



**Hearing Date:** February 29, 2012  
**File Number:** 2012-7009

**SUBJECT:** **Toll Brothers:** Application for a 10-acre site located at **700 Timberpine Avenue** in an R-0/PD Zoning District (APN: 213-12-002):

Motion **2012-7009** - Special Development Permit for minor architectural modifications and to allow rear porch additions to 51 approved single family homes in an R-0/PD (Low Density Residential-Planned Development) Zoning District.

**REPORT IN BRIEF:**

**Existing Site Conditions** Agricultural use with approved Special Development Permit to develop 51 homes.

**Surrounding Land Uses**

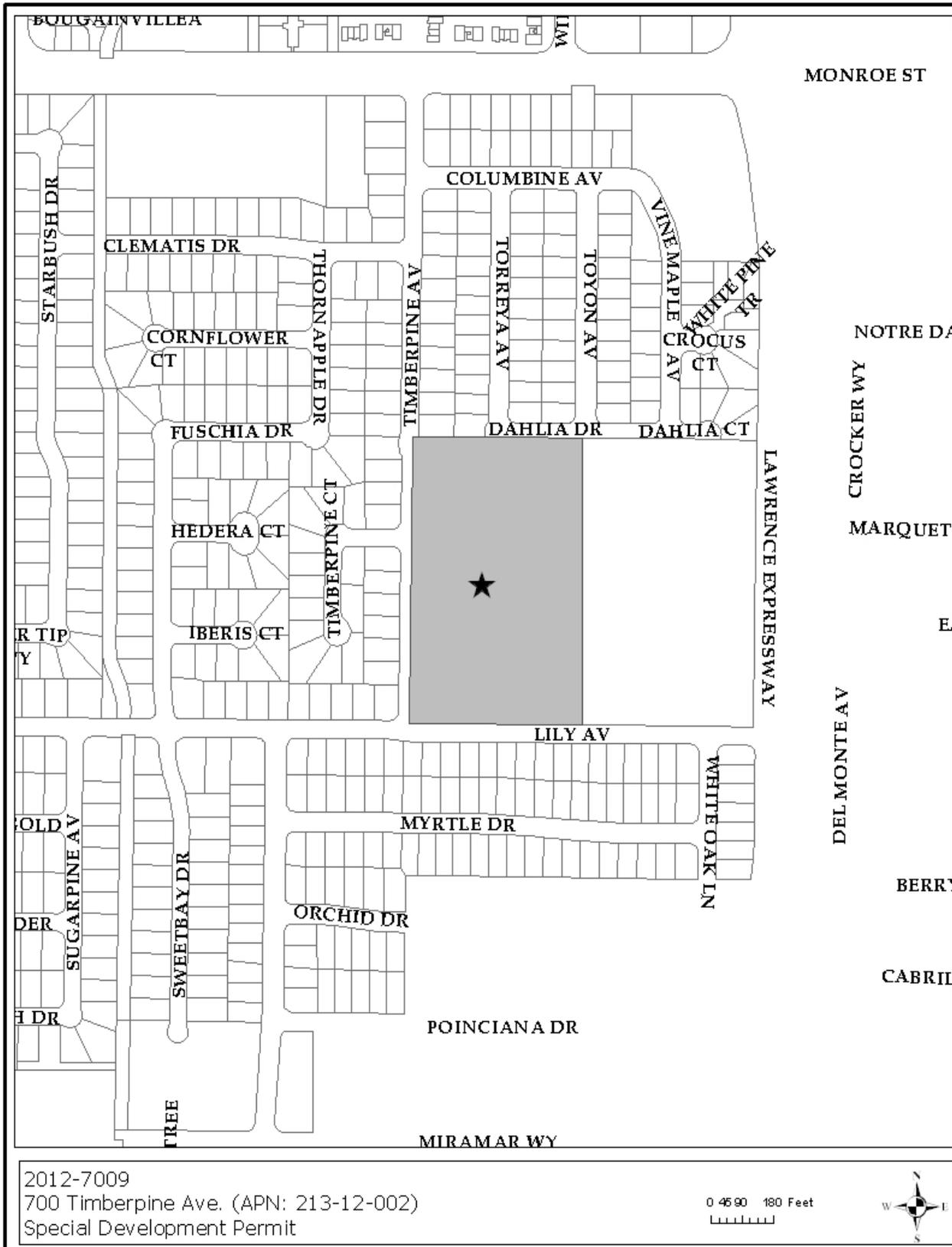
North	Single-family homes
South	Single-family homes
East	10-acre agricultural site and Lawrence Expressway
West	Single-family homes

**Issues** Neighborhood Development Intensity Compatibility (FAR)

**Environmental Status** Project is categorically exempt from CEQA based on Exemption Class 3 (construction or conversion of small structures)

**Staff Recommendation** Approve the project with Conditions of Approval.

VICINITY MAP



2012-7009  
700 Timberpine Ave. (APN: 213-12-002)  
Special Development Permit

0 45 90 180 Feet



**BACKGROUND:**

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A Special Development Permit (SDP), related design review and Vesting Tentative Map allowing development of 51 single family homes in an R-0/PD Zoning District was approved by the City Council on September 20, 2011 (File # 2010-7672). The current project is a request for approval of architectural modifications that would allow minor increases in Floor Area Ratio to accommodate the addition of rear yard patio covers as an optional purchase feature for new home owners.

As approved by the City Council, the original approved project met all of the applicable City Municipal Code zoning requirements and the applicant did not seek any deviations from zoning codes. The proposed modifications would require a deviation for one scenario (one approved floor plan with a rear yard porch) that would increase lot coverage for a two story home to 45% where 40% is allowed by code.

**ANALYSIS:**

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**Approved Architecture**

As originally approved the homes would be 3,387-3,508 square feet each, including two-car garages and two uncovered parking spaces in the driveways. There are three different floor plans with three different approved elevations or architectural styles available for each plan. Individual homeowners will be allowed to select the model (plan and architectural style) and the parcel. See approved architectural elevations in Attachment C for details. All homes will be two story units with private rear yard spaces (which vary in size).

The approved homes are similar in character to the existing homes in the surrounding neighborhood; however the homes have larger square footage. To the south of the site (across Lily Avenue) homes are primarily single-story and range from 1,400 – 1,800 square feet. Across Timberpine to the west, homes are generally larger with one and two-stories. The sizes typically range from 2,100 – 2,800 square feet. Homes in the Torreya, Dahlia, and Toyon neighborhood to the north have a greater size variance from 1,500 – 2,600 square feet and are primarily single story.

**Proposed Minor Architectural Changes to Approved Plans**

The applicant has proposed minor changes to the approved floor plans. The changes would not result in visual modifications to the exterior front elevations but would slightly modify the interior layouts and slightly increase square footage to create options for new home owners to purchase rear yard porches that integrate seamlessly into the roofline and exterior elevations of the new homes.

**Architecture Proposed Rear Yard Patios**

The proposed rear yard patio covers would be integrated into the architecture and roofline of the home to be built on site. The addition of a patio cover would be an optional additional purchase for the homeowner. Example elevations of the proposed patio covers are located in Attachment D.

## **Development Standards**

- **Site Layout**

The approved subdivision is for 51 new single-family homes. Lot sizes are approximately 6,000 square feet each with larger corner lots. There were no setback deviations proposed in the original project. There are no setback deviations requested for the architectural modifications and proposed rear patio covers.

- **Lot Coverage**

Approved lot coverage for the 51 unit project was 33%-38%. As proposed without rear yard porches the revised lot coverage with only the minor architectural modifications would be 33%-40% - all within municipal code standards. If the covered porches are included the lot coverage would range from 39%-45%. The increase in lot coverage due to the rear yard porches is all on the ground level. The applicant has provided a table with the detailed changes requested (Attachment F).

The Sunnyvale Municipal Code allows a maximum lot coverage of 40% for a two story home. Allowing the 45% lot coverage for Plan 3 would typically require a deviation from the code that could be considered and approved through the Special Development Permit. Alternatively, the additional 5% lot coverage can be secured if the applicant commits to achieving 100 Build It Green Points and to utilizing a Green Building rater to confirm the points are met during construction.

- **Floor Area Ratio (FAR)**

Typical FAR for the surrounding neighborhood is 24%-47%. The approved FAR for the project is 56%-58%. There is no maximum FAR for a single family home in the Sunnyvale Municipal Code. Homes with FAR over 45% require approval by the Planning Commission.

### FAR for Minor Architectural Modifications

The applicant has submitted updated floor plans with minor revisions that slightly increase the FAR of each unit from what was approved in the original SDP (2010- 7672). With the minor floor plan modifications the square footage of each model increases by 100 s.f. for Plan 1, 15 s.f. for Plan 2 and 35 s.f. for Plan 3. The FARs would increase to 59% for all plans.

