



REPORT TO PLANNING COMMISSION

Hearing Date: January 9, 2012

File Number: 2011-7818

SUBJECT: **Greg Ybarra (Applicant):** Application for a first floor and second floor additions located at **685 Windsor Terrace** in a R-2 Zoning District (APN: 202-43-015):

Motion **2011-7818** - Design Review to allow first and second floor additions with a total floor area ratio of 70% (approximately 2,396 square feet of floor area).

REPORT IN BRIEF:

Existing Site Conditions Single-Family Residential

Surrounding Land Uses

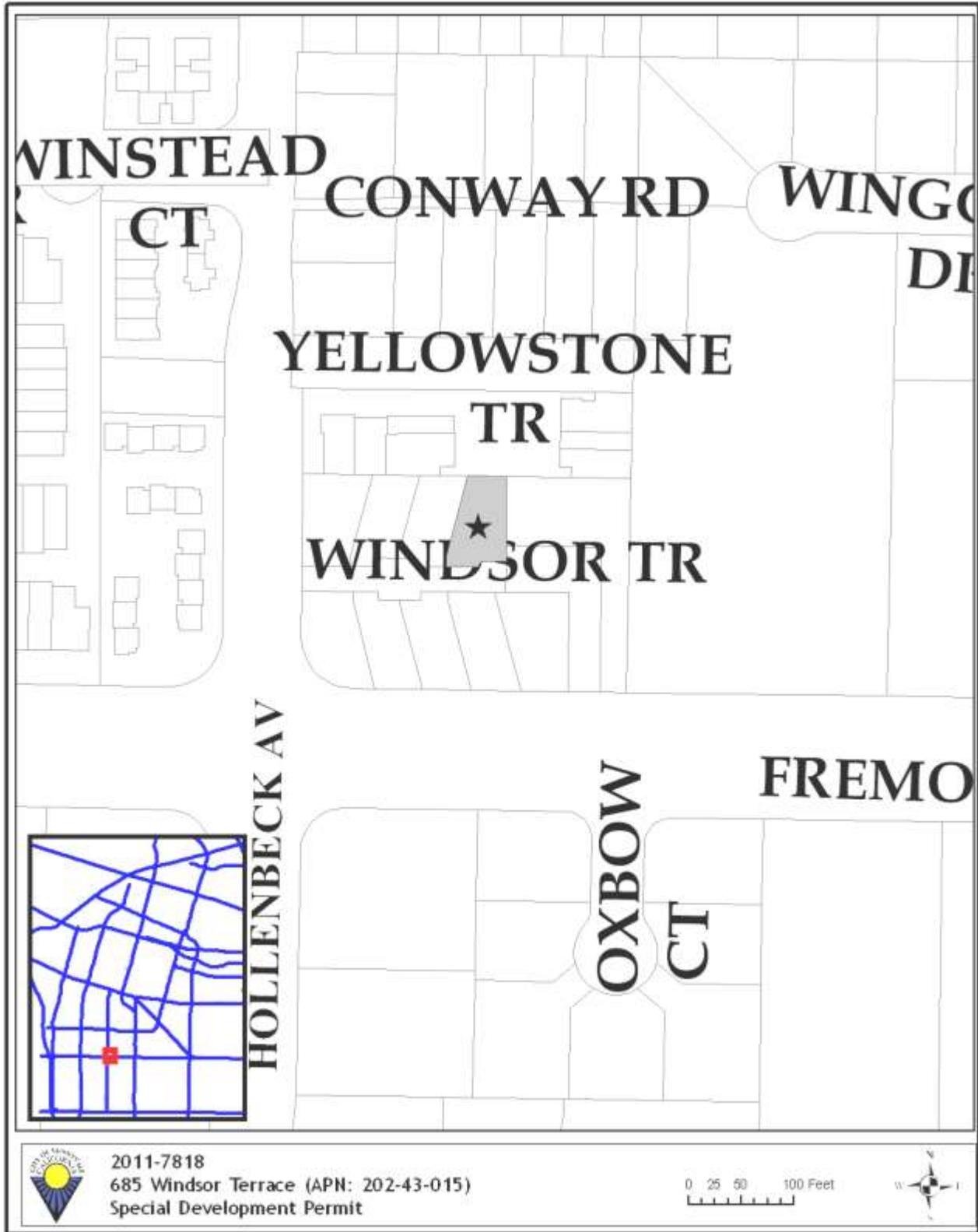
North	Townhouses
South	Single-Family Residential
East	Single-Family Residential
West	Single-Family Residential/ Church

