



**REPORT TO PLANNING COMMISSION**

**Hearing Date:** July 8, 2013

**File #:** **2013-7319**  
**Location:** **663 Toyon Avenue** in a R-0 Zoning District (APN: 213-10-031):  
**Proposed Project:** Design Review Permit for a first and second-story addition of 928 square feet resulting in 2,768 square feet and 49.7% Floor Area Ratio (FAR).  
**Applicant/Owner** **Bo Design/Jagdeep & Besaint Sahni**  
**Staff Contact:** Elise Lieberman, 408-730-7443, [elieberman@sunnyvale.ca.gov](mailto:elieberman@sunnyvale.ca.gov)

**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	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 the Design Review

## **PROJECT DESCRIPTION:**

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The applicant is proposing to add to the first story and to add a new second story to an existing single-story home resulting in a total of 2,768 square feet and 49.7% FAR. 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.

## **DISCUSSION:**

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### **Architecture & Site Design**

The existing home has simple ranch-style architecture with hip roofs and composition shingle roofing with wood siding on the front exterior and stucco on the rest of the house. The majority of homes in the immediate neighborhood are consistent in style and materials. South of the property is the newly constructed 51 home Toll Brothers Timberpine subdivision (formerly Corn Palace).

The proposed home would be completed in a similar ranch-style with hip roofing and composition shingles. Stucco would be used on the exterior of the house with a stone trim along the front façade (Attachment E).

The home is located near the center of the property meeting all setback requirements. An existing two-car garage takes access from the existing driveway on the left side of the property's frontage. There is a 5 foot public utility easement along the rear property line. The applicant has not proposed any developments within this easement.

### **Privacy**

The project includes an approximately 72 square foot second-floor balcony element located on the rear elevation behind the master bedroom. The balcony is approximately 17'-6" away from the right side property line and 25' away from the rear property line. There will also be two windows located on the right side of the second story and two windows in the front. Based on setbacks and location, these windows are not expected to have privacy impacts on adjacent neighbors.

### **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 not exceed the maximum level permitted thereby complying with current solar access standards.

### **Floor Area Ratio**

A Floor Area Ratio (FAR) greater than 45% requires review by the Planning Commission.

The surrounding neighborhood is composed of mainly single-story homes with FARs generally around 30%. There is a multi-unit structure located at 675 Vinemable Avenue with a FAR of approximately 45%. There are also several homes built at 36% FAR within a quarter-mile radius from the project site (Attachment F). The applicants request for 49.7% FAR 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, varied setbacks and increased second floor setbacks that help to reduce the bulk and mass of the home. The proposed plate heights on both floors are 8 feet, which also help to reduce visual massing.

### **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 of single-story homes with the exception of four two-story homes built prior to the Design Techniques Guidelines. The proposed project includes a smaller second floor area of 686 square feet, which is approximately 33% of the 2,082 square-foot first floor area. As a result, staff finds the project compliant with the Design Techniques related to second floor area.

### **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**

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

## **PUBLIC CONTACT**

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<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>• 60 notices mailed to the property owners and residents within 300 ft. of the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li></ul>

## **CONCLUSION**

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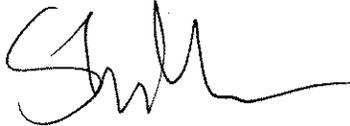
Recommend Alternative 1 in accordance with the Findings in Attachment C and Conditions of Approval in Attachment D.

Prepared by:



Elise Lieberma  
Project Planner

Reviewed by:



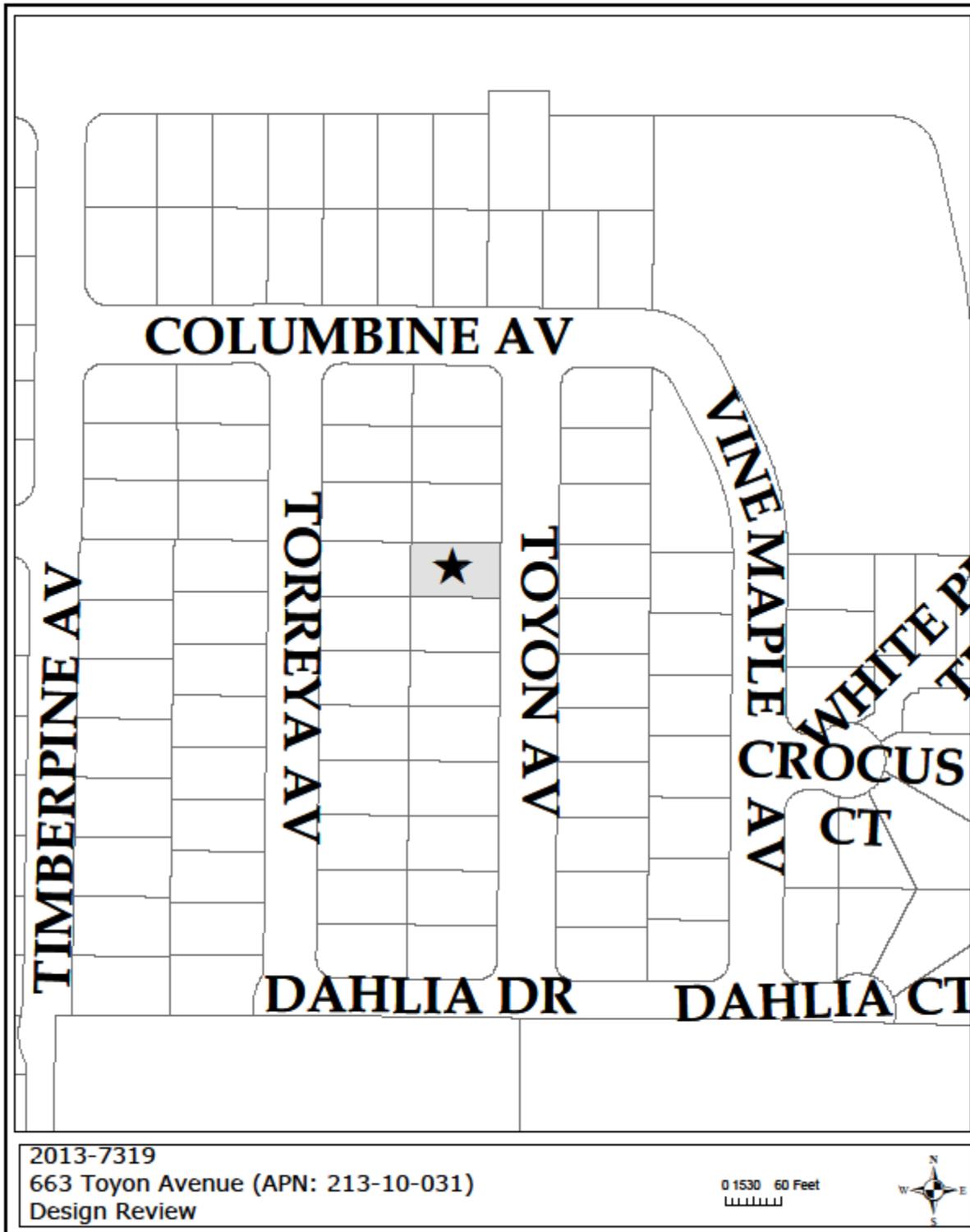
Shaunn Mendrin  
Senior Planner

Attachments:

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

# **Attachment A**

VICINITY MAP



# **Attachment B**

**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Residential Low Density	Same	Residential Low Density
<b>Zoning District</b>	R-0	Same	R-0
<b>Lot Size (s.f.)</b>	5,568	Same	6,000
<b>Gross Floor Area (s.f.)</b>	1,840	2,768	No max.
<b>Lot Coverage (%)</b>	34%	38.7%	40% max.
<b>Floor Area Ratio (FAR)</b>	33%	49.7%	45% threshold (Threshold for Planning Commission Review)
<b>Building Height (ft.)</b>	15'-9"	23'-10"	max.
<b>No. of Stories</b>	1	2	max.
<b>Setbacks (First/Second Facing Property)</b>			
<b>Front (ft.)</b>	20'-5"	20'-5" / 40'-2"	20' min. / 25' min.
<b>Left Side (ft.)</b>	5'-6"	5'-6" / 24'	4' / 7' per side
<b>Right Side (ft.)</b>	5'-6"	5'-6" / 7'-9"	
<b>Combined Sides</b>	11'	11' / 31'-9"	11' / 17'
<b>Rear (ft.)</b>	25'-9"	25'-9" / 27'-9"	20' min.
<b>Parking</b>			
<b>Total Spaces</b>	4	Same	4 min.
<b>Covered Spaces</b>	2	Same	2 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

# **Attachment C**

## RECOMMENDED FINDINGS

### Design Review

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

<b>Basic Design Principle</b>	<b>Comments</b>
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed addition's entry would continue to face the street similar to the pattern in the existing neighborhood. A more formal entry feature would 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 increased setbacks and modest plate heights. The proposed home is within the allowable height 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 parking for the site.
<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 and stone wall materials. 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.

