

**REPORT TO PLANNING COMMISSION**

Hearing Date: January 23, 2012
File Number: 2011-7853

SUBJECT: RH Associates / Duncan & Margaret Curry (Applicant/Owner): Application for a property located at **827 Rubis Drive** in an R-0 Zoning District (APN: 201-24-037):

Motion **2011-7853** - Design Review to allow a 310 square foot one and two-story addition to an existing two-story home resulting in a total of 2,927 square feet and a Floor Area Ratio of 48.6%.

REPORT IN BRIEF:

Existing Site Conditions Single-family residence

Surrounding Land Uses

North Single-family residence

South Single-family residence

East Single-family residence

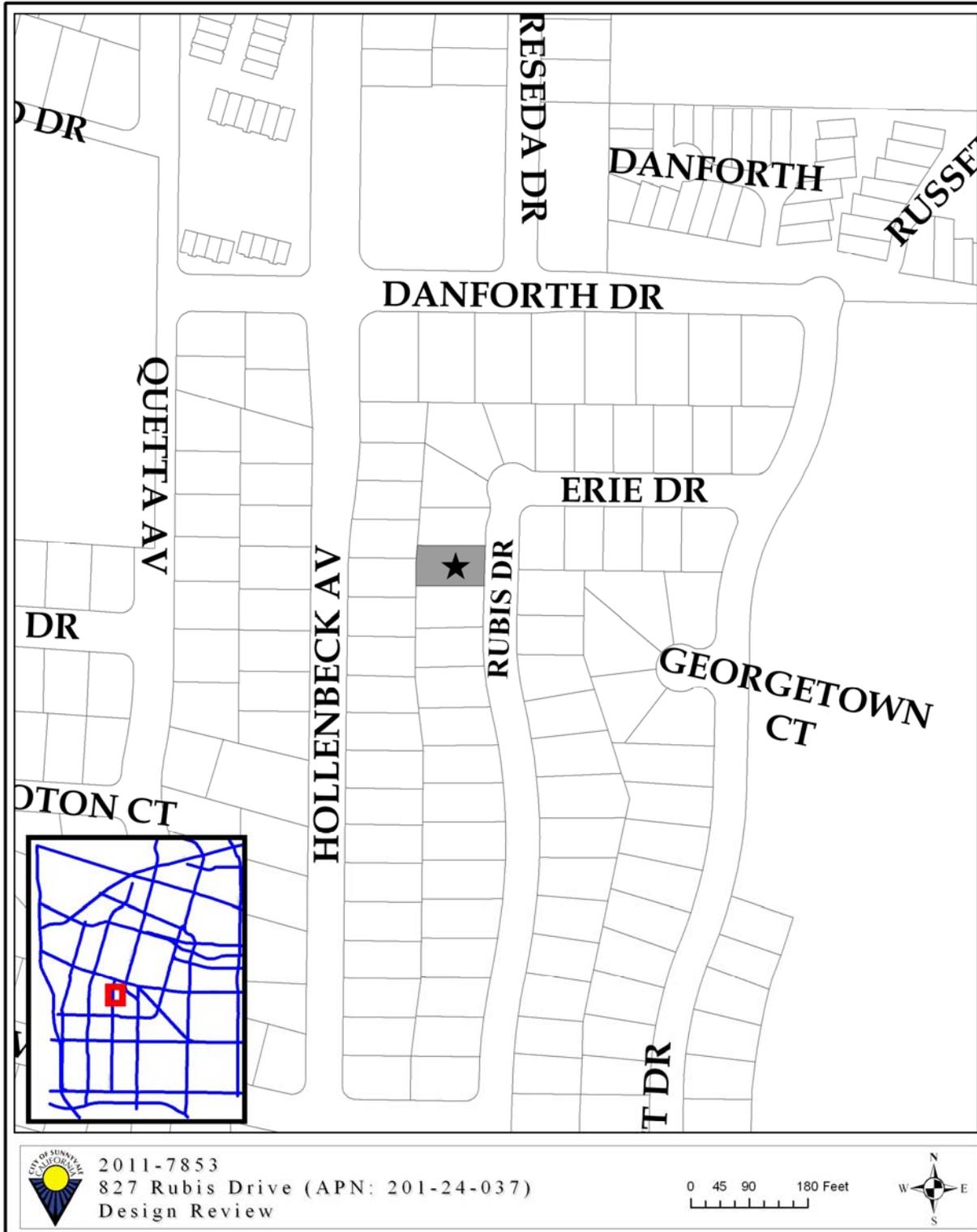
West Single-family residence

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



2011-7853
827 Rubis Drive (APN: 201-24-037)
Design Review

0 45 90 180 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.)	6,018	Same	6,000 min.
Gross Floor Area (s.f.)	2,629	2,927	No max.
Lot Coverage (%)	29%	32%	40% max.
Floor Area Ratio (FAR)	43.7%	48.6%	45% max. without PC review
Building Height (ft.)	22'	Same	30' max.
No. of Stories	2	Same	2 max.
Setbacks (First / Second Facing Property)			
Front	20' / 38'	20' / 44'	20' / 25' min.
Left Side	6' / 7'	Same	4' / 7' min.
Right Side	6' / 11"	Same	4' / 7' min.
Side Totals	12' / 18'	Same	12' / 18' min.
Rear	32' / 32'	26'6"/22'	20' min.
Parking			
Covered Spaces	2	Same	2 min.
Uncovered Spaces	2	Same	2 min.

BACKGROUND:

The existing two-story home was constructed in 1965 and is approximately 2,629 square feet in size with a 43.7% 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 and two-story addition resulting in approximately 2,927 square feet and 48.6% FAR. The proposal includes interior and exterior modifications at the front, back and sides of the home. The project would allow for a bedroom on the first floor (relocated from the second floor) along with a remodeled family room and kitchen area. The living room floor would be raised and a chimney would be removed. The front porch would also be reduced in size. The raised floor does not result in a change in height for the overall home. The second story modifications include an enlarged master bedroom and the removal of a balcony at the front of the home. Reconfiguring of the existing bedrooms and bathrooms is also proposed.

- **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. Wood siding wraps along the front of the home to the north facing elevation along the first story. Brick is utilized at the entryway and garage portions of the home. The majority of the home is composed of painted stucco material within both the first and second story elevations. The proposed addition will match the stucco material. The proposal also includes the removal of a second story deck and doors at the front. This modified portion of the home would match the existing roof line and