



**CITY OF SUNNYVALE
REPORT
Planning Commission**

April 27, 2009

SUBJECT: **2009-0126:** Application for a property located at **1125 London Avenue** (at Vireo Ave.) in an R-0 (Low Density Residential) Zoning District.

Motion Design Review to allow an approximately 1,200 square foot second story addition to a single story home resulting in a Floor Area Ratio (FAR) of approximately 55% where 45% FAR may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions One-Story Single-Family Home

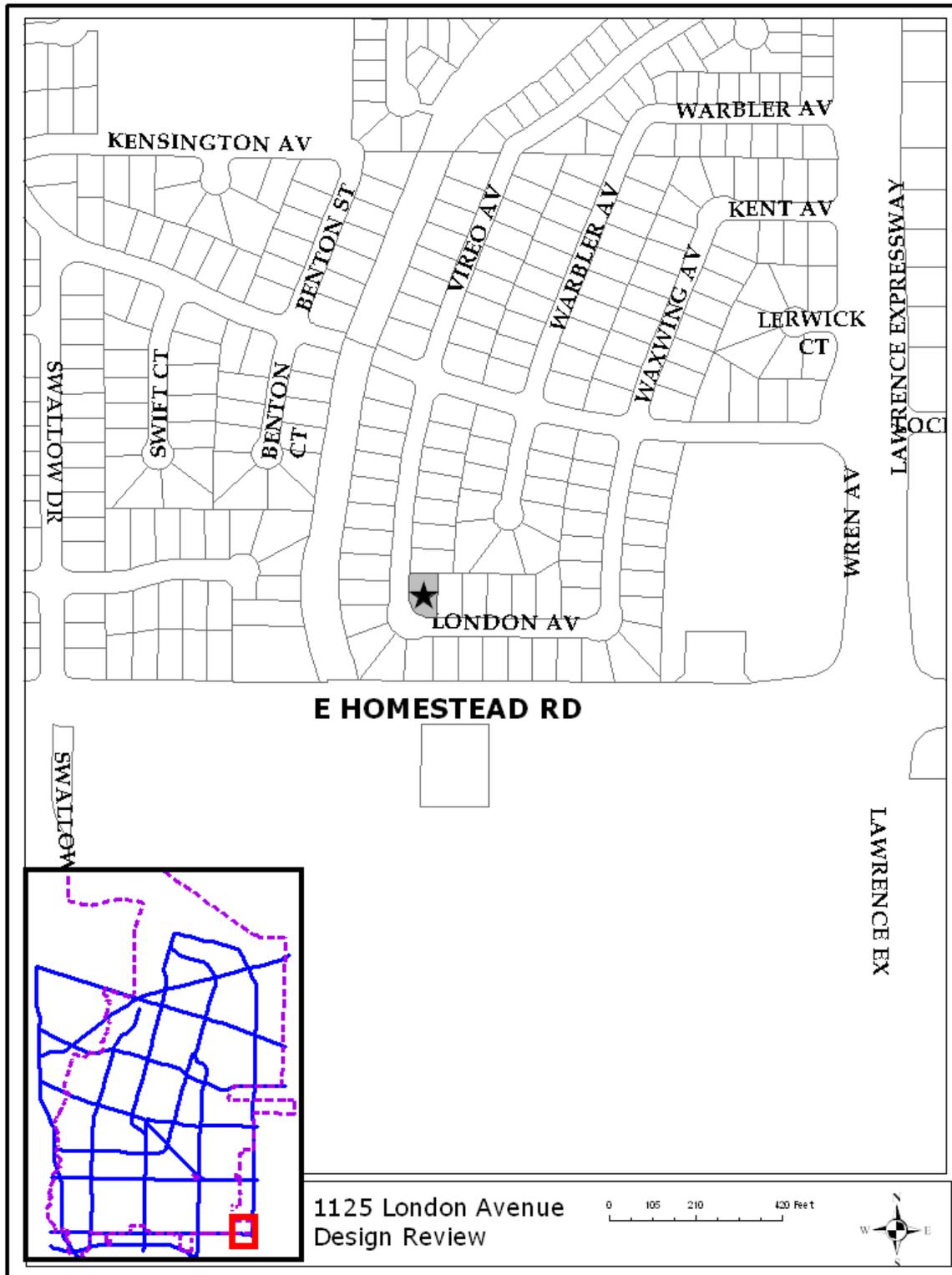
Surrounding Land Uses

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

Issues FAR, visual bulk and mass

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.)	6,074	Same	6,000 min.
Gross Floor Area (s.f.)	2,105	3,312	2,733 max. without PC review
Lot Coverage (%)	34.6%	35.4%	40% max.
Floor Area Ratio (FAR)	34.6%	54.5%	45% max. without PC review
Building Height (ft.)	17'-6"	25'-1"	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front	20'-5"	20'-5" / 29'	20'/25' min.
Reducible Front	11'	11' / 11'	9' / 9' min.
Right Side	6'	6' / 9'-3" (17' combined / 19'-3" combined)	4' / 7' min. (12' combined / 18' combined)
Rear	30'-11"	30'-11" / 30'-11"	20' min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

ANALYSIS**Description and Background**

The applicant proposes a 46 square foot entryway addition on the first floor and a new 1,161 square foot second story to an existing single-story home, for a total addition of 1,207 square feet. The project would result in a 3,277 square foot two-story home with five bedrooms. Planning Commission review is required as the Floor Area Ratio (FAR) is proposed to be 54.5% where up to 45% FAR can be reviewed by staff. The project complies with the development standards of the R-0 Zoning District, such as setbacks and parking.

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 located on the corner of London Avenue and Vireo Avenue. The property currently has one single-story home with a two-car garage and a driveway taking access from London Avenue.

The applicant proposes to add 46 square feet to the first floor by filling in the existing front porch area and converting 28 square feet of garage area into a half bathroom. Approximately 1,161 square feet is proposed to be added to the second floor consisting of three bedrooms, two bathrooms and a reading room. A 256 square foot terrace is also proposed with a trellis-style roof which is not counted towards the gross floor area as the roof is less than 50% solid.

Existing Unpermitted Structures: During a site visit, staff observed four existing unpermitted structures on-site. An existing storage shed in the rear yard and covered awning along the right side yard do not meet development standards for accessory utility buildings. A foot of plastic material has also been added to the existing 6 foot-tall fence along the reducible front yard (facing Vireo), and several 3 foot-tall wood posts have been installed along the front yard area. Staff recommends that all existing unpermitted structures be removed or modified to meet code requirements prior to issuance of final building permits. If building permits are not obtained, the City's Neighborhood Preservation Division will take action to ensure compliance with code requirements.

Floor Area Ratio and Neighborhood Compatibility: The existing neighborhood bound by Vireo, London, Waxwing and Lochinvar Avenues consists of predominately one-story homes (Attachment E, Neighboring Homes and FARs). Of the 60 homes in this neighborhood, only four homes are two-story. Two of these homes exceed 45% FAR and were approved through staff-level permits in the 1990's. The highest FAR found in the neighborhood is 48.5% located at 1613 Waxwing Avenue on a similarly-sized lot as the subject parcel. The existing home is 2,939 square feet in size and is 338 square feet smaller than the proposed home.

Staff has encouraged the applicant to reduce the size of the proposed home; however, only minor changes were made and the proposed 54.5% FAR is significantly higher than that of homes in the surrounding neighborhood.

Architecture: The proposed home can be considered traditional in architectural style. The applicant has attempted to incorporate energy-efficient materials into the design of the home, including horizontal vinyl siding and a metal shingle roofing. Although wood siding and composition shingle roof materials are common for the neighborhood, the applicant has indicated that the proposed materials will have similar visual dimensions and textures. Staff recommends that the final colors and materials be subject to review by the Director of Community Development prior to issuance of final building permits. Staff further recommends the addition of finer details to the plan such as awnings, shutters, high-quality window trim and decorative lighting fixture to add visual interest to the walls (Attachment B, Recommended Conditions of Approval).

Entry Feature: The original design of the entry was too large for the size of the home and was not compatible with the architectural style. In response to staff's concerns, the applicant has significantly reduced the size of the entry and incorporated lighter elements, such as thinner posts and a trellis-style roof. However, staff finds that the current design is now too light in comparison to the scale of the home. Staff recommends that the entry be redesigned with thicker wooden posts with proportional detailing (Attachment B, Recommended Conditions of Approval). Having a proportional entry feature would help deemphasize the size and bulk of the home.

Visual Bulk and Mass: Staff finds that there are several design issues that make the proposed home visually bulky and massive along the streetscape and in relation to other homes found in the neighborhood. Although second floor setbacks comply with zoning standards, the second floor is almost 55% of the first floor where second floors of 35% or less are encouraged in the adopted Single Family Home Design Techniques. The large terrace adds to this visual bulk and would increase the second floor proportion to 67% if counted towards gross floor area. In addition, the home appears "boxy" with significant portions of the first and second floor walls that vertically line up, and extend to within 2 feet from the edge of the eave line.

Staff believes that there is opportunity to address the visual impact of the second story. First, staff recommends that the size of the second floor be reduced by 240 square feet, resulting in 50% FAR. This size reduction would allow for better compatibility with the size of other homes found in the neighborhood and is consistent with other recently approved two-story homes approved by the Planning Commission. Second, staff recommends that the size reduction be taken from the front and left sides (street-facing elevations) of the second floor. The intent is to reduce the appearance of the mass of the second story through additional articulation and setback of the second story.

Staff's recommended changes will result in significant redesign of the second floor. However, staff finds the proposed 921 square foot second floor to be sizable and that a size reduction can be reasonably accommodated by reducing the size of the bedrooms and/or terrace, and removing or reducing the reading room.

