



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, November 13, 2017

5:30 PM

Council Chambers and West Conference
Room, City Hall, 456 W. Olive Ave.,
Sunnyvale, CA 94086

Special Meeting - Study Session - 5:30 PM | Special Meeting - Public Hearing 7 PM

5:30 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [17-1053](#)

File #: 2017-7527

Location: 333 W. Iowa Ave. (APN's: 209-34-020, 209-35-013,
209-35-024)

Zoning: DSP/18

Proposed Project: Modification to previously approved Sunnyvale
Town Center project, including architectural and site revisions to the 94
multi-family residential units facing Iowa Avenue (Blocks 1, 4 and 5).

Applicant / Owner: Sunnyvale Town Center/STC Venture Block B LLC

Project Planner: Ryan Kuchenig, (408) 730-7431,
rkuchenig@sunnyvale.ca.gov

B. [17-0975](#)

File #: 2016-8035

Location: 1 AMD Place (APN: 205-22-024)

Zoning: SP/ITRR3

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to construct 1,074
dwelling units (130 townhomes, 887 mid-rise apartments, 57 walk
up apartments) including extension of a public street and
dedication of a 6.5-acre public park.

Applicant / Owner: Irvine Company/1090 East Duane Avenue LLC

Project Planner: Gerri Caruso, (408) 730-7591,
gcaruso@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

CONSENT CALENDAR

1. A [17-1064](#) Approve Planning Commission Meeting Minutes of October 23, 2017

Recommendation: Approve Planning Commission Meeting Minutes of October 23, 2017 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0995](#)

File #: 2017-7703

Location: 1675 Langport Drive (APN: 309-52-048)

Zoning: R1 (Low Density Residential) Zoning District

Proposed Project:

DESIGN REVIEW: To allow a first and second story addition of 691-square feet to an existing two-story, single-family home resulting in 3,435-square feet of living area and a 566-square foot garage and 52.5% floor area ratio (FAR).

Applicant / Owner: Josh Miner Design (applicant) / Rajib Bhattacharya and Mukta Banerji (owners)

Environmental Review: Categorically Exempt Class 1

Project Planner: Momoko Ishijima, (408) 730-7532,
mishijima@sunnyvale.ca.gov

Recommendation: Recommend Alternative 1 in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT



City of Sunnyvale

Agenda Item A.

17-1053

Agenda Date: 11/13/2017

SUBJECT

File #: 2017-7527

Location: 333 W. Iowa Ave. (APN's: 209-34-020, 209-35-013, 209-35-024)

Zoning: DSP/18

Proposed Project: Modification to previously approved Sunnyvale Town Center project, including architectural and site revisions to the 94 multi-family residential units facing Iowa Avenue (Blocks 1, 4 and 5).

Applicant / Owner: Sunnyvale Town Center/STC Venture Block B LLC

Project Planner: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov



City of Sunnyvale

Agenda Item B.

17-0975

Agenda Date: 11/13/2017

SUBJECT

File #: 2016-8035

Location: 1 AMD Place (APN: 205-22-024)

Zoning: SP/ITRR3

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to construct 1,074 dwelling units (130 townhomes, 887 mid-rise apartments, 57 walk up apartments) including extension of a public street and dedication of a 6.5-acre public park.

Applicant / Owner: Irvine Company/1090 East Duane Avenue LLC

Project Planner: Gerri Caruso, (408) 730-7591, gcaruso@sunnyvale.ca.gov



City of Sunnyvale

Agenda Item 1.A

17-1064

Agenda Date: 11/13/2017

SUBJECT

Approve Planning Commission Meeting Minutes of October 23, 2017

RECOMMENDATION

Approve Planning Commission Meeting Minutes of October 23, 2017 as submitted.



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, October 23, 2017

6:00 PM

Council Chambers and West Conference
Room, City Hall, 456 W. Olive Ave.,
Sunnyvale, CA 94086

Special Meeting - Study Session - 6:00 PM | Special Meeting - Public Hearing 7 PM

6 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

- A. [17-0868](#) Review Civic Center Master Plan Concepts and Provide Feedback on
Project Alternatives

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Rheume called the meeting to order at 7:07 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Rheume led the salute to the flag.

ROLL CALL

Present: 7 - Chair Ken Rheume
Vice Chair Carol Weiss
Commissioner Sue Harrison
Commissioner Daniel Howard
Commissioner John Howe
Commissioner Ken Olevson
Commissioner David Simons

ORAL COMMUNICATIONS

CONSENT CALENDAR

Commissioner Howe moved and Vice Chair Weiss seconded the motion to approve the Consent Calendar. The motion carried by the following vote:

Yes: 7 - Chair Rheume
Vice Chair Weiss
Commissioner Harrison
Commissioner Howard
Commissioner Howe
Commissioner Olevson
Commissioner Simons

No: 0

1. A [17-0984](#) Approve Planning Commission Meeting Minutes of October 9, 2017

PUBLIC HEARINGS/GENERAL BUSINESS**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES****NON-AGENDA ITEMS AND COMMENTS****-Commissioner Comments****-Staff Comments**

Planning Officer Andrew Miner provided details about the two Single-Story Combining Districts (SSCD's) and the Accessory Dwelling Unit (ADU) Study heard at the October 17th, 2017 City Council meeting. Planning Officer Miner noted that the City Council proposed a revision to the SSCD study issue to include modifying the 20-home minimum requirement. Planning Officer Miner commented that there is a study issue to analyze an ADU amnesty program.

Commissioner Harrison confirmed with Planning Officer Miner that the City Council did make the owner-occupancy restriction permanent for ADU's.

Commissioner Howard commented on the ADU parking requirements as discussed during the City Council meeting. Planning Officer Miner provided details about that discussion and advised that the new state housing law will impact ADU parking requirements.

Commissioner Simons commented on a potential study issue for non-permitted

ADU's and asked staff about structures that would not meet the City's zoning requirements. Planning Officer Miner stated that the study issue will analyze amnesty as an option but that the outcome must be equitable for all parties.

Commissioner Harrison complimented staff for consistently producing good work.

ADJOURNMENT

Chair Rheaume adjourned the meeting at 7:14 PM.



City of Sunnyvale

Agenda Item 2

17-0995

Agenda Date: 11/13/2017

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2017-7703

Location: 1675 Langport Drive (APN: 309-52-048)

Zoning: R1 (Low Density Residential) Zoning District

Proposed Project:

DESIGN REVIEW: To allow a first and second story addition of 691-square feet to an existing two-story, single-family home resulting in 3,435-square feet of living area and a 566-square foot garage and 52.5% floor area ratio (FAR).

Applicant / Owner: Josh Miner Design (applicant) / Rajib Bhattacharya and Mukta Banerji (owners)

Environmental Review: Categorically Exempt Class 1

Project Planner: Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential (0-7 du/ac)

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: Neighborhood compatibility, floor area

Staff Recommendation: Approve the Design Review with conditions

BACKGROUND

Description of Proposed Project

The 7,622-square foot project site is located on the north side of Langport Drive before the street curves north to become Mariani Drive. The applicant proposes to add 691 square feet on the first and second floors of an existing two-story, single-family residence. The project also includes the creation of a second-floor balcony in the front of the house.

This project requires Planning Commission review because the total floor area on the site would exceed 3,600 square feet. See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Project Data Table of the project.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act provisions. Class 1 Categorical Exemptions includes minor additions to an existing single-family

residence.

DISCUSSION

Architecture: The existing neighborhood is comprised of two-story residences with three-vehicle garages on larger lots. The existing two-story residence has a master bedroom over the three-vehicle garage facing the street. The exterior materials are horizontal siding and stucco and composition shingle roof material with gabled and hipped roof forms. There is a small porch over the front door.