incorporate similarly sized windows with shutters as found on other locations of the second story. The first story patio will be reduced in size by removing three posts and replacing them with one brick post near the entry. The first and second story additions extend the existing roof form at the same slope. New windows along the side and rear elevations are similar in design and scale with existing windows. The chimney located at the south side of the home is proposed to be removed.

Floor Area Ratio

The proposed addition for each story is located at the rear of the home and would not affect the visual mass of the home in relationship to the street. The neighborhood currently consists of a mix of one and two-story homes. Two comparable sized two-story homes lie adjacent to the subject property to the north (819 & 823 Rubis Drive) and across the street to the east (830 Rubis Drive & 690 Erie Drive). A smaller one-story home lies south of the subject property. (See "Photos of Surrounding Properties" in Attachment D.) With the proposed additions, rear yard setbacks would still exceed the minimum allowed for the zoning district. Existing side yard setbacks are maintained while the second story front yard setback actually increases due to the removal of the balcony area.

The addition accounts for 12% 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. New second story windows are proposed along the south side facing elevation. The bedroom windows have been designed with a higher sill height to address any potential privacy issues with the adjacent property. Staff has not received any comments from the adjacent neighbors regarding the proposal. 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 at the rear and left side of the home and will maintain the existing side yard setbacks. 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

Staff has not received any objections or written comments from the surrounding neighborhood regarding the proposal.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 34 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:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Photos of Surrounding Properties

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 orientation and neighborhood pattern.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The addition is modest in size and will not visually affect the scale of the home along the street side elevation.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	Although new second story windows are proposed along the south facing elevation, staff does not anticipate a negative privacy impact.
<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 matching stucco and brick of the existing home. Wood shutters are incorporated along the second story in the front elevation to add further detail.
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project.

