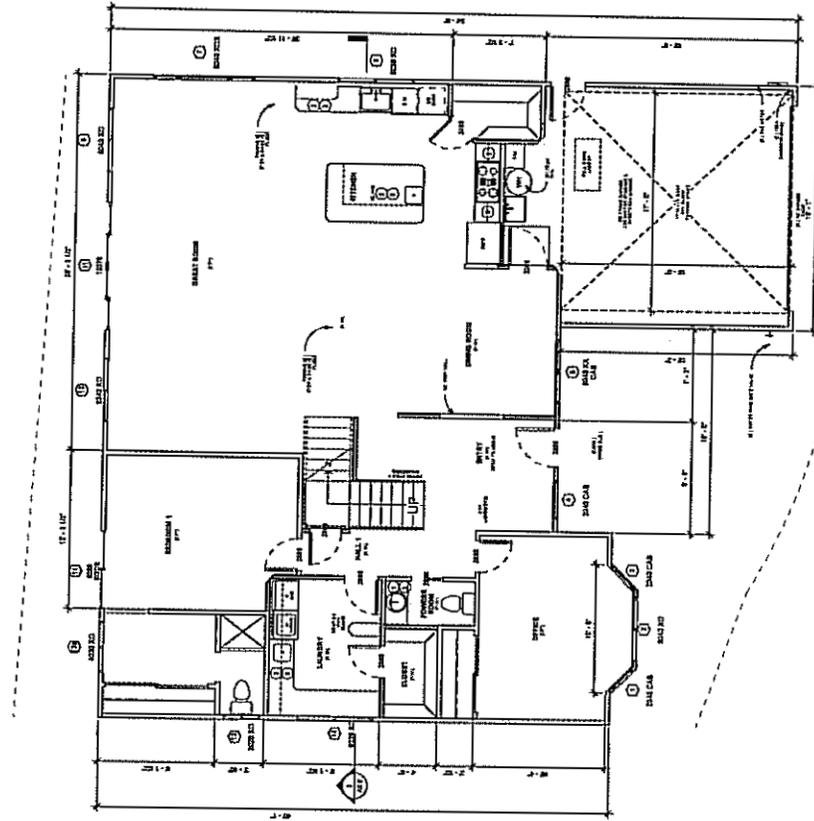
3 WALL REMOVED

FRUITCASTLES
LANTERN
SUNSHINE
SUNSHINE

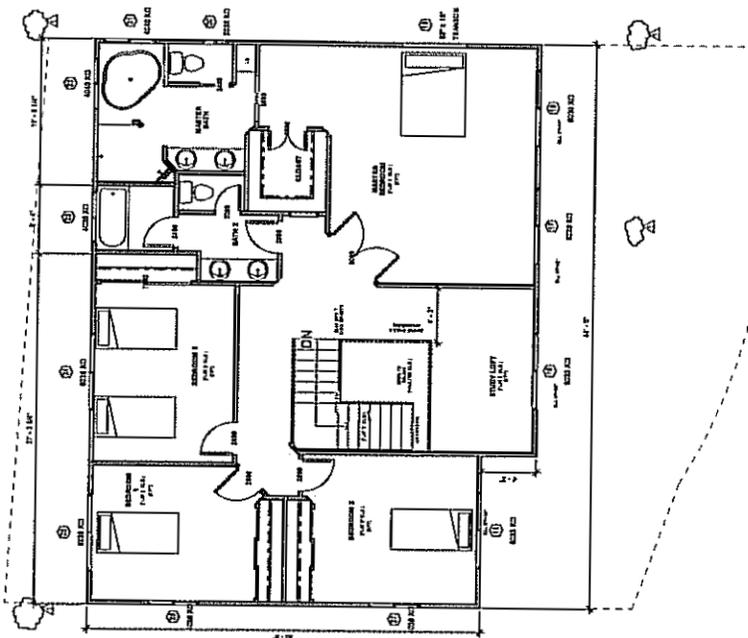
PERMISSION SCHEDULE
DATE RECEIVED
DATE OF PERMIT

