Agenda Item # 2

REPORT TO PLANNING COMMISSION

Hearing Date: May 13, 2013
File Number: 2012-7986

(Continued from April 22, 2013, after Planning Commission discussion.)

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 2,804 square feet and 53.5% Floor Area Ratio (FAR).

REPORT IN BRIEF:

Existing Site Conditions Single-family residence

Surrounding Land Uses

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

Issues Floor Area Ratio, 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 for data relating to the current proposal; Attachment E contains the data table for the previous design considered on April 22, 2013.

BACKGROUND:

The applicant proposes to demolish the site's existing single-story home and construct a new two-story home. This project was considered by the Planning Commission at a public hearing on April 22, 2013. At that time the applicant proposed a new home with a total floor area of 2,958 square feet and approximately 56.5% FAR. After discussing the proposal the Planning Commission continued the item to May 13, 2013, and directed the applicant to explore a revised design meeting the conditions and modifications recommended by staff. The applicant has revised the project resulting in a total proposed floor area of 2,804 square feet and approximately 53.5% 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. 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 original project plans considered on April 22, 2013, were not in compliance with the limitation on shading (see Attachment G – Project Plans for Original Design). The revised plans include a smaller second story element which reduces shading in compliance with solar access requirements (see Attachment F – Project Plans for Revised Design).

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 off-sets 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 original proposal included a second floor area of 1,009 square feet, or approximately 51.8% of the 1,949 square-foot first floor area. The revised project includes a smaller second floor area of 953 square feet, which is approximately 51.5% of the 1,851 square-foot first floor area. While the second floor area was reduced slightly, the first floor area was also reduced and the overall proportion of first to second floor area remains about the same. As a result, staff finds the project is still not in compliance with the Design Techniques related to second floor area. Although Design Techniques for reducing second-story bulk have been included in the project design, the bulk of the resulting second-story 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 original proposal would have resulted in 56.5% FAR, which is substantially larger than other homes in the neighborhood and staff finds it is not in compliance with this basic design principle. The revised project would result in approximately 53.5% FAR. While this is a reduction compared with the original proposal, it is still substantially higher than other existing FARs in this single-story neighborhood.

As noted in the previous report, 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 H 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). Only one home in the broader area

has a higher FAR than the proposed home; it was constructed in 1987 prior to the adoption of the Single Family Home Design Techniques.

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

Notice of Public Hearing	Staff Report	Agenda
• Published in the *Sun* newspaper • Posted on the site • 42 notices of mailed to property owners and residents adjacent to the project site	• Posted on the City of Sunnyvale's Web site • Provided at the Reference Section of the City of Sunnyvale's Public Library	• Posted on the City's official notice bulletin board • Posted on the City of Sunnyvale's Web site

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

Planning Commission Public Hearing: The Planning Commission considered this project on April 22, 2013. The project proposed at that time would have resulted in 2,958 square feet of floor area and 56.5% FAR. Staff recommended denial of the application, finding the project was not in compliance with the Single Family Home Design Techniques. Staff provided recommended conditions of approval should the Planning Commission wish to approve the project; these included revisions to meet solar access requirements, to reduce Floor Area Ratio to no more than 52%, and to reduce the second floor area to no more than 35% of the first floor area. After discussion the Planning Commission continued the item to May 13, 2013, and directed the applicant to revise the project consistent with the conditions recommended by staff.

CONCLUSION

In response to Planning Commission's action on April 22, 2013, the applicant has revised the project design. The revised design would result in a total proposed floor area of 2,804 square feet and approximately 53.5% FAR. The second floor area would be approximately 51.5% of the first floor area. The project would be in compliance with solar access requirements. While the

applicant has reduced the overall size of the home, the proposed FAR remains higher than typical FARs the neighborhood. In addition, the proposed design continues to have significant second-story bulk, with a second floor area equal to 51.5% of the first floor area. Floor plan changes including relocating bedrooms to the ground floor could be used to substantially reduce second floor area. However, the applicant has indicated he is unwilling to relocate any of the four proposed bedrooms.

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 reducing Floor Area Ratio and reducing 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: Revised Design for Consideration on May 13, 2013
E. Project Data Table: Original Design Considered on April 22, 2013
F. Site and Architectural Plans: Revised Design for Consideration on May 13, 2013
G. Site and Architectural Plans: Original Design Considered on April 22, 2013
H. Information on Two-Story Homes in Surrounding Area
I. Draft Minutes of Planning Commission Hearing on April 22, 2013

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:

Basic Design Principle	Comments
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	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.
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The proposed home at 53.5% FAR is substantially larger than homes in the surrounding single-story neighborhood. In addition, the second floor area of the home is proposed at 51.5% 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.
2.2.3 Design homes to respect their immediate neighbors	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 neighboring homes in its scale which is out of character with surrounding homes.
2.2.4 Minimize the visual impacts of parking.	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.

2.2.5 Respect the predominant materials and character of front yard landscaping.	The proposed project does not include any modifications to landscaping. Existing front yard landscaping is compatible with the neighborhood and would be retained.
2.2.6 Use high quality materials and craftsmanship	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.
2.2.7 Preserve mature landscaping	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.

ATTACHMENT B

RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
MAY 13, 2013

Planning Application 2012-7986
726 San Miguel Avenue
Design Review to allow a new two-story single-family home resulting in 2,804 square feet and 53.5% 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) 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]

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:

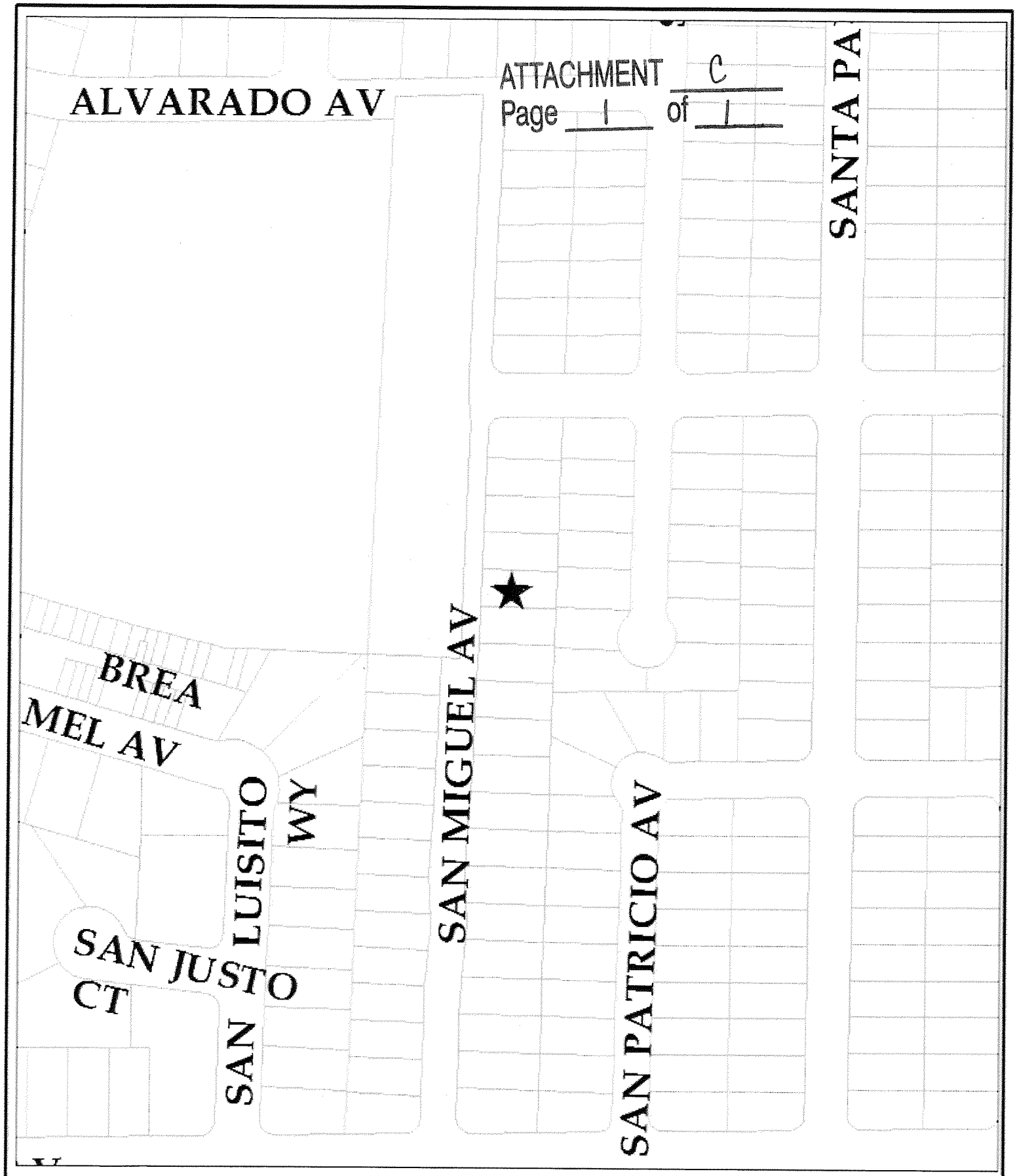
a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.

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]



2012-7986
726 San Miguel Ave. (APN: 205-14-030)
Design Review

0 20 40 80 Feet

PROJECT DATA TABLE: Revised Design for Consideration on 5/13/13

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low-Density	Same	Residential Low-Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	5,240	Same	6,000 min.
Gross Floor Area (s.f.)	1,953	2,804	3,600 max. without PC review
Floor Area Ratio (FAR)	37.3%	53.5%	45% max. without PC review
Lot Coverage	37.3%	36.5%	40% max. for two-story
Building Height	14'5"	23'9"	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front	~20'	25' / 37'6"	20' / 25' min.
Left Side	~4'	6'11"/ 12'	4' / 7' per side
Right Side	~5'	5' / 7'	
Combined Sides	~9'	11'11" / 18'	10' / 16'
Rear	~28'	26'1" / 28'	20' min.
Parking			
Covered Spaces	2	2	2 min.
Uncovered Spaces	2	2	2 min.
Shading of Adjacent Roofs (AM/PM)	None/None	9.9% / 8.5%	Maximum 10% during specified AM/PM hours

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

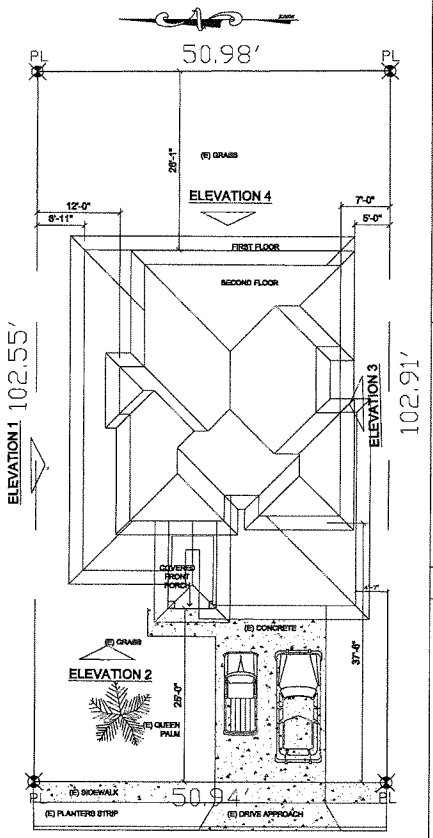
PROJECT DATA TABLE: Original Design Considered on 4/22/13

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

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

① SITE PLAN

SCALE 1/8"=1'-0"



SAN MIGUEL

JASBIR TATLA
726 SAN MIGUEL AVE
SUNNYVALE, CA.