### FAR With Optional Rear Yard Porches

The optional rear yard patios would range from 228 s.f. to 336 s.f. in area. With the addition of the optional rear yard porches FAR would increase to 63%-64% for each plan.

The following is a summary table of the changes under consideration:

**Plan 1**

<b>Development Standard</b>	<b>Approved</b>	<b>Proposed</b>
Square Feet w/o rear porch	3,441	3,541
Lot Coverage w/o rear porch	35%	36%
FAR w/o rear patio	57%	59%
<i>Proposed Changes</i>		
Square feet w/rear porch		3,777
Lot Coverage w/ rear porch		40%
FAR w/rear patio		63%

**Plan 2**

<b>Development Standard</b>	<b>Approved</b>	<b>Proposed</b>
Square Feet w/o rear porch	3,498	3,513
Lot Coverage w/o rear porch	33%	33%
FAR w/o rear patio	58%	59%
<i>Proposed Changes</i>		
Square feet w/ rear porch		3,849
Lot Coverage w/rear porch		39%
FAR w/rear patio		64%

**Plan 3**

<b>Development Standard</b>	<b>Approved</b>	<b>Proposed</b>
Square Feet w/o rear patio	3,508	3,543
Lot Coverage w/o rear patio	40%	40%
FAR w/o rear patio	58%	59%
<i>Proposed Changes</i>		
Square Feet w/rear patio		3,796
Lot Coverage w/rear patio		45%
FAR w/rear patio		63%

- **Tree Preservation**

An Arborist's Report was completed by Hort Science on in September 2010. Conditions of Approval regarding tree preservation were adopted with the original Special Development Permit (File #2010-7672).

- **Landscaping**

A preliminary landscaping plan that shows public right-of-way landscaping and private fences was approved as part of the original Special Development Permit.

Private landscaping in the front and rear yards will be installed by the developer at the option of the individual homeowners, or installed privately in accordance with plans approved by the City to meet waterwise landscaping and stormwater requirements.

- **Stormwater Management**

A preliminary Stormwater Management Plan was approved with the original Special Development Permit. A more detailed Stormwater Management Plan will be submitted during the building permit phase as per Conditions of Approval.

- **Green Building Requirements**

A Green Point Rated Checklist was submitted as part of the application that indicates the project is expected to achieve 100 points. 100 points are required to earn the extra 5% lot coverage for the Plan 3 rear yard porch plan that would require 45% lot coverage. As required, verification of the green building measures will be completed by the Building Safety Division during the building permit process for all buildings except for the Plan 3 with a rear yard porch which would require verification of points by a Green Building rater.

### **Environmental Review**

There are no environmental impacts associated with the proposed architectural modifications. This project is considered exempt from CEQA requirements under a Class 3 Exemption which addresses construction or conversion of small structures. A Mitigated Negative Declaration was adopted and filed for the original 51 unit project in compliance with California Environmental Quality Act provisions and City Guidelines.

### **FISCAL IMPACT**

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No new impact fees are required as a result of the proposed architectural modifications.

### **PUBLIC CONTACT**

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#### **Public Outreach**

There were no additional outreach meetings held to present architecture for the proposed rear yard patios. In regards to the originally approved project, the applicant held two community outreach meetings on April 22, 2010 and August 5, 2010. Approximately 80 residents and 50 residents respectively attended from the surrounding neighborhood.

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 412 notices mailed to the property owners and residents within 300 ft. of the project site</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Website</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• City of Sunnyvale's Website</li> </ul>

## CONCLUSION

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**Discussion:** Staff finds that the proposed minor architectural modifications *without* rear yard porches are not significant and are in the range of changes expected once a developer modifies conceptual design review plans into detailed construction-level plans.

The plans *with* rear yard porches significantly alter the FAR of each lot from 57%-58% (as currently approved) up to 63%. Compatibility with the greater surrounding neighborhood needs to be considered when approving increased FAR. The square footage of the approved homes already significantly exceeds that of the surrounding older homes. The new neighborhood will interface with existing older homes on four streets; however, the new rear yards are not visible to the existing surrounding neighborhood.

The precedence of the decision also needs to be considered because the appearance of larger homes will be a catalyst to future neighborhood changes. It can be anticipated that owners of older homes in the greater neighborhood will want to eventually benefit from additional square footage and lot coverage like their new neighbors either through additions to existing homes or redevelopment.

Staff believes that since the additional FAR from the rear yard porches would be on entirely on the ground level and not visible to the street, some reasonable allowance for porches can be made. Even if the developer's proposed rear yard porches are not approved, it can be assumed that some of the new home owners will eventually request approval for rear porches or accessory structures like pavilions and gazebos once they move in and landscape. Some provision or guideline will need to be used to consider these structures even though they may increase FAR and lot coverage.

In addition to consideration of FAR, for Plan 3 a rear yard porch would also require approval of 45% lot coverage (5% over the code for a two-story home). As previously discussed, if 100 Green Building points are achieved the project can increase lot coverage by 5%. This incentive is available only on new construction and not on remodels, alterations or additions. As a result, and because of the need for

verification by a rater, increased lot coverage could not be considered after market, but only when the new homes are being constructed.

Staff believes that allowing an increase in FAR up to 63%-64% for rear yard porches would be a reasonable purchase option for a new upgraded development. Staff recommends that for Plan 3 when newly constructed with a rear yard porch under the Green Building code can be built at 45% lot coverage. Staff recommends limiting lot coverage for all other Plans to 40% maximum lot coverage as allowed by code. In addition, staff has also added a condition of approval that no lot can exceed 40% lot coverage including after-market sheds, gazebos and other similar accessory structures not purchased through the developer. When these limits are taken into consideration with the possibility that only some owners will select the porch option due to additional costs, it is less likely that the new development will ultimately feel overbuilt when compared to the surrounding greater neighborhood.

Staff finds the project, as conditioned, meets the required Findings and Goals of the General Plan. The Conditions of Approval ensure that impacts of the architectural modifications and rear yard patios on the approved project and on the surrounding neighborhood address neighborhood compatibility.

**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Special Development Permit that were provided by the applicant as well as based on staff analysis. Recommended Findings and General Plan Goals are located in Attachment A.

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

## **ALTERNATIVES**

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1. Approve the Special Development Permit with attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

## **RECOMMENDATION**

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Alternative 1: Approve the Special Development Permit with attached conditions.

Reviewed by:

Shaunn, Senior Planner for Trudi Ryan, Planning Officer  
Prepared by: Gerri Caruso, Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Original Site and Architectural Plans
- D. Site and Architectural Plan for Rear Yard Porches
- E. Original Approved Project Data Table (2010-7672)
- F. Comparison Table of Proposed Development Standard Changes

## RECOMMENDED FINDINGS

### **Special Development Permit**

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#### **General Plan Goals and Policies:**

#### **Housing and Community Revitalization Sub-element**

**Policy C.1:** *Continue efforts to balance the need for additional housing with other community values, such as preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.*

**Goal D:** *Maintain diversity in tenure, type, size, and location of housing to permit a range of individual choices for all current residents and those expected to become city residents.*

#### **Land Use and Transportation Element**

**Policy N1.2:** *Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system.*

#### **Community Design Sub-element**

**Policy C.4:** *Encourage quality architectural design, which improves the City's identity, inspires creativity, and heightens individual as well as cultural identity.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *(Finding Met)*.

The minor architectural modifications and addition of rear patio covers do not significantly alter the high quality architecture approved with the original Special Development Permit (2010-7672). The for the most part, changes are optional and completely in the rear yard and not visible to the greater neighborhood.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. *(Finding Met)*

The proposed patios are located in the rear yard, entirely on the ground level and not visible to the street. The original approved designs of the homes are considered high quality and the proposed architectural plans for the rear yard patios are consistently high quality. As conditioned to limit all lots to 40% lot coverage the addition of rear yard patio covers (or other accessory structures) provides an opportunity for a high-end

optional purchase for this upgraded neighborhood and reduces the opportunity to overbuild in relation to surrounding neighborhood.

**CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
FEBRUARY 29, 2012**

**Planning Application 2012-7009  
700 Timberpine Avenue**

Special Development Permit for minor architectural modifications and to allow rear porch additions to 51 approved single family homes in an R-0/PD (Low Density Residential-Planned Development) Zoning District.

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. Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community.