**PROPOSED
FLOOR PLAN**

A3.0



1 A-101 Upper Removal
1/2" = 1'-0"

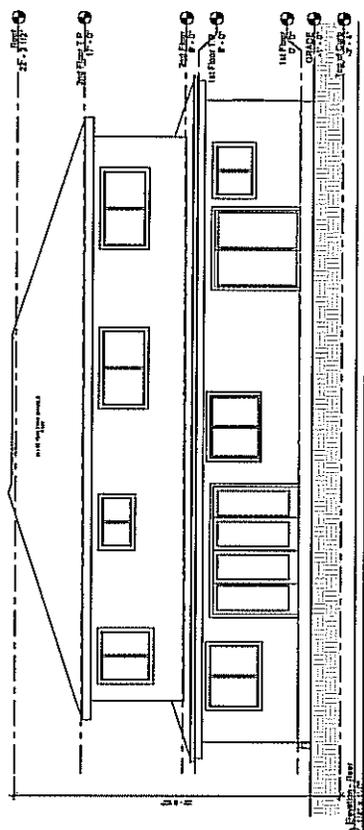
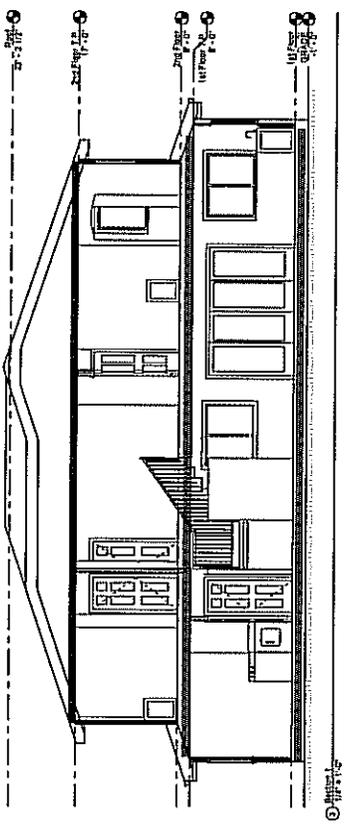
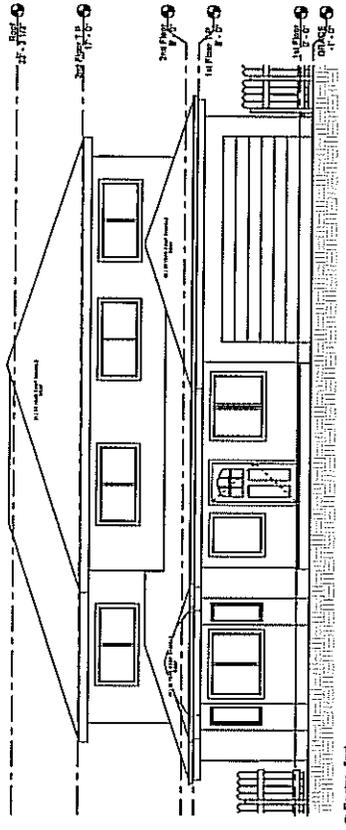