② GENERAL NOTES

1. CONTRACTOR AND SUB CONTRACTOR SHALL VERIFY ALL TRADES, DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH JOB AND SHALL NOTIFY THE DESIGNER, ENGINEER IMMEDIATELY IN THE EVENT OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS.
2. THE DRAWING AND SPECIFICATIONS ARE PREPARED FROM INFORMATION PROVIDED BY CLIENT/OWNER. THE DESINER/ENGINEER HAS MADE EVERY EFFORT TO MAINTAIN A HIGH STANDARD OF ACCURACY. SHOULD A DISCREPANCIES ARISE BETWEEN DRAWINGS AND FIELD CONDITIONS, IT SHALL BE BROUGHT TO ATTENTION OF GENERAL CONTRACTOR AND TO DESIGNER/ENGINEER FOR CLARIFICATION PRIOR TO CONTINUING WITH THE WORK. DESIGNER/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR WORK THAT DIFFERS FROM THAT SHOWN ON, OR FOR WORK NOT PREFORMED IN A GOOD WORKMANSHIP MANNER.
3. DO NOT SCALE THE DRAWING. IF NEEDED, CONSULT DESIGNER/ENGINEER FOR CLARIFICATION.
4. IN THE ABSENCE OF ANY MATERIAL DESCRIPTION IN PART OF WHOLE, THE CONTRACTOR SHALL FINISH AND INSTALL ALL COMPONENTS NECESSARY FOR COMPLETION. OF THE WORK IN EQUIVALENT QUALITY OF SPECIFIED CONSTRUCTION TO THE SATISFACTION OF THE OWNER, DESIGNER/ENGINEER.
5. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS INCLUDING NOT LIMITED TO STRUCTURAL, FOUNDATION, ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS PRIOR TO THE START OF THE JOB.
6. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE CBC, UMC, UPC AND NEC, T-24 ENERGY STANDARDS, AND ALL LOCAL ORDINANCES.
7. THIS PROJECT CONFORMS TO CONVENTIONAL CONSTRUCTION PROVISIONS OF CBC 2308.

③ PROJECT TEAM

HOME OWNER
JASBIR TATLA
726 SAN MIGUEL AVE
SUNNYVALE, CA.

DESIGNER
AIASSA DESIGNERS
JEANNIE AIASSA
(408) 230-2989
JEANNIE@AIASSADESIGNERS.COM

④ DRAWING INDEX

A1 TITLE PAGE
A2 FLOOR PLAN
A2.1 BLOCK DIAGRAM
A3 NEW ELEVATIONS
A3.1 EXISTING ELEVATIONS
STREET VIEW WITH (E) LANDSCAPING TREES
A4 ROOF PLAN/SECTIONS
A5 DEMO & SOLAR LIGHT PLAN,S
NEIGHBORING PLOT PLAN

⑤ APPLICABLE CODES

APPLICABLE CODES
-2010 CBC, CMC, CPC, CEC
-2010 CALIFORNIA ENERGY CODE
-2010 CITY OF SUNNYVALE MUNI. CODE
-2010 CALIFORNIA RESIDENTIAL CODE
-2010 CALIFORNIA FIRE CODE

⑥ SCOPE OF WORK

1. OLD HOUSE TO BE DEMOED
2. NEW HOME 2 STORY TO INCLUDE THE FOLLOWING;
   - -FIRST FLOOR
     - A. 1 BATH
     - B. 2 CAR GARAGE
     - C. LAUNDRY ROOM
     - D. LIVING ROOM
     - E. DINING ROOM
     - F. KITCHEN
     - G. FAMILY ROOM
   - -SECOND FLOOR
     - A. 2 BATHROOMS
     - B. 4 BEDROOMS
3. EXTERIOR TO BE STUCCO.
4. FULL HOUSE TO BE SPRINKLERED.

⑦ PROJECT DESCRIPTION

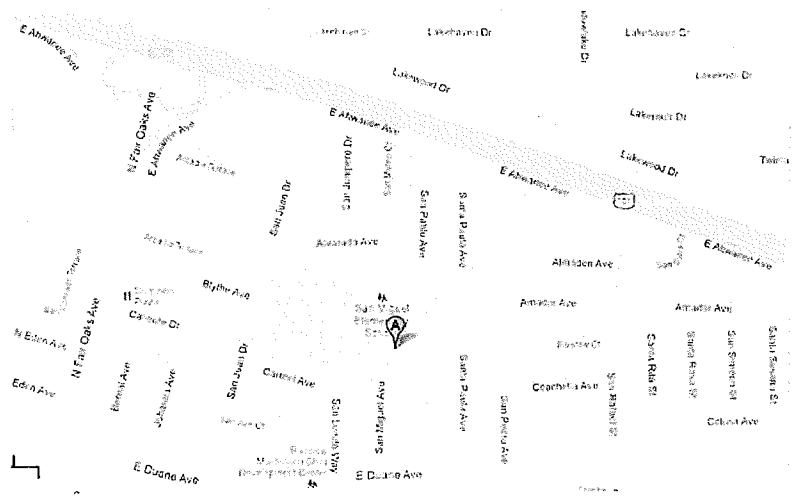
(E) HOUSE AND GARAGE TO BE DEMOED
1,544 SQ. FT.
(N) GARAGE
424 SQ FT.
FIRST FLOOR
1,427 SQ FT.
FAR FIRST FLOOR
1,851 / 5,240 SQ FT. (35.3%)
SECOND FLOOR
953 SQ FT.
(N) LIVABLE AREA
2,804 SQ FT.
TOTAL NEW LOT COVERAGE
1,851 SQ FT. (35.3%)
TOTAL FAR
2,804 / 5,240 SQ. FT. (53.5%)

⑧ PROJECT DATA

APN:	205-14-030
ZONING DISTRICT:	RO
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-3U
NET LOT AREA:	5,240 SQ FT
SET BACKS:	1ST/2ND REQUIRED:
FRONT:	MIN. 20'/25'
REAR:	MIN. 20'
RIGHT SIDE:	MIN. 4'
LEFT SIDE:	MIN. 7'

⑨ VICINITY MAP

NOT DRAWN TO SCALE



No.	Revision/Issue	Date

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION DRAWINGS.

ALL WORK SHALL CONFORM TO APPLICABLE REQUIREMENTS OF LOCAL, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION. AIASSA DESIGNERS ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION NOR PROPER EXECUTION FOR THE WORK SHOWN ON THESE DRAWINGS, NOR FOR ANY EXISTING CONSTRUCTION. ANY REPRODUCTION IN ANY FORM OR PART THERE OF, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF AIASSA DESIGNERS.

CONTRACTORS TO VERIFY ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO OWNER, DESIGNER, AND ENGINEER

ALL WORK SHALL COMPLY WITH THE 2010 CALIFORNIA BUILDING, MECHANICAL AND PLUMBING CODES, AND CURRENT NATIONAL ELECTRICAL CODES.

TITLE PAGE

Designer Name and Address
JEANNIE AIASSA
2151 OAKLAND ROAD #151
SAN JOSE, CA. 95131
(408) 230-2989
WWW.AIASSADESIGNERS.COM

Project Name and address
JASBIR TATLA
726 SAN MIGUEL AVE
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408-867-8973

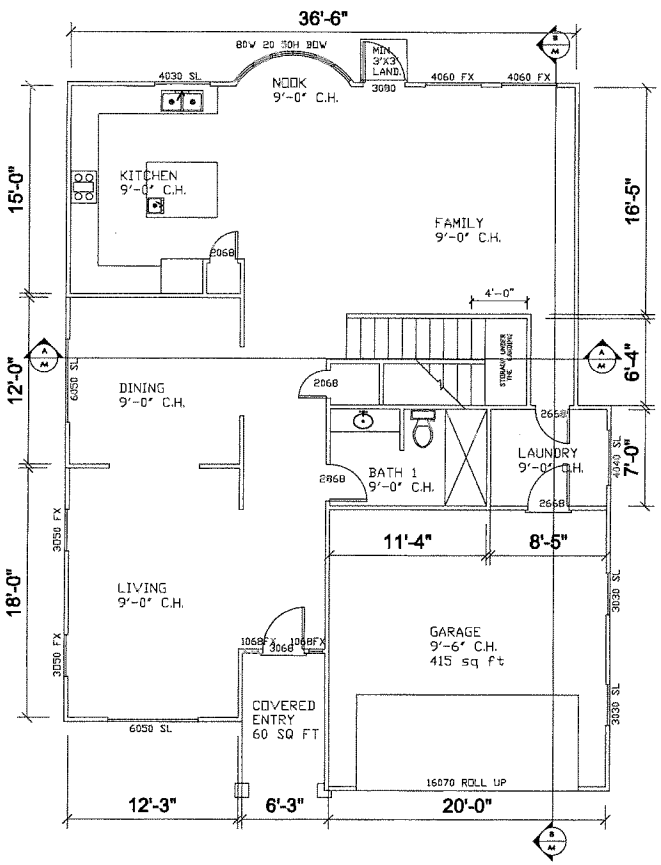
Contractor Name and Address

Project: CUSTOM_HOME
Date: MAY 2013
Scale: SCALE--VARIES
Sheet: A1

ATTACHMENT F
Page 1 of 1

① PROPOSED FIRST FLOOR PLAN

SCALE 1/4"=1'-0"



② PROPOSED SECOND FLOOR PLAN

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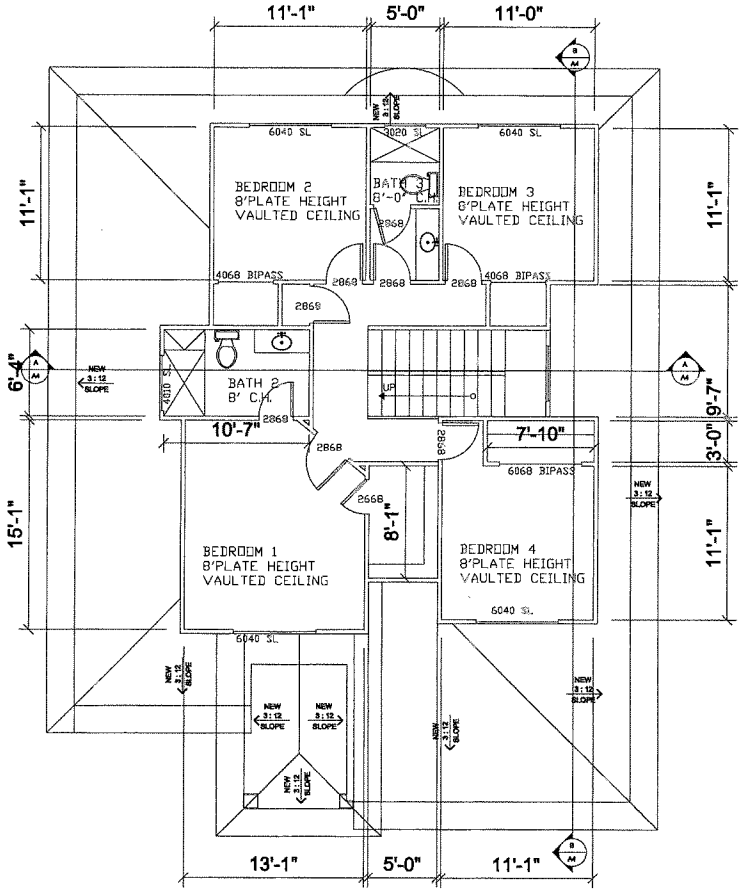

