

**REPORT TO PLANNING COMMISSION****Hearing Date:** October 24, 2011
File Number: 2011-7632

SUBJECT: **Prakash and Pavi Ramamurthy / Srinivasagpalan and Pavithra Ramamurthy Trustee (Applicant/Owner):**
Application for a property located at **764 Starbush Drive** in an R-0 Zoning District (APN: 213-13-090):

Motion **2011-7632-** Design Review to allow a rear patio addition of 348 square feet resulting in a total floor area of 3,012 square feet and a Floor Area Ratio of 49.9%.

REPORT IN BRIEF:

Existing Site Conditions Single-family residence

Surrounding Land Uses

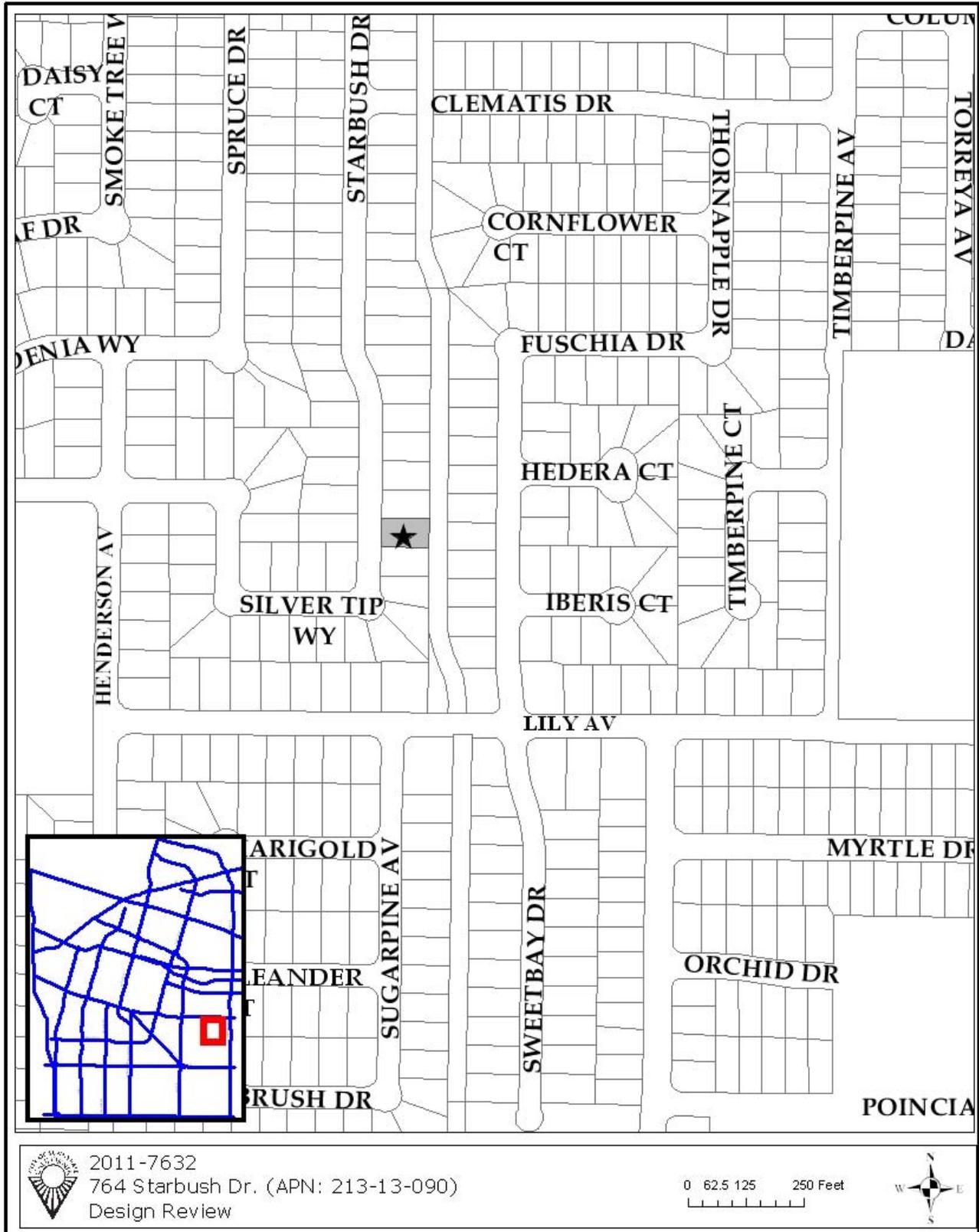
North Single-family residence
South Single-family residence
East Santa Clara Valley Water District right-of-way
West Single-family residences (across Starbush Drive)

Issues Floor Area Ratio

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

Staff Recommendation Approval with conditions

VICINITY MAP



2011-7632
764 Starbush Dr. (APN: 213-13-090)
Design Review

0 62.5 125 250 Feet



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.)	6,034	Same	6,000 min.
Gross Floor Area (s.f.)	2,664.5	3,012.5	No max.
Lot Coverage (%)	30.0%	35.7%	40% max.
Floor Area Ratio (FAR)	44.2%	49.9%	45% max. without PC review
Building Height (ft.)	Approx. 21'	Same	30' max.
No. of Stories	2	Same	2 max.
Setbacks (First / Second Facing Property)			
Front	19' 8" / 52"	Same	20' / 25' min.
Left Side	5' / 13' 6"	Same	4' / 7' min.
Right Side	9' 9" / 9' 9"	Same	4' / 7' min.
Side Totals	14' 9" / 23' 3"	Same	12' / 18' min.
Rear	21' / 22' 6"	10' 8" / 22' 6"	20' min. with limited areas permitted to 10'
Parking			
Covered Spaces	2	Same	2 min.
Uncovered Spaces	2	Same	2 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BACKGROUND:

The existing two-story home was constructed in 1974 and is approximately 2,665 square feet in size resulting in 44.2% Floor Area Ratio (FAR). There are no previous planning applications related to the subject site.