The proposed modification includes a 336-square foot addition on the first floor for an expanded living room in the front and dining room in the rear, and the conversion of 29 square feet of the garage to create a half bathroom. The 336-square foot addition on the second floor will be over the expanded living room for a new bedroom. The project also includes the addition of a second-floor balcony off of the existing master bedroom in the front of the house.

The conversion of 29 square feet of garage space for a bathroom reduces the length of the third vehicle parking space in the garage to approximately 17 feet resulting in a deficient internal clearance length for parking. The zoning code standard for internal clearance for a garage space is 18 feet. However, the project site overall meets the parking requirement of a single family home with two covered parking spaces in the garage and two uncovered parking spaces on the driveway.

The proposed project retains most of the traditional elements of the existing home including the roof forms and simple shape. The massing would be increased in the front. All exterior materials would match the existing residence including the roof material. The second-floor balcony in the front is a common architectural feature in the neighborhood including the two adjacent properties. No protected trees are proposed to be removed.

Floor Area Ratio: The proposed FAR of 52.5% is slightly higher than homes found in the immediate neighborhood, including the two adjacent homes. The existing residence with the garage is 3,310 square feet (43% FAR). With the proposed addition, the floor area would total 4,001 square feet (52.5% FAR). An FAR greater than 45% or building size of 3,600 SF or greater requires review by the Planning Commission.

The neighborhood consists of two-story homes with three-vehicle garages. The FARs range between 31% and 51% with lot sizes averaging 8,314 square feet (Attachment 6). At 7,622 square feet, the project site is smaller than the average lot size in the neighborhood. The proposed floor area at 4,001 square feet would be less than the largest home in the neighborhood, which is 4,905 square feet.

When this neighborhood was originally developed, the City did not count vaulted ceiling areas above 15 feet in height as gross floor area or include it in the FAR calculation. In 2009, the Zoning Code definition of "Gross Floor Area" for single-family homes was amended to include areas within a 15-foot ceiling height or greater to be counted twice. The current zoning code requires that those open ceiling areas above 15 feet now be calculated as if they were floor area. With this change in the definition, all of the homes in the development with a vaulted ceiling area in the living room greater than 15 feet would now be calculated with an increased FAR over 50%. The proposed floor area calculation includes areas over 15 feet. Most of the homes in Attachment 6 may also have a slightly larger floor area and FAR than shown in the table if calculated to include areas over 15 feet.

Privacy: The project site is a pie-shaped lot with the lot narrowing toward the rear. The proposed addition on the right side of the property is in the front of the property where the lot is wider. The setback to both the first and second story would be 19 feet eight inches which is in conformance with the required setbacks of 11 feet on the first floor and 14 feet on the second floor. It should be noted that the existing residence is nonconforming with regard to both the first and second floor setbacks on the left side and the first-floor setback on the right side, however, these setbacks are legal nonconforming. The proposed project meets the current standards and does not exacerbate the nonconformity.

There is a small window proposed on the right side on the second floor close to the stairs. The distance from the property line to this window is approximately 35 feet. A new window is proposed in the expanded living room on the first floor. Given the ample setback and location of the new windows, staff finds privacy impacts would be minimal and acceptable.

Applicable Design Guidelines and Policy Documents: The proposed home is consistent with the adopted Single-Family Design Techniques since the proposed design maintains the existing form of the house and materials. It would have minimal visual impact to the neighborhood. Staff has included findings for the Single-Family Design Techniques in Attachment 3.

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

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

Notice of Public Hearing, Staff Report and Agenda:

- Published in the Sun newspaper
- Posted on the site
- 57 notices mailed to property owners and residents within 300 feet of the project site
- Posted on the City of Sunnyvale's website
- Provided at the Reference Section of the City of Sunnyvale's Public Library
- Agenda Posted on the City's official notice bulletin board

Public Contact: At the time of preparation of the staff report, no correspondences from neighbors were received.

Conclusion:

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review and the Recommended Conditions of Approval (Attachment 4). Recommended Findings and General Plan Goals are located in Attachment 3.

ALTERNATIVES

1. Approve the Design Review with the conditions in Attachment 4.
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.

STAFF RECOMMENDATION

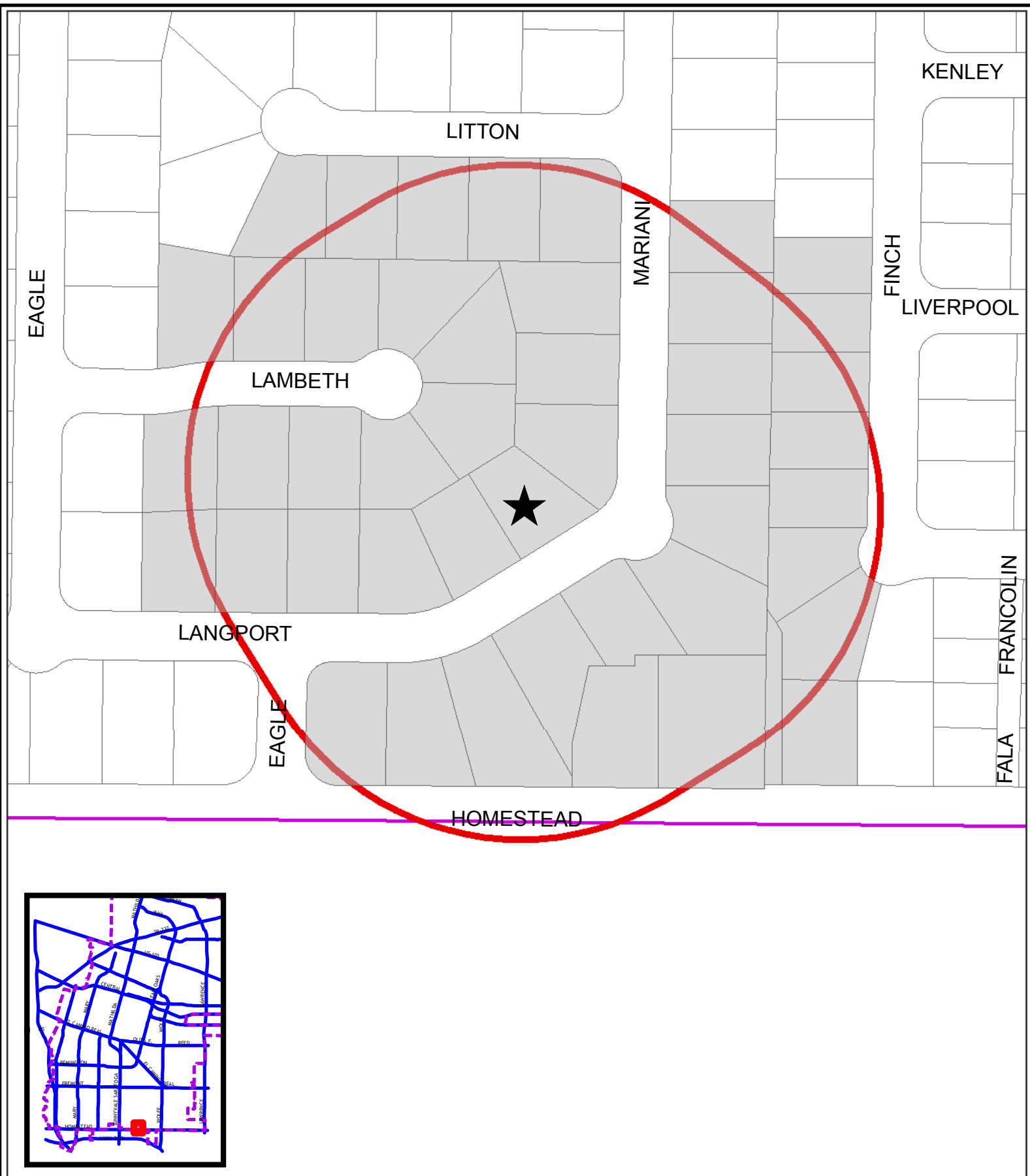
Recommend Alternative 1 in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

