



**REPORT TO PLANNING COMMISSION**

**Hearing Date:** October 28, 2013

**File #:** 2013-7683  
**Location:** 824 Poplar Avenue in a R-0 Zoning District (APN: 213-39-136);  
**Proposed Project:** Design Review Permit to allow a first and second-story addition to an existing single-family home resulting in 3,465 square feet and 57.6% floor area ratio.  
**Applicant/Owner** Hometec Architecture Inc./Satya Mylvara  
**Staff Contact:** Noren Caliva-Lepe, 408-730-7653, ncaliva-lepe@sunnyvale.ca.gov

**REPORT IN BRIEF:**

**Existing Site** Single-family residence

**Conditions**

**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** Approve with conditions

## **PROJECT DESCRIPTION:**

The applicant proposes to expand the first floor and add a second floor to an existing home. The resulting floor area would be 3,465 square feet and 57.6% floor area ratio (FAR). A Design Review is required for construction of an addition to evaluate compliance with development standards and with the Single Family Home Design Techniques. Planning Commission review is required for Design Review applications exceeding 45% FAR or 3,600 square feet.

## **DISCUSSION:**

### **Architecture and Site Design**

The existing neighborhood is comprised of one and two-story homes, which are primarily ranch-style with simple rectilinear forms. Some of the more recently-approved homes in the neighborhood, such as the single-family homes currently under construction at the former Corn Palace site (Toll Brothers), are more contemporary in design.

The existing single-story home is located on the corner of Poplar Avenue and Lupine Drive, with an entry and driveway facing Poplar Drive. Modifications are proposed to the first floor, which includes the conversion of an existing bedroom into a living room and addition of approximately 288 square feet to the living and family rooms. A modest gabled entry is also proposed. Stone veneer will be added to the base of the home along both street frontages. The proposed 1,206 second floor will generally be centered over the first floor, with increased setbacks on all sides. Rooms on the second floor include three bedrooms and three bathrooms.

The updated architectural style can be considered contemporary. Exterior materials primarily consist of stucco siding, stone veneer applied to the base, and tile roof material. A new garage door will be added to complement the architectural style of the home.

### **Floor Area Ratio**

An FAR greater than 45% requires review by the Planning Commission. The neighborhood contains a mix of one and two-story homes, with FARs that range significantly between approximately 25% and 61%. The most recent Design Review approved by Planning Commission within the vicinity is located on a corner lot at 792 Henderson Avenue, about three blocks to the north. On April 8, 2013, the Planning Commission approved a second-story addition resulting in a 3,788 square foot home and 57.9% FAR.

Some of the other homes on the list include several subdivisions, such as the 51 homes being built by Toll Brothers at Timberpine with FARs up to 58% (approved in 2011) and a four-lot subdivision at the northwest corner of

Henderson and Lupine with FARs up to 54% (approved in 2007). The largest home found in the neighborhood is at 1060 Lily Avenue with an FAR of 61% (approved in 1989). These homes are all within a six-block radius from the subject property.

The proposed FAR of 57.6% is comparable with other homes found in the neighborhood and is consistent with established precedent in the neighborhood. The proposed design uses similar architectural forms, varying wall planes, and increased second floor setbacks that help to reduce the bulk and mass of the home. The plate height on the first floor is 9 feet and the proposed plate height on the second floor will be 8 feet, which also helps to reduce visual massing.

### **Second Floor Area**

The proposed project includes a second floor area of 1,206 square feet, which is approximately 53% of the 2,259 square foot first floor area. Single Family Home Design Techniques encourage second floors that are greater than 35% of the first floors to be designed with increased setbacks. As previously noted, the proposed second floor setbacks exceed the minimum required. In addition, the neighborhood is composed of a mix of single-story and two-story homes. Therefore, staff finds that this is an acceptable second to first floor ratio as the character of the proposed house is consistent with the character of the neighborhood.

### **Privacy**

The proposed setbacks on the second floor exceed the minimum setbacks required. The most impacted home is a two-story home along the south (right) side; however, the second floor will be more than 8 feet away from the property line and windows will be high sill (at least 5 feet from the floor to the bottom of the sill). The home also abuts another two-story home along the east (rear) side. The proposed second-story rear setback will be approximately 28 feet from the property line. All windows not required for egress will be high sill and the property owner plans to maintain an existing row of Cypress trees that line the rear property line. Therefore, staff finds privacy impacts to be minimal.

### **Solar Access**

SMC 19.56.020 states that no permit may be issued for any construction which would interfere with solar access by shading more than 10% of the roof of any structure on a nearby property. No adjacent roofs would be impeded as the second story addition would not affect shading for either neighbor.

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

The proposed home is consistent with the adopted Single-Family Design Techniques since the proposed design maintains the existing form and

positively adds to the streetscape of the neighborhood. Staff has included findings for the Single-Family Design Techniques in Attachment A.

