



REPORT TO PLANNING COMMISSION

Hearing Date: April 23, 2012
File Number: 2012-7147

SUBJECT: **Para Builders:** Application for a project located at **610 Dorset Way** in an R-0 (Low Density Residential) Zoning District (APN: 309-16-037):

Motion **2012-7147** – Design Review for a 336 square foot one-story addition to an existing two-story home resulting in 3,596 square feet and 54.4% floor area ratio.

REPORT IN BRIEF:

Existing Site Conditions Single-Family Home

Surrounding Land Uses

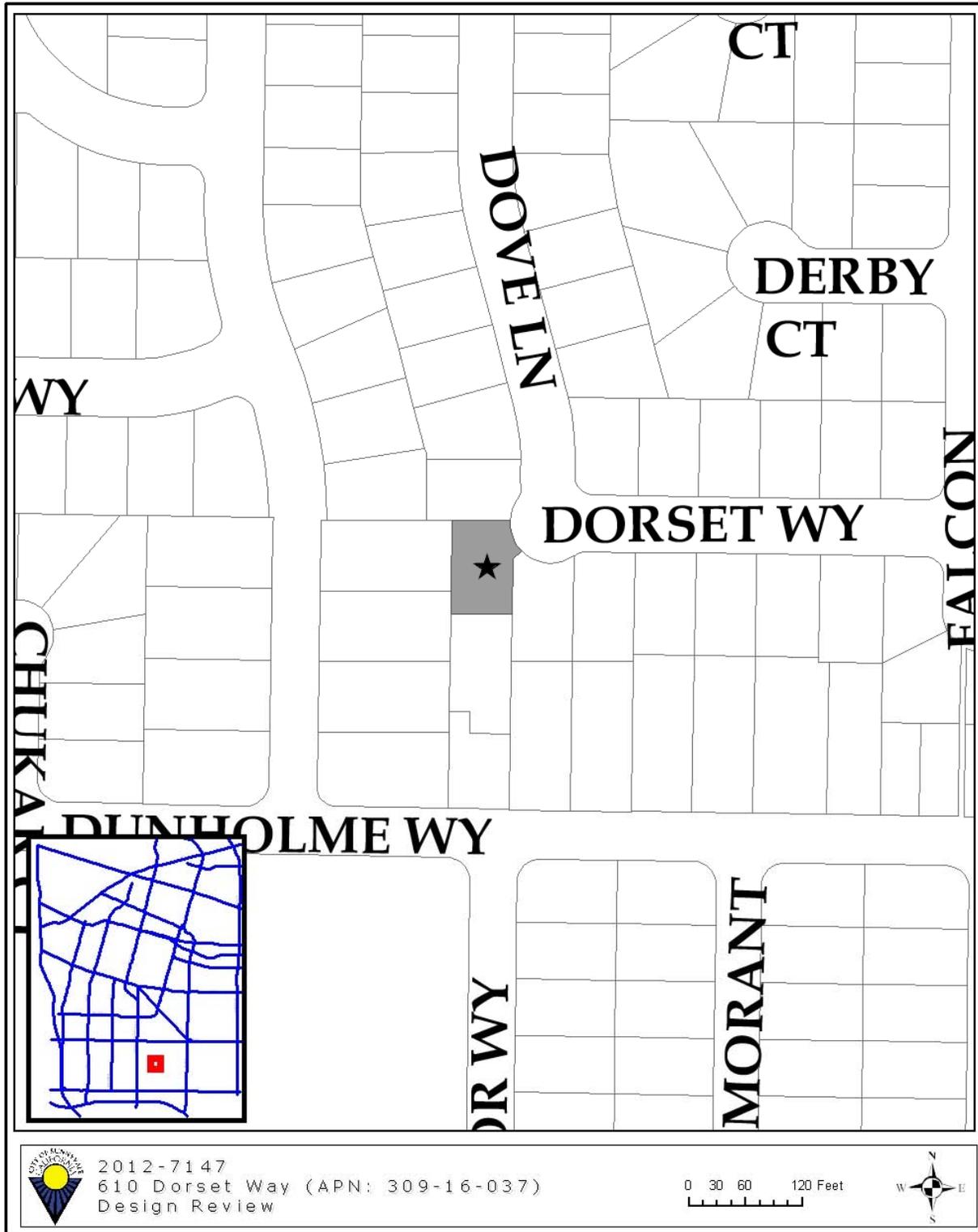
North	Single-Family Home
South	Single-Family Home
East	Single-Family Home
West	Single-Family Home

Issues Floor Area Ratio

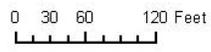
Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions

VICINITY MAP



2012-7147
610 Dorset Way (APN: 309-16-037)
Design Review



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,585	Same	6,000 min.
Gross Floor Area (s.f.)	3,260	3,596	No max.
Lot Coverage (%)	26.1%	31.3%	40% max.
Floor Area Ratio (FAR)	49.5%	54.6%	45% max. without PC review
Building Height (ft.)	28'	Same	30' max.
No. of Stories	2	Same	2 max.
Setbacks (First / Second Facing Property)			
Front	22' / 25'	Same	20' / 25' min.
Left Side	12'-9" / 19'	Same	4' / 7' min.
Right Side	varies 7' - 10' / varies 7' - 10'	Same	4' / 7' min.
Side Totals	varies 19'-9" to 22'-9" /varies 19'-9" to 22'-9"	Same	12' / 18' min.
Rear	45' / 45'	33' / 45'	20' min.
Parking			
Covered Spaces	2	Same	2 min.
Uncovered Spaces	2	Same	2 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BACKGROUND:

The existing two-story home was constructed in 1975 and is approximately 3,260 square feet in size resulting in 49.5% Floor Area Ratio (FAR).

Previous Actions on the Site

A building permit was approved in 2001 for a small bedroom addition and home remodel. Due to the size of the addition, a Design Review application was not required.

DISCUSSION:

The applicant is requesting approval of a Design Review application to allow a one-story addition resulting in approximately 3,596 square feet and 54.4% FAR. The proposed addition will be located at the rear of the home and will consist of a 336 square foot addition to the family room.

- **Design Review**

This Design Review application must be reviewed by the Planning Commission due to a requested FAR exceeding 45%. The Planning Commission may take into account the proposed architecture, existing neighborhood, and adopted Single Family Home Design Techniques. The following analysis provides information for the Planning Commission's consideration.

ANALYSIS:

Architecture

The existing Modern-style architecture is unique in this neighborhood. The home's exterior materials primarily consist of stucco with stone veneer accents along the front elevation. The front elevation includes a wrought-iron balcony. A foam band helps to break up the first floor from the second floor walls. As proposed, the addition will match the architectural style, materials and colors as the existing home. The addition will generally maintain the first floor profile and will not be visible from the street frontage. No modifications are proposed to the second floor or the front façade.

Existing Front Yard Fence

There is an unpermitted 5 to 6-foot tall fence within the front yard (first 20 feet of the property) that borders the left side property line. A portion of the fence also obstructs the 10-foot driveway vision triangle. The owner is required to either remove the fence, or modify the fence to comply with the driveway vision triangle requirement and apply for a staff-level permit prior to issuance of a building permit (see Attachment B).

Floor Area Ratio

The neighborhood consists of a mix of one and two-story homes, with FARs that range between 12% and 55%. The largest home found in the neighborhood (within approximately 300 feet of the project site) is located one block away at 1516 Cormorant Court and is approximately 3,434 square feet and 55% FAR. The proposed home will be more than 100 square feet smaller and is in keeping with the other FARs found in the neighborhood.

The proposed addition to the family room will have no visual impact on the neighborhood as it will not be visible from the street frontage and will be minimally visible from adjacent properties. The proposed addition will increase the size of the home by approximately 9%. Typically one-story additions that add less than 20% to the existing home can be approved by staff over the counter with only a building permit. However, in this case Planning Commission review is required due to the proposal exceeding 45% FAR.

Applicable Design Guidelines and Policy Documents

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

Development Standards

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

- **Site Layout**

The existing home is generally centered on the property, with an existing driveway at the front. The proposed addition will be located along the back of the home and meets all setback requirements.

- **Parking/Circulation**

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

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor modifications and additions to existing structures.

FISCAL IMPACT

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

PUBLIC CONTACT

Staff has not received any objections or written comments from the surrounding neighborhood regarding the proposal.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 46 notices mailed to property owners and residents within 300 feet of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Web site • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • Posted on the City of Sunnyvale's Web site

CONCLUSION

Discussion: In 2001 the previous owners remodeled the home and added square footage which predates the current Design Guidelines. The proposed addition is consistent with the existing modern architectural style and is minimally visible from the street frontage

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review. Recommended Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

ALTERNATIVES

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

RECOMMENDATION

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

Prepared by:

Elise Lieberman
Project Planner

Reviewed by:

Shaunn Mendrin
Senior Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter and Pictures from the Applicant

RECOMMENDED FINDINGS

Design Review

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

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The addition will maintain the existing neighborhood pattern along the streetscape as no modifications to the existing home orientation or front façade are proposed.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The addition is modest in size and maintains a scale similar to other homes in the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The addition will be limited to the first floor and will be located at the back of the home; therefore, privacy and visual impacts to neighbors are minimal.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project does not propose any modifications to the layout of the parking for the site.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	There are no planned modifications to the landscaping associated with this project.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed addition utilizes high quality materials that will match the existing home.
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
APRIL 23, 2012**