Prepared by: Momoko Ishijima, Associate Planner

Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Site, Vicinity and Public Notice Mailing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. FAR Analysis



2017-7703
 1675 Langport Dr. (APN: 309-052-048)
 DESIGN REVIEW
 300-ft Area Map

0 40 80 160 Feet



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/AS PERMITTED BY APPROVED SDP
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-1	Same	R-1
Lot Size (s.f.)	7,622	Same	7,622
Gross Floor Area (s.f.)	3,310	4,001	3,600 (Threshold for Planning Commission review)
Lot Coverage (%)	28%	34%	40% max.
Floor Area Ratio (FAR)	43%	52.5%	45% (Threshold for Planning Commission review)
Building Height (ft.)	29' 6"	Same	30' max.
No. of Stories	Two	Two	Two max.
Setbacks			
Front (ft.)			
1st Floor	20'	Same	20'
2nd Floor	25'		25'
Left Side (ft.)			
1st Floor	5'	Same	6'
2nd Floor	10'		9'
Right Side (ft.)			
1st Floor	8' 6"	8' 6"	11'
2nd Floor	20' 4"	19' 8"	14'
Rear (ft.)			
1st Floor	24' 6"	21' 6"	20'
2nd Floor	24' 6"	24' 6"	20'
Parking			
Total Spaces	5	4	4 min.
Covered Spaces	3	2	2 min.

★ Represents deviation to the development standards.

RECOMMENDED FINDINGS**Design Review**

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

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed addition will be located to the right side and in the front of the property. The home orientation and entry will remain consistent with the existing residence. <i>Finding Met</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	While the proposed project includes increases to the existing floor area, the addition has been designed to match the main residence in scale, bulk and character. <i>Finding Met</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of adjacent neighbors as only a small window is proposed on the second-floor addition and the new window on the first floor would be behind an existing fence. <i>Finding Met</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets the required parking requirements. <i>Finding Met</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Although the addition is in the front of the home, no changes are proposed to the front yard landscaping. <i>Finding Met</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes elements that are compatible with the residence and the neighborhood such as wood siding on the exterior walls and low pitched roof forms. <i>Finding Met</i>
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Conditions will be included to provide tree protection during construction. <i>Finding Met</i>

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
NOVEMBER 13, 2017**

Planning Application 2017-7703

1675 Langport Drive

Design Review for a first and second story addition of 691-square feet to an existing two-story, single-family home resulting in 3,435-square feet of living area and a 566-square foot garage and 52.5% 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.
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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. INDEMNITY:

The applicant/developer shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to attack, set aside, void, or annul, the approval of the project when such claim, action or proceeding is brought within the time period provided for an inapplicable state and/or local statutes. The City shall promptly notify the developer of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]

GC-4. NOTICE OF FEE PROTEST:

As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the city as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city impact fee schedule. [SDR] [PLANNING/OCA]

GC-5. ENCROACHMENT PERMIT:

Prior to any work in the public right-of-way, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Department of Public Works. [COA] [PUBLIC WORKS]

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. 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-5. CONSTRUCTION MATERIAL AND STAGING:

All construction related materials, equipment, and construction workers parking need to be managed on-site and not located in the public right-of-ways or public easements. [COA] [PUBLIC WORKS]

EP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.**EP-1. DAMAGE TO EXISTING PUBLIC IMPROVEMENTS:**

Developer shall be responsible to rectify any damage to the existing public improvements fronting and adjacent to the project site as a result of project construction, to City's satisfaction by the Public Works Department. All existing traffic detector loops and conduits shall be protected in place during construction. Any damaged detector loops shall be replaced within 7 days at the expense of the developer. [COA] [PUBLIC WORKS]

DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.**DC-1. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:**

- a. Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.
- b. Construction equipment must be maintained per manufacturer's specifications.
- c. Planning and Building staff will work with project application to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:
 - i. Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.
 - ii. Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.
 - iii. Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.
 - iv. Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes. [COA] [PLANNING]

DC-2. DUST CONTROL:

At all times, the Bay Area Air Quality Management District's CEQA Guidelines and "Basic Construction Mitigation Measures Recommended for All Proposed Projects", shall be implemented. [COA]
[PLANNING]COA] [PLANNING]

END OF CONDITIONS



NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN, AND REQUIRE ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.

SPECIAL NOTES

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING

SCOPE OF WORK

335.62 SQ. FT. FIRST FLOOR ADDITION TO EXPAND THE DINING ROOM AND CREATE NEW MUSIC ROOM. 355.4 SQ. FT. SECOND FLOOR ADDITION TO CREATE NEW BEDROOM AND MASTER CLOSET REMODEL EXISTING MASTER CLOSET INTO MASTER BATHROOM. REMODEL EXISTING KITCHEN IN SPACE AND REMOVE WALL BETWEEN FAMILY ROOM AND KITCHEN

ANALYSIS

ASSESSOR'S PARCEL #	309-52-048
LOT AREA:	1,622 S.F.
ZONING:	R-1
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY RATING:	R-3, U
EXISTING USE:	SINGLE FAMILY RES. BUILT IN 1918 FLAT LOT
SLOPE OF LOT	
EXISTING	
EXISTING 1st FLOOR LIVING:	1,532.25 S.F.
EXISTING 2nd FLOOR LIVING:	1,183.19 S.F.
EXISTING GARAGE:	594.94 S.F.
TOTAL EXISTING	3,310.38 S.F.
EXISTING GARAGE CONVERTED TO LIVING	29 S.F.
NEW TOTAL EXISTING	3,281.38 S.F.
PROPOSED	
EXISTING GARAGE CONVERTED TO LIVING	29 S.F.
NEW 1st FLOOR LIVING	335.62 S.F.
NEW 2nd FLOOR LIVING	355.4 S.F.
TOTAL NEW LIVING	720.02 S.F.
TOTAL EXISTING	3,281.38 S.F.
TOTAL SQUARE FOOTAGE	4,001.4 S.F.
M.F.A./F.A.R.	3,430 S.F.
ACTUAL FLOOR AREA	4001.4 S.F. 52.5%
PORCH	132 S.F.
ACTUAL COVERAGE	2,594.81 S.F.
ALLOWABLE COVERAGE	3,049 S.F.

GENERAL NOTES

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MICHELLE MINER DESIGN PRIOR TO COMMENCING.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

SLOPE ALL FINISH GRADES IN 5% 5'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE • LANDSCAPED AREA • SLOPE GRADE 2% MIN. • PAVED AREAS.

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIPLINE OF ANY ORDINANCE PROTECTED TREES ON SITE.

ADDRESS NUMBERS ON BUILDING SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY, MIN. 4" HIGH X 1" WIDE PER C.R.C. R318.

DUCT OPENING COVERED AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

VOC COMPLIANCE - CAULKS, SEALANTS, ADHESIVES, COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER COMPOUNDS (TABLE 4.504.1)

PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS (TABLE 4.504.3)

AEROSOLS AND COATINGS COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS

VERIFICATION AND DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS

VOC COMPLIANCE - CARPET & CARPET SYSTEMS

80% FLOOR AREA RECEIVING RESILIENT FLOORING MEET VOC-EMISSION LIMITS PER C.R.C.

