



**CITY OF SUNNYVALE
REPORT
Planning Commission**

March 22, 2010

SUBJECT: **2009-0672:** Application for a project located at **693 W. McKinley Avenue** in an R-2 (Low-Medium Density Residential) Zoning District (APN: 165-12-059):

Motion **Design Review** to construct a new two story single family home with an attached garage totaling an approximate 2,323 square feet with a Floor Area Ratio of 52%.

REPORT IN BRIEF

Existing Site Conditions Single-Family Residence

Surrounding Land Uses

North	Single-Family Residence
South	Duplex
East	Single-Family Residence
West	Single-Family Residence

Issues Design and FAR

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

Staff Recommendation Approval with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Medium Density	Same	Residential Low Density
Zoning District	R-2	Same	R-O
Lot Size (s.f.)	4,500	Same	8,000
Gross Floor Area (s.f.)	984	2,341	3,600 w/o PC review
Lot Coverage (%)	13%	33%	40% max. for a two-story home
Floor Area Ratio (FAR)	22%	52%	45% threshold PC review
Building Height (ft.)	18'	25'	30' max.
No. of Stories	1	2	2 max.
Setbacks			
First Floor:			
Front	5'	20'	20'
Right Side	3'	4'	4'
Left Side	17'	9'	9'
Combined Side	20'	13'	12'
Second Floor:			
Front	N/A	31'	25'
Right Side	N/A	10'	7'
Left Side	N/A	9'	11'
Combined Side	N/A	19'	18'
Rear:	35'	20'	20' min.
Parking			
Total Spaces	2	4	4 min.
Covered Spaces	1	2	2 min.

ANALYSIS**Description of Proposed Project**

The proposed project includes the demolition of the existing home and the construction of a new two story home with basement. The proposed new

residence will contain approximately 1,035 square feet on the first floor, 433 square feet for the garage, and 873 for the second floor with a total floor area of 2,341 square feet and Floor Area Ratio (FAR) of 52%. The proposed basement will be 1,058 square feet and it will not extend more than two feet above grade at any point.

Background

Previous Actions on the Site: The existing home was originally constructed in the 1930's and no other significant changes have been made to the structure. The structures on the site were included in the Heritage Resource list in 1987. In 2008, the property owner submitted an application to determine if the structures had local historic significance. The Heritage Commission determined that the structures were not locally significant with a 5-0 vote (Vaidyanathan absent). The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2008-1042	Removal of the home from the Heritage Resource List	Heritage Commission/ Approved	1/14/2009

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. The proposed additions are exempt in that the proposed project will result in a new single family home within a residential zone.

Design Review

Site Layout: The subject property is on the corner of Waverly Street and McKinley Avenue. Since the subject property is on a street corner a 40-foot corner vision triangle is applicable. This in combination with required setbacks place the home generally in the middle of the project site. The new home will be oriented towards McKinley Avenue, similar to the existing.

Architecture: The proposed home is a traditional style of architecture with an attached garage. The existing neighborhood contains a mix of architectural styles ranging from 1920's bungalows to 1990's contemporary style homes. The adjacent homes are currently one story ranging in height from 15 feet to 17 feet. The proposed location of the new home provides ample spacing between the adjacent one story homes. In addition, the second floor is located closer to

the Waverly side, which provides a better transition to the existing home to the right east of the subject site.

The applicant has worked with staff to address the mass and bulk and refinement of the architecture of the new home. The bulk and mass of the second floor have been reduced through varied setbacks. In addition, the architectural style has been further refined through the use of additional stone veneer and a garage door style that compliments the style of the home.

The Single Family Design Techniques suggest that the second floor should not exceed 35% of the first floor. The proposed second floor is approximately 60% of the first floor. Although this is higher than the guidelines suggest, staff supports the proposed project (including the floor area of the second floor) since the subject site is fairly constrained due to its small size, the corner vision triangle, required setbacks and parking requirements. Together these result in a small building envelope, resulting in floor area on the second floor.

Solar Access: The applicant submitted a solar access and shadow analysis. According to the analysis, the proposed second story would not shade any neighboring structures.

Floor Area Ratio: The existing neighborhood on Waverly Street is bound by McKinley Avenue and West Washington Avenue. The average lot size is 6,303 square feet average and the average FAR is 25%. As noted above, the subject property is substandard in size and thusly results in a high FAR. If the subject property were the average lot size the FAR would be 38%. The project also includes a basement proposed at 1,058 square feet and will comply with City requirements, not extending more than 2 feet above grade. The basement is excluded from the FAR calculations. Floor Area Ratios for the immediate neighborhood have been included below for reference.

Neighborhood FARs					
Address:		Lot Area (s.f.):	Building (s.f.):	Existing FAR:	
203	Waverly		6,000	1,024	17%
211	Waverly		6,000	970	16%
221	Waverly		6,000	648	11%
225	Waverly		6,000	1,096	18%
235	Waverly		6,000	1,137	19%
245	Waverly		6,000	1,910	32%
253	Waverly		6,000	1,135	19%
263	Waverly		7,200	3,276	46%
273	Waverly		6,000	2,712	45%
279	Waverly		6,000	1,190	20%
707	Mc Kinley	W	12,000	1,336	11%
702	Mc Kinley	W	7,920	1,840	23%

Neighborhood FARs					
Address:			Lot Area (s.f.):	Building (s.f.):	Existing FAR:
664	Mc Kinley	W	7,260	2,168	30%
663	Mc Kinley	W	6,000	1,419	24%
693	Mc Kinley	W	4,500	984 2,431 (Proposed)	22% 52% (Proposed)
280	Waverly		6,000	1,160	19%
272	Waverly		6,000	1,935	32%
262	Waverly		6,000	873	15%
252	Waverly		6,000	2,457	41%
244	Waverly		6,000	1,994	33%
240	Waverly		6,000	1,000	17%
228	Waverly		5,700	1,963	34%
218	Waverly		6,000	1,968	33%
208	Waverly		6,000	648	11%
668	Washington	W	5,000	1,595	32%

Although the proposed project will be the highest in the immediate area, this is partially the result of the subject property being well below the average for the area.