No.	Revision/Issue	Date

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(N) FLOOR PLAN

Drafter Name and Address
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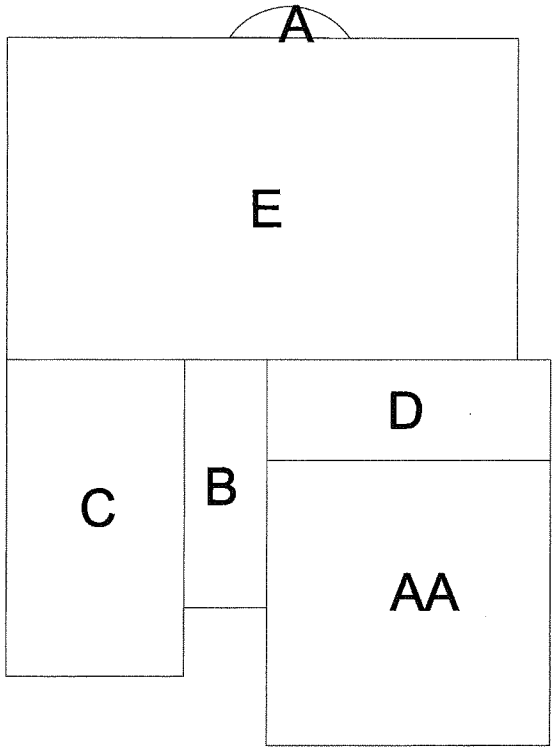
408-867-8973

Contractor Name and Address

Project	Sheet
CUSTOM_HOME	A2
Date: 12-19-2012	
Scale: SCALE-VARIES	

① BLOCK DIAGRAM FIRST FLOOR

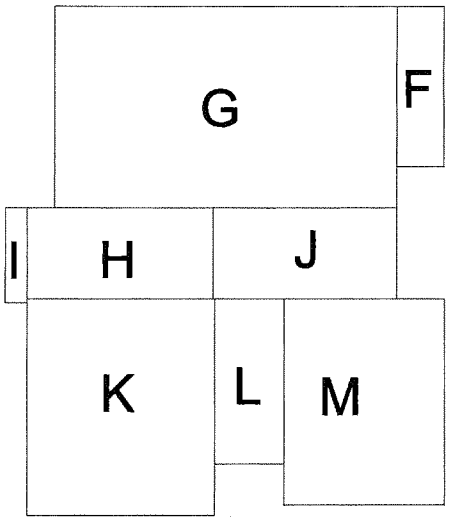
SCALE 1/4"=1'-0"



AREA CALCULATIONS		FLOOR	LOCATION
AA	14 square ft	1	LIVING
A	424 square ft	1	GARAGE
B	127 square ft	1	LIVING
C	294square ft	1	LIVING
D	180 square ft	1	LIVING
E	862 square ft	1	GARAGE
TOTAL	1851square ft	1	
F	40 square ft	2	LIVING
G	360 square ft	2	LIVING
H	89 square ft	2	LIVING
I	11 square ft	2	STAIRS
J	(38 square ft)	2	STAIRS
K	214 square ft	2	LIVING
L	60 square ft	2	LIVING
M	174 square ft	2	LIVING
TOTAL	953 square ft	2	
TOTAL	2804 square ft	1 & 2	

② BLOCK DIAGRAM SECOND FLOOR

SCALE 1/4"=1'-0"



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BLOCK DIAGRAM

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408-887-8973

Contractor Name and Address

Project CUSTOM_HOME	Sheet A2.1
Date 12-19-2012	
Scale SCALE-VARIES	

ATTACHMENT F

Page 3 of 7

① FRONT STREET ELEVATION

SCALE 1/8"=1'-0"

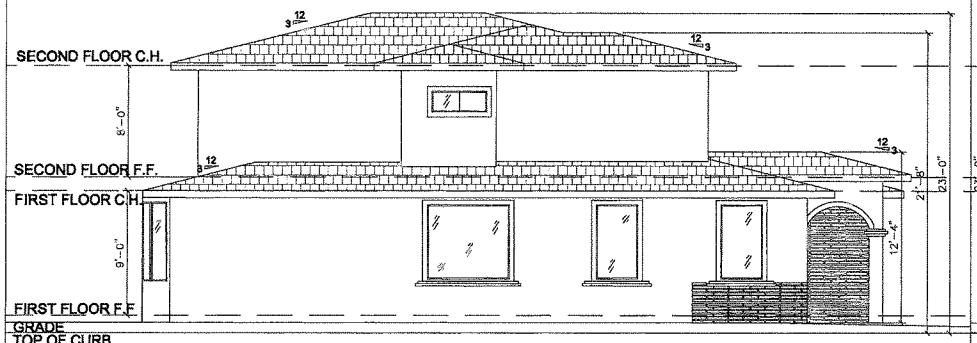
FOR FRONT ELEVATIONS WITH EXISTING TREES SEE SHEET A3.1

NOTES:

1. NEW ROOFING, CLASS A, CLAY TILE
2. NEW EXTERIOR OF HOME TO BE TO BE STUCCO.
3. FRONT EXTERIOR TO HAVE A ROCK FACADE.
4. RADIANT BARRIER AT ROOF, PER ENERGY REPORT REQUIREMENTS.

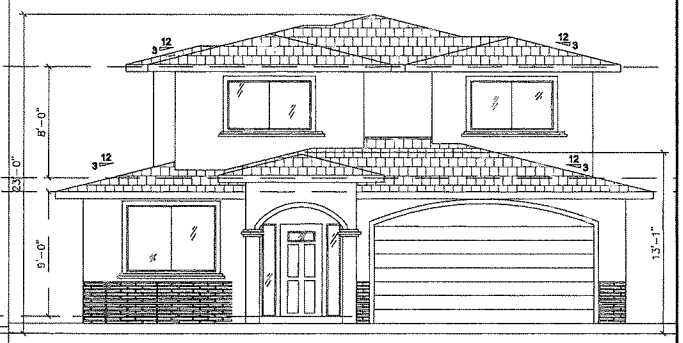
② LEFT ELEVATION 1

SCALE 1/4"=1'-0"



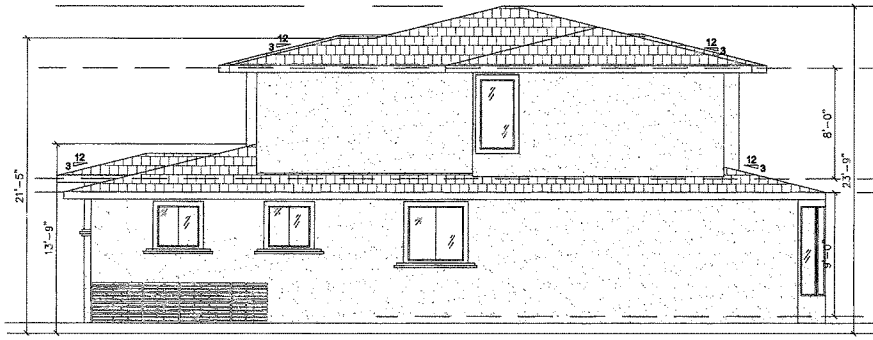
③ FRONT ELEVATION 2

SCALE 1/4"=1'-0"



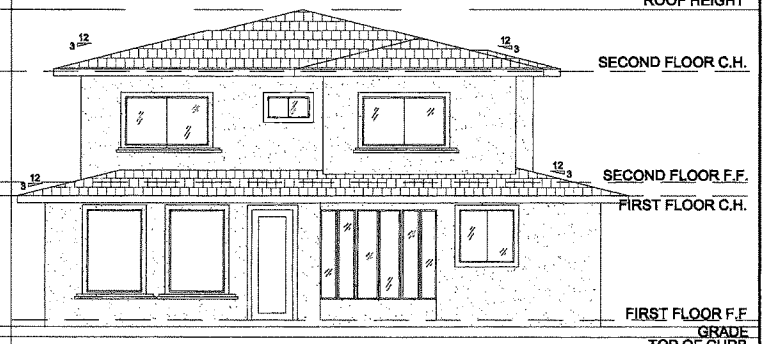
④ RIGHT ELEVATION 3

SCALE 1/4"=1'-0"



⑤ REAR ELEVATION 4

SCALE 1/4"=1'-0"



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(N) ELEVATIONS

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408-987-6973

Contractor Name and Address

Project: CUSTOM_HOME	Sheet: A3
Date: 12-19-2012	
Scale: SCALE-VARIES	

ATTACHMENT F

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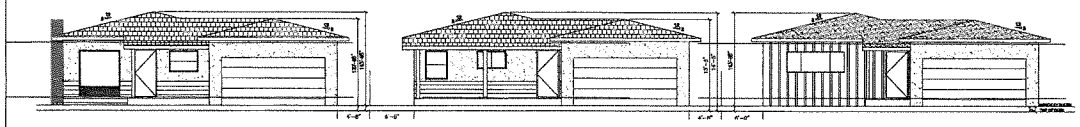
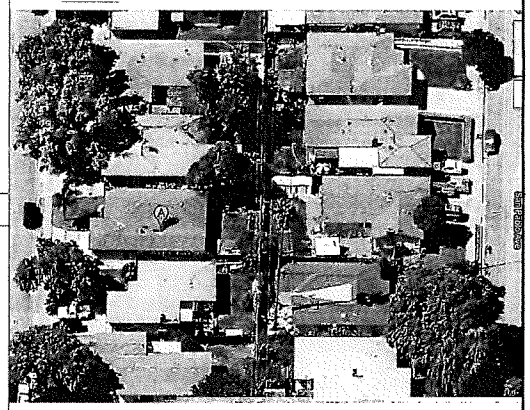
① FRONT EXISTING STREET ELEVATION

SCALE 1/8"=1'-0"



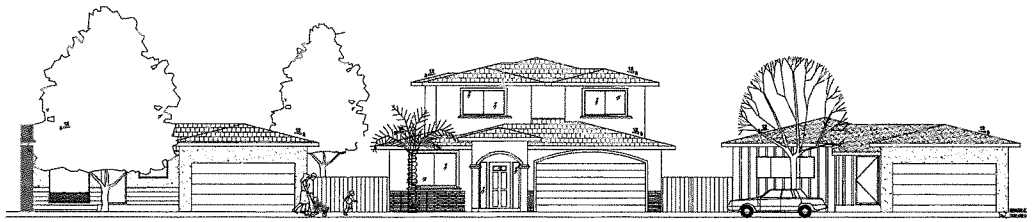
② EXISTING AND NEIGHBORING AREA ROOF PLAN

N.D.T.S.