Planning Application 2012-7147

610 Dorset Way

Design Review for a 336 square foot one-story addition to an existing two-story home resulting in 3,596 square feet and 54.4% floor area ratio.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. PERMIT EXPIRATION:

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior

to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

- GC-3. TITLE 25:
Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

- BP-1. CONDITIONS OF APPROVAL:
Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]
- BP-2. BLUEPRINT FOR A CLEAN BAY:
The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]
- BP-3. BEST MANAGEMENT PRACTICES:
The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:
- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
 - b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
 - c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
 - d) Covered trash, food waste, and compactor enclosures.
 - e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:

- i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
- ii) Dumpster drips from covered trash and food compactor enclosures.
- iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
- iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
- v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-4. FRONT YARD FENCE:

The unpermitted fence within the front yard setback shall either be removed, or modified to comply with the driveway vision triangle requirement with approval of a staff-level Planning permit prior to issuance of a building permit. [COA] [PLANNING]

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

DC-1. BLUEPRINT FOR A CLEAN BAY:

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

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

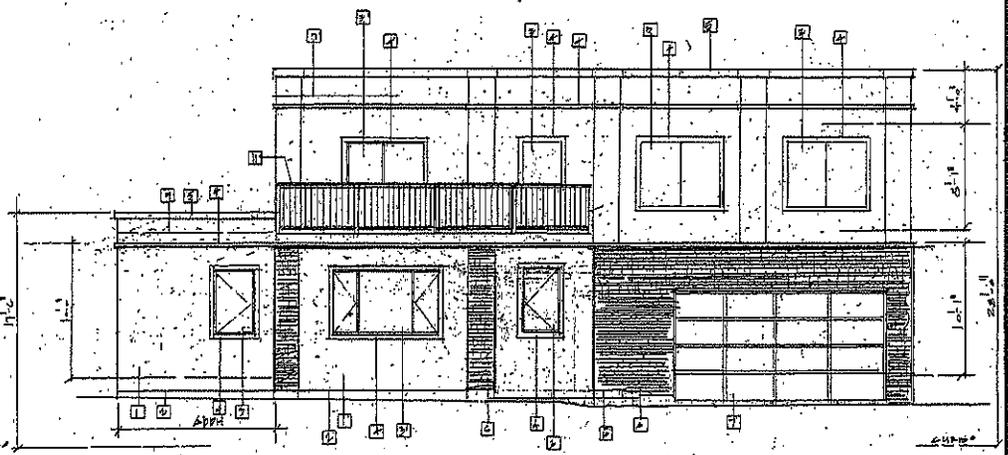
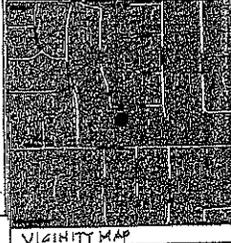
RESIDENTIAL PROJECT DATA

OWNER: Doris & Steve Batista
 ADDRESS: 610 Dorset Way
 APN: 302-16-057
 ZONING NO.:
 LOT SIZE: 6585 sq. ft.
 LIVING AREA:
 Existing Living: 775 sq. ft.
 Existing Garage: 485 sq. ft.
 Existing Total: 1260 sq. ft. (FAR)
 EXISTING FAR = 49.5 %
 EXISTING LOT COVERAGE: 1716 sq. ft. = 26.1 %
 PROPOSED SINGLE STORY ADDITION: 396 sq. ft.
 PROPOSED NEW LIVING AREA: 3111 sq. ft.
 Existing Garage: 485 sq. ft.
 TOTAL NEW AREA = 1597 sq. ft. (FAR)
 NEW FAR = 56.4 %
 NEW LOT COVERAGE: 1254 sq. ft. = 31.2 %
 BUILDING HEIGHT: 28'-0" Curb = 0"
 PROPOSED ADDITION HEIGHT: 17'-0" Curb = 0"
 SETBACKS:
 Front Yard: 20'-0"
 Rear Yard: 25'-0" (Min 30'-0")
 Side Yard: 10'-0"
 Side Yard: 25'-0"

ALTERVIOUS SURFACE AREA REMOVE APPROX. 700 SQ. FT. EXISTING
 EXISTING SURFACE TO REMAIN = 485 SQ. FT.
 NEW SURFACE ADDED = 80 SQ. FT.
 TOTAL AREA = 1040 SQ. FT. = 15.6 %