1 A-201 Lower Removal
1/2" = 1'-0"

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San Jose, CA 95128



DATE: _____
DRAWN BY: _____
CHECKED BY: _____

**PROPOSED
ELEVATIONS**

PROJECT: _____
SHEET: _____
SCALE: _____
DATE: _____

A5.0

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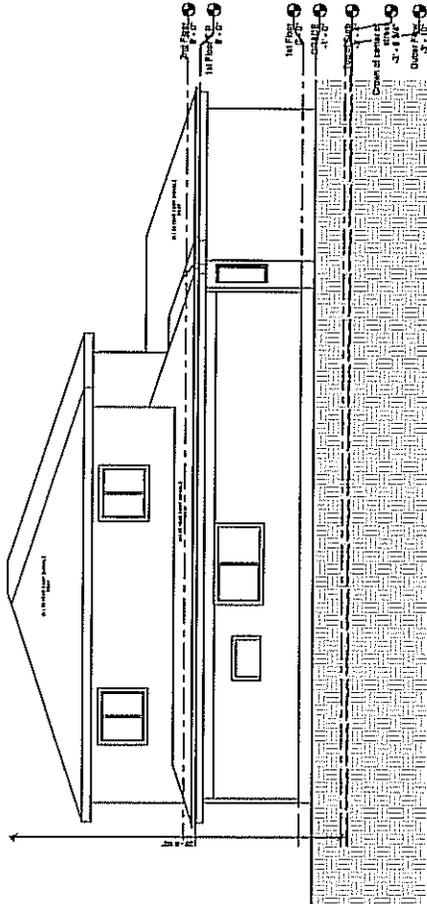
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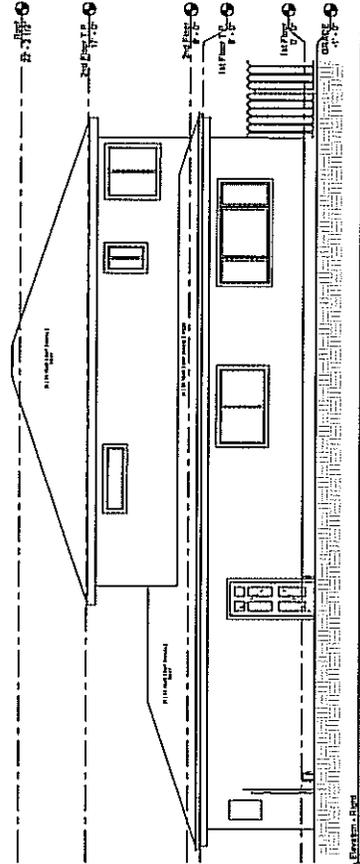
No.	Description	Date
1	Revisions	

**PROPOSED
ELEVATIONS**

Sheet No.	Project No.	Scale
A5.1	1035 BLANEY COURT	1/4" = 1'-0"



① Elevation - Side
1/4" = 1'-0"



② Elevation - Front
1/4" = 1'-0"

Attachment D

Table of Floor Area Ratios of Neighborhood Homes

Floor Area Ratios in the Immediate Neighborhood

Address	Stories	Lot size (s.f.)	Floor Area (s.f.)	FAR (%)	Addition Date
1012 Daisy Ct	2	5,400	2,609	48.3%	N/A
1016 Daisy Ct	2	7,800	2,327	29.8%	N/A
1020 Daisy Ct	2	6,600	2,995	45.4%	1988 addition, no DR
1024 Daisy Ct	2	5,700	2,609	45.8%	N/A
1027 Daisy Ct	1	6,600	2,122	32.2%	N/A
1031 Daisy Ct	2	5,400	2,327	43.1%	N/A
1035 Daisy Ct (existing)	1	6,171	2,099	34.0%	N/A
1035 Daisy Ct (proposed)	2	6,171	3,507	56.8%	proposed
1039 Daisy Ct	1	6,200	2,122	34.2%	N/A
1028 Cassia Wy	1	6,200	2,289	36.9%	1982 addition, no DR
1032 Cassia Wy	2	6,076	2,327	38.3%	N/A
1036 Cassia Wy	1	6,200	2,122	34.2%	N/A
1040 Cassia Wy	1	6,700	2,068	30.9%	N/A
728 Silver Pine Ct	1	6,500	2,122	32.6%	N/A
732 Silver Pine Ct	1	6,200	2,109	34.0%	N/A
736 Silver Pine Ct	2	6,111	2,327	38.1%	N/A
740 Silver Pine Ct	1	6,111	2,122	34.7%	N/A
744 Silver Pine Ct	1	6,000	2,109	35.2%	2005 addition, no DR
748 Silver Pine Ct	2	8,400	2,327	27.7%	N/A
752 Silver Pine Ct	2	9,000	2,609	29.0%	N/A
1035 Fernleaf Dr	1	7,684	2,122	27.6%	N/A
1037 Fernleaf Dr	1	8,184	2,197	26.8%	1985 addition, no DR
1039 Fernleaf Dr	1	7,215	2,122	29.4%	N/A
1041 Fernleaf Dr	2	6,565	2,327	35.4%	N/A
645 Smoke Tree Wy	2	5,820	2,830	48.6%	1984/5 additions, no DR
651 Smoke Tree Wy	2	6,014	2,609	43.4%	N/A
657 Smoke Tree Wy	2	6,014	2,068	34.4%	N/A
663 Smoke Tree Wy	1	6,014	2,122	35.3%	N/A