### **Development Standards**

The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code, such as lot coverage, parking, height and setbacks.

### **Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines in that the project is an addition to an existing single-family home in an existing residential neighborhood and only minor modifications and additions to the existing structure will occur.

### **FISCAL IMPACT**

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

### **PUBLIC CONTACT**

Staff has not received any comments from neighbors at the time of the staff report.

<b>Notice of Negative Declaration and 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>• 36 notices mailed to the property owners and residents within 200 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**

**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 D). Recommended Findings and General Plan Goals are located in Attachment C.

**ALTERNATIVES**

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1. Approve the Design Review with the conditions in Attachment D.
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**

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Recommend Alternative 1 in accordance with the Findings in Attachment C and Conditions of Approval in Attachment D.

Prepared by:



Noren Caliva-Lepe  
Project Planner

Reviewed by:

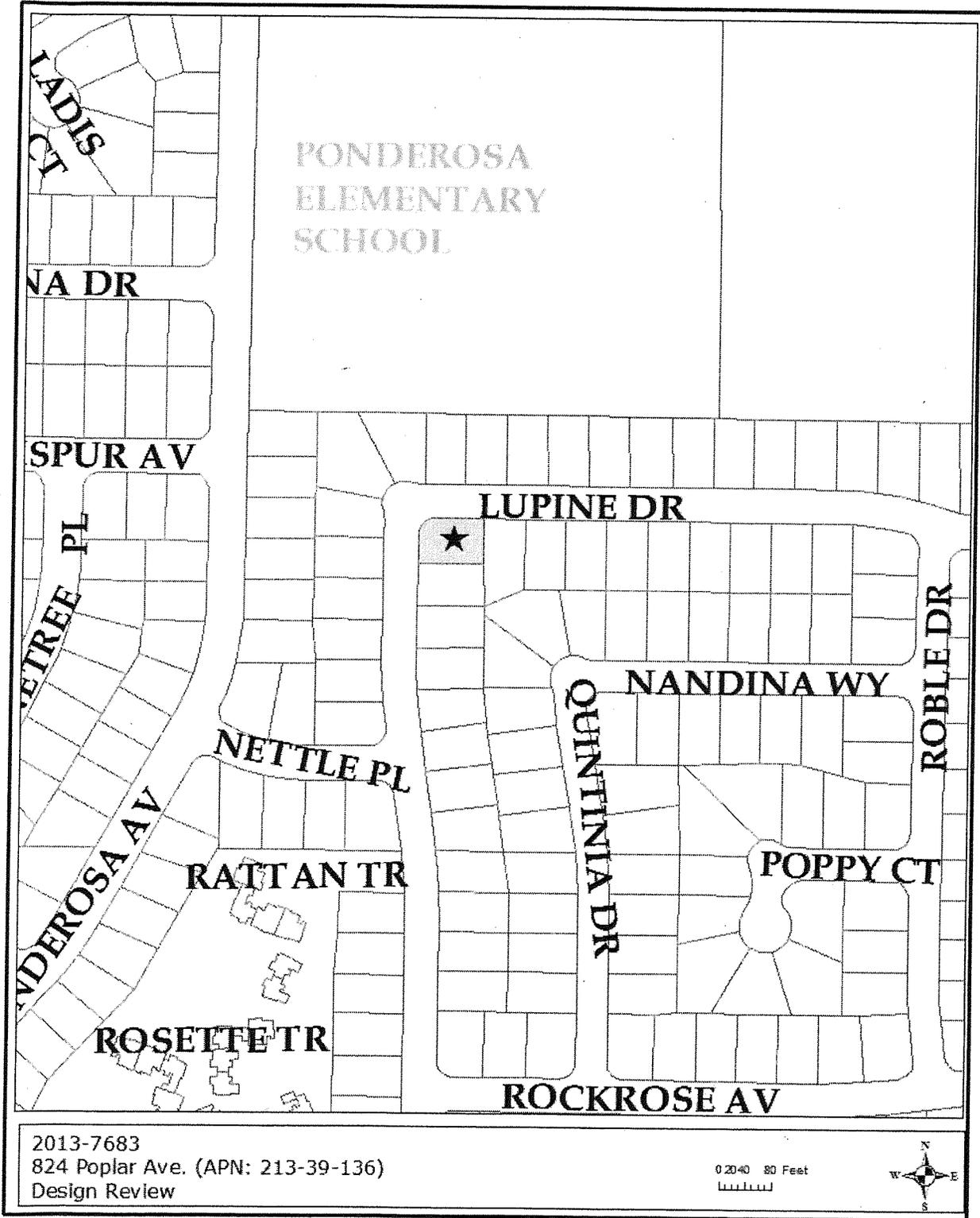


Shaunn Mendrin  
Senior Planner

Attachments:

- A. Vicinity Map
- B. Data Table
- C. Recommended Findings
- D. Recommended Conditions of Approval
- E. Site and Architectural Plans

VICINITY MAP



## PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
<b>General Plan</b>	Residential Low Density	Same	Residential Low Density
<b>Zoning District</b>	R-0	Same	R-0
<b>Lot Size (s.f.)</b>	6,009	Same	6,000 min.
<b>Gross Floor Area (s.f.)</b>	1,971	3,465	2,704 (Threshold for Planning Commission Review)
<b>Lot Coverage (%)</b>	32.8%	37.6%	40% max.
<b>Floor Area Ratio (FAR)</b>	32.8%	57.6%	45% (Threshold for Planning Commission Review)
<b>Building Height (ft.)</b>	16'	25'-10"	30' max.
<b>No. of Stories</b>	1	2	2 max.
<b>Setbacks (First/Second Facing Property)</b>			
<b>Front:</b>			
<b>1st Floor</b>	20'	20'	20' min.
<b>2nd Floor</b>	--	28'-9"	25' min.
<b>Left Side</b>			
<b>1st Floor</b>	9'	9'	9' min.
<b>2nd Floor</b>	--	19'-6"	12' min.
<b>Right Side</b>			
<b>1st Floor</b>	5'-2"	5'-2"	4' min.
<b>2nd Floor</b>	--	8'-2"	7' min.
<b>Rear</b>			
<b>1st Floor</b>	28'	21'	20' min.
<b>2nd Floor</b>	--	28'	20' min.
<b>Parking</b>			
<b>Total Spaces</b>	4	Same	4 min.
<b>Covered Spaces</b>	2	Same	2 min.

## RECOMMENDED FINDINGS

### Design Review

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.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed addition's entry would continue to face the street similar to the pattern in the existing neighborhood. A more formal entry feature will be introduced which is compliant with the Design Technique Guidelines for height and formal entry feature.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The addition has been designed to reduce the apparent scale and bulk through modest plate heights and increased setbacks. The proposed home is within the allowable height limit of 30 feet.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed structure has been designed to respect the scale of the adjacent homes through the treatment of the second floor, entry features and overall massing.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project does not propose any modifications to the layout of the existing driveway or two-car garage. A new garage door will be added to complement the architectural style of the home.
<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>	The proposed design includes high quality stucco siding, tile roofing, and stone veneer. These materials are consistent with the Design Techniques and the surrounding neighborhood.
<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  
OCTOBER 28, 2013**

**Planning Application 2013-7683**

824 Poplar Avenue

Design Review to allow a first and second-story addition to an existing single-family home resulting in 3,465 square feet and 57.6% 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).**

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]

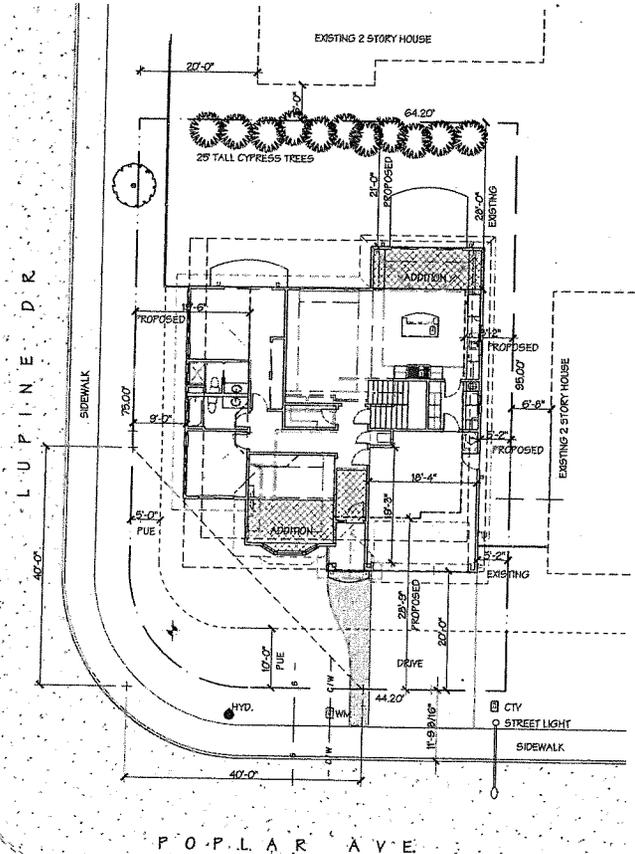
**DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.**

**DC-1. BLUEPRINT FOR A CLEAN BAY:**

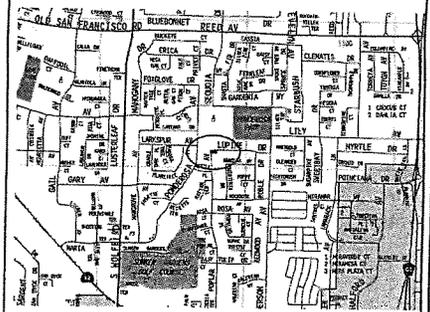
The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

**DC-2. PROTECTED TREES:**

No protected trees, with a single trunk that measures 38 inches or greater in circumference as measured 4.5 feet from the ground, is permitted for removal as part of this project.