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	Low Medium Density Residential	Same	Low Medium Density Residential
Zoning District	R-2	Same	R-O
Lot Size (s.f.)	4,177	Same	8,000
Gross Floor Area (s.f.)	2,920	2,956	3,553
Lot Coverage (%)	60%	Same	40% max.
Floor Area Ratio (FAR)	69%	70%	45% threshold (Threshold for Planning Commission review)
Building Height (ft.)	27'	Same	30' max.
No. of Stories	2	Same	2 max.
Setbacks (Deviations approved with original SDP)			
Front:			
1st Floor	12'6"	Same	20' min.
2nd Floor	15'	Same	25' min.
Right Side:			
1st Floor	5'10"	Same	6' min.
2nd Floor	5'10"	Same	9' min.
Left Side:			
1st Floor	4'	Same	4' min.
2nd Floor	4'	Same	7' min.
Rear	13'6"	Same	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 Special Development Permit to allow minor first and second floor additions to an existing two-story home for a total floor area of 2,396 square feet and Floor Area Ratio of 70%. The subject home was originally constructed in 1995 shortly after the approval of the original Special Development Permit and Tentative Map in 1994. The home has not had any other major repairs or modifications.

Previous Permits

In 1994, the Planning Commission approved a Special Development Permit and Tentative Map to allow the subdivision of the approximately one acre site into nine lots for single-family detached homes. The project was approved in 1994 and allowed nine new homes ranging from 2,300 square feet to 2,600 square feet.

DESIGN REVIEW:**Architecture**

The existing neighborhood is comprised of two-story contemporary homes constructed in 1995. The original development architecture has remained consistent and included clean lines and angles, architectural elements and heavy composition roofing. The proposed additions include a 23 square foot first floor addition, which fills in a small angled portion under an existing roof and three small second floor additions totaling 36 square feet. The proposed second floor additions are located behind existing walls, minimizing visibility from the existing private street (see Attachment D).

Privacy

The minor second story additions will maintain existing window size and placement. No new privacy concerns are anticipated.

Floor Area Ratio

A Floor Area Ratio (FAR) greater than 45% requires review by the Planning Commission. The homes in this development range in FAR from 53% up to 70%. The proposed additions will result in a minor increase in FAR of less than one percent. The resulting FAR is compatible with the existing homes in the development (see table below).

Neighborhood FAR's				
Address:	Lot Area (s.f.):	Building (s.f.):	FAR:	
696	Windsor	4,786	2,714	57%
692	Windsor	3,823	2,306	60%
688	Windsor	3,894	2,714	70%
684	Windsor	4,041	2,714	67%
680	Windsor	4,312	2,268	53%
685	Windsor	4,176	2,956	70%
689	Windsor	3,699	2,714	73%
693	Windsor	3,632	2,306	63%
697	Windsor	4,813	2,714	56%

Applicable Design Guidelines and Policy Documents

The proposed additions are consistent with the adopted Single Family Design Techniques since they maintain the existing shape and form of the existing home. Staff has included findings for the Single Family Design Techniques and Special Development Permit 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.

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 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Web site 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board

<ul style="list-style-type: none">• 72 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Web site
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CONCLUSION

The proposed additions are very minor and will result in a minor increase in floor area on the site. The resulting additions will be compatible with the surrounding homes and is consistent with the original Special Development Permit approval in 1994.