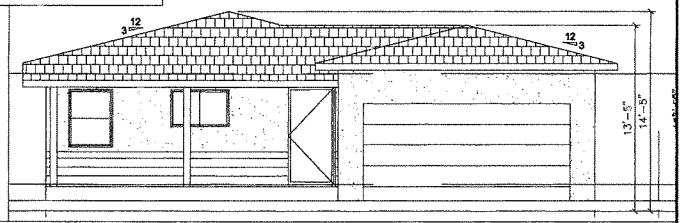
③ FRONT NEW STREET ELEVATION WITH EXISTING LANDSCAPING

SCALE 1/8"=1'-0"



④ FRONT ELEVATION 2

SCALE 1/4"=1'-0"

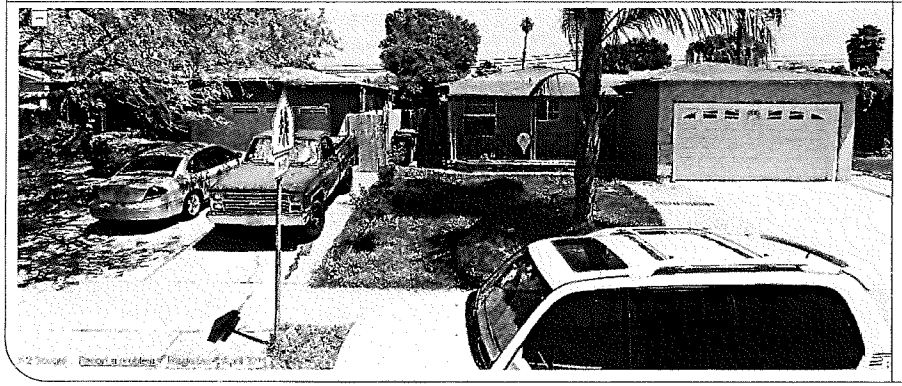


NOTES:

1. EXISTING ROOFING TAR AND GRAVEL
2. EXISTING EXTERIOR OF HOME IS STUCCO AND SIDING.
3. EXISTING ROOF PITCH 3:12

⑤ LEFT ADJACENT PROPERTY

N.D.T.S.



⑥ RIGHT ADJACENT PROPERTY

N.D.T.S.

No.	Revision/Issue	Date

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(E) ELEVATIONS

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408-897-8973

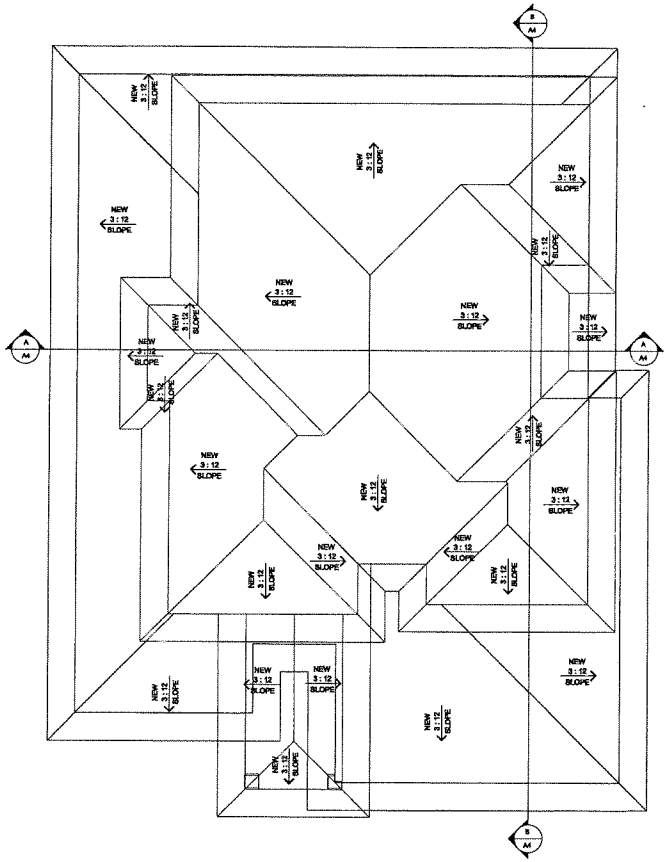
Contractor Name and Address

Project: CUSTOM_HOME
Date: 12-19-2012
Scale: SCALE-VARIES
Sheet: A3.1

ATTACHMENT F
Page 5 of 7

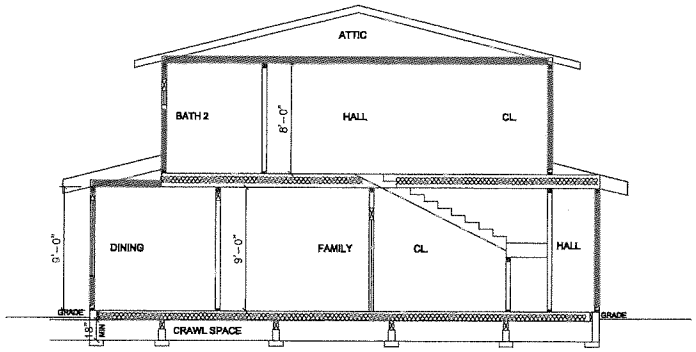
① ROOF PLAN

SCALE 1/4"=1'-0"



② SECTION A–A

SCALE 1/4"=1'-0"



③ SECTION B–B

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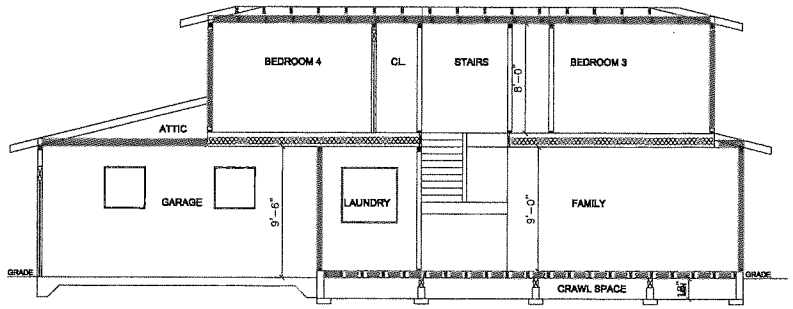

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Title: ROOF PLAN SECTIONS

Designer Name and Address
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Project Name and Address
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408-287-8973

Contractor Name and Address

Project: CUSTOM_HOME
Date: 12-19-2012
Scale: SCALE-VARIES
Sheet: A4

ATTACHMENT F
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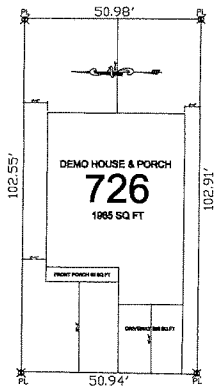
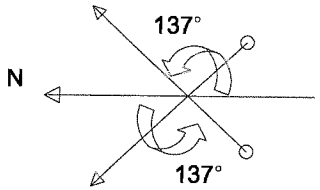
① DEMO PLAN

SCALE 1/8"=1'-0"





② SUN STUDY

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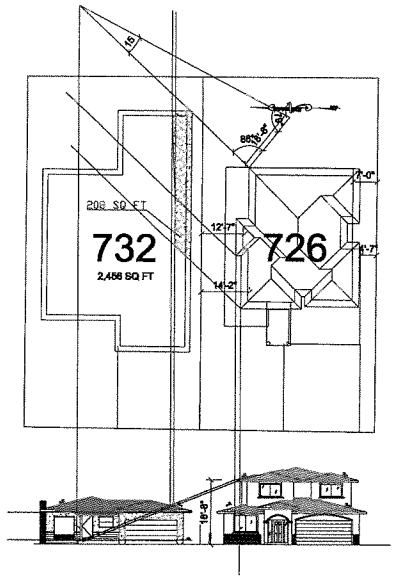

③ SUN STUDY

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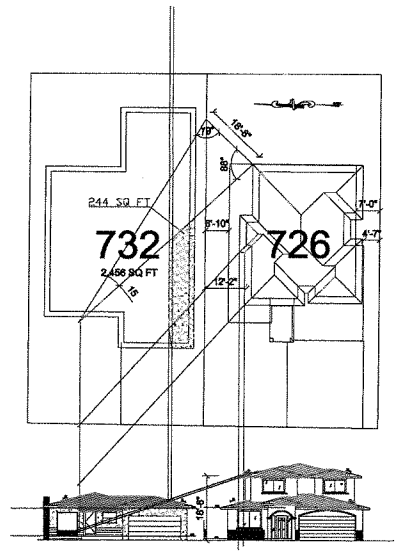
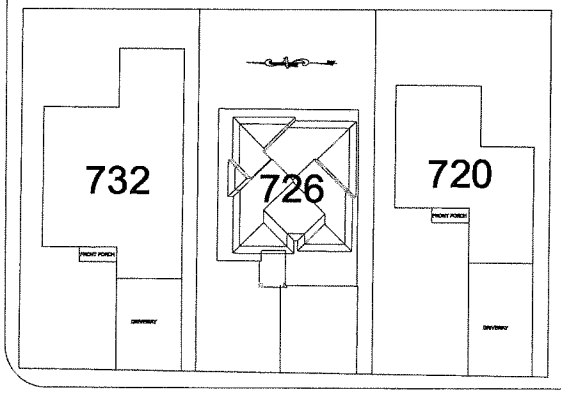


④ NEIGHBORING PLOT PLANS

SCALE 1/16"=1'-0"



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Title
DEMO
SUN STUDY

Designer Name and Address
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408-887-8973

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Project: CUSTOM_HOME
Date: 12-19-2012
Scale: SCALE-VARIES
Sheet: A5

ATTACHMENT F
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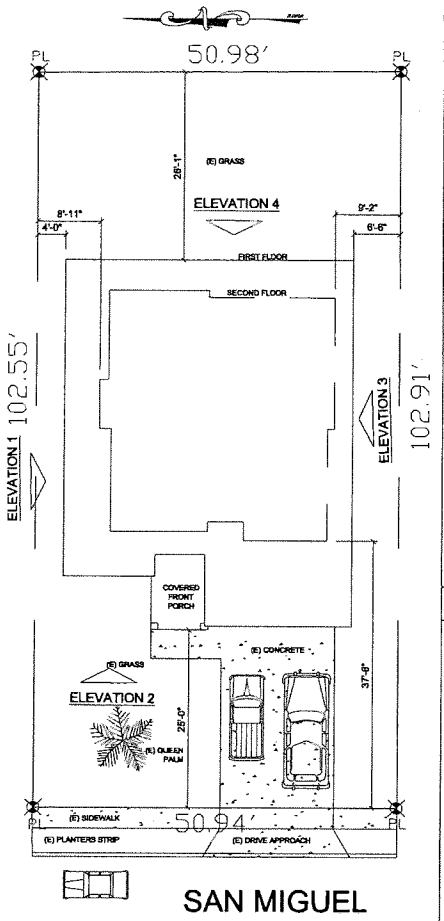
① SITE PLAN

SCALE 1/8"=1'-0"



SAN MIGUEL

JASBIR TATLA
726 SAN MIGUEL AVE
SUNNYVALE, CA.