DISCUSSION:**Requested Permit(s)**

The applicant is requesting approval of a Design Review application to allow a one-story addition resulting in approximately 3,013 square feet and 49.9% FAR. The proposed addition will be located at the rear of the home and will consist of a 348 square foot patio enclosure.

- **Design Review**

This Design Review application must be reviewed by the Planning Commission due to a requested FAR exceeding 45%. The Planning Commission may take into account the proposed architecture, existing

neighborhood, and adopted Single Family Home Design Techniques. The following analysis provides information for the Planning Commission's consideration.

ANALYSIS:

Architecture

The existing ranch-style architecture of the home is similar to other homes in the neighborhood. The home's exterior materials consist of stucco and wood siding with decorative stone on the front façade, as well as composition roofing materials. As proposed, the rear patio enclosure will consist of stucco wall materials and composition roofing in colors matching the existing home. 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 several homes within the neighborhood which were originally constructed with approximately 47% FAR, including 774 Starbush Drive (adjacent to the subject site) and 1068 Silver Tip Way. In 2002 the Planning Commission approved a Design Review to allow a one-story addition resulting in approximately 49% FAR at 669 Starbush Drive.

The addition of the proposed patio enclosure will have no visual impact on the neighborhood as it will not be visible from the street frontage and will be minimally visible from adjacent properties. The proposed addition will increase the size of the home by approximately 13%. Typically one-story additions that add less than 20% to the existing home can be approved by staff over the counter with only a building permit. However, in this case Planning Commission review is required due to the proposal exceeding 45% FAR.

Applicable Design Guidelines and Policy Documents

The proposed addition is consistent with the adopted Single-Family Home Design Techniques as it generally maintains the existing shape, form and streetscape. In addition, privacy impacts are minimal as no changes are proposed to the second floor. Recommended findings related to the Single-Family Home Design Techniques are located in Attachment A.

Development Standards

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

- **Site Layout**

The existing home is located towards the center of the property, with an existing driveway along the left side. The proposed addition will be located along the center of the existing rear wall, providing for significant setbacks

on each side. The proposed rear setback for the addition is 10 feet 8 inches, where 10 feet may be permitted provided the addition does not encroach into more than 25% of the required 20-foot rear yard. The proposed project meets all setback requirements.

• **Parking/Circulation**

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

• **Streamside Development Requirements**

The project site is located adjacent to the El Camino Storm Drain (Santa Clara Valley Water District right-of-way). The El Camino Storm Drain is an open channel in this location and is a tributary to Calabazas Creek. As a result, the waterway is considered a “stream” and the property is subject to the Guidelines & Standards for Land Use Near Streams. The Santa Clara Valley Water District (SCVWD) was contacted regarding the proposed project. SCVWD indicated slope stability is not a concern here and the City’s minimum required rear setback of 10 feet will be sufficient. Staff recommends standard conditions of approval related to protection of the stream area during construction (Condition BP-6, Attachment B) consistent with the Guidelines & Standards for Land Use Near Streams.

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 and additions to existing structures.

FISCAL IMPACT

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

PUBLIC CONTACT

Staff has not received any public comments at the time of staff report preparation.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 43 notices mailed to property owners and residents within 200 feet of 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

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review. Recommended Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

ALTERNATIVES

1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

RECOMMENDATION

Recommend Alternative 1 to the Planning Commission: Approve the Design Review with the attached conditions.

Prepared by:

Mariya Hodge
Project Planner

Reviewed by:

Shaunn Mendrin
Senior Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Photographs of Subject Site and Surrounding Properties
- E. Letter from the Applicant

RECOMMENDED FINDINGS**Design Review**

The proposed project is desirable in that the project's design and architecture conform 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 addition will maintain the existing neighborhood pattern along the streetscape as no modifications to the existing home orientation or front 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 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 OCTOBER 24, 2011

Planning Application 2011-7632

764 Starbush Drive

Design Review to allow a rear patio addition of 348 square feet resulting in a total floor area of 3,012 square feet and a Floor Area Ratio of 49.9%.

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. EXTERIOR MATERIALS:

Exterior building materials and colors shall match the materials and colors of the existing home and shall be noted on the plans submitted for building permits. [COA] [PLANNING]

BP-4. 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-5. TREE PROTECTION PLAN:

On the plans submitted for a Demolition Permit, Grading Permit, or Building Permit, include a tree protection plan for existing on-site trees. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a) All existing (non-orchard) trees shall be shown on the plans, including sizes and varieties, and clearly specify which are to be retained.
- c) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is

stored within the fenced area during the course of demolition and construction.

- d) The tree protection plan shall be installed prior to commencement of demolition or construction activities, subject to the on-site inspection and approval by the City Arborist, and shall be maintained in place during the duration of construction. [COA] [PLANNING/CITY ARBORIST]

BP-6. STREAMSIDE DEVELOPMENT BEST MANAGEMENT PRACTICES:

The project shall comply with the following best management practices for construction on streamside properties as outlined in the Guidelines & Standards for Land Use Near Streams. Best management practices shall be identified on the building permit set of plans:

- a) Wet weather protection measures for any soil areas disturbed during construction, and for any construction materials and supplies such as aggregate or paint which may be stored on the site, to prevent runoff into adjacent waterways.
- b) Erosion protection measures and dust control measures for any soil areas disturbed during construction to prevent soils from migrating into adjacent waterways.
- c) Appropriate methods and locations for cleaning tools and equipment, including washout facilities for concrete, paint, drywall, etc.
- d) Litter prevention measures.
- e) Debris collection and removal measures.
- f) Appropriate locations for portable toilets, if any.
- g) Measures for managing any hazardous materials on the site, including fuel. [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]

