



**REPORT TO PLANNING COMMISSION**

**Hearing Date:** 11/26/2012  
**File Number:** 2012-7739

**SUBJECT:** **Richard Skucha:** Application for a project located at **1335 Norman Drive** in a R1 Zoning District (APN: 313-12-001):

Motion **012-7739-** Design Review to allow construction of a 56 square foot single story addition in the reducible front yard (side yard) of an existing two-story home resulting in 39% FAR (Floor Area Ratio) and a house with 3,718 square feet in size where 3,600 square feet may be allowed without Planning Commission review.

**REPORT IN BRIEF:**

**Existing Site Conditions** Two story single-family residence

**Surrounding Land Uses**

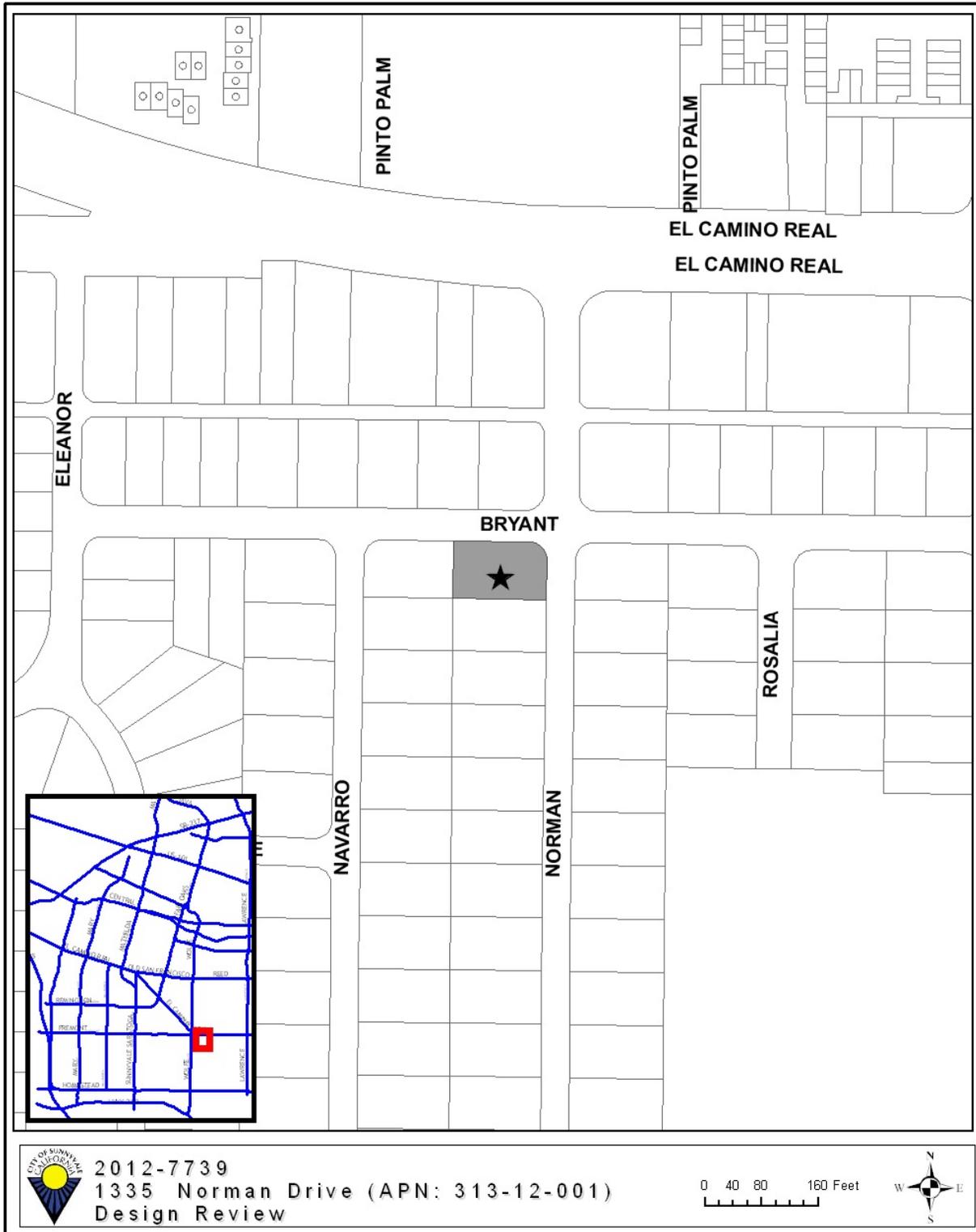
North	Single-family residence (across Bryant Way)
South	Single-family residence
East	Single-family residence (across Norman Drive)
West	Single-family residence

