



**CITY OF SUNNYVALE
REPORT
Planning Commission**

October 27, 2008

SUBJECT: **2008-0987** – Application for a property located at **883 Rubis Drive** (near Hyde Park Drive) in an R-0 (Low Density Residential) Zoning District.

Motion Design Review to allow construction of a 62 square foot single-story addition to the front of an existing single-story home resulting in approximately 47.1% FAR (Floor Area Ratio) where 45% FAR may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions Single-family residence

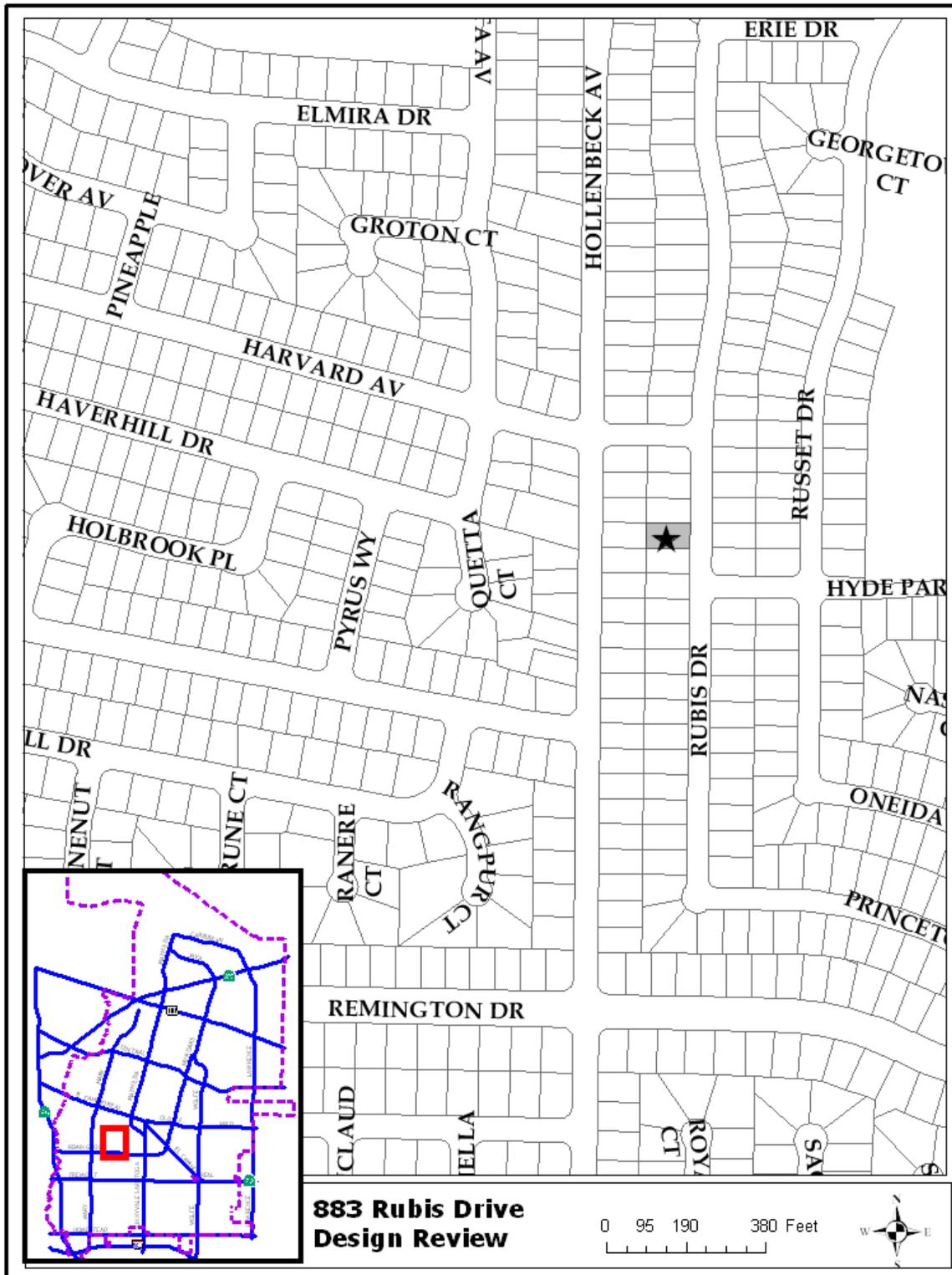
Surrounding Land Uses

- North Single-family residence
- South Single-family residence
- East Single-family residence (across Rubis Drive)
- West Single-family residence

Issues Floor Area Ratio, architectural design

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.)	6,000	Same	6,000 min.
Gross Floor Area (s.f.)	2,764	2,826	2,700 max. without PC review
Lot Coverage (%)	27.7%	28.8%	45% max.
Floor Area Ratio (FAR)	46.1%	47.1%	45% max. without PC review
Building Height (ft.)	20' 4"	Same	30' max.
No. of Stories	2	Same	2 max.
Setbacks (First Floor)			
Front	23' 9"	Same	20' min.
Left Side	7' 8"	Same	4' min. per side, 12' total
Right Side	6' 5"	Same	
Rear	24'	Same	20' min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

ANALYSIS**Description of Proposed Project**

The proposed project is a 62 square foot addition to the front of an existing single-family home. The addition would be an expansion of the entryway, and would be located beneath the home's existing first floor eave. The project would also include installing a small skylight in the roof of the proposed entry area. This project requires Planning Commission review because the proposed Floor Area Ratio (FAR) exceeds 45%.

