

**REPORT TO PLANNING COMMISSION****Hearing Date:** July 25, 2011**File Number:** 2011-7372

SUBJECT: **Jose Martinez (Applicant):** Application for a first floor addition and new second floor located at **582 Carlisle Way** in a R-O Zoning District (APN: 309-18-039):

Motion **2011-7372** - Design Review to allow first and second floor additions with a total floor area ratio of 57% (approximately 3,553 square feet of floor area).

REPORT IN BRIEF:

Existing Site Conditions Single-Family Residential

Surrounding Land Uses

North Single-Family Residential

South Single-Family Residential

East Single-Family Residential

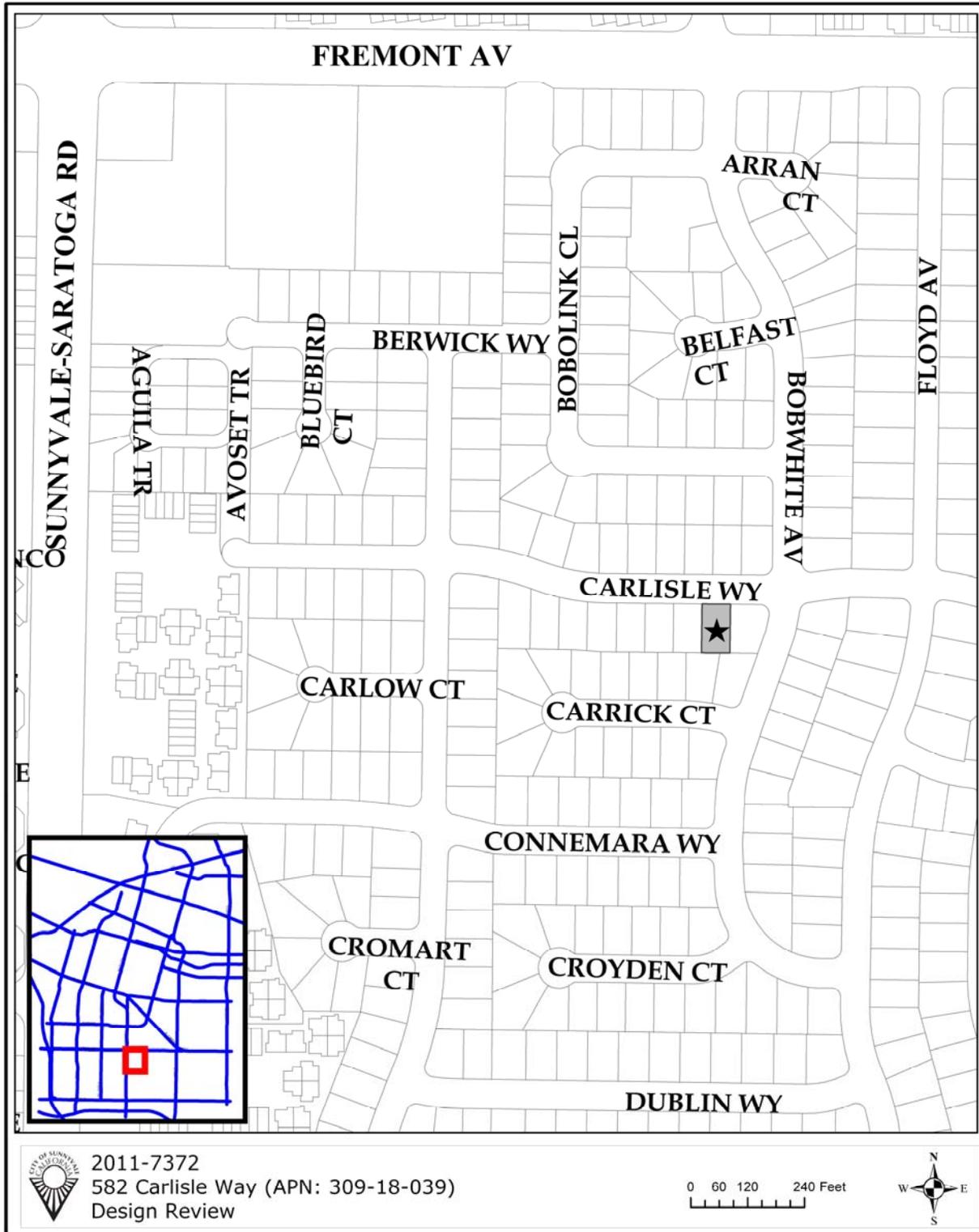
West Single-Family Residential

Issues Design

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

Staff Recommendation Approve with conditions

VICINITY MAP



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-O	Same	R-O
Lot Size (s.f.)	6,150	Same	6,000
Gross Floor Area (s.f.)	2,061	3,553	3,553
Lot Coverage (%)	33%	37%	40% max.
Floor Area Ratio (FAR)	33%	57%	45% threshold (Threshold for Planning Commission review)
Building Height (ft.)	19'	26'	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front:			
1st Floor	24'6"	24'6"	20' min.
2nd Floor	N/A	33'	25' min.
Right Side:			
1st Floor	6'	6'	6' min.
2nd Floor	N/A	8'	8' min.
Left Side:			
1st Floor	6'	6'	6' min.
2nd Floor	N/A	10'	10' min.
Rear	27' 8"	23'	20' min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

DISCUSSION:**Requested Permit**

The applicant is requesting approval of a Design Review application to allow first and second floor additions to an existing one-story home for a total floor area of 3,553 square feet and Floor Area Ratio of 57%. The subject home was originally constructed in the late 1950's and a pool was added in 1974. The home has not had any other major repairs or modifications.

- **Design Review**

The Design Review application requires Planning Commission review 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:

Architecture

The existing neighborhood is comprised of one and two-story ranch style homes. The proposed project will result in significant reconstruction of the existing first floor living area. The new second floor will be comprised of a single bedroom over the garage and two additional bedrooms over the living area. The proposed additions will use simple forms to reduce the appearance of bulk and mass. The main portion of the second floor will be incorporated into a roof element that extends from