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

Single Family Design Techniques	Comments
<p><i>3.4 D. For second floors with an area greater than 35% of the ground floor area, setbacks should generally be greater unless the prevailing pattern of second floors in the neighborhood is less.</i></p>	<p>The applicant's proposed second floor is almost 55% of the first floor. As conditioned by staff, this proportion would be reduced to 43.5% and would result in increased second floor setbacks.</p>
<p><i>3.6 A. New homes and additions to existing structures should be located to minimize blockage of sun access to living spaces and actively used outdoor areas on adjacent homes.</i></p>	<p>The applicant has submitted a solar access and shadow analysis which demonstrates that the proposed two-story home will shade no more than 8.9% of the existing one-story home on the right side of the property, where 10% is the maximum allowed.</p>
<p><i>3.6 C. Windows should be placed to minimize views into the living spaces and yard spaces near neighboring homes. When windows are needed and desired in side building walls, they should be modest in size and not directly opposite windows on adjacent homes.</i></p>	<p>Two windows are proposed along the right side elevation, which face an existing single-story home. One of the windows is located in the staircase and is almost 26 feet from the side property line, while a second window is located in the master bedroom and is 10 feet from the side property line. To address privacy concerns, the applicant designed the bedroom window to have a high sill.</p>
<p><i>3.7 Use materials that are compatible with the neighborhood.</i></p>	<p>The proposed materials will be visually similar to other materials found in the neighborhood.</p>

Landscaping: The existing front yard area is primarily made of impervious surface. The applicant proposes to modify the areas exceeding 50% impervious surface with pervious pavement material. No trees are proposed for removal as part of this project.

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-0 zoning district, including setbacks, lot coverage and parking. This project requires review by the Planning Commission because it exceeds the staff-level review threshold of 45% FAR.

Single Family Home Design Techniques: As discussed in the report section on Architecture, the applicant’s proposed project does not comply with the design techniques. Staff’s recommended changes including additional architectural detailing, reduction in the size of the second floor and increased second floor setbacks address these concerns.

Expected Impact on the Surroundings: The new home proposed by the applicant is visually bulky and massive along the streetscape. As conditioned by staff, the new home would be similar in size to other homes in the neighborhood and would not create significant privacy impacts to adjacent homes.

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 • 13 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 written comments from the general public or adjacent neighbors 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 their growing family and visiting relatives (Attachment D, Letter from Applicant). Staff still finds that the home is too large for the setting and recommends that the project be approved with changes including additional

architectural detailing, reduction in the size of the second floor by 240 square feet (resulting in 50% FAR) and increased second floor setbacks on the front and reducible front yards. While the changes require significant redesign of the second floor, staff finds that the changes can be reasonably achieved with further collaboration between staff and the applicant.

The applicant has reviewed staff's recommended conditions prior to the public hearing. The applicant is not in agreement with the attached conditions and requests approval of the project as currently proposed.

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:

Noren Caliva
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 Applicant
- E. Neighboring Homes and FARs

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 home has similar orientation and an entry pattern as other homes 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 and established design techniques. As conditioned, the applicant will reduce the FAR to a maximum of 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 applicant proposes to reduce impervious paving to less than 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 that are visually similar to other materials found in the neighborhood. As conditioned, 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 applicant proposes to maintain all existing trees and landscaping.

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, subject to review and approval by the Director of Community Development:
 - a. The size of the second floor shall be reduced by 240 square feet, resulting in a maximum of 50% FAR and 43.5% second-story coverage.
 - b. The size reduction shall be taken from the front and left sides of the second floor, and shall result in increased setbacks.
 - c. Add architectural details to all elevations such as but not limited to shutters, awnings, decorative light fixture, and decorative window trim.
 - d. The entry shall be redesigned with thicker wooden posts or other details in proportion with the house.
- B. All existing unpermitted fences and accessory utility buildings shall be removed or modified to meet code requirements prior to issuance of final building permits, subject to approved FAR limitations. If

building permits are not obtained, the City's Neighborhood Preservation Division will take action to ensure compliance with code requirements.

- C. No more than 50% of the required front yard shall be made of impervious surface.
- D. 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.
- E. No trees are proposed for removal as part of this project. A separate tree removal permit shall be required for removal of protected trees in the future.

1125 LONDON AVE



LOCATION MAP

Not to Scale



GENERAL NOTES

1. THESE DOCUMENTS ARE FOR A SINGLE FAMILY RESIDENCE.
2. ALL FINISH WORK TO COMPLY TO BEST PRACTICES OF LOCAL CODE.
3. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR, DISCREPANCIES VERIFIED WITH THE ARCHITECT.
4. ALL DIMENSIONS TO FACE OF STUDS UNLESS OTHERWISE NOTED.
5. COORDINATE ALL FIXTURES, DOORS AND FINISH WORK WITH OWNER.
6. WORK TO BE SCHEDULED SO THAT OUTSIDE SHELL IS WEATHER TIGHT & SECURE BEFORE STARTING INTERIOR FINISHES INSTALLATIONS.
7. SAFETY GLASS WITHIN 24" ARC OF DOOR EDGE, WITHIN 18" OF FLOOR & IN TUB ENCLOSURES WITHIN 60" OF FLOOR.
8. USABLE SPACE UNDER STAIRS TO BE USED WITH 5/8" TYPE X GYP. BOARD.
9. KEEP FIRE HYDRANT AREA ALWAYS CLEAR DURING CONSTRUCTION.
10. THE AREA AROUND THE HOUSE SHALL BE MAINTAINED BY INSTALLING PROTECTIVE FENCING AROUND THE HOUSE FOR DUST & DEBRIS CONTROL ON CONSTRUCTION SITE. PROTECTIVE FENCING DETAILS SHALL BE INCORPORATED IN BUILDING PERMIT.

PROJECT INFORMATION

Project address: 1125 London Ave., Sunnyvale, CA 94087
 Governing Jurisdiction: Sunnyvale building and planning department
 Zoning District: RO
 Lot Size: 6074 Sq. Ft.
 First Floor Area: (including Garage) 2070 Sq. Ft.
 Number of Units: 1
 Bedrooms / Units: 3 bed, 2 bath
 Number of Stories: 1
 (B) Parking Spaces: 2 covered
 APN #: 313 - 42 - 024

All work shall be in accordance with CBC 2007 CMC, CPC, CEC, CFC, 2005 CA T-24 & the Sunnyvale Municipal Code (including local amendments to the above adopted codes.)

Setbacks to the property:

For First Floor
 Front: 20'-0" Required, 20'-3" Existing
 Rear: 20'-0" Required, 30'-11 1/2" Existing
 Side East: 4'-0" Required, 2'-0" Existing
 Side West: 9'-0" Required, 11'-0" Existing

For Second Floor
 Front: 25'-0" Required, 25'-0" Proposed
 Rear: 20'-0" Required, 30'-11 1/2" Proposed
 Side East: 7'-0" Required, 9'-3" Proposed
 Side West: 9'-0" Required, 11'-0" Proposed
 (*Please refer attached planner's note)
 Corner near curb: 9'-0" Required, 9'-7 1/2" Existing

FLOOR AREA RATIO

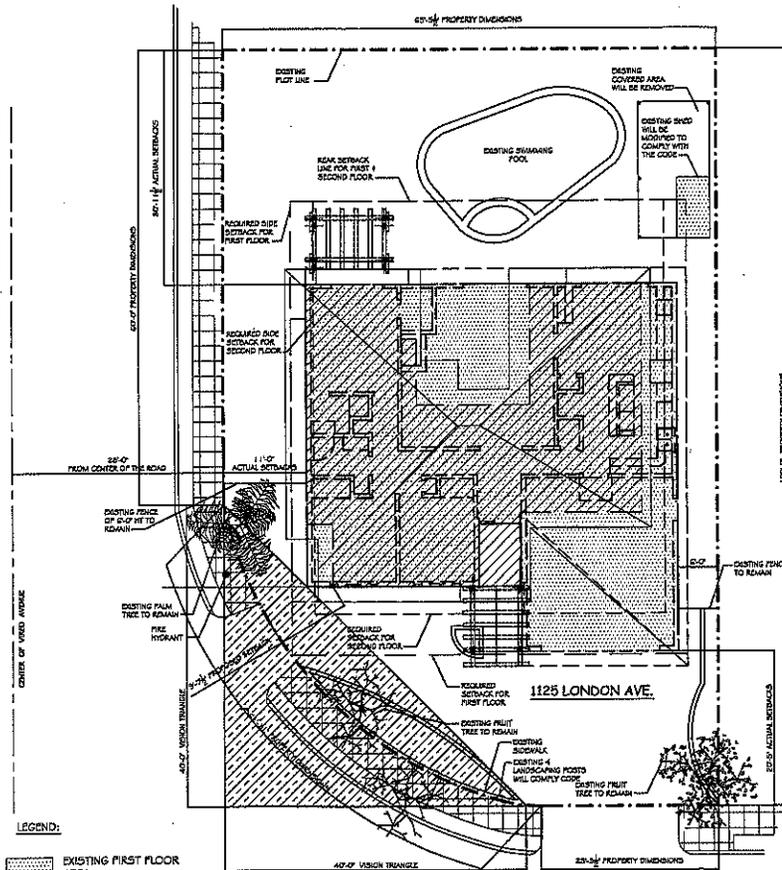
Existing first floor area: 2070 Sq. Ft. (including Garage)
 Existing garage: 432.5 Sq. Ft.
 Existing Shed area: 35 Sq. Ft.
 Total Existing first floor area: 2105 Sq. Ft.
 Proposed additional first floor area: 46 Sq. Ft.
 Proposed Garage: 404.5 Sq. Ft.
 Proposed Second floor area: 1160.5 Sq. Ft.
 Total area: (2105 + 46 + 1160.5) = 3311.5 Sq. Ft.