The following Guidelines were considered in analysis of the design review for the proposed project.

Single Family Design Techniques	Comments
<i>2. Respect the scale, bulk and character of the homes in the adjacent neighborhood.</i>	The home is sited appropriately and the use of varied second floor setbacks and architectural elements reduce the apparent mass of the structure.
<i>3.5 B Use roof forms, orientations and ridge heights similar to those in the adjacent neighborhood. For example, where nearby homes along a street front have prominent gables facing the street, include gable elements of a similar scale and pitch facing the street on the new home or addition.</i>	The addition uses roof forms that are compatible with the existing structure and surrounding homes.
<i>3.5 E. Keep first and second floor eave heights at the same general height as adjacent homes to minimize the visual bulk of the new construction. The recent desire for taller interior ceiling heights should be achieved through interior open spaces or cathedral ceilings, rather than taller exterior walls and higher eave heights, unless the taller heights are consistent with adjacent homes.</i>	The proposed home provides a transition from the lower plate heights to the right by providing a lower garage eave. The main plate heights are nine (9) feet, which is six (6) inches higher than the adjacent homes.

Single Family Design Techniques	Comments
3.6 A. <i>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>	The proposed project does not cast shadows on any of the adjacent structures.
3.6 C. <i>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>	The proposed second floor side windows either face the street or look over the existing home to the right. The rear façade does have window which look into the middle of the block.
3.7 <i>Use materials that are compatible with the neighborhood.</i>	The proposed materials will be of a newer style and complimentary to those found in the in the neighborhood.

Landscaping: There are several small unprotected trees located on the subject site, which may be removed if needed. Two street trees currently exist in the park strip and they shall remain.

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-2 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.

Expected Impact on the Surroundings: The proposed project will have minimal construction related impacts on the surrounding properties. It has been designed in a manner that is sensitive to the surrounding architecture and neighborhood pattern and scale.

Fiscal Impact

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

Public Contact

The project applicant has reviewed the proposed project with several neighbors and has provided numerous letters in support of the proposed project (See Attachment D). At the time of the staff report, staff did not receive any additional comments.

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
--	---------------------	---------------

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 50 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

Conclusion

The proposed residence will result in a home that is larger than the other homes found in the neighborhood. The proposed design uses elements to reduce the mass and bulk and compatibility with the area. The use of quality elements will ensure that the proposed residence is comparable in craftsmanship and detail as the older homes in the area. The project has been designed to meet all development standards required in the R-2 Zoning district.

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:

Shaunn Mendrin

Project Planner

Reviewed by:

Steve Lynch

Senior Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letters in Support of the Project

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. Respect the scale, bulk and character of the homes in the adjacent neighborhood.</i>	The home is sited appropriately and the use of varied second floor setbacks and architectural elements reduce the apparent mass of the structure.
<i>3.5 B Use roof forms, orientations and ridge heights similar to those in the adjacent neighborhood. For example, where nearby homes along a street front have prominent gables facing the street, include gable elements of a similar scale and pitch facing the street on the new home or addition.</i>	The addition uses roof forms that are compatible with the existing structure and surrounding homes.
<i>3.5 E. Keep first and second floor eave heights at the same general height as adjacent homes to minimize the visual bulk of the new construction. The recent desire for taller interior ceiling heights should be achieved through interior open spaces or cathedral ceilings, rather than taller exterior walls and higher eave heights, unless the taller heights are consistent with adjacent homes.</i>	The proposed home provides a transition from the lower plate heights to the right by providing a lower garage eave. The main plate heights are nine (9) feet, which is six (6) inches higher than the adjacent homes.
<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>	The proposed project does not cast shadows on any of the adjacent structures.
<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>	The proposed second floor side windows either face the street or look over the existing home to the right. The rear façade does have window which look into the middle of the block.
<i>3.7 Use materials that are compatible with the neighborhood.</i>	The proposed materials will be of a newer style and complimentary to those found in the in the neighborhood.