**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. Building permit plans shall comply with the following floor area and lot coverage:

**Plan 1**

<b>Development Standard</b>	
Square Feet w/o rear porch	3,541
Lot Coverage w/o rear porch	36%
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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. USE EXPIRATION:

The approved Special Development Permit shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

- GC-3. 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-4. TITLE 25:  
Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]
- GC-5. STORMWATER MANAGEMENT PLAN:  
Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed “Stormwater Management Plan Data Form”, and therefore must submit a Final Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]
- GC-6. ENCROACHMENT PERMIT:  
Obtain an encroachment permit from the Department of Public Works for all off-site improvements. [SDR] [PUBLIC WORKS]
- GC-7. RELATED PERMIT:  
All conditions of previously approved Special Development Permit and Tentative Map 2010-7672 shall continue to apply to this project. [COA] [PLANNING]

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

- PS-1. EXTERIOR MATERIALS REVIEW:  
Final exterior building materials and color schemes are subject to review and approval by the Director of Community Development prior to submittal of a building permit. [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: NOTICE OF CONDITIONS OF APPROVAL:**

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [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: FIRE PREVENTION REQUIREMENTS:**

The following requirements and upgrades are required, for review and approval by the Department of Public Safety: [COA] [PLANNING/ PUBLIC SAFETY]

- a) As applicable, comply with the requirements contained in Sunnyvale Municipal Code Chapter 16.52, 16.53 and 16.54; California Fire Code, and Title 19 California Code of Regulations. Building plan submittals after January 1, 2011 will have to comply with the 2010 adopted codes.
- b) The water supply for fire protection and fire fighting shall be approved by the Department of Public Safety (508 CFC)
- c) A fully automatic fire sprinkler system is required for the new homes, attached garages and porches. The fire sprinkler systems shall be in accordance with NFPA 13, and CFC. (16.52.270 SMC & Section 903 CFC)

- d) Provide a water meter size sufficient to handle the fire sprinkler system.
- e) Install approved smoke detectors and carbon monoxide detectors in accordance with the Sunnyvale Municipal Code (MC 16.52.280).
- f) Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems if applicable. (Chapter 14 CFC)

**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. CONSTRUCTION PARKING:

Construction parking shall be managed by the applicant and their general contractor so that neighbors are not impacted by construction vehicle parking. When the site permits, all construction parking shall be on-site and not on the public streets. [COA] [PLANNING]

**AT: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE SPECIAL DEVELOPMENT PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.**

AT-1 LOT COVERAGE:

A maximum lot coverage of forty percent (40%) is allowed on all individual lots including attached covered porches, sheds, gazebos, arbors, pavilions and other accessory structures as identified in the Sunnyvale Municipal Code except for Plan 3 when built with a rear yard porch and a minimum of 100 Green Building points are achieved with verification by a Green Building rater. [COA] [PLANNING/BUILDING]

# THE ESTATES AT SUNNYVALE

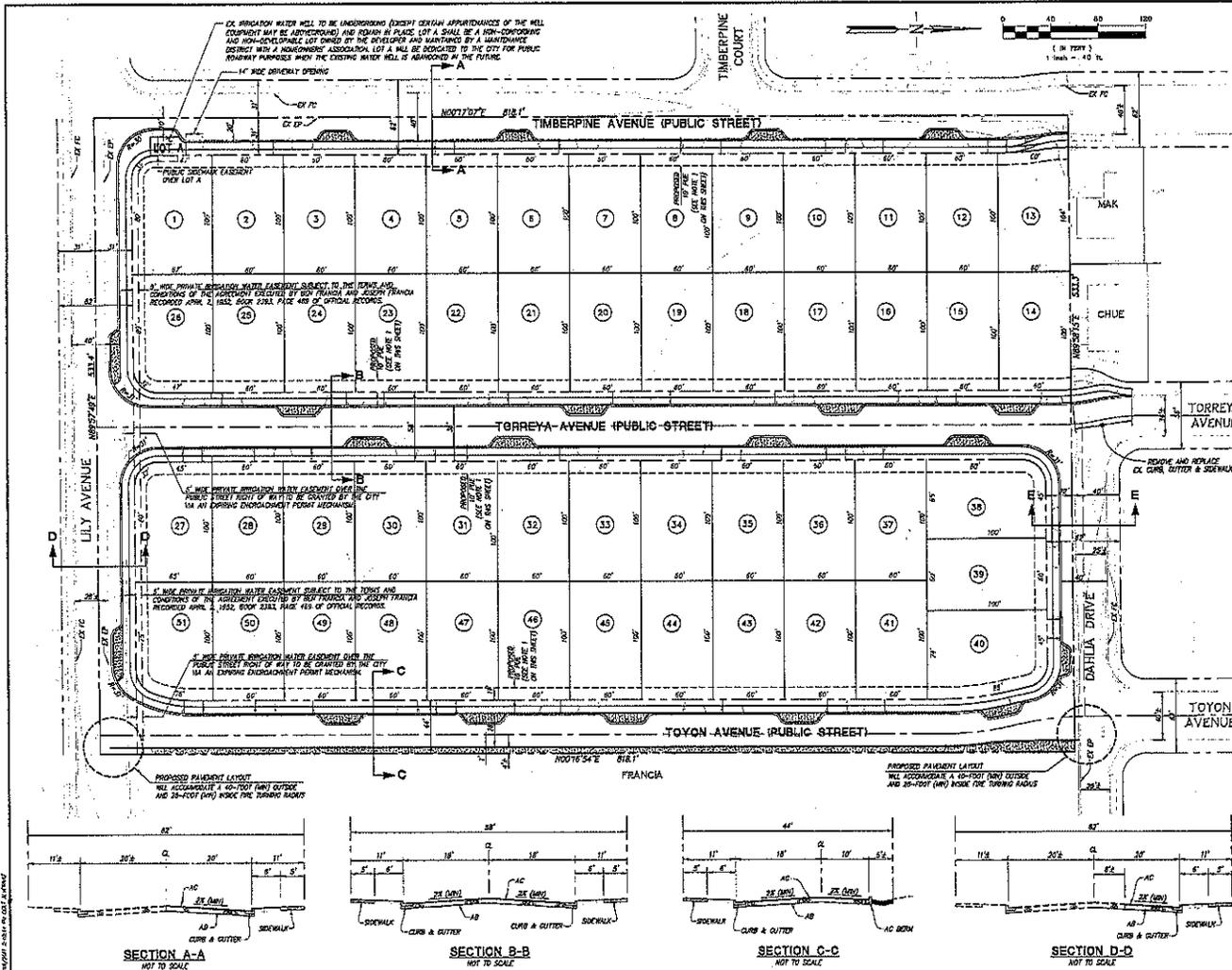


Sunnyvale, California  
July 25, 2011

ATTACHMENT  
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*PC Approved  
11/5/11  
10/1/11*

# SITE PLAN

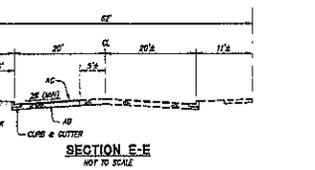
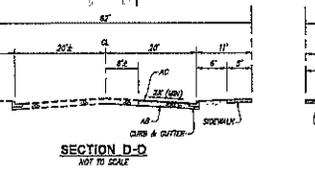
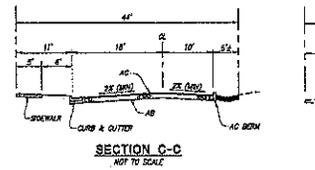
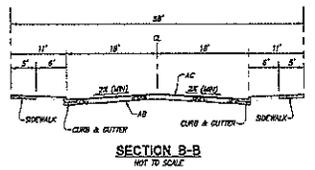
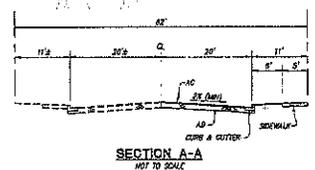


**SITE SUMMARY DATA:**

1. GROSS AREA =	10.0 ACRES
(INCLUDING LOT A = 0.852 ACRES)	
2. NUMBER OF LOTS =	51
3. GROSS DENSITY =	5.1 UNITS/ACRE
4. LOT SIZES:	
1. MINIMUM LOT SIZE =	6,000 SQ. FT.
5. MINIMUM SETBACKS:	
a. FRONT (1ST STORY/2ND STORY) =	20 FT / 25 FT
b. SIDE (1ST STORY/2ND STORY) =	4 FT / 7 FT
c. REAR (1ST STORY/2ND STORY) =	20 FT
d. CORNER LOT (1ST STORY/2ND STORY) =	9 FT / 12 FT

**NOTE:**  
1. THE PROPOSED 10 FOOT PUE IS FOR PUE, TELEPHONE, AND CABLE FACILITIES. THE CITY HAS NO MAINTENANCE RESPONSIBILITIES WITH THE PUE.