LOT COVERAGE

Allowable Lot Coverage: 40 %
 Existing Lot Coverage: (2105 / 6074) = 34.6 %
 Proposed Lot Coverage: (2151 / 6074) = 35.41 %
 Existing F.A.R.: (1 story) 34.6 %
 PROPOSED F. A. R.: (2 story) 54.5 %

SHEET INDEX

A1.0	SITE PLAN, PROJECT DATA, GENERAL NOTES, VICINITY MAP, SHEET INDEX	A6.0	REAR ELEVATION NORTH (EXISTING AND PROPOSED)
A2.0	EXISTING FIRST FLOOR PLAN, PROPOSED FIRST FLOOR PLAN	A7.0	SIDE ELEVATION EAST (EXISTING AND PROPOSED)
A3.0	PROPOSED SECOND FLOOR PLAN, EXISTING ROOF PLAN, PROPOSED ROOF PLAN	A8.0	SOLAR ANALYSIS STUDY
A4.0	FRONT ELEVATION SOUTH (EXISTING AND PROPOSED)	A9.0	PROPOSED DESIGN IN CONJUNCTION WITH NEIGHBORING HOUSES - STUDY
A5.0	SIDE ELEVATION WEST (EXISTING AND PROPOSED)	A10.0	PRELIMINARY SECTION



LEGEND:

- EXISTING FIRST FLOOR AREA
- PROPOSED SECOND FLOOR AREA
- EXISTING WALKWAY
- VISION TRIANGLE FOR THE PLOT (40'-0" ON BOTH SIDES)
- EXISTING PROPERTY LINE
- CENTER OF THE ROAD

SITE PLAN

SCALE: 1/16" = 1'-0"



NOTES:

1. EXISTING SHED WILL BE COMPLIED BY THE CODE OR WILL BE REMOVED.
2. EXISTING 50% OF FRONT YARD PAVING WILL BE REPLACED BY PERVIOUS PAVEMENT MATERIAL.
3. THERE ARE NO TREES ARE PROPOSED FOR REMOVAL; ALL EXISTING TREES WILL REMAIN.
4. EXISTING AWNING ALONG EAST SIDE OF THE HOME WILL BE REMOVED.
5. EXISTING LANDSCAPING POSTS WILL BE REDUCED TO LESS THAN 3'-0" IN HT. FROM THE CURB IN THE FRONT YARD.
6. EXISTING GREEN PART OF THE FENCE WILL BE REMOVED AND 6'-0" HT OF THE FENCE WILL BE MAINTAINED.
7. FIRST FLOOR BEDROOMS WILL BE ACCESSIBLE TO THE MAIN HOME.

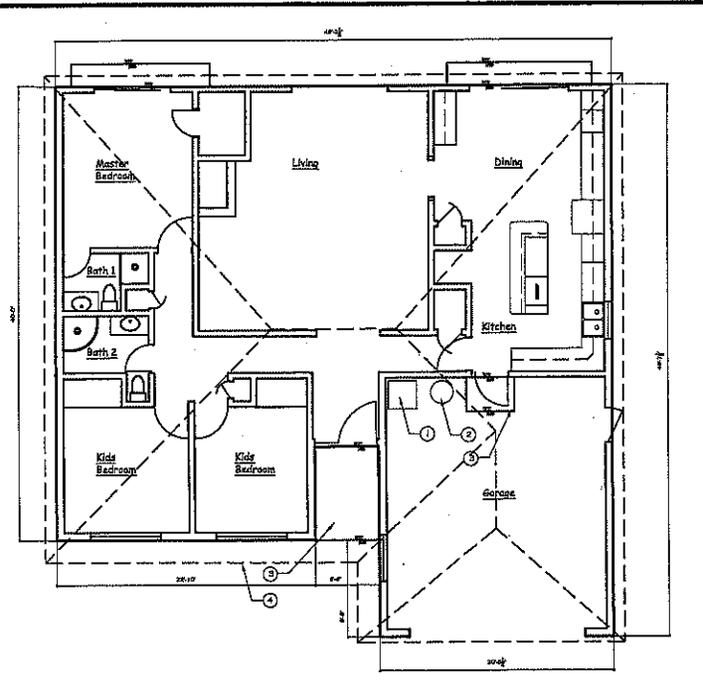
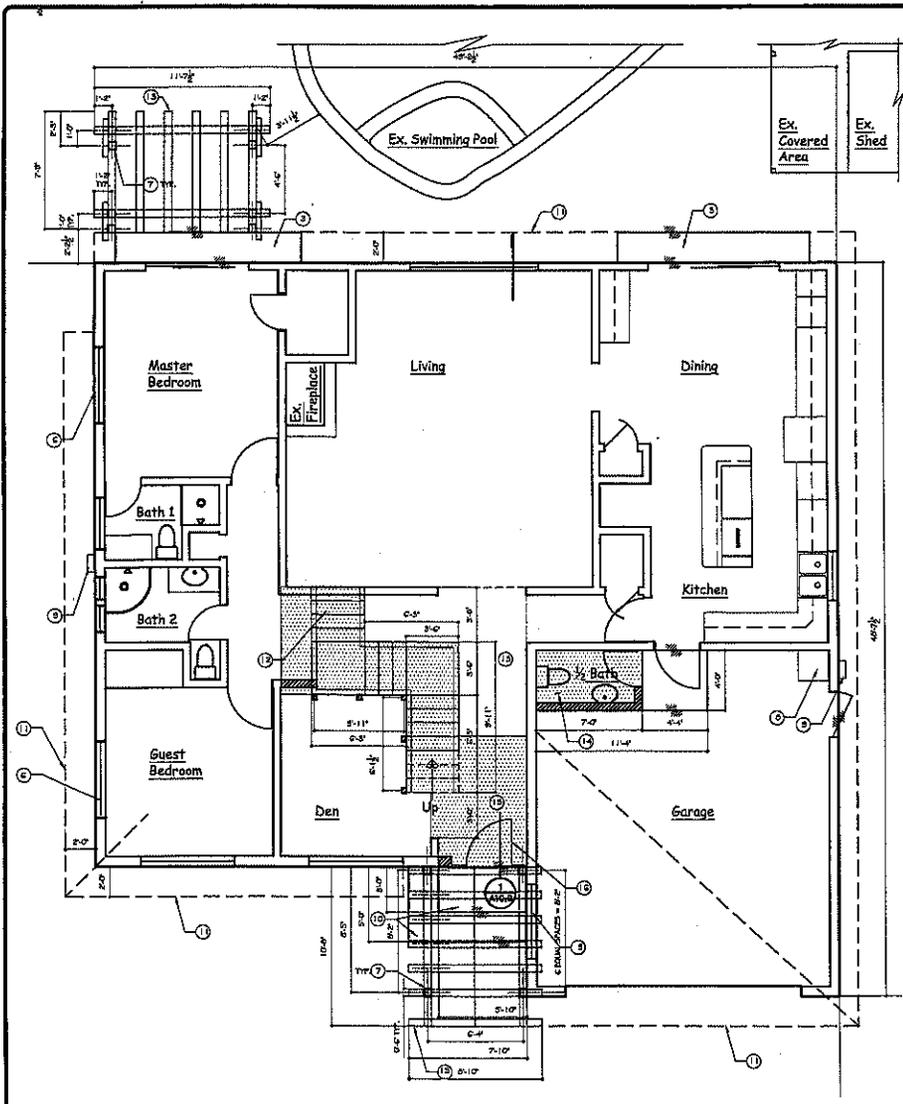
REVISIONS

SECOND FLOOR ADDITION FOR MILIND KHANDEKAR
 1125 LONDON AVE., SUNNYVALE, CA

PROJECT: 1125 LONDON AVE.
 DATE: 1/22/09
 SCALE: AS NOTED

SITE PLAN INFORMATION
 PROJECT AREA RATIO
 LOCATION MAP
 GENERAL NOTES
 SHEET INDEX

A1.0



- LEGEND:**
- EXISTING FIRST FLOOR AREA TO BE MODIFIED
 - PROPOSED FIRST FLOOR WALL
 - LEVEL DIFFERENCE ON THE FLOOR

- NOTES:**
- ① EXISTING FURNACE
 - ② EXISTING BOILER
 - ③ EXISTING CONCRETE STEP
 - ④ EXISTING ROOF LINE ABOVE
 - ⑤ RELOCATED EXISTING WINDOW
 - ⑥ PROPOSED DUAL PANE LOW-E WINDOW SYSTEMS
 - ⑦ PROPOSED COLLUMINS FOR OVERHANG
 - ⑧ PROPOSED LOCATION OF FURNACE
 - ⑨ PROPOSED LOCATION OF TANKLESS WATER HEATER
 - ⑩ PROPOSED STEPS
 - ⑪ PROPOSED ROOF LINE FOR THE FIRST FLOOR
 - ⑫ PROPOSED STAIRCASE
 - ⑬ PROPOSED OVERHANG TRELLIS
 - ⑭ PROPOSED HALF BATH
 - ⑮ OPEN TO ABOVE
 - ⑯ PROPOSED DOOR SYSTEMS



REVISIONS

SECOND FLOOR ADDITION
FOR
MILIND KHANDEKAR
1125 LONDON AVE., SUNNYVALE, CA

PROJECT
1125 LONDON AVE.
DATE 1/22/09 SCALE AS NOTED

EXISTING 1ST FLOOR PLAN
PROPOSED 1ST FLOOR PLAN

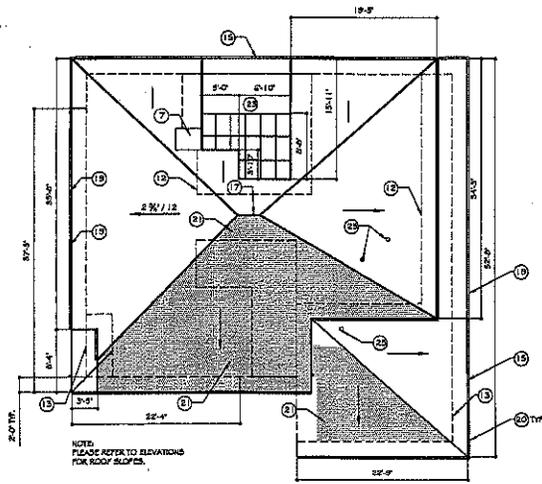
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SECOND FLOOR ADDITION
FOR
MILIND KHANDEKAR
1125 LONDON AVE., SUNNYVALE, CA

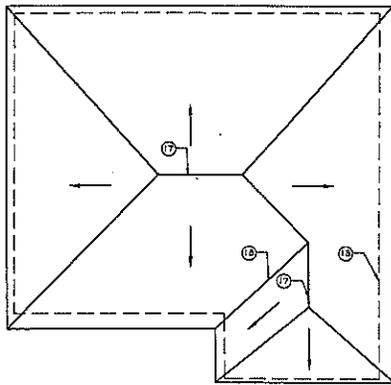
PROJECT
1125 LONDON AVE.
DATE 1/22/09 SCALE AS NOTED