PARTICLEBOARD, MDF, HARDWOOD PLYWOOD COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (TABLE 4.504.5)

MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE

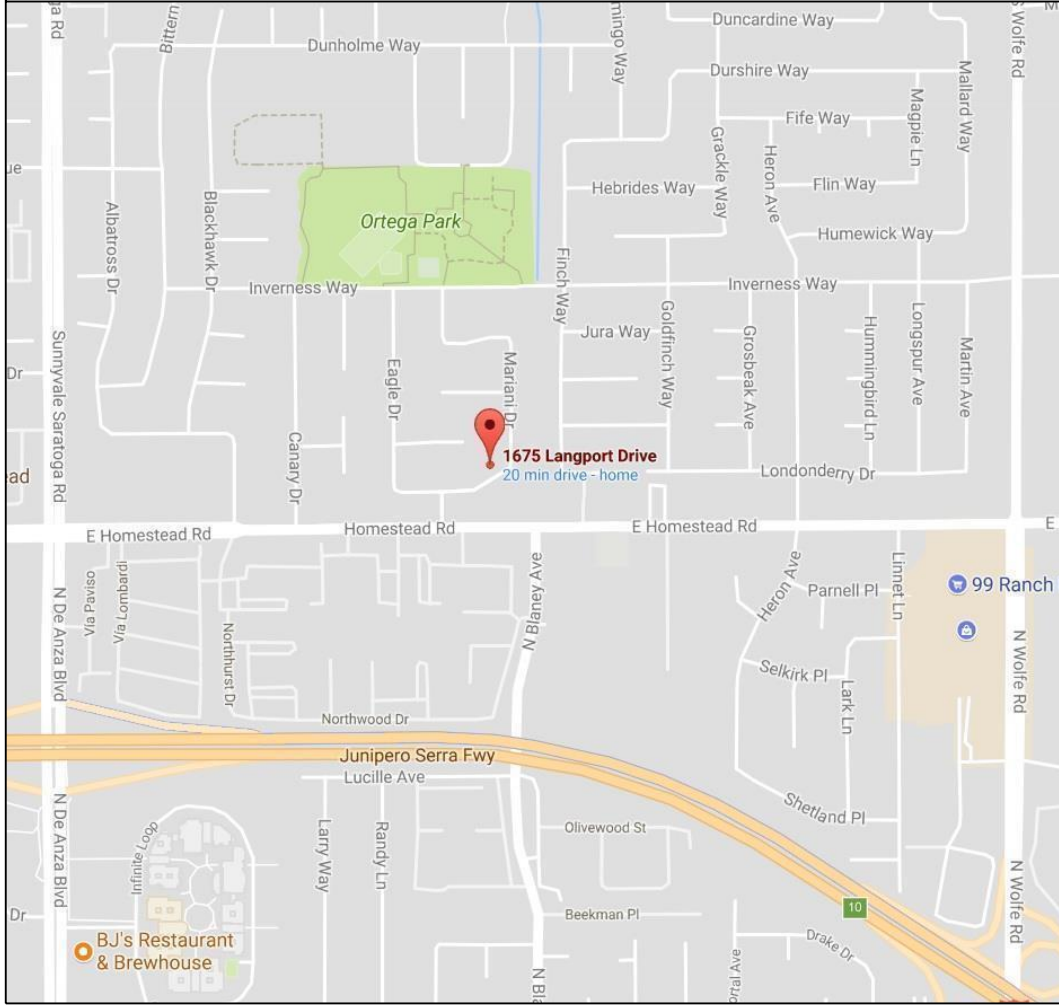
BATHROOM EXHAUST FANS TERMINATE OUTSIDE BUILDING AND CONTROLLED BY HUMIDITY CONTROL

DUCT SYSTEM ARE SIZED AND DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING:

1. ESTABLISHED HEAT LOSS AND GAIN ACCORDING TO ANSI/ ACCA MANUAL J
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ ACCA MANUAL D-2009
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA MANUAL S-2004

HVAC INSTALLERS TRAINED AND CERTIFIED

VICINITY MAP



PERSONAE

OWNER
RAJIB BHATTACHARYA & MUKTA BANERJI
1675 LANGPORT DR.
SUNNYVALE
CA 94087
408-105-3837

DESIGNER
MICHELLE MINER DESIGN
MICHELLE MINER
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SARATOGA, CA 95070
(408) 394-6882

STRUCTURAL ENGINEER
MHA CONSULTING ENGINEERS
1623 WRIGHT AVE.
SUNNYVALE, CA. 94087
(408) 735-1524

TITLE 24
JOSH MINER
2288 INCARUS DR.
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(408) 394-6882

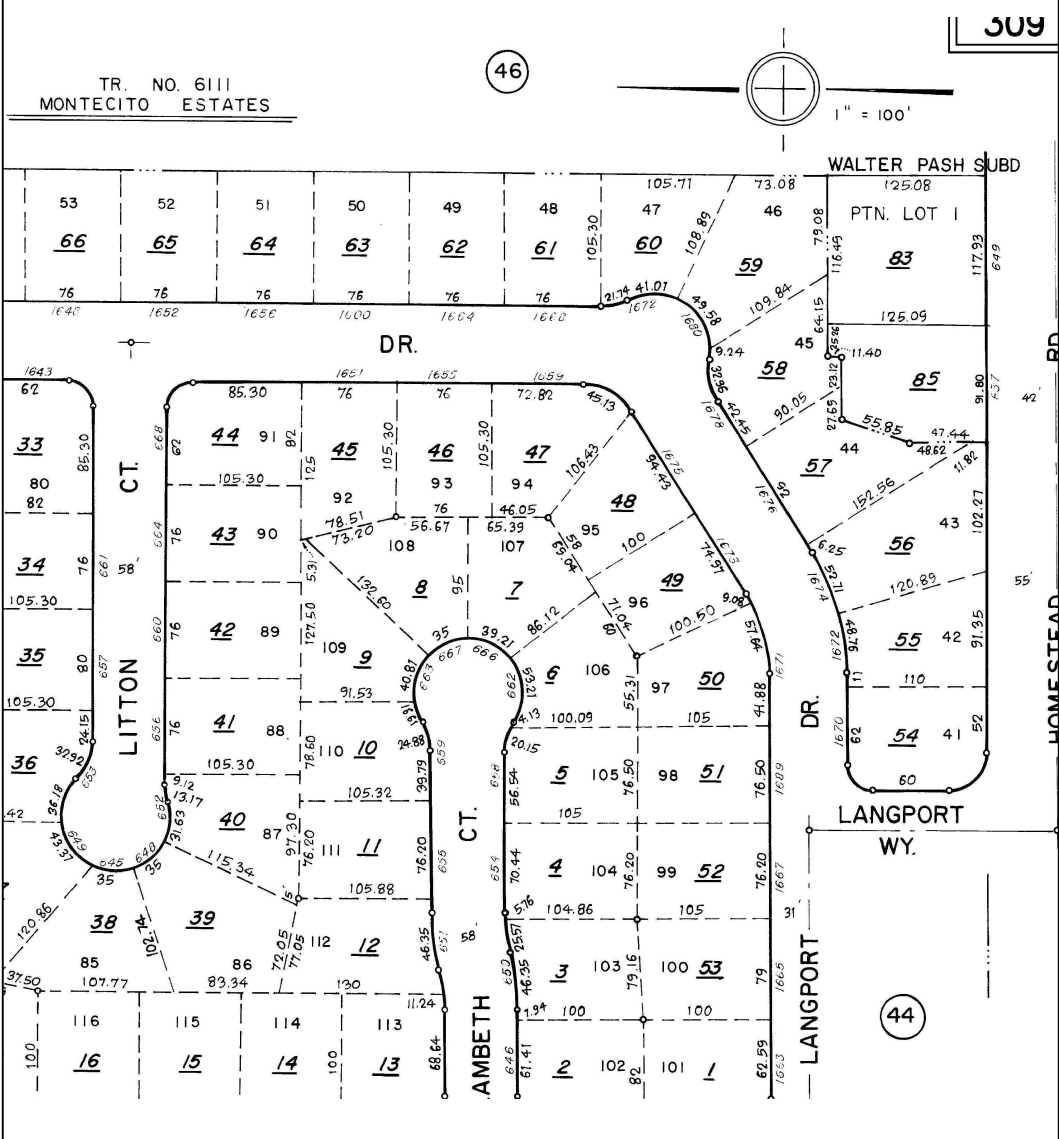
APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:

