



**CITY OF SUNNYVALE
REPORT
Planning Commission**

February 9, 2009

SUBJECT: **2008-1312:** Application for a property located at **960 Marion Way** (near Dunford Ave) in an R-1 (Low Density Residential) Zoning District.

Motion Design Review to allow demolition of an existing single family home and construction of a new two story single family home resulting in approximately 50% Floor Area Ratio (FAR) where 45% FAR may be allowed without Planning Commission review

REPORT IN BRIEF

Existing Site Conditions One-Story Single-Family Home

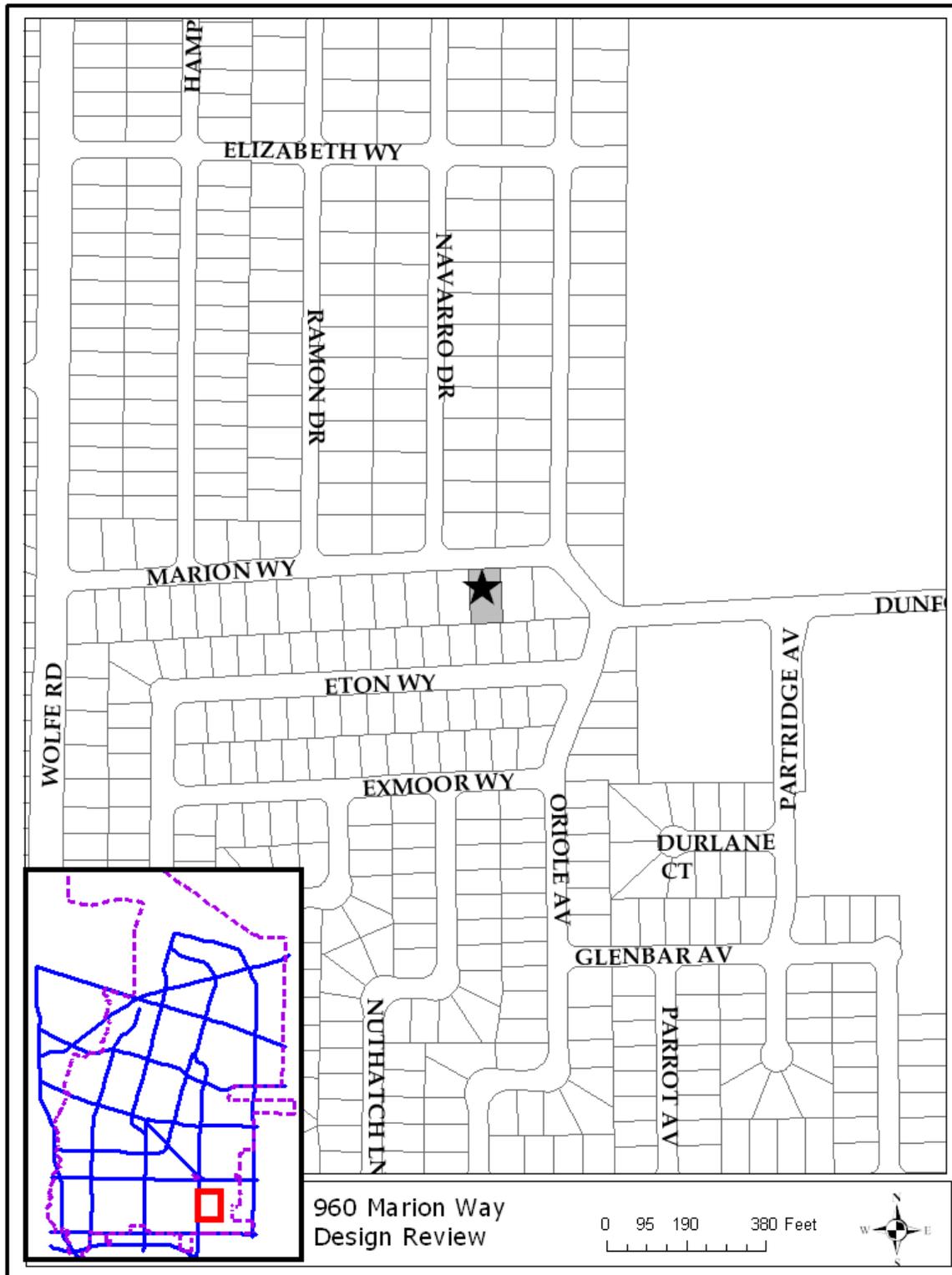
Surrounding Land Uses

North	Single-Family Home
South	Single-Family Home
East	Single-Family Home
West	Single-Family Home

Issues Architectural Compatibility with Neighborhood

Environmental Status A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



960 Marion Way
Design Review

0 95 190 380 Feet



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-1	Same	R-1
Lot Size (s.f.)	9,567	Same	8,000 min.
Gross Floor Area (s.f.)	Vacant Lot	4,765	4,305 max. without PC review
Lot Coverage (%)	N/A	33%	40% max. with a two-story home
Floor Area Ratio (FAR)	N/A	49.8%	45% max. without PC review
Building Height (ft.)	N/A	27'9"	30' max.
No. of Stories	N/A	2	2 max.
Setbacks			
Front (First) (Second)	N/A	24'6" 31'	20' min. 25' min.
Left Side (First) (Second)	N/A	10' 10'	6' min. 9' min.
Right Side (First) (Second)	N/A	15'6" 18'	6' min. 9' min.
Total Side Yard (First) (Second)	N/A	25'6" 28'6"	15' total min. 21' total min.
Rear (First) (Second)	N/A	30'6" 38'	20' min. 20' min.
Parking			
Total Spaces	N/A	4	4 min.
Covered Spaces	N/A	2	2 min.

ANALYSIS**Description of Proposed Project**

The applicant is proposing a new, two story residence totaling 4,765 square feet. The proposed residence will total 49.8% floor area ratio (FAR) where

residential construction exceeding 45% FAR requires review by the Planning Commission.

Background

Previous Actions on the Site: There are no previous planning applications related to this site.

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 Categorical Exemptions includes construction of single family homes.

Design Review

Site Layout: The existing site is now vacant but previously contained a single-story residence of 1,200 square feet. The proposed project would result in a 4,765 square foot home (2,995 square feet on the first floor and 1,770 square feet on the second floor) with a 49.8% FAR. The property is naturally graded up approximately nine inches from the top of the street crown, and the proposed home would be built at 27 feet above grade for a total height of 27'9".