DC-2. STREAMSIDE DEVELOPMENT BEST MANAGEMENT PRACTICES:

The project shall comply with the best management practices for construction on streamside properties as outlined in the Guidelines &

Standards for Land Use Near Streams and as included on the building permit plans. [SDR] [PLANNING]

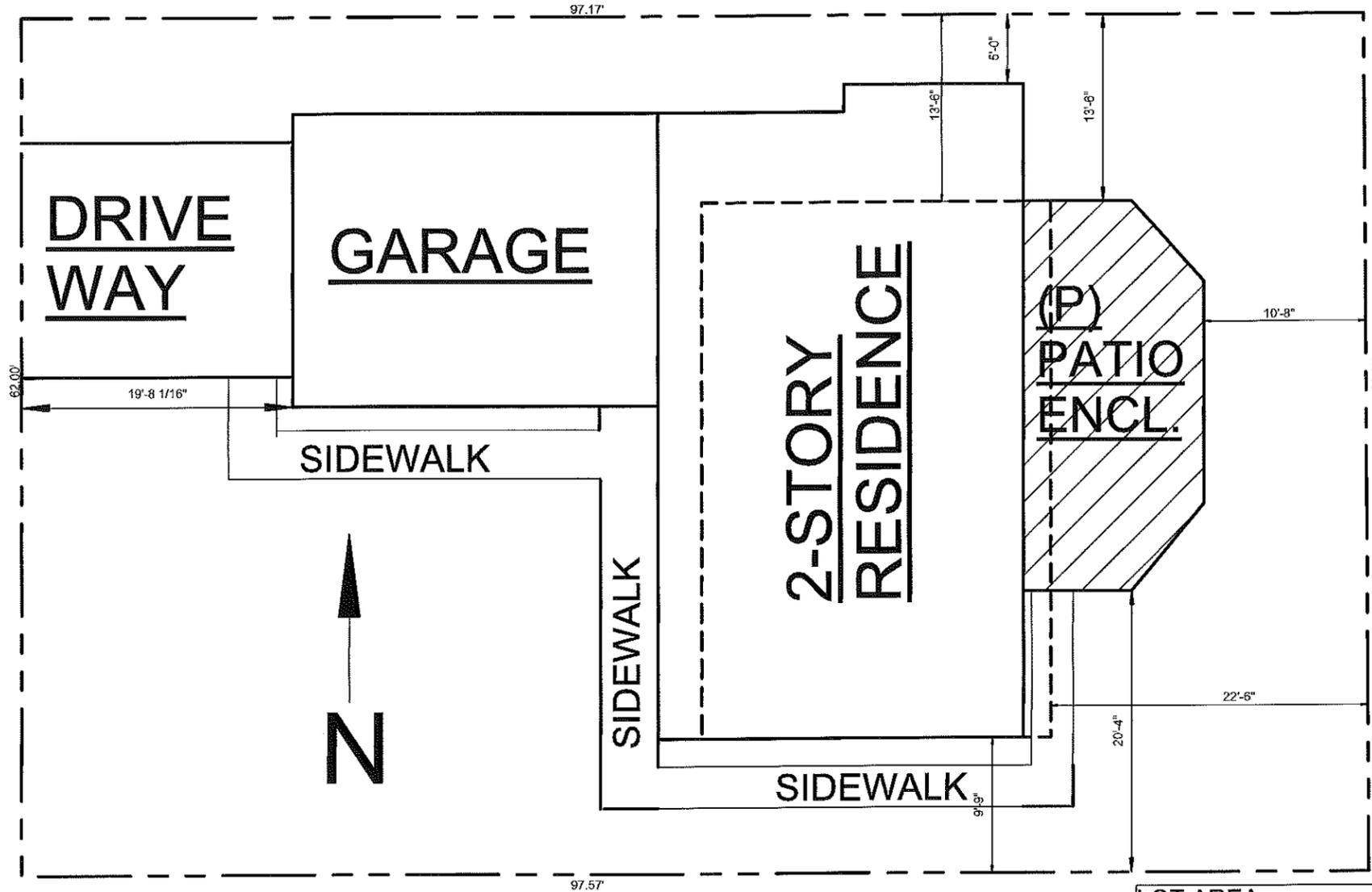
DC-3. TREE PROTECTION:

All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed. [COA] [PLANNING]

Attachment C

Site and Architectural Plans

STARBRUSH DR.



CALIFORNIA RESIDENTIAL CODE

CONSTRUCTION SHALL CONFORM WITH
2010 CBC, CFC, CPC, CMC, CEC
2010 CAL. ENERGY CODE
BASED ON 2009 IBC, IFC, UPC, UMC, NEC
RESPECTIVELY
ALL LOCAL & MUNICIPAL CODES

SMOKE DETECTORS & CARBON MONOXIDE
DETECTORS SHALL BE IN ALL BEDROOMS
AND ADJACENT SPACES OR CORRIDORS AND
ALL LEVELS.

