SUBJECT: Jasbir Tatla: Application for a project located at 726 San Miguel Avenue in an R-0 Zoning District (APN: 205-14-030):

Motion 2012-7986 – Design Review to allow a new two-story single-family home resulting in 2,958 square feet and 56.5% Floor Area Ratio (FAR).

REPORT IN BRIEF:

Existing Site Conditions

Surrounding Land Uses
- North: Single-family residence
- South: Single-family residence
- East: Single-family residence
- West: San Miguel Elementary School (across San Miguel Avenue)

Issues
Floors Area Ratio, solar access, neighborhood compatibility

Environmental Status
A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation
Deny the Design Review.

VICINITY MAP
See Attachment C.

PROJECT DATA TABLE
See Attachment D.
BACKGROUND:
The applicant proposes to demolish the site’s existing single-story home and construct a new two-story home resulting in a total of 2,958 square feet and approximately 56.5% FAR.

Previous Actions on the Site
The existing single-story home was constructed in 1954. There are no previous planning permit records for this site.

DISCUSSION:

Requested Permit(s)
- Design Review
A Design Review is required for construction of a new single-family home 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.

ANALYSIS:

Development Standards
The proposed project complies with all applicable development standards as set forth in the Sunnyvale Municipal Code, with the exception of solar access requirements as discussed below. The following items have been identified for clarification:

- Site Layout
The proposed home would be located near the center of the property meeting all setback requirements. A two-car garage would take access from the existing driveway at the right side of the property’s frontage.

- Parking/Circulation
The project would provide a two-car garage meeting size and dimensional requirements as well as a two-car driveway in compliance with current parking standards.

- Landscaping and Tree Preservation
The applicant proposes to retain the site’s existing landscaping. No protected trees are proposed to be removed in conjunction with this project.

- Green Building
The project would be required to comply with current Green Building requirements. The applicant has submitted a preliminary Green Point Rated checklist demonstrating the project would achieve the required 80 points.
• **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. The project plans demonstrate shading would exceed the maximum level permitted; as a result, the project is not in compliance with SMC 19.56.020. The applicant has not requested a Variance from this standard. If the Planning Commission takes action to approve the project, modifications are required to bring the project into compliance with solar access requirements (Condition of Approval PS-1.c).

**Applicable Design Guidelines and Policy Documents**

The Single Family Home Design Techniques provide detailed guidelines for the design of new homes and additions in single-family residential neighborhoods. Staff finds the proposed home is not consistent with the Single Family Home Design Techniques with respect to size and second-story bulk. The project’s design and specific applicable guidelines are discussed below.

**Architecture**

The existing home has simple Ranch-style architecture with hip roofs, stucco wall materials and composition shingle roofing. The majority of homes in the immediate neighborhood have the same style and materials. The proposed home would be in a contemporary style and would continue to use a hip roof design and primarily stucco wall materials. Other materials include a stone base along the front façade and clay tile roofing. The proposed home would have a formal entry feature with its roof slightly higher than first-floor eaves. Wall plates on the first floor would be nine feet while second floor plate heights would be limited to eight feet. (See Attachment E – Project Plans.)

The overall architectural style and design features of the proposed home are generally consistent with the Single Family Home Design Techniques. The home entry has been located so it is visible from the street (Design Technique 3.3.A) and entry eaves are close to the height of first floor eaves (3.3.D). Second floor areas have been set back significantly from first floor walls (3.4.C). Exposed second-floor walls are limited in height and incorporate horizontal offsets to break up their massing (3.4.G and I), and second floor ceiling heights are minimized (3.4.H). A hip roof is proposed with a low pitch similar to roofs in the surrounding area (3.5.B and D).