PROPOSED SECOND FLOOR
PLAN
EXISTING ROOF PLAN
PROPOSED ROOF PLAN

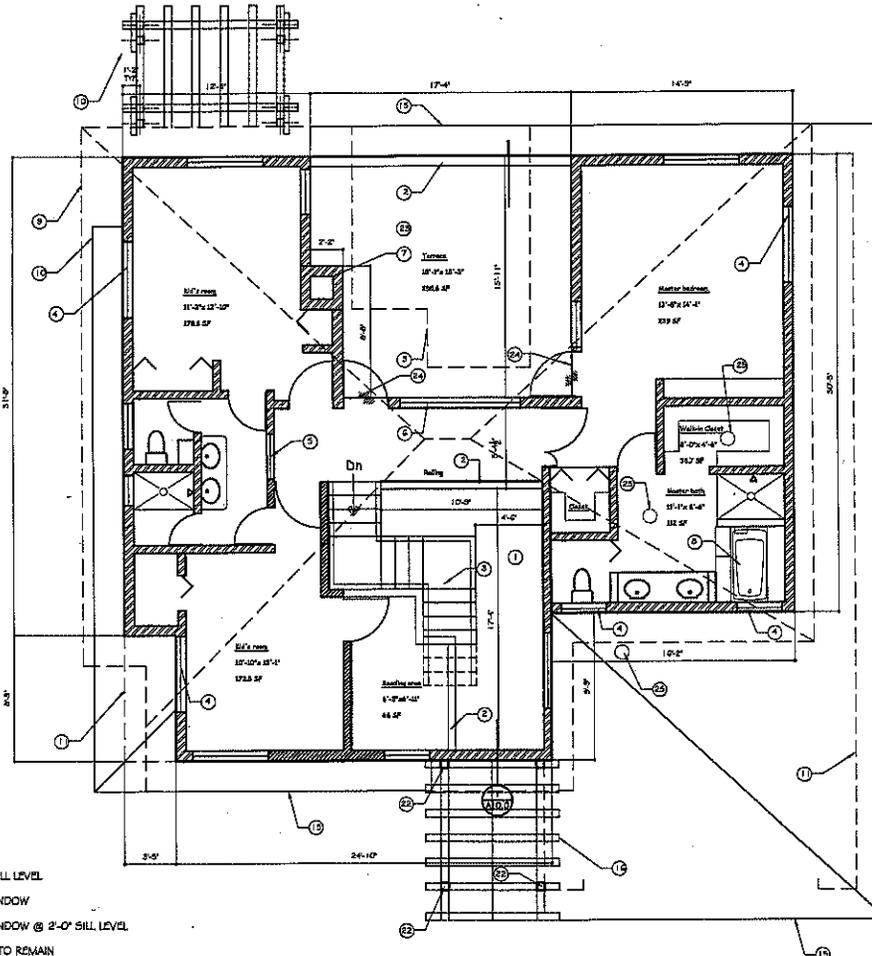
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PROPOSED ROOF PLAN
SCALE: 1/16" = 1'-0"



EXISTING ROOF PLAN
SCALE: 1/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



NOTES:

- ① OPEN TO BELOW
- ② RAILING
- ③ OPEN STAIRCASE
- ④ WINDOW @ 4'-0" SILL LEVEL
- ⑤ FIXED OBSCURE WINDOW
- ⑥ FIXED OBSCURE WINDOW @ 2'-0" SILL LEVEL
- ⑦ EXISTING CHIMNEY TO REMAIN
- ⑧ BATHTUB
- ⑨ ROOF ABOVE
- ⑩ LOWER ROOF OVERHANG TRELLIS
- ⑪ EXTERNAL WALL LINE OF FIRST FLOOR
- ⑫ WALL LINE BELOW FOR SECOND FLOOR
- ⑬ WALL LINE BELOW FOR FIRST FLOOR
- ⑭ SECOND FLOOR ROOF LINE
- ⑮ FIRST FLOOR ROOF LINE
- ⑯ FIRST FLOOR OVERHANG TRELLIS

- ⑰ RIDGE
- ⑱ GALVANIZED SHEET METAL GUTTER SYSTEM
- ⑲ GALVANIZED METAL DOWN SPOUT
- ⑳ PROPOSED AREA FOR SOLAR SHINGLES / PANELS
- ㉑ POST FOR SUPPORT BELOW
- ㉒ TERRACE
- ㉓ 4" LEVEL DROP @ TERRACE
- ㉔ SOLATUBE

LEGEND:

- PROPOSED SECOND FLOOR WALL
- LEVEL DIFFERENCE ON THE FLOOR
- PROPOSED ROOF AREA FOR SOLAR SHINGLES / PANELS

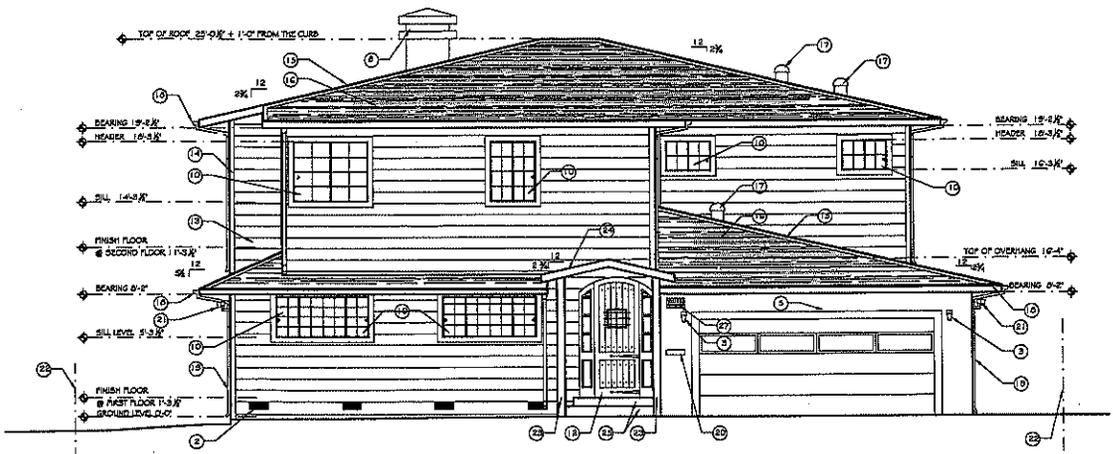
REVISIONS

**SECOND FLOOR ADDITION
FOR
MILIND KHANDEKAR
1125 LONDON AVE., SUNNYVALE, CA**

PROJECT
1125 LONDON AVE.
 DATE 1/22/09 SCALE AS NOTED

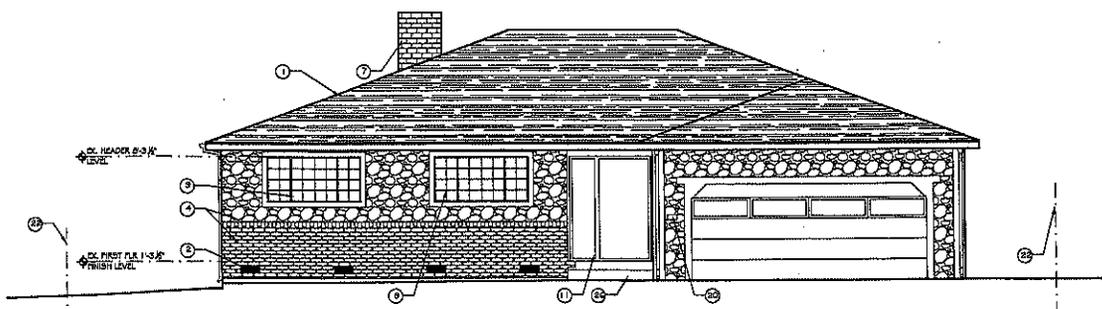
FRONT ELEVATION SOUTH
(EXISTING AND PROPOSED)

A4.0



PROPOSED FRONT ELEVATION (SOUTH)
 SCALE 1/8" = 1'-0"

- NOTES:**
- ① EXISTING ROOF SHINGLES
 - ② EXISTING FOUNDATION VENTS
 - ③ MOTION CENSORED DECORATIVE LIGHT FIXTURES
 - ④ EXISTING FINISH
 - ⑤ PROPOSED STUCCO O/ METAL LATH O/ BUILDING PAPER O/ EXTERIOR GRADE PLYWOOD O/ WOOD FRAMING (NOT USED IN THIS ELEVATION)
 - ⑥ PROPOSED EXTERIOR RAILING (NOT USED IN THIS RAILING)
 - ⑦ EXISTING BRICK CHIMNEY
 - ⑧ EXISTING CHIMNEY WITH STUCCO FINISH
 - ⑨ EXISTING WINDOW SYSTEMS
 - ⑩ PROPOSED DUAL PANE LOW-E WINDOW SYSTEMS
 - ⑪ EXISTING DOOR SYSTEMS
 - ⑫ PROPOSED DOOR SYSTEMS
 - ⑬ PROPOSED VINYL SIDING O/ METAL LATH O/ BUILDING PAPER O/ EXTERIOR GRADE PLYWOOD O/ WOOD FRAMING
 - ⑭ PROPOSED VINYL TRIM
 - ⑮ PROPOSED METAL ROOF WITH DURABLE STONE COATING EMBEDDED UV RESISTANT SHINGLES
 - ⑯ POSSIBLE AREA FOR SOLAR ROOF SHINGLES OR PANELS
 - ⑰ PROPOSED SOLATUBE
 - ⑱ METAL GUTTER SYSTEM
 - ⑲ RAINWATER DOWNSPOUTS
 - ⑳ EXISTING LOCATION OF MAILBOX TO REMAIN
 - ㉑ MOTION CENSORED LIGHTS
 - ㉒ PROPERTY LINE
 - ㉓ PROPOSED POST SUPPORT FOR OVERHANG TRELLIS
 - ㉔ PROPOSED OVERHANG TRELLIS
 - ㉕ PROPOSED CONCRETE STEPS
 - ㉖ EXISTING CONCRETE STEP
 - ㉗ PROPOSED HOUSE NUMBER PLATE



EXISTING FRONT ELEVATION (SOUTH)
 SCALE 1/8" = 1'-0"