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
JANUARY 23, 2012**

Planning Application 2011-7853
827 Rubis Drive

Design Review to allow first and second floor additions with a total floor area ratio of 48.6% (approximately 2,927 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:

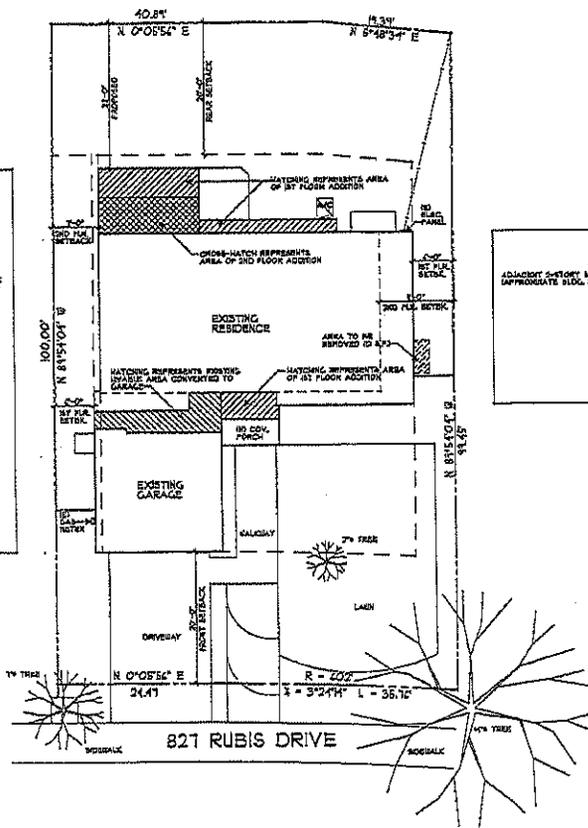
- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and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



1 SITE PLAN
1/8" = 1'-0"
NORTH

PROJECT INFO

OWNER: DR. & MRS. DUNCAN CURRY
251 RUBIS DRIVE
SUNNYVALE, CA 94087
JOB ADDRESS: 251 RUBIS DRIVE
SUNNYVALE, CA
BUILDING CODE/AGENCY: N-27
GROUPS:
TYPE OF CONSTRUCTION: R-1
COMPLIANCE CATEGORY: I
APPLICABLE: 201-04-031
ZONE: R0
FLOOD ZONE: X

INDEX OF DRAWINGS

- A1 SITE PLAN
AREA SCHEDULE
VICINITY MAP
- A2 EXISTING MAIN FLOOR PLAN
EXISTING UPPER FLOOR PLAN
- A3 PROPOSED MAIN FLOOR PLAN
PROPOSED UPPER FLOOR PLAN
- A4 ROOF PLAN
BUILDING SECTIONS
- A5 EXISTING EXTERIOR ELEVATIONS
- A6 PROPOSED EXTERIOR ELEVATIONS

AREA SCHEDULE

LOT AREA	LSM SQ.
USABLE AREA	
MAIN FLOOR	1,124
EXISTING	1,124
ADDITION	1,124
CONVERTED TO GARAGE	1,124
REMOVED	1,124
TOTAL	1,124
UPPER FLOOR	
EXISTING	485
ADDITION	485
TOTAL	485
GARAGE	
EXISTING	345
CONVERTED USABLE AREA	345
TOTAL	345
COVERED PORCH	
EXISTING	55
PROPOSED	55
COVERAGE	
ALLOWED	2,401
EXISTING	1,124
PROPOSED	1,124
FLOOR AREA	
ALLOWED	2,700
EXISTING	1,124
PROPOSED	1,124