- 2016 CALIF. FIRE CODE
- 2016 CALIF. BLDG CODE
- 2016 CALIF. RESIDENTIAL CODE
- 2016 CALIF. MECH. CODE
- 2016 CALIF. PLUMB'G CODE
- 2016 CALIF. ELEC. CODE
- 2016 CALIF. ENERGY CODES
- 2016 CALIF. GREEN BUILDING CODES

ANY OTHER APPLICABLE LOCAL
& STATE LAWS & REGULATIONS.

PARCEL MAP



COVER SHEET -ANALYSIS	1
SITE PLAN	2
EXISTING FLOOR PLAN	3
NEW FLOOR PLAN - STREETSCAPE	4
AREA CALCULATIONS	5
EXISTING ELEVATIONS	6
NEW ELEVATIONS	7
3PM ANGLE SOLAR STUDY- ROOF	8
9AM ANGLE SOLAR STUDY	9

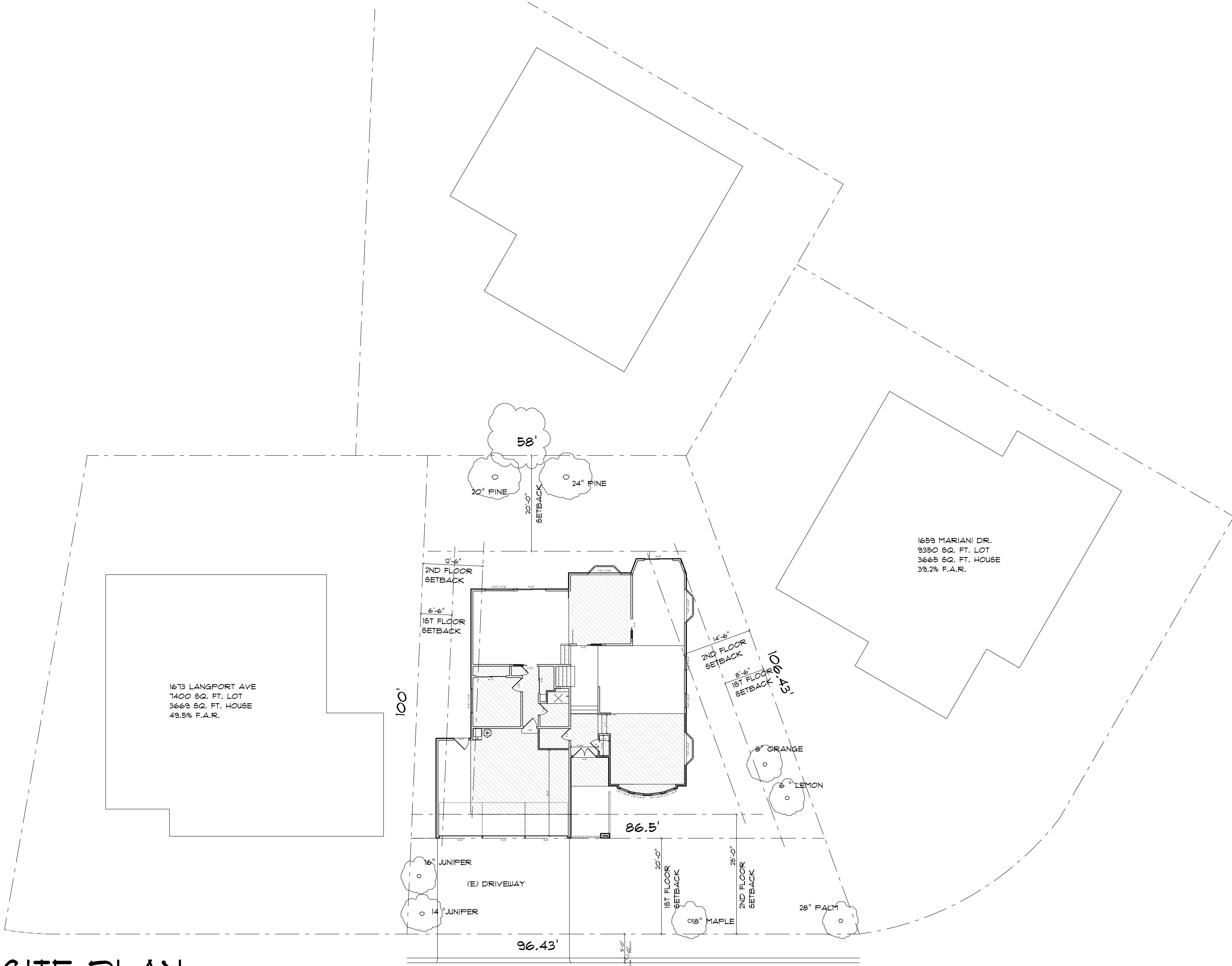
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SITE PLAN
SCALE: 1" = 10'-0"