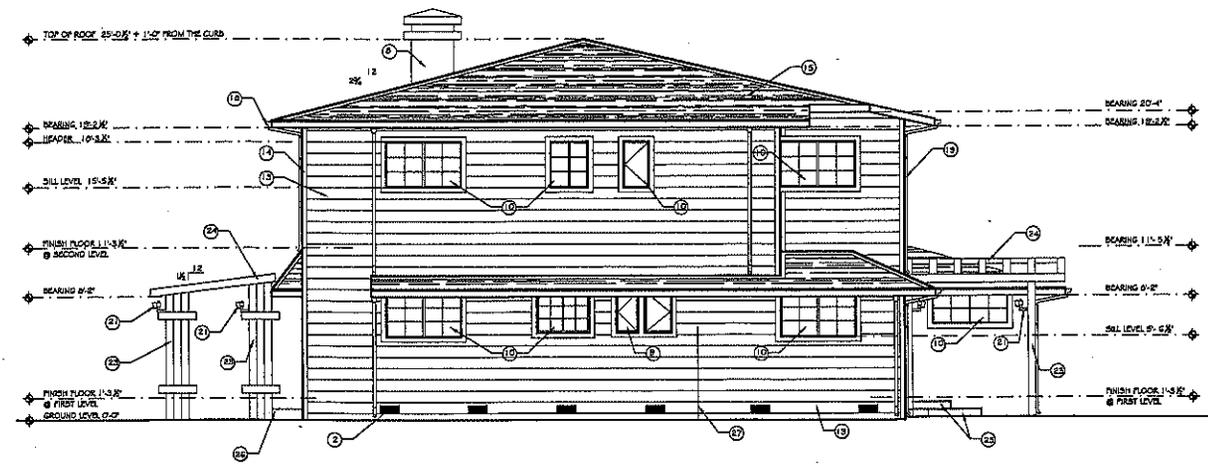
REVISIONS

**SECOND FLOOR ADDITION
FOR
MILIND KHADEKAR
1125 LONDON AVE., SUNNYVALE, CA**

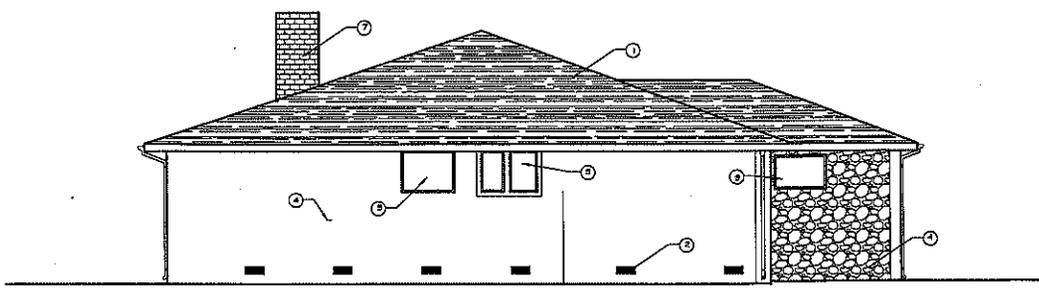
PROJECT
1125 LONDON AVE.
DATE 1/22/09 SCALE AS NOTED

SIDE ELEVATION WEST
(EXISTING AND PROPOSED)

A5.0



PROPOSED SIDE ELEVATION (WEST)
 SCALE: 1/8" = 1'-0"



EXISTING SIDE ELEVATION (WEST)
 SCALE: 1/8" = 1'-0"

- NOTES:**
- ① EXISTING ROOF SHINGLES
 - ② EXISTING FOUNDATION VENTS
 - ③ MOTION CENSORED DECORATIVE LIGHT FIXTURES (NOT USED IN THIS ELEVATION)
 - ④ EXISTING FINISH
 - ⑤ PROPOSED STUCCO O/ METAL LATH O/ BUILDING PAPER O/ EXTERIOR GRADE PLYWOOD O/ WOOD FRAMING
 - ⑥ PROPOSED EXTERIOR RAILING (NOT USED IN THIS ELEVATION)
 - ⑦ EXISTING BRICK CHIMNEY
 - ⑧ EXISTING CHIMNEY WITH STUCCO FINISH
 - ⑨ EXISTING WINDOW SYSTEMS
 - ⑩ PROPOSED DUAL PANE LOW-E WINDOW SYSTEMS
 - ⑪ EXISTING DOOR SYSTEMS
 - ⑫ PROPOSED DOOR SYSTEMS (NOT USED IN THIS ELEVATION)
 - ⑬ PROPOSED VINYL SIDING O/ METAL LATH O/ BUILDING PAPER O/ EXTERIOR GRADE PLYWOOD O/ WOOD FRAMING
 - ⑭ PROPOSED VINYL TRIM
 - ⑮ PROPOSED METAL ROOF WITH DURABLE STONE COATING EMBEDDED UV RESISTANT SHINGLES
 - ⑯ POSSIBLE AREA FOR SOLAR ROOF SHINGLES OR PANELS (NOT USED IN THIS ELEVATION)
 - ⑰ PROPOSED SOLATUBE
 - ⑱ METAL GUTTER SYSTEM
 - ⑲ RAINWATER DOWNSPOUTS
 - ⑳ EXISTING MAILBOX TO REMAIN (NOT USED IN THIS ELEVATION)
 - ㉑ MOTION CENSORED LIGHTS
 - ㉒ PROPERTY LINE (NOT USED IN THIS ELEVATION)
 - ㉓ PROPOSED POST SUPPORT FOR OVERHANG/TRELLIS
 - ㉔ PROPOSED OVERHANG/TRELLIS
 - ㉕ PROPOSED CONCRETE STEPS
 - ㉖ EXISTING CONCRETE STEP
 - ㉗ EXISTING FENCE TO REMAIN

REVISIONS

SECOND FLOOR ADDITION
FOR
MILIND KHANDEKAR
1125 LONDON AVE., SUNNYVALE, CA

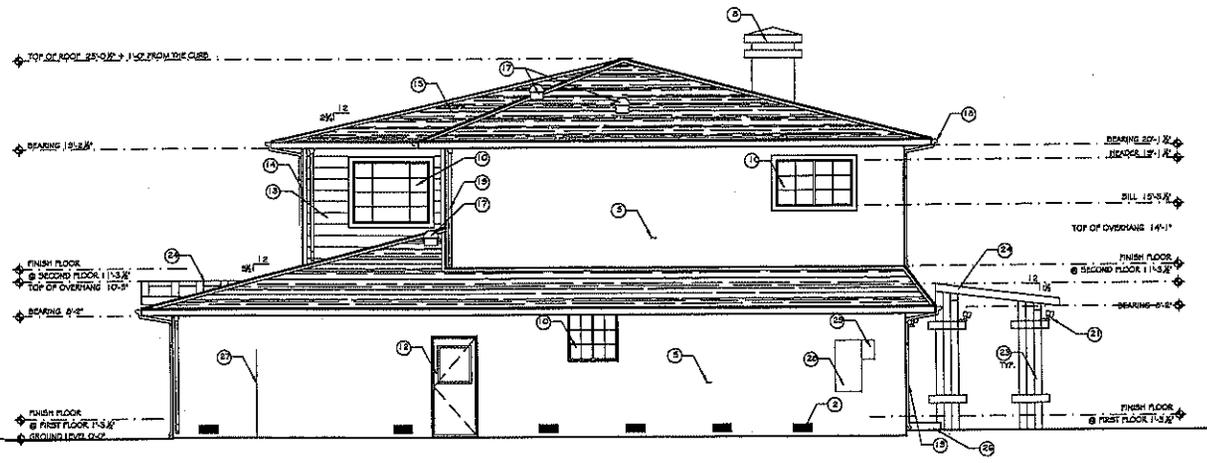
PROJECT
1125 LONDON AVE.
DATE 1/22/09 SCALE AS NOTED

SIDE ELEVATION EAST
(EXISTING AND PROPOSED)

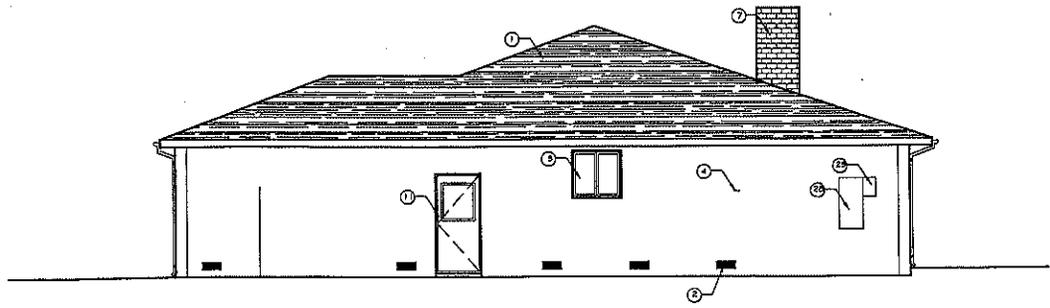
A6.0

NOTES:

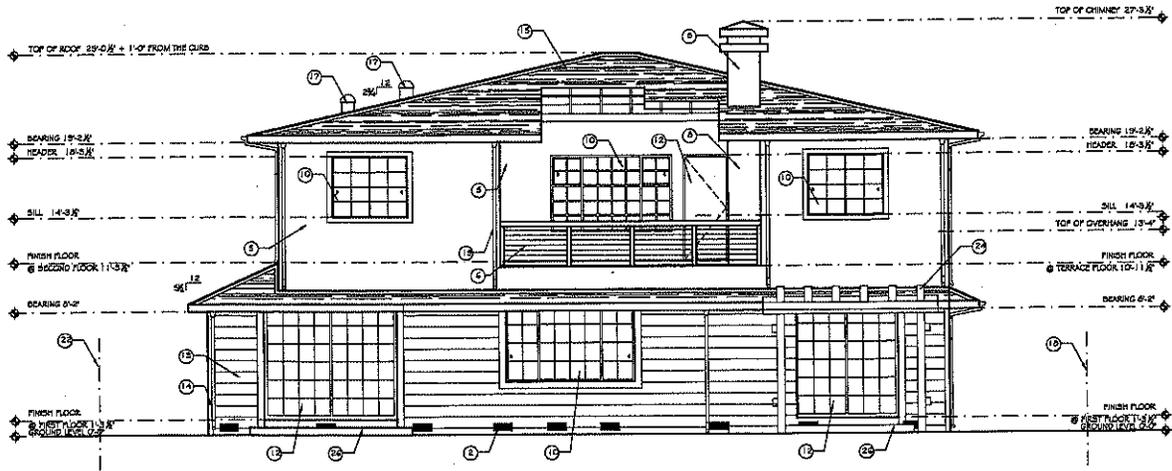
- ① EXISTING ROOF SHINGLES
- ② EXISTING FOUNDATION VENTS
- ③ MOTION CENSORED DECORATIVE LIGHT FIXTURES (NOT USED IN THIS ELEVATION)
- ④ EXISTING FINISH
- ⑤ PROPOSED STUCCO OR METAL LATH OF BUILDING PAPER OR EXTERIOR GRADE PLYWOOD OR WOOD FRAMING
- ⑥ PROPOSED EXTERIOR RAILING (NOT USED IN THIS ELEVATION)
- ⑦ EXISTING BRICK CHIMNEY
- ⑧ EXISTING CHIMNEY WITH STUCCO FINISH
- ⑨ EXISTING WINDOW SYSTEMS
- ⑩ PROPOSED DUAL PANE LOW-E WINDOW SYSTEMS
- ⑪ EXISTING DOOR SYSTEMS
- ⑫ PROPOSED DOOR SYSTEMS
- ⑬ PROPOSED VINYL SIDING OF METAL LATH OF BUILDING PAPER OR EXTERIOR GRADE PLYWOOD OR WOOD FRAMING
- ⑭ PROPOSED VINYL TRIM
- ⑮ PROPOSED METAL ROOF WITH DURABLE STONE COATING EMBEDDED UV RESISTANT SHINGLES
- ⑯ POSSIBLE AREA FOR SOLAR ROOF SHINGLES OR PANELS (NOT USED IN THIS ELEVATION)
- ⑰ PROPOSED SOLATUBE
- ⑱ METAL GUTTER SYSTEM
- ⑲ RAINWATER DOWNSPOUTS
- ⑳ EXISTING MAILBOX TO REMAIN (NOT USED IN THIS ELEVATION)
- ㉑ MOTION CENSORED LIGHTS
- ㉒ PROPERTY LINE (NOT USED IN THIS ELEVATION)
- ㉓ PROPOSED POSTS FOR OVERHANG TRELLIS
- ㉔ PROPOSED OVERHANG TRELLIS
- ㉕ PROPOSED CONCRETE STEPS (NOT USED IN THIS ELEVATION)
- ㉖ EXISTING CONCRETE STEP
- ㉗ EXISTING FENCE TO REMAIN
- ㉘ EXISTING ELECTRIC METER
- ㉙ EXISTING TELEPHONE BOX