2 VICINITY MAP
NO SCALE NORTH

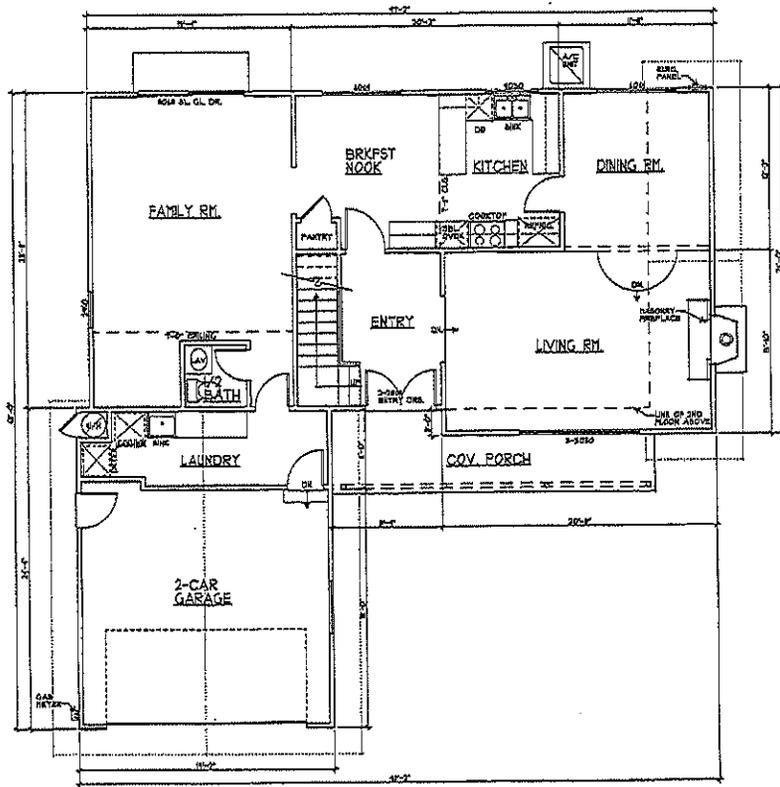
ASSOCIATES
ARCHITECTS
2525 BOWEN ROAD
ANN ARBOR, MI 48106
530-288-3055



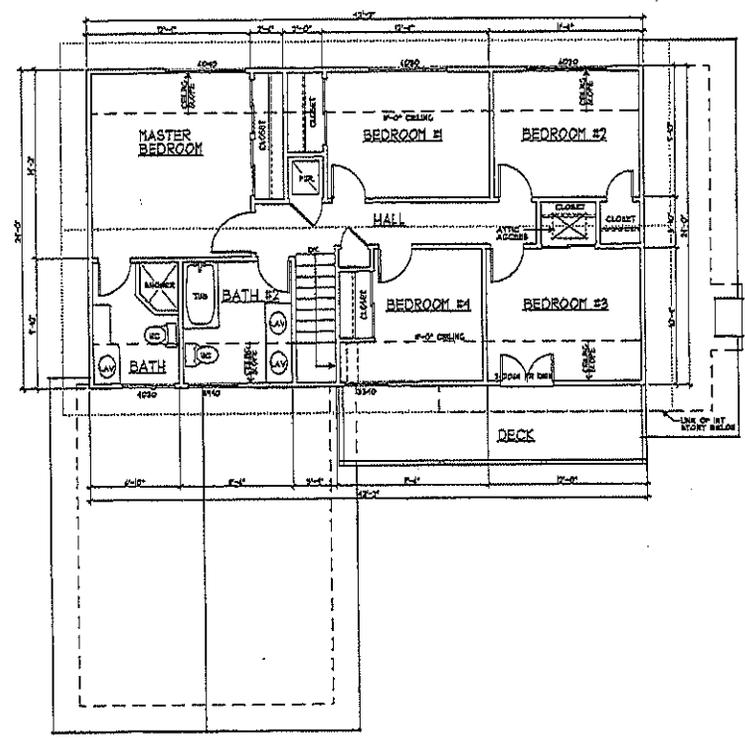
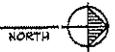
A PROPOSED REMODEL & ADDITION FOR:
DUNCAN & MARGARET CURRY
 821 RUBIS DRIVE
 SUNNYVALE, CALIFORNIA

Drawings
SITE PLAN
Revisions
Project number
2044
Date
NOV. 2011
Sheet number
A1
of 1 sheets