Floor Area Ratio: The neighborhood consists of a mixture of one story and two story homes, with a range of FAR's. Many of the existing one story homes in the neighborhood were originally constructed in the 1950's and range from 15% to 30% FAR. More recently approved two story homes in the immediate neighborhood range from 40% to 50% FAR and have square footages from 3,000 to 5,000. In the Rainer Park area, new homes typically have larger square footages due to the larger lot sizes. The highest FAR approved to date in the immediate vicinity is a 4,531 square foot home located at 1446 Navarro Drive, with an FAR of 49%. The largest in the area is located at 1320 Navarro Drive and is 6,554 square feet with an FAR of 41%. The following table includes examples of recently approved homes in the immediate neighborhood:

Address	Lot Size (s.f.)	Gross Floor Area (s.f.)	FAR (%)
1382 Ramon	9,176	4,301	47
1391 Ramon	9,176	4,911	50
1446 Navarro	9,300	4,531	49
1465 Navarro	9,300	4,004	45
1418 Hampton	7,068	3,436	48.6
1394 Hampton	7,068	3,809	53.9
917 Elizabeth	6,982	3,540	50.7
943 Marion	8,192	3,865	45.9

946 Marion	9,424	4,045	43
948 Marion	9,424	4,025	43
960 Marion*	9,567	4,765	48.9

*Proposed Project

Easements and Undergrounding: For new homes, utility service drops are required to be undergrounded.

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

Single Family Home Design Techniques (Site Layout)	Comments
<i>3.4 S. Generally, locates second floor additions over the living portions of existing homes rather than over garages to maintain a visual balance between the first and second floor building masses. Especially avoid placing second floor additions over existing first floor garages that project out in front of the remainder of the home.</i>	A second story is set back on all sides to help balance the mass and scale of the proposed home.

Architecture: The new home will be contemporary in architectural style with various hipped and shed roof elements integrated along each façade. The second story steps back from the first story on the front, left, right and rear elevations of the home. The predominant material of the proposed home is stucco with a barrel tile roof.

Working with staff, the applicant agreed to remove all balconies from the proposal and minimize the second story windows to help reduce potential privacy impacts with the adjacent neighbors. The applicant also agreed to increase the side yard setbacks and lower the floor-to-ceiling plate heights to address the mass and scale impacts to the adjacent homes. Finally, the applicant agreed to lower the front entry way element to be in concert with the Single Family Design Techniques.

Staff is recommending two modifications to the proposed design. First, the front entry element should be lowered approximately one foot, so the eaves will be no more than 24 inches above the first story eaves. This is consistent with the policies of the Single Family Design Techniques. Second, the total square footage of the second floor area should be reduced by approximately 300 square feet. The reduction should be taken from the front (street side) portion of the second story, not an overall square footage reduction of the second story. The intent is to reduce the appearance of the mass and scale of the second story through additional articulation and setback of the second story. Staff

believes the proposed design is slightly heavy as seen from the front elevation and a small reduction in the overall square footage in this area would address this issue.

These two recommendations have been included as conditions of approval in Attachment B and the applicant has stated they are accepting of these conditions.

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

Single Family Home Design Techniques (Architecture)	Comments
2.2 Basic Design Principles 2: <i>Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	While most of the residences on the street are one story homes, the surrounding neighborhood contains many two-story homes.
2.2 Basic Design Principles 3: <i>Design homes to respect their immediate neighbors.</i>	While the proposed home will stand out relative the immediate neighbors, the home is not expected to impose on the adjoining neighbors or their privacy due to the changes previously discussed.
3.5 Roofs J: <i>Use roof forms for additions that blend comfortably with the roofs of the existing homes.</i>	The proposed home includes lowered hipped roof lines to help pull down the second story and blend with the adjacent homes.
3.7 Materials G: <i>Wall materials for additions should generally match those of the existing building.</i>	The proposed wall materials are compatible with the existing materials in the neighborhood.

Landscaping: There are no landscaping requirements for single-family projects in the R-1 zoning district. There is one protected tree (greater than 38 inches in circumference) on site that is proposed to be removed. It is a multi-trunk tree that is located close to the front-center of the lot where a new driveway is proposed. The applicant has submitted a new landscape plan (Attachment C) showing the planting of eight new trees, including a 24-inch box magnolia tree in the front yard, and protecting the remaining trees on-site during construction.

Due to the location of the existing tree to be removed, as well as the applicant's willingness to replant a number of new trees, staff is recommending the tree be removed.

Parking/Circulation: The proposed project meets parking requirements with two covered spaces and two uncovered spaces in the driveway area.

Compliance with Development Standards/Guidelines: The proposed project was designed to meet or exceed the development standards required in the R-1 zoning district. No deviations from the Sunnyvale Municipal Code are requested. Additionally, the project meets most of the Single Family Home Design Techniques.

Expected Impact on the Surroundings: Staff does not expect that the proposed two-story home will have a significant impact on the neighborhood. The neighborhood contains a mix of properties and homes that vary in size. Although the adjacent homes are one story, the second story windows and absence of a balcony will minimize any potential impacts of the neighbors.

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 10 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

Staff received five letters (emails) from interested parties. They have been included in Attachment D.

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the 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:

Steve Lynch
Project Planner

Reviewed by:

Andrew Miner
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letters from Interested Parties

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. The entryway feature, as conditioned, is consistent with recently approved homes in the immediate neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As designed and conditioned, the proposed home is compatible with newer homes in the neighboring in appearance and scale.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed home meets or exceeds all the required setbacks, does not contain second story balconies, and has windows designed to be sensitive to the adjoining neighbors.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The residence has two-car parking in the covered garage area and two uncovered parking spaces in the front driveway.
<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, although the entire required front yard area will be landscaped (except driveway area).
<i>2.2.6 Use high quality materials and craftsmanship</i>	The new home will utilize stucco, wood trim, and rolled barrel tile roof materials.
<i>2.2.7 Preserve mature landscaping</i>	Only one significant tree will be removed as part of this proposal (located in the driveway). All other trees will be saved.