**Privacy**

The project does not include any proposed second-floor balcony or deck, limiting visual intrusions on adjacent properties (Design Technique 3.6.D). Second floor windows on side elevations are few and are designed to minimize privacy impacts (3.6.C). A small high-sill bathroom window is proposed on the left side elevation and a larger stairway window is proposed on the right elevation. Based on the location of the stairway landing, this window is not expected to have privacy impacts on adjacent neighbors.
Second Floor Area

Design Technique 3.4.A states: “The area of the second floor should not exceed the common standard of the neighborhood. For new second stories in predominantly one-story neighborhoods, the second floor area should not exceed 35% of the first floor area (including garage area).” The Design Techniques note that for the purposes of assessing neighborhood character and scale, the “neighborhood” is defined as both block faces within the same and immediately adjacent blocks.

The neighborhood for this site is composed entirely of single-story homes. The proposed home has a second floor area of 1,009 square feet, or approximately 51.8% of the first floor area. As a result, the project is not in compliance with the Design Techniques with respect to second floor area. Although other Design Techniques for reducing second-story bulk have been included in the project design, the resulting second-story bulk would still be out of character with the surrounding single-story neighborhood.

Floor Area Ratio

The surrounding neighborhood as defined by the Design Techniques is composed entirely of single-story homes. FARs are generally less than 30%. Basic Design Principle 2.2.2 directs applicants to “respect the scale, bulk, and character of homes in the adjacent neighborhood.” The proposed home at 56.5% FAR is substantially larger than other homes in the neighborhood and staff finds it is not in compliance with this basic design principle.

The applicant has stated that larger two-story homes are present in the broader San Miguel Neighborhood area, albeit outside the “neighborhood” as defined by the Design Techniques. Attachment F provides data on existing two-story homes in the western half of the San Miguel Neighborhood area. While there are a number of two-story homes in this area, most have FARs less than 45%. Of those with FARs greater than 45%, only one was recently constructed (at 51.7% FAR). None have FARs as high as the proposed home.

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 Categorical Exemptions include construction of up to three new single-family residences.

FISCAL IMPACT

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

<table>
<thead>
<tr>
<th>Notice of Public Hearing</th>
<th>Staff Report</th>
<th>Agenda</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Published in the <em>Sun</em> newspaper</td>
<td>• Posted on the City of Sunnyvale's Web site</td>
<td>• Posted on the City's official notice bulletin board</td>
</tr>
<tr>
<td>• Posted on the site</td>
<td>• Provided at the Reference Section of the City of Sunnyvale's Public Library</td>
<td>• Posted on the City of Sunnyvale’s Web site</td>
</tr>
<tr>
<td>• 42 notices mailed to property owners and residents adjacent to the project site</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

As of the date of staff report preparation, staff has not received any letters or public comments regarding this project.

CONCLUSION

**Findings and General Plan Goals:** Staff is recommending denial of the Design Review because the Findings (Attachment A) were not made. If the Planning Commission is able to make the required Findings, staff recommends the Conditions of Approval in Attachment B. Note these conditions include project modifications to comply with the solar access requirements in SMC 19.56.020 since no Variance has been requested, to reduce Floor Area Ratio, and to reduce the proportion of second floor area to first floor area.

**ALTERNATIVES**

1. Deny the Design Review.
2. Approve the Design Review with modified Findings and with the conditions in Attachment B.
3. Approve the Design Review with modified Findings and modified conditions.
RECOMMENDATION

Alternative 1. Deny the Design Review.

Prepared by:

Mariya Hodge  
Project Planner

Reviewed by:

Gerri Caruso  
Principal Planner

Attachments:
A. Recommended Findings  
B. Recommended Conditions of Approval  
C. Vicinity Map  
D. Project Data Table  
E. Site and Architectural Plans  
F. Information on Two-Story Homes in Surrounding Area
RECOMMENDED FINDING

**Design Review**

Finding: The proposed project is desirable in that the project’s design and architecture conforms to the policies and principles of the Single Family Home Design Techniques. [Finding not made]

Staff is not able to make this finding as indicated below:

<table>
<thead>
<tr>
<th>Basic Design Principle</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</strong></td>
<td>The proposed home’s entry would face the street similar to the pattern in the existing neighborhood. A more formal entry feature would be introduced rather than keeping the entry beneath first-floor eaves. However, the height and design of the formal entry feature is compliant with Design Technique 3.3.D.</td>
</tr>
<tr>
<td><strong>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</strong></td>
<td>The proposed home at 56.5% FAR is substantially larger than homes in the surrounding single-story neighborhood. In addition, the second floor area of the home is proposed at 51.8% of the first floor area, in conflict with Design Technique 3.4.A which calls for a second/first ratio of no more than 35%. As a result, staff finds the proposed home would appear out of scale and out of character with the adjacent neighborhood.</td>
</tr>
<tr>
<td><strong>2.2.3 Design homes to respect their immediate neighbors</strong></td>
<td>The proposed design respects the privacy of adjacent neighbors by including significant second floor setbacks, minimizing second floor windows, and avoiding second floor balconies and decks. However, the design does not respect adjacent neighbors in its scale which is out of character with surrounding homes.</td>
</tr>
<tr>
<td><strong>2.2.4 Minimize the visual impacts of parking.</strong></td>
<td>The proposed home would have a two-car garage located along the right side of the front façade. This is a typical pattern in the neighborhood.</td>
</tr>
<tr>
<td>2.2.5 Respect the predominant materials and character of front yard landscaping.</td>
<td>The proposed project does not include any modifications to landscaping. Existing front yard landscaping is compatible with the neighborhood and would be retained.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>2.2.6 Use high quality materials and craftsmanship</td>
<td>The proposed design includes high quality stucco and stone wall materials and high quality clay tile roofing. These materials are consistent with the Design Techniques and the surrounding neighborhood.</td>
</tr>
<tr>
<td>2.2.7 Preserve mature landscaping</td>
<td>The proposed project does not include any modifications to landscaping. Existing landscaping is compatible with the neighborhood and would be retained. No tree removals are proposed.</td>
</tr>
</tbody>
</table>
ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS APRIL 22, 2013

Planning Application 2012-7986
726 San Miguel Avenue
Design Review to allow a new two-story single-family home resulting in 2,958 square feet and 56.5% Floor Area Ratio (FAR).

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]

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

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:
The plans shall be revised to address the following:

a) Reduce floor area ratio to no more than 52%. The modified design shall be generally consistent in style, character, and detail with the current project plans.

b) Reduce second floor area to no more than 35% of the first floor area. The modified design shall be generally consistent in style, character, and detail with the current project plans.

c) Bring the project into compliance with the solar access requirements in SMC 19.56.020. Modifications may include reduced first-floor plate heights and reduced second-floor area. The modified design shall be generally consistent in style, character, and detail with the current plans.

d) Final design is subject to review and approval by the Director of Community Development prior to submittal of a building permit.

[COA] [PLANNING]

PS-2. EXTERIOR MATERIALS REVIEW:
Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

PS-3. CONSTRUCTION MANAGEMENT PLAN:
Provide a construction management plan for review and approval by the Director of Community Development prior to submittal of a building permit. The construction management plan shall address potential impacts on the adjacent San Miguel Elementary school. The plan shall indicate school-day starting and ending hours, student arrival and departure times, and outdoor play periods. Trucking, materials delivery, and other activities involving use of the roadway shall be limited so as not to occur during arrival and departure hours. High noise generating activities such as jackhammering shall be timed to limit impacts on school operations. [COA] [PLANNING]
PS-4. NOTICE BOARD VERIFICATION:
Provide the completed notice board verification form 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. FEES AND BONDS:
The following fees and bonds shall be paid in full prior to issuance of building permit.

a) SEWER CONNECTION FEE - Pay an incremental sewer connection fee estimated at $1,266.00. [SDR] [PUBLIC WORKS]

b) WATER CONNECTION FEE – Pay an incremental water connection fee estimated at $141.00. [SDR] [PUBLIC WORKS]

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

BP-5. LANDSCAPE PLAN:
If the project is modified to include new landscaping, separate review of landscape and irrigation plans is required. Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community Development through the submittal of a Miscellaneous Plan Permit (MPP). [COA] [PLANNING]
BP-6. **TREE PROTECTION PLAN:**
Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

a) An inventory shall be taken of all existing trees on the plan including the valuation of all ‘protected trees’ by a certified arborist, using the latest version of the ‘Guide for Plant Appraisal’ published by the International Society of Arboriculture (ISA).