SITE PLAN
scale: 3/32"=1'-0"

APN: 213-13-090

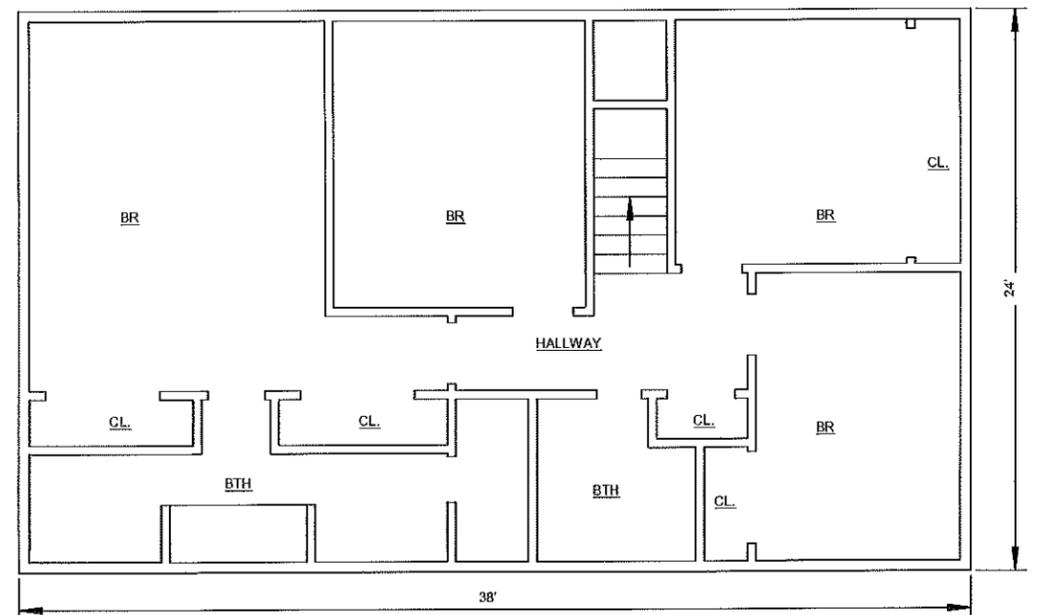
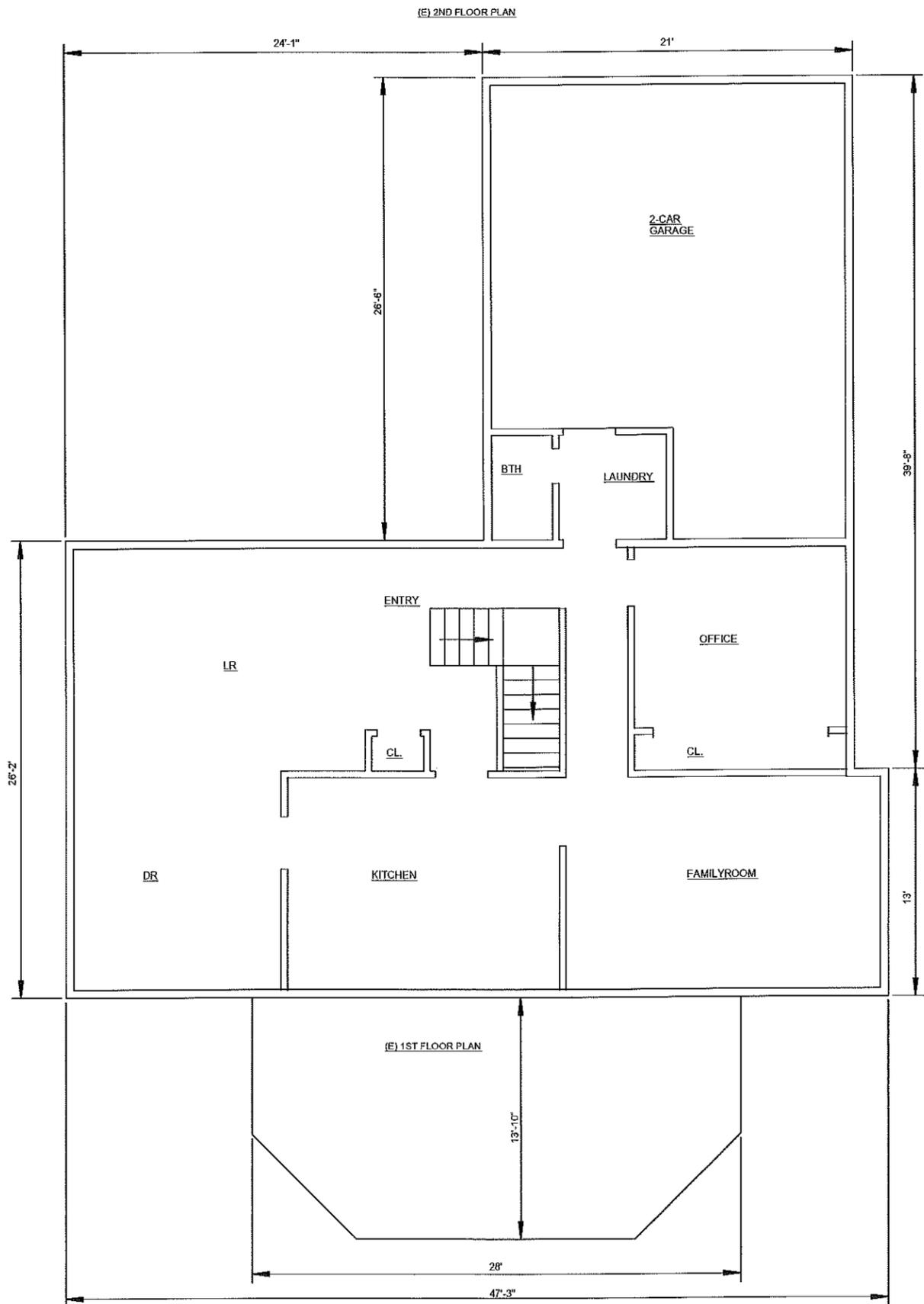
DRAWN BY: STAN SMITH-HANES
(707) 269-9418 PH & FX