② GENERAL NOTES

1. CONTRACTOR AND SUB CONTRACTOR SHALL VERIFY ALL TRADES, DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH JOB AND SHALL NOTIFY THE DESIGNER, ENGINEER IMMEDIATELY IN THE EVENT OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS.
2. THE DRAWING AND SPECIFICATIONS ARE PREPARED FROM INFORMATION PROVIDED BY CLIENT/OWNER. THE DESINER/ENGINEER HAS MADE EVERY EFFORT TO MAINTAIN A HIGH STANDARD OF ACCURACY. SHOULD A DISCREPANCIES ARISE BETWEEN DRAWINGS AND FIELD CONDITIONS, IT SHALL BE BROUGHT TO ATTENTION OF GENERAL CONTRACTOR AND TO DESIGNER/ENGINEER FOR CLARIFICATION PRIOR TO CONTINUING WITH THE WORK. DESIGNER/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR WORK THAT DIFFERS FROM THAT SHOWN ON, OR FOR WORK NOT PREFORMED IN A GOOD WORKMANSHIP MANNER.
3. DO NOT SCALE THE DRAWING. IF NEEDED, CONSULT DESIGNER/ENGINEER FOR CLARIFICATION.
4. IN THE ABSENCE OF ANY MATERIAL DESCRIPTION IN PART OF WHOLE, THE CONTRACTOR SHALL FINISH AND INSTALL ALL COMPONENTS NECESSARY FOR COMPLETION, OF THE WORK IN EQUIVALENT QUALITY OF SPECIFIED CONSTRUCTION TO THE SATISFACTION OF THE OWNER, DESIGNER/ENGINEER.
5. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS INCLUDING NOT LIMITED TO STRUCTURAL, FOUNDATION, ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS PRIOR TO THE START OF THE JOB.
6. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE CBC, UMC, UPC AND NEC, T-24 ENERGY STANDARDS, AND ALL LOCAL ORDINANCES.
7. THIS PROJECT CONFORMS TO CONVENTIONAL CONSTRUCTION PROVISIONS OF CBC 2308.

③ PROJECT TEAM

HOME OWNER
JASBIR TATLA
726 SAN MIGUEL AVE
SUNNYVALE, CA.

DESIGNER
AIASSA DESIGNERS
JEANNIE AIASSA
(408) 230-2989
JEANNIE@AIASSADESIGNERS.COM

④ DRAWING INDEX

A1 TITLE PAGE
A2 FLOOR PLAN
A2.1 BLOCK DIAGRAM
A3 NEW ELEVATIONS
A3.1 EXISTING ELEVATIONS
STREET VIEW WITH (E) LANDSCAPING TREES
A4 ROOF PLAN/SECTIONS
A5 DEMO & SOLAR LIGHT PLAN,S
NEIGHBORING PLOT PLAN

⑤ APPLICABLE CODES

APPLICABLE CODES
-2010 CBC, CMC, CPC, CEC
-2010 CALIFORNIA ENERGY CODE
-2010 CITY OF SUNNYVALE MUNI CODE
-2010 CALIFORNIA RESIDENTIAL CODE
-2010 CALIFORNIA FIRE CODE

⑥ SCOPE OF WORK

1. OLD HOUSE TO BE DEMOED
2. NEW HOME 2 STORY TO INCLUDE THE FOLLOWING;
   -FIRST FLOOR
   A. 1 BATH
   B. 2 CAR GARAGE
   C. LAUNDRY ROOM
   D. LIVING ROOM
   E. DINING ROOM
   F. KITCHEN
   G. FAMILY ROOM
   -SECOND FLOOR
   A. 2 BATHROOMS
   B. 4 BEDROOMS
3. EXTERIOR TO BE STUCCO.
4. FULL HOUSE TO BE SPRINKLERED.

⑦ PROJECT DESCRIPTION

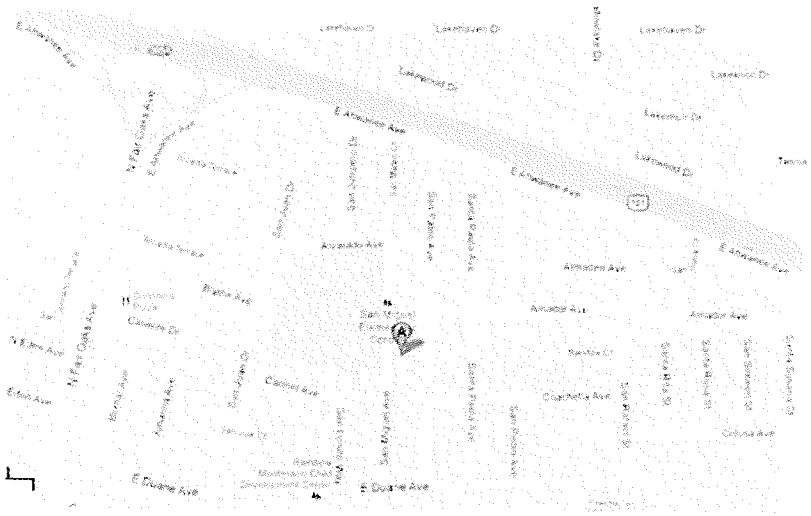
(E) HOUSE AND GARAGE TO BE DEMOED
1,544 SQ. FT.
(N) GARAGE
414 SQ FT.
FIRST FLOOR
1,535 SQ FT.
FAR FIRST FLOOR
2,026 / 5,240 SQ FT. (38.6%)
SECOND FLOOR
1,009 SQ FT.
(N) LIVABLE AREA
2,544 SQ FT.
TOTAL NEW LOT COVERAGE
2,026 SQ FT. (38.6%)
TOTAL FAR
2,958 / 5,240 SQ. FT. (56.5%)

⑧ PROJECT DATA

APN:	205-14-030
ZONING DISTRICT:	RO
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-3U
NET LOT AREA:	5,240 SQ FT
SET BACKS:	1ST/2ND REQUIRED:
FRONT:	MIN. 20'/25'
REAR:	MIN. 20'
RIGHT SIDE:	MIN. 4'
LEFT SIDE:	MIN. 7'

⑨ VICINITY MAP

NOT DRAWN TO SCALE



ATTACHMENT G
Page 1 of 7

No.	Revision/Issue	Date

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TITLE PAGE

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Project Name and address
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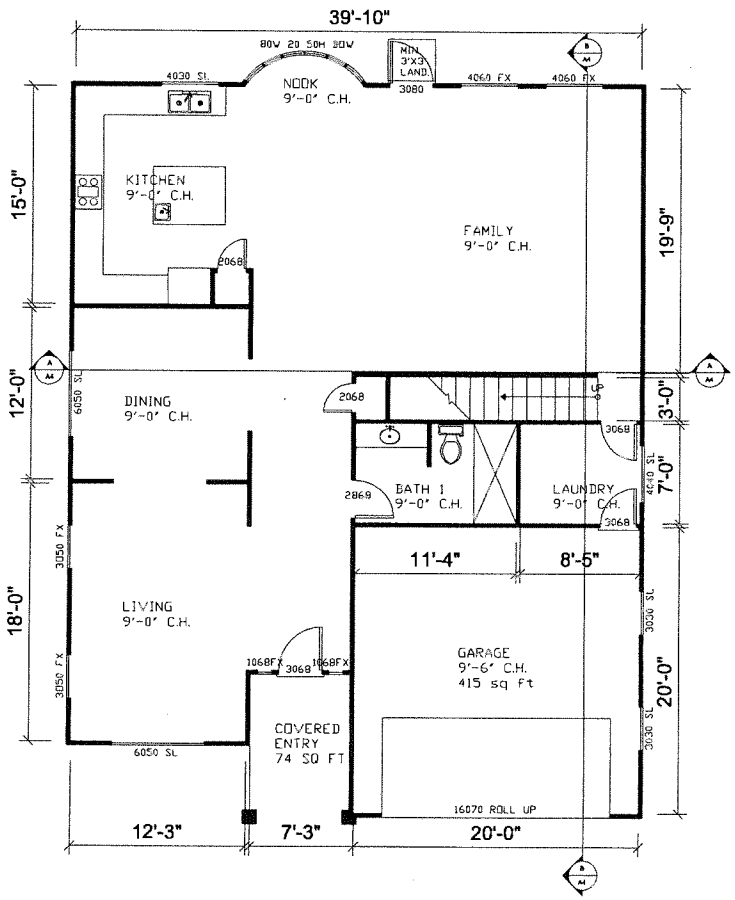
SUNNYVALE, CA.
408-987-8573

Contractor Name and address

Project: CUSTOM_HOME
Date: ~~12-19-2012~~
Scale: SCALE-VARIES
Sheet: A1

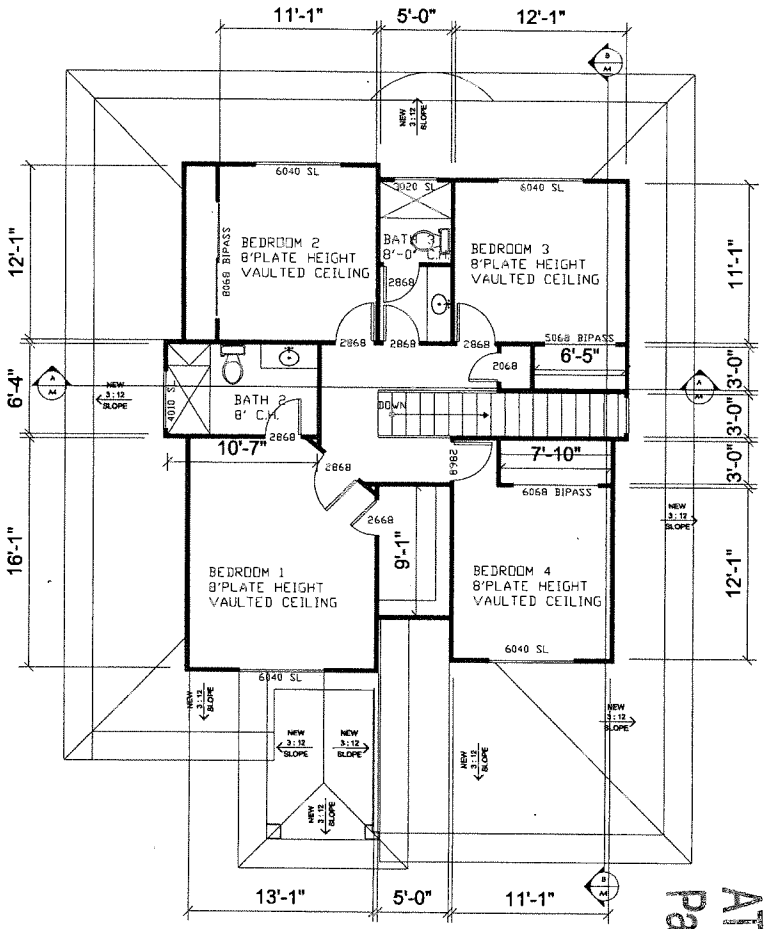
① PROPOSED FIRST FLOOR PLAN

SCALE 1/4"=1'-0"