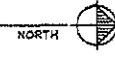
ATTACHMENT C
 Page 1 of 6



1 EXISTING MAIN FLOOR PLAN
 A2 1/4" = 1'-0"



2 EXISTING UPPER FLOOR PLAN
 A2 1/4" = 1'-0"

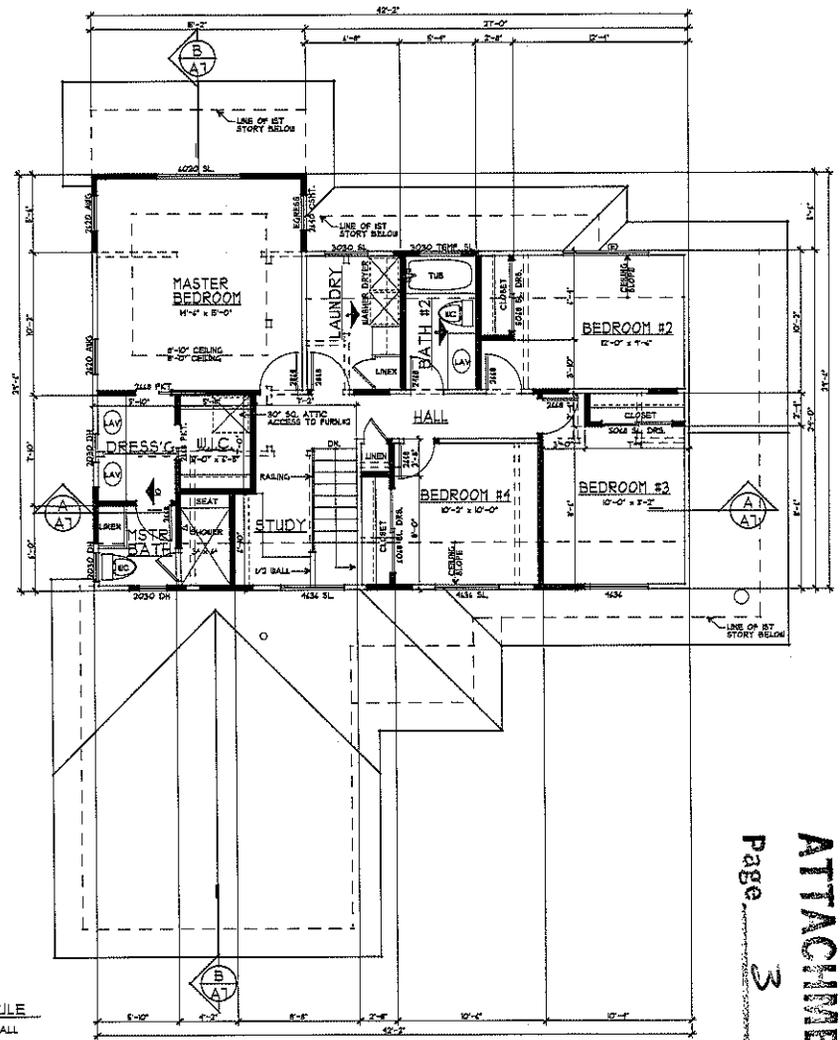
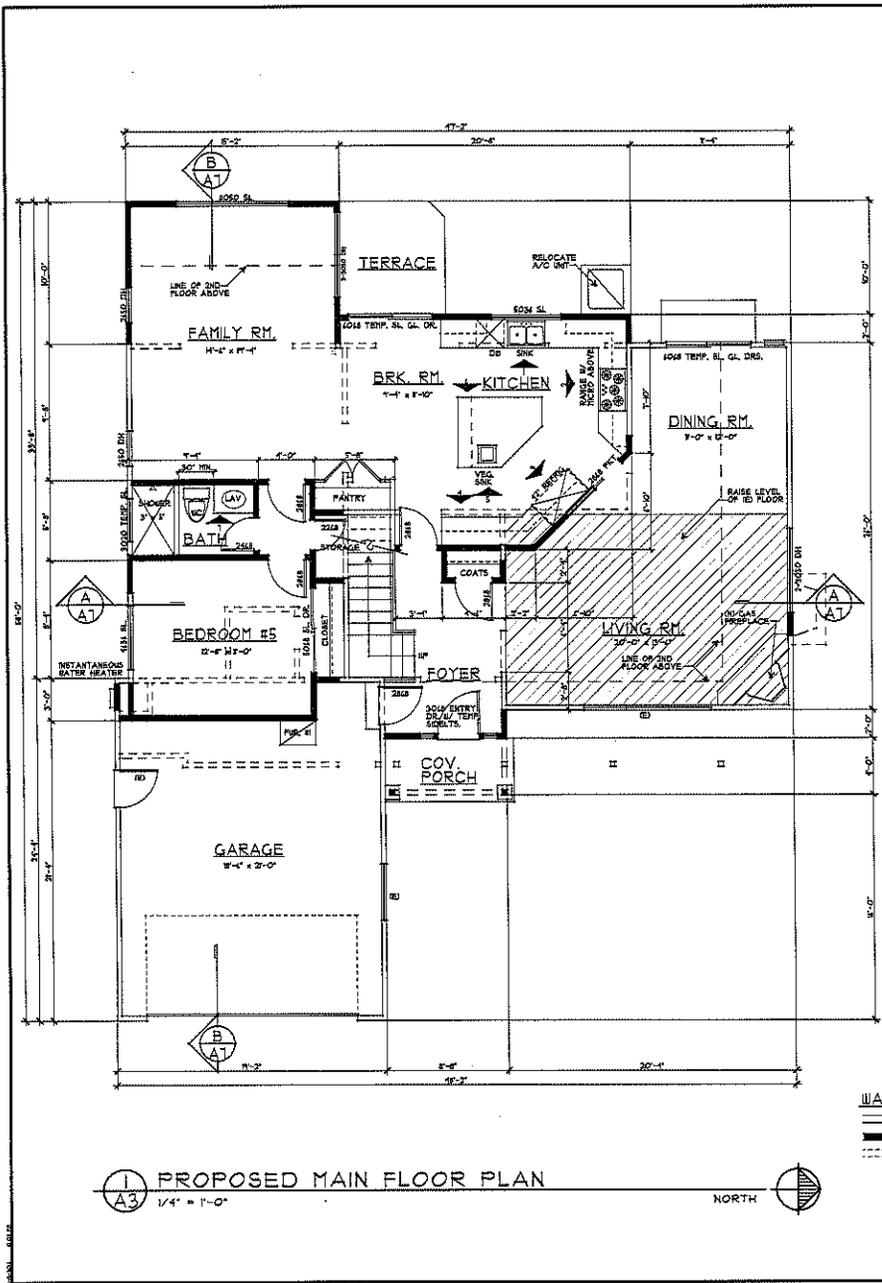