# **Attachment D**

**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
JULY 8, 2013**

**Planning Application 2013-7319**

663 Toyon Avenue

Design Review for a first and second-story addition resulting in 2,768 square feet and 49.7% 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]

**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. 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-4. 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 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-5. 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:

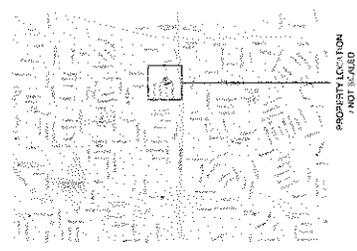
The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-2. TREE PROTECTION:

All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

# **Attachment E**

**VICINITY MAP:**



**PROJECT DATA:**

ASSESSOR'S PARCEL NUMBER: 215-10-051  
 PROJECT TYPE: ADDITION & REMODELING  
 PROJECT LOCATION: 643 Toyon Ave., Sunnyvale, CA 94024

ZONING: R-0  
 OCCUPANCY GROUP: R-30  
 CONSTRUCTION TYPE: V-B  
 NUMBER OF FLOORS: TWO (2) STORY  
 FIRE PROTECTION: SPRINKLERED

**CODE EDITIONS:**

A. CALIFORNIA BUILDING: 2010 EDITION  
 B. CALIFORNIA MECHANICAL: 2010 EDITION  
 C. CALIFORNIA PLUMBING: 2010 EDITION  
 D. CALIFORNIA ELECTRICAL: 2010 EDITION  
 E. CALIFORNIA ENERGY: 2010 EDITION  
 F. CALIFORNIA FIRE: 2010 EDITION  
 G. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

**AREAS CALCULATION:**

EXISTING LIVING AREA	1471 SQF
EXISTING GARAGE	304 SQF
1st FLOOR LIVING ADDITION	137 SQF
GARAGE ADDITION	55 SQF
NEW 1st FLOOR LIVING AREA	1656 SQF
NEW 2nd FLOOR LIVING AREA	656 SQF
NEW GARAGE	424 SQF
TOTAL BUILDING AREA	2765 SQF
FRONT COVERED PORCH	73 SQF
LOT AREA	5566 SQF

FLOOR AREA RATIO (FAR) = (2765 / 5566) X 100 = 49.7 %  
 LOT COVERAGE: EAVE AREA: 222 X 1.5 = 335  
 FRONT PORCH: 73  
 FIRST FLOOR BUILDING AREA: 2062  
 TOTAL: 2468 / 5566 X 100 = 44.3 %

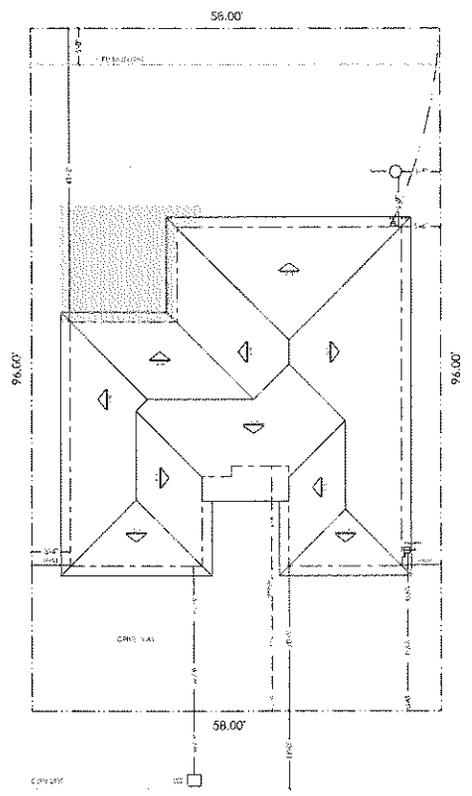
**DRAWING INDEX:**

A0	COVER SHEET & SITE PLAN
A1	EXISTING FLOOR PLAN & ELEVATIONS
A2	PROPOSED FLOOR PLAN
A2-a	PROPOSED FLOOR PLAN & ELEVATION
A3	BUILDING PROPOSED ELEVATIONS
A4	STREETS/CAPE
A5 & 6	SOLAR STUDY PH & AM