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:

Gerri Caruso
Principal Planner

Attachments:

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

RECOMMENDED FINDINGS

Special Development Permit and Design Review

The proposed additions ensure that the general appearance of proposed structure will not impair either the orderly development of adjacent properties through the application of the adopted Single Family Design Techniques. 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 additions will maintain the existing neighborhood pattern along the streetscape.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed additions are located either under existing rooflines or tucked behind existing second floor forms to minimize any additional bulk and mass. The minor additions will result in an FAR that is compatible with the existing development.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed additions have been designed to respect their adjacent neighbor through the appropriate locations and use of existing features. No new second floor window will be added as part of the project.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The existing home provides the required parking.
<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 materials and details will match existing.

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
JANUARY 9, 2011**

ATTACHMENT 13
Page 1 of 3

Planning Application 2011-7818
685 Windsor Terrace

Design Review to allow first and second floor additions with a total floor area ratio of 70% (approximately 2,956 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]

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. 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-3. 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]

PATEL RESIDENCE

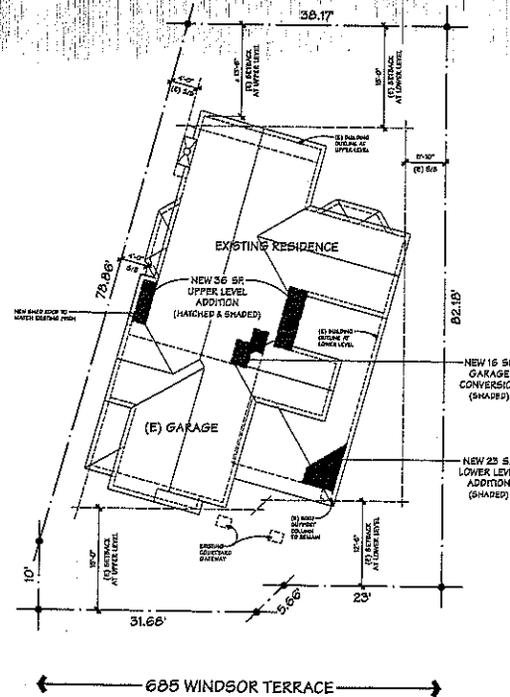
PROPOSED ADDITION



NORTH



SITE PHOTOS (EXISTING) SCALE: 1/8" = 1'-0"



SITE W/ROOF PLAN SCALE: 1/8" = 1'-0"

NOTE: MINIMUM CLASS 'C' ROOF COVERING REQUIRED PER C.R.C. CHAPTER 9

APPLICABLE CODES

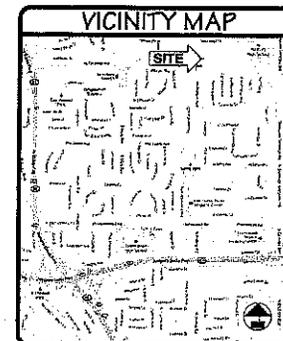
CALIFORNIA BUILDING CODE	2010 EDITION (2008 IBC)
CALIFORNIA RESIDENTIAL CODE	2010 EDITION (2008 IRC)
CALIFORNIA PLUMBING CODE	2010 EDITION (2008 UPC)
CALIFORNIA ELECTRICAL CODE	2010 EDITION (2008 NEC)
CALIFORNIA MECHANICAL CODE	2010 EDITION (2008 IMC)
CALIFORNIA FIRE CODE	2010 EDITION (2008 FBC)
CALIFORNIA GREEN CODE	2010 EDITION
CALIFORNIA ENERGY CODE	2006 EDITION
AS AMENDED BY THE STATE OF CALIFORNIA AND THE CITY SUNNYVALE	

SCOPE OF WORK

SCOPE OF WORK CONSISTS OF 36 SF LOWER LEVEL ADDITION OF AN ADDITIONAL 16 SF GARAGE CONVERSION TO LIVING SPACE, AND 23 SF UPPER LEVEL BATH EXTENSION AND ADDITION OF NEW LAUNDRY CLOSET. SCOPE ALSO CONSISTS OF REMODELING EXISTING KITCHEN AND ALTERING EXISTING STAIRS.