Of 28 homes in the immediate surrounding neighborhood, 13 are currently two-story.
 Only four have FARs above 45%. These were approved prior to our current Design Techniques.
 None have FARs above 50%.

Floor Area Ratios in the Larger Surrounding Area

Address		Stories	Lot size (s.f.)	Floor Area (s.f.)	FAR (%)	Addition Date
1046	Fernleaf	2	7,275	2,609	35.9%	N/A
663	Spruce	2	6,200	2,609	42.1%	N/A
669	Spruce	2	6,200	2,609	42.1%	N/A
676	Smoke Tree	2	9,900	2,327	23.5%	N/A
737	Sequoia	2	6,410	3,724	58.1%	2000 DR
752	Henderson	2	6,076	2,890	47.6%	N/A
771	Shasta Fir	2	6,500	3,415	52.5%	2002 DR
773	Privet	2	8,000	2,660	33.3%	1989 addition, no DR
965	Erica	2	6,324	3,294	52.1%	1995 DR
967	Erica	2	6,324	3,068	48.5%	1990 addition, no DR

Three homes over 50% FAR, including one over 58% FAR. All were approved prior to our current Design Techniques.

ATTACHMENT
 Page 2 of 2

Attachment E

**Letter and Justifications Submitted by
the Applicant**

Date: June 23, 2008

To: Sunnyvale Planning Commission
From: Steve Schweizer and Colleen Yamada, 1035 Daisy Ct.
RE: File #2007-1302, application for second story addition

We have been working with the Design Staff since December 2007 to gain a recommendation for approval of our application. After various design cycles, we have substantially changed the elevation and floor plan of our proposed addition. However, the remaining issue of the FAR we feel cannot be decreased to the extent the staff feels is needed for an approval (50%). We have brought the FAR down from 59% to 56.5% while still achieving the objective of this project; to add much-needed living space for our family of six. We were encouraged by the staff to bring our plan to the Planning Commission to try to gain approval of our application.

We hope the Commission will approve our design for the following reasons:

1. The design blends in to the existing neighborhood. Though we prefer the more contemporary elevation we originally submitted (Fig 1), in the interest of addressing the design staff's opinion that the home was too contemporary for the surrounding Ranch-style homes, we redesigned and simplified the elevation (Fig 2).
2. The proposed FAR of 56.5%, though higher than that of adjacent homes, would be similar to that of the two most recent large additions in the neighborhood, 737 Sequoia 3724sf 58% FAR (Fig 3), and 771 Shasta Fir Drive 3415sf 52.8% FAR (Fig 4). Few homes in this neighborhood have had large additions. Because most lots are 6000-7000 sq ft, the only way to add a substantial amount of square footage is with a second story. Given the expense and inconvenience of such a large-scale project, most homeowners would opt to move.
3. Our home is set far back from the curb with a deep front yard. The second story is set back from the first floor, and for anyone looking at the house from the sidewalk, it would not appear much larger than existing five-bedroom homes (Fig 5 and Fig 6).
4. We are in compliance of all zoning codes and setbacks. We are not asking for any variances. Our lot coverage is well under the 40% requirement for a two-story home. Given the expense of adding a second floor, it only makes sense to maximize the amount of living space we get for our investment.
5. The home would not appear much larger than the nearby homes (Figs 7 – 9). There are only eight homes in this cul-de-sac. Five are already two-stories, and our home would be the sixth two-story home (Figs 10-13).
6. Our location makes our home virtually invisible to most observers. Our home is inside a cul-de-sac, has a large tree in the front yard, as well as a long line of very tall cypress trees along the side. This completely blocks the view of the house from the cross street, Smoke