② PROPOSED SECOND FLOOR PLAN

SCALE 1/4"=1'-0"



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(N) FLOOR PLAN

Designer Name and Address
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Project Name and Address
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728 SAN MIGUEL AVE
SUNNYVALE, CA.
408-887-8973

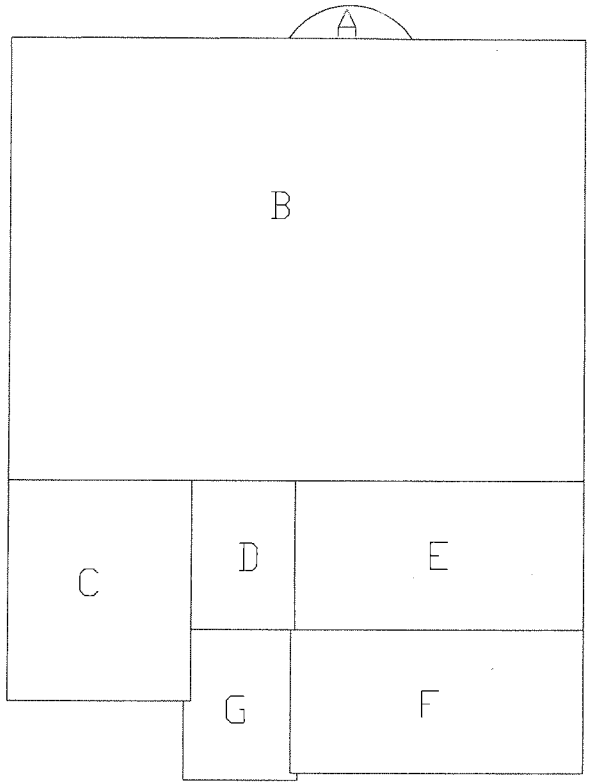
Contractor Name and Address

Project CUSTOM_HOME
Date ~~08-09-2042~~
Scale SCALE-VARIES
Sheet A2

ATTACHMENT 6
Page 2 of 7

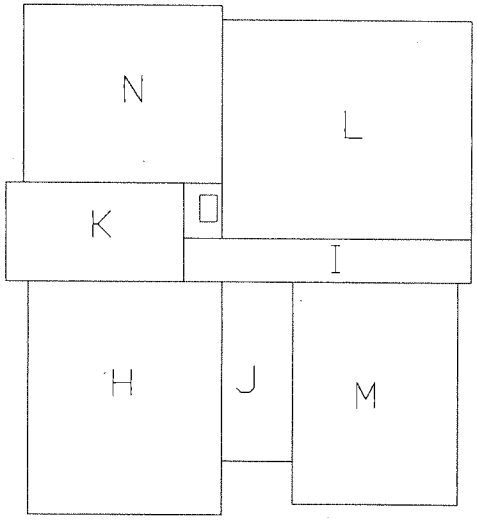
① BLOCK DIAGRAM FIRST FLOOR

SCALE 1/4"=1'-0"



② BLOCK DIAGRAM SECOND FLOOR

SCALE 1/4"=1'-0"



AREA CALCULATIONS		FLOOR	LOCATION
A	14 square ft	1	LIVING
B	1249 square ft	1	LIVING
C	197 square ft	1	LIVING
D	75 square ft	1	LIVING
E	208 square ft	1	GARAGE
F	206 square ft	1	GARAGE
G	(77 square ft)	1	COVERED FRONT PORCH
TOTAL	1949square ft	1	
H	224 square ft	2	LIVING
I	(64 square ft)	2	STAIRS
J	63 square ft	2	LIVING
K	67 square ft	2	LIVING
L	369 square ft	2	LIVING
M	182 square ft	2	LIVING
N	174 square ft	2	LIVING
O	30 square ft	2	LIVING
TOTAL	1009 square ft	2	
TOTAL	2958 square ft	1 & 2	

ATTACHMENT 6
Page 3 of 7

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BLOCK DIAGRAM

Designer name and address
JEANNIE AIASSA
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Project owner and address
JASBIR TATLA
726 SAN MIGUEL AVE
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408-987-8973

Contractor name and address

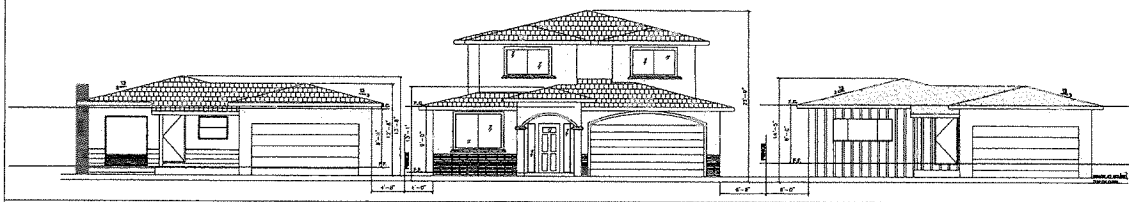
Project: CUSTOM_HOME
Date: 12-19-2012
Scale: SCALE-VARIES
Sheet: A2.1

ATTACHMENT 4 Page 6 of 7

① FRONT STREET ELEVATION

SCALE 1/8"=1'-0"

FOR FRONT ELEVATIONS WITH EXISTING TREES SEE SHEET A3.1

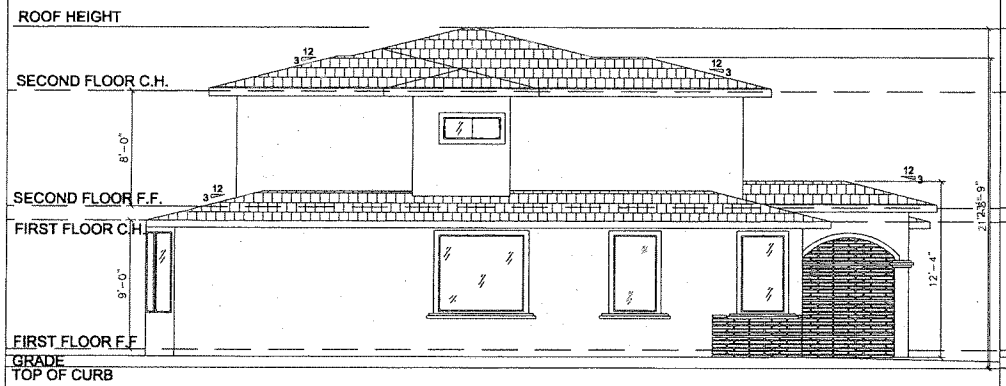


NOTES:

1. NEW ROOFING, CLASS A, CLAY TILE
2. NEW EXTERIOR OF HOME TO BE TO BE STUCCO.
3. FRONT EXTERIOR TO HAVE A ROCK FACADE.
4. RADIANT BARRIER AT ROOF, PER ENERGY REPORT REQUIREMENTS.

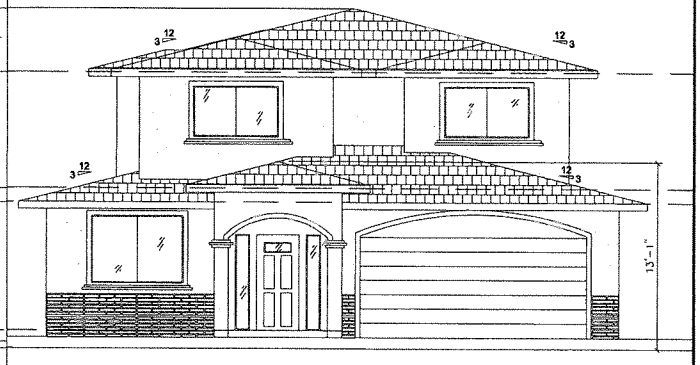
② LEFT ELEVATION 1

SCALE 1/4"=1'-0"



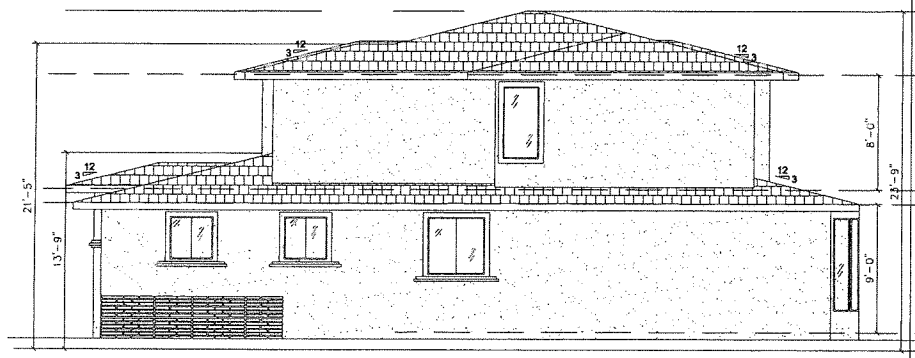
③ FRONT ELEVATION 2

SCALE 1/4"=1'-0"



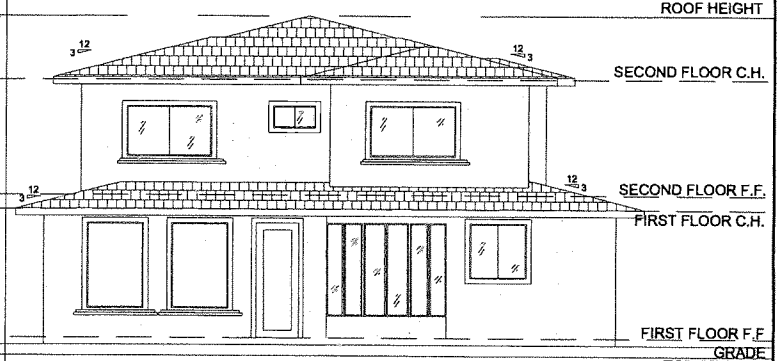
④ RIGHT ELEVATION 3

SCALE 1/4"=1'-0"



⑤ REAR ELEVATION 4

SCALE 1/4"=1'-0"



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(N) ELEVATIONS

Drafter Name and Address
JEANNIE AIASSA
2151 OAKLAND ROAD #151
SAN JOSE, CA 95131
(408) 230-2989
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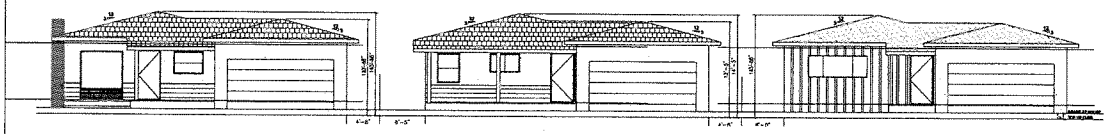
Project Name and Address
JASBIR TATLA
726 SAN MIGUEL AVE
SUNNYVALE, CA
408-987-8973