SITE DATA

APPL:	202-43-018
LOT SIZE:	4,177 SF
ZONING:	R-2 / PD
EXISTING FAN (2,820 AREA + 4,177 LOT):	69.5%
PROPOSED FAN (2,959 AREA + 4,177 LOT):	70.5%
OCCUPANCY GROUPS:	R-3 / U
TYPE OF CONSTRUCTION:	1B
NUMBER OF STORES:	2
EXISTING LIVING AREA:	2,281 SF
PROPOSED LIVING AREA:	59 SF
* ADDITION: 23 SF @ LOWER LEVEL + 36 SF @ UPPER LEVEL	18 SF
* GARAGE CONVERSION:	16 SF
TOTAL PROPOSED LIVING AREA:	76 SF
LIVING AREA GRAND TOTAL:	2,356 SF
EXISTING GARAGE:	416 SF
CONVERTED AREA:	16 SF
TOTAL GARAGE AREA:	400 SF
LOT COVERAGE: (1,343 SF BUILDING FOOTPRINT)	32%
MAX. LOT COVERAGE ALLOWED:	40%



OWNER:
PATEL RESIDENCE
685 WINDSOR TERRACE
SUNNYVALE CA 94087

PROJECT TITLE:
SITE PLAN
PLAN NOTES
VICINITY MAP

NO.	REVISIONS	COMMENTS

DRAWN: GSY
CHECKED: []
DATE: 09/25/11
SCALE: AS SHOWN

Page 1 of 6

ATTACHMENT C



EXISTING LEFT ELEVATION

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



EXISTING RIGHT ELEVATION

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



EXISTING FRONT ELEVATION

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


ADG
 ARCHITECTURAL DESIGN GROUP
 180 E. BASCOM AVE.
 SAN JOSE, CA 95128
 (408) 938-3100
 www.adg.com
 adg@adg.com

CONTRIBUTOR OF PLANS:
 I hereby declare that the information contained herein is true and correct to the best of my knowledge and belief, and I warrant the accuracy of the information contained herein. I understand that any false information provided herein may constitute a crime under the laws of the State of California and I agree to be held liable for any such crime. I understand that any false information provided herein may also constitute a crime under the laws of the State of California and I agree to be held liable for any such crime. I understand that any false information provided herein may also constitute a crime under the laws of the State of California and I agree to be held liable for any such crime.

OWNER:
 PATEL RESIDENCE
 685 WINDSOR TERRACE
 SUNNYVALE CA 94087

SHEET TITLE:
 EXISTING EXTERIOR ELEVATIONS

REVISIONS

NO.	COMMENTS

DRAWN
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 CHECKED
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 AS SHOWN
 1/10/10
 BEST