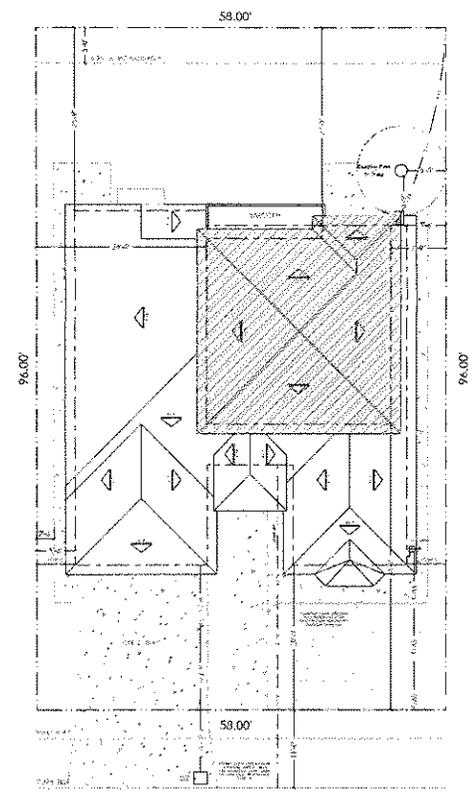
**SCOPE OF WORK:**

1. ADDITION AT REAR-LEFT SIDE OF THE HOUSE TO HAVE A NEW FAMILY AREA AND KITCHEN.
2. ADDITION IN 2nd FLOOR TO HAVE A NEW MASTER BEDROOM, MASTER BATH, AND STUDY AREA.
3. REMODELING AT EXISTING KITCHEN TO HAVE A NEW ENTRY, LAUNDRY AND POWDER.

**EXISTING SITE PLAN**  
 RE-108-1-1-37

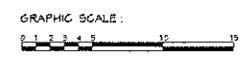


**PROPOSED SITE PLAN**  
 RE-108-1-1-4



**LEGEND:**

- NEW 2nd FLOOR
- NEW ADDITION
- PROPERTY LINE
- BLDG FOOTPRINT LINE



ATTACHMENT E  
 Page 1 of 8

REVISION	BY

**BO design**  
 2122 HUNTERDOW RD. UNIT 105  
 CUPERTINO, CA 95014  
 Tel: (408) 715-8257  
 Email: [congrat@bo-design.com](mailto:congrat@bo-design.com)

**Aff's Construction**  
 601 E. BISHOP AVENUE  
 SUITE 100  
 SUNNYVALE, CA 94087  
 Tel: (408) 251-1987

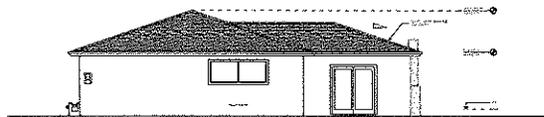
**COVER SHEET  
 SITE / ROOF PLAN**

ADDITION & REMODELING FOR  
**Jagdeep & Besant**  
 643 Toyon Ave., Sunnyvale, CA 94027

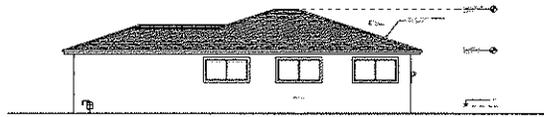

A-0



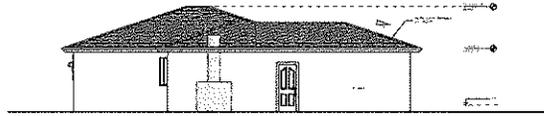
EXISTING FRONT ELEVATION  
SC 1/8" = 1'-0"



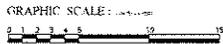
EXISTING REAR ELEVATION  
SC 1/8" = 1'-0"



EXISTING RIGHT ELEVATION  
SC 1/8" = 1'-0"