TD
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 2015 MARKET STREET
 ALBANY, GA 31707
 330-285-3155
 www.tdarchitects.com

A PROPOSED REMODEL & ADDITION FOR:
DUNCAN & MARGARET CURRY
 627 RUBIS DRIVE
 SUNNYVALE, CALIFORNIA

OWNER	EXISTING FLOOR PLAN
REVISIONS	
PROJECT NUMBER	2011
DATE	NOV. 2011
SHEET NUMBER	A2
OF SHEETS	6

ATTACHMENT C
 Page 2 of 6



WALL SCHEDULE
 - - - - - EXISTING WALL
 = = = = = NEW WALL
 - - - - - EXISTING WALL (TO BE REMOVED)

Page 3 of 6
ATTACHMENT C

ASSOCIATES ARCHITECTS
 2001 WILSON ROAD
 AUBURN, CA 95602
 530-268-3055
 www.associatesarchitects.com



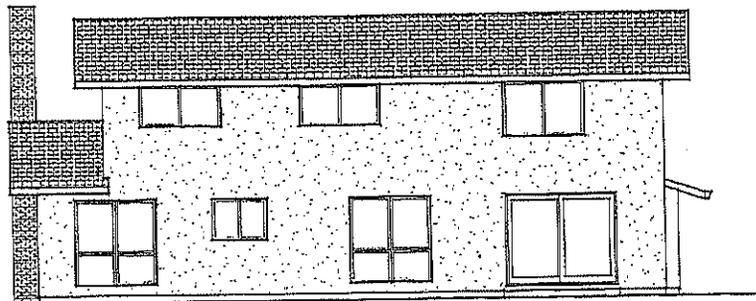
MARGARET CURRY
 ARCHITECT
 SUNNYVALE, CALIFORNIA

A PROPOSED REMODEL & ADDITION FOR:
DUNCAN & MARGARET CURRY
 821 RUBIS DRIVE

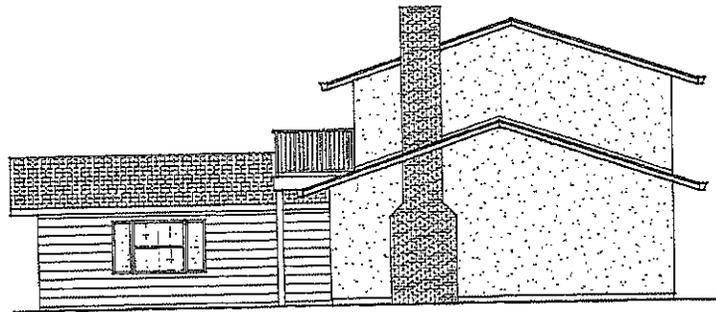
drawings	NEW FLOOR PLAN
revisions	
project number	2014
date	JAN. 2012
sheet number	A3
of sheets	6



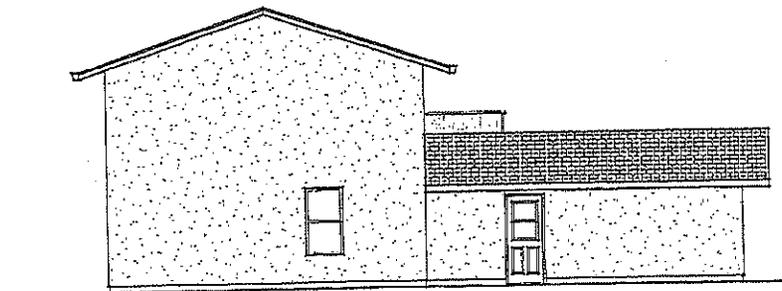
1 EXISTING (EAST) ELEVATION
1/4" = 1'-0"



2 EXISTING (WEST) ELEVATION
1/4" = 1'-0"



3 EXISTING (NORTH) ELEVATION
1/4" = 1'-0"



4 EXISTING (SOUTH) ELEVATION
1/4" = 1'-0"

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A PROPOSED REMODEL & ADDITION FOR:
DUNCAN & MARGARET CURRY
821 RUBIS DRIVE
SUNNYVALE, CALIFORNIA