ATTACHMENT
 Page 2 of 6



OWNER:
 PATEL RESIDENCE
 655 WINDSOR TERRACE
 SUNNYVALE CA 94087

PROPOSED EXTERIOR ELEVATIONS

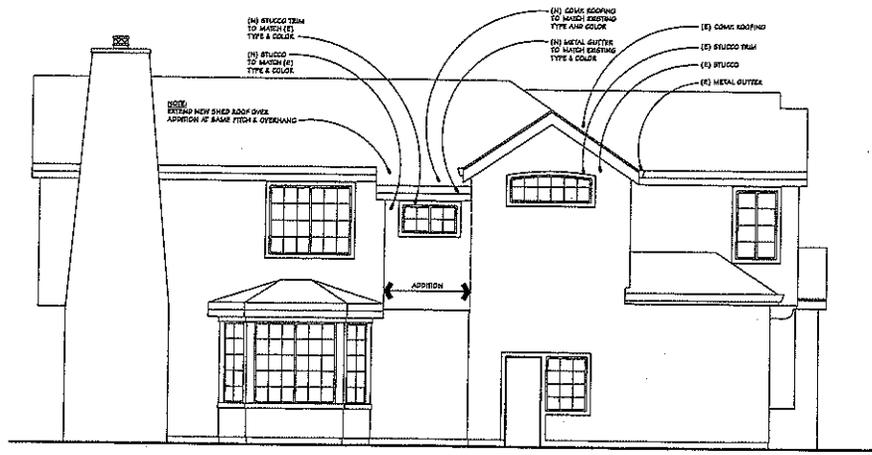
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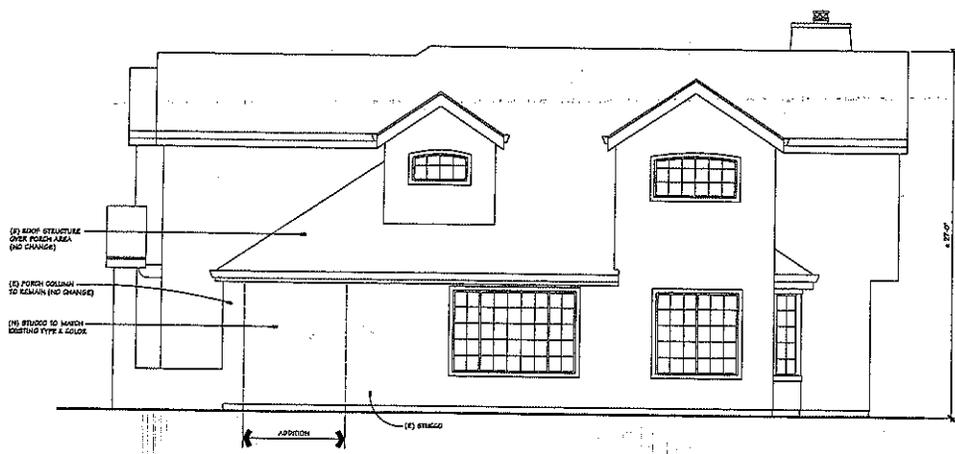
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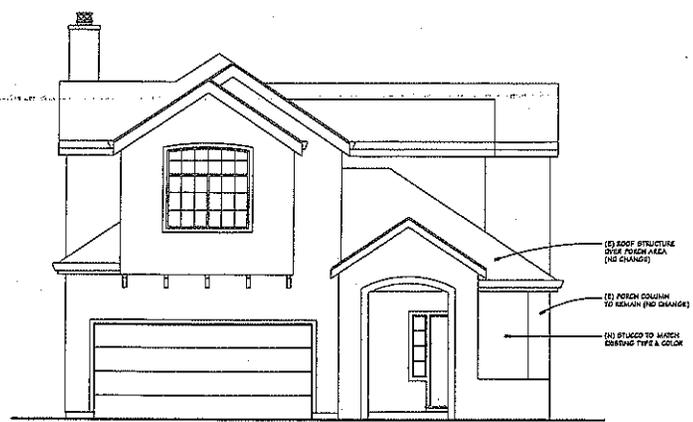
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PROPOSED LEFT ELEVATION SCALE: 1/4" = 1'-0"