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

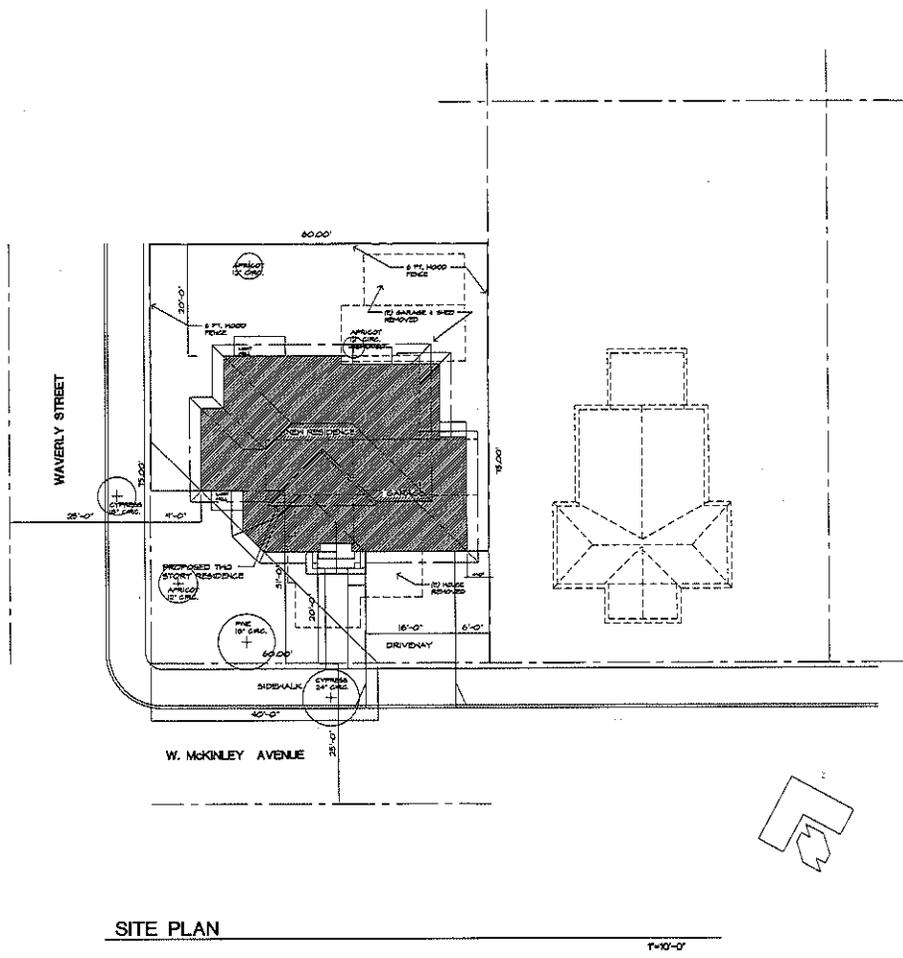
- A. The project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development. Major changes shall be subject to approval at a public hearing.
- B. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- C. The Design Review shall be null and void two years (Ordinance 2895-09) 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.
- D. The building permit plans shall be in substantial conformance with the approved plans and planning application.
- 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.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain Building Permits as required for all proposed demolition and construction.
- B. Building Permit plans shall comply with the City's Green Building Requirements, meeting a minimum of 70 points.

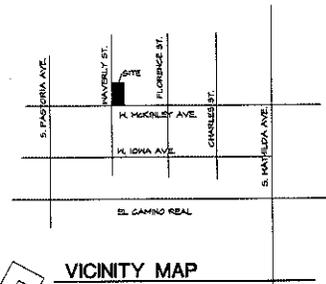
3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. The building permit plans shall reflect all architectural elements included on the elevations as approved by the Planning Commission.
- 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.



SITE PLAN

1"=10'-0"



VICINITY MAP

PROJECT INFORMATION:

APN: 165 - 12 - 054	OCCUPANCY GROUP: R3
LOT SIZE: 4800 S.F.	TYPE OF CONSTRUCTION: V3
FIRST FLOOR: 1255 S.F.	THD STORIES
SECOND FLOOR: 825 S.F.	ZONING: R-2
SUBTOTAL: 1900 S.F.	F.A.R.: 42.2
GARAGE: 435 S.F.	F.A.R.: 52.0 W/ GARAGE
TOTAL: 3294 S.F.	
COVERAGE: 32.5%	

SCOPE OF WORK:

REMOVE AND REPLACE EXISTING HOUSE WITH NEW 2.5 STORY RESIDENCE.