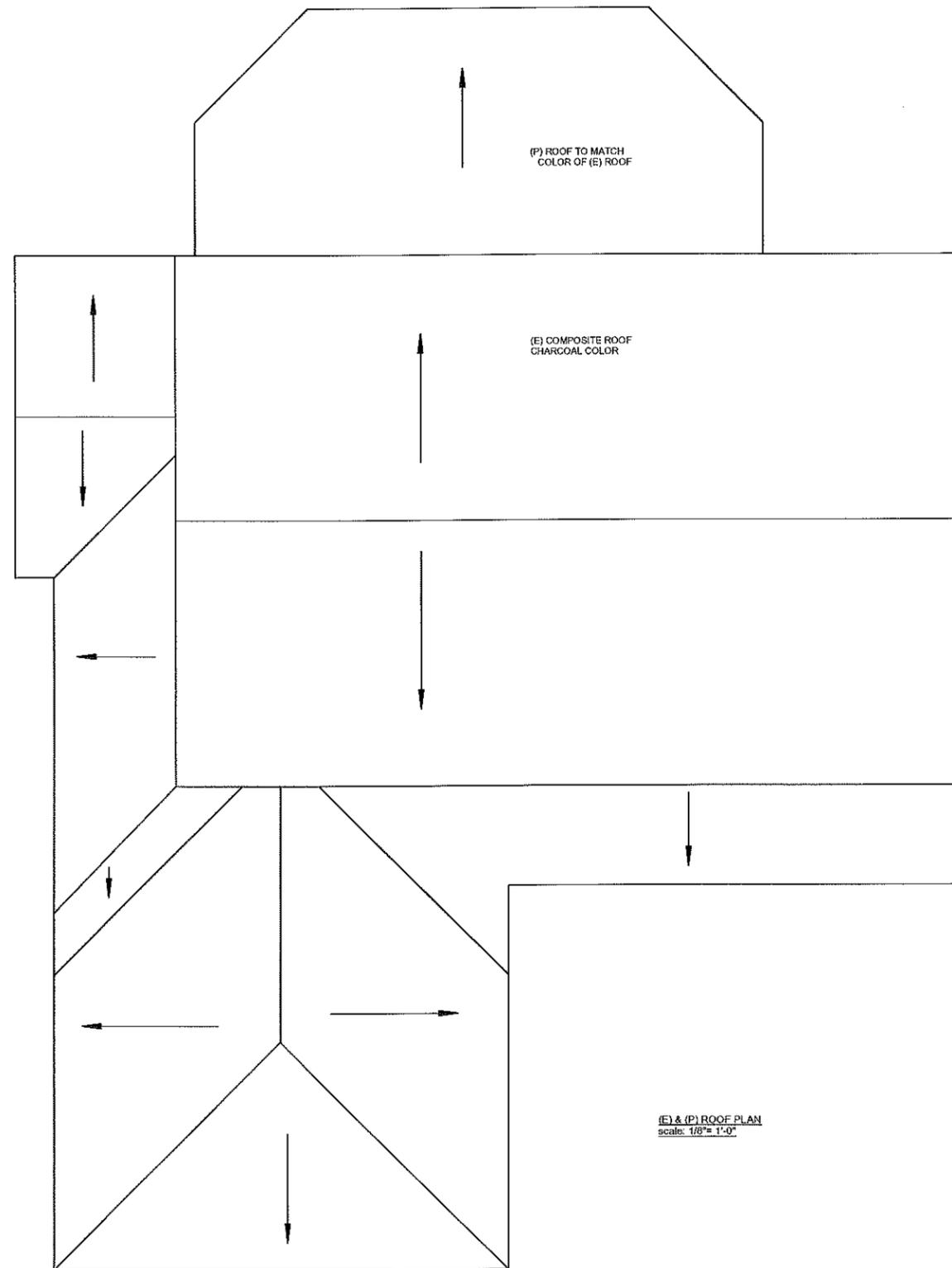
LOT AREA-	6036 sq. ft.
(E) RESIDENCE 1ST FLR-	1262 sq. ft.
2ND FLR-	912 sq. ft.
(E) GARAGE-	490.5 sq. ft.
(P) PATIO ENCLOSURE-	348 sq. ft.
TOTAL FAR-	3012.5 sq. ft. 49.9%
TOTAL LOT COV.-	2156.5 sq. ft. 35.7%
REAR YARD AREA-	1240 sq. ft.
(P) ENCLOSURE-	222 sq. ft.
REAR AREA REMOVED-	17.8%