ATTACHMENT  
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## SITE PLAN THE ESTATES AT SUNNYVALE

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

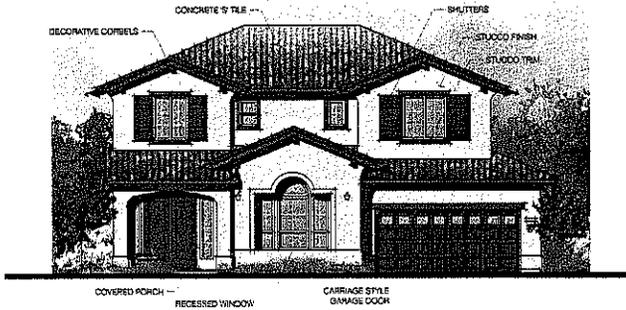
**RJA**  
RUGGERI-JENSEN-AZAR  
ENGINEERS - PLANNERS - SURVEYORS  
1000 S. RIVER ST., SUITE 200  
SUNNYVALE, CA 94086  
PHONE: (415) 221-2200 FAX: (415) 221-2201  
UPDATED: 06/17/2011  
DATE: 06/21/2011 JOB NO. 101010 SHEET 2-2

# STREETSCAPE

ATTACHMENT C  
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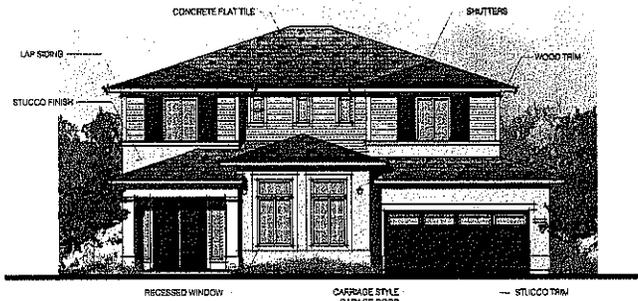


# ELEVATIONS – PLAN 1 FRONTS



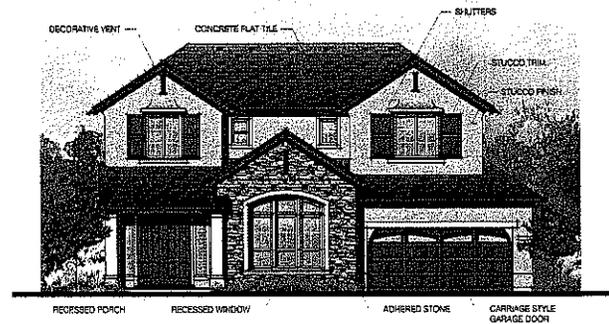
FRONT ELEVATION

1A - SPANISH



FRONT ELEVATION

1B - TRADITIONAL

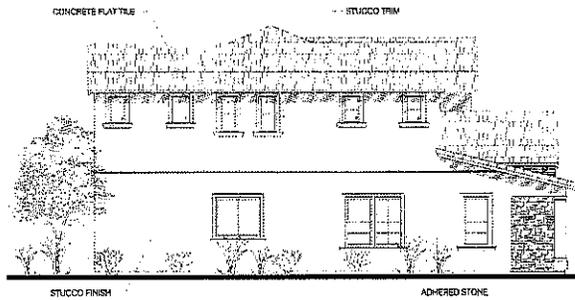


FRONT ELEVATION

1C - EUROPEAN

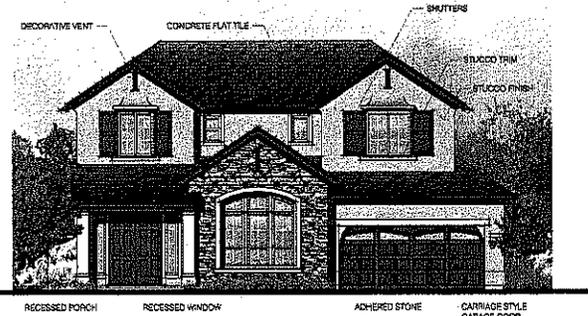
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# ELEVATIONS – PLAN 1 EUROPEAN STYLE



LEFT ELEVATION

1C - EUROPEAN



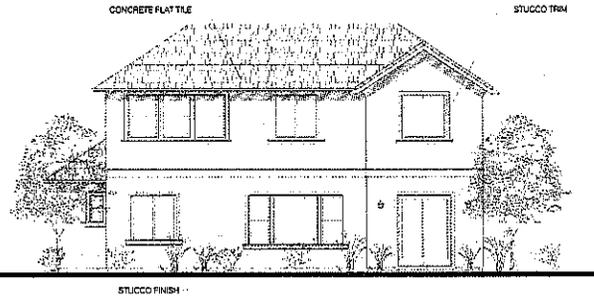
FRONT ELEVATION

1C - EUROPEAN



RIGHT ELEVATION

1C - EUROPEAN

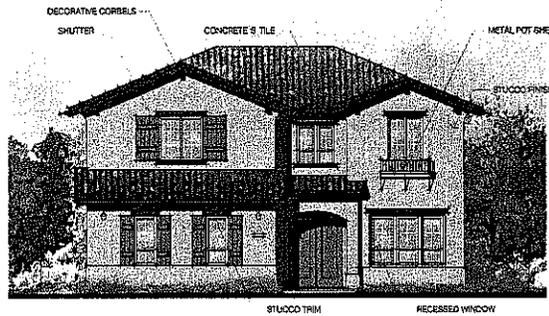


REAR ELEVATION

1C - EUROPEAN

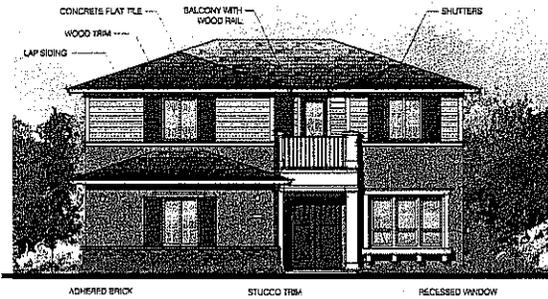
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 Page     5     of     9

# ELEVATIONS – PLAN 2 FRONTS



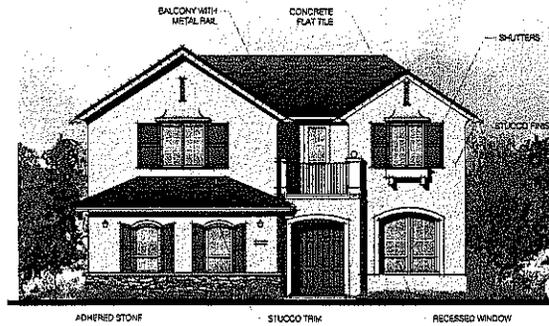
FRONT ELEVATION

2A - SPANISH



FRONT ELEVATION

2B - TRADITIONAL

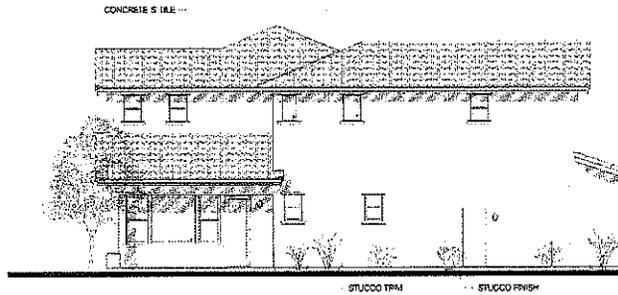


FRONT ELEVATION

2C - EUROPEAN

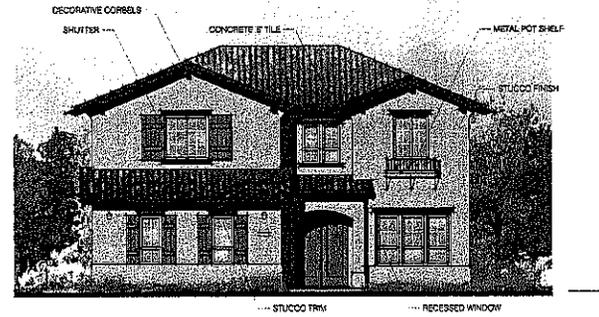
ATTACHMENT  
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# ELEVATIONS – PLAN 2 SPANISH STYLE