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. This project must be in substantial conformance with the approved plans. 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 Conditions of Approval shall be reproduced on one 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.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

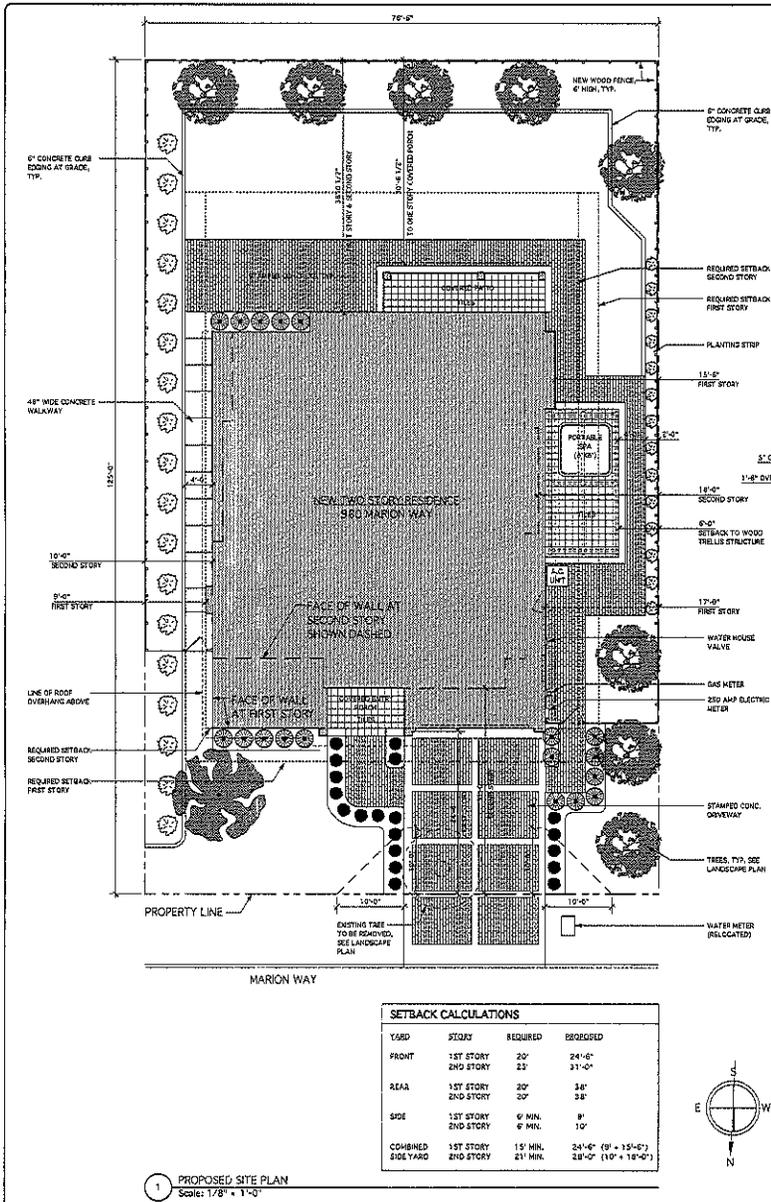
- A. Obtain Building Permits.
- B. Obtain permits from Public Works for all off-site improvements.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. The eave line of the front entry way shall be within 24 inches of the first story eaves.
- B. The second floor area shall be reduced by approximately 300 square feet on the front elevation and subject to approval of the Director of Community Development. The intent is to reduce the appearance of the mass and scale of the second story through additional articulation and setback of the second story.

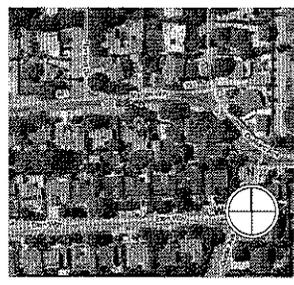
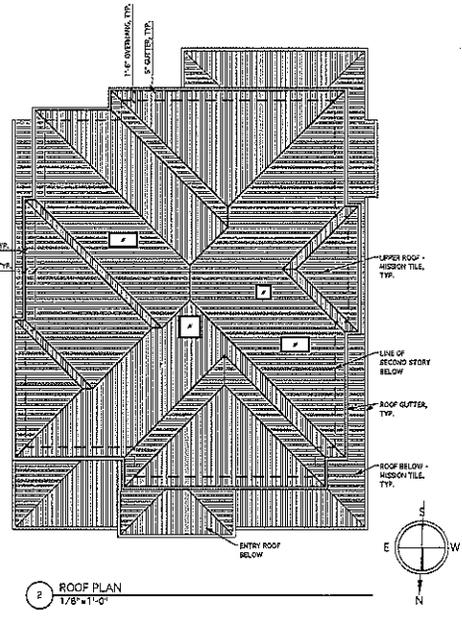
4. UNDERGROUND UTILITIES

- A. All utilities (service drops) on the site shall be undergrounded.



SETBACK CALCULATIONS

YARD	STORY	REQUIRED	PROPOSED
FRONT	1ST STORY	20'	24'-6"
	2ND STORY	23'	31'-0"
REAR	1ST STORY	20'	34'
	2ND STORY	20'	38'
SIDE	1ST STORY	6' MIN.	8'
	2ND STORY	6' MIN.	10'
COMBINED SIDE YARD	1ST STORY	15' MIN.	24'-0" (9' + 15'-0")
	2ND STORY	21' MIN.	38'-0" (15' + 18'-0")



PROJECT INFORMATION

OWNERS: SHYAM AND RASHMI KATARUKA
 435 VALDEZ AVENUE
 HALF MOON BAY, CA 94019-1818
 650-726-8622 (HOME)
 650-253-2755 (CELL)

PROJECT ADDRESS: 960 MARION WAY
 SUNNYVALE, CA 94087
 APN # 213-28-068

ZONING DISTRICT: R-1

GENERAL PLAN: RESIDENTIAL, LOW DENSITY

NUMBER OF STORIES: TWO STORY

NUMBER OF UNITS: ONE UNIT

LOT SIZE: 76.5' X 125.07' = 9,567 SQFT.

LOT COVERAGE: REQUIREMENT: 40% / 3,826 SQFT. MAXIMUM (TWO STORY)
 PROPOSED: 3,170 SQFT. / 33.0%

BUILDING AREA: FIRST FLOOR (LIVING + GARAGE): 2,895 SQFT.
 SECOND FLOOR: 1,770 SQFT.
 TOTAL: 4,765 SQFT.