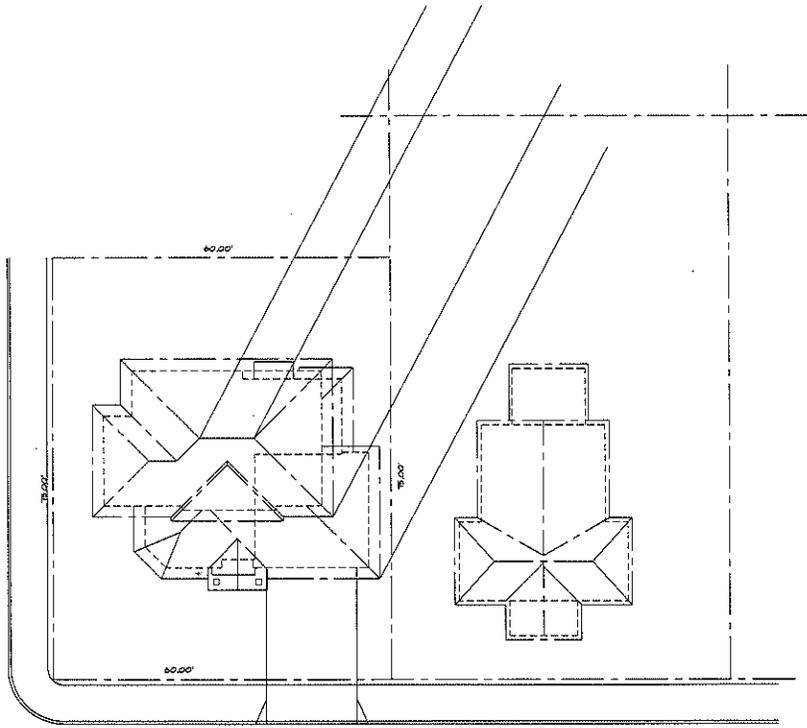


JAMES D. BALDWIN
 ARCHITECT
 ARCHITECTURE CONSULTING
 1738 EL CODO WAY
 SAN JOSE, CA 95124

DATE: 10/15/10
 DRAWN BY: JDB
 CHECKED BY: JDB

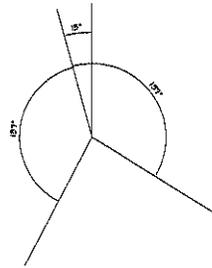
RUIZ RESIDENCE
 6311 W. MCKINLEY AVE.
 SUNNYVALE, CA

Sheet No.
 1

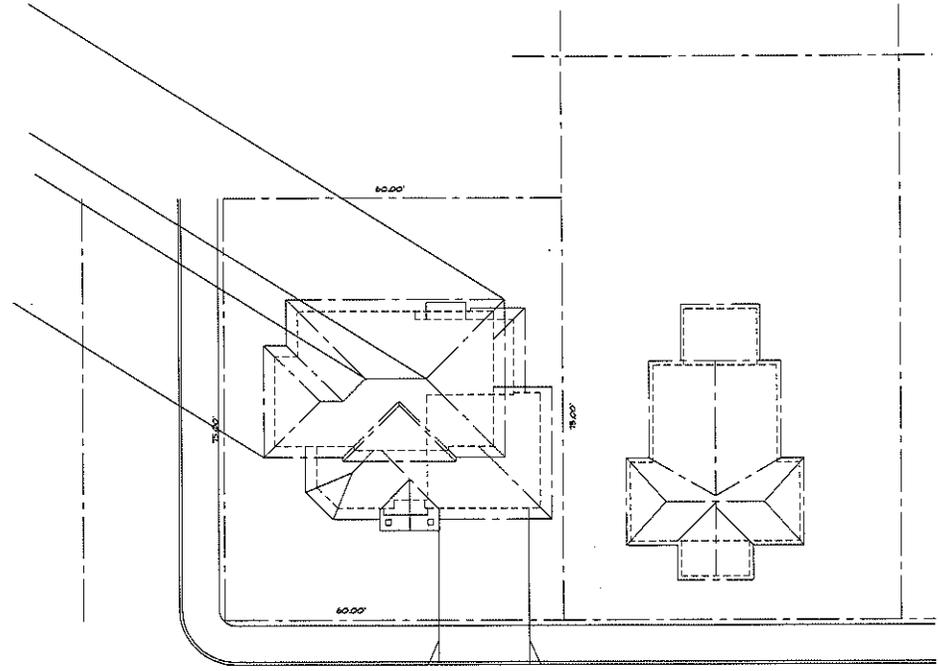


W. MCKINLEY AVENUE

PM SHADOW



SOLAR STUDY



W. MCKINLEY AVENUE

AM SHADOW



ATTACHMENT
Page 2 of 9

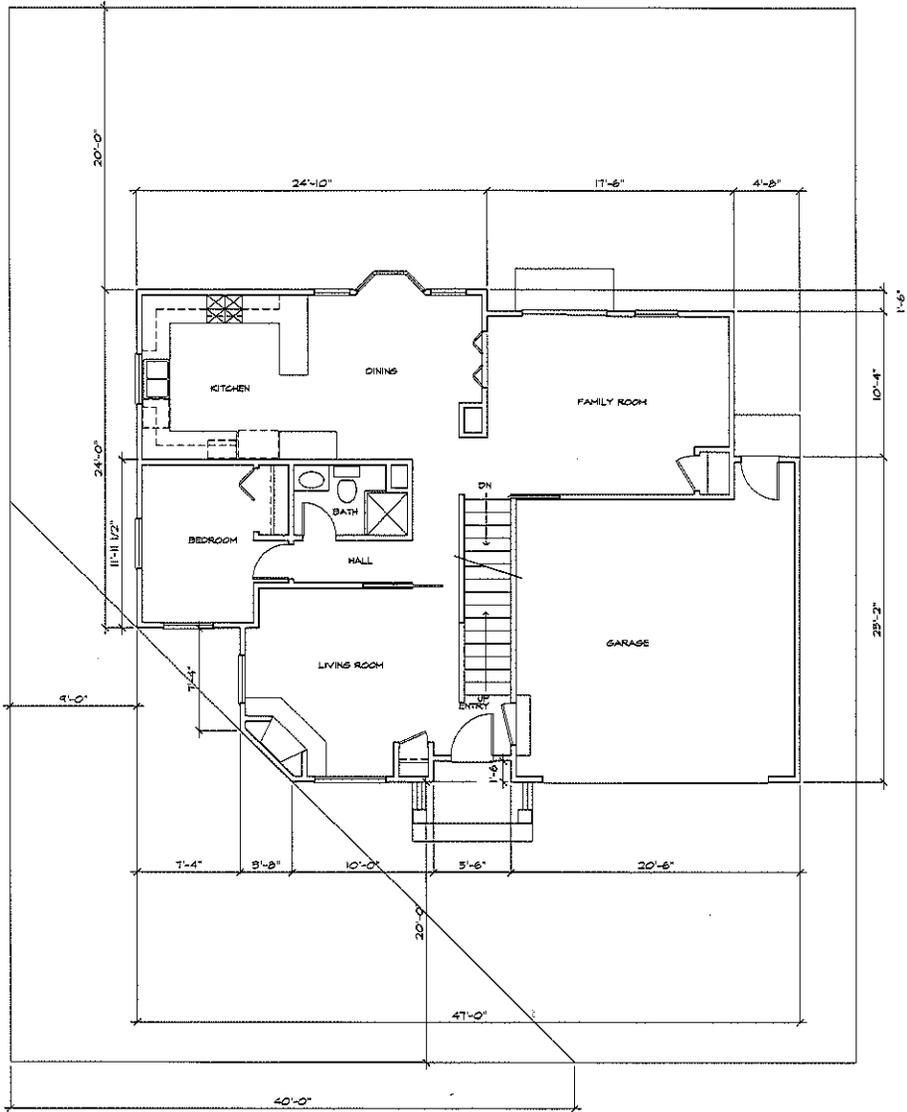


JAMES D. BALDWIN
ARCHITECT
ARCHITECTURE
DESIGN
CONSULTING
408 / 448 - 2012
1789 EL CODIGO WAY
SAN JOSE, CA 95124

Date	2/20/09
Job No.	09-001
Drawn	JDB
Revisions	

RUIZ RESIDENCE
SUNNYVALE, CA
603 W. MCKINLEY AVE.