**Issues** Architectural design, neighborhood compatibility.

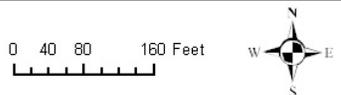
**Environmental Status** A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation** Approve with Conditions

**VICINITY MAP**



2012-7739  
1335 Norman Drive (APN: 313-12-001)  
Design Review



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Residential Low Density	Same	Residential Low Density
<b>Zoning District</b>	R-1	Same	R-1
<b>Lot Size (s.f.)</b>	9,338	Same	8,000 min.
<b>Gross Floor Area (s.f.)</b>	3,662	Prop. Addition: 56 s.f. Total: 3,718 s.f.	3,600 max. without PC review
<b>Lot Coverage (%)</b> (incl. 1 <sup>st</sup> floor & porch)	34.5%	35%	40%
<b>Floor Area Ratio (FAR)</b> (excludes porch)	38.8%	39.4%	45% max. without PC review
<b>Building Height (ft.)</b>	1 <sup>st</sup> Fl: 14' 2 <sup>nd</sup> Fl: 21'-8"	Same	30' max.
<b>No. of Stories</b>	2	Same	2 max.
<b>Setbacks</b>			
<b>Front</b>	26'	Same	20' min.
<b>Left Side</b>	3'-6"	Same	6' min. per side
<b>Right Side</b>	16'-3"	Same Prop. Addition: 17'	
<b>Side Totals</b>	19'9"	Same	15'2" (20% lot width)
<b>Rear</b>	10'	10'	20' min.*
<b>Parking</b>			
<b>Covered Spaces</b>	2	Same	2 min.
<b>Uncovered Spaces</b>	5	Same	3 min.

\*A single-story main or accessory structure may extend 10 feet into the required rear yard providing the area of such extension does not exceed 25 percent of the required rear yard area.

**BACKGROUND:**

The existing two-story house was originally constructed in the 1950s and is 3,662 square feet in size with a 39% Floor Area Ratio (FAR). The property is located at the corner of Norman Drive and Bryant Way. The existing house is sited at an angle on this rectangular lot. The main house is a one-story home with an attached two-story accessory unit located in the rear. Parking occurs in a driveway facing Norman Drive and a second parking area which includes a garage is located in the side yard (reducible front yard) facing Bryant Way. There have been three previous planning permit applications related to this property as noted below.

**Previous Actions on the Site**

The following table summarizes previous planning application related to the project site.

File Number	Brief Description	Hearing/Decision	Date
2008-0050	New two-story accessory living unit	Approved	4/16/2009
1996-0187	Rezone Raynor Park Area	Approved	1/9/1996
1995-0166	Design Review for an addition of a living room, master bath and new roof	Approved	6/16/1995

### **ANALYSIS:**

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The existing house is 3,662 square feet in size (exceeds the 3,600 s.f. allowed without PC approval). The proposed project is a 56 square-foot addition at the side of the existing single-family home. The addition is an expansion of the master bedroom at the first story level, and would be located in the reducible front yard (side yard) facing Bryant Way. The house size with the proposed addition will be 3,718 square feet in size with a 39.4% FAR (excludes 38 s.f. porch).

#### **Design Review**

This Design Review application must be reviewed by the Planning Commission due to a requested square footage exceeding 3,600. The Planning Commission may take into account the existing neighborhood, and adopted Single Family Home Design Techniques. The following analysis provides information for the Planning Commission's consideration.