the front façade three quarters of the way back. The applicant has included an eyebrow dormer feature to maintain height for the second floor hallway and to allow visibility from the second floor into the dining and living areas, which the home owner wants to maintain. The applicant has worked with staff to revise the original proposal to provide better integration into the home and architecture (see Attachment D).

Staff remains concerned about the front façade and compatibility of the bay window element and the front entry, which the applicant is aware of. Staff has recommended the following conditions to address these issues:

- The first floor windows shall be modified to be consistent and shall include quality trim materials.
- The front entry element shall be further refined to be more compatible with the existing home. This may include the use of wood timbers and possibly wood square columns.
- The eyebrow dormer feature shall include eave overhangs comparable to the existing eaves to provide additional architectural interest.
- A wainscot base material shall be added to the front façade. The material may be stone, brick or horizontal wood siding.

Staff notes that the applicant has indicated that the home owner would prefer not to add a wainscot and that this is not a common feature of the homes in the neighborhood. However, there appears to be some homes in the immediate neighborhood that have a wainscot material.

Privacy

The new two-story structure contains two windows on the right side elevation. One is located within a bathroom and the second is a required egress window in a bedroom, which cannot be modified. The windows on the left side of the home to the west appear to be minimal.

Solar Access

The applicant submitted a solar access and shadow analysis. According to the analysis, the proposed second story shades less than 1% of the neighboring roof to the east and west, where 10% is the maximum allowed.

Floor Area Ratio

A Floor Area Ratio (FAR) greater than 45% requires review by the Planning Commission. FARs near 50% can typically be a concern for an existing neighborhood. Based on the available data, the average home in the neighborhood is approximately 2,219 square feet and the average FAR is 34% (see table below). Staff finds that although the proposed FAR and square footage will be the highest in the neighborhood, the use of the front room form to minimize the appearance of the second floor reduces the mass and bulk of the structure.