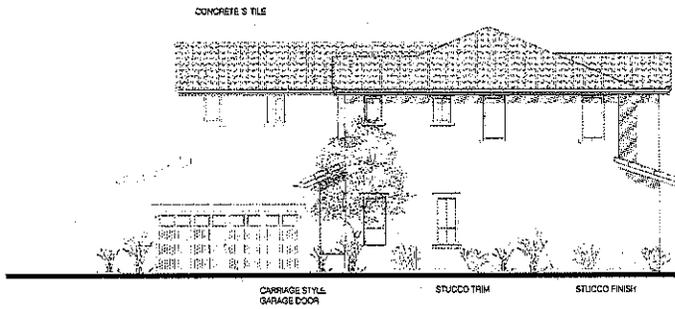
LEFT ELEVATION

2A - SPANISH



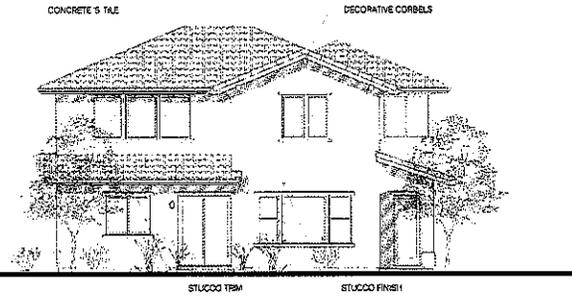
FRONT ELEVATION

2A - SPANISH



RIGHT ELEVATION

2A - SPANISH

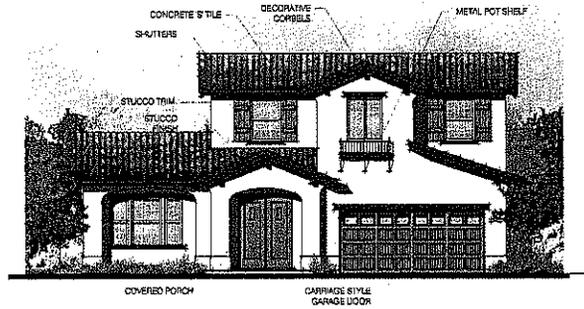


REAR ELEVATION

2A - SPANISH

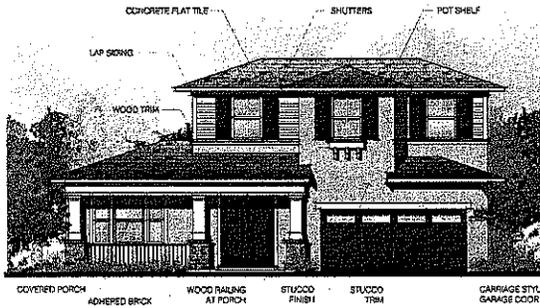
ATTACHMENT  
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C

# ELEVATIONS – PLAN 3 FRONTS



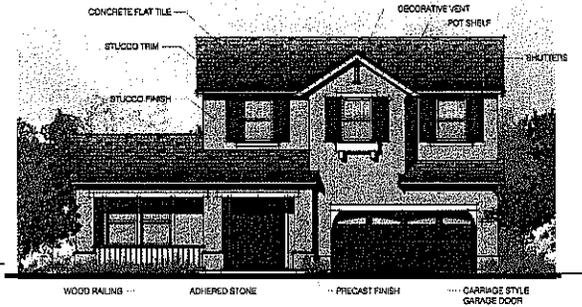
FRONT ELEVATION

3A - SPANISH



FRONT ELEVATION

3B - TRADITIONAL

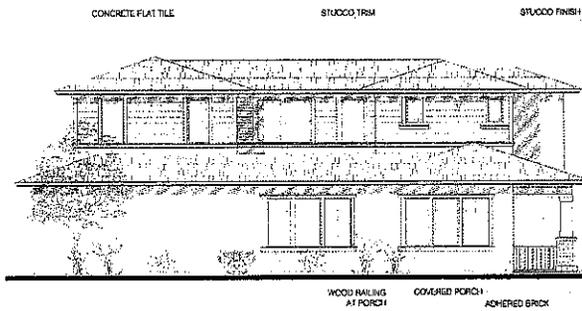


FRONT ELEVATION

3C - EUROPEAN

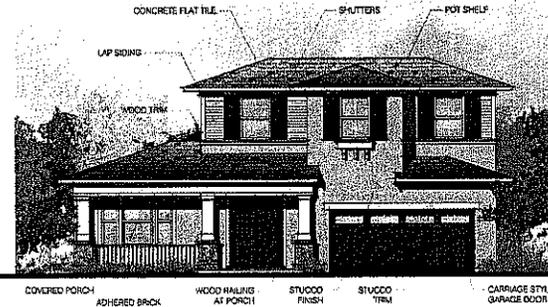
ATTACHMENT  
Page 8 of 9

# ELEVATIONS – PLAN 3 TRADITIONAL STYLE



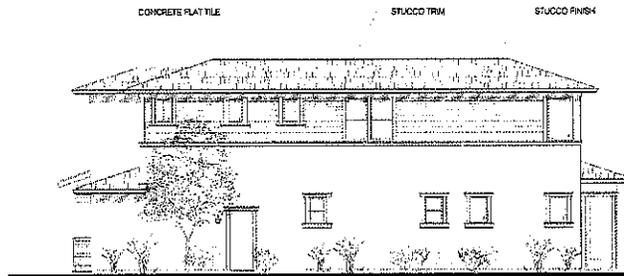
LEFT ELEVATION

3B - TRADITIONAL



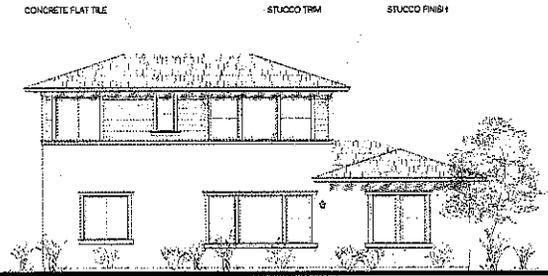
FRONT ELEVATION

3B - TRADITIONAL



RIGHT ELEVATION

3B - TRADITIONAL



REAR ELEVATION

3B - TRADITIONAL

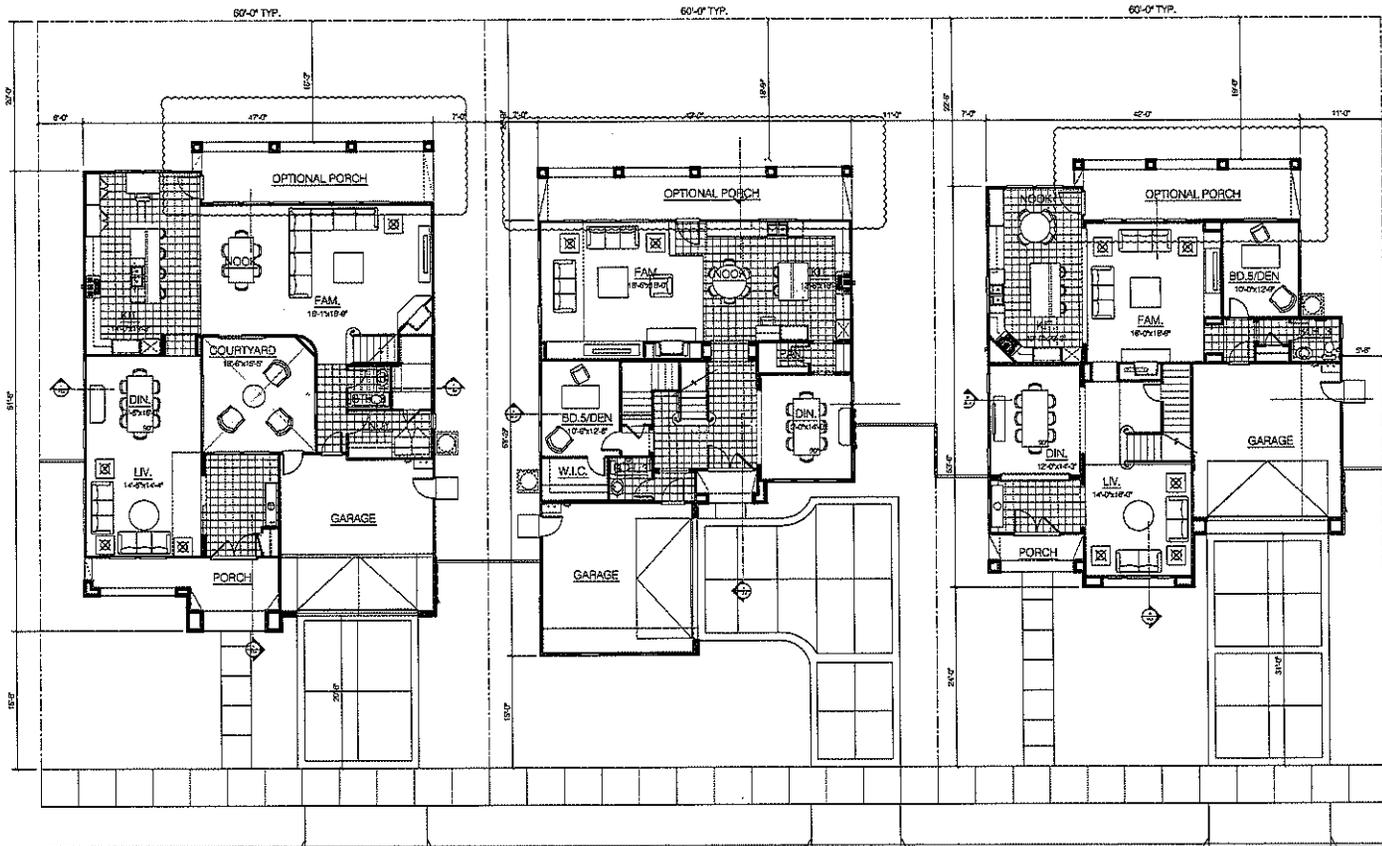
ATTACHMENT  C   
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# THE ESTATES AT SUNNYVALE SPECIAL DEVELOPMENT PERMIT



12-19-2011

ATTACHMENT   D    
Page   1   of   8



**MAIN LEVEL**

PLAN 3 - WITH OPTIONAL REAR PORCH

MAIN LEVEL: 1795 SQ. FT.  
 UPPER LEVEL: 1307 SQ. FT.  
 TOTAL LIVING: 3102 SQ. FT.  
 COURTYARD: 228 SQ. FT.  
 GARAGE: 441 SQ. FT.  
 FRONT PORCH: 192 SQ. FT.  
 REAR PORCH: 283 SQ. FT.  
 TOTAL: 4216 SQ. FT.