E.A.B.: PROPOSED: 4,765 SQFT. / 9,567 SQFT. = 49.0%

SETBACKS: SEE SITE PLAN

MAXIMUM HEIGHT: REQUIREMENT: 30 FEET MAXIMUM
 PROPOSED: 27'-0" (FROM CURB)

PARKING: REQUIREMENT: 2 COVERED AND 2 UNCOVERED
 PROPOSED: 2 COVERED AND 2 UNCOVERED

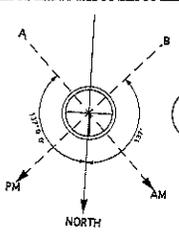
DRAWING INDEX

- A0.0 COVER SHEET, SITE PLAN AND PROJECT INFO.
- A1.0 SOLAR STUDY
- A2.0 FIRST FLOOR PLAN
- A2.1 SECOND FLOOR PLAN
- A3.0 EXTERIOR ELEVATIONS (NORTH AND EAST)
- A3.1 EXTERIOR ELEVATIONS (SOUTH AND WEST)
- L1.0 LANDSCAPE / PLANTING PLAN

ATTACHMENT
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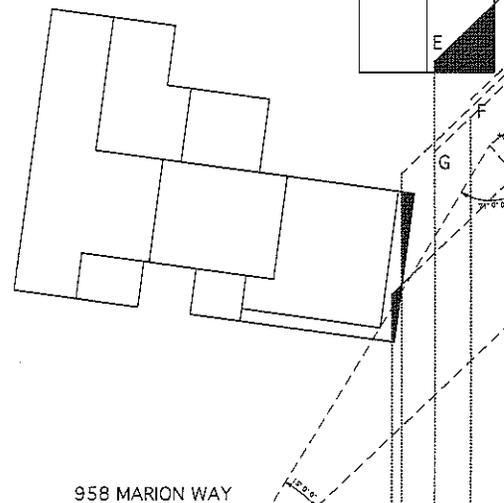
SHEET TITLE: SITE PLAN AND PROJECT INFO.
 DATE: 12/18/24
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 PROJECT INFORMATION: KATARUKA RESIDENCE 960 MARION WAY SUNNYVALE, CA 94087 APN 21328068
 PROJECT INFORMATION: SHYAM AND RASHMI KATARUKA 435 VALDEZ AVENUE HALF MOON BAY, CA 94019-1818 650-726-8622 (HOME) 650-253-2755 (CELL)
 PROJECT ADDRESS: 960 MARION WAY SUNNYVALE, CA 94087 APN # 213-28-068
 ZONING DISTRICT: R-1
 GENERAL PLAN: RESIDENTIAL, LOW DENSITY
 NUMBER OF STORIES: TWO STORY
 NUMBER OF UNITS: ONE UNIT
 LOT SIZE: 76.5' X 125.07' = 9,567 SQFT.
 LOT COVERAGE: REQUIREMENT: 40% / 3,826 SQFT. MAXIMUM (TWO STORY) PROPOSED: 3,170 SQFT. / 33.0%
 BUILDING AREA: FIRST FLOOR (LIVING + GARAGE): 2,895 SQFT. SECOND FLOOR: 1,770 SQFT. TOTAL: 4,765 SQFT.
 E.A.B.: PROPOSED: 4,765 SQFT. / 9,567 SQFT. = 49.0%
 SETBACKS: SEE SITE PLAN
 MAXIMUM HEIGHT: REQUIREMENT: 30 FEET MAXIMUM PROPOSED: 27'-0" (FROM CURB)
 PARKING: REQUIREMENT: 2 COVERED AND 2 UNCOVERED PROPOSED: 2 COVERED AND 2 UNCOVERED

