



**REPORT TO PLANNING COMMISSION**

**Hearing Date:** July 11, 2011

**File Number:** 2011-7331

**SUBJECT:** **Jennifer Auten (Applicant/Owner):** Application for a property located at **920 Mockingbird Lane** in a R-O Zoning District (APN: 198-42-004):

Motion **2010-7331** - Design Review to allow a one-story addition resulting in 2,843 square feet and 48.2% FAR (Floor Area Ratio), where 45% FAR may be allowed without Planning Commission review.

**REPORT IN BRIEF:**

**Existing Site Conditions** Single-Family Residential

**Surrounding Land Uses**

North Single-Family Residential

South Single-Family Residential

East Single-Family Residential

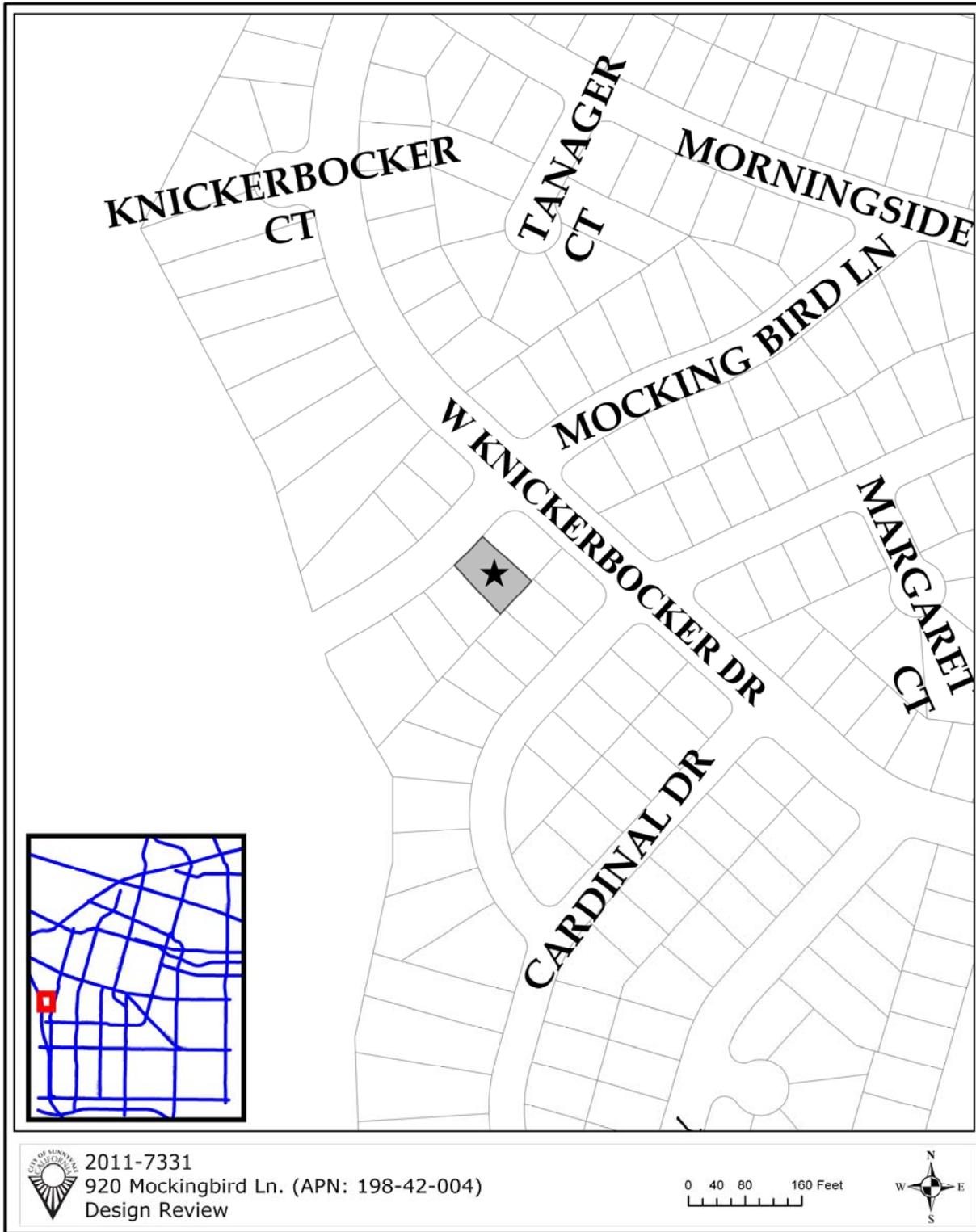
West Single-Family Residential

**Issues** Compatibility with neighborhood

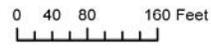
**Environmental Status** A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation** Approve with conditions

VICINITY MAP



2011-7331  
920 Mockingbird Ln. (APN: 198-42-004)  
Design Review



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Residential Low Density	Same	Residential Low Density
<b>Zoning District</b>	R-O	Same	R-O
<b>Lot Size (s.f.)</b>	5,892	Same	6,000
<b>Gross Floor Area (s.f.)</b>	2,749	2,843	No max.
<b>Lot Coverage (%)</b>	36.9%	38.5%	40% max.
<b>Floor Area Ratio (FAR)</b>	46.6%	48.2%	45% max. without PC review
<b>Building Height (ft.)</b>	24'-6"	Same	30' max.
<b>No. of Stories</b>	2	Same	2 max.
<b>Setbacks (First/Second Facing Property)</b>			
<b>Front:</b>			
<b>1<sup>st</sup> Floor</b>	25'-1"	Same	20' min.
<b>2<sup>nd</sup> Floor</b>	43'	Same	25' min.
<b>Right Side:</b>			
<b>1<sup>st</sup> Floor</b>	5'-10"	Same	4' min.
<b>2<sup>nd</sup> Floor</b>	7'	Same	7' min.
<b>Left Side:</b>			
<b>1<sup>st</sup> Floor</b>	6'	Same	7'-2" min.
<b>2<sup>nd</sup> Floor</b>	24'	Same	12' min.
<b>Rear</b>			
<b>1<sup>st</sup> Floor</b>	20'-9"	17'-5"	20' min.
<b>2<sup>nd</sup> Floor</b>	25'	Same	20' min.
<b>Total Spaces</b>	4	Same	4 min.
<b>Covered Spaces</b>	2	Same	2 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

**BACKGROUND:**

The existing two-story home is approximately 2,749 square feet in size, with 46.6% FAR. The second story was constructed in 1997 and was approved through a staff-level permit. At that time, residential additions exceeding 45% FAR did not require Planning Commission review and approval.

## **DISCUSSION:**

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### **Requested Permit(s)**

The applicant is requesting approval of a Design Review application to allow a one-story addition resulting in 2,843 square feet and 48.2% FAR. The proposed 94 square foot addition will be located at the back of the home, and includes a bathroom and closet within an existing bedroom.

- **Design Review**

The Design Review is required to be reviewed by the Planning Commission since the Floor Area Ratio exceeds 45%. The Planning Commission may take into account the proposed architecture, existing neighborhood and adopted Single-Family Design Techniques. The analysis below provides information for the Planning Commission's consideration.

## **DESIGN REVIEW:**

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### **Architecture**

The existing ranch-style architecture of the home is similar to other homes in the neighborhood. The home is composed of primarily stucco siding and composition roofing materials, with a brick base along the front facade. As proposed, the rear addition will match the existing colors, materials and windows. No modifications are proposed to the second floor or the front façade.

### **Floor Area Ratio**

The neighborhood consists of a mix of one and two-story homes. There are similar sized two-story homes a few blocks away on Heatherstone Drive with FAR's up to 58%. These homes were also approved by Planning Commission in 2003 and 2005.

The addition will have no visual impact to the neighborhood as the addition is not visible from the street frontage and is only 3% of the existing home. Typically one-story additions that are less than 20% of the existing home can be approved over-the-counter with only a building permit; however, as previously stated, this home already lies above the 45% FAR threshold.

### **Applicable Design Guidelines and Policy Documents**

The proposed home is consistent with the adopted Single-Family Design Techniques since the addition generally maintains the existing shape, form and streetscape. In addition, privacy impacts are minimal as no changes are proposed to the second floor. Staff has included findings for the Single-Family Design Techniques in Attachment A.

**Development Standards**

The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code. The following have been identified as items for clarification by the Planning Commission:

• **Site Layout**

The existing home is sited towards the center of the property, with an existing driveway along the left side. The proposed rear addition will be located along the right side of the property. The project meets all setback requirements by providing 17-foot 5-inch rear and 9-foot side yard setbacks.

• **Parking/Circulation**

The site meets parking requirements with two covered and two uncovered driveway spaces provided. There are no modifications to the parking layout as part of this project.

**Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class I Categorical Exemptions include minor additions to single-family homes.

**FISCAL IMPACT**

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

**PUBLIC CONTACT**

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Staff has not received any comments at the time the staff report was prepared.

<b>Notice of Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 24 notices mailed to property owners and residents within 200 feet of the project site</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Web site</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• Posted on the City of Sunnyvale's Web site</li> </ul>

## **CONCLUSION**

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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Design Review and the Recommended Conditions of Approval (Attachment B). Recommended Findings and General Plan Goals are located in Attachment A.

## **ALTERNATIVES**

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1. Approve the Design Review with the conditions in Attachment B.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

## **RECOMMENDATION**

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Recommend Alternative 1 to the Planning Commission: Approve the Design Review with the conditions in Attachment B.

Prepared by:

Noren Caliva  
Project Planner

Reviewed by:

Steve Lynch  
Senior Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

## RECOMMENDED FINDINGS

### Design Review

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The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

<b>Basic Design Principle</b>	<b>Comments</b>
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The addition will maintain the existing neighborhood pattern along the streetscape as no modifications to the existing home orientation or façade are proposed.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The addition is modest in scale and will match the character of the adjacent neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The addition will be limited to the first floor and will be located at the back of the home; therefore, privacy and visual impacts to the neighbors are minimal.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project does not propose any modifications to the layout of the parking for the site.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	There are no planned modifications to the landscaping associated with this project.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed addition utilizes high quality materials including stucco and composition roof material to match the existing home.
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project.

## **ATTACHMENT B**

### **RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS JULY 11, 2011**

Planning Application 2011-7331  
920 Mockingbird Lane

Design Review to allow a one-story addition resulting in 2,843 square feet and 48.2% FAR (Floor Area Ratio), where 45% FAR may be allowed without Planning Commission review.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

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 and Standard Development Requirements of this Permit:

**GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.**

**GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:**

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

**GC-2. PERMIT EXPIRATION:**

The permit shall be null and void two years 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 and is approved by the Director of Community Development. [SDR] [PLANNING]

GC-3. TITLE 25:

Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]

**BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).**

BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]

BP-4. BEST MANAGEMENT PRACTICES:

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

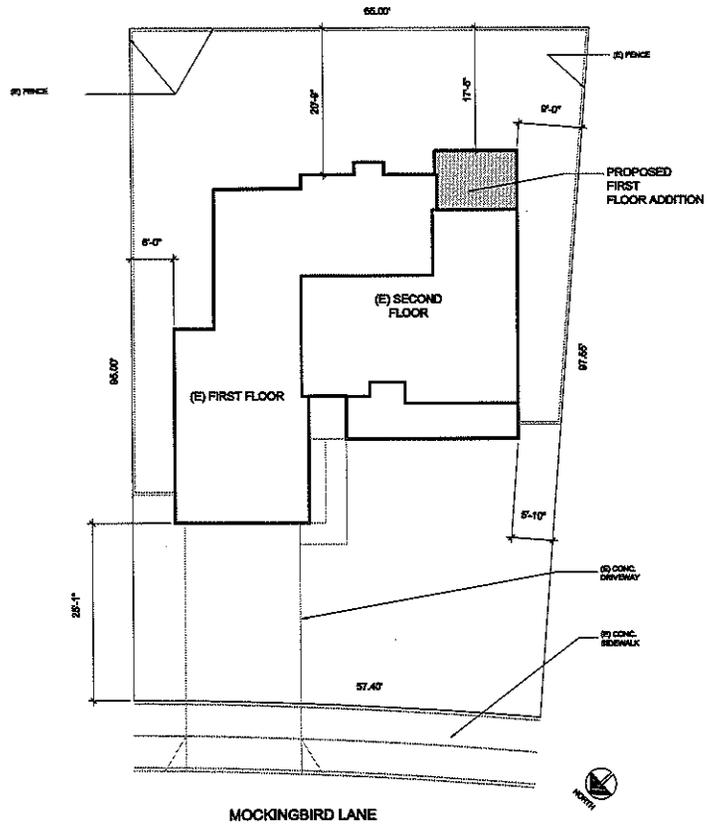
- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.

- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
  - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
  - ii) Dumpster drips from covered trash and food compactor enclosures.
  - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
  - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
  - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

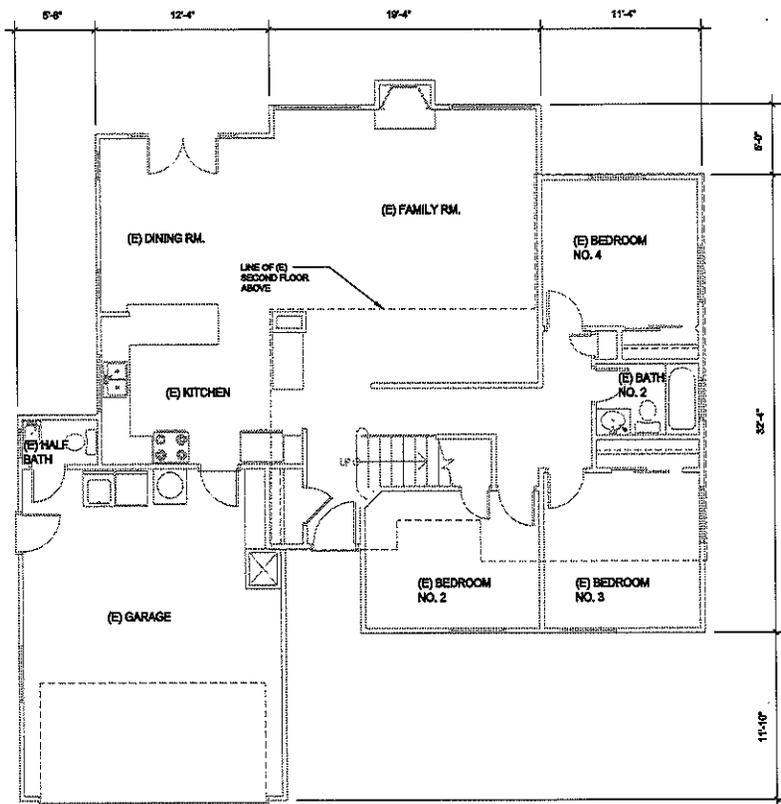
**DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.**

DC-1. BLUEPRINT FOR A CLEAN BAY:

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]



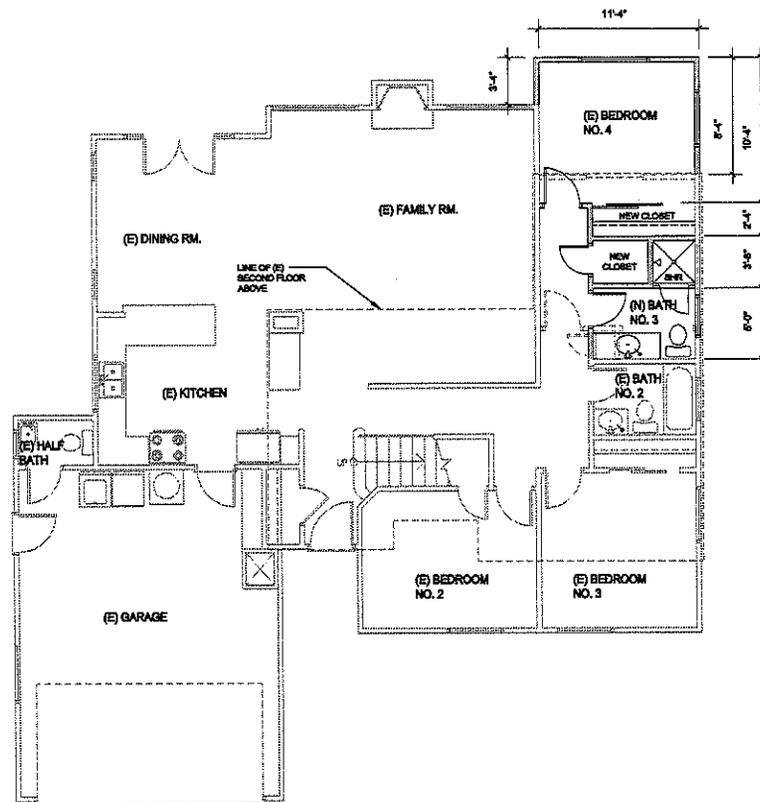
SITE PLAN 1/8" 1



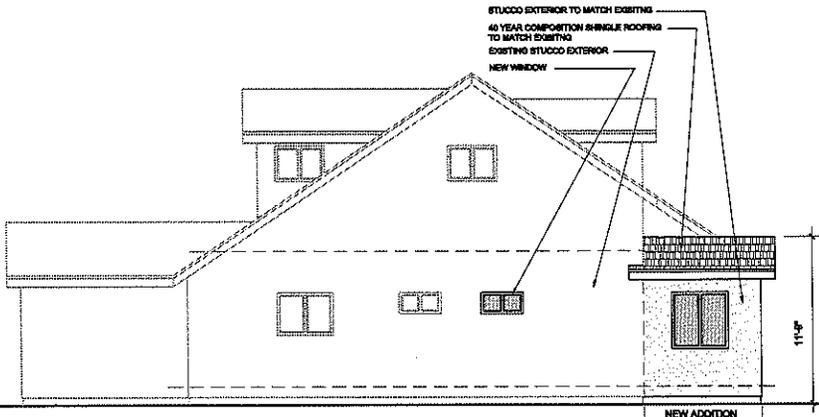
EXISTING FIRST FLOOR PLAN 1/4" 2

**WALL LEGEND**

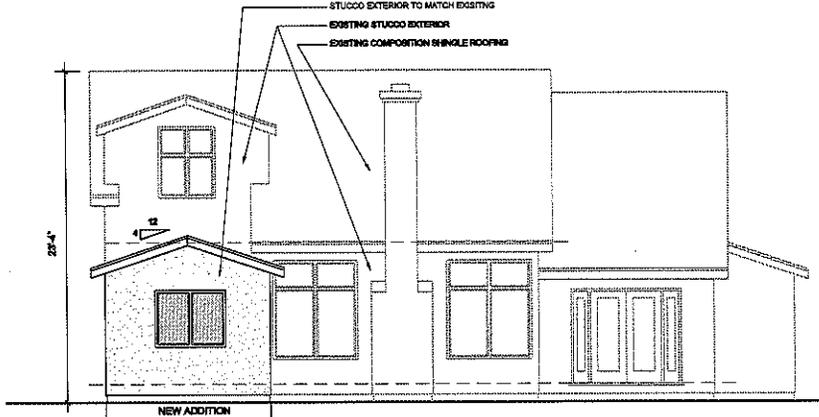
- EXISTING WALL TO REMAIN
- - - EXISTING WALL TO BE REMOVED
- NEW WALL



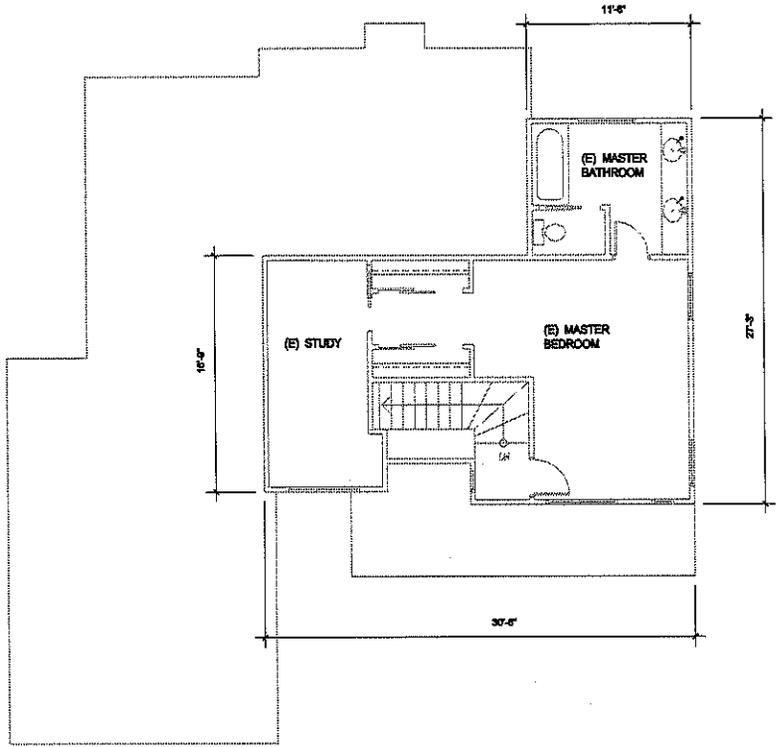
PROPOSED FIRST FLOOR PLAN 1/4" 1



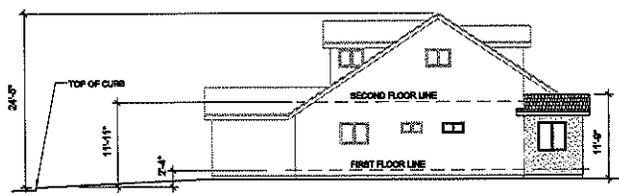
**SOUTH (SIDE) ELEVATION** 1/4" 5



**EAST (REAR) ELEVATION** 1/4" 1



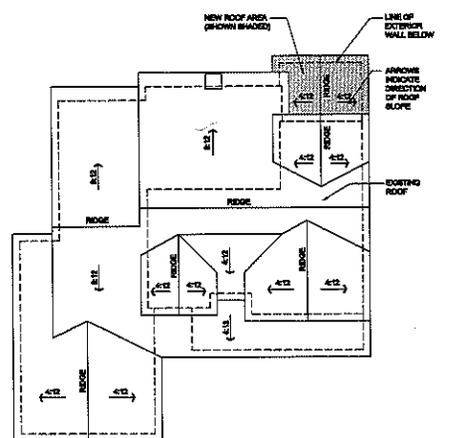
**EXISTING SECOND FLOOR PLAN** 1/4" 6



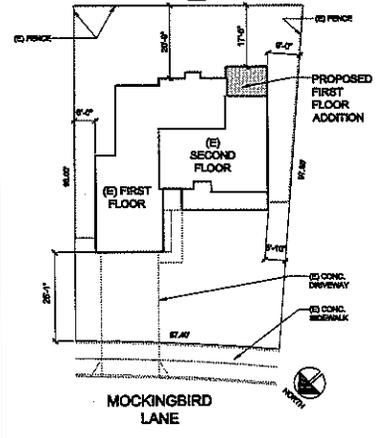
**SITE SECTION** 1/8" 3

**PROJECT DATA**

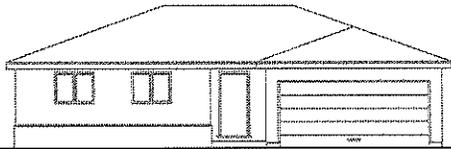
APR. NO.:	198-03-004
ZONE:	R-0
LOT AREA:	6,982 SF
EXISTING FIRST FLOOR LIVING AREA:	1,241 SF
NEW FIRST FLOOR LIVING AREA:	84 SF
EXISTING SECOND FLOOR LIVING AREA:	500 SF
TOTAL LIVING AREA:	2,025 SF
EXISTING GARAGE AREA:	426 SF
LOT COVERAGE (SETS BY / AREA SF) =	30.5%
FPL: 2ND SF / AREA SF =	46.3%
OCCUPANCY GROUP:	R-0
TYPE OF CONSTRUCTION:	1-0



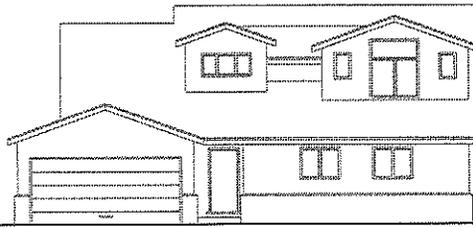
**ROOF PLAN** 1/8" 4



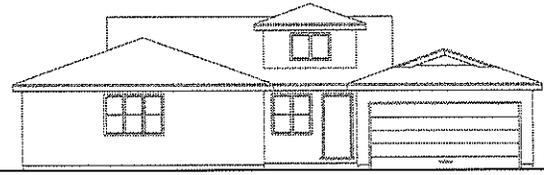
**SITE PLAN** 1/16" 2



918 MOCKINGBIRD



920 MOCKINGBIRD



924 MOCKINGBIRD