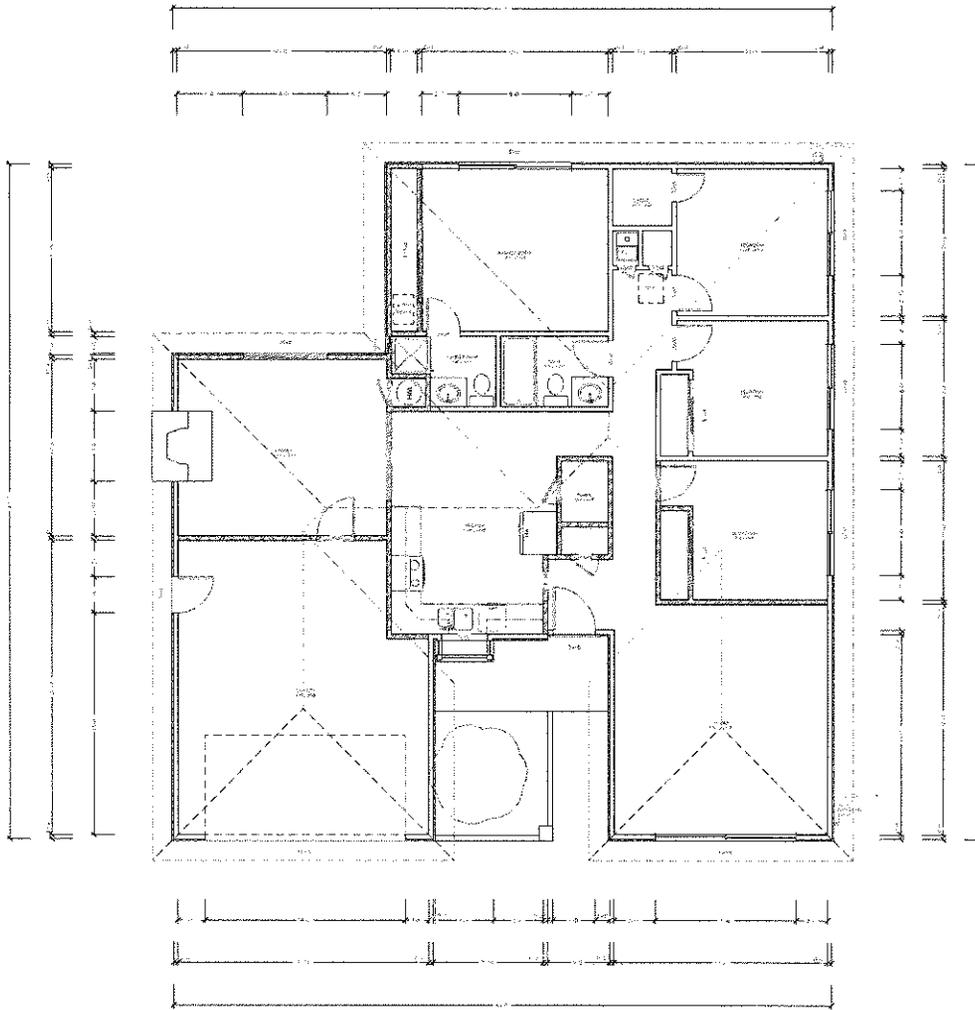


EXISTING LEFT ELEVATION  
SC 1/8" = 1'-0"



**LEGEND:**

- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED



EXISTING FLOOR PLAN  
SC 1/8" = 1'-0"

REVISIONS	BY
1	5-24-2013 BOD

**BOD** design  
 2100 HOLLAND RD. SUITE 170  
 CUPERTINO, CA 95014  
 TEL: (408) 771-0335  
 FAX: (408) 940-4274

**Aji's Construction**  
 11000 S. 10TH AVE. SUITE 100  
 SAN JOSE, CA 95138  
 (408) 941-1987

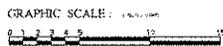
**EXISTING FLOOR PLAN  
& ELEVATIONS**

ADDICEN & REMORING FOR:  
**Jagdeep & Besant**  
 643 TERRY AVE., SHERMAN, CA 94137