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

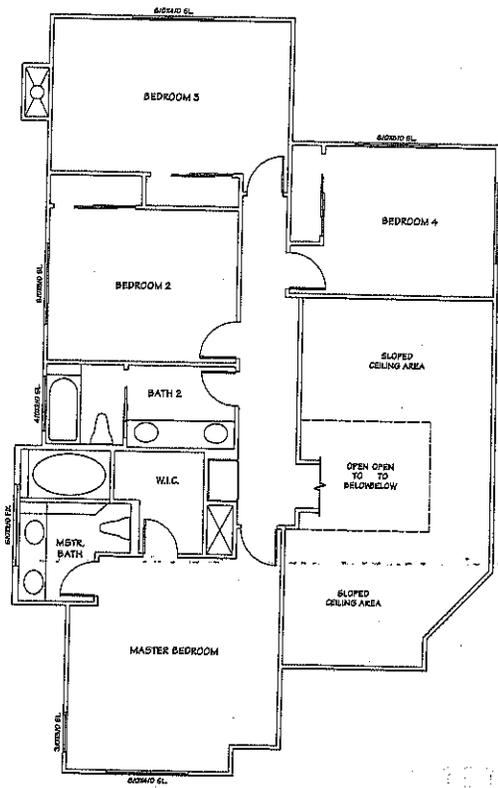


PROPOSED FRONT ELEVATION SCALE: 1/4" = 1'-0"

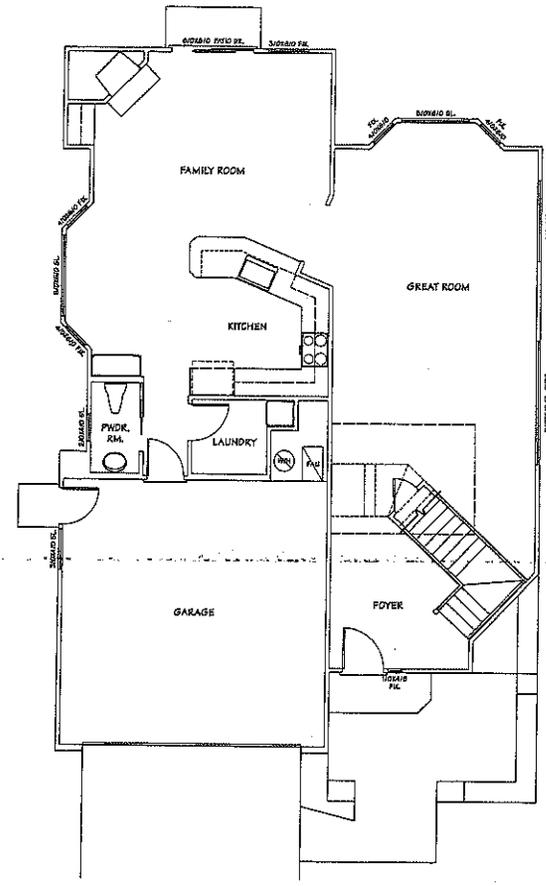


OWNER: PATEL RESIDENCE
685 WINDSOR TERRACE
SUNNYVALE CA 94087

DATE: 08/20/10



EXISTING UPPER LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"



EXISTING MAIN LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"