Sheet No.
1.1



FIRST FLOOR PLAN

1/4"=1'-0"

ATTACHMENT
 Page 3 of 9

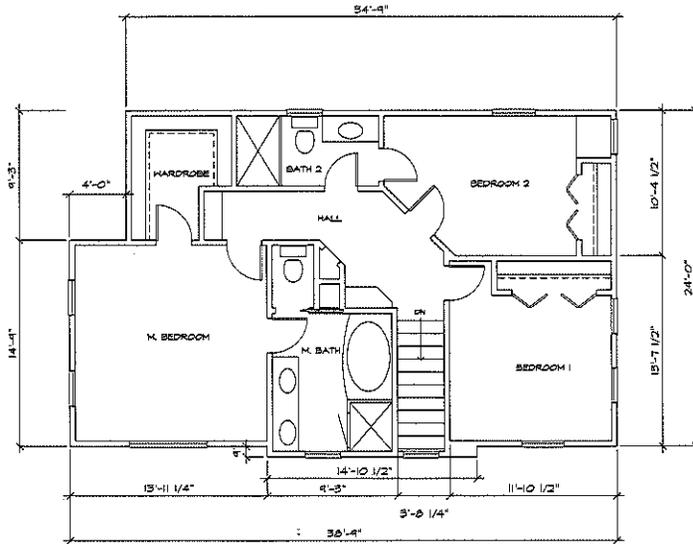


JAMES D. BALDWIN
 ARCHITECT
 CONSULTING
 408 / 448-3912
 85124
 ARCHITECTURE
 1788 ELWOOD WAY
 SAN JOSE, CA

DRG	DATE	JOB. NO.	Drawn	Revised
01	2/16/10	200003		

FIRST FLOOR PLAN
RUIZ RESIDENCE
 881 W. JARPERLY AVE.
 SUNNYVALE, CA

Sheet No.
2



SECOND FLOOR PLAN

1/4"=1'-0"

ATTACHMENT C
 Page 4 of 9

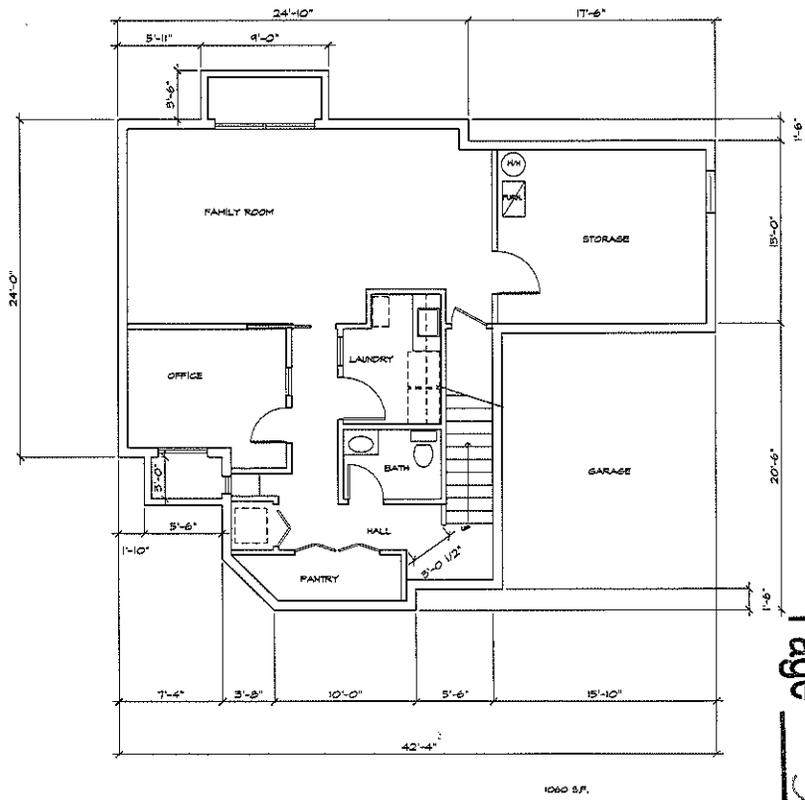


JAMES D. BALDWIN
 ARCHITECT
 CONSULTING DESIGN
 1739 EL CODO WAY
 SAN JOSE, CA 95128
 408 / 446 - 2072
 50154

DATE	BY	REVISION
2/8/02	JDB	200000
	D	
	R	

SECOND FLOOR PLAN
RUIZ RESIDENCE
 803 W. LACONLEY AVE.
 SUNNYVALE, CA

Sheet No.
2.1



BASEMENT FLOOR PLAN

ATTACHMENT C
 Page 5 of 9

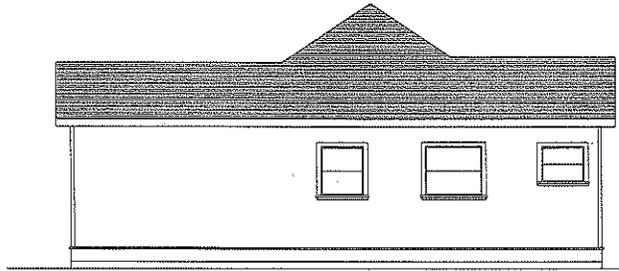


JAMES D. BALDWIN
 ARCHITECT
 ARCHITECTURE
 CONSULTING
 1738 EL CODO WAY
 SAN JOSE, CA 95124
 408 / 448 - 2012
 95124

Date	Drawn by	Checked by	Revisions
3/10/10	JDB	JDB	

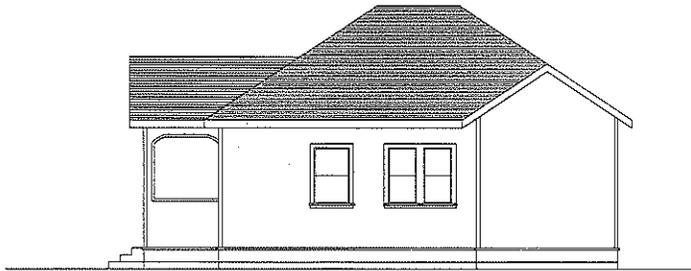
BASEMENT FLOOR PLAN
RUIZ RESIDENCE
 933 W. JARVIS AVE.
 SUNNYVALE, CA

Sheet No.
2.2



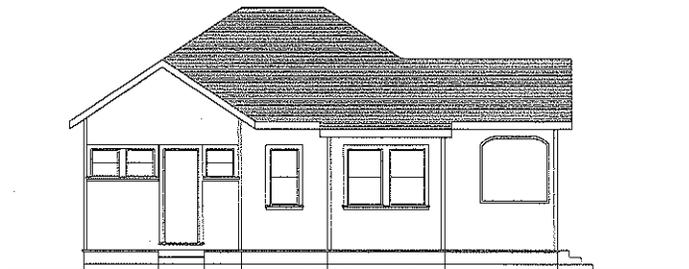
NORTH ELEVATION (Existing)