Drawings
EXISTING
EXTERIOR
ELEVATIONS

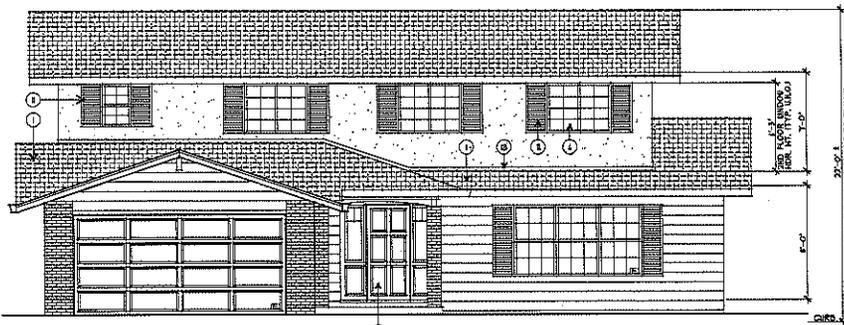
revisions

project number
2024

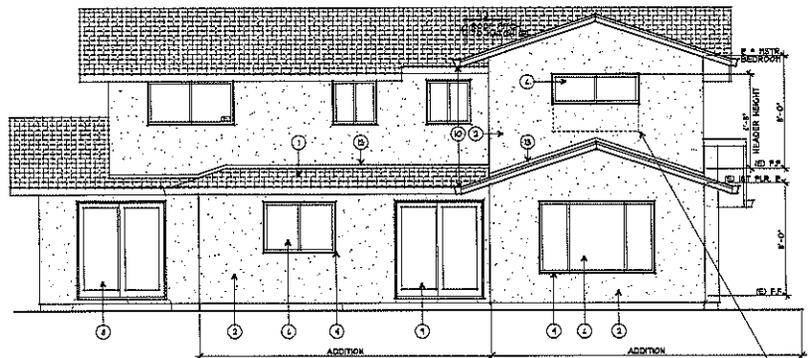
date
NOV. 2024

sheet number

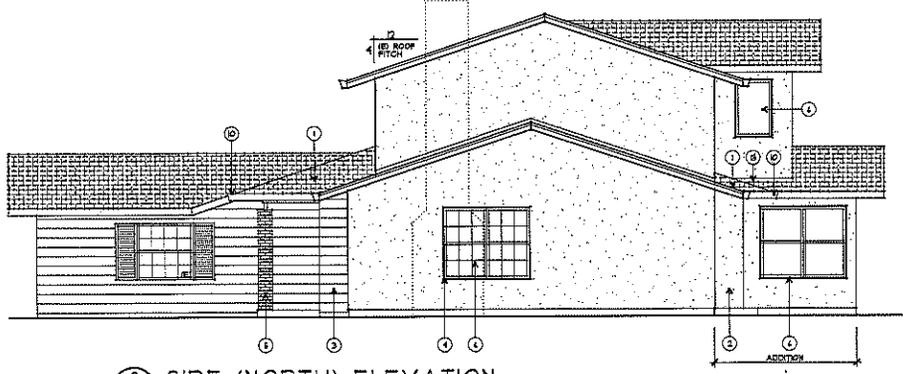
AS
of sheets



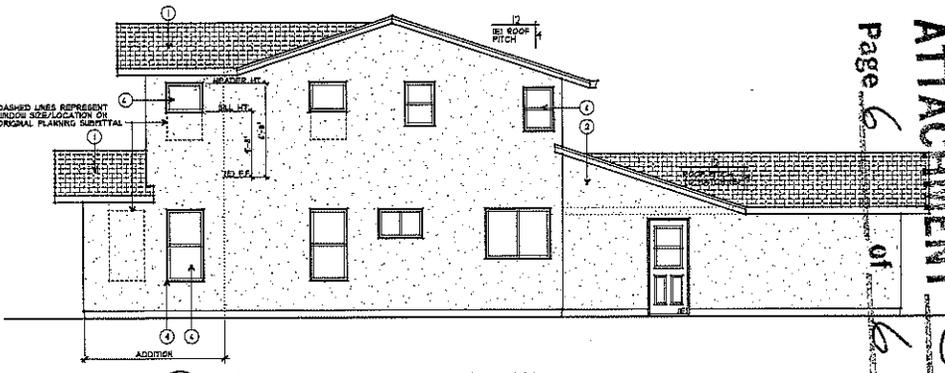
1 FRONT (EAST) ELEVATION
A6 1/4" = 1'-0"



3 REAR (WEST) ELEVATION
A6 1/4" = 1'-0"



2 SIDE (NORTH) ELEVATION
A6 1/4" = 1'-0"



4 SIDE (SOUTH) ELEVATION
A6 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ASPHALT COMP. TO MATCH EXISTING
WALLS	2	STUCCO W/ SMOOTH TROGEL FINISH
	3	HORIZONTAL SIDING TO MATCH EXISTING
TRIM	4	WOOD TRIM TO MATCH EXISTING
	5	ANCHORED BRICK VENEER TO MATCH EXISTING
WINDOWS	6	ALUMINUM CLAD WOOD WINDOWS (SEE PLAN FOR OPERATION, SIZE AND GRID PATTERN)
DOORS	7	S.C. WOOD ENTRY DOOR W/ SIDELITES
	8	ALUMINUM CLAD WOOD FRENCH DOOR (SEE PLAN FOR OPERATION AND SIZE)
	9	ALUMINUM CLAD WOOD SLIDING DOOR (SEE PLAN FOR OPERATION AND SIZE)
GUTTERS & DOWNSPOUTS	10	G.I. TO MATCH EXISTING - PAINT
SHUTTERS	11	WOOD SHUTTERS TO MATCH EXISTING
CHIMNEY	12	EXISTING BRICK TO BE REMOVED
FLASHING	13	G.I. FLASHING - PAINT

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530-266-3055



A PROPOSED REMODEL & ADDITION FOR:
DUNCAN & MARGARET CURRY
SUNNYVALE, CALIFORNIA
827 RUBIS DRIVE

drawings
EXTERIOR ELEVATIONS
revisions
project number
2014
date
JAN. 2012
sheet number
A6
of sheets

ATTACHMENT
Page 6 of 6



827 Rubis Drive



823 Rubis Drive



831 Rubis Drive



830 Rubis Drive



819 Rubis Dr., 815 Rubis Dr. & 691 Erie Dr. (from left to right)



831 Rubis Dr. & 835 Rubis Dr.