#### **Architecture**

The existing ranch-style architecture of the home is similar to other homes in the neighborhood. The proposed addition would extend a portion of the master bedroom 5 feet into the side yard to provide extra closet space. French doors would be used to create an entrance way to a future patio area. The addition would not significantly affect the exterior appearance of the home and would not be visible from the street, as there is an existing fence located in the reducible front yard which will visually screen the proposed addition.

The applicant proposes to use stucco for the exterior material of the addition area, which matches the exterior material currently used on the home's first and second stories. Similar composition roofing materials would be used to match the existing roof. Condition of Approval No. BP-3, requires that all exterior materials and colors of the addition match that of the existing structure.

#### **Floor Area Ratio and House Size**

Typically one-story additions that add less than 20% to the existing home can be approved by staff over the counter with only a building permit. However, in this case Planning Commission review is required due to the proposal exceeding 3,600 square feet for the house size.

This neighborhood (Raynor Park) consists of a mix of one and two-story homes, with FARs that range between 30% and 48%. The proposed addition will increase the size of the home by approximately 1%. The proposed addition will result in 39.4% FAR where 45% is allowed and 35% Lot Coverage where 40% is allowed. The project meets the maximum FAR and Lot Coverage allowed for the zoning district.

The existing house is 3,662 square feet in size; the 56 square foot addition will increase this square footage to 3,718 square feet. This resultant size of the house exceeds 3,600 square feet which requires Planning Commission approval. The size limitation is primarily meant to limit impact on the neighborhood. Staff notes that the existing house which exceeds 3,600 square feet in size does not appear to be overly large and out of scale with its neighborhood due to its site layout and architectural style with low second story element. The proposed addition to the master bedroom will have minimal visual impact on the neighborhood as it will not be visible from the street frontage nor will it be visible from adjacent properties. Staff believes that the proposed addition and the resultant size of the house is in keeping with the larger homes found in this neighborhood.

### **Applicable Design Guidelines and Policy Documents**

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

### **Development Standards**

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

- **Site Layout**

The existing house is sited at an angle within the rectangular corner lot, which is generally atypical in Sunnyvale, but not uncommon in this neighborhood. The existing structure does not meet the minimum side yard setback on its south side (3'6" where 5' min. is req.); making it a legal non-conforming structure. The proposed addition does not increase the non-conformity of the structure (SMC 19. 50.030) and allows for the review of the addition as long as it meets current development standards. The proposed addition occurs on the other side which exceeds setback requirements (16'3" where 11'8" is required) and the combined sideyard requirement (19'9" where 15'2" is required).

The main house is facing Norman Drive with an existing driveway; a second driveway and garage are located on the side (reducible front yard) facing Bryant Way. The proposed addition will be located along the reducible front yard of the home and meets setback requirements.

Staff notes that an existing storage shed in the side yard near the proposed addition has not been included in the proposed plans. The applicant notes that this storage shed is planned to be removed in the near future. Staff has included Condition of Approval (No. BP-2) requiring the removal of this shed prior to a Final Building Permit.

• **Parking/Circulation**

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

• **Landscaping and Tree Preservation**

No protected significant trees are proposed to be removed in conjunction with this project. The applicant notes that a small plum tree in the side yard will be removed to allow for the proposed addition.

**Environmental Review**

A Class 1 Categorical Exemption, which includes minor alteration of existing private structure, relieves this project from California Environmental Quality Act provisions and City Guidelines.