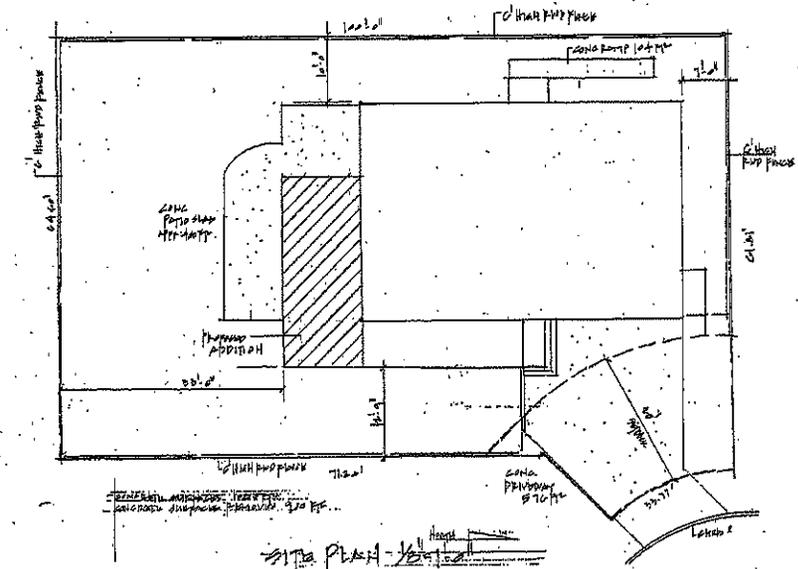
LANDSCAPE AREA = 760 SQ. FT.

- SCOPE OF WORK**
1. FAMILY ROOM EXTENSION 1180 SQ. FT.
 2. CREATE POWDER ROOM.
 3. RECONFIGURE STAIRWAY & PROVIDE NEW RAILING.
 4. REMOVE EXISTING CONC @ REAR YARD.
- EXTERIOR FINISH**
1. Exterior plaster w/ ext. lath (layers type 'D' paper)
 2. Smooth weep screed
 3. Yellow vinyl (8/16oz) windows
 4. 2nd foam trim wrap around windows (with caulking)
 5. 2nd foam trim (match existing)
 6. Culture rock veneer
 7. Garage rolling door
 8. Walkway French door
 9. Wet wrap roof
 10. Concrete steps
 11. Kaling wrought iron railing



CITY NOTES:

LOCATION OF EXISTING HOUSE ON THE PLANS BASED ON FIELD MEASUREMENTS FROM EXISTING CORNERS TO CENTER LINE OF CURB LINES AND THE ADJACENT PROPERTY LINES. THE EXISTING HOUSE POSITION AND ORIENTATION TO THE CENTER LINE OF CURB LINES, THE ADJACENT PROPERTY LINES, AND TO THE PROPERTY LINES IN ALL CASES AND FOR ALL PURPOSES, ESPECIALLY THOSE WHERE THE EXISTING HOUSE IS LOCATED ON A LOT WITH AN ADJACENT LOT TO BE ATTACHED TO THE COVER SHEET, IS A LICENSED SURVEYOR TO DETERMINE PRECISE LOCATION AND EXISTING STRUCTURES AND PROPERTY LINES.



INDEX

SHT	DESCRIPTION
A1	Site Plan/Calculations
A2	Elevations
A3	Existing Floor Plan
A4	New First Floor Plan

REVISIONS	BY
1/10/16	

FERRARI REPRESENTING:
 ARCHITECTURAL, ENGINEERING, DESIGN
 10000 S. SUNNYVALE BLVD., SUITE 100
 SUNNYVALE, CA 94088
 TEL: 415.353.4400
 FAX: 415.353.4400

PROPOSED ADDITION & REMODEL
 BATAVIA RESIDENCE
 610 DORSET WAY SUNNYVALE, CAL.

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	
A1	
SHEETS	

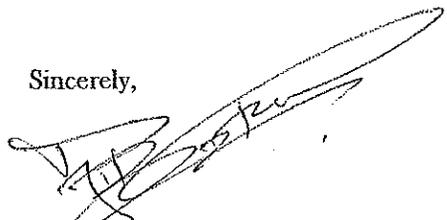
Date: February 23, 2012

City of Sunnyvale
Planning Department/Planning Commission
456 W. Olive Avenue
Sunnyvale, CA 94086

To Whom It May Concern:

The purpose of this letter is to explain the reasoning behind our desire to expand our home in Sunnyvale further beyond the living space to lot ratio. We currently have ongoing residency of 8 people in our home, including twin baby girls, 2 sets of parents and a grandparent. As is the tradition in our Indian culture, we have taken the responsibility to care for our elderly relatives and as such, it is necessary to live jointly in an extended family scenario. Although it may seem that our current home at 610 Dorset Way already has significant square footage, the majority of the current space is distributed among the bedrooms leaving a small living area. This makes it a challenge for our large family to share one common space. As such, we are requesting a simple expansion of the living area of our home as a first floor addition into our backyard. We believe this will have minimal impact to our neighbors and the look and feel of the neighborhood while allowing us to meet the needs of our family. We greatly appreciate your consideration and understanding.