OWNER: PRAKASH & PAVI RAMAMURTHY
764 STARBRUSH DR.
SUNNYVALE, CA 94086
(408) 829-3411

CONTRACTOR: BAY AREA SUNROOMS, INC.
17 W. 41ST AVE
SAN MATEO, CA 94403
(650)341-6201

SHT 1
OF 6



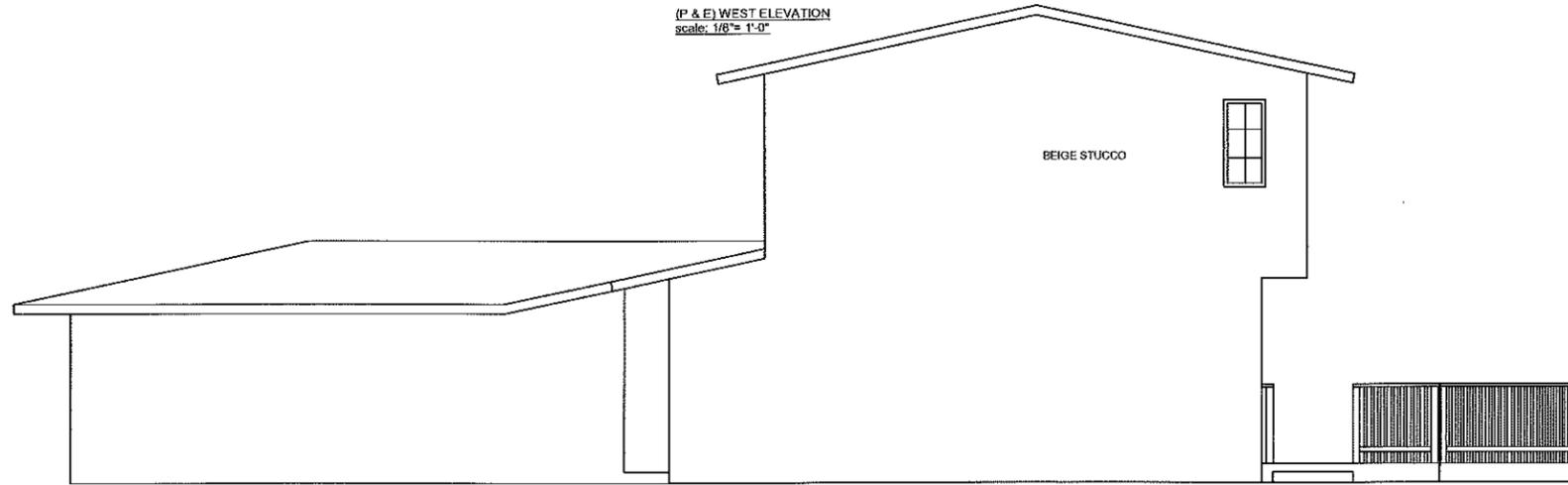


RAMAMURTHY ENCLOSURE BAY AREA SUNROOMS, INC.

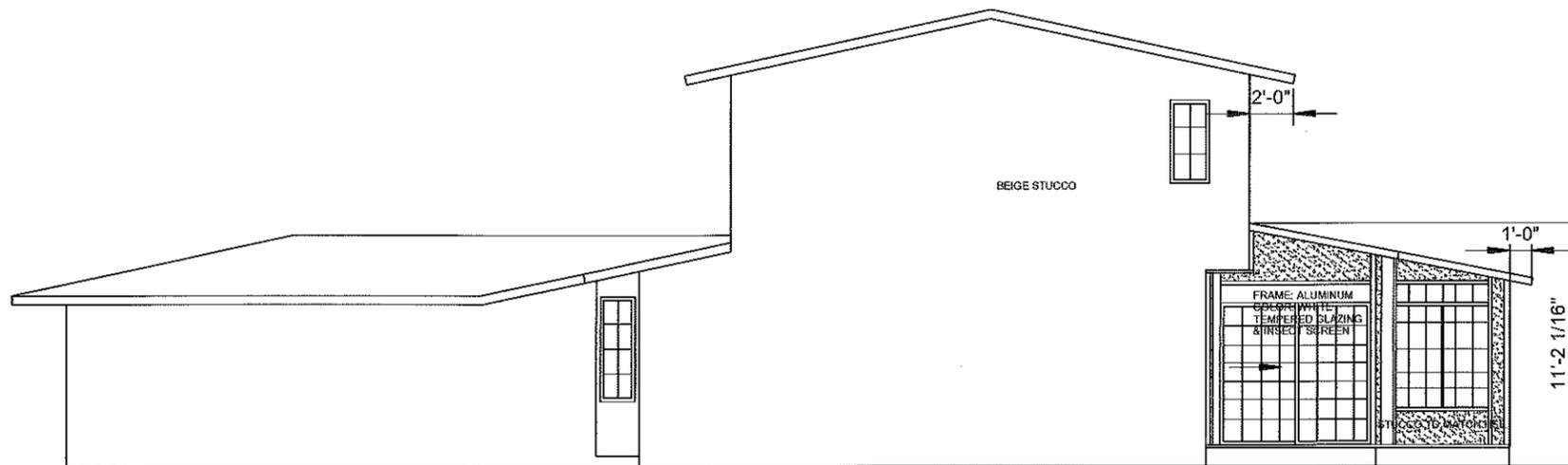
SHT 3
OF 6



(P & E) WEST ELEVATION
scale: 1/8" = 1'-0"