**FISCAL IMPACT**

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

**PUBLIC CONTACT**

<b>Notice of Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• 11 notices mailed to property owners and residents adjacent to the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Web site</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>• Posted on the City of Sunnyvale's Web site</li></ul>

**CONCLUSION**

**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Permit . 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 Design Review with the conditions in Attachment B.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

## **RECOMMENDATION**

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Alternative 1: Approve the Design Review with the conditions in Attachment B

Prepared by:

Shétal Divatia  
Project Planner

Reviewed by:

Gerri Caruso  
Principal Planner

Attachments:

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

## RECOMMENDED FINDINGS

### Design Review

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The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

<b>Basic Design Principle</b>	<b>Comments</b>
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The addition will maintain the existing neighborhood pattern along the streetscape as no modifications to the existing home orientation or front façade are proposed.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The addition is modest in size and maintains a scale similar to other homes in the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The addition will be limited to the first floor and will be located at the front of the home behind an existing fence; therefore, privacy and visual impacts to neighbors are minimal.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project does not propose any modifications to the layout of the parking for the site.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	There are no planned modifications to the landscaping associated with this project.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed addition utilizes high quality materials that will match the existing home.
<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  
NOVEMBER 26, 2012**

**Planning Application 2012-7739**

1335 Norman Drive

Design Review for a 53 square foot one-story addition to an existing two-story home resulting in 3,718 square feet and 40% floor area ratio.

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).**

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]

STORAGE SHED:

Existing storage shed in the sideyard shall be removed prior to Final Building Permit.

ARCHITECTURE:

All exterior materials and colors of the addition shall match that of the existing structure.

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]

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]

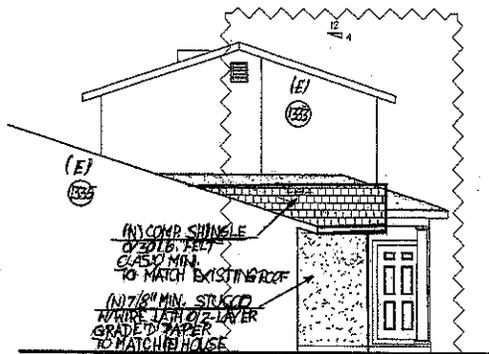
**DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.**

DC-1. BLUEPRINT FOR A CLEAN BAY:

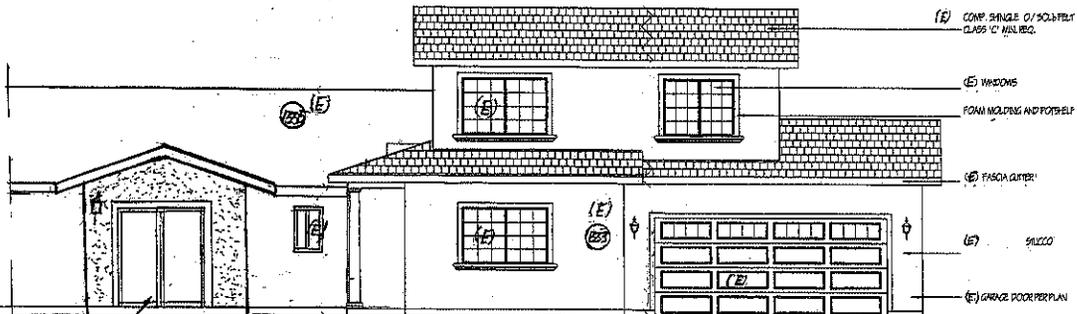
The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-2. No protected trees shall be removed as part of this permit. [SDR] [PLANNING]