SITE PLAN  
1" = 10'-0"



VICINITY MAP

APN:	215 - 38 - 136
ZONED:	R - O
LOT SIZE:	6,009 S.F.
EXISTING HOUSE:	1526 S.F.
ADDITION:	
FIRST FLOOR:	286 S.F.
SECOND FLOOR:	1206 S.F.
TOTAL ADDITION:	1,494 S.F.
TOTAL HOUSE:	3,020 S.F.
GARAGE:	445 S.F.

LOT COVERAGE ALLOWED: 40% = 2,403.6 S.F.  
PROPOSED: 2,289 S.F. = 38%

F.A.R. ALLOWED: 45% = 2,704 S.F.  
PROPOSED: 3,465 S.F. = 57.6%

TYPE OF CONSTRUCTION: VB  
OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2010 CBC, CBC, CMC, CFC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

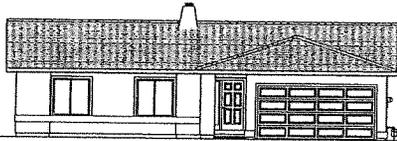
SITE DATA

SHEET INDEX

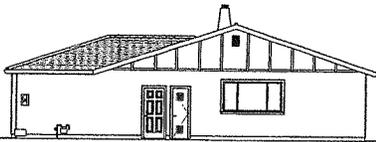
- A-1 SITE PLAN
- A-2 EXISTING FLOOR PLAN
- A-3 NEW FLOOR PLANS
- A-4 EXTERIOR ELEVATION
- A-5 CROSS SECTIONS
- A-6 SHADOW STUDY, ROOF

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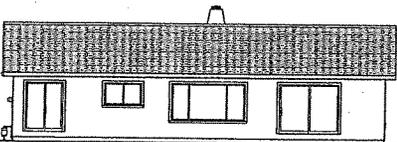
ATTACHMENT E  
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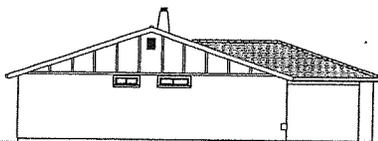
WEST ELEVATION