1/4"=1'-0"



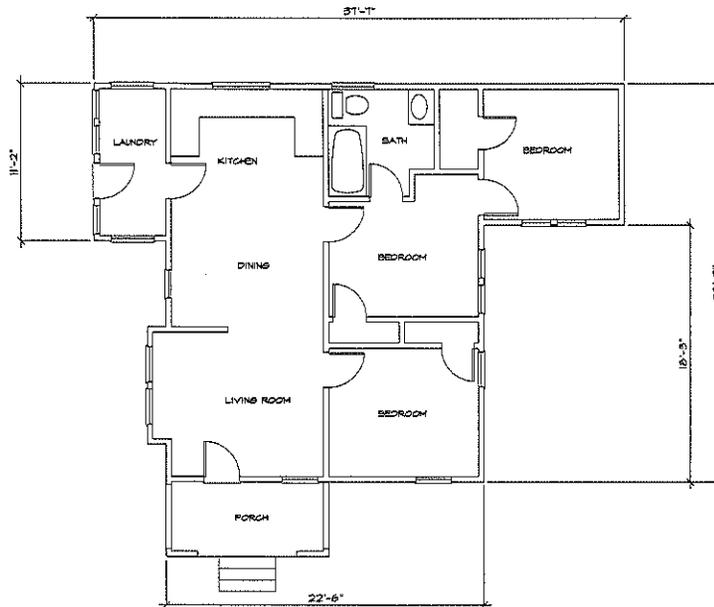
EAST ELEVATION (Existing)

1/4"=1'-0"



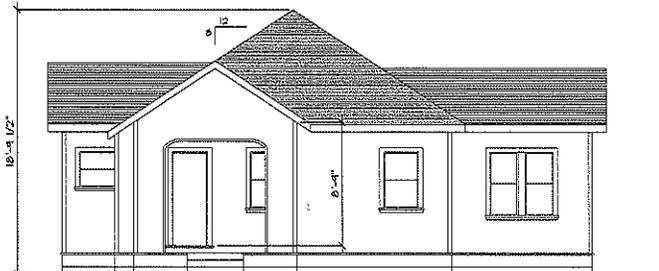
WEST ELEVATION (Existing)

1/4"=1'-0"



EXISTING FLOOR PLAN

1/4"=1'-0"



SOUTH ELEVATION (Existing)

1/4"=1'-0"

ATTACHMENT
 Page 6 of 9

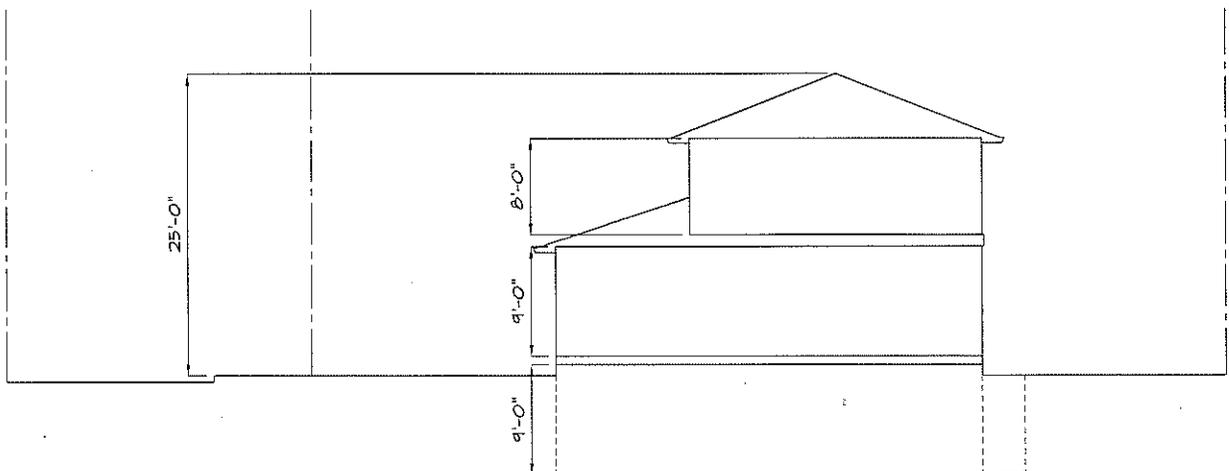


JAMES D. BALDWIN
 ARCHITECT
 DESIGN
 CONSULTING
 408 / 448 - 2812
 88724
 ARCHITECTURE
 1739 EL CODO WAY
 SAN JOSE, CA

DRS	2/16/10	
JOB NO.	300005	
Drawn		
Check		
REVISIONS		

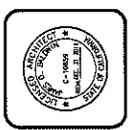
EXISTING FLOOR PLAN & ELEVATIONS
RUIZ RESIDENCE
 103 W. HARKNESS AVE.
 SUNNYVALE, CA