A-1

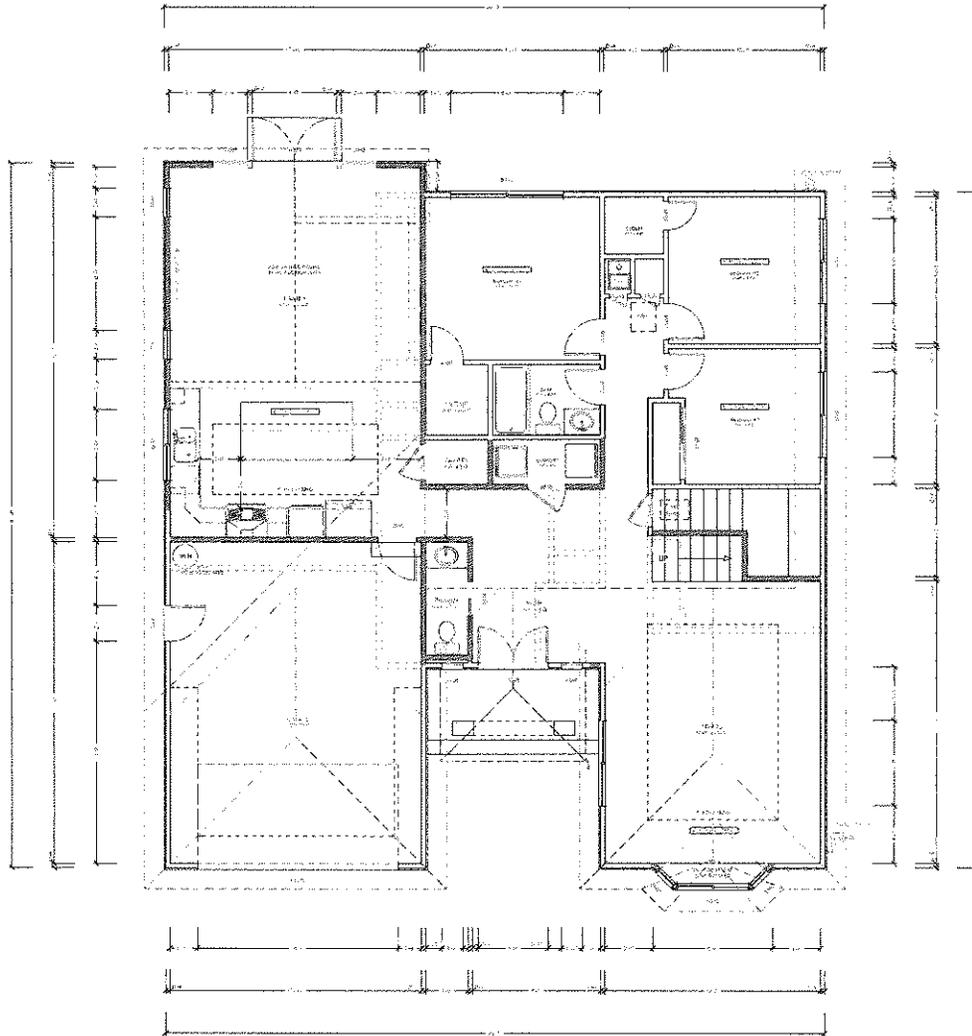
ATTACHMENT E  
 Page 2 of 8

**PROPOSED 1ST FLOOR PLAN**  
 SEE SHEETS E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, E-11, E-12, E-13, E-14, E-15, E-16, E-17, E-18, E-19, E-20, E-21, E-22, E-23, E-24, E-25, E-26, E-27, E-28, E-29, E-30, E-31, E-32, E-33, E-34, E-35, E-36, E-37, E-38, E-39, E-40, E-41, E-42, E-43, E-44, E-45, E-46, E-47, E-48, E-49, E-50, E-51, E-52, E-53, E-54, E-55, E-56, E-57, E-58, E-59, E-60, E-61, E-62, E-63, E-64, E-65, E-66, E-67, E-68, E-69, E-70, E-71, E-72, E-73, E-74, E-75, E-76, E-77, E-78, E-79, E-80, E-81, E-82, E-83, E-84, E-85, E-86, E-87, E-88, E-89, E-90, E-91, E-92, E-93, E-94, E-95, E-96, E-97, E-98, E-99, E-100