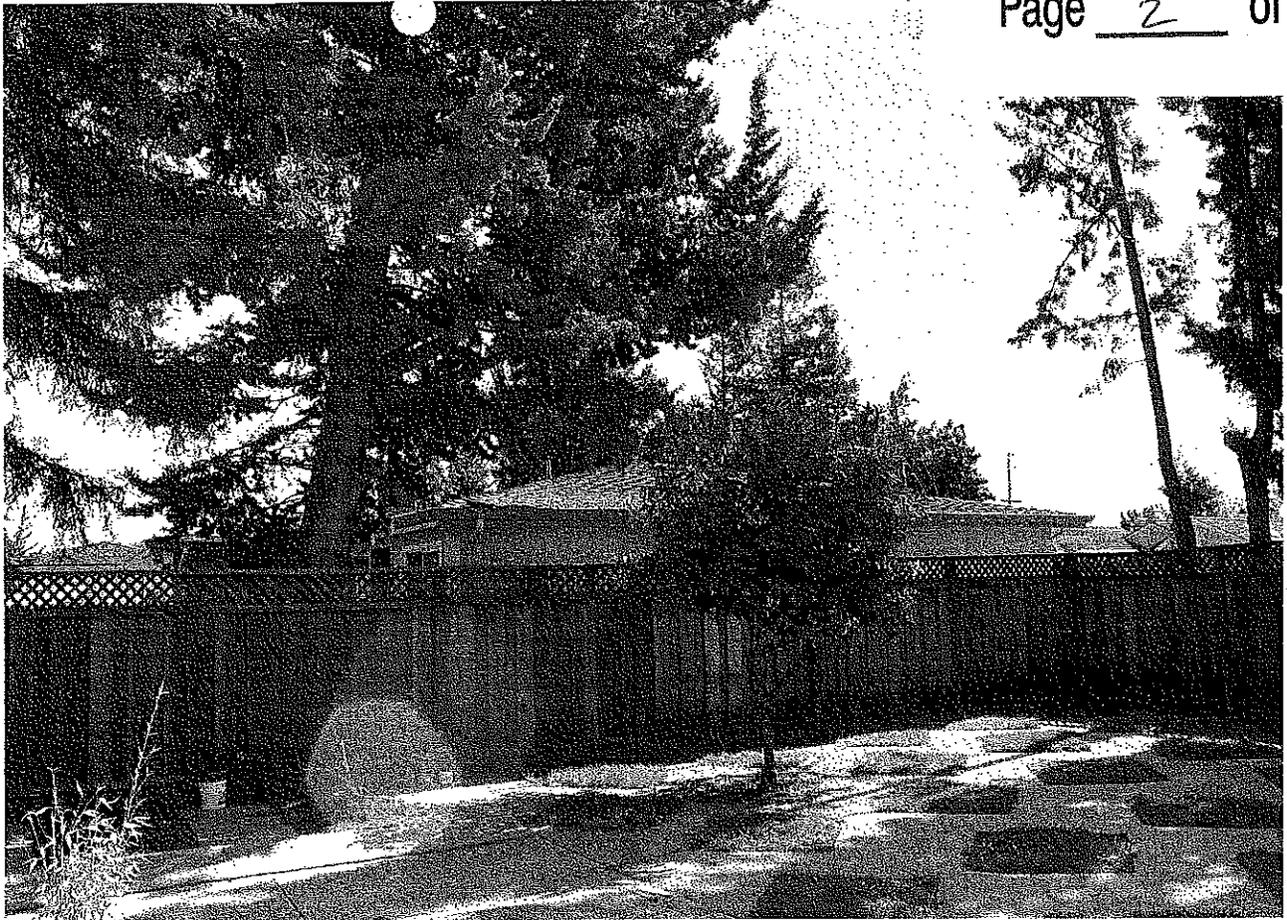
Sincerely,



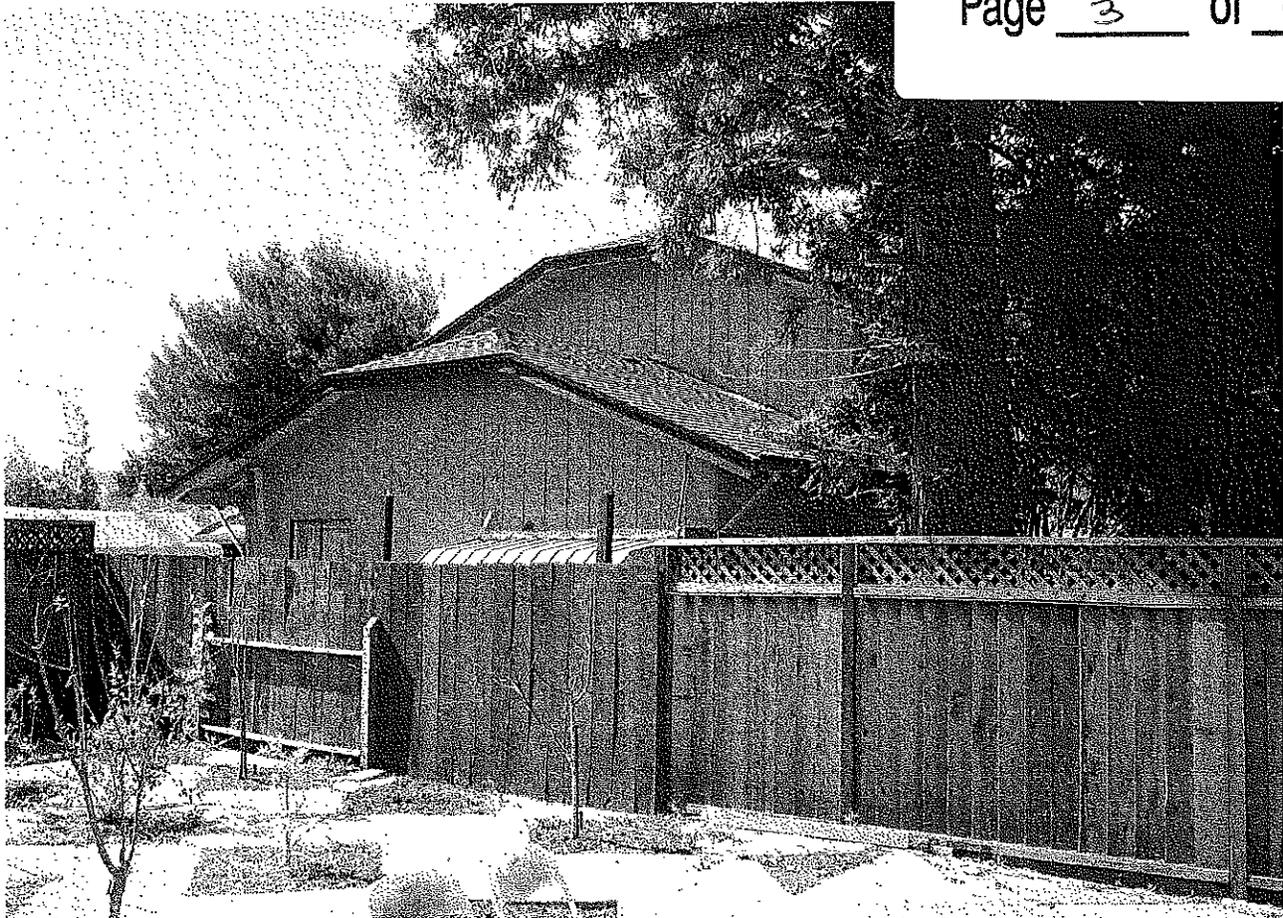