Tree (Fig 14). The only way to actually see our home is to drive into the court. There are also trees along the back fence, both in our yard as well as our back neighbors' yards.

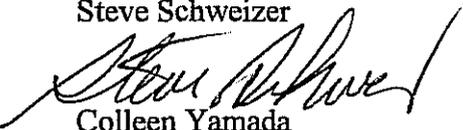
7. We had plans approved in August 2001 (File #2001-0401), with no design issues. The elevation (Fig 15) and square footage (3430sf) was very similar to our December submittal. Regrettably, the bids on the plans at that time were much higher than we had expected and we shelved the plans while we saved the money. Now that we are ready to build, we are frustrated to find we are limited not by budget, but by a new metric, FAR.
8. We have noticed that other large additions bring up concern regarding the potential parking issues when there are many bedrooms in a home. While parking is already at a premium in our cul-de-sac, removing square footage from our floor plan would not mitigate this problem. In fact, it could impact our hopes to finally get a car into our garage by eliminating much-needed interior storage and closet space.
9. Our neighbors support our plans (Fig 16). Like us, they also feel that large-scale remodels are a positive sign that owners are making long-term investments in their homes. Ultimately, this raises the value of their homes as well. Our current floor plan is the smallest in the development, and many of these homes are now rental units. We would prefer to see more home additions than rental units in this neighborhood.

We are long-time residents of Sunnyvale. We have owned this house since 1993, and Colleen has lived in Daisy Ct since 1971, when the homes were new. Our four children visit their grandparents at 1020 Daisy Ct every day. They cannot even conceive of living anywhere else. For that reason alone we have planned this addition despite the expense and inconvenience of a project of this scale. We have a vested interest in the quality of this neighborhood, and feel our project will be an enhancement.

We hope that you will approve our project.

Sincerely,

Steve Schweizer



Colleen Yamada

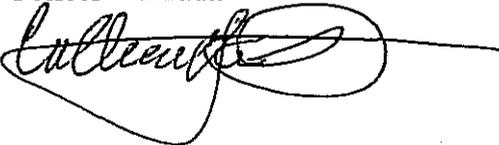




Figure 1 - Initial elevation submitted in 12/2007



Figure 2 - Final elevation with staff changes.