A0.0

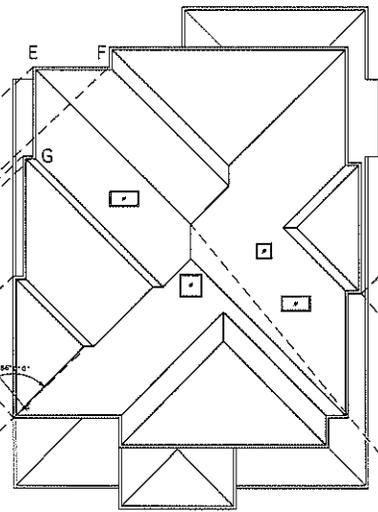


1 SOLAR STUDY
1/8"=1'-0"

TOTAL ROOF AREA: ±2,220 SQFT.
SHADED AREA: ±75 SQFT.
PERCENTAGE SHADED: 3.37%

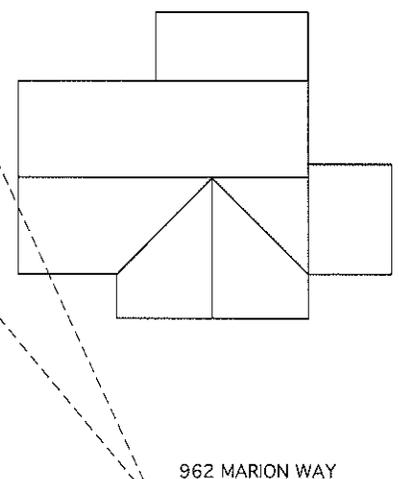


958 MARION WAY

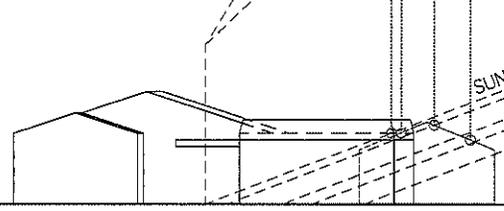


960 MARION WAY

TOTAL ROOF AREA: ±2,450 SQFT.
SHADED AREA: 0 SQFT.
PERCENTAGE SHADED: 0%



962 MARION WAY



958 MARION WAY



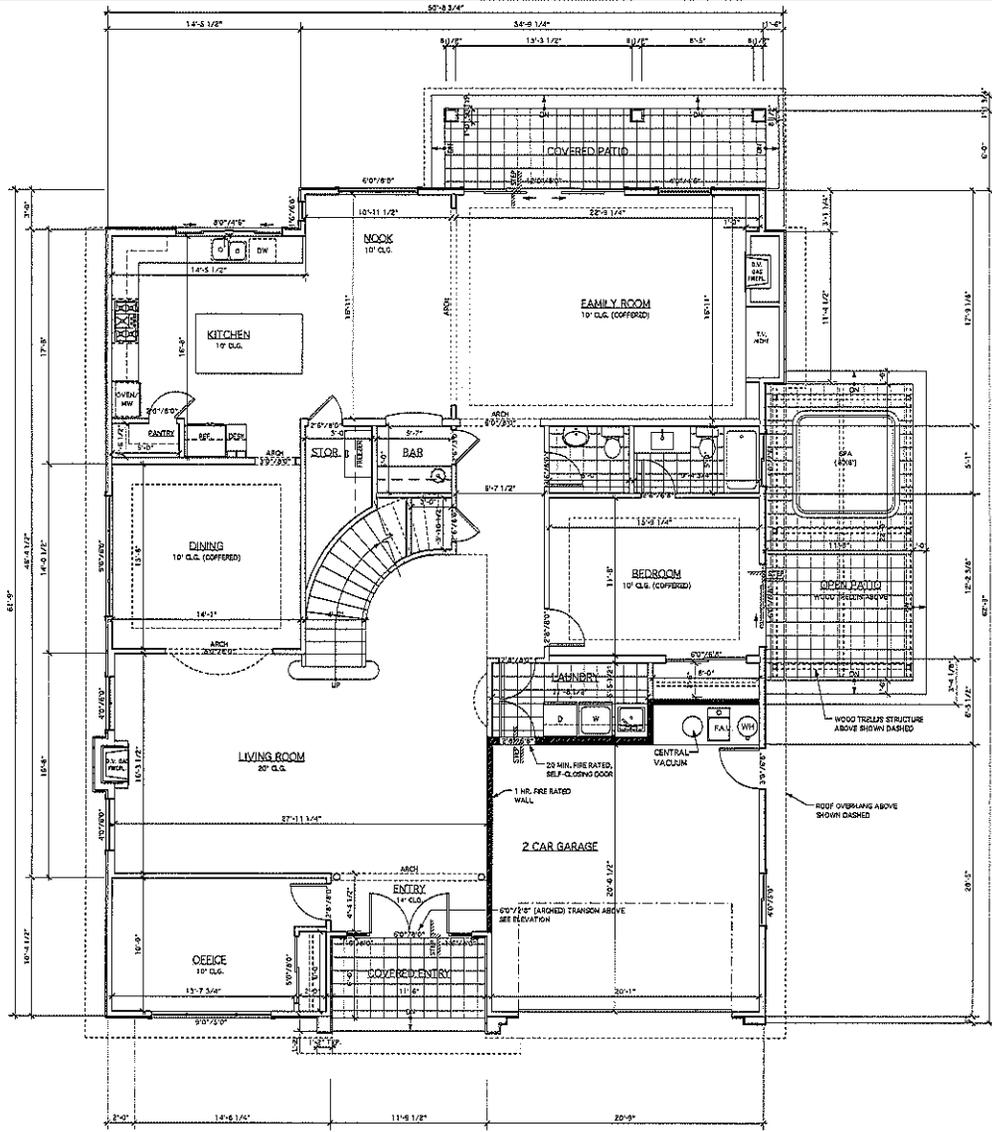
960 MARION WAY



962 MARION WAY

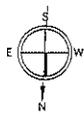
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 Page 2 of 10

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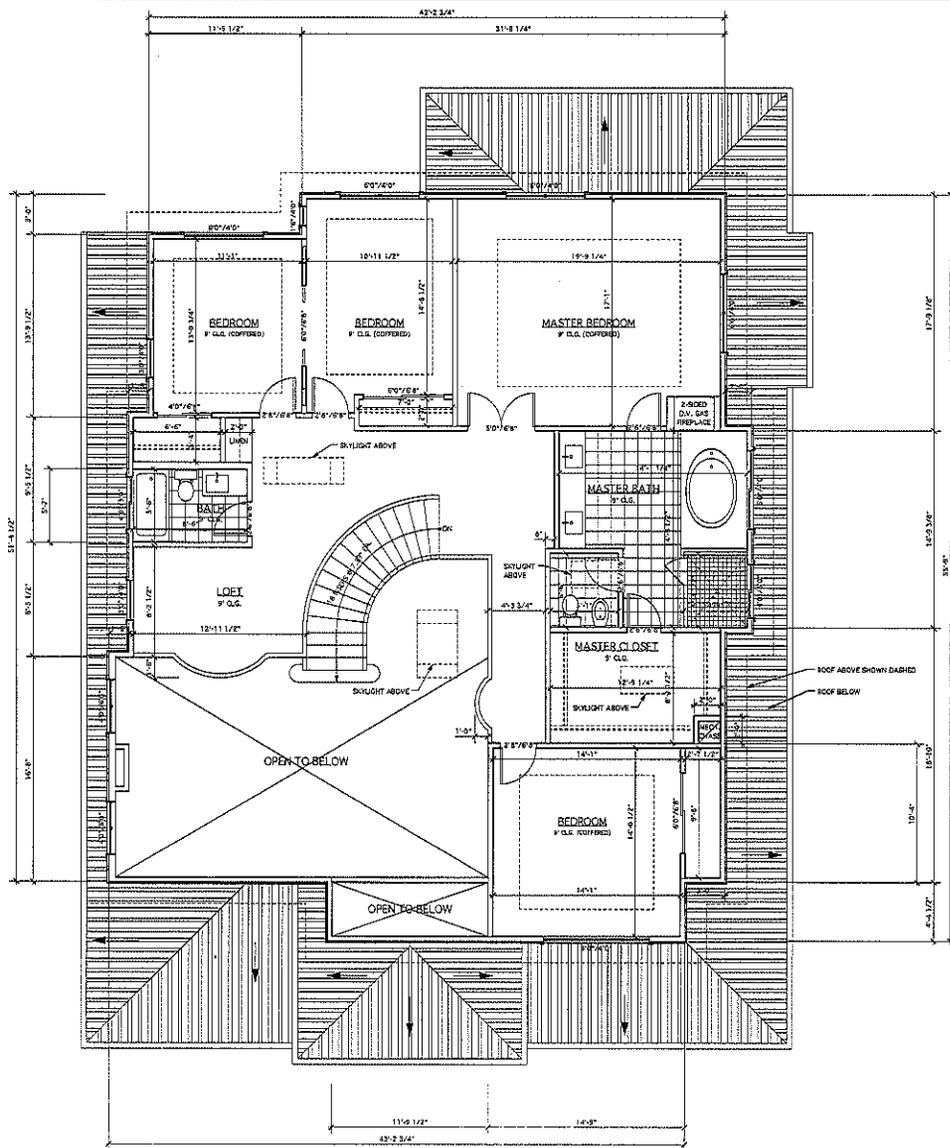


1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

ATTACHMENT
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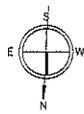