b) All existing (non-orchard) trees shall be indicated on the plans, showing size and varieties, and clearly specify which are to be retained.

c) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.

d) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-7. **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) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency’s authority and standards:
   i) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to on-site vegetated areas is not a feasible option.
ii) Fire sprinkler test water, if discharge to on-site vegetated areas is not a feasible option. [SDR] [PLANNING]
## PROJECT DATA TABLE

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>REQUIRED/PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Plan</strong></td>
<td>Residential Low-Density</td>
<td>Same</td>
<td>Residential Low-Density</td>
</tr>
<tr>
<td><strong>Zoning District</strong></td>
<td>R-0</td>
<td>Same</td>
<td>R-0</td>
</tr>
<tr>
<td><strong>Lot Size (s.f.)</strong></td>
<td>5,240</td>
<td>Same</td>
<td>6,000 min.</td>
</tr>
<tr>
<td><strong>Gross Floor Area (s.f.)</strong></td>
<td>1,953</td>
<td>2,958</td>
<td>3,600 max. without PC review</td>
</tr>
<tr>
<td><strong>Floor Area Ratio (FAR)</strong></td>
<td>37.3%</td>
<td>56.5%</td>
<td>45% max. without PC review</td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td>37.3%</td>
<td>38.7%</td>
<td>40% max. for two-story</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td>14’5”</td>
<td>23’9”</td>
<td>30’ max.</td>
</tr>
<tr>
<td><strong>No. of Stories</strong></td>
<td>1</td>
<td>2</td>
<td>2 max.</td>
</tr>
<tr>
<td><strong>Setbacks (First/Second Facing Property)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>~20’</td>
<td>25’ / 38’10”</td>
<td>20’ / 25’ min.</td>
</tr>
<tr>
<td>Left Side</td>
<td>~4’</td>
<td>4’ / 8’11”</td>
<td>4’ / 7’ per side</td>
</tr>
<tr>
<td>Right Side</td>
<td>~5’</td>
<td>6’6” / 9’2”</td>
<td></td>
</tr>
<tr>
<td>Combined Sides</td>
<td>~9’</td>
<td>10’6” / 18’1”</td>
<td>10’ / 16’</td>
</tr>
<tr>
<td>Rear</td>
<td>~28’</td>
<td>26’1” / 29”</td>
<td>20’ min.</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Covered Spaces</td>
<td>2</td>
<td>2</td>
<td>2 min.</td>
</tr>
<tr>
<td>Uncovered Spaces</td>
<td>2</td>
<td>2</td>
<td>2 min.</td>
</tr>
<tr>
<td><strong>Shading of Adjacent Roofs (AM/PM)</strong></td>
<td>None/None</td>
<td>12.6% / 11.3%</td>
<td>Maximum 10% during specified AM/PM hours</td>
</tr>
</tbody>
</table>

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.
1. FRONT STREET ELEVATION
2. LEFT ELEVATION 1
3. FRONT ELEVATION 2
4. RIGHT ELEVATION 3
5. REAR ELEVATION 4

NOTES:
1. NEW ROOFING, CLASS A, CLAY TILE
2. NEW EXTERIOR OF HOME TO BE IN BEIGE STUCCO
3. FRONT EXTERIOR TO HAVE A BRICK FAUCET
4. BRACKET BARRELS AT ROOF, PER ENERGY REPORT REQUIREMENTS

SCALE 1/4"=1'-0"

DATE 12/17/97

N ELEVATIONS

ARCHITECT:

CONTRACTOR:

OWNER:


C.B. RYAN

DRAWN BY:

ENGINEER:

N. LEGGET

REVISED:

FAIR AMERICAN ENGINEERING

REVIEWED:

C.B. RYAN

FILED:

10/20/97

A.3
<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Area</th>
<th>Floor Area</th>
<th>FAR</th>
<th>Notes (&gt;45% FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>881 San Mateo Ct</td>
<td>5,000</td>
<td>1,949</td>
<td>39.0%</td>
<td></td>
</tr>
<tr>
<td>839 San Mateo Ct</td>
<td>5,000</td>
<td>2,180</td>
<td>43.6%</td>
<td></td>
</tr>
<tr>
<td>850 San Mateo Ct</td>
<td>5,000</td>
<td>2,101</td>
<td>42.0%</td>
<td></td>
</tr>
<tr>
<td>869 San Pablo Ave</td>
<td>5,040</td>
<td>2,144</td>
<td>42.5%</td>
<td></td>
</tr>
<tr>
<td>785 San Pablo Ave</td>
<td>4,900</td>
<td>1,933</td>
<td>39.4%</td>
<td></td>
</tr>
<tr>
<td>683 San Patricio Ave</td>
<td>5,820</td>
<td>2,216</td>
<td>38.1%</td>
<td></td>
</tr>
<tr>
<td>756 San Pablo Ave</td>
<td>5,247</td>
<td>1,784</td>
<td>34.0%</td>
<td></td>
</tr>
<tr>
<td>767 Santa Paula Ave</td>
<td>5,247</td>
<td>1,969</td>
<td>37.5%</td>
<td></td>
</tr>
<tr>
<td>713 San Ramon Dr</td>
<td>7,200</td>
<td>2,409</td>
<td>33.5%</td>
<td></td>
</tr>
<tr>
<td>635 San Pedro Ave</td>
<td>4,050</td>
<td>1,946</td>
<td>48.0%</td>
<td>Built prior to current Code &amp; Design Guidelines (1955)</td>
</tr>
<tr>
<td>832 San Ramon Ave</td>
<td>5,000</td>
<td>2,605</td>
<td>52.1%</td>
<td>Built prior to current Code &amp; Design Guidelines (1983)</td>
</tr>
<tr>
<td>774 San Ramon Ave</td>
<td>5,000</td>
<td>2,305</td>
<td>46.1%</td>
<td>Built prior to current Code &amp; Design Guidelines (1964)</td>
</tr>
<tr>
<td>768 San Ramon Ave</td>
<td>5,885</td>
<td>2,255</td>
<td>38.3%</td>
<td></td>
</tr>
<tr>
<td>801 San Petronio Ave</td>
<td>5,890</td>
<td>2,250</td>
<td>38.2%</td>
<td></td>
</tr>
<tr>
<td>814 San Petronio Ave</td>
<td>5,460</td>
<td>2,168</td>
<td>39.7%</td>
<td></td>
</tr>
<tr>
<td>911 Almaden Ave</td>
<td>5,170</td>
<td>2,250</td>
<td>43.5%</td>
<td></td>
</tr>
<tr>
<td>813 San Pier Ct</td>
<td>8,800</td>
<td>2,364</td>
<td>26.9%</td>
<td></td>
</tr>
<tr>
<td>909 Amador Ave</td>
<td>5,270</td>
<td>2,725</td>
<td>51.7%</td>
<td>PC approved 2006; lower FAR, more 2-story homes on surrounding blocks</td>
</tr>
<tr>
<td>913 Barstow Ct</td>
<td>5,564</td>
<td>2,040</td>
<td>36.7%</td>
<td></td>
</tr>
<tr>
<td>921 Barstow Ct</td>
<td>5,304</td>
<td>2,905</td>
<td>54.8%</td>
<td>Built prior to current Code &amp; Design Guidelines (1987)</td>
</tr>
<tr>
<td>922 Coachella Ave</td>
<td>5,600</td>
<td>2,570</td>
<td>45.9%</td>
<td>Built prior to current Code &amp; Design Guidelines (1983)</td>
</tr>
<tr>
<td><strong>726 San Miguel Ave (proposed)</strong></td>
<td><strong>5,240</strong></td>
<td><strong>2,958</strong></td>
<td><strong>56.5%</strong></td>
<td><em>(Proposed)</em></td>
</tr>
</tbody>
</table>