Fig 3 - 737 Sequoia 3724sf 58% FAR



Fig 4 - 771 Shasta Fir Dr 3415sf 52.8% FAR

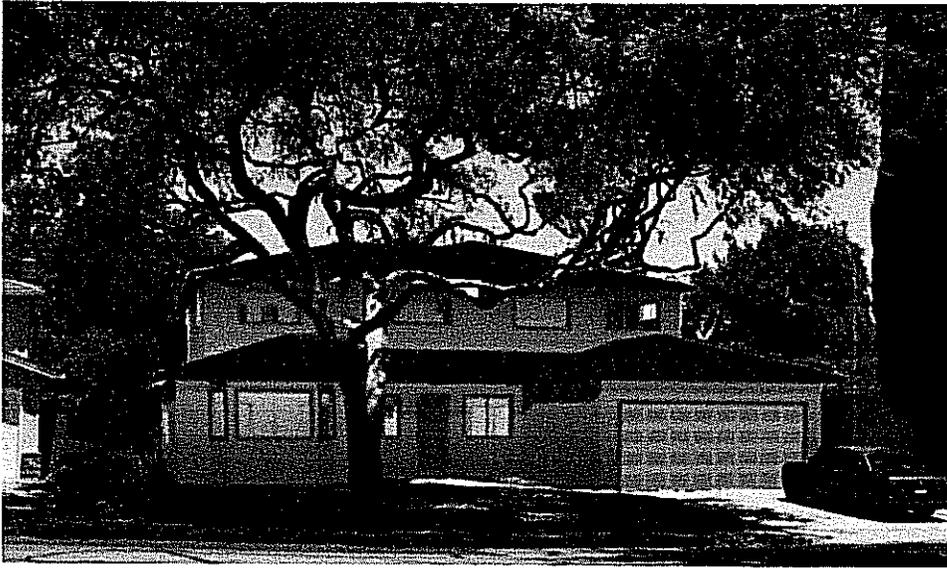


Fig 5 - Our proposed addition

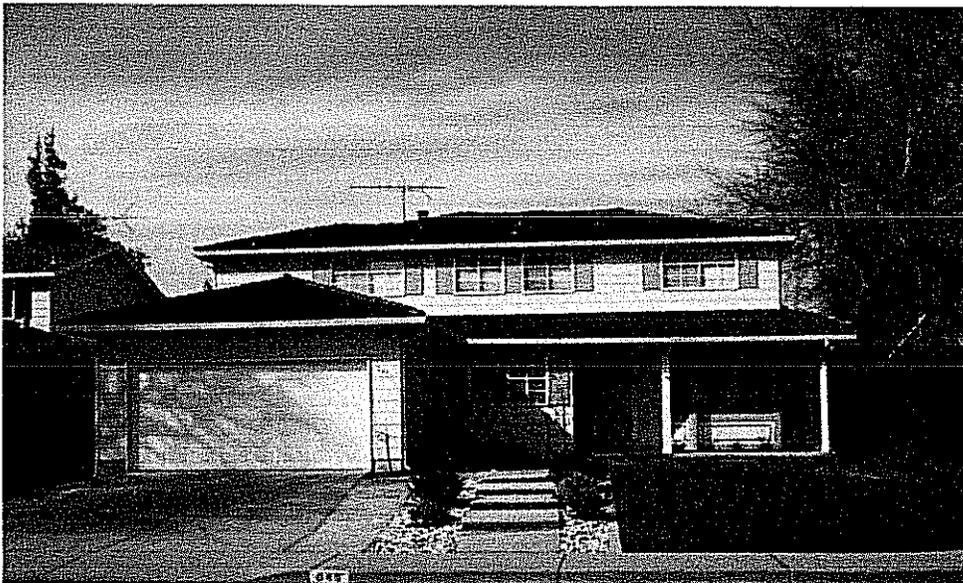


Fig 6 - 5BR home across the street.