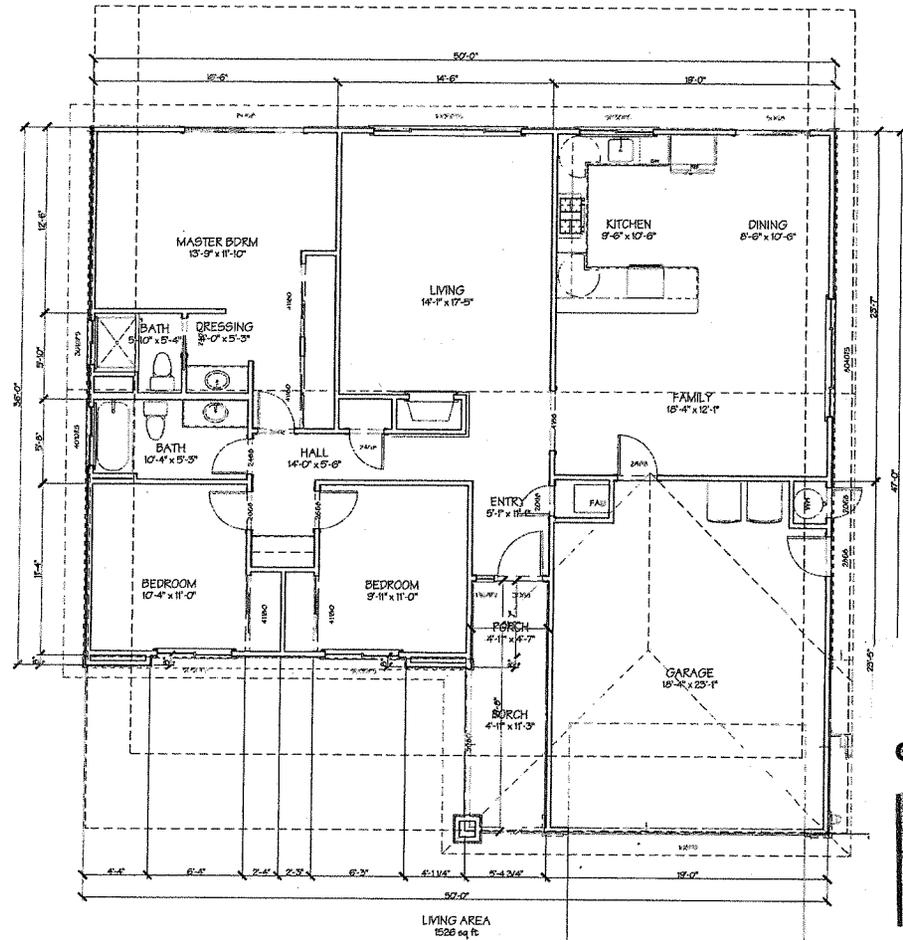
SOUTH ELEVATION



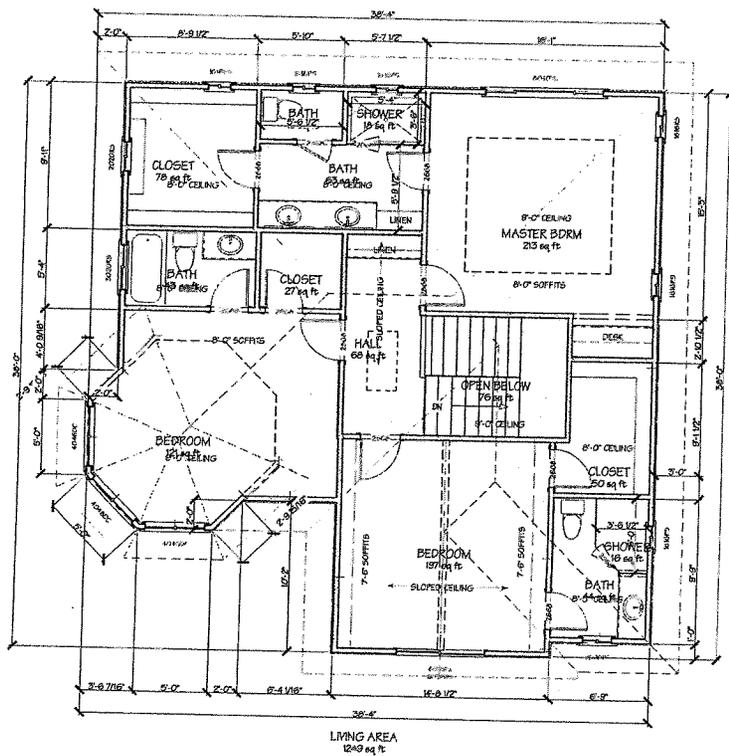
EAST ELEVATION



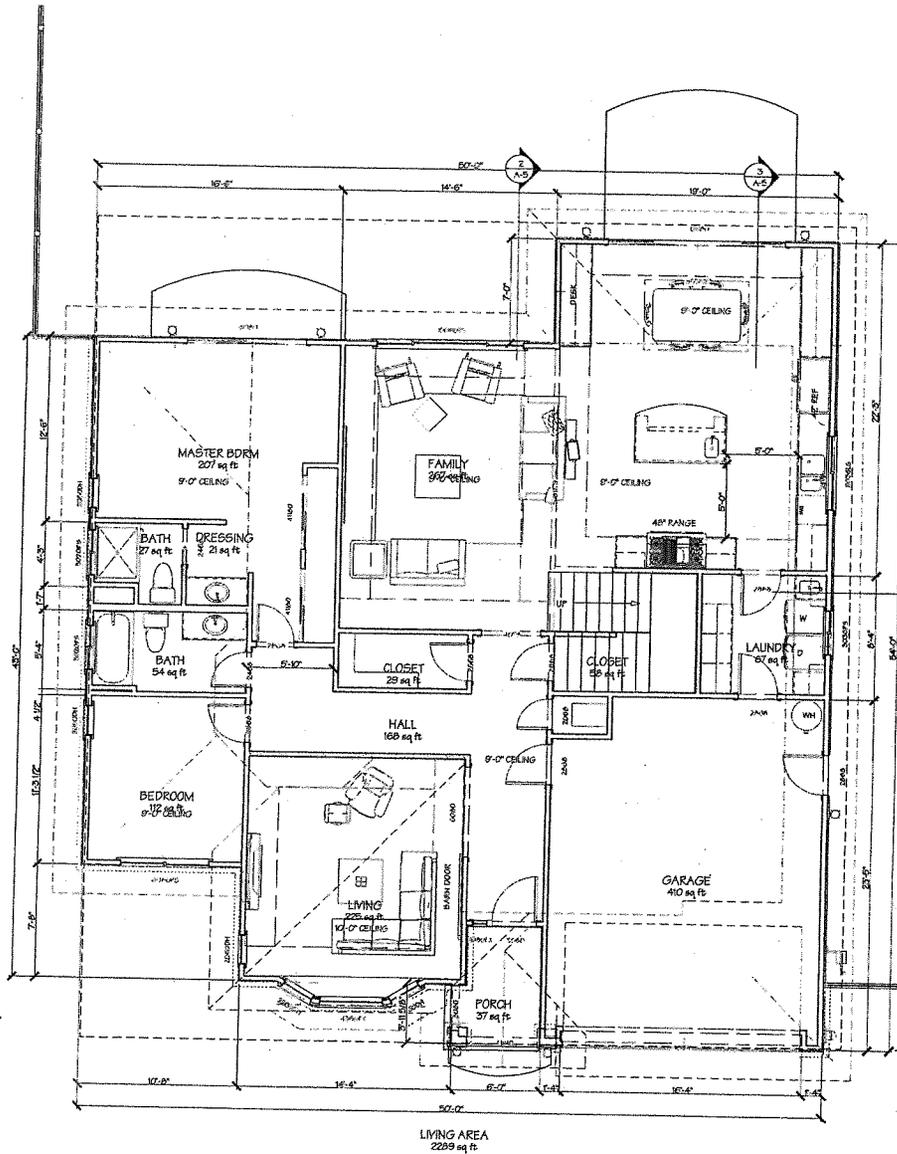
NORTH ELEVATION



EXISTING FLOOR PLAN



NEW SECOND FLOOR PLAN



NEW FIRST FLOOR PLAN

**SYMBOLS & LEGEND**

- EXISTING WALLS TO REMAIN
- WALLS TO BE REMOVED
- NEW WALLS
- 1-HOUR FIRE WALLS
- 200-AMP SERVICE OUTLET
- 200-AMP OUTLET
- GFCI PROTECTED OUTLET
- GFCI PROTECTED WEATHERPROOF OUTLET
- WALL SWITCH (FLUORESCENT ONLY)
- WALL SWITCH (INCANDESCENT ONLY)