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<p>Sheet Title: FLOOR PLAN PROPOSED</p>		
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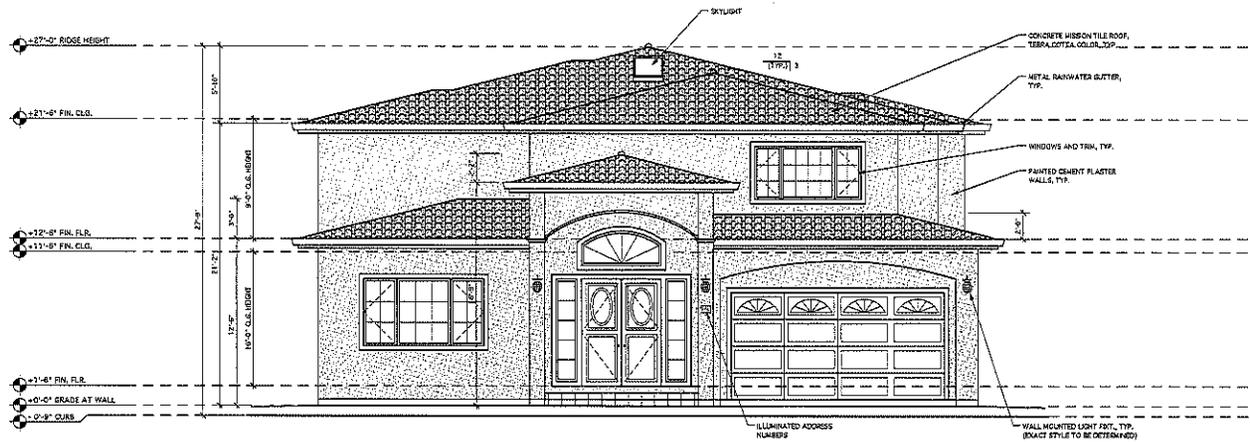
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ATTACHMENT
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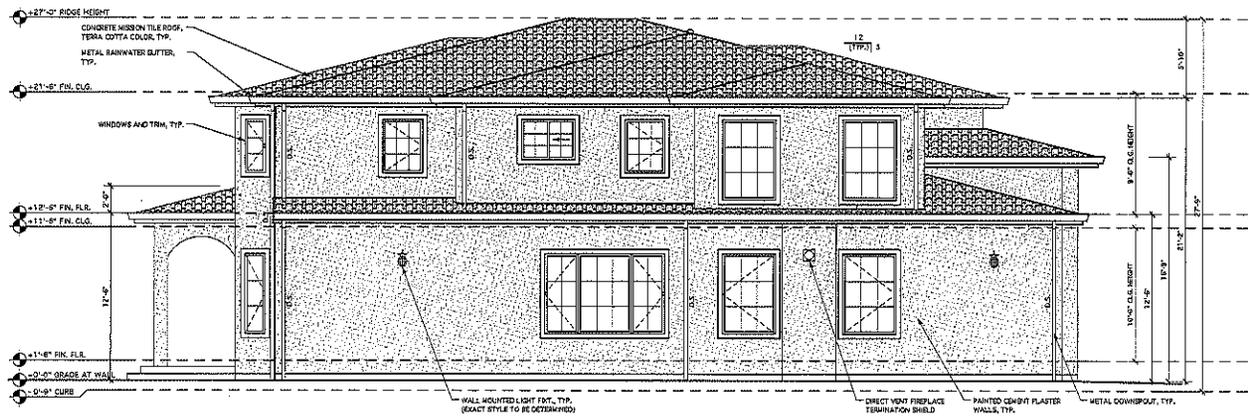


Project Information KATARUKA RESIDENCE 960 MARION WAY SUNNYVALE, CA 94087 APN 31326008		SHEET TITLE SECOND FLOOR PLAN PROPOSED DATE 12-18-08 SCALE AS SHOWN DRAWN BY PLANNING DEPT. SUBMITTA	REVISIONS NO. 1 DATE 12-18-08 BY PLANNING DEPT.	JOHN JAGGARD, PLS. 00115127 14111 151ST AVE., SUITE 100 SAN JOSE, CA 95131 (415) 351-1000 WWW.JJAGGARD.COM
Project Information KATARUKA RESIDENCE 960 MARION WAY SUNNYVALE, CA 94087 APN 31326008		SHEET TITLE SECOND FLOOR PLAN PROPOSED DATE 12-18-08 SCALE AS SHOWN DRAWN BY PLANNING DEPT. SUBMITTA	REVISIONS NO. 1 DATE 12-18-08 BY PLANNING DEPT.	JOHN JAGGARD, PLS. 00115127 14111 151ST AVE., SUITE 100 SAN JOSE, CA 95131 (415) 351-1000 WWW.JJAGGARD.COM

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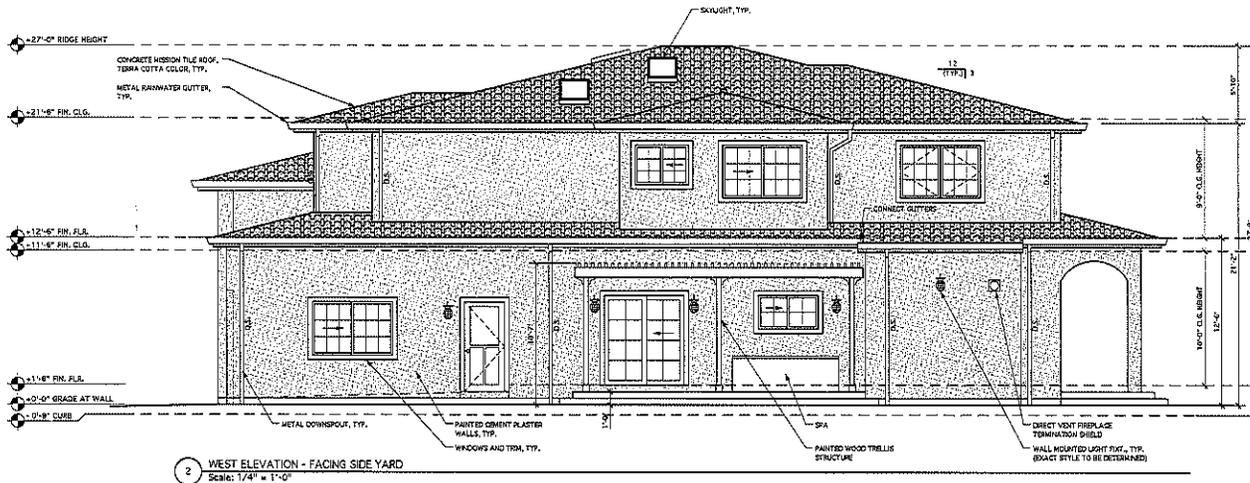
2 NORTH ELEVATION - FACING STREET
Scale: 1/4" = 1'-0"