**MAIN LEVEL**

PLAN 2 - WITH OPTIONAL REAR PORCH

MAIN LEVEL: 1517 SQ. FT.  
 UPPER LEVEL: 1372 SQ. FT.  
 TOTAL LIVING: 3089 SQ. FT.  
 GARAGE: 424 SQ. FT.  
 FRONT PORCH: 38 SQ. FT.  
 REAR PORCH: 335 SQ. FT.  
 TOTAL: 3987 SQ. FT.

**MAIN LEVEL**

PLAN 1 - W/ OPTIONAL REAR PORCH

MAIN LEVEL: 1631 SQ. FT.  
 UPPER LEVEL: 1456 SQ. FT.  
 TOTAL LIVING: 3087 SQ. FT.  
 GARAGE: 454 SQ. FT.  
 FRONT PORCH: 64 SQ. FT.  
 REAR PORCH: 236 SQ. FT.  
 TOTAL: 3941 SQ. FT.

ATTACHMENT D  
 Page 2 of 8



**TOLL BROTHERS, INC.**  
 THE ESTATES AT SUNNYVALE  
 SUNNYVALE, CA

100 PARK PLACE, SUITE 140  
 SAN RAMON, CA 94583  
 PH: (925) 855-0260  
 FAX: (925) 855-9927

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1300 BILBESS + PLANNERS + ARCHITECTS  
 4890 CHAROT DRIVE, SUITE 200, PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300



**VAN DORN ABED**

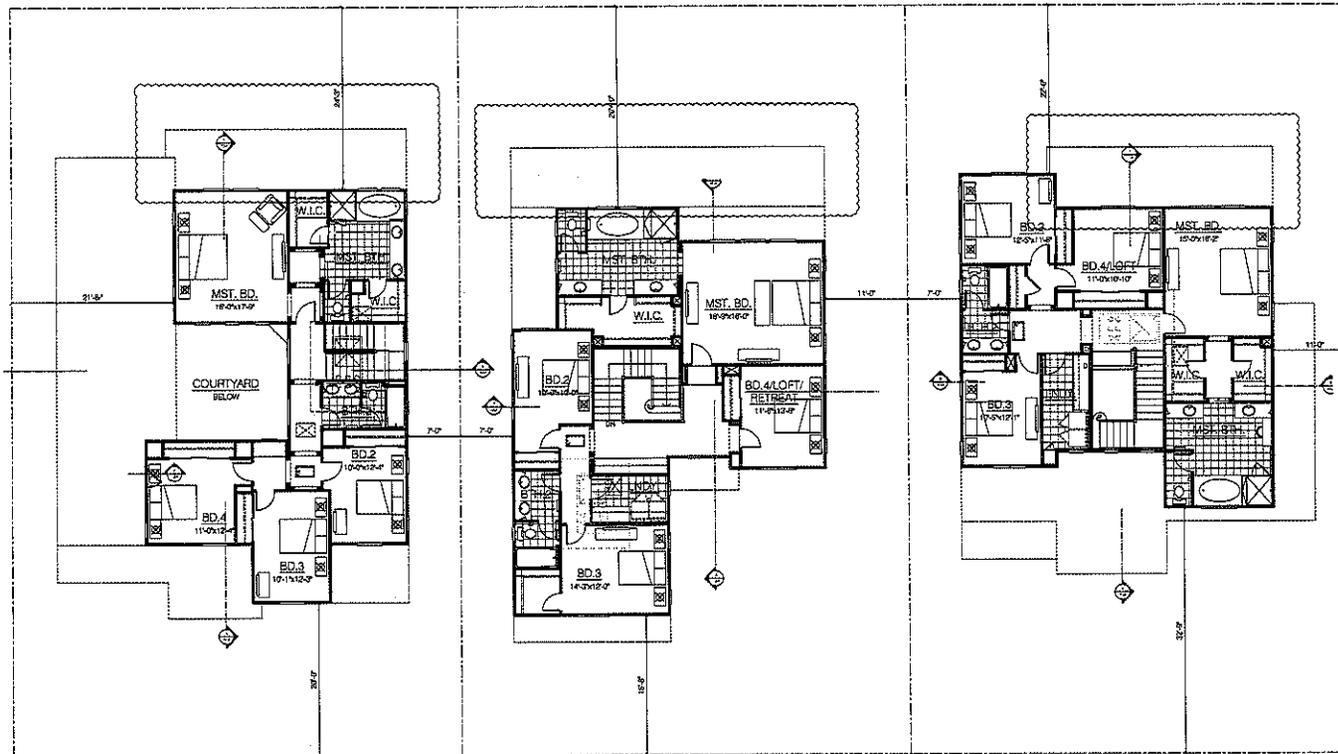
LANDSCAPE ARCHITECTS, INC.  
 81 14TH STREET, SAN FRANCISCO, CA  
 ZIP 94103 PH (415) 864-1921 FAX (415) 864-0759

PRE-SUBMITTAL: 08/05/2010 2ND SUBMITTAL: 04/22/2011  
 1ST SUBMITTAL: 09/14/2010 3RD SUBMITTAL: 07/19/2011  
 PROJECT: 410031

PORCH EXHIBIT - MAIN

PE 1

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



UPPER LEVEL

PLAN 3 - WITH OPTIONAL REAR PORCH

UPPER LEVEL: 1307 SQ. FT.

UPPER LEVEL

PLAN 2 - WITH OPTIONAL REAR PORCH

UPPER LEVEL: 1572 SQ. FT.

UPPER LEVEL

PLAN 1 - WITH OPTIONAL REAR PORCH

UPPER LEVEL: 1456 SQ. FT.

ATTACHMENT **D**  
 Page 3 of 8

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4890 CHABOT DRIVE, SUITE 202 PLEASANTON, CA 94588  
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**VAN DORN**

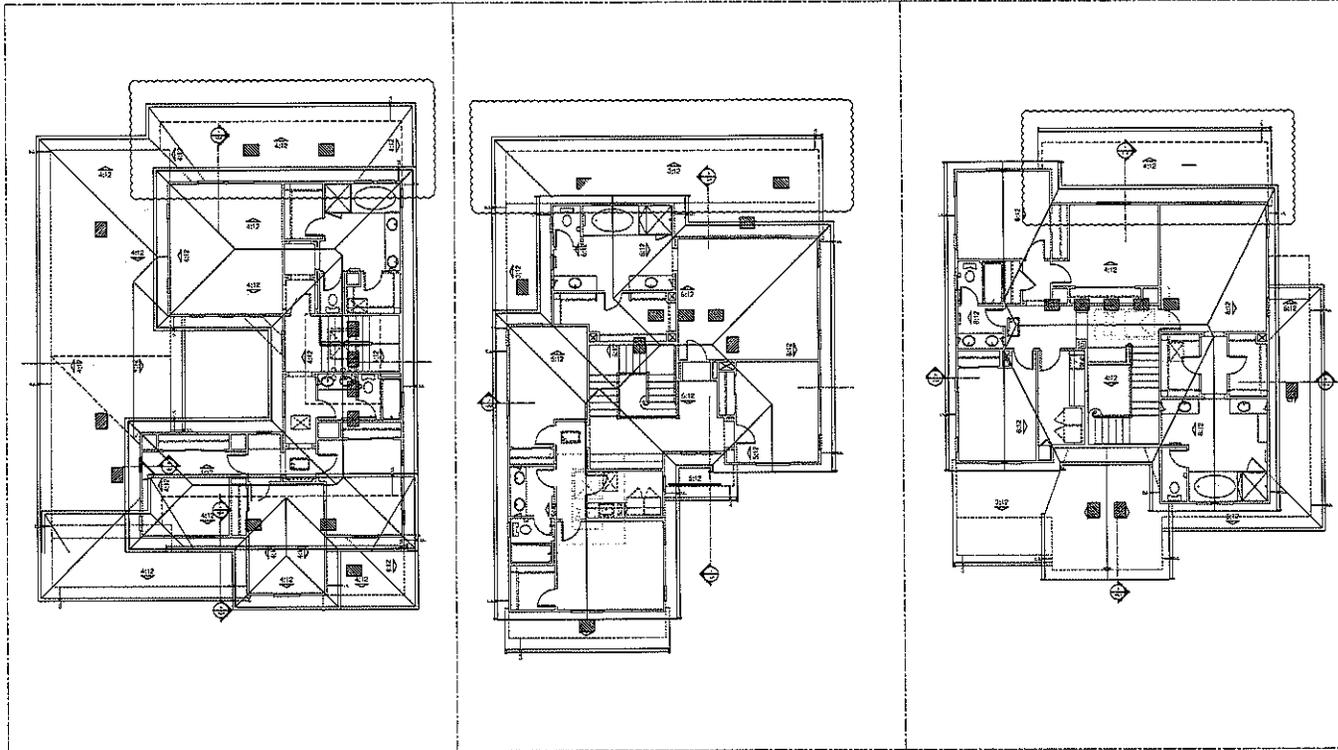
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81 14TH STREET, SAN FRANCISCO, CA  
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PORCH EXHIBIT - UPPER