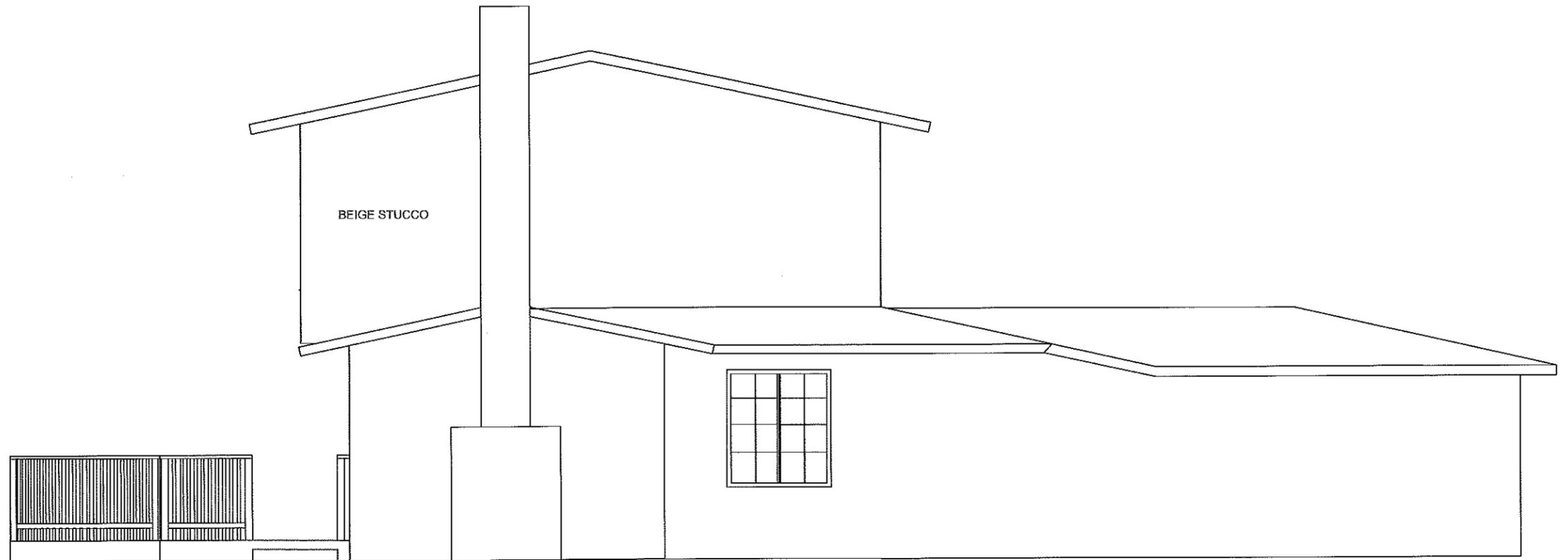


(E) SOUTH ELEVATION
scale: 1/8" = 1'-0"

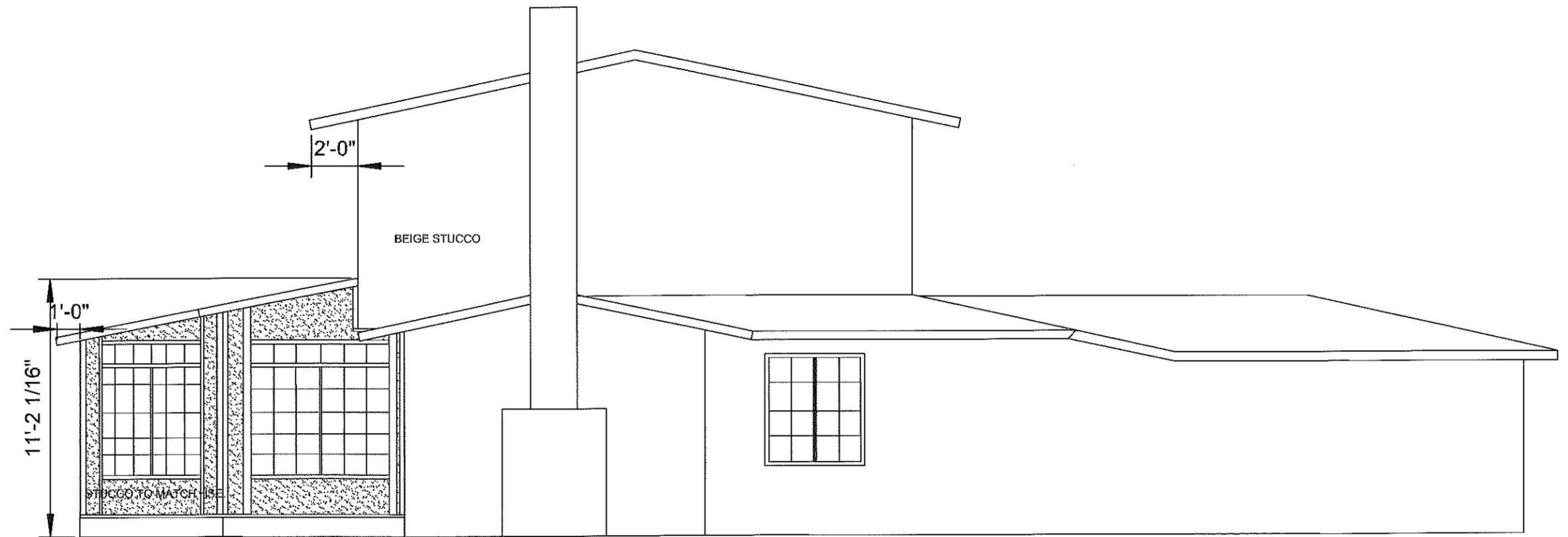


(P) PATIO ENCLOSURE ON (E) DECK

(P) SOUTH ELEVATION
scale: 1/8" = 1'-0"



(E) NORTH ELEVATION
scale: 3/16" = 1'-0"



(P) PATIO ENCLOSURE ON (E) DECK

(P) NORTH ELEVATION
scale: 3/16" = 1'-0"



(E) EAST ELEVATION
 scale: 3/16" = 1'-0"



(P) EAST ELEVATION (P) PATIO ENCLOSURE ON (E) DECK
 scale: 3/16" = 1'-0"

RAMAMURTHY ENCLOSURE

BAY AREA SUNROOMS, INC.

