SUBJECT: Scott Design Associates/Audrey Smith (Applicant/Owner):
Application for a property located at 1074 Robbia Drive in an R-0 Zoning District (APN: 211-27-044):

Motion 2011-7682- Design Review to allow a 513 square foot single-story addition resulting in a total of 2,846 square feet and a Floor Area Ratio of 47.4%.

REPORT IN BRIEF:

Existing Site Conditions
Surrounding Land Uses
North Single-family residence
South Single-family residence
East Single-family residence
West Single-family residences (across Robbia 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
PROJECT DATA TABLE

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>REQUIRED/PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan</td>
<td>Residential Low Density</td>
<td>Same</td>
<td>Residential Low Density</td>
</tr>
<tr>
<td>Zoning District</td>
<td>R-0</td>
<td>Same</td>
<td>R-0</td>
</tr>
<tr>
<td>Lot Size (s.f.)</td>
<td>6,000</td>
<td>Same</td>
<td>6,000 min.</td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td>2,333</td>
<td>2,846</td>
<td>No max.</td>
</tr>
<tr>
<td>Lot Coverage (%)</td>
<td>23.9%</td>
<td>32.5%</td>
<td>40% max.</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR)</td>
<td>38.9%</td>
<td>47.4%</td>
<td>45% max. without PC review</td>
</tr>
<tr>
<td>Building Height (ft.)</td>
<td>22’</td>
<td>Same</td>
<td>30’ max.</td>
</tr>
<tr>
<td>No. of Stories</td>
<td>2</td>
<td>Same</td>
<td>2 max.</td>
</tr>
</tbody>
</table>

Setbacks (First / Second Facing Property)

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>REQUIRED/PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>20’ / 26’</td>
<td>Same</td>
<td>20’ / 25’ min.</td>
</tr>
<tr>
<td>Left Side</td>
<td>5’-10” / 13’</td>
<td>Same</td>
<td>4’ / 7’ min.</td>
</tr>
<tr>
<td>Right Side</td>
<td>6’-8” / 6’-8”1”</td>
<td>Same</td>
<td>4’ / 7’ min.</td>
</tr>
<tr>
<td>Side Totals</td>
<td>12’-6” / 20’</td>
<td>Same</td>
<td>12’ / 18’1 min.</td>
</tr>
<tr>
<td>Rear</td>
<td>31’-1” / 31’-1”</td>
<td>Same</td>
<td>20’ min.</td>
</tr>
</tbody>
</table>

Parking

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>REQUIRED/PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Covered Spaces</td>
<td>2</td>
<td>Same</td>
<td>2 min.</td>
</tr>
<tr>
<td>Uncovered Spaces</td>
<td>2</td>
<td>Same</td>
<td>2 min.</td>
</tr>
</tbody>
</table>

1 The existing second floor setback along the right side is considered to be legal nonconforming, as it does meet the current setback requirement. No changes are made to the second floor; therefore, this is not considered to be a deviation.

BACKGROUND:

The existing two-story home was constructed in 1968 and is approximately 2,333 square feet in size resulting in 38.9% Floor Area Ratio (FAR). There are no significant previous planning applications related to the subject site.

DISCUSSION:

Requested Permit

The applicant is requesting approval of a Design Review application to allow a one-story addition resulting in approximately 2,846 square feet and 47.4% FAR. The proposed addition will be located at the front, right side of the home and will consist of a 513 square foot bedroom with a bathroom and walk-in closet.

- 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 primarily vertical wood siding with brick applied to the garage, and composition shingle roofing. Front windows include shutter-style accents. The entry is modest and tucked beneath the roofline. With the exception of a minor change to a window, no modifications are proposed to the second floor.

The proposed addition will match the existing exterior materials and window accents, and will be in keeping with the style of the home. The new entry will maintain the same style and proportion to the home. Staff recommends that the new street-facing window be modified to be a full-sized window to comply with the Sunnyvale Single Family Home Design Techniques, which encourages the use of window sizes and proportions that are similar to those on nearby homes. The applicant is not in agreement with staff’s recommendation due to potential privacy impacts with a street-facing bedroom window. Staff finds that there are alternative choices that can be made to still maintain privacy and still achieve compliance with design guidelines (Attachment B, Recommended Conditions of Approval).

Floor Area Ratio

The neighborhood consists of a mix of one and two-story homes. The home has a comparable FAR as others found in the neighborhood. The most recently approved addition is located a block away at 1229 Rousseau Drive, which is 3,377 square feet in size and 49% FAR (approved by Planning Commission in 2005). The addition generally maintains the existing setbacks and pattern, thereby, not dramatically changing the character of the neighborhood.

The addition accounts of 18% of the existing home. Typically one-story additions that add less than 20% to an 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

As recommended by staff, 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 the addition is one-story and complies with development standards, such as setbacks. 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 front, right side of the home, and will maintain the existing side yard setback of 6 feet 8 inches and front yard setback of 20 feet. 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.

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

The applicant has provided a petition in support of the project, which has been signed by seven neighbors adjacent to the site (Attachment E, Petition in Support of Project).

<table>
<thead>
<tr>
<th>Notice of Public Hearing</th>
<th>Staff Report</th>
<th>Agenda</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Published in the <em>Sun</em> newspaper</td>
<td>- Posted on the City of Sunnyvale's Web site</td>
<td>- Posted on the City's official notice bulletin board</td>
</tr>
<tr>
<td>- Posted on the site</td>
<td>- Provided at the Reference Section of the City of Sunnyvale's Public Library</td>
<td>- Posted on the City of Sunnyvale's Web site</td>
</tr>
<tr>
<td>- 44 notices mailed to property owners and residents within 200 feet of the project site</td>
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</table>
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:

Noren Caliva
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

A. Recommended Findings
B. Recommended Conditions of Approval
C. Site and Architectural Plans
D. Photographs of Surrounding Properties
E. Petition in Support of Project
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.

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

RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
NOVEMBER 28, 2011

Planning Application 2011-7682
1074 Robbia Drive

Design Review to allow a 513 square foot single-story addition resulting in a total of 2,846 square feet and a Floor Area Ratio of 47.4%.

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. WINDOW MODIFICATION:
The new street-facing window shall be modified to be full-sized, subject to egress requirements. Window trim and shutters shall match the existing home. [COA] [PLANNING]

BP-2. 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-3. 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-4. 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-5. 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]

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]
November 6, 2011

Dear Neighbor,

I am planning on adding a 513 square feet single-story addition at 1074 Robbia Drive Sunnyvale, Ca. It will be a master suite addition. The City of Sunnyvale is holding a hearing on Nov. 28, 2011 at 8pm to decide whether they will grant me permits. This is a time when people can talk and say if they are in favor or not.

I would appreciate your signing this petition stating whether or not you are in favor of my addition and I will e-mail it to the City of Sunnyvale planner.

Thank you for your consideration.

Audrey Smith
408 497-8452
1074 Robbia Drive
Sunnyvale, CA 94087

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>In Favor</th>
<th>Opposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Audrey Smith</td>
<td>1075 Robbia Dr</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Ed Lee</td>
<td>1079 Robbia Dr</td>
<td>×</td>
<td></td>
</tr>
<tr>
<td>Jennifer Cox</td>
<td>1083 Robbia</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Se J Chin</td>
<td>1082 Robbia</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Seema Srivastava</td>
<td>1071 Robbia</td>
<td>✓</td>
<td></td>
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<tr>
<td>Ferdinand Dong</td>
<td>1083 Robbia</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Geeta Garg</td>
<td>1078 Robbia</td>
<td>✓</td>
<td></td>
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