- WALL SWITCH (FLUORESCENT/INCANDESCENT)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- UNDER CABINET FLUORESCENT LIGHT
- RECESSED FLUORESCENT LIGHT
- HEATER REGISTER
- SMOKE DETECTOR (INCANDESCENT)
- SMOKE DETECTOR (FLUORESCENT)
- CARBON MONOXIDE DETECTOR (INCANDESCENT)
- CARBON MONOXIDE DETECTOR (FLUORESCENT)
- EXHAUST FAN VENTED TO OUTDOORS
- CEILING FAN

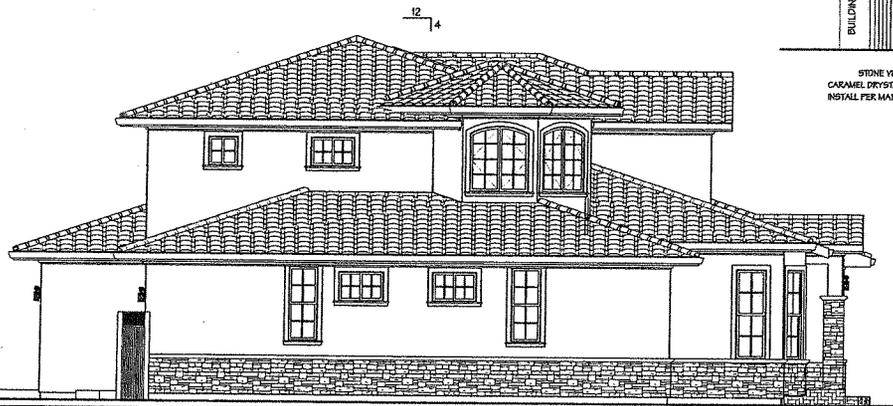




WEST ELEVATION

STONE VENEER BY "CULTURED STONE"  
 CARAMEL DRYSTACK LEDGESTONE CSV-2007,  
 INSTALL PER MANUFACTURER'S INSTRUCTIONS

MIN. 4" TALL STREET ADDRESS  
 NUMERALS OF CONTRASTING COLOR  
 TO BACKGROUND.