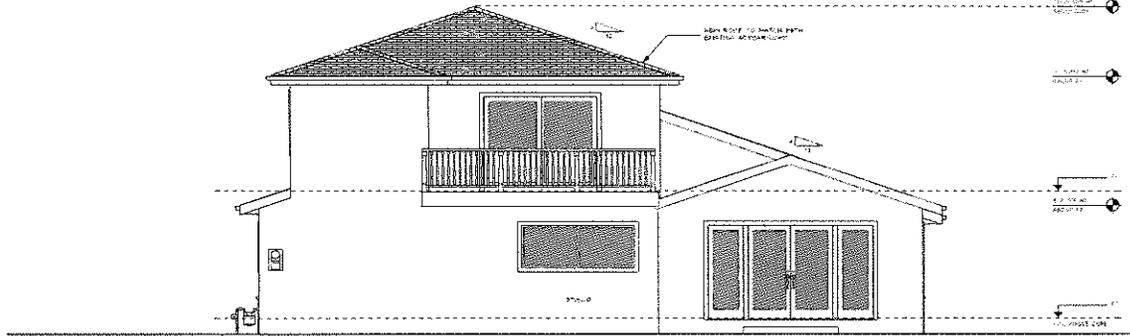


**LEGEND:**

- NEW CONSTRUCTION WALL
- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED



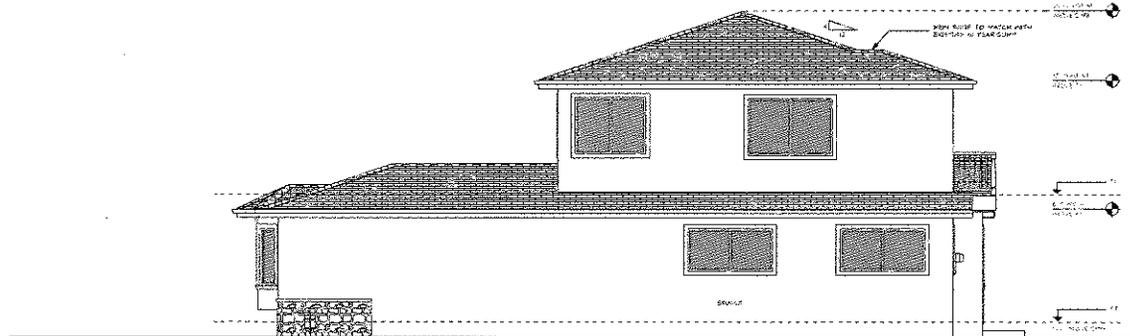




PROPOSED REAR ELEVATION  
 EC-104-11-12



PROPOSED LEFT ELEVATION  
 EC-104-11-13



PROPOSED RIGHT ELEVATION  
 EC-104-11-14

ATTACHMENT E  
 Page 5 of 8

REV	NO.	DATE	BY
1	1	5-11-2015	B.S.D.