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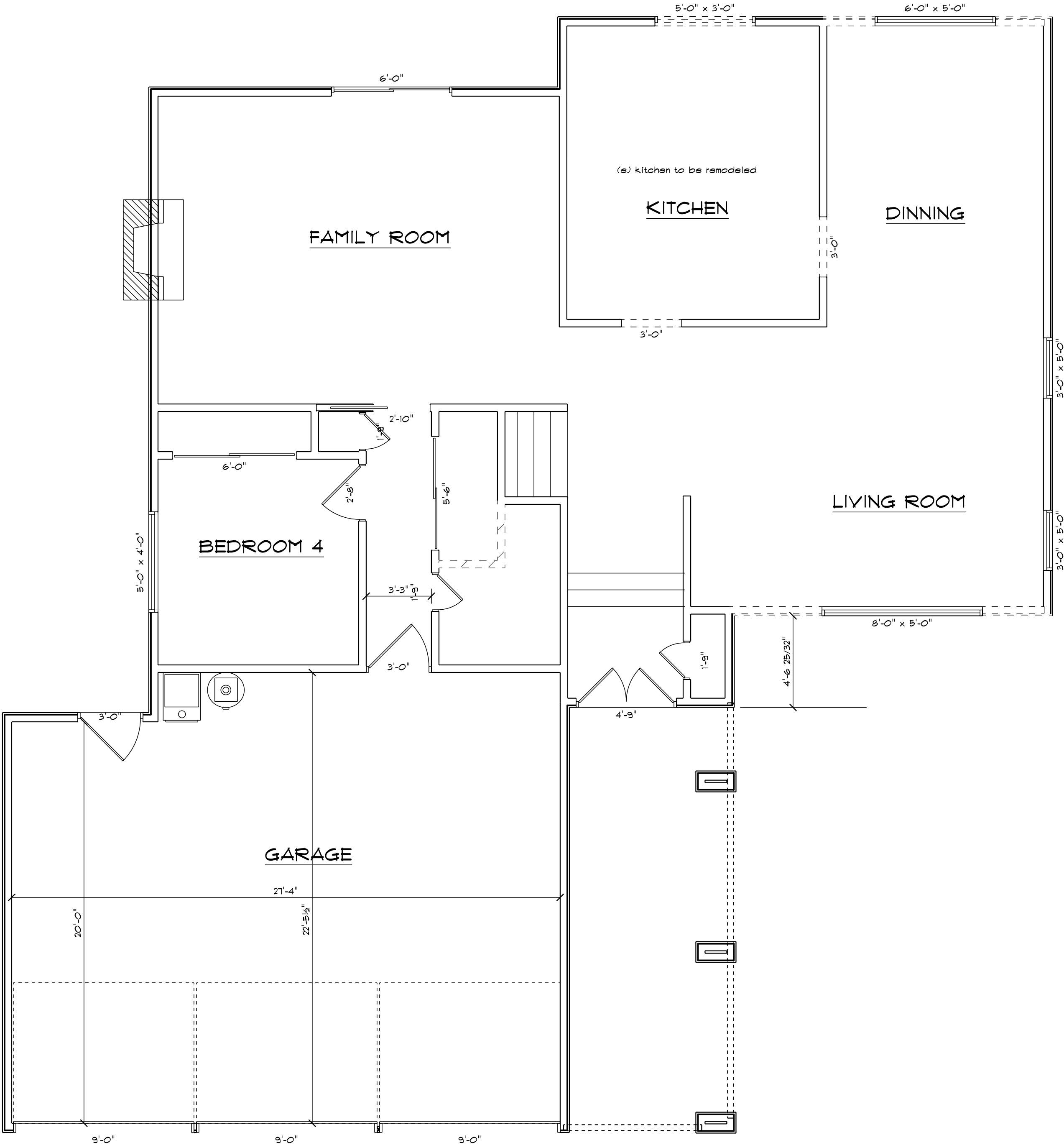
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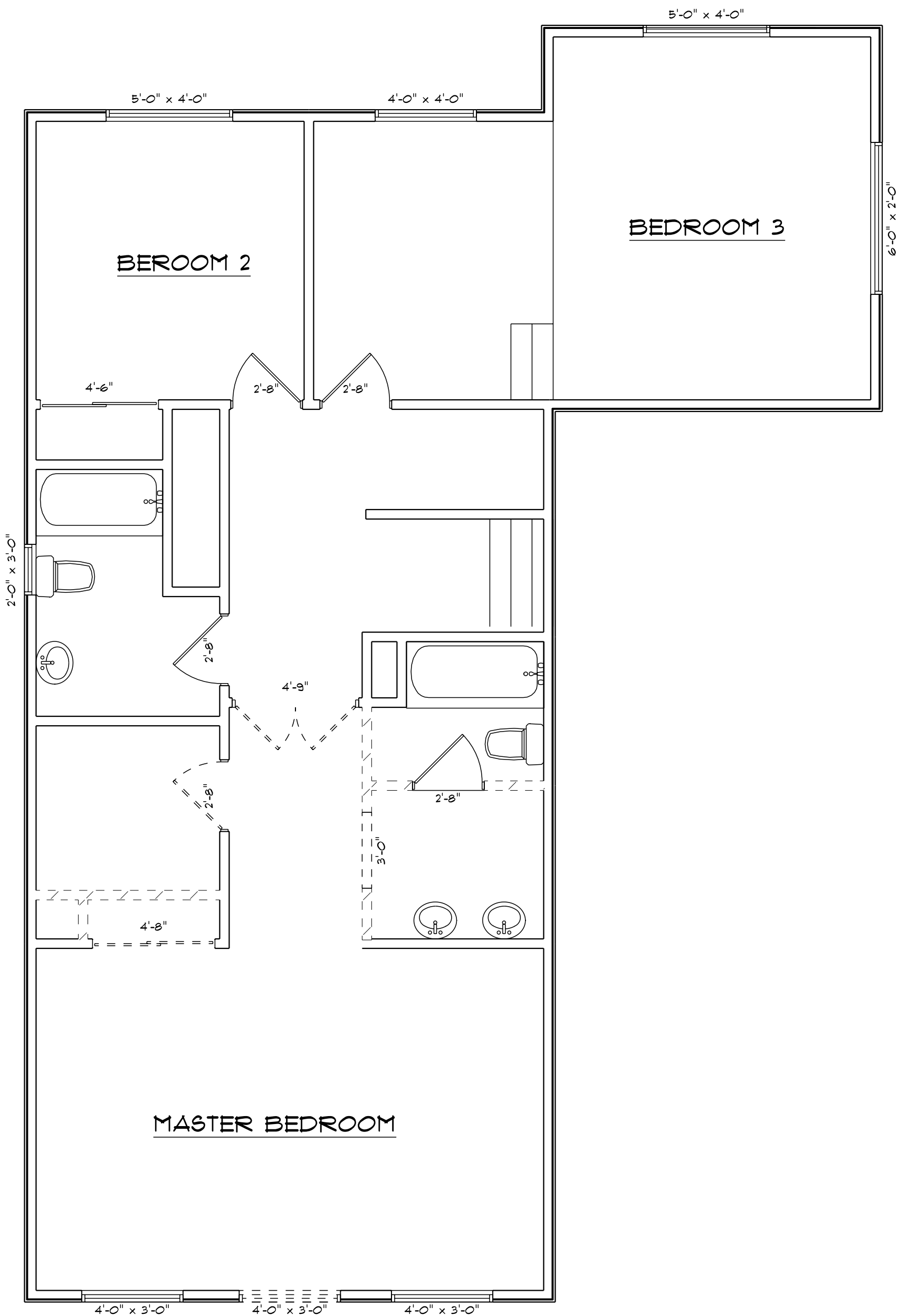
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SITE PLAN