Devan Batavia



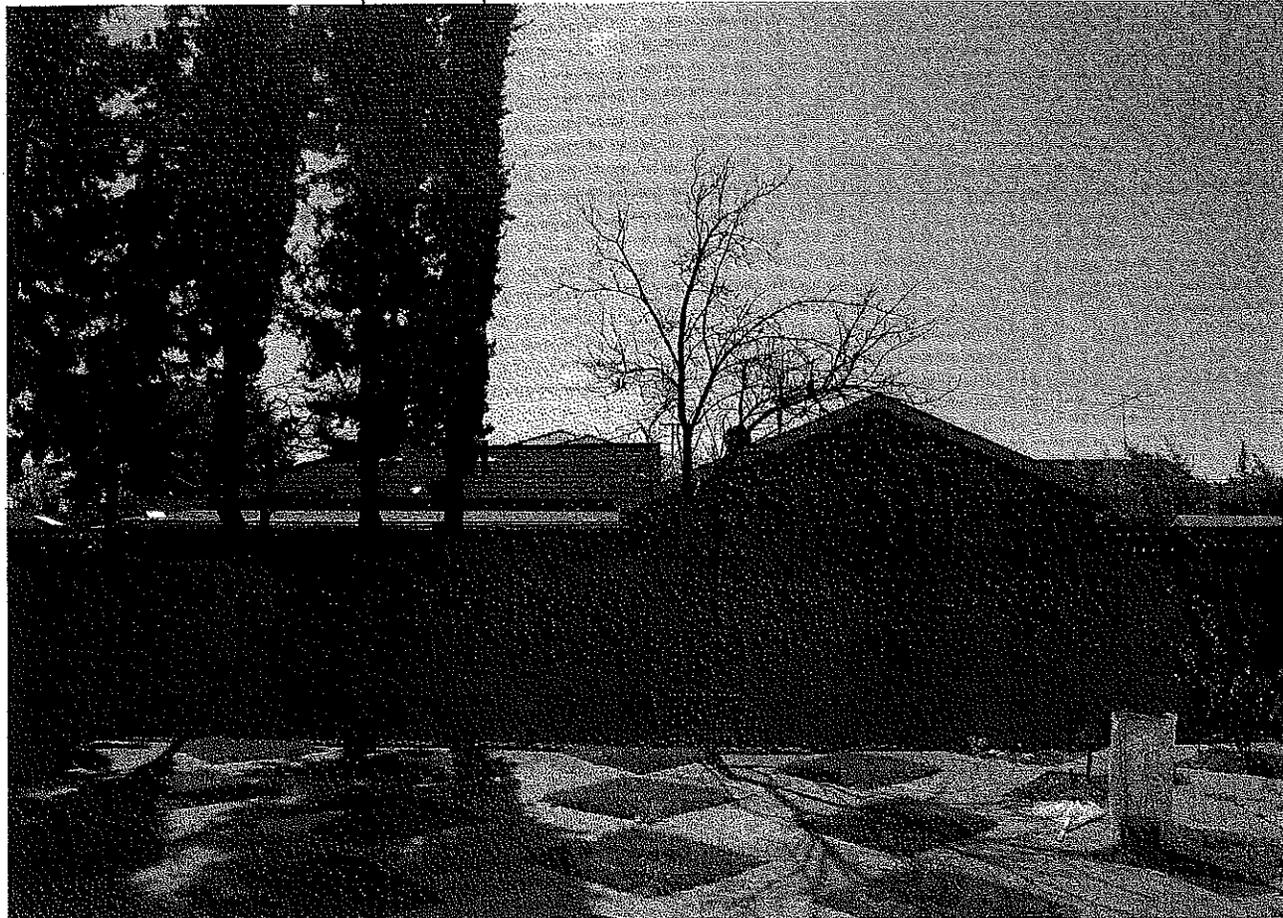
Seema Batavia