**PE 2**

SCALE: 1/8"=1'-0"  
 PRE-SUBMITTAL: 05/05/2010 2ND SUBMITTAL: 04/22/2011  
 1ST SUBMITTAL: 09/14/2010 3RD SUBMITTAL: 07/19/2011  
 PROJECT: 410031



PLAN 3B

PLAN 2A

PLAN 1C

ATTACHMENT  
 Page 4 of 8  
 D

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4690 CHARLOT DRIVE, SUITE 200 PLEASANTON, CA 94568  
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 LANDSCAPE ARCHITECTS, INC.

81 14TH STREET, SAN FRANCISCO, CA  
 ZIP 94102 PH: (415) 864-1921 FAX: (415) 864-0796

PRE-SUBMITTAL: 08/05/2010 2ND SUBMITTAL: 04/22/2011  
 1ST SUBMITTAL: 09/14/2010 3RD SUBMITTAL: 07/19/2011  
 PROJECT: 410031

PORCH EXHIBIT - ROOF

**PE 3**

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



RIGHT ELEVATION

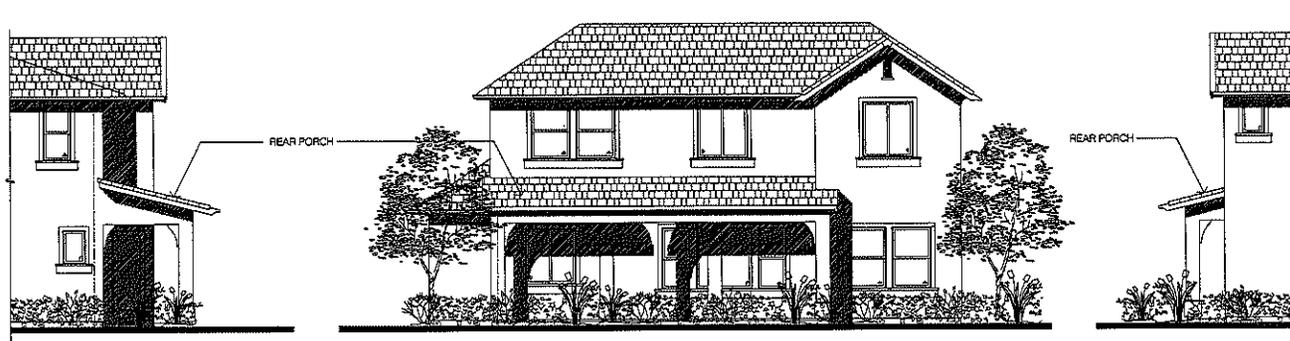
1C - MANOR

REAR ELEVATION - APPROVED

1C - MANOR

LEFT ELEVATION

1C - MANOR



RIGHT ELEVATION

1C - MANOR

REAR ELEVATION - W. REAR PORCH

1C - MANOR

LEFT ELEVATION

1C - MANOR

ATTACHMENT D  
 Page 5 of 8

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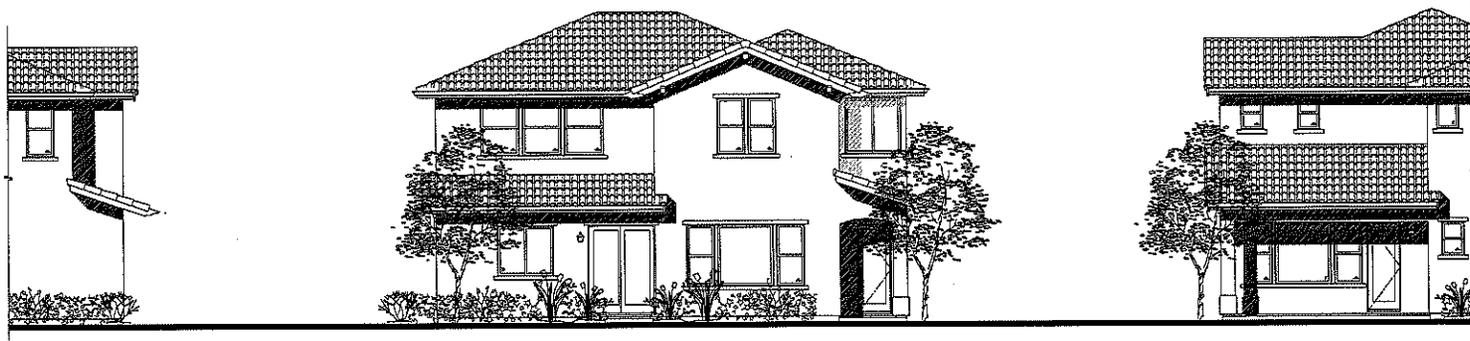
**VAN DORN**

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 81 14TH STREET, SAN FRANCISCO, CA  
 ZIP 94103 PH: (415) 864-1921 FAX: (415) 864-4799

PRE-SUBMITTAL: 08/05/2010 2ND SUBMITTAL: 04/22/2011  
 1ST SUBMITTAL: 09/14/2010 3RD SUBMITTAL: 07/19/2011  
 PROJECT: 410031

PLAN 1C - PORCH EXHIBIT

PE 4



RIGHT ELEVATION

2A - SPANISH

REAR ELEVATION - APPROVED

2A - SPANISH

LEFT ELEVATION

2A - SPANISH



RIGHT ELEVATION

2A - SPANISH

REAR ELEVATION - W. REAR PORCH

2A - SPANISH

LEFT ELEVATION

2A - SPANISH

ATTACHMENT  D   
 Page  6  of  8



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 THE ESTATES AT SUNNYVALE  
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 81 14TH STREET, SAN FRANCISCO, CA  
 ZIP 94103 PH (415) 864-1821 FAX (415) 864-0756

PORCH EXHIBIT - PLAN 2

PE 5

SCALE: 3/16" = 1'-0"  
 PRE-SUBMITTAL: 03/05/2010 2ND SUBMITTAL: 04/22/2011  
 1ST SUBMITTAL: 03/14/2010 3RD SUBMITTAL: 07/19/2011  
 PROJECT: 410031