PROPOSED SIDE ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



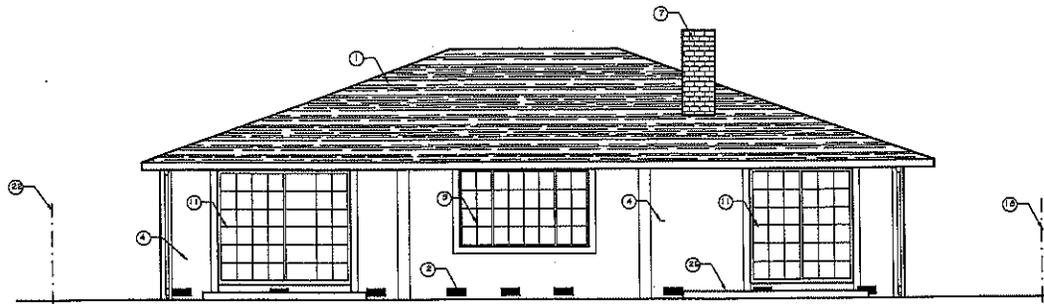
EXISTING SIDE ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

NOTES:

- ① EXISTING ROOF SHINGLES
- ② EXISTING FOUNDATION VENTS
- ③ MOTION CENSORED DECORATIVE LIGHT FIXTURES (NOT USED IN THIS ELEVATION)
- ④ EXISTING FINISH
- ⑤ PROPOSED STUCCO OR METAL LATH OR BUILDING PAPER OR EXTERIOR GRADE PLYWOOD OR WOOD FRAMING
- ⑥ PROPOSED EXTERIOR RAILING
- ⑦ EXISTING BRICK CHIMNEY
- ⑧ EXISTING CHIMNEY WITH STUCCO FINISH
- ⑨ EXISTING WINDOW SYSTEMS
- ⑩ PROPOSED DUAL PANE LOW-E WINDOW SYSTEMS
- ⑪ EXISTING DOOR SYSTEMS
- ⑫ PROPOSED DOOR SYSTEMS
- ⑬ PROPOSED VINYL SIDING OR METAL LATH OR BUILDING PAPER OR EXTERIOR GRADE PLYWOOD OR WOOD FRAMING
- ⑭ PROPOSED VINYL TRIM
- ⑮ PROPOSED METAL ROOF WITH DURABLE STONE COATING EMBEDDED UV RESISTANT SHINGLES
- ⑯ POSSIBLE AREA FOR SOLAR ROOF SHINGLES OR PANELS (NOT USED IN THIS ELEVATION)
- ⑰ PROPOSED SOLATUBE
- ⑱ METAL GUTTER SYSTEM
- ⑲ RAINWATER DOWNSPOUTS
- ⑳ EXISTING MAILBOX TO REMAIN (NOT USED IN THIS ELEVATION)
- ㉑ MOTION CENSORED LIGHTS
- ㉒ PROPERTY LINE
- ㉓ PROPOSED POST FOR OVERHANG TRELLIS
- ㉔ PROPOSED OVERHANG TRELLIS
- ㉕ PROPOSED CONCRETE STEPS (NOT USED IN THIS ELEVATION)
- ㉖ EXISTING CONCRETE STEP
- ㉗ PROPOSED HOUSE NUMBER PLATE (NOT USED IN THIS ELEVATION)



EXISTING REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

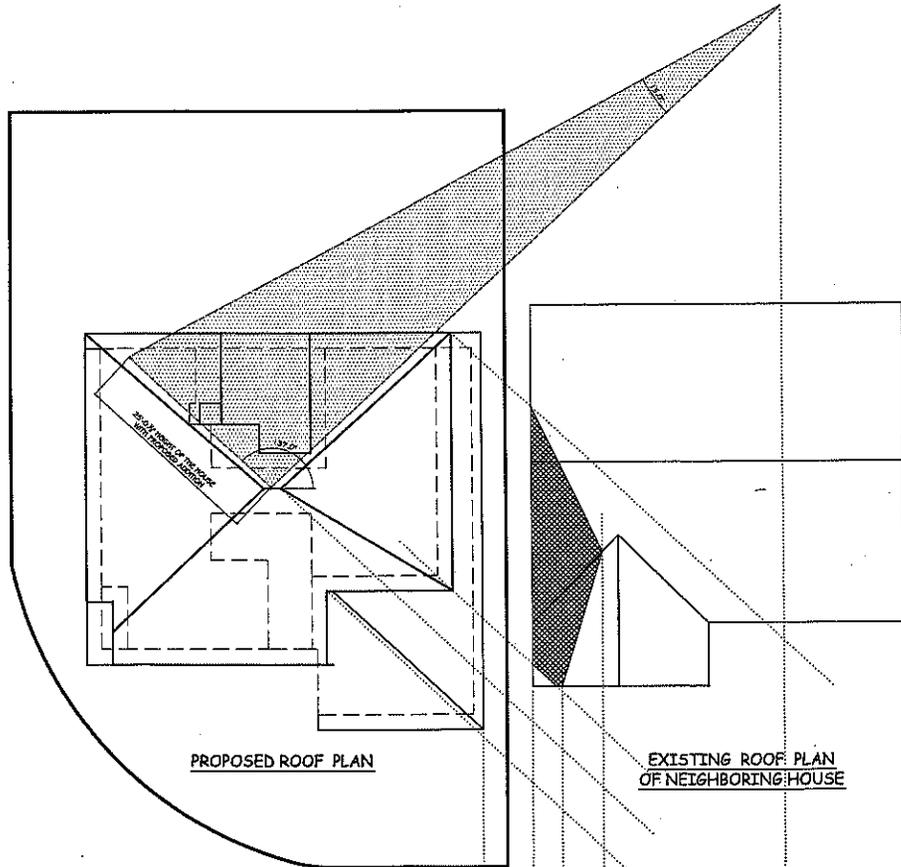
**SECOND FLOOR ADDITION
FOR
MILIND KHADEKAR
1125 LONDON AVE., SUNNYVALE, CA**

PROJECT
1125 LONDON AVE.
DATE 1/22/09 **SCALE** AS NOTED

**REAR ELEVATION NORTH
(EXISTING AND PROPOSED)**

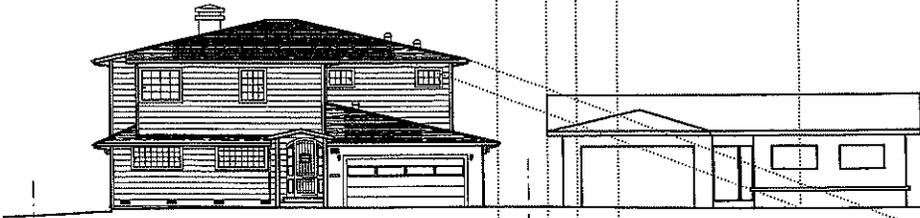
A7.0

ATTACHMENT C
7 of 10



PROPOSED ROOF PLAN

EXISTING ROOF PLAN OF NEIGHBORING HOUSE



PROPOSED SOUTH SIDE ELEVATION

EXISTING SOUTH SIDE ELEVATION

NOTES:

- ① ROOF PLAN OF HOUSE WITH PROPOSED SECOND FLOOR ADDITION
- ② ROOF PLAN OF NEIGHBORING HOUSE FOR SOLAR ANALYSIS
- ③ PROPOSED FRONT ELEVATION WITH SECOND FLOOR ADDITION
- ④ FRONT ELEVATION OF NEIGHBORING HOUSE
- ⑤ SHADED AREA OF NEIGHBORING HOUSE FROM PROPOSED SECOND FLOOR ROOF

PROJECT INFORMATION:

PROPERTY ADDRESS: 1125 LONDON AVE.
SUNNYVALE CA 94087

NOTE: PROPOSED HOUSE IS AT THE CORNER OF LONDON AND VIREO. ONLY ONE HOUSE WILL BE AFFECTED BY SECOND STORY ADDITION OF THIS HOUSE FOR SOLAR ANALYSIS. SINCE THE NEIGHBORING HOUSE IS AT EAST SIDE OF THE PROPOSED HOUSE, THERE WON'T BE ANY A.M. SHADOW TO CALCULATE. ONLY P.M. SHADOW WILL BE CONSIDERED FOR THIS SOLAR ANALYSIS. PLEASE REFER TO THE DIAGRAM FOR ROOF AREA CALCULATIONS.