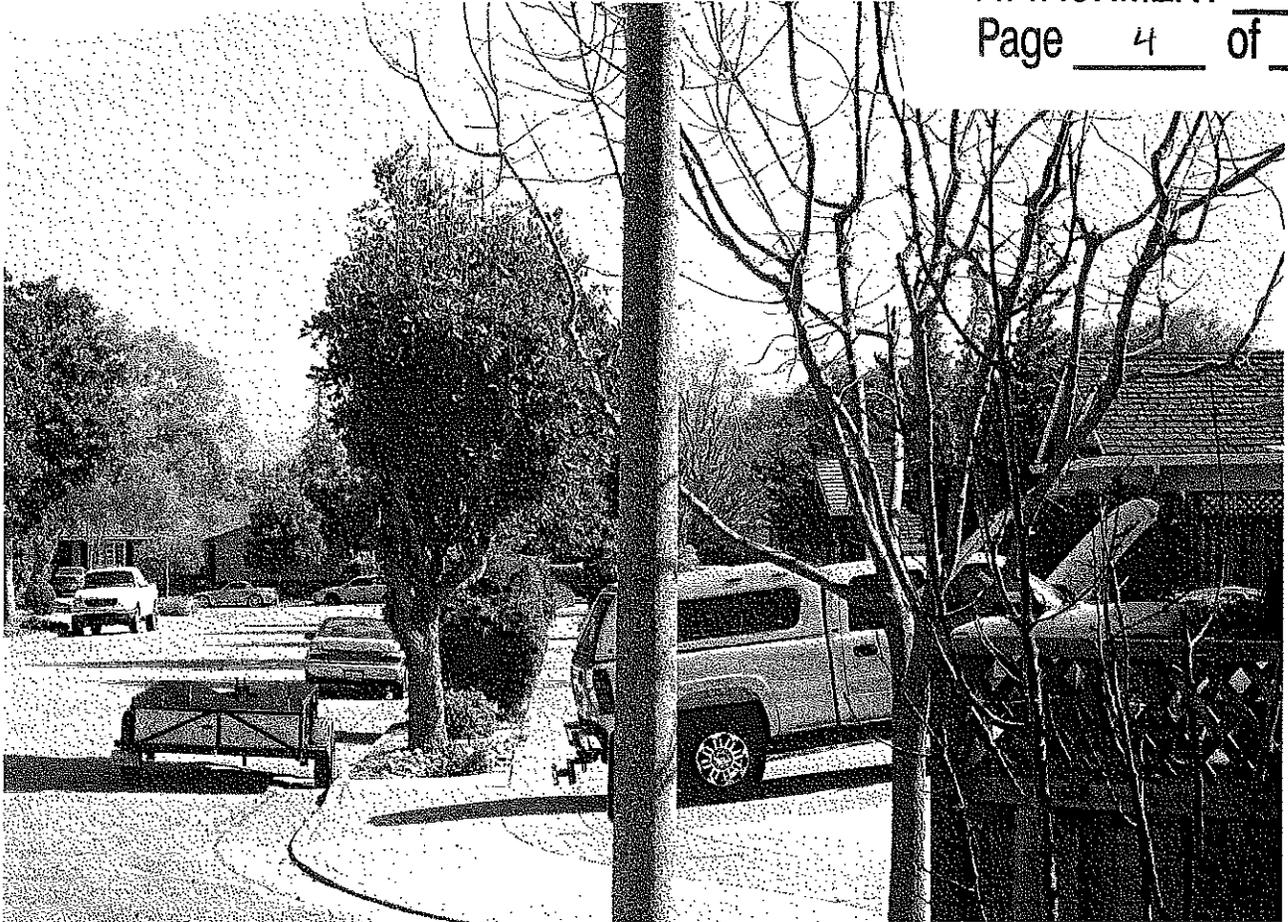
RIGHT SIDE / FRONT CORNER



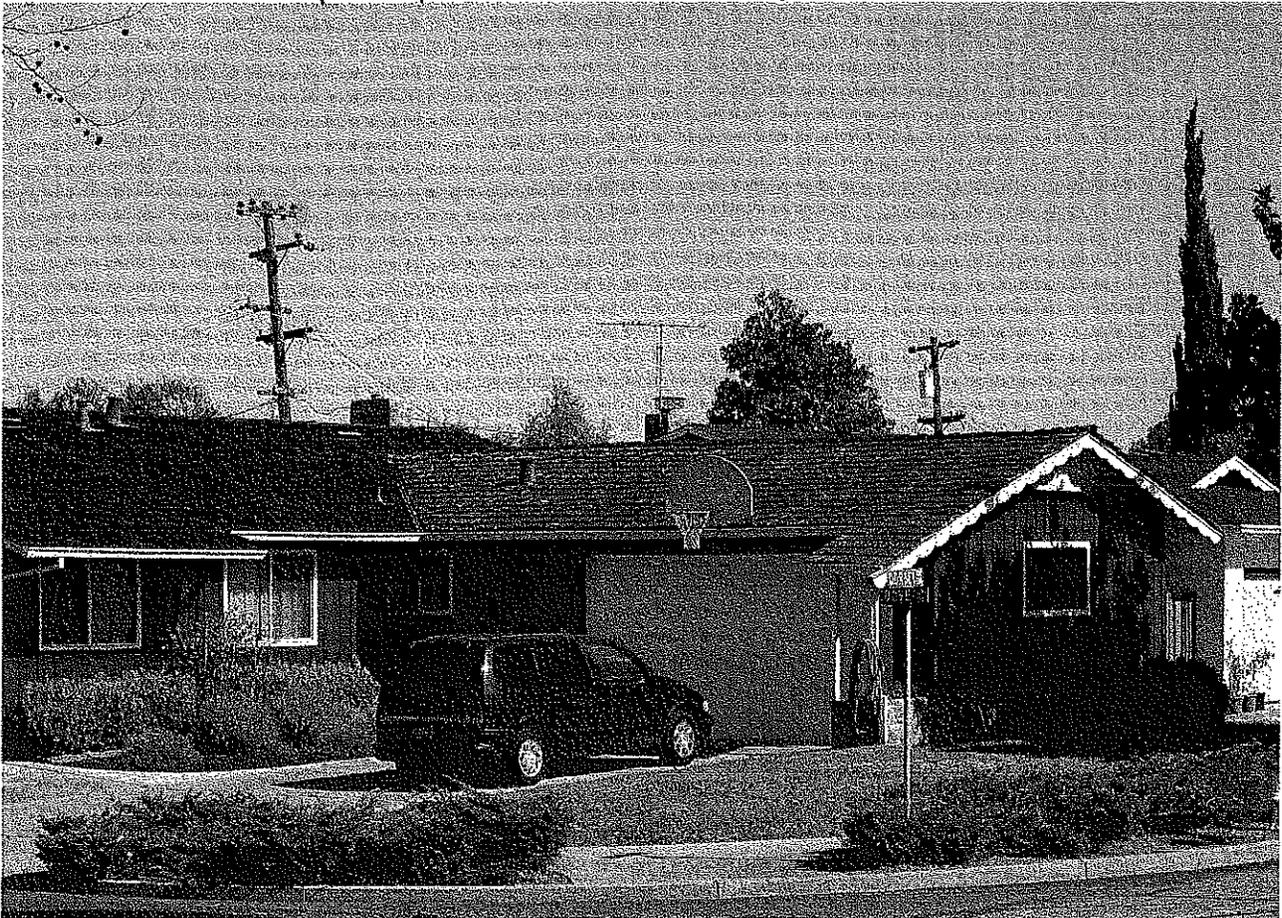
RIGHT SIDE



LEFT SIDE



FRONT ACROSS NEXT DOOR



FRONT ACROSS STREET