Background

There are no previous Planning applications related to the subject site. The existing two-story home was constructed in 1965.

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 structures.

Design Review

Site Layout: The subject site is a single-family residential property located on Rubis Drive. Adjacent uses on all sides are single-family residential. The site has an existing two-story home with a two-car garage which takes access from Rubis Drive. The proposed addition would be located under the first floor eave of the existing structure and would not affect the site layout.

Architecture: The proposed addition would enclose a portion of the existing front porch to provide a larger entryway within the home. The addition would be located under the existing first floor eave and would not significantly affect the exterior appearance of the home. The addition would also be minimally visible from the street, as there is an existing fence located in the front yard which is covered by tall vines and screens the entry area from view.

The applicant proposes to use stucco for the exterior material of the addition area, which matches the exterior material currently used on the home's second floor. However, the exterior material on the first floor, where the addition would be located, currently consists of vertical wood siding in a board-and-batten style. Staff recommends requiring the proposed addition to incorporate board-and-batten siding materials to match the rest of the first floor (Condition of Approval #3A).

Compliance with Development Standards/Guidelines: The proposed project, as conditioned, complies with all applicable development standards and guidelines.

Expected Impact on the Surroundings: The proposed addition would not have a detrimental impact on surrounding properties or the streetscape. The addition would be small, located beneath the existing eave, and compatible in style with the home. The proposed addition would not be visible from adjacent properties and would be minimally visible from the public street.

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 • 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 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 public contacts regarding the proposed project.

Conclusion

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

Conditions of Approval: Recommended Conditions of Approval are located 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.

Recommendation

Alternative 1

Prepared by:

Mariya Hodge
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Applicant
- E. Site Photographs

Recommended Findings – Design Review

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.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed project is a small addition which would not affect the orientation of the home or the location/pattern of entry. <i>(Principle Met)</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed project is a small addition under the existing first floor eave of the home which would not significantly affect scale or bulk. <i>(Principle Met)</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed addition would not have a visual or privacy impact on adjacent homes. It would be located beneath the existing first floor eave and would not be readily visible from adjacent properties. <i>(Principle Met)</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed project would not alter the amount, location, or design of the home's parking. <i>(Principle Met)</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project would not have an impact on front yard landscaping. No tree removals or other landscaping modifications are proposed as a part of the project. <i>(Principle Met)</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed addition would use exterior stucco to match the existing exterior material of the home's second floor. Staff recommends requiring vertical board-and-batten siding to match the existing exterior material of the home's first floor where the addition would be located. Both stucco and wood siding are high-quality materials which are commonly used in the City's residential areas. <i>(Principle Met)</i>

<p>2.2.7 <i>Preserve mature landscaping</i></p>	<p>The proposed project would not have an impact on mature landscaping. No tree removals or other landscaping modifications are proposed as a part of the project. <i>(Principle Met)</i></p>
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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 treated as an amendment of the original approval and 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 the expiration date and is approved by the Director of Community Development.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain Building Permits as required prior to any demolition or construction.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. The addition shall incorporate vertical board-and-batten siding to match the exterior material currently used on the first floor. Color shall match the existing structure.

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September 5, 2008

Dear Sir/Madame:

We would like to ask for your permission to extend our entrance into the existing porch. We live in our house with three kids and our existing entrance is really small (please see the plan) so there is not enough space to store all the children's coats and shoes in the house. Our existing storage area under the stairs is too small for that purpose. To solve the problem of clutter in our entrance we would like to move the entrance door forward on the porch and add two external walls under the existing porch's roof. That remodeling will allow us to put 2 closets in that extended entrance.

While this extension adds a lot of storage space it actually increases existing FAR by only 1%. Unfortunately this throws the project just over the existing limit of 45%. I hope for your understanding and help in permitting us to accomplish our plan.

Thank you very much for your consideration,

Sincerely,



Betty Ulitsky,

883 Rubis Dr
Sunnyvale
CA 94087

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Photograph of existing home taken from Rubis Drive.

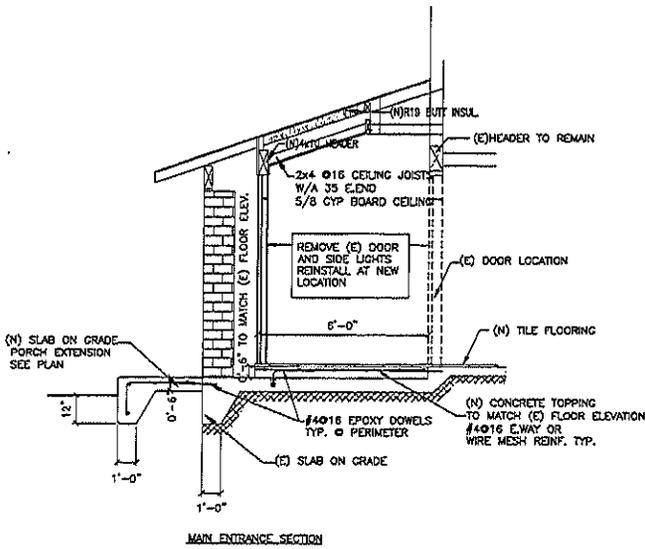


Photograph of existing entryway behind front fence.