Neighborhood FAR's				
	Address:	Lot Area (s.f.):	Building (s.f.):	FAR:
1388	Bobwhite	6,796	2,303	34%
1410	Bobwhite	6,006	2,030	34%
1406	Bobwhite	6,246	2,636	43%
1402	Bobwhite	7,818	2,064	28%
554	Carlisle	9,376	2,064	22%
558	Carlisle	7,092	2,055	30%
562	Carlisle	6,331	2,055	33%
566	Carlisle	6,136	3,024	49%
570	Carlisle	6,150	2,795	46%
574	Carlisle	6,150	2,038	33%
578	Carlisle	6,150	2,055	34%
582	Carlisle	6,150	3,553	57%
586	Carlisle	7,539	2,182	31%
585	Carlisle	6,739	2,496	40%
581	Carlisle	6,300	2,064	33%
577	Carlisle	6,300	2,030	32%
573	Carlisle	6,300	2,055	33%
569	Carlisle	6,300	2,217	35%
565	Carlisle	6,300	2,475	39%
561	Carlisle	6,765	2,030	30%

Applicable Design Guidelines and Policy Documents

The proposed home is consistent with the adopted Single Family Design Techniques since they generally maintain the existing shape and form and the streetscape character is generally maintained, as conditioned. 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:

- **Parking/Circulation**

The proposed home will provide a two car garage and two uncovered parking spaces within the existing driveway, complying with Zoning Code requirements.

- **Landscaping and Tree Preservation**

The proposed project does not include the removal of any trees and it does not include a landscape plan at this time. Any future landscaping projects over 1,000 square feet will be required to comply with the City’s water efficient landscaping requirements. The project does include the removal of the pool and decking area.

- **Green Building Requirements**

The applicant will be required to submit a green building checklist indicating that the project can achieve 70 points. The applicant has included a preliminary Green Building checklist, demonstrating that points can be achieved.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. The proposed addition is exempt in that the proposed project will result in a small addition to an existing structure.

FISCAL IMPACT

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

PUBLIC CONTACT

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

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 40 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 applicant has worked with staff to refine the design to better comply with the Single Family Design Techniques while maintaining the original goals of the home owner. The resulting design will be compatible with the surrounding neighborhood and has been designed to meet all development standards required in the R-0 Zoning district.

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

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

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

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. Initial Proposed Elevations

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 new home will maintain the existing neighborhood patterns along the streetscape, while enhancing the front entry element.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The home will result in a home that is slightly taller than the adjacent homes; however, the project has been designed to reduce the apparent scale and bulk by screening a majority of the second floor within the roof line. The proposed home is within the allowable height of 30 feet.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed structure has been designed to respect their adjacent neighbor through the appropriate location of the garage and entry features and overall massing.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed structure has been designed to maintain the existing garage.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The exterior materials are similar to those found in the neighborhood and applied in a manner consistent with the architecture.
<i>2.2.6 Use high quality materials and craftsmanship</i>	Architectural details added to the design enhancing the overall appearance.

ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS JULY 25, 2011

Planning Application 2011-7372
582 Carlisle Way

Design Review to allow first and second floor additions with a total floor area ratio of 57% (approximately 3,553 square feet of floor area).

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]

PS: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:

The plans shall be revised to address comments from the Administrative Hearing Officer, Planning Commission or City Council including the following:

- a) The first floor windows shall be modified to consistent and shall include quality trim materials.
- b) The front entry element shall be further refined to be more compatible with the existing home. This may include the use of wood timers and possibly wood square columns.
- c) The eyebrow dormer feature shall include eave overhangs comparable to the existing eaves to provide additional architectural interest.
- d) A wainscot base material shall be added to the front façade. The material may be stone, brick or horizontal wood siding. [COA] [PLANNING]

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:

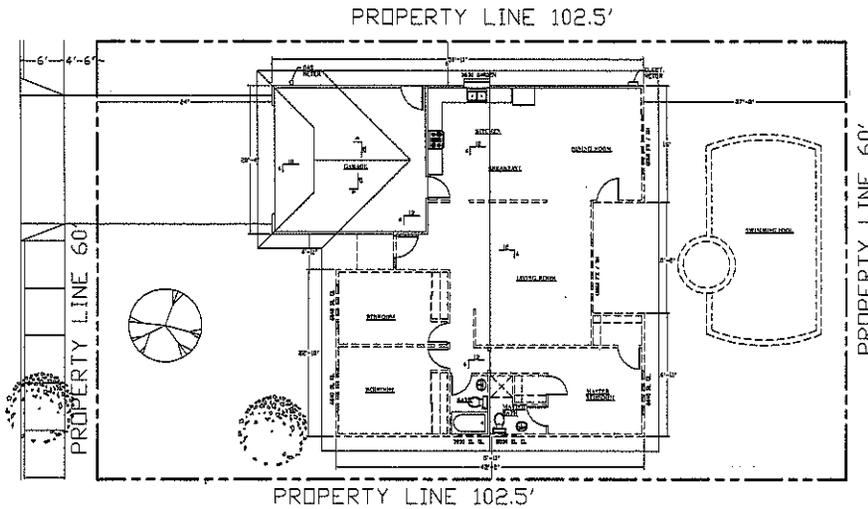
- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and 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]



SQUARE FOOTAGE SUMMARY:

LOT SIZE:	60' X 102.5'
LOT AREA:	6,150 S.F.
EXISTING HOUSE:	1,627 S.F.
(E) GARAGE:	434 S.F.
NEW ADDITION:	
FIRST FLOOR:	1,893 S.F.
SECOND FLOOR:	987 S.F.
TOTAL LIVING AREA:	2,880 S.F.
GARAGE:	434 S.F.
VAULTED AREA 15'+:	239 S.F.
TOTAL AREA:	3,553 S.F.
LOT COVERAGE:	37%
F.A.R.:	57%
ZONING:	R-0
OCCUPANCY:	R-3/U
TYPE OF CONSTRUCTION:	V-B

SCOPE OF WORK:

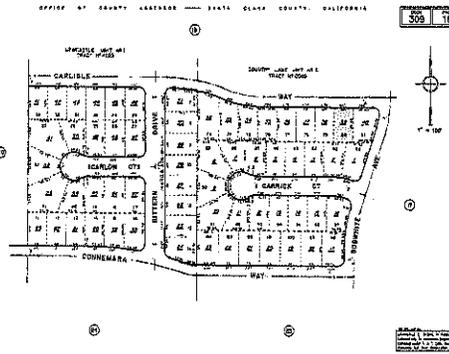
APPLICABLE CODES: 2010 CBC, CEC, CPC, CMC, CEC

EXISTING FLOOR/SITE PLAN/DEMOLITION ← z

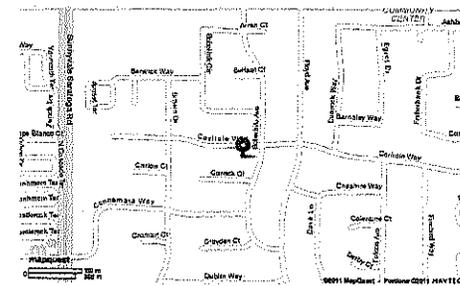
SCALE: 1/8" = 1'-0"

DRAWING INDEX:

- A-1 COVER SHEET/ SITE PLAN
- A-2 PROPOSED FIRST FLOOR
- A-3 PROPOSED SECOND FLOOR
- A-4 ELEVATIONS
- A-5 ELEVATIONS
- A-6 SOLAR STUDY
- A-6a STREETSCAPE & (E) ELEVATIONS



PARCEL MAP : 309-18-039



VICINITY MAP

LEGEND

- ⊕ Incandescent light fixture
- ⊕ WP Water proof outlet
- ⊕ 3 Two-way switch
- (A/A) Attic Access
- (W) Washer
- (D) Dryer
- (SGD) Sliding Glass
- (DA) Doublehung
- (FD) Fixed Glass Window
- (SC) Solid Core
- Gutter and Downspouts

LEGEND

- Existing Walls
- Walls to be demolished
- New walls
- Existing
- New
- Smoke Detector
- Flourescent light fixture
- Duplex electrical outlet
- GFI Electrical outlet
- Light Switch
- Exhaust Fan / Light