Contractor Name and Address

Project: CUSTOM_HOME
Date: 12-19-2012
Scale: SCALE-VARIES
Sheet: A3

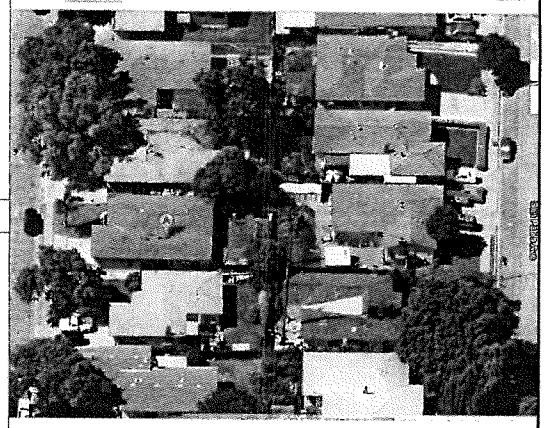
① FRONT EXISTING STREET ELEVATION

SCALE 1/8"=1'-0"



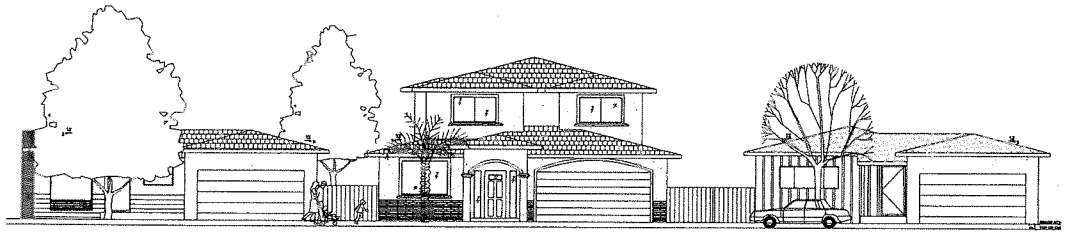
② EXISTING AND NEIGHBORING AREA ROOF PLAN

N.D.T.S.



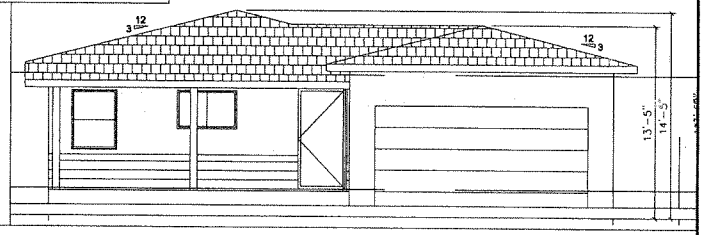
③ FRONT NEW STREET ELEVATION WITH EXISTING LANDSCAPING

SCALE 1/8"=1'-0"



④ FRONT ELEVATION 2

SCALE 1/4"=1'-0"

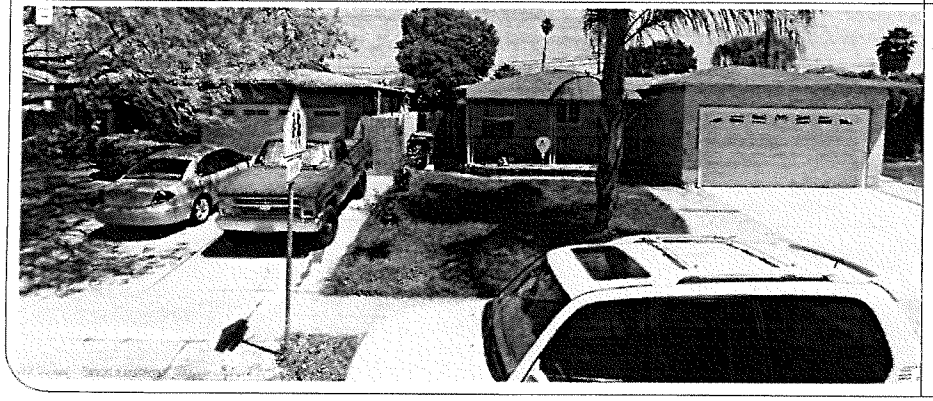


NOTES:

1. EXISTING ROOFING TAR AND GRAVEL
2. EXISTING EXTERIOR OF HOME IS STUCCO AND SIDING.
3. EXISTING ROOF PITCH 3:12

⑤ LEFT ADJACENT PROPERTY

N.D.T.S.



⑥ RIGHT ADJACENT PROPERTY

N.D.T.S.

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(E) ELEVATIONS

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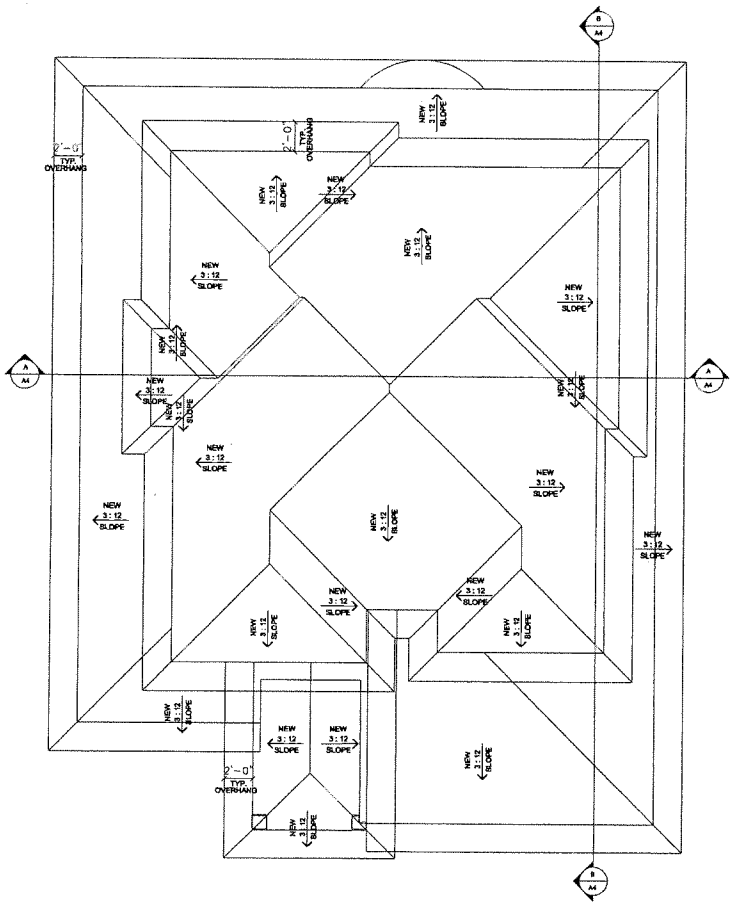
408-887-8973

Contractor Name and Address

Project: CUSTOM_HOME
Date: ~~01/27/2010~~
Scale: SCALE--VARIES
Sheet: A3.1

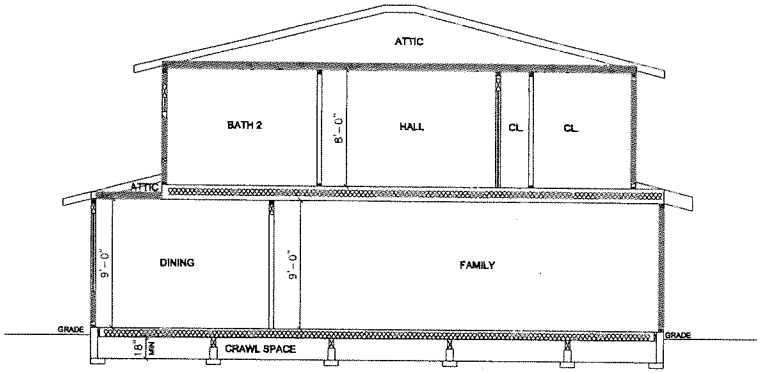
① ROOF PLAN

SCALE 1/4"=1'-0"



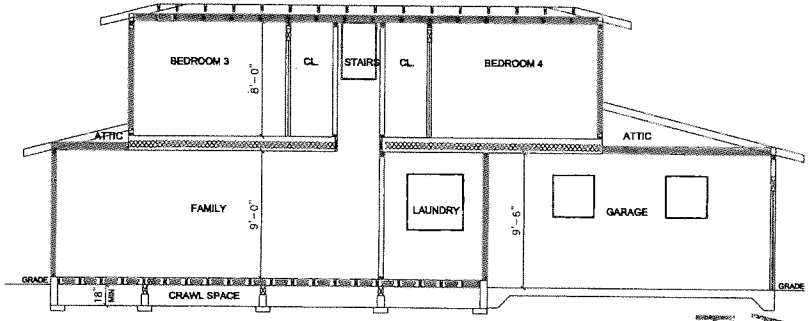
② SECTION A-A

SCALE 1/4"=1'-0"



③ SECTION B-B

SCALE 1/4"=1'-0"



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NAME:
ROOF PLAN SECTIONS

Designer name and address
JEANNE AIASSA
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(408) 230-2989
WWW.AIASSADESIGNERS.COM

Owner name and address
JASBIR TATLA
726 SAN MIGUEL AVE
SUNNYVALE, CA.
408-887-8973

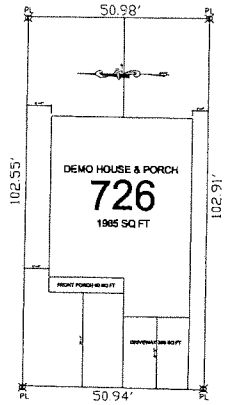
Contractor name and address

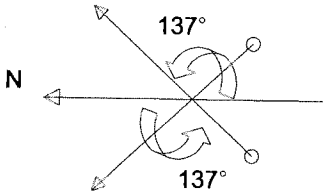
Project: CUSTOM_HOME
Date: ~~12-18-2013~~
Scale: SCALE-VARIES
Sheet: A4

ATTACHMENT 6
Page 6 of 7

① DEMO PLAN

SCALE 1/8"=1'-0"





② SUN STUDY

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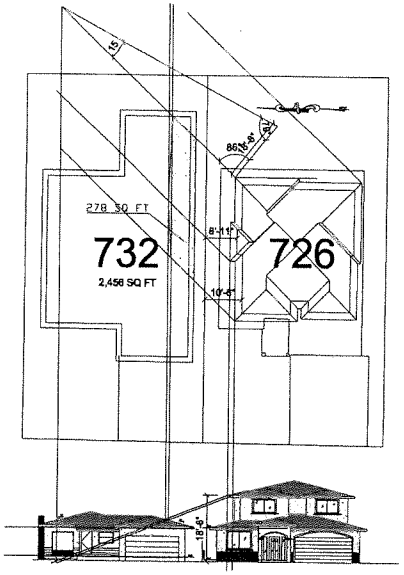
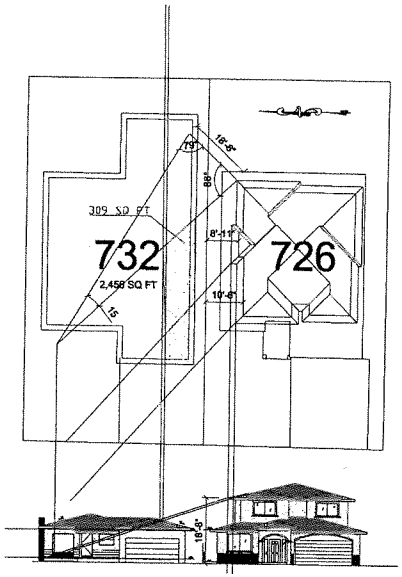