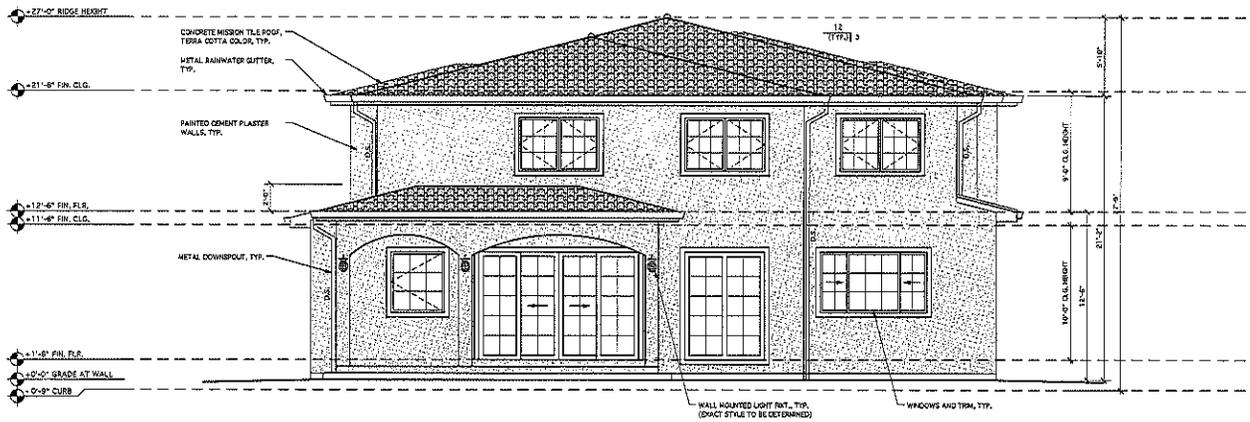
1 EAST ELEVATION - FACING SIDE YARD
Scale: 1/4" = 1'-0"

ATTACHMENT C
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<p>JOHN JACKSON ARCHITECT 1000 S. GARDEN ST. SUITE 100 SUNNYVALE, CA 94087 PH: 415.961.1000 WWW.JACKSONARCHITECT.COM</p>		
<p>PROJECT INFORMATION</p> <p>KATARUKA RESIDENCE 960 MARION WAY SUNNYVALE, CA 94087 APN 3132608R</p>		
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2 WEST ELEVATION - FACING SIDE YARD
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1 SOUTH ELEVATION - FACING REAR YARD
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ATTACHMENT
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15 MIN. ANGLE IRON REINFORCEMENT
ALL REINFORCEMENT TO BE ACCORDANCE WITH
SECTION 05050 - CONCRETE
PART 5.01 - 5.02 AND 5.03



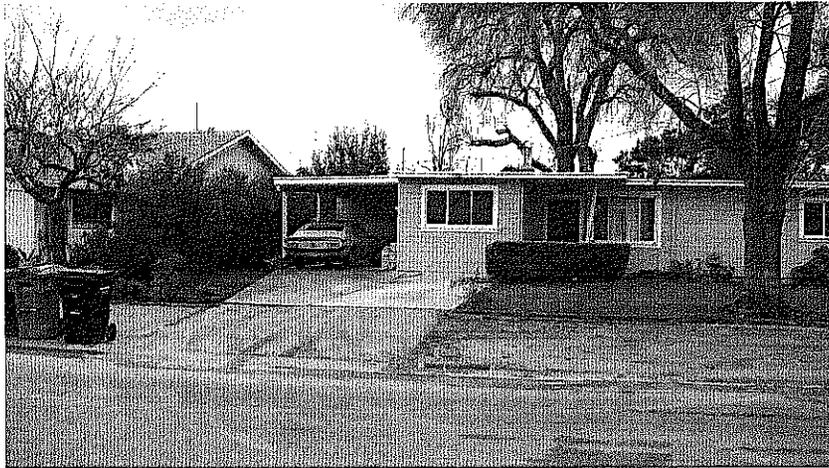
Resident
Project: KATARUKA RESIDENCE

DATE: 06/20/2024

Project Information
KATARUKA RESIDENCE
960 MARION WAY
SUNNYVALE, CA 94087
APN 31326068