**SHT 6
 OF 6**

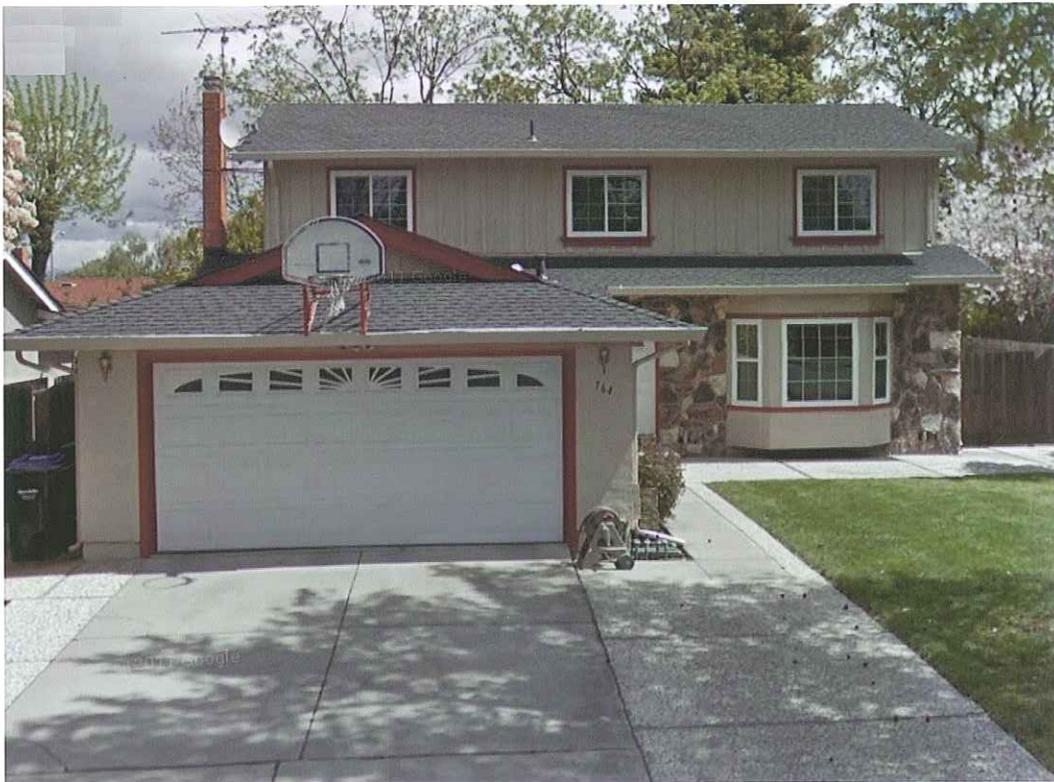


Example photo of a similar sunroom painted to match the home.

Attachment D

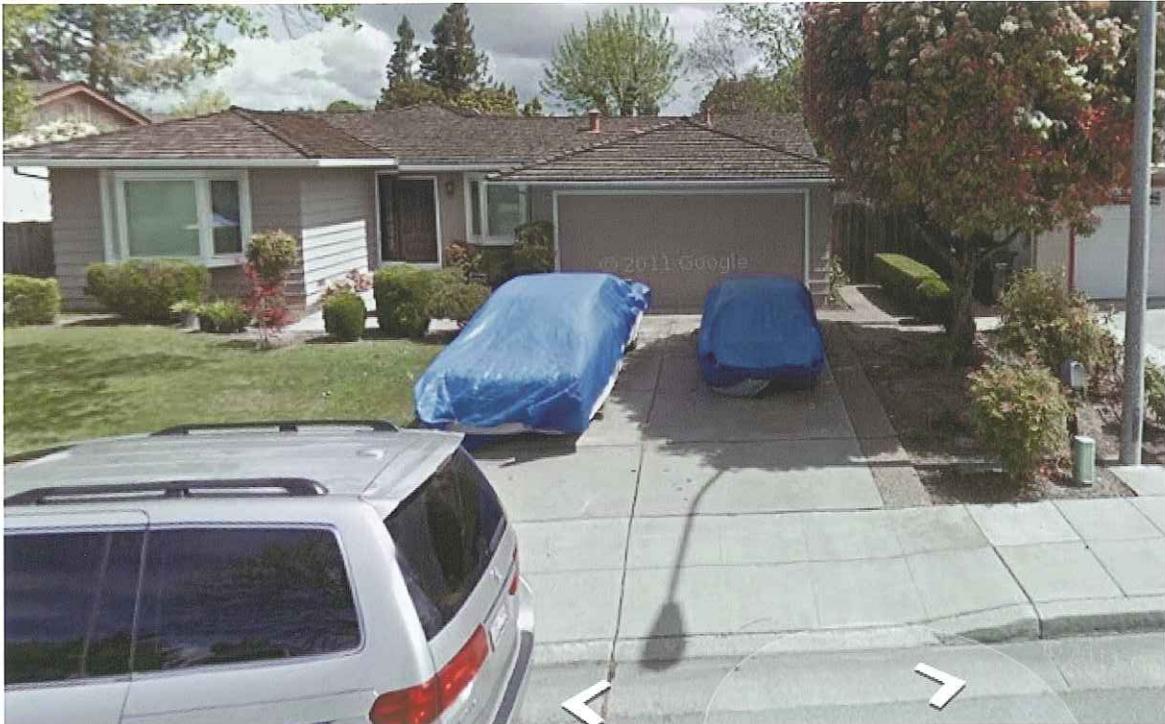
Photographs of Subject Site and Surrounding Properties

starbush.jpg (851x625x16M jpeg)



764 Starbush Dr.
subject site

754Starbush.jpg (655x406x16M jpeg)



754 Starbush Dr.
left side

774Starbush.jpg (823x481x16M jpeg)



774 Starbush Drive
Right side

HouseAcrossStreet.jpg (798x473x16M jpeg)



765 Starbush Dr.
Across the street



Photograph of existing deck in rear yard to be enclosed.

Attachment E

Letter from the Applicant

To: Planning Commissioners

The Ramamurthy family is requesting floor area greater than typically allowed so they can enclose an outside space to be used all year regardless of the weather conditions. The children can play and enjoy themselves outside the house all year long.

In order to achieve their goal and not impact the neighborhood they spent many hours designing an enclosure that would match their house and not be too close to the neighbors.

Since the enclosure is in the middle of the house in the rear yard it cannot be seen from the street either driving by or walking down the sidewalk.

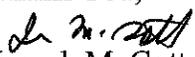
Behind the house is a drainage canal and the neighbor to the rear is behind the canal and cannot see the enclosure.

The enclosure is approx. 9ft. from the property line on one side and 25ft. from the other side. It sits back from the edge of the house on both sides so it would not add a bulky feel to the neighbors. In addition the front corners of the enclosure are cut back and designed at 45 degrees to soften the look of the enclosure.

In the solid areas of the enclosure is a stucco looking panel that will be painted to match the color of the house. The windows will be white frame with grids to match the house.

We think the granting of this larger floor area would not have any adverse impact to the neighborhood.

Thank You,


Joseph M. Gottula
Bay Area Sunrooms Inc.