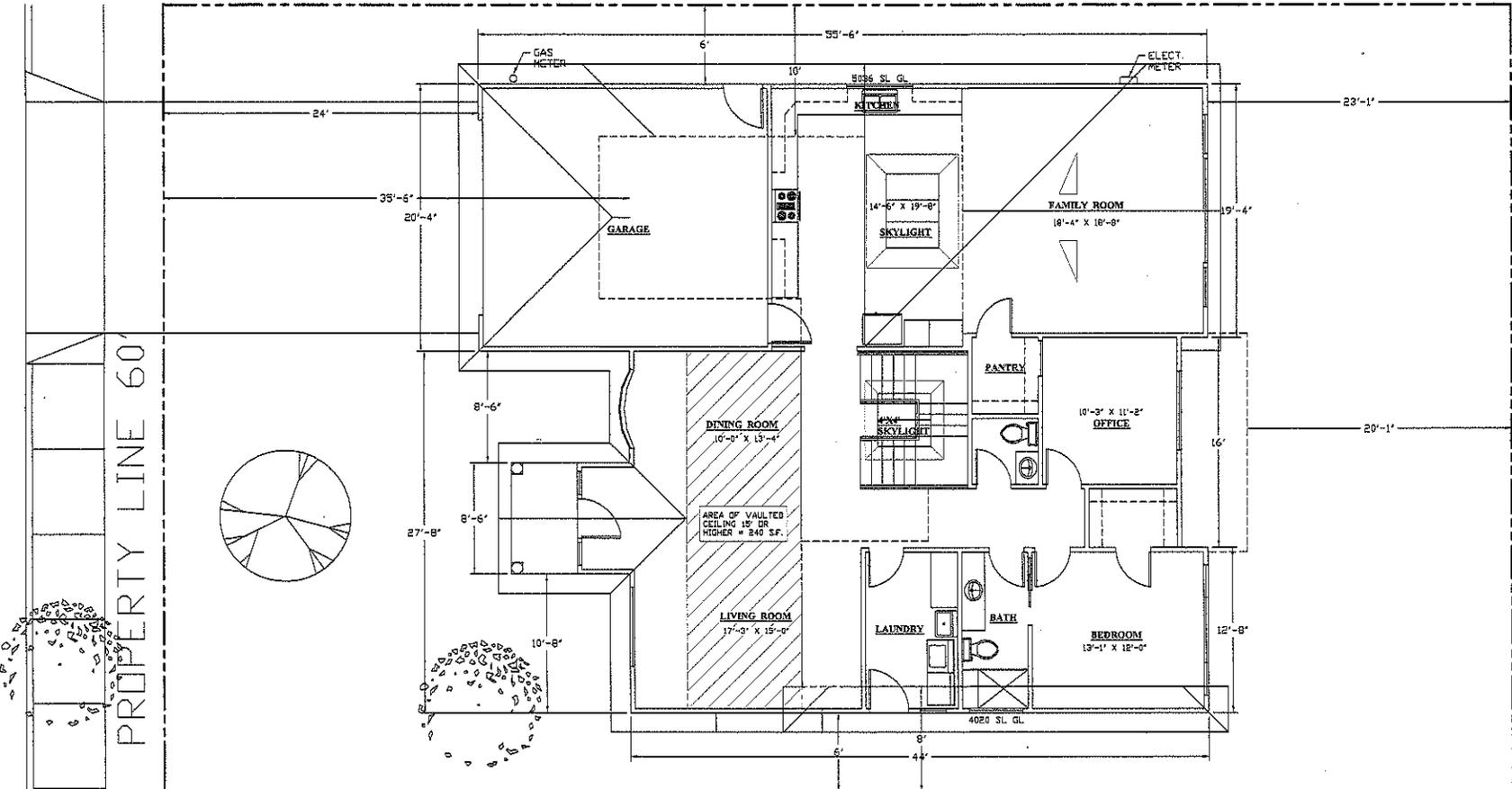
REVISION	

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PROPERTY LINE 102.5'

PROPERTY LINE 60'



PROPERTY LINE 102.5'

PROPOSED FIRST FLOOR PLAN ← N
SCALE: 1/8" = 1'-0"
1,873 sq. ft.