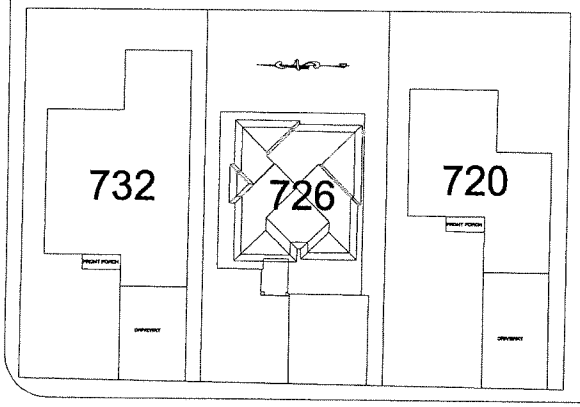
③ SUN STUDY

SCALE 1/16"=1'-0"



④ NEIGHBORING PLOT PLANS

SCALE 1/16"=1'-0"



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DEMO
SUN STUDY

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408-867-8973

CUSTOM_HOME

~~11-10-2014~~

SCALE-VARIES

A5

ATTACHMENT G
Page 7 of 7

Two-Story Homes in Surrounding Area

(in R-0 portion of San Miguel Neighborhood west of San Rafael Drive)

Address	Lot Area	Floor Area	FAR	Notes (>45% FAR)
881 San Mateo Ct	5,000	1,949	39.0%	
839 San Mateo Ct	5,000	2,180	43.6%	
850 San Mateo Ct	5,000	2,101	42.0%	
869 San Pablo Ave	5,040	2,144	42.5%	
785 San Pablo Ave	4,900	1,933	39.4%	
683 San Patricio Ave	5,820	2,216	38.1%	
756 San Pablo Ave	5,247	1,784	34.0%	
767 Santa Paula Ave	5,247	1,969	37.5%	
713 San Ramon Dr	7,200	2,409	33.5%	
635 San Pedro Ave	*4,050*	*1,946*	*48.0%*	*Built prior to current Code & Design Guidelines (1955)*
832 San Ramon Ave	*5,000*	*2,605*	*52.1%*	*Built prior to current Code & Design Guidelines (1983)*
774 San Ramon Ave	*5,000*	*2,305*	*46.1%*	*Built prior to current Code & Design Guidelines (1964)*
768 San Ramon Ave	5,885	2,255	38.3%	
801 San Petronio Ave	5,890	2,250	38.2%	
814 San Petronio Ave	5,460	2,168	39.7%	
911 Almaden Ave	5,170	2,250	43.5%	
813 San Pier Ct	8,800	2,364	26.9%	
909 Amador Ave	*5,270*	*2,725*	*51.7%*	*PC approved 2006; lower FAR, more 2-story homes on surrounding blocks*
913 Barstow Ct	5,564	2,040	36.7%	
921 Barstow Ct	*5,304*	*2,905*	*54.8%*	*Built prior to current Code & Design Guidelines (1987)*
922 Coachella Ave	*5,600*	*2,570*	*45.9%*	*Built prior to current Code & Design Guidelines (1983)*
726 San Miguel Ave (proposed)	***5,240***	***2,804***	***53.5%***	***(Proposed)***

PUBLIC HEARINGS/GENERAL BUSINESS –

2.	**File #:**	**2012-7986**
	Location:	**726 San Miguel Ave**. (APN: 205-14-030)
	Proposed Project:	**Design Review** to allow a new two-story single-family home resulting in 2,967 square feet and 56.6% Floor Area Ratio.
	Environmental Review:	Categorically Exempt Class 3
	Staff Contact:	Mariya Hodge, (408) 730-7659, mhodge@sunnyvale.ca.gov

Trudi Ryan, Planning Officer, presented the staff report.

Comm. Melton referred to page 3 of the report and discussed with staff solar access and why the applicant had not requested a Variance for this issue. Staff provided possible reasons and said the applicant may want to address this question.

Comm. Hendricks confirmed with staff that solar access should not be an issue as there is flexibility to modify the design to address solar access.

Chair Larsson opened the public hearing.

Jasbir Tatla and his wife, applicants, said they were not aware of a Variance option; however he said they are very close to meeting the solar access, square footage and Floor Area Ratio (FAR) requirements. He said they have taken privacy issues for the neighbors into consideration. He commented that no one in the neighborhood has installed solar at this time. He said there are houses in the neighborhood that have higher FAR and are two-story and there are three-story condominiums nearby. He said they originally wanted to have 10-foot ceilings; however they would go with 9 feet as suggested. Mrs. Tatla discussed that they would like more space and have tried to meet the requirements asking the Commissioners to support the proposed application.

Comm. Melton thanked the applicants for their hard work and confirmed with Mr. Tatla that he has lived in the neighborhood for a long time. Comm. Melton discussed with Mr. Tatla the possibility of reducing the square footage by 600 feet with Mr. Tatla saying that this would be a significant reduction from what is proposed and they might not move forward with the project if that were required.

Comm. Hendricks confirmed with staff that the garage square footage is included in the total square footage of the house. Ms. Ryan said staff would like to see modification to the proportion of the second floor to the first floor of the house closer to the second to first ratio of not more than 35%. Comm. Hendricks said he is having an issue making the finding 2.2.2 regarding the scale and bulk of the home in the adjacent neighborhood. He said he is also concerned about the shading. Mr. Tatla commented about possible modifications. Comm. Hendricks asked staff procedural questions about if the Commission were to approve, deny or defer the project. Ms. Ryan advised several options including continuing the item to allow the applicant time to make changes or denying the project and the applicant could appeal the decision to City Council. Designer **Jeannie Aiassa** discussed the design and said they tried to take the neighbors into consideration by addressing privacy concerns. Comm. Hendricks, staff, the designer and the applicant discussed the shadow concerns, and possibly lowering the first floor plate height to 8 feet. Mr. Tatla commented that his neighbors are fine with the proposal.

Comm. Melton asked the Tatlas if they had a preference of two options: the Planning Commission defer the proposed project and the applicants continue to work with staff to come up with solutions to address the issues; or the Commission denies the project and the applicant

could appeal the decision to City Council. Ms. Aiassa said they have been working with staff on the design, and the applicant said the neighbors have no opposition with neither stating a preference.

Chair Larsson discussed with staff that a separate application and fees would need to be submitted to consider a Variance for the shading. Ms. Ryan added that it is not easy to obtain a Variance and that there are State regulations that require opportunities be provided for solar access. Chair Larsson confirmed with staff that if the Commission denied the project and the applicant appealed the decision that shading changes would still need to be made.

Comm. Hendricks said he likes the idea of what is being proposed except he cannot find a way to say yes. He said the decision has to be made for the land and not based on the current neighbors. He said he understands compromises have been made and the proposal seems close to meeting requirements. Comm. Hendricks said the major problem is the solar component. Mr. Tatla said they could continue to work with staff. Ms. Ryan said the Commission could articulate the changes they would like to see, staff can work with applicant, and the Commission could require the item be considered again by Planning Commission or not.

Comm. Olevson said he thinks this would be a great addition to the neighborhood. He said he has concerns about the shading and there are too many deviations from the existing zoning regulations. He said he would prefer the applicant continue to work with staff, though he does not think the application needs to be considered by the Commission again if staff is satisfied with the modifications.

Ms. Aiassa said solar access does not have to go on the roof top. Mr. Tatla said he that they would work with staff on meeting the solar requirements.

Chair Larsson referred to page 2 of Attachment B, condition PS-1.a requiring that the FAR be no more than 52% and asked the applicant what they would do to the project. Mr. Tatla said that they would continue to work with staff to meet the requirements.

Comm. Kolchak asked the applicant about decreasing the plate height. Ms. Aiassa said the plate height for the bottom floor is 9 feet. Mr. Tatla said they would continue to work with staff to meet the solar requirements.

Chair Larsson closed the public hearing.

Comm. Hendricks moved for Alternative 4 to continue this item to allow time for the applicant to continue to work with staff to meet the conditions in Attachment B, particularly PS-1.a and PS-1.b and that the solar shading access requirements are not optional. Comm. Melton seconded the motion.

Comm. Hendricks said he would rather see this project come back to Planning Commission rather than get hung up on specifying exactly what the Commission wants. He said he likes the idea of the project for this neighborhood and that he does not have a problem with a second-story addition, just the massing and the solar issue. He said he would like the flexibility for the applicant to work with staff and then have the Commission consider this again.

Ms. Ryan said it would be helpful to continue the item to a date certain. After discussion it was determined that the **motion would include continuing this item to the May 13, 2013 Planning Commission meeting**. **This was acceptable to the seconder.** The applicant confirmed this date would work for them.

Comm. Melton said that he thinks this will be a fabulous addition to the neighborhood with some trimming back. He said as the project is currently proposed he is unable to make the findings regarding "Respecting the scale, bulk and character of the homes in the adjacent neighborhood" and "Design homes to respect their immediate neighbors." Comm. Melton said if the applicant continues to work with staff on reducing the FAR to no more than 52% and reducing the second floor area to no more that 35% of the first floor area, that he thinks this would be a much more successful project than what is proposed tonight. He said he looks forward to seeing this again.

Comm. Kolchak said he agrees with his fellow commissioners' comments. He said he likes that the applicants enjoy living in the City and want to stay. He said the only thing that bothered him about the project was the solar shading issue. He said with minor adjustments this issue should be able to be addressed and he looks forward to seeing the project again.

Comm. Olevson said he would be supporting the motion. He said this will be a great addition to the neighborhood and he is pleased the applicant is putting the efforts into the upgrade for the neighborhood. He said the proposal needs to be closer to the existing zoning requirements before it can be approved.

Chair Larsson said he would be supporting the motion. He said there are already some second story homes in the neighborhood so there is already a precedent. He said the ratio of the proposed second story to the first floor is too high. He said also the FAR is too high for this neighborhood even if the neighbors do not object. He said with the suggested changes he looks forward to this coming back to the Commission for review.

ACTION: Comm. Hendricks made a motion on 2012-7986 to continue this item to the May 13, 2013 Planning Commission meeting to allow the applicant time to work on revisions with staff as listed in the conditions in Attachment B. Comm. Melton seconded. Motion carried 6-0, with Vice Chair Dohadwala absent.

APPEAL OPTIONS: This action serves as the legal notification of the continuance of this item to the May 13, 2013 meeting.