NORTH ELEVATION

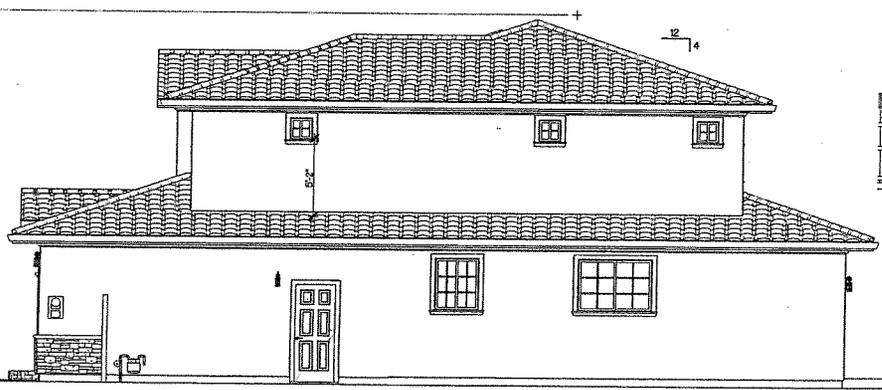


EAST ELEVATION

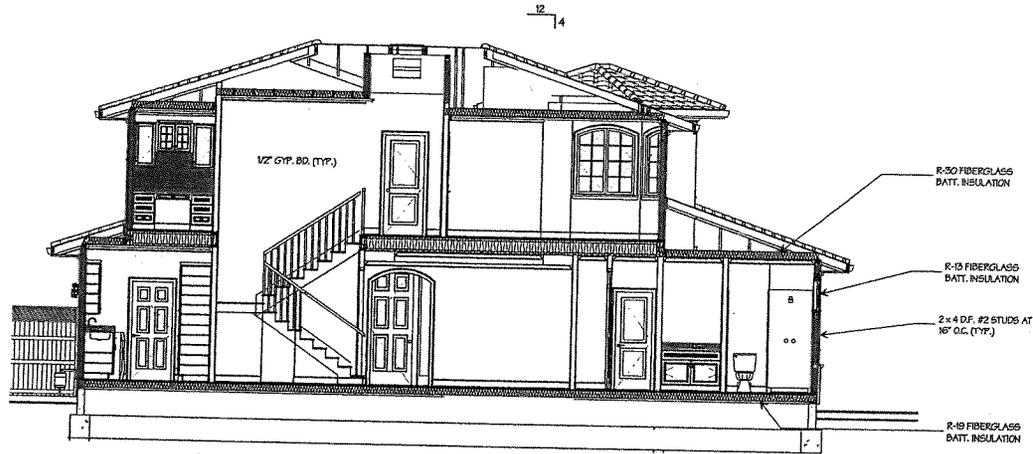
7/8" (3) COAT STUCCO OVER METAL  
 LATH OVER (2) LAYERS GRADE "D"  
 BUILDING PAPER, (PER C.B.C. 2012)  
 COLOR - KELLY-MOORE, "ANIMAL CRACKER" KM46

26 GA. GALV. WEEP SCREED, 4" MIN. ABOVE GRADE,  
 2" MIN. ABOVE CONCRETE (TYP.) PER C.B.C. 703.6.2.1

SLOPE FINISH GRADE AT 5% MIN. FOR 10'  
 AWAY FROM HOUSE & 1% MIN. TO AN  
 APPROVED FACILITY



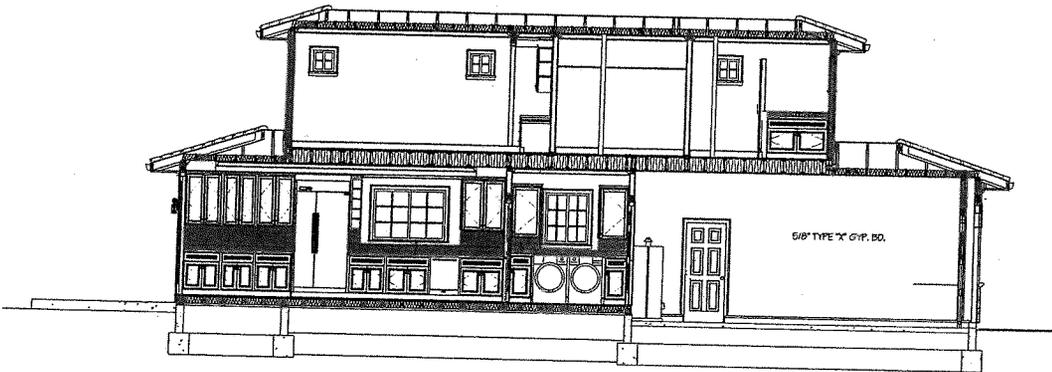
SOUTH ELEVATION



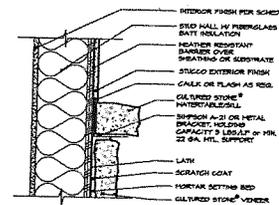
① SECTION



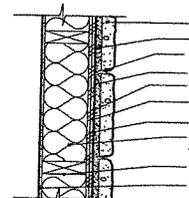
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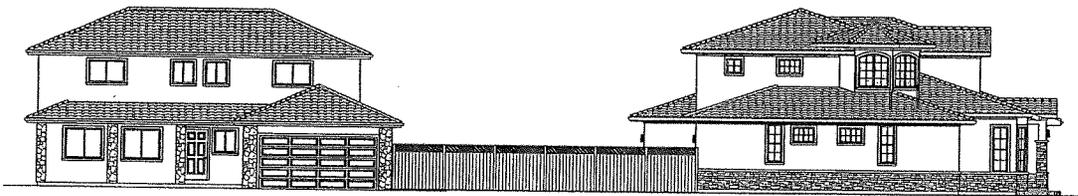
③ SECTION