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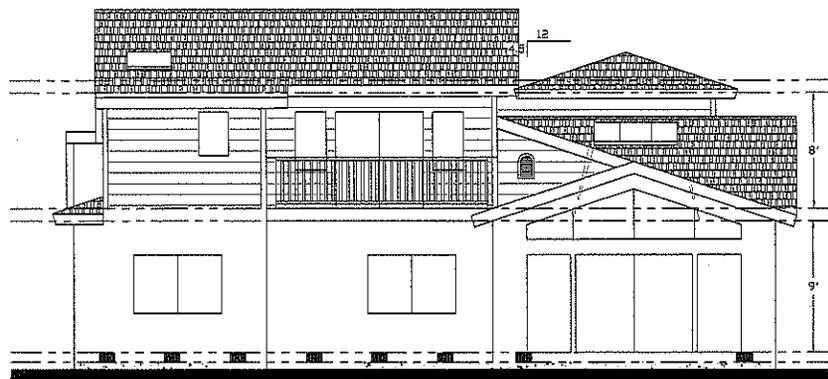
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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



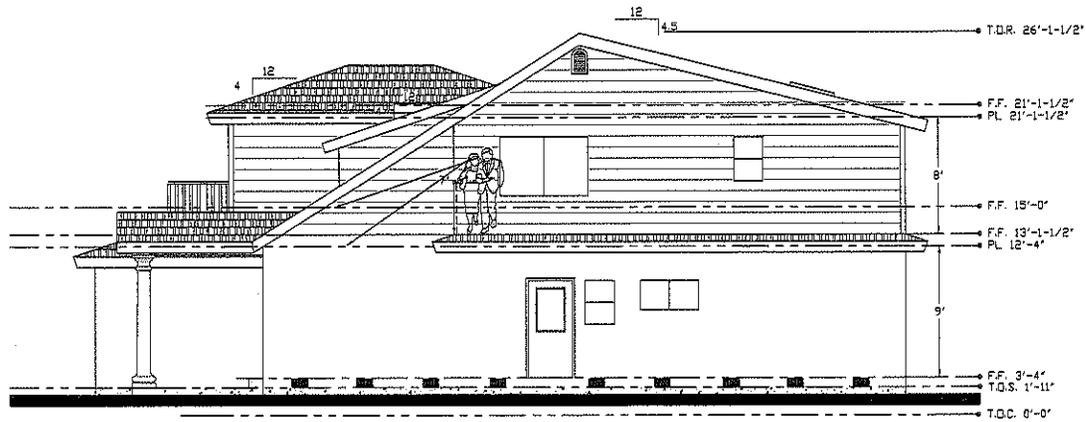
REAR ELEVATION

SCALE: 1/4" = 1'-0"

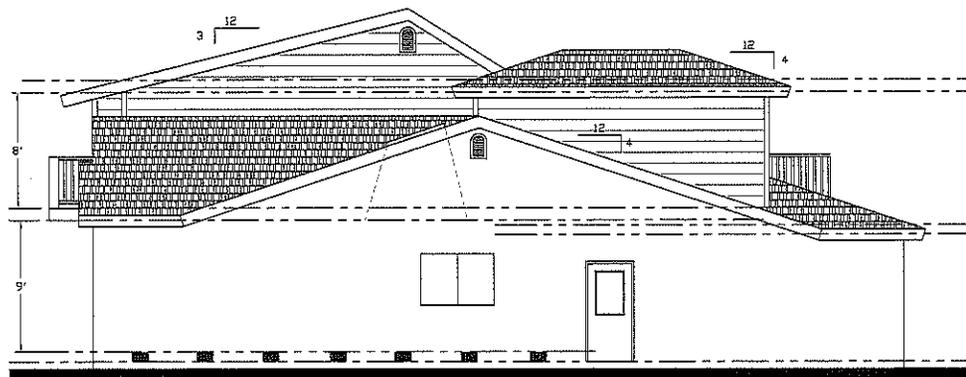
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ATTACHMENT
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RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