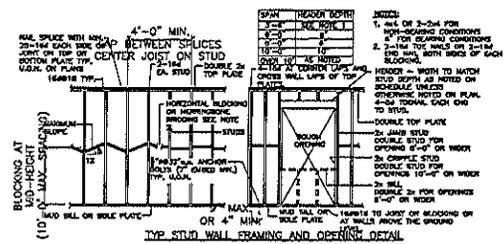


Photograph of porch area to be enclosed.

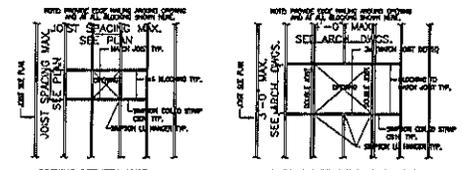
**MAIN ENTRANCE MODIFICATION
ULITSKY RESIDENCE
883 RUBIS DRIVE, SUNNYVALE, CA**



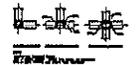
MAIN ENTRANCE SECTION



TYP. STUD WALL FRAMING AND OPENING DETAIL



TYP. FLOOR OR ROOF OPENING DETAIL



TYP. STUD WALL INTERSECTIONS

- WOOD
- ALL STRUCTURAL LUMBER SHALL BE VENEY GRACED DOUGLAS FIR-LARCH IN ACCORDANCE WITH THE LATEST GRADING RULES OF THE NCLLA, OR WUPA, MARKING MUST BE CONFORMANT.
- WOOD SPECIFICATIONS

MEMBER	GRADE	D ₁	D ₂	D ₃	D ₄
STUDS & JOISTS	DF-4, #2	875 PS	95 PS	1,200 PS	1,800,000 PS
POSTS (6x6 AND LARGER)	DF-4, SELECT STRUCT.	1,000 PS	85 PS	1,150 PS	1,800,000 PS
BEAMS (4x4 AND LARGER)	DF-4, #1	1,200 PS	95 PS	1,450 PS	2,000,000 PS

- ALL EXPOSED WOOD OR WOOD BEARING ON CONCRETE SHALL BE PRESURE TREATED WOOD OR FOUNDATION REDWOOD MARKED BY AN APPROVED AGENCY.
- ANCHOR BOLTS AND HOLDOWN ANCHORS SHALL BE SECURELY HELD IN PLACE DURING PLACEMENT OF CONCRETE.
- 2" FULL DEPTH BRIDG BLOODING SHALL BE PLACED BETWEEN JOISTS ON RAFTERS AT ALL SUPPORTS.
- CROSS BRIDGING SHALL BE PROVIDED AT 8'-0" MAXIMUM FOR ALL JOISTS AND RAFTERS AT OR ABOVE IN HEIGHT. USE 2x4 OR AN APPROVED TYPE OF METAL BRIDGING.
- RAILS SHALL BE CORNER NINE ROUND HEADED NAILS ONLY.
- NAILS OTHER THAN THOSE SPECIFIED ON THESE DRAWINGS ARE NOT ALLOWED. THIS PRECLUDES THE USE OF "COULDEST" BRIDGES, STAPLES AND UNIL COATED NAILS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- BRACING OF SPECIFIED OR OTHER KINET HANGERS AND OTHER HARDWARE SHALL BE AS SPECIFIED BY THE MANUFACTURER MANUFACTURER, U.S.A.
- THE USE OF UNPROTECTED NAILS WILL BE CAUSE FOR REJECTION.
- WOOD-TO-WOOD METAL CONNECTORS SHALL BE BY THE SHERMAN CO. U.S.A. OR BY A COMPANY APPROVED BY THE STRUCTURAL ENGINEER. RAILS SUPPLIED BY THE COMPANY MAY BE USED IN PLACE OF THE NAILS SPECIFIED ABOVE.
- BOLTS, EXCEPT ANCHOR BOLTS, SHALL BE GALVANIZED A307 AND HAVE A BARK LENGTH SO THAT NO THREADS BEAR ON WOOD OR STEEL.
- BOLTS SHALL HAVE STANDARD CUT GALVANIZED WASHERS BETWEEN THE WOOD AND NUTS OR

ATTACHMENT
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SECTION, DETAILS, NOTES.

No.	Issue Description	Date

September 5, 2008

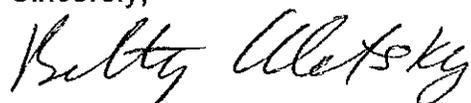
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Attachment E

Site Photographs



Photograph of existing home taken from Rubis Drive.



Photograph of existing entryway behind front fence.



Photograph of porch area to be enclosed.