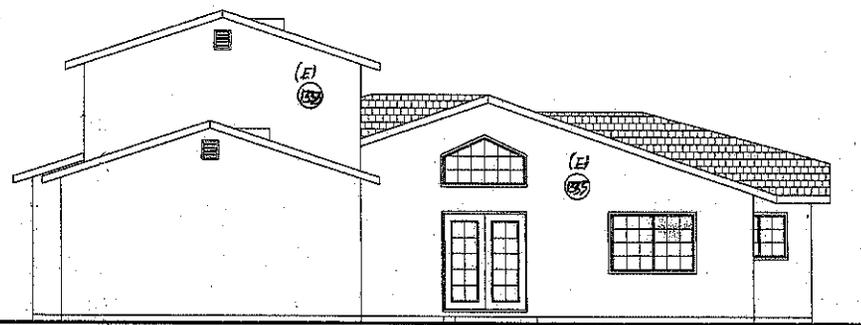




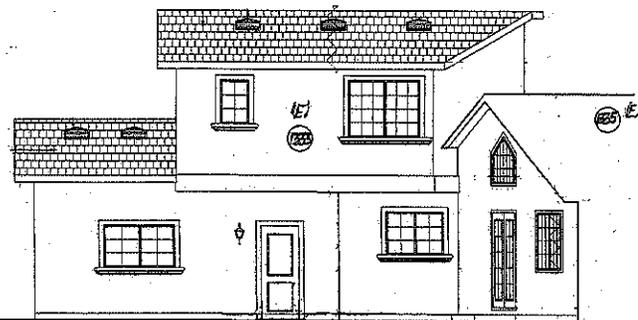
**FRONT ELEVATION**  
1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
1/4" = 1'-0"



**REAR ELEVATION**  
1/4" = 1'-0"



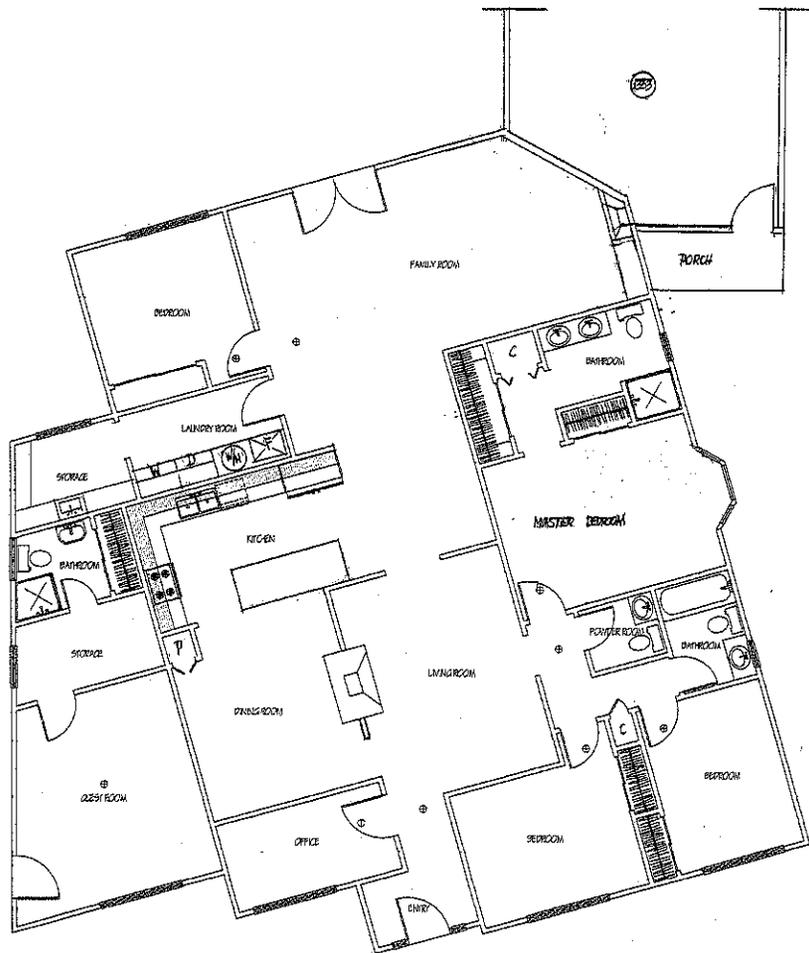
**LEFT SIDE ELEVATION**  
1/4" = 1'-0"