EXISTING 1ST FLOOR PLAN



EXISTING 2ND FLOOR PLAN

EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

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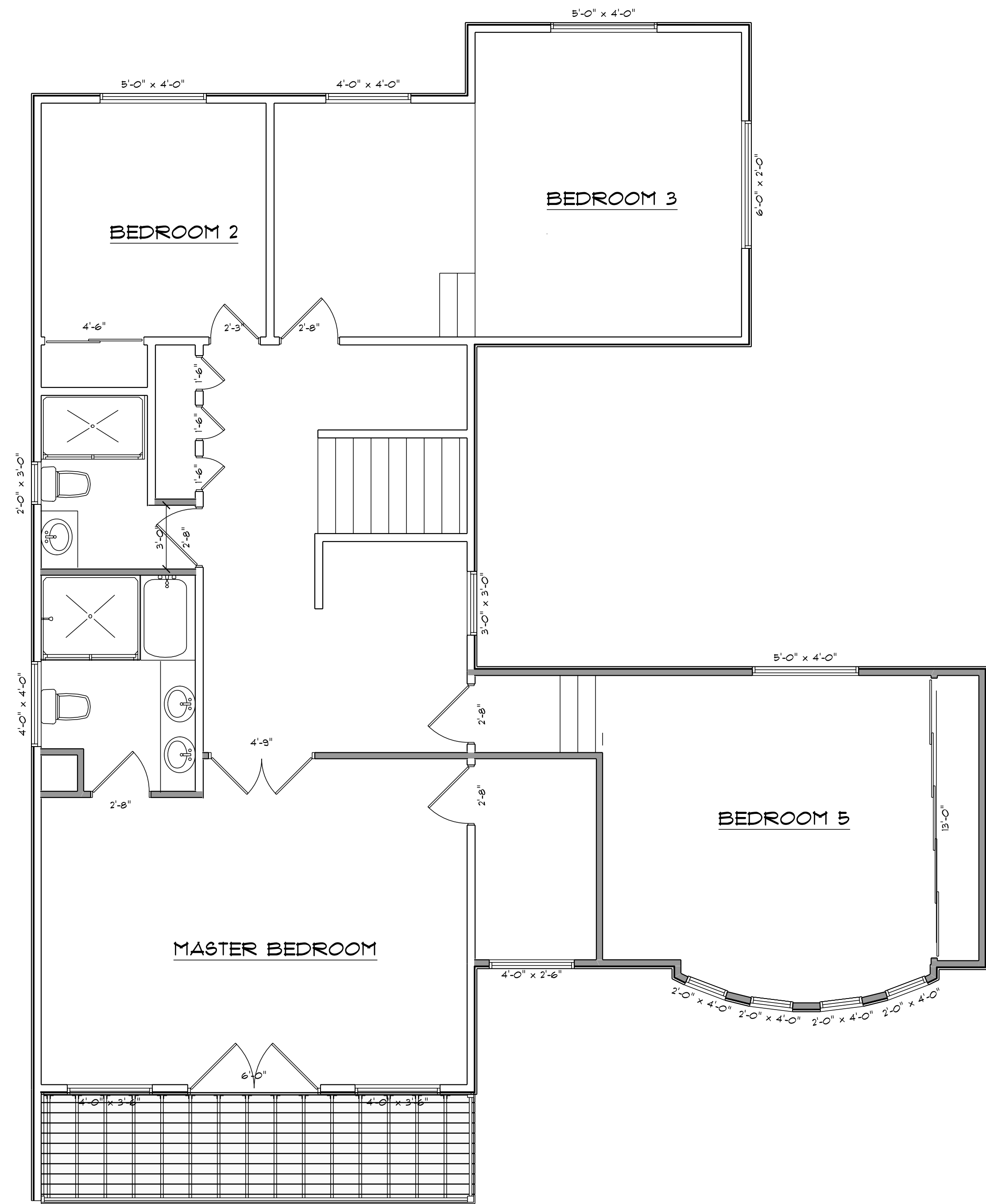
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LEGEND

— EXISTING WALL

— NEW WALL



NEW 1ST FLOOR PLAN

NEW 2ND FLOOR PLAN



1673 LANGPORT



1675 LANGPORT



1659 MARIANI

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NEW FLOOR PLAN	

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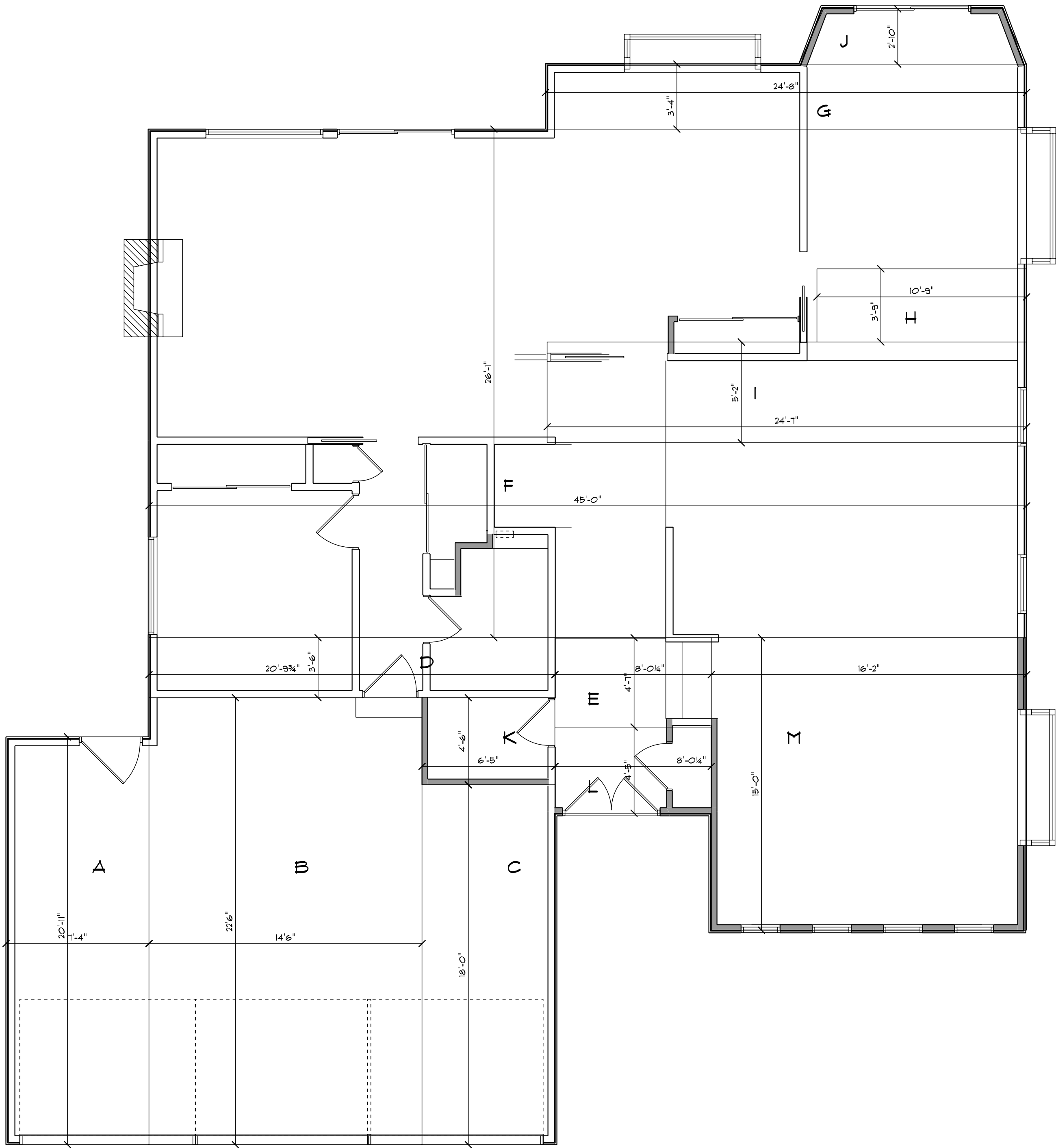
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PAGE:	5/9
INTERIOR ELEVATIONS	



EXISTING GARAGE AREA

A) $7.33 \times 20.16 = 153.31$
B) $14.5 \times 22.5 = 326.25$
C) $6.41 \times 18 = 115.38$
594.94

EXISTING 1ST FLOOR LIVING AREA

D) $20.91 \times 3.5 = 73.18$
E) $7.91 \times 4.58 = 36.22$
F) $45 \times 26.08 = 1173.6$
G) $24.66 \times 3.33 = 82.11$
H) $10.75 \times 3.75 = 40.31$
I) $24.58 \times 5.16 = 126.83$
1532.25