**BOD** design  
 2100 HIGHLAND RD. SUITE 120  
 CUPERTINO, CA 95014  
 TEL: 408.243.8888  
 EMAIL: info@boddesign.com

**AB's Construction**  
 1401 E. BIRNEY RD.  
 SAN JOSE, CA 95131  
 (408) 251-1087

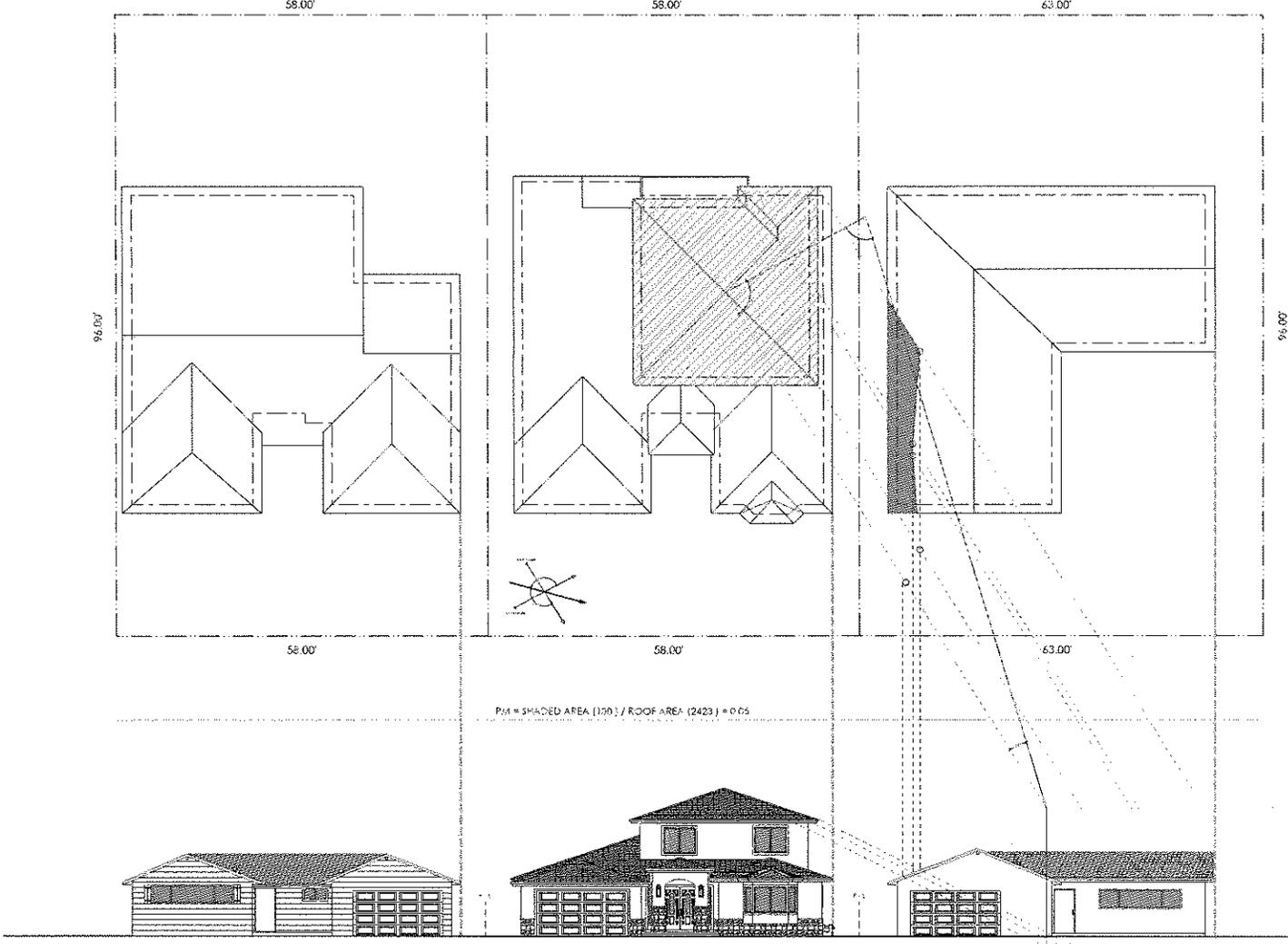
PROPOSED ELEVATIONS

ARCHITECT & REMODELING FOR:  
**Jagdeep & Besant**  
 483 Tyburn Ave., Sunnyvale, CA 94087

DATE	5-11-2015
SCALE	AS SHOWN
PROJECT	104-11-12
FILE	104-11-12

A-3





ATTACHMENT E  
 Page 7 of 8

REV	REVISIONS	BY
A	5.07.2015	E.C.D.

**BODesign**  
 2103 HUNTER RD. SUITE 140  
 CUPERTINO, CA 95014  
 TEL: 408.253.8888  
 FAX: 408.253.8888  
 WWW.BODESIGN.COM

**AGS Construction**  
 1415 D. BIRDAWAY RD.  
 SAN JOSE, CA 95132  
 (408) 441-1987  
 Construction & Remodeling, Inc.

**SOLAR STUDY PM**

ADDITION & RE-COILING FOR  
**Jagdeep & Besant**  
 663 Taylor Ave., Sunnyvale, CA 94097

DATE	11/11/15
SCALE	1/8" = 1'-0"
DRAWN BY	E.C.D.
CHECKED BY	E.C.D.
DATE	11/11/15
SCALE	1/8" = 1'-0"

A-5



# **Attachment F**

## NEIGHBORHOOD FLOOR AREA RATIO TABLE

Street Number	Street Address	Land Area	Building Sq.Ft. (County)	Garage Sq.Ft. (County)	FAR %
635	Torrey	6,240	1,754	500	28%
636	Torrey	6,048	1,186	500	20%
647	Torrey	5,760	1,186	500	21%
648	Torrey	5,760	1,186	500	21%
659	Torrey	5,760	1,186	500	21%
660	Torrey	6,048	1,186	500	20%
663	Torrey	5,500	1,412	409	26%
664	Torrey	5,568	1,507	364	27%
667	Torrey	5,500	1,651	400	30%
668	Torrey	5,568	1,493	364	27%
671	Torrey	5,500	1,412	409	26%
672	Torrey	5,568	1,507	364	27%
675	Torrey	5,500	1,309	400	24%
676	Torrey	5,568	1,283	364	23%
679	Torrey	5,500	1,412	409	26%
680	Torrey	5,568	1,507	364	27%
683	Torrey	5,500	1,309	400	24%
684	Torrey	5,568	1,283	364	23%
687	Torrey	5,500	1,408	409	26%
688	Torrey	5,568	1,507	364	27%
635	Toyon	5,760	1,686	288	29%
636	Toyon	6,240	1,186	500	19%
647	Toyon	5,760	1,186	500	21%
648	Toyon	5,760	1,620	438	28%
659	Toyon	6,048	1,186	500	20%
660	Toyon	6,048	1,186	500	20%
663	Toyon	5,568	2,344	424	49.7%
664	Toyon	5,510	1,493	364	27%
667	Toyon	5,568	1,507	364	27%
668	Toyon	5,510	1,283	364	23%
671	Toyon	5,568	1,580	364	28%
672	Toyon	5,568	1,507	364	27%
675	Toyon	5,568	1,507	364	27%
676	Toyon	5,568	1,283	364	23%
679	Toyon	5,568	1,283	364	23%
680	Toyon	5,568	1,507	364	27%
683	Toyon	5,568	1,674	364	30%
684	Toyon	5,510	1,283	364	23%
687	Toyon	5,568	1,507	364	27%
688	Toyon	5,568	1,507	364	27%
691	Toyon	5,568	1,283	364	23%
692	Toyon	5,510	1,283	364	23%