NO.	REVISIONS

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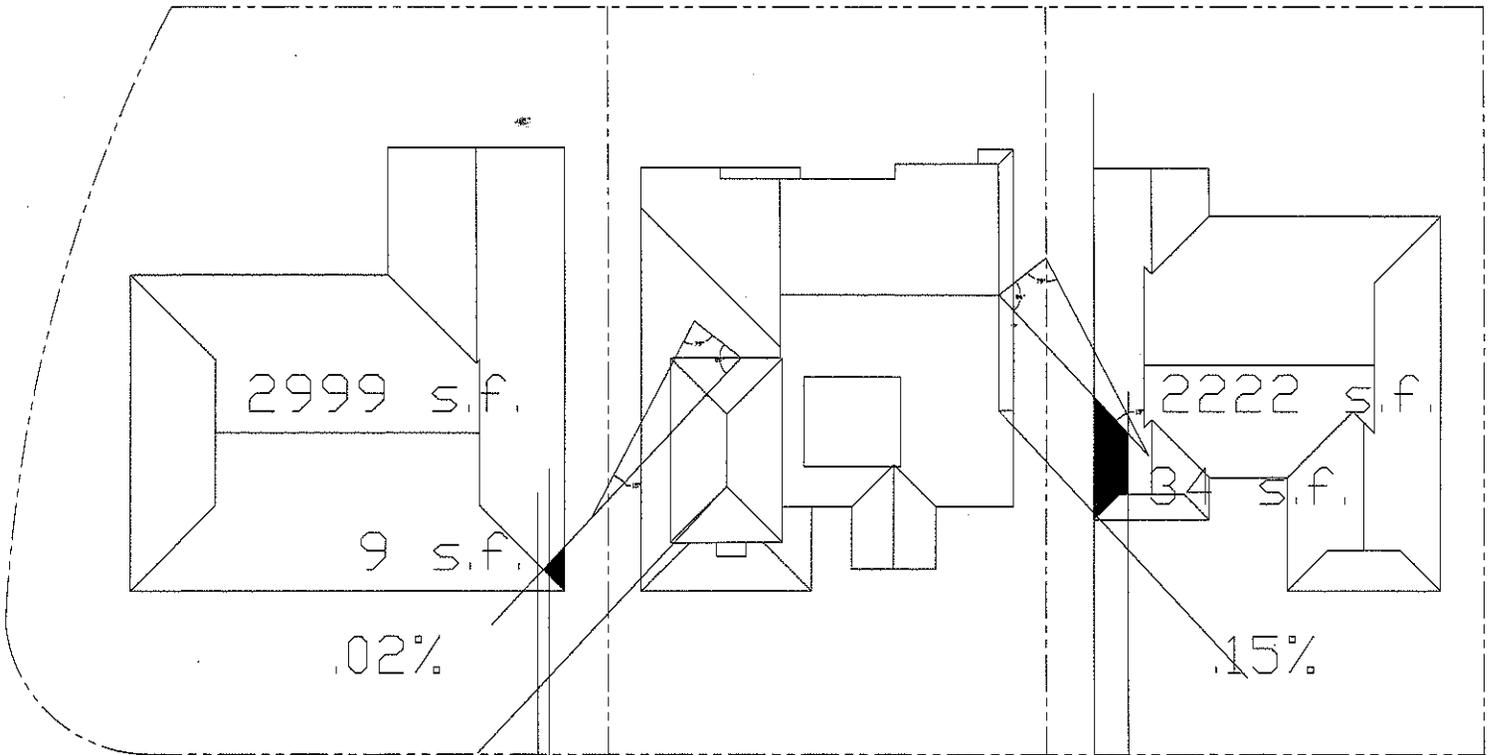


ATTACHMENT
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NOV 2013	1

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SOLAR STUDY
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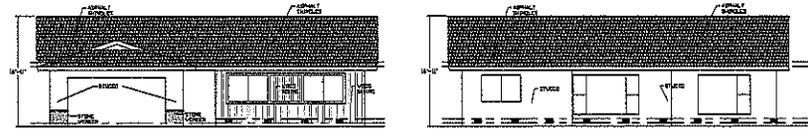
EAST