④ CULTURED STONE®  
WATERTABLE/SILL & STUCCO  
SCALE: NTS  
INSTALL PER MANUF. INSTRUCTIONS



⑤ CULTURED STONE®  
OVER SHEATHING OVER S  
SCALE: NTS  
INSTALL PER MANUFACTURER



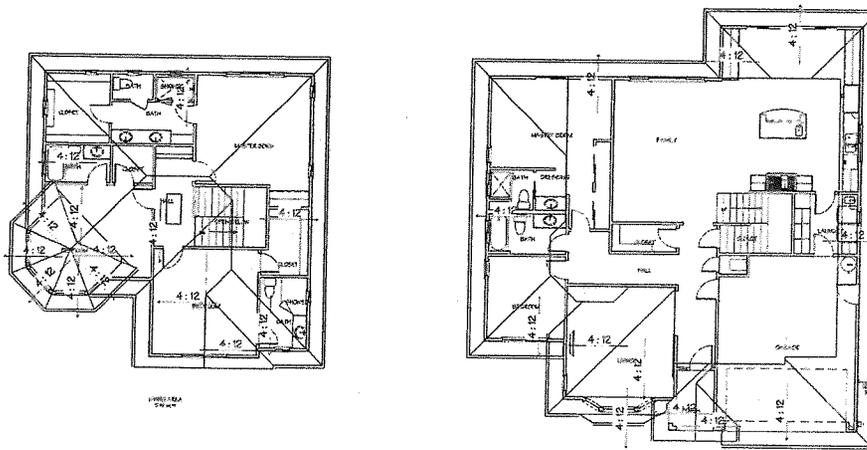
STREETSCAPE ON LUPINE DR.

SUBJECT



SUBJECT

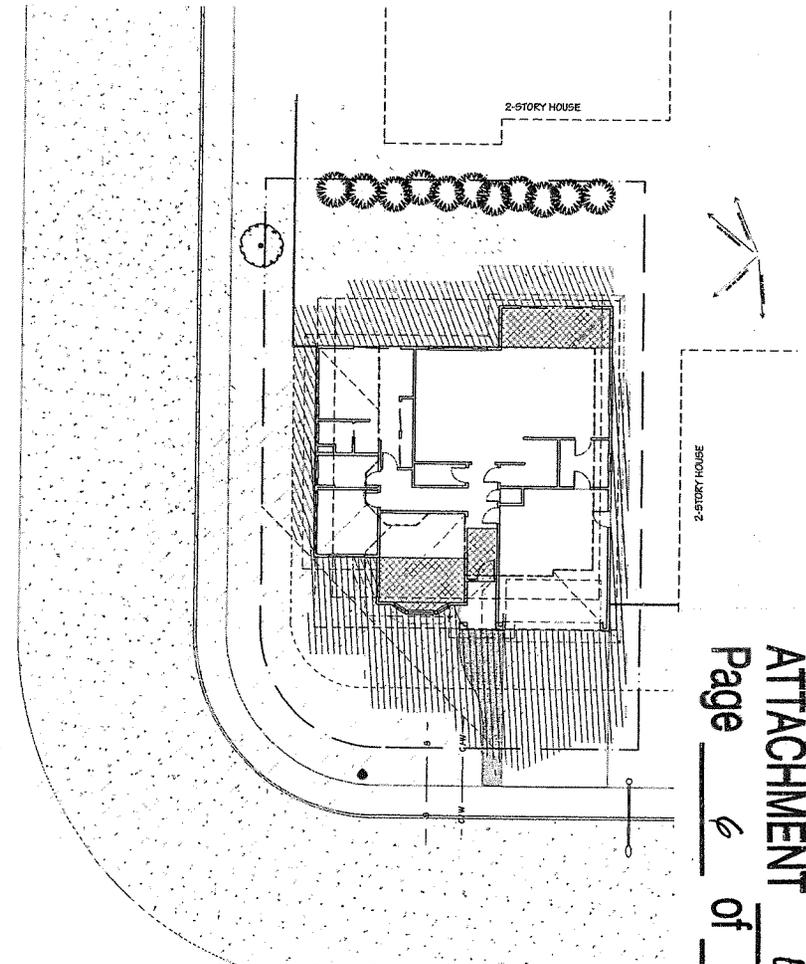
STREETSCAPE ON POPLAR AVE.



UNUSUAL  
VIEW

UNUSUAL  
VIEW

ROOF PLAN



SHADOW STUDY