WALL LEGEND

	EXISTING WALL
	NEW WALL
	REMOVE WALL
	PATCH / CLOSE WALL

REVISIONS

NO.	COMMENT

OWNER: PATEL RESIDENCE
685 WINDSOR TERRACE
SUNNYVALE CA 94087

DATE: 08/20/10

SCALE: AS SHOWN

FOR NO. 11-010

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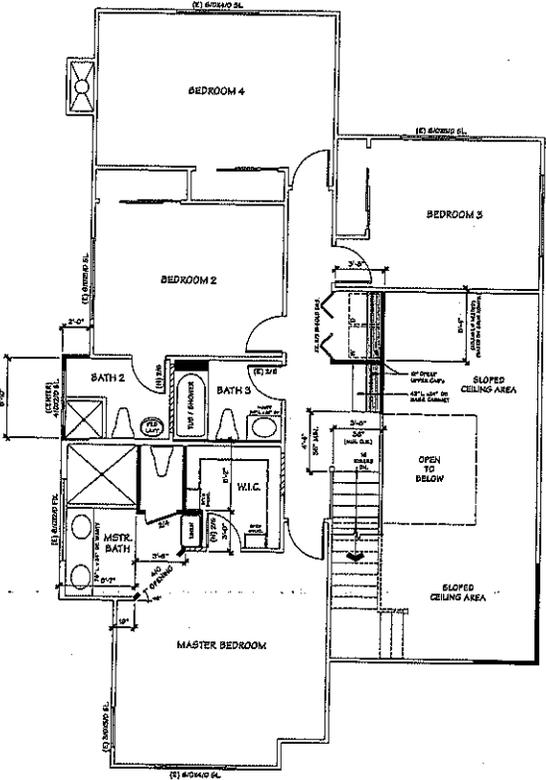
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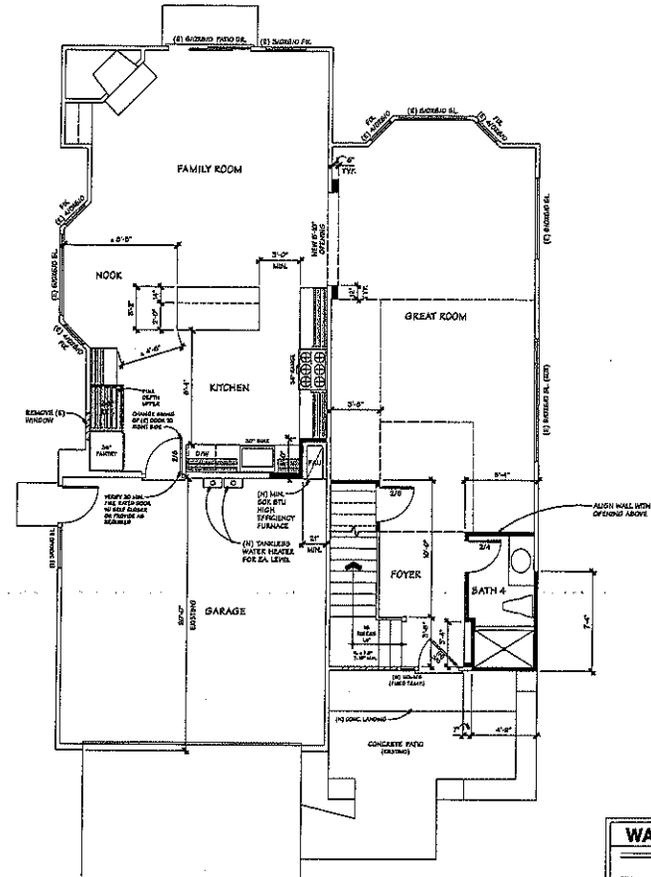


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PROPOSED UPPER LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"



PROPOSED MAIN LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"

WALL LEGEND

	EXISTING WALL
	NEW WALL
	REMOVE WALL
	PATCH / CLOSE WALL

SHEET TITLE: PROPOSED FLOOR PLANS

REVISIONS

NO.	DESCRIPTION

DRAWN: GSY
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 DATE: 08/11/11
 APPROVED: [Signature]
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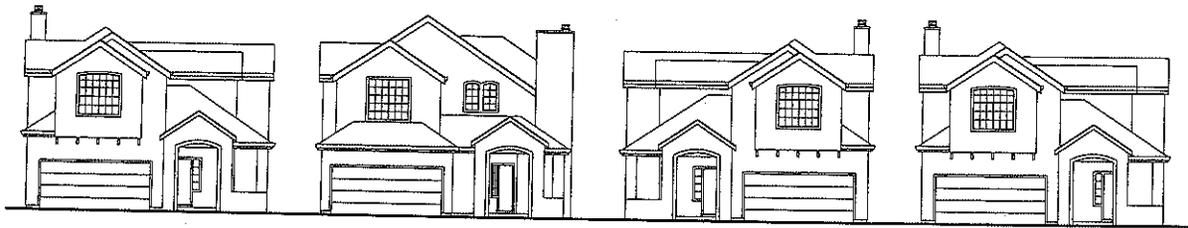
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SHEET TITLE:
STREETSCAPE

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NO.	COMMENTS

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15010
DATE



STREETSCAPE

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

ATTACHMENT
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