TOTAL ROOF AREA OF THE NEIGHBORING HOUSE = 2254.66 SF
 COVERED AREA WITH P.M. SHADOW OVER THE NEIGHBORING HOUSE = 202.62 SF
 TOTAL PERCENTAGE OF COVERED AREA WITH P.M. SHADOW = 8.97 %
 REQUIRED COVERED AREA WITH SHADOW OVER NEIGHBORING HOUSE IS LESS THAN 10%.

 COVERED AREA WITH P.M. SHADOW OVER NEIGHBORING ROOF

REVISIONS

SECOND FLOOR ADDITION FOR MILIND KHANDEKAR
1125 LONDON AVE., SUNNYVALE, CA

PROJECT 1125 LONDON AVE.

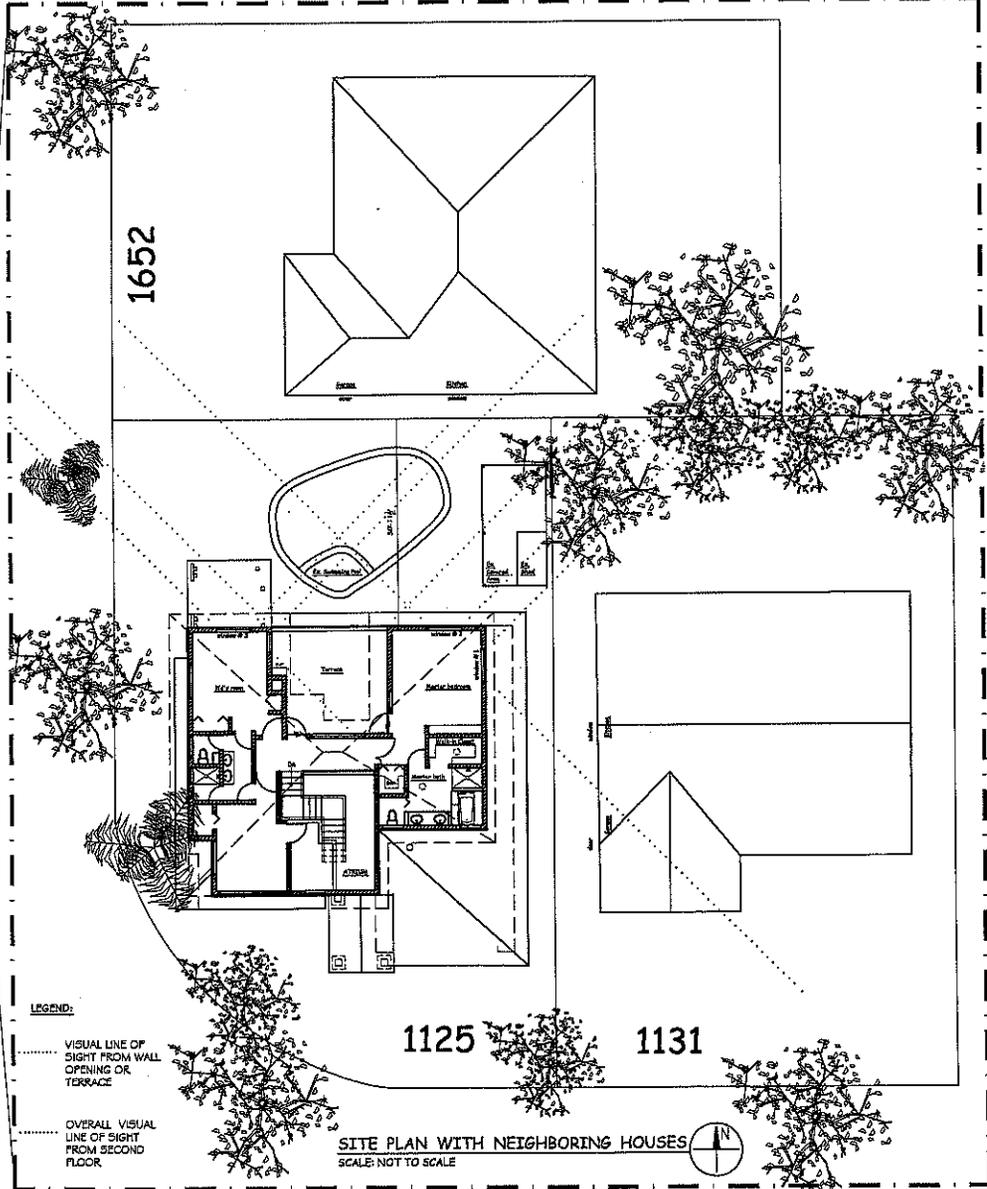
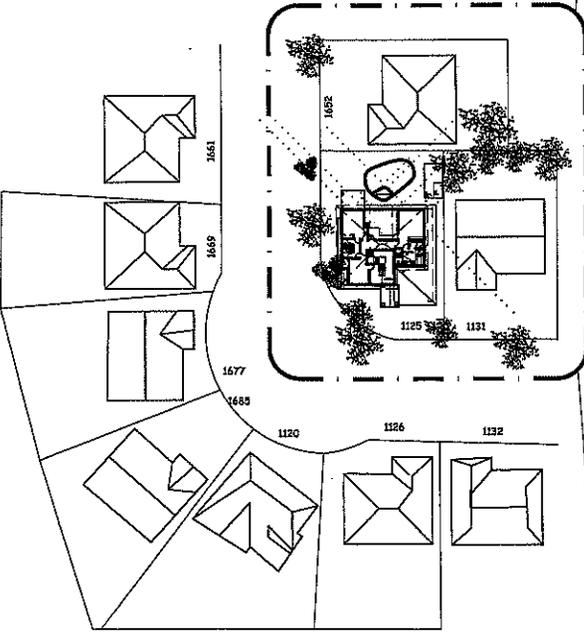
DATE 1/22/09 SCALE 1/4" = 1'-0"

SOLAR ANALYSIS

A8.0

NOTES:

1. THE HOUSE IS LOCATED AT THE CORNER OF LONDON AVENUE AND VIREO.
2. THERE IS 5'-0" WIDE ROAD BETWEEN THE HOUSE AND NEIGHBORING HOUSES NUMBERED 1132, 1120, 1685, 1677, 1669, 1681. PRIVACY INTRUSION BETWEEN THESE HOUSES AND THE PROPOSED HOUSE.
3. THE MASTER BEDROOM WINDOW #1 IS FACING EAST AND HAS 5'-0" HIGH SILL LEVEL. THIS WINDOW IS DESIGNED FOR GETTING SUN LIGHT IN THE ROOM AND NOT FOR THE VIEW.
4. THERE ARE NO OTHER WINDOWS DESIGNED FOR BATHROOM AND CLOSET ON EAST SIDE OF THE HOUSE ON SECOND FLOOR.
5. ONE MORE WINDOW FACES EAST WHICH IS LOCATED IN THE ATRIUM HAS SILL LEVEL ABOVE 1'-4"-0".
6. 2 BEDROOM WINDOWS #2 AND #3 ARE FACING THE REAR SIDE OF THE HOUSE WHICH ARE 3'-1"-0" AWAY FROM THE PROPERTY LINE. THEY ARE FACING NEIGHBORING HOUSE NUMBERED 1652.
7. THE TERRACE IS 3'-1"-0" AWAY FROM THE REAR SIDE OF PROPERTY LINE.
8. A DOOR FROM GARAGE AND A WINDOW FROM KITCHEN ARE ONLY WALL OPENINGS FACING THE PROPOSED HOUSE OF BOTH NEIGHBORING HOUSES.



REVISIONS

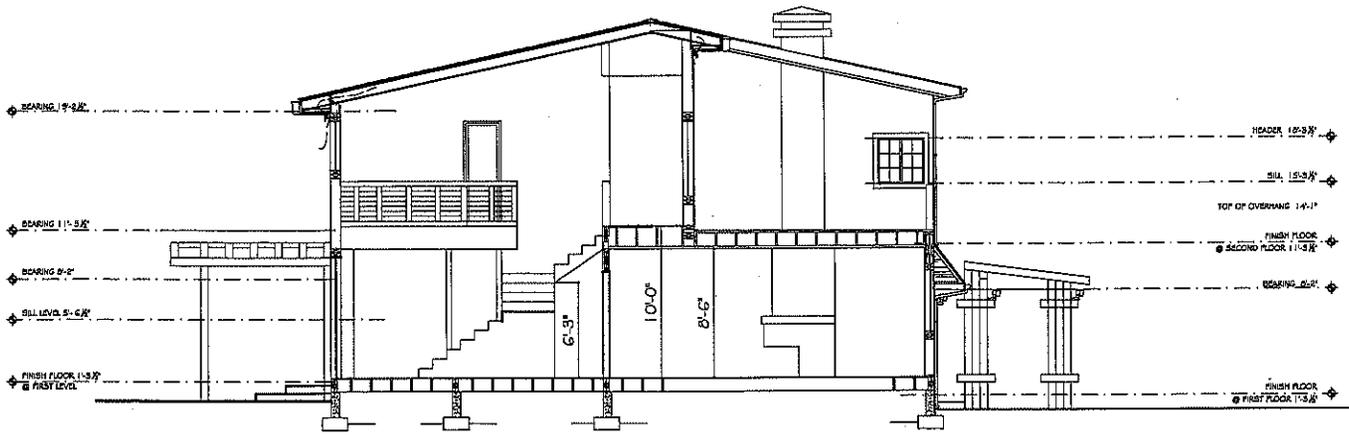
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SECOND FLOOR ADDITION
FOR
MILIND KHANDEKAR
1125 LONDON AVE., SUNNYVALE, CA

PROJECT
1125 LONDON AVE.
DATE 1/22/09 SCALE AS NOTED

PROPOSED DESIGN IN CONJUNCTION
WITH NEIGHBORING HOUSES -
STUDY

A9.0



PRELIMINARY SECTION 1
SCALE: 3/32" = 1'-0"

REVISIONS

SECOND FLOOR ADDITION
FOR
MILIND KHANDEKAR
1125 LONDON AVE., SUNNYVALE, CA

PROJECT
1125 LONDON AVE.
DATE 1/22/09 SCALE AS NOTED

PRELIMINARY SECTION

A10.0

Planning Commission
City of Sunnyvale,
Sunnyvale, CA

Date: 2/19/2009

Respected Planning commission members,

I, Maneesha Khandekar, am a Sunnyvale resident, living at 1125 London Ave, Sunnyvale, CA 94087. Me and my family of my husband, and my two sons have lived in the beautiful bird land Sunnyvale house for almost 2 years now and in the same neighborhood for last 9 years. We are planning to develop a second story to the existing, single story, 3 bedrooms, two bath house, which sits on a corner lot at Vireo and London Ave. Please accept this letter and the accompanying package as an application for the second floor addition.