NEW 1ST FLOOR LIVING AREA

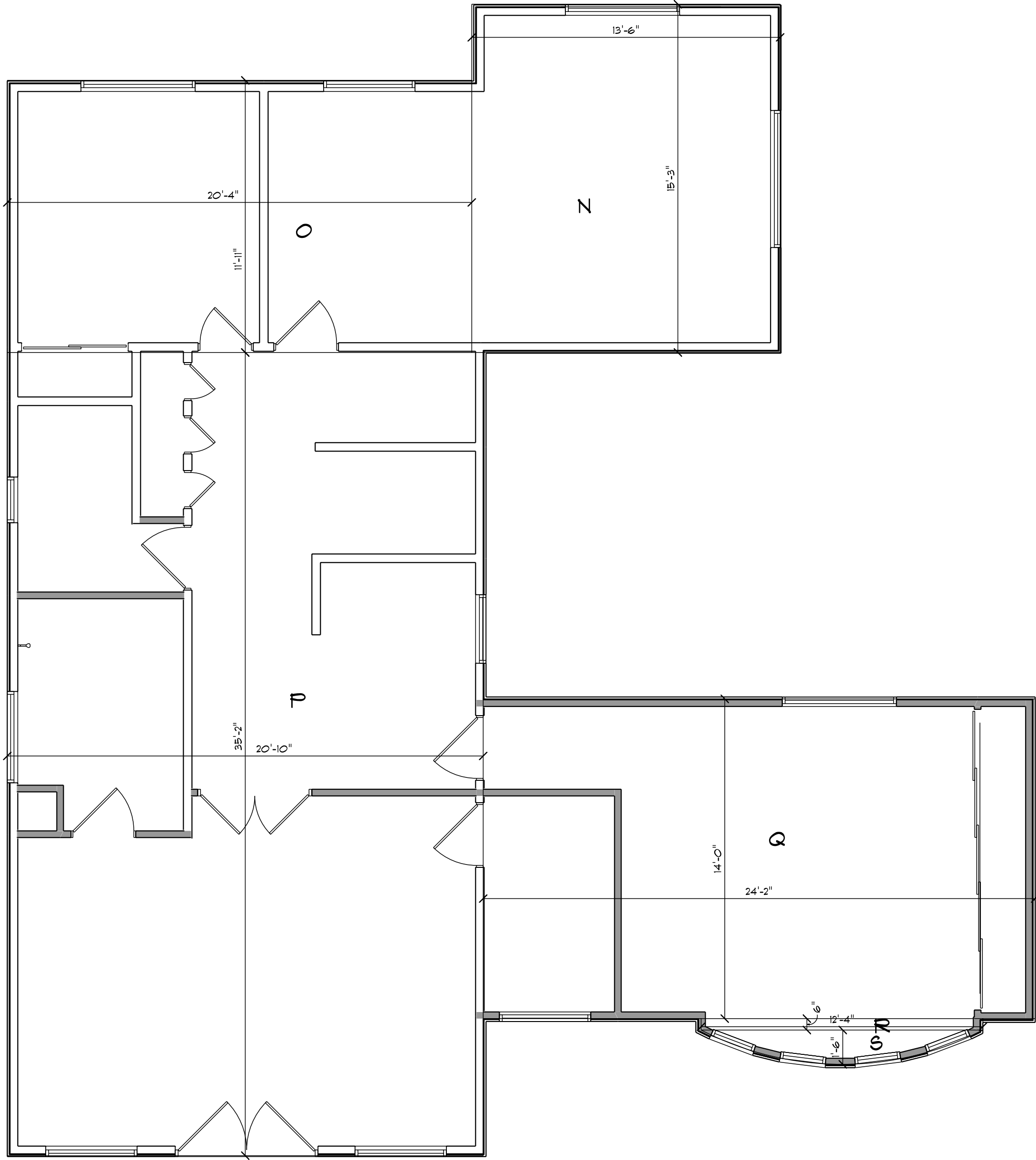
J) $\frac{9.16 + 11.66}{2} \times 2.83 = 29.5$
K) $6.41 \times 4.5 = 28.84$
L) $7.91 \times 4.41 = 34.88$
M) $16.16 \times 15 = 242.4$
335.62

EXISTING 2ND FLOOR LIVING AREA

N) $13.5 \times 15.25 = 205.87$
O) $20.33 \times 11.91 = 242.13$
P) $20.91 \times 35.16 = 735.19$
1183.19

NEW 2ND FLOOR LIVING AREA

Q) $24.16 \times 14 = 338.24$
R) $.5 \times 12.33 = 6.16$
S) $7.33 \times 1.5 = 11$
355.4





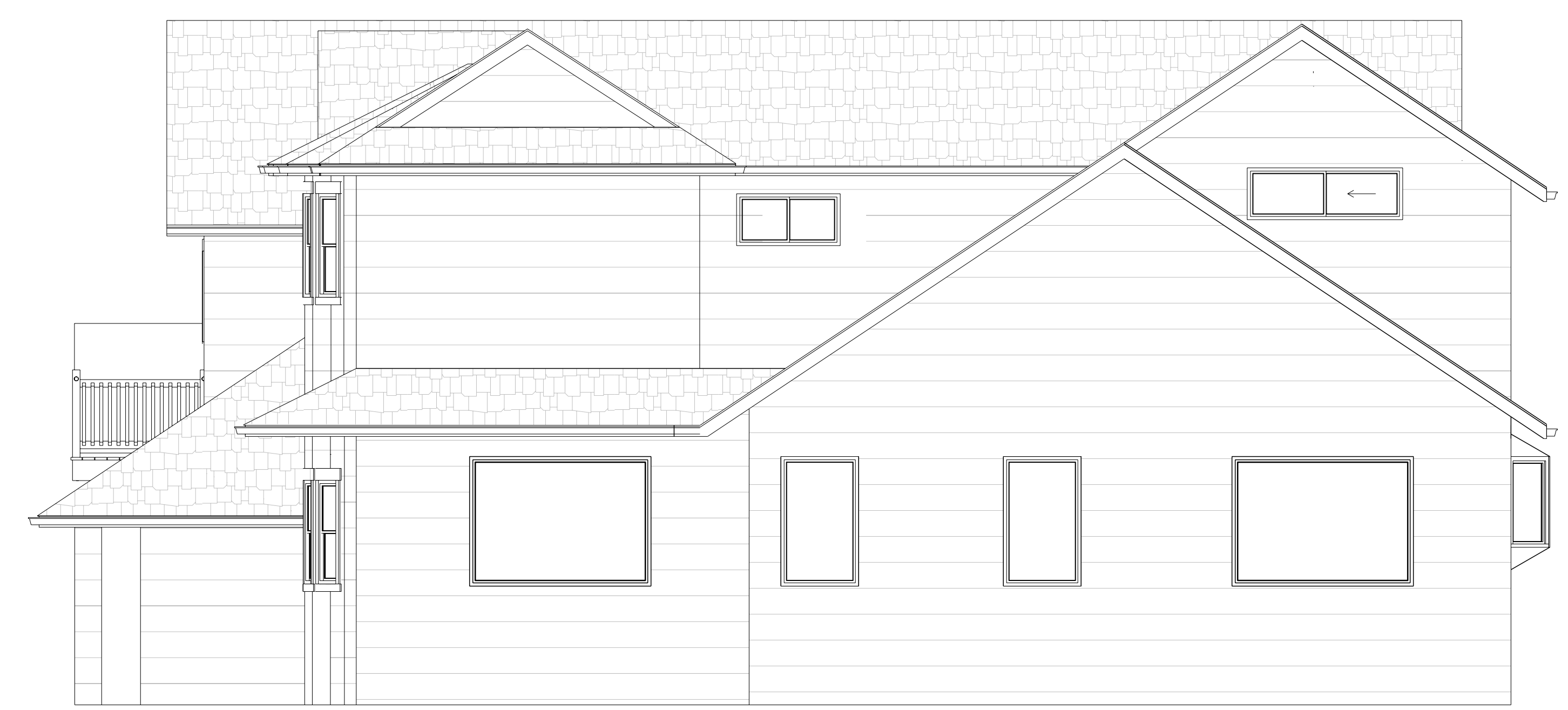
NEW FRONT ELEVATION



NEW LEFT ELEVATION



NEW REAR ELEVATION



NEW RIGHT ELEVATION

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EXTERIOR ELEVATIONS