**ATTACHMENT C**  
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Revisions	By

An Addition for:  
 The Skucha Residence  
 12345 Norman Dr.  
 Irvine, CA 94067

09/18/2012  
 NOTED  
 3/5



**WALL LEGEND**

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL CONSTRUCTION

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

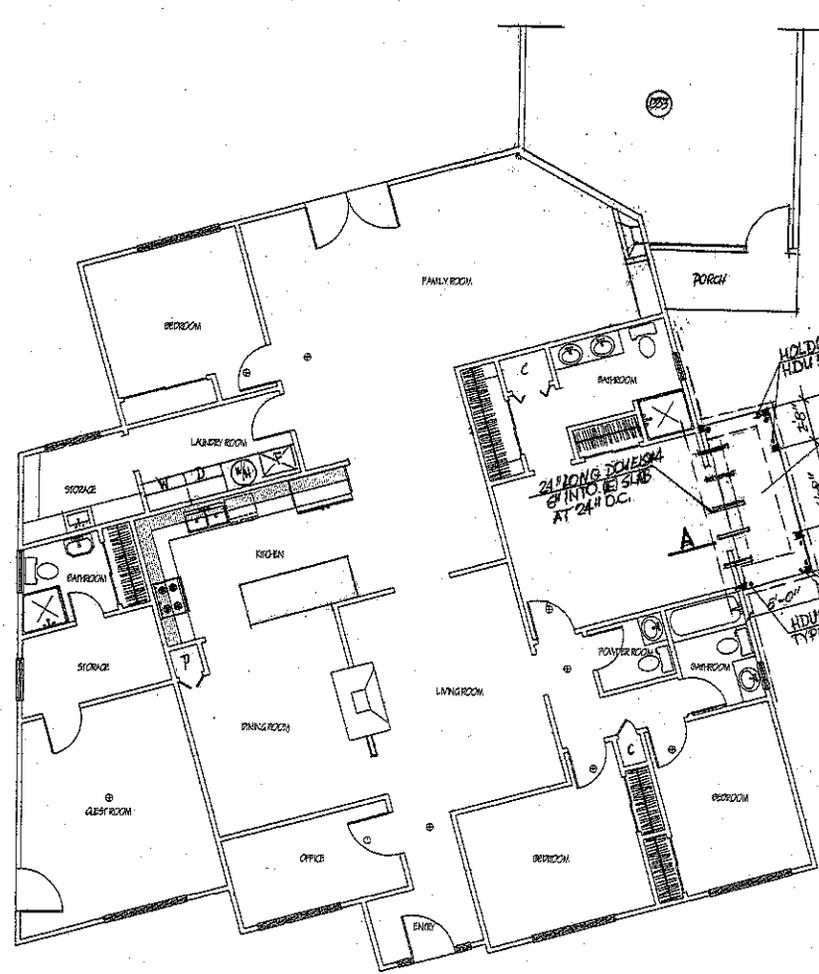


ATTACHMENT           
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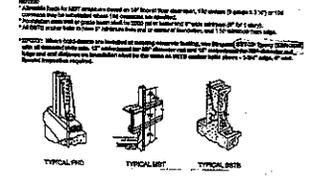
An Addition for:  
The Skucha Residence  
12555 Norman Dr.  
Van Nuys, CA 91408

DATE	09/16/2012
NO.	1002
BY	B.S.
SCALE	
PROJECT	
3	

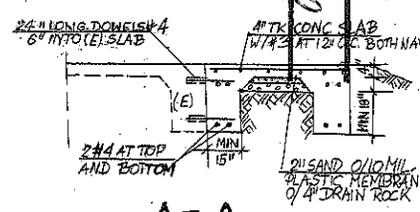




NO.	DESCRIPTION	AMOUNT
1	4" CONC. SLAB WITH 12" O.C. WIRE	1000
2	1/2" SAND	1000
3	0.10 MIL PLASTIC MEMBRANE	1000
4	1/4" DRAIN ROCK	1000
5	24" LONG DOWEL #4 @ 24" O.C.	1000
6	HOLD-DOWN #6	1000



4" TK CONC. SLAB  
W/ #3 AT 12" O.C. BOTH WAYS  
1/2" SAND 0.10 MIL  
PLASTIC MEMBRANE  
1/4" DRAIN ROCK



$\frac{A-A}{1/2" = 1'-0"$

ATTACHMENT  
Page 5 of 6

(N) FOUNDATION PLAN  
1/2" = 1'-0"



An Addition for:  
The Skucha Residence  
15445 Norman Dr.  
Ile, CA 94087

DATE	09/18/2012
NOTED	
BY	BS