RIGHT ELEVATION

3B - TRADITIONAL

REAR ELEVATION - APPROVED

3B - TRADITIONAL

LEFT ELEVATION

3B - TRADITIONAL



RIGHT ELEVATION

3B - TRADITIONAL

REAR ELEVATION - W/ REAR PORCH

3B - TRADITIONAL

LEFT ELEVATION

3B - TRADITIONAL

ATTACHMENT  
 Page 7 of 8

**Toll Brothers**  
*America's Luxury Home Builder*

100 PARK PLACE, SUITE 140  
 SAN RAMON, CA 94583  
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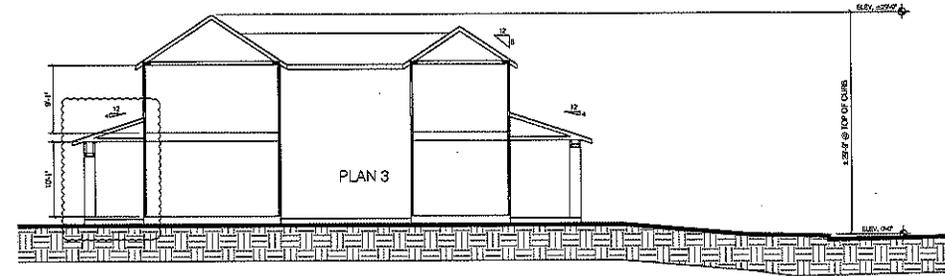
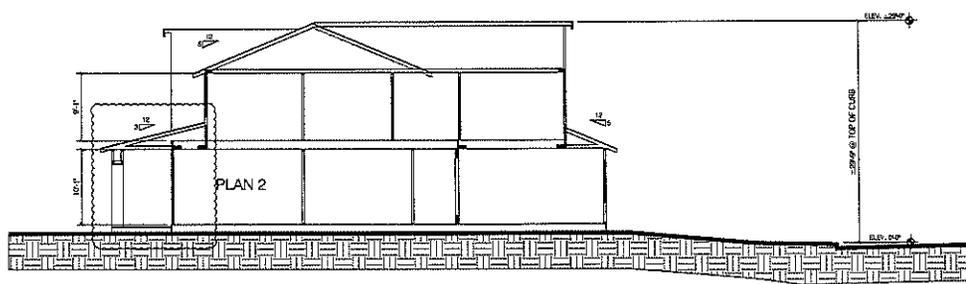
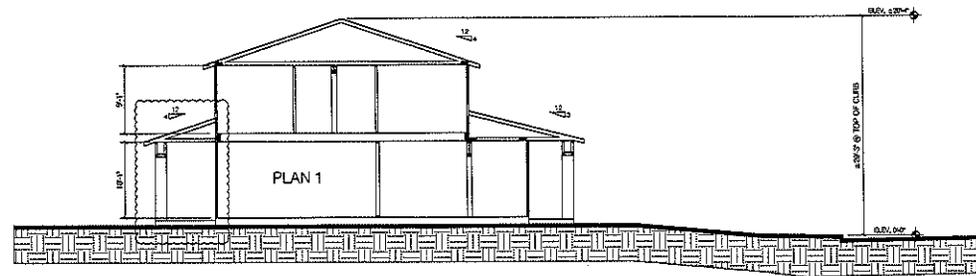
**VA**

**VAN DORN ABED**  
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 81 14TH STREET, SAN FRANCISCO, CA  
 ZIP 94103 PH: (415) 864-1981 FAX: (415) 864-0706

PRE-SUBMITTAL: 08/05/2010 2ND SUBMITTAL: 04/22/2011  
 1ST SUBMITTAL: 05/14/2010 3RD SUBMITTAL: 07/19/2011  
 PROJECT: 410031

PORCH EXHIBIT - PLAN 3

**PE 6**



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PORCH EXHIBIT SECTIONS  
**PE 7**  
 SCALE: 1/8"=1'-0"  
 PRE-SUBMITTAL: 08/05/2010 2ND SUBMITTAL: 04/22/2011  
 1ST SUBMITTAL: 09/14/2010 3RD SUBMITTAL: 07/18/2011  
 PROJECT: 410031

## PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0/PD	Same	R-0/PD
Lot Size (s.f.)	435,600	308,000 net after street dedications. Lots are 6,000 min. up to a maximum of 7,300	6,000 min.
Gross Floor Area (s.f.)	N/A	3,387-3,508 per lot	2,700 w/out PC hearing
Lot Coverage (%)	N/A	30-38%	40% max.
Floor Area Ratio (FAR)	N/A	56%-58%	No max.
No. of Units	0	51	52 max.
Density (units/net acre)	N/A	7	7 acre max.
Meets 75% min?	N/A	Yes	38 min. based on net lot area
Bedrooms/Unit	N/A	5	N/A
Unit Sizes (s.f.) (including garage)	N/A	3,387-3,508	N/A
Building Height (ft.)	N/A	29' 9"	30' max.
No. of Stories	N/A	2	2 max.
<b>Setbacks (First /Second Facing Property)</b>			
Front	N/A	20' average 25' average	20' min. 25' min.
Left Side	N/A	5' 5" / 7'	4' / 7' min.
Right Side	N/A	5' 5" / 7'	4' / 7' min.
Rear	N/A	20'	20' min.
Landscaping (sq. ft.)			

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
<b>Total Landscaping</b>	N/A	3,000 per lot	N/A
<b>Water Conserving Plants (%)</b>	N/A	70%	70%
<b>Parking</b>			
<b>Total Spaces</b>	N/A	4	4 min.
<b>Covered Spaces</b>	N/A	2 per lot	2 min. per lot
<b>Stormwater</b>			
<b>Impervious Surface Area (s.f.)</b>	435,600	222,284	No Max.
<b>Impervious Surface (%)</b>	100%	51%	No Max.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

TOLL BROTHERS, INC.  
THE ESTATES AT SUNNYVALE  
SUNNYVALE, CALIFORNIA

APPROVED PLANS		PROPOSED PLANS	
<b>PLAN 1</b>		<b>PLAN 1</b>	
MAIN LEVEL	1594 SQ.FT.	MAIN LEVEL	1631 SQ.FT.
UPPER LEVEL	1413 SQ.FT.	UPPER LEVEL	1456 SQ.FT.
TOTAL LIVING	3007 SQ.FT.	TOTAL LIVING	3087 SQ.FT.
GARAGE	434 SQ.FT.	GARAGE	454 SQ.FT.
COVERED PORCHES	89 SQ.FT.	FRONT PORCH	64 SQ.FT.
		OPT. REAR PORCH	236 SQ.FT.
<b>LOT COVERAGE</b>	<b>2117 SQ.FT.</b>	<b>LOT COVERAGE</b>	<b>2149 SQ.FT.</b>
	<b>(35%)</b>	<i>(w/out rear porch)</i>	<b>(36%)</b>
		<b>LOT COVERAGE</b>	<b>2385 SQ.FT.</b>
		<i>(w/ rear porch)</i>	<b>(40%)</b>
<b>F.A.R.</b>	<b>3441 SQ.FT.</b>	<b>F.A.R.</b>	<b>3541 SQ.FT.</b>
	<b>(57%)</b>	<i>(w/out rear porch)</i>	<b>(59%)</b>
		<b>F.A.R.</b>	<b>3777 SQ.FT.</b>
		<i>(w/ rear porch)</i>	<b>(63%)</b>
<b>PLAN 2</b>		<b>PLAN 2</b>	
MAIN LEVEL	1406 SQ.FT.	MAIN LEVEL	1517 SQ.FT.
UPPER LEVEL	1554 SQ.FT.	UPPER LEVEL	1572 SQ.FT.
TOTAL LIVING	2960 SQ.FT.	TOTAL LIVING	3089 SQ.FT.
GARAGE	427 SQ.FT.	GARAGE	424 SQ.FT.
COVERED PORCHES	149 SQ.FT.	FRONT PORCH	38 SQ.FT.
		OPT. REAR PORCH	336 SQ.FT.
<b>LOT COVERAGE</b>	<b>1982 SQ.FT.</b>	<b>LOT COVERAGE</b>	<b>1979 SQ.FT.</b>
	<b>(33%)</b>	<i>(w/out rear porch)</i>	<b>(33%)</b>
		<b>LOT COVERAGE</b>	<b>2315 SQ.FT.</b>
		<i>(w/ rear porch)</i>	<b>(39%)</b>
<b>F.A.R.</b>	<b>3498 SQ.FT.</b>	<b>F.A.R.</b>	<b>3513 SQ.FT.</b>
	<b>(58%)</b>	<i>(w/out rear porch)</i>	<b>(59%)</b>
		<b>F.A.R.</b>	<b>3849 SQ.FT.</b>
		<i>(w/ rear porch)</i>	<b>(64%)</b>

**TOLL BROTHERS, INC.**  
**THE ESTATES AT SUNNYVALE**  
 SUNNYVALE, CALIFORNIA

PLAN 3		PLAN 3	
MAIN LEVEL	1767 SQ.FT.	MAIN LEVEL	1795 SQ.FT.
UPPER LEVEL	1298 SQ.FT.	UPPER LEVEL	1307 SQ.FT.
TOTAL LIVING	3066 SQ.FT.	TOTAL LIVING	3102 SQ.FT.
GARAGE	442 SQ.FT.	GARAGE	441 SQ.FT.
COVERED PORCHES	211 SQ.FT.	FRONT PORCH	192 SQ.FT.
		OPT. REAR PORCH	253 SQ.FT.
		COURTYARD	228 SQ. FT.
<b>LOT COVERAGE</b>	<b>2420 SQ.FT.</b>	<b>LOT COVERAGE</b>	<b>2428 SQ.FT.</b>
	<b>(40%)</b>	<i>(w/out rear porch)</i>	<b>(40%)</b>
		<b>LOT COVERAGE</b>	<b>2681 SQ.FT.</b>
		<i>(w/ rear porch)</i>	<b>(45%)</b>
<b>F.A.R.</b>	<b>3508 SQ.FT.</b>	<b>F.A.R.</b>	<b>3543 SQ.FT.</b>
	<b>(58%)</b>	<i>(w/out rear porch)</i>	<b>(59%)</b>
		<b>F.A.R.</b>	<b>3796 SQ.FT.</b>
		<i>(w/ rear porch)</i>	<b>(63%)</b>