Fig 7 - 5BR home across the street

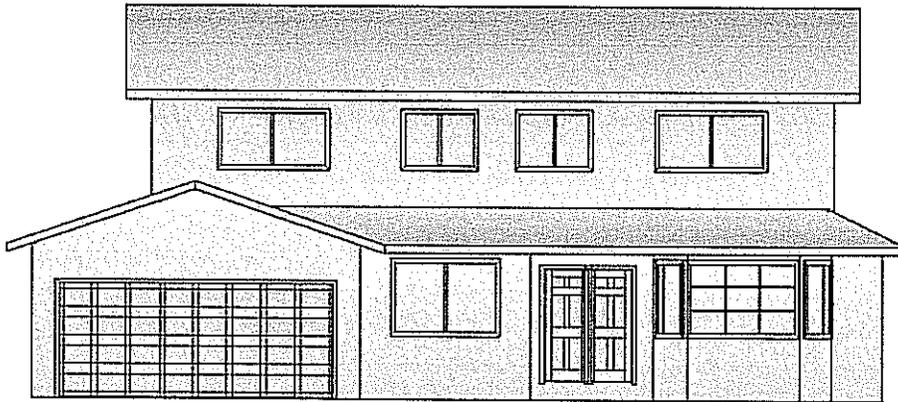


Fig 8 - Typical 5BR original floorplan



Fig 9 - Our proposed home

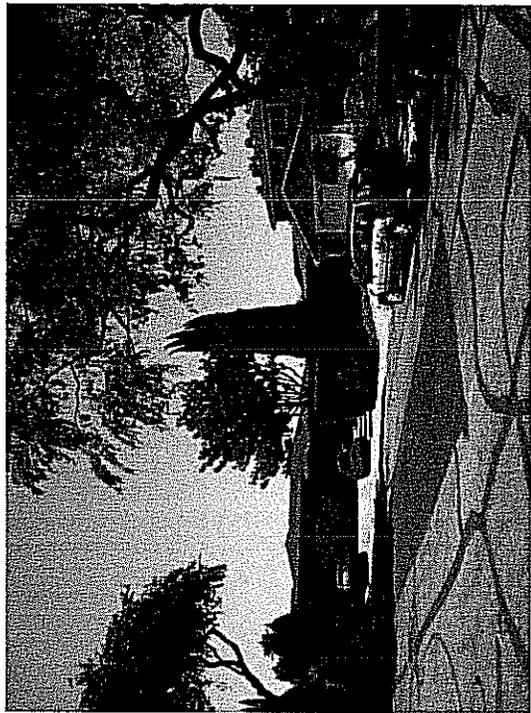
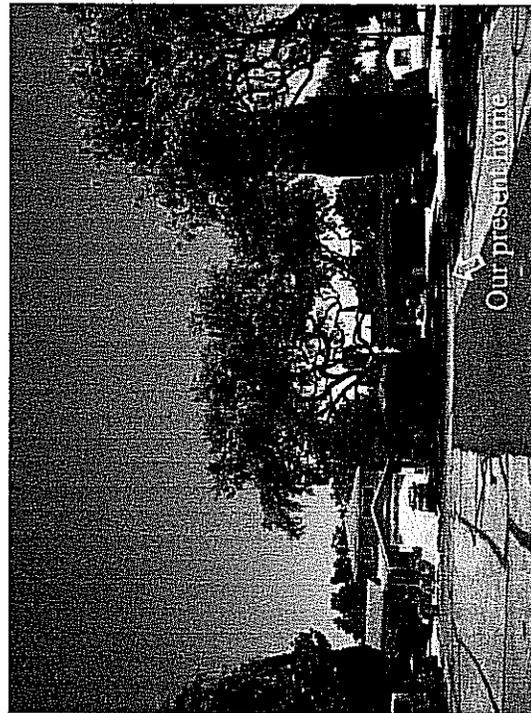


Fig 10-13 - Various views of Daisy Ct.

To: Sunnyvale Planning Commissioners

RE: File #2007-1302, Application for 2nd Story Addition at 1035 Daisy Court

We are neighbors of Steve Schweizer and Colleen Yamada, the applicants for this project. We support their plans and encourage you to approve their project.

Name	Address	Signature	Date
Margaret Richards	1039 Daisy Ct	Margaret Richards	6-19-08

Name	Address	Signature	Date
Aparna Kelkar	1031 DAISY CT	Aparna Kelkar	6/21/08

Name	Address	Signature	Date
John Wu	1012 Daisy CT	John Wu	6/21/08

Name	Address	Signature	Date
KANG TAE LEE	1024 Daisy Ct	Kang Tae Lee	6/21/08

Name	Address	Signature	Date
ANUNHALEE BYRD	1016 DAISY CT	Anunhaalee Byrd	6/21/08

Name	Address	Signature	Date
William Pantz	1040 CASSIN WAY	William Pantz	6-22-08

Name	Address	Signature	Date
BEN YAMADA	1020 DAISY COURT	Ben Yamada	6-22-08

Fig 16 - Neighbor signatures in support of our project.