DATE: 12/18/24
SCALE: AS SHOWN
SHEET: PLUMBING SHEET 001

A3.1



954 MARION WAY



956 MARION WAY



954 MARION WAY



956 MARION WAY



958 MARION WAY



960 MARION WAY
SUBJECT PROPERTY



962 MARION WAY



964 MARION WAY

CONTEXTUAL PHOTOGRAPHS
SHEET 1
January 25, 2009

KATARUKA RESIDENCE
960 MARION WAY
SUNNYVALE, CA 94087
APN 31326068

ATTACHMENT C
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958 MARION WAY



960 MARION WAY
Subject Property



954 MARION WAY



956 MARION WAY



958 MARION WAY



960 MARION WAY
SUBJECT PROPERTY



962 MARION WAY



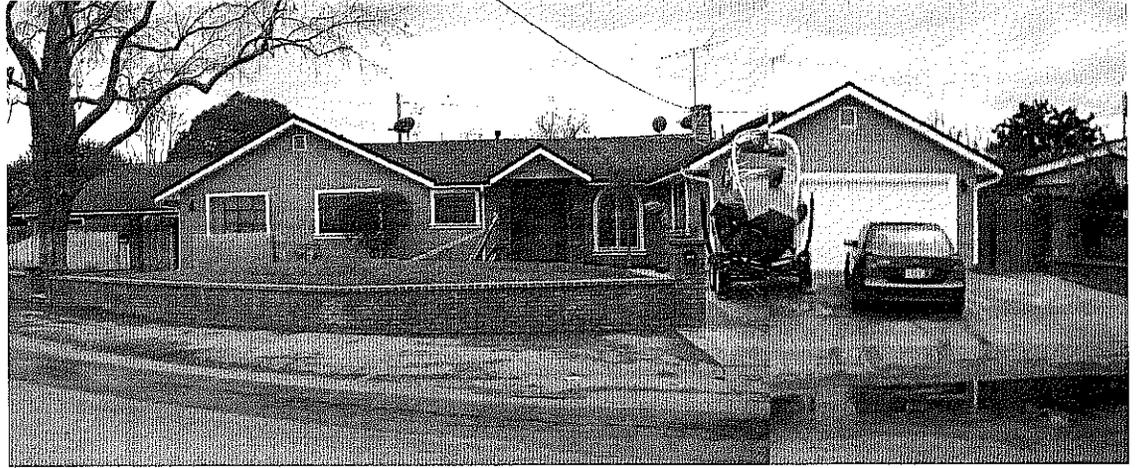
964 MARION WAY

CONTEXTUAL PHOTOGRAPHS
SHEET 2
January 25, 2009

KATARUKA RESIDENCE
960 MARION WAY
SUNNYVALE, CA 94087
APN 31326068



962 MARION WAY



964 MARION WAY



954 MARION WAY



956 MARION WAY



958 MARION WAY



960 MARION WAY
SUBJECT PROPERTY



962 MARION WAY



964 MARION WAY

ATTACHMENT
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CONTEXTUAL PHOTOGRAPHS
SHEET 3
January 25, 2009

KATARUKA RESIDENCE
960 MARION WAY
SUNNYVALE, CA 94087
APN 31326068

Dear Mr. Lynch:

I'm writing this letter in response to attached City of Sunnyvale Public Notice and to voice our concerns and objections.

Proposed project requests permission from the Planning Commission to allow the construction of a residence resulting in approximately 50% Floor Area Ratio (FAR) where 45% is allowed. In other words they want the city to give permission to build a structure 10% larger than allowed by codes and ordinances; instead of a 4,500 s.f. they want to build a 5,000 s.f. structure. For the comparison purposes 99% of the existing homes in the area were built 1,000 s.f. to 1,500 s.f.

The reason for the FAR limitations is to keep density low and to allow for open areas and landscaping.

If the city wants to increase the FAR to 50% across the board for all new residential permits the city is welcome to propose the change and have a vote by the City Council. Otherwise I would like to request that the established 45% FAR be observed.

As in the case of previous requests from the city of Sunnyvale to bend the rules, in the 960 Marion Way case, we are concerned that very large residences and/or accessory living units may become a problem for the neighborhood, either now or in the future when these large residences are sold. We are concerned that either the present owner or a future owner may convert the use of these large residence units into smaller rental units, assisted living care homes or other non-compliant uses.

For this reason we would like to request the City to enforce the established maximum development codes and ordinances and not to allow a variance just because someone asked for it.

Please let me know if there are any questions.

Sincerely,

Demetrios Triantafyllou,
1490 Navarro Drive, Sunnyvale 94087

Hi Dale,

I used to think like Demetrios, that monster houses were unsightly and imposing. Now I agree with Dale, that better to have larger single family owner-occupied homes instead of two structures (granny or in-law units) on each lot. Prefer low density, tasteful structures instead of high density structures, with lots of cars parked in front and on the streets.

Keep up the good work.
Penny Cole

Since these things seem to always get going without the opportunity for much neighborly discussion, allow me to take a somewhat different tack than my good friend and backyard neighbor, Demetrios. We both live across Marion from the proposed new home.

Note: I've also amended the distribution list to remove the City Council members, as I believe it is premature to be including them on this discussion since by policy. They want to stay impartial and have the Planning Commission to make a recommendation before they get involved. If I've missed one of the Council Member's email addresses, my apology--trust the process to work and read no more for now :-)

For the next 10 years, I'm most interested in what increases property values. For the past 20 years, we've all grown used to our property value increasing 10% per year regardless of what type of house was on it. But that, my friends, ain't gonna be what happens for the next 10 to 15 years. What's going to drive value now is what can be done with the lots, not what's currently on them. Since there are not many places in Sunnyvale where large new homes can be built, our lots will hold or increase in value only so long as people with the desire and ability to build in this "new economic world" want to build. That's generally going to be larger homes. There are several dozen of them in our area already, and I suspect the property owners next to them generally believe that they have seen increased value in their own lots as a result. I'm one such owner.

Second, I believe we need to look at the FAR ratios as a 3-step approval process, not a simple 2-step one, which is what I believe we used to have. I believe some years back, the city realized that houses up to a certain lot covered should be approved without neighbor comment, that a second "gray area" should require review but generally be allowed if conditions are met, and then a third category which was generally not going to be approved unless there were very special circumstances. The idea was to provide some middle ground where larger homes could be built on larger lots with more ability for the city to impose design restrictions, but provide firm stops to McMansions unless there was overwhelming neighborhood support.

What I believe is being proposed for 960 Marion is something in the middle category. This is different than say, what was proposed a year back for the El Camino end of Norman (a McMansion). If that's indeed the case (and I will head down to City Hall next week to look at the plans), then I'm less concerned about "not enforcing the limits" because I think the middle area was intended to be flexible, so long as city guidelines for larger homes in this "middle ground" were met. Yesterday, when I spoke with Mr. Lynch, he indicated that the City was indeed requesting specific design features, so I'm inclined to believe things are on the up and up.

Third, while smaller homes do provide more open area, even with larger homes, our lots have more non-covered area than any new development of any size houses will have in Sunnyvale. Dirt is precious at \$350/sq ft. But more important, **smaller homes on larger lots actually make it easier for detached accessory living units to be built later, precisely because there's still plenty of FAR headroom that allows it.** Given that 3 houses around mine already have ACLs, I'd much rather have a single large home

that's owner-occupied than I would yet another multi-family lot with 2 buildings and 8 cars parked in various position on the front yard and street.

I'm not arguing that Bigger is Better. But rather that if one must choose between 2 less-than-optimal outcomes, I see more advantage as a property owner across the street if what is proposed gets built (again, subject to the special city requirements for large homes like this) than I do to having the current owner of the property who is ready and able to build decide to build elsewhere, put the property back on the market and thereby leave me at risk having what's there stay there.

Regards,

Dale

I believe 960 Marion way is actually a commercial residence; it is a residential care facility. It is not a single family occupied home, monster or not.

Ed and Lynn Aisawa

I agree with Dale and Penny. There are too many homes here that look they they could have much better "curb appeal". I favor improvement to the neighborhood by either new homes (monster or not) or people taking pride in how their homes look.

Another item: It should be clear to the City of Sunnyvale that the Raynor Park Association does not speak for all of the residents. I'm not sure if the city is clear with that, but it is something we can verify.

Regards,
Tom