As you will find in the application, the expansion is planned to be a vertical expansion. The primary reasons for expansion, including the reasons for vertical expansion are as follows:

- Make room for both our parents to come live with us permanently, as they are getting older and need our support
 - Kids are growing, and need room, bathroom and studying space to enjoy and be successful in the future. Their bedrooms upstairs provides excellent separation from potential distractions
 - Existing swimming pool prohibits any horizontal addition
 - Our guests usually stay with us for a few months, as they make a long overseas trip, they must have comfortable space to spend their vacations
- My husband's telecommute routine requires him dedicated office space

The primary features of the proposed second floor addition include:

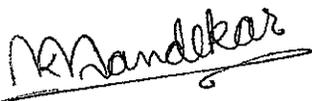
- All three main bedrooms on the second floor, for a complete encapsulation from activities on the first floor
 - Extra half bathroom in the garage to cater to swimmers, potentially saving hazards of them walking around through the house for bathroom usage
 - A terrace to overlook kids swimming pool activities from upstairs.
[Note: Terrace is not extending out from first floor footprint. It will be 31' away from the rear plot line. Three sides of the terrace will be surrounded by bedrooms and corridors. One side and the ceiling of terrace will open up in the backyard. Terrace will be facing neighbor's garage and one side of kitchen which will be very minimal visual disturbance and privacy intrusion to them. The location of the proposed terrace is such that there will be no visual disturbance to any other neighbors.]
 - Backside overhang to install a swing per my mother-in-law's wish

My main emphasis on this addition is to be as energy efficient, as less of a carbon footprint as possible. Here are the highlights of the proposed design that make it extremely energy efficient.

- Replace existing furnace with new, energy-star furnace for higher energy efficiency
 - Use tankless water heater for energy efficiency
 - Use some of the green building design guidelines – like use solar powered motion censored lights around the house; provide deeper roof overhangs to protect wall openings from rain and sun light
- Use of north light as much as possible in the house
 - Use of natural light in rooms as much as possible
 - Metal roof and metal roof products
 - Vinyl or polymer siding
 - Use of alternate energy source for the house by using solar panels or shingles
 - Use of dual pane, low-e windows and doors
 - Use of solatube – a daylighting system and tubular daylighting device in the area which can be used skylight.

I am looking forward to the approval of this planning application to fulfill my family's needs and make my house environmentally safe and efficient for a better living place.

Sincerely,



Maneesha Khandekar
The owner of 1125 London Ave.

Neighboring FAR's

Address	Stories	Lot Size (s.f.)	Floor Area (s.f.)	FAR (%)	
1120	London	1	7542	2039	27.0%
1125	London	1	6074	1908	31.4%
1126	London	1	6184	1908	30.9%
1131	London	1	6000	1908	31.8%
1132	London	1	6000	1908	31.8%
1137	London	2	6000	2644	44.1%
1138	London	1	6000	1908	31.8%
1143	London	1	6000	1908	31.8%
1144	London	1	6000	2228	37.1%
1149	London	1	6000	1908	31.8%
1150	London	1	6000	1872	31.2%
1155	London	2	7020	2825	40.2%
1156	London	1	6000	1878	31.3%
1162	London	1	6102	1908	31.3%
1168	London	1	6218	1908	30.7%
1174	London	1	8518	1908	22.4%
1604	Vireo	1	6269	1908	30.4%
1605	Vireo	1	7946	1908	24.0%
1612	Vireo	1	6061	2939	48.5%
1613	Vireo	1	7007	1908	27.2%
1620	Vireo	1	6061	1908	31.5%
1621	Vireo	1	6853	2292	33.4%
1628	Vireo	1	6061	1908	31.5%
1629	Vireo	1	6812	1908	28.0%
1636	Vireo	1	6061	1908	31.5%
1637	Vireo	1	6879	1908	27.7%
1644	Vireo	1	6061	1908	31.5%
1645	Vireo	1	7063	2356	33.4%
1652	Vireo	1	6144	1908	31.1%
1653	Vireo	1	7358	1908	25.9%
1661	Vireo	1	7509	1908	25.4%
1669	Vireo	1	7316	1908	26.1%
1677	Vireo	1	7055	1908	27.0%
1685	Vireo	1	7518	1908	25.4%
1604	Warbler	1	6660	1872	28.1%
1605	Warbler	1	6698	1872	27.9%
1612	Warbler	1	6095	1872	30.7%
1613	Warbler	1	6380	1908	29.9%
1620	Warbler	1	6065	1908	31.5%
1621	Warbler	1	6380	2108	33.0%
1628	Warbler	1	6597	1872	28.4%
1629	Warbler	1	6481	1872	28.9%

Neighboring FAR's

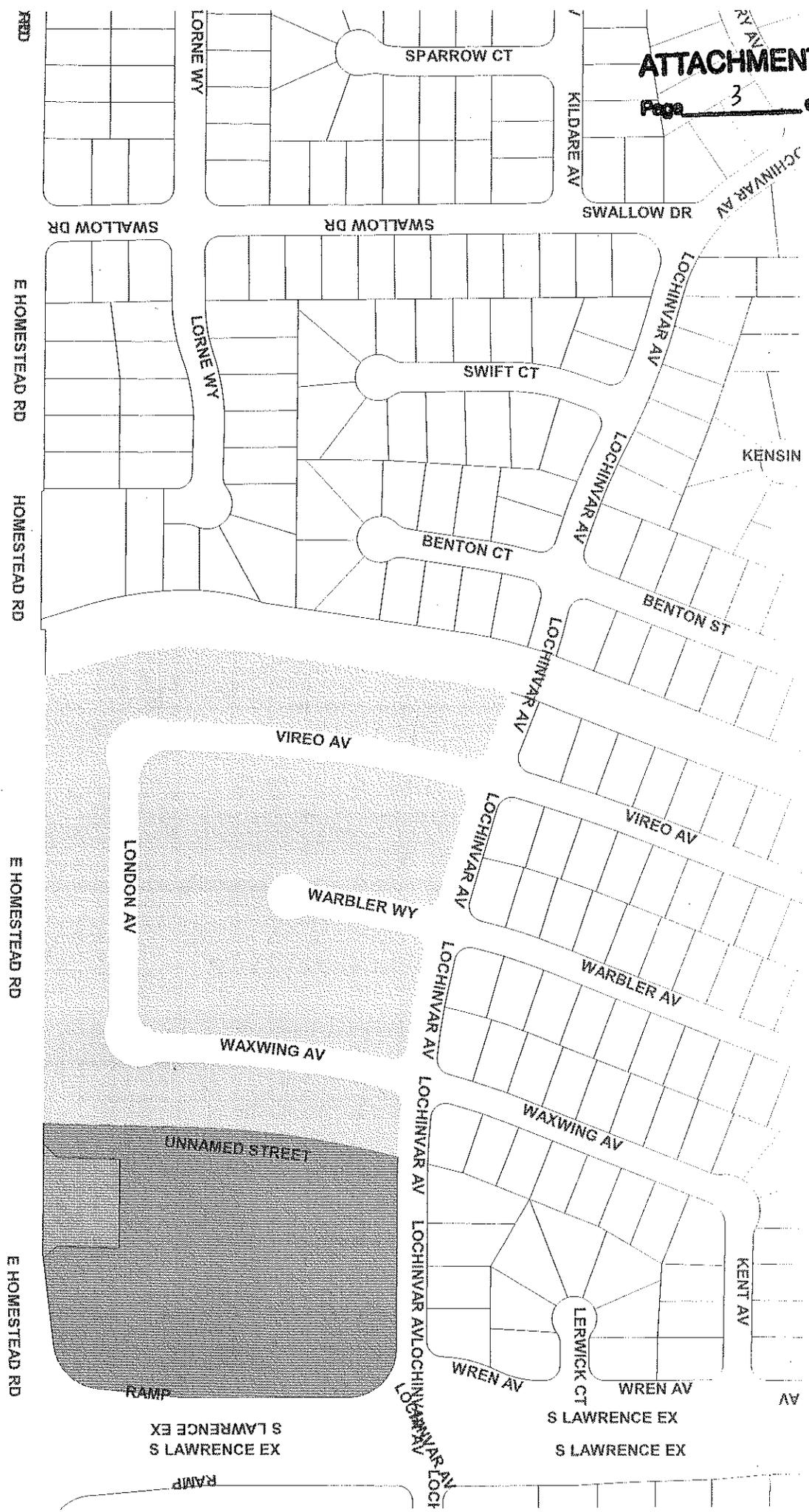
1636	Warbler	1	8813	1908	21.6%
1637	Warbler	1	1003	2196	218.9%
1645	Warbler	1	9373	2108	22.5%
1604	Waxwing	2	6988	2620	37.5%
1605	Waxwing	1	6633	1872	28.2%
1612	Waxwing	1	6213	1908	30.7%
1613	Waxwing	2	6067	2888	47.6%
1620	Waxwing	1	6213	2288	36.8%
1621	Waxwing	1	6068	1908	31.4%
1628	Waxwing	1	6213	2260	36.4%
1629	Waxwing	1	6067	1908	31.4%
1636	Waxwing	1	6212	2164	34.8%
1637	Waxwing	1	6067	2316	38.2%
1644	Waxwing	1	6213	1872	30.1%
1645	Waxwing	1	6021	1908	31.7%
1652	Waxwing	1	6669	1908	28.6%
1653	Waxwing	1	6142	1908	31.1%
1660	Waxwing	1	8077	2686	33.3%

4 of 60 existing homes are 2-story.

2 of 60 existing homes exceed 45% FAR, through staff-level permits.

The highest FAR is 48.5% located at 1612 Vireo Ave.

E



E HOMESTEAD RD

HOMESTEAD RD

E HOMESTEAD RD

E HOMESTEAD RD

S LAWRENCE EX
S LAWRENCE EX

RAMP

RAMP

UNNAMED STREET

S LAWRENCE EX
S LAWRENCE EX