Sheet No.
2.3



SITE SECTION

ATTACHMENT C
 Page 7 of 9



JAMES D. BALDWIN
 ARCHITECT DESIGN
 CONSULTING
 408 146-8010
 68124
 ARCHITECTURE
 1740 EL CERRILLO WAY
 SAN JOSE, CA

Date	2/16/10
Job No.	30000
Drawn	
Revisions	

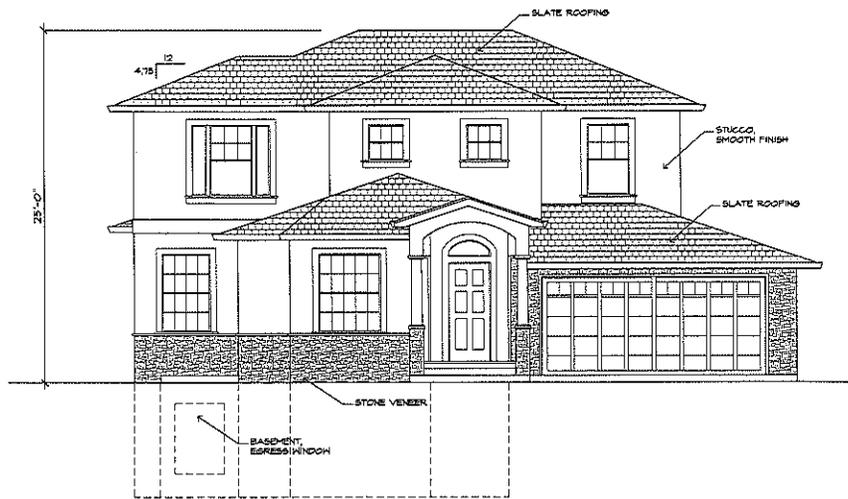
SECTION
RUIZ RESIDENCE
 603 W. LUCINLEY AVE.
 SERRAYVALE, CA

Sheet No.



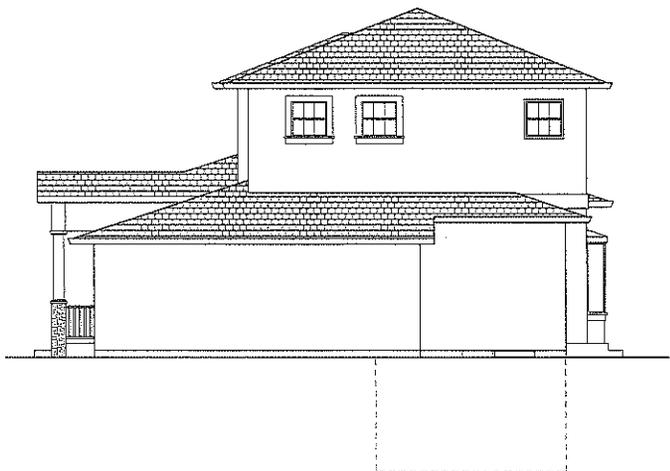
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



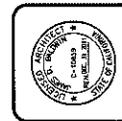
EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



JAMES D. BALDWIN
ARCHITECT
DESIGN
CONSULTING
408 / 448 - 2012
1730 EL CODO WAY
SAN JOSE, CA 95124

DATE: 2/14/10
JOB: 100_000000
DRAWN: [Name]
PROJECT: [Name]

EXTERIOR ELEVATIONS
RUIZ RESIDENCE
883 W. LACORNLEY AVE.
SUNNYVALE, CA

Sheet No.
4

ATTACHMENT
Page 8 of 9

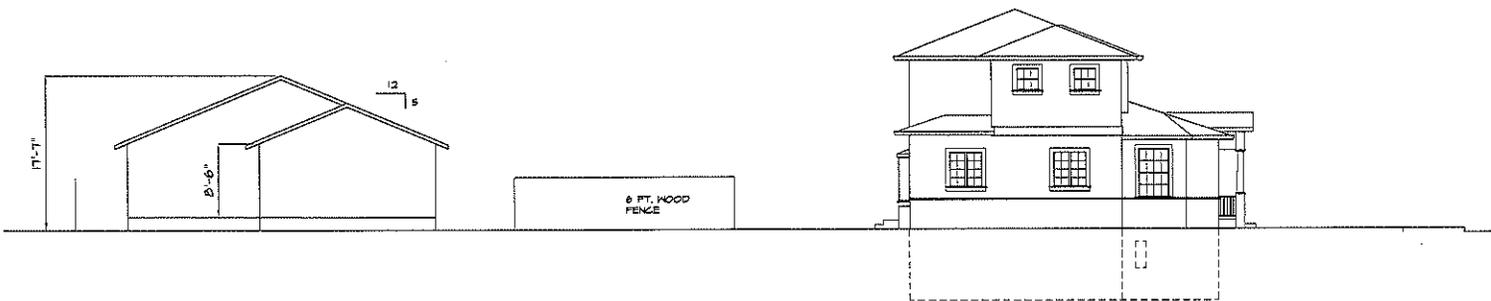


JAMES D. BALDWIN
 ARCHITECT
 ARCHITECTURE
 CONSULTING
 1739 EL CODO WAY
 SAN JOSE, CA 95124
 408 / 448 - 2012

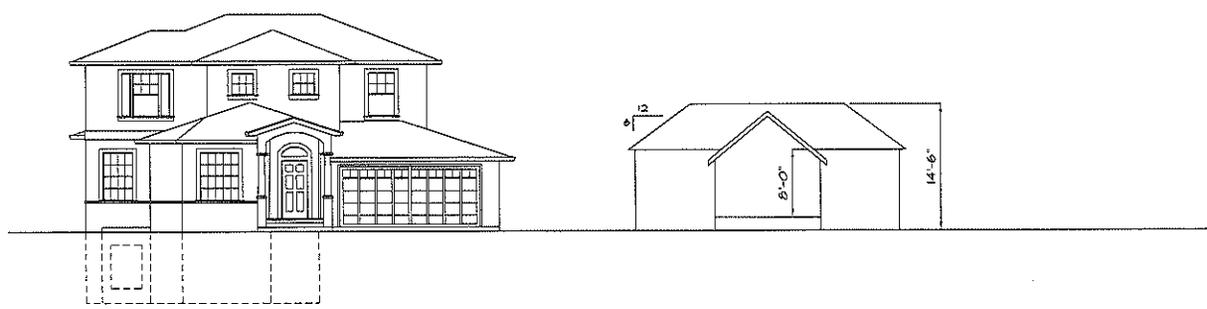
DATE: 2/14/10
 DRAWN BY: JDB
 CHECKED BY: JDB
 DESIGNED BY: JDB
 REVISIONS:

STREETSCAPE VIEWS
RUIZ RESIDENCE
 600 W. MCKINLEY AVE.
 SUNNYVALE, CA

Sheet No.
5



STREETSCAPE VIEW WATERLY ST.



STREETSCAPE VIEW MCKINLEY AVE.

ATTACHMENT 2
 Page 9 of 9

March 4, 2010

Shaunn Mendrin
1000 Technology Drive
456 W. Olive Ave.
Sunnyvale, CA 94086

SUBJECT: SUPPORT FOR 693 W. MCKINLEY AVE. NEW HOUSE PROPOSAL

Dear Mr. Mendrin:

Enclosed are the letters of support. For your convenience I have noted the owners below:

- 664 W. McKinley Ave. Leanne Luna
- 408 Waverly St. Lan Chin
- 388 Waverly St. Kevin James
- 353 Florence St. Donna Segal
- 820 Muender Ave. Stephen Smith

Also note that received verbal support from the following owner:

- 273 Waverly St. Eva Zalicki

I encountered only favorable reactions. I spoke to renters at the following houses (and asked they pass the proposal to the owners):

- 707 W. McKinley Ave
- 663 W. McKinley Ave
- 605 W. McKinley Ave
- 398 Waverly St.
- 385 Waverly St.
- 228 Waverly St.

Please contact me if you have any questions.

Sincerely,



Robert J. Ruiz

Enc: 5 letters

861 ROSEMARY TERRACE
SUNNYVALE, CA 94086

693 W. MCKINLEY AVE
LETTER IN SUPPORT OF RUIZ NEW HOUSE PROJECT

TO: SHAUNN MENDRIN, CITY OF SUNNYVALE

FROM: Kevin James (PRINT)
[Signature] (SIGNATURE)

ADDRESS: 388 Waverly

DATE: 2/27/10

CC: ROBERT & MARISOL RUIZ

I have reviewed the draft site plan and four elevations (as of February 12, 2010) of the new two story house that Robert & Marisol Ruiz have proposed. I understand that the location will be at 693 W. McKinley Avenue, Sunnyvale, CA 94086 and that the front of the house and garage will face McKinley Avenue.

Based on these plans, I am in support of the project.

693 W. MCKINLEY AVE
LETTER IN SUPPORT OF RUIZ NEW HOUSE PROJECT

TO: SHAUNN MENDRIN, CITY OF SUNNYVALE

FROM: Lan Chin (PRINT)
Lan Chin (SIGNATURE)

ADDRESS: 408 Waverly St

DATE: 2/15/2010

CC: ROBERT & MARISOL RUIZ

I have reviewed the draft site plan and four elevations (as of February 12, 2010) of the new two story house that Robert & Marisol Ruiz have proposed. I understand that the location will be at 693 W. McKinley Avenue, Sunnyvale, CA 94086 and that the front of the house and garage will face McKinley Avenue.

Based on these plans, I am in support of the project.

693 W. MCKINLEY AVE
LETTER IN SUPPORT OF RUIZ NEW HOUSE PROJECT

TO: SHAUNN MENDRIN, CITY OF SUNNYVALE
FROM: Leanne Luna (PRINT)
Leanne Luna (SIGNATURE)
ADDRESS: 664 W. McKinley Ave
DATE: 2/14/10
CC: ROBERT & MARISOL RUIZ

I have reviewed the draft site plan and four elevations (as of February 12, 2010) of the new two story house that Robert & Marisol Ruiz have proposed. I understand that the location will be at 693 W. McKinley Avenue, Sunnyvale, CA 94086 and that the front of the house and garage will face McKinley Avenue.

Based on these plans, I am in support of the project.

693 W. MCKINLEY AVE
LETTER IN SUPPORT OF RUIZ NEW HOUSE PROJECT

TO: SHAUNN MENDRIN, CITY OF SUNNYVALE
FROM: DONNA SEBAL (PRINT)
Donna (SIGNATURE)
ADDRESS: 353 Florence St.
DATE: Feb 27/10
CC: ROBERT & MARISOL RUIZ

I have reviewed the draft site plan and four elevations (as of February 12, 2010) of the new two story house that Robert & Marisol Ruiz have proposed. I understand that the location will be at 693 W. McKinley Avenue, Sunnyvale, CA 94086 and that the front of the house and garage will face McKinley Avenue.

Based on these plans, I am in support of the project.

693 W. MCKINLEY AVE
LETTER IN SUPPORT OF RUIZ NEW HOUSE PROJECT

TO: SHAUNN MENDRIN, CITY OF SUNNYVALE
FROM: STEPHEN A. SMITH (PRINT)
Stephen A. Smith (SIGNATURE)
ADDRESS: 820 MUIR AVE, SUNNYVALE, CA 94086
DATE: 2/18/2010
CC: ROBERT & MARISOL RUIZ

I have reviewed the draft site plan and four elevations (as of February 12, 2010) of the new two story house that Robert & Marisol Ruiz have proposed. I understand that the location will be at 693 W. McKinley Avenue, Sunnyvale, CA 94086 and that the front of the house and garage will face McKinley Avenue.

Based on these plans, I am in support of the project.