JOB SITE

WEST

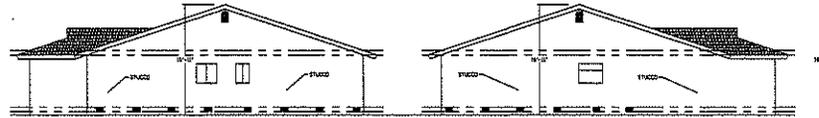
STREETSCAPE

SCALE: 1/8" = 1'-0"



NORTH

SOUTH



WEST

EAST

EXISTING ELEVATIONS

SCALE: 1/8" = 1'-0"

NO.	DATE

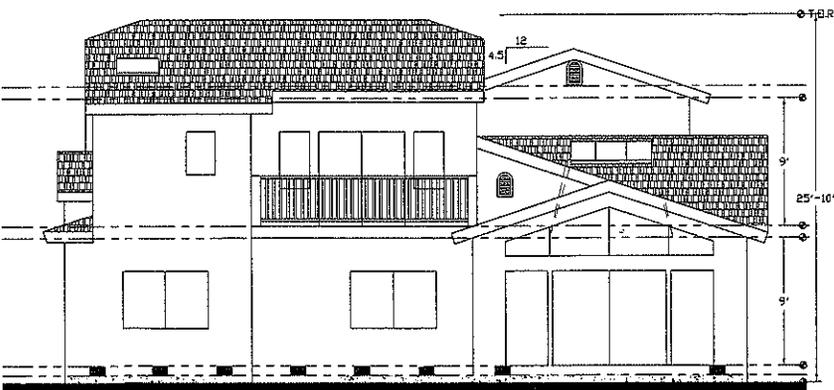
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ATTACHMENT C
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



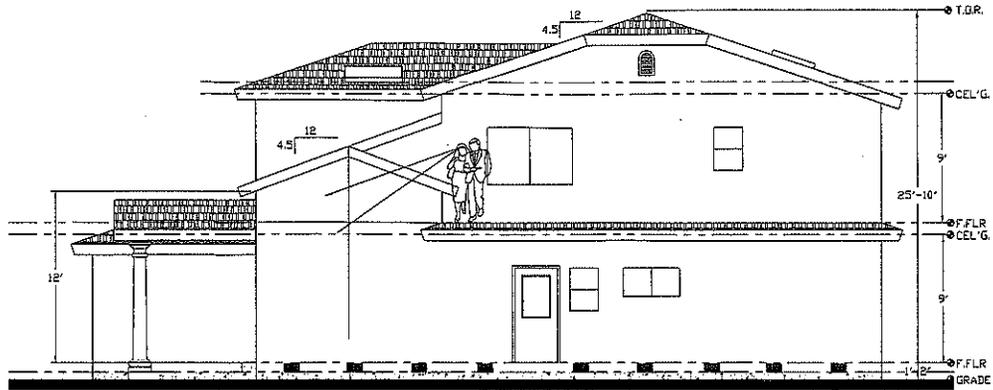
REAR ELEVATION
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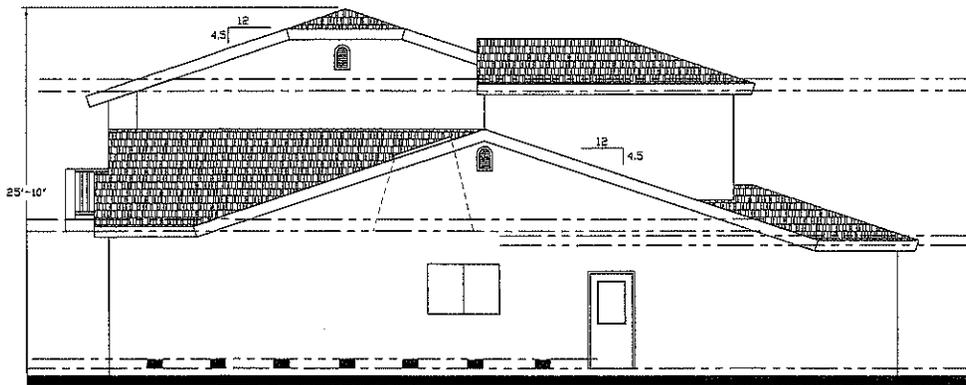
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ATTACHMENT
Page 1 of 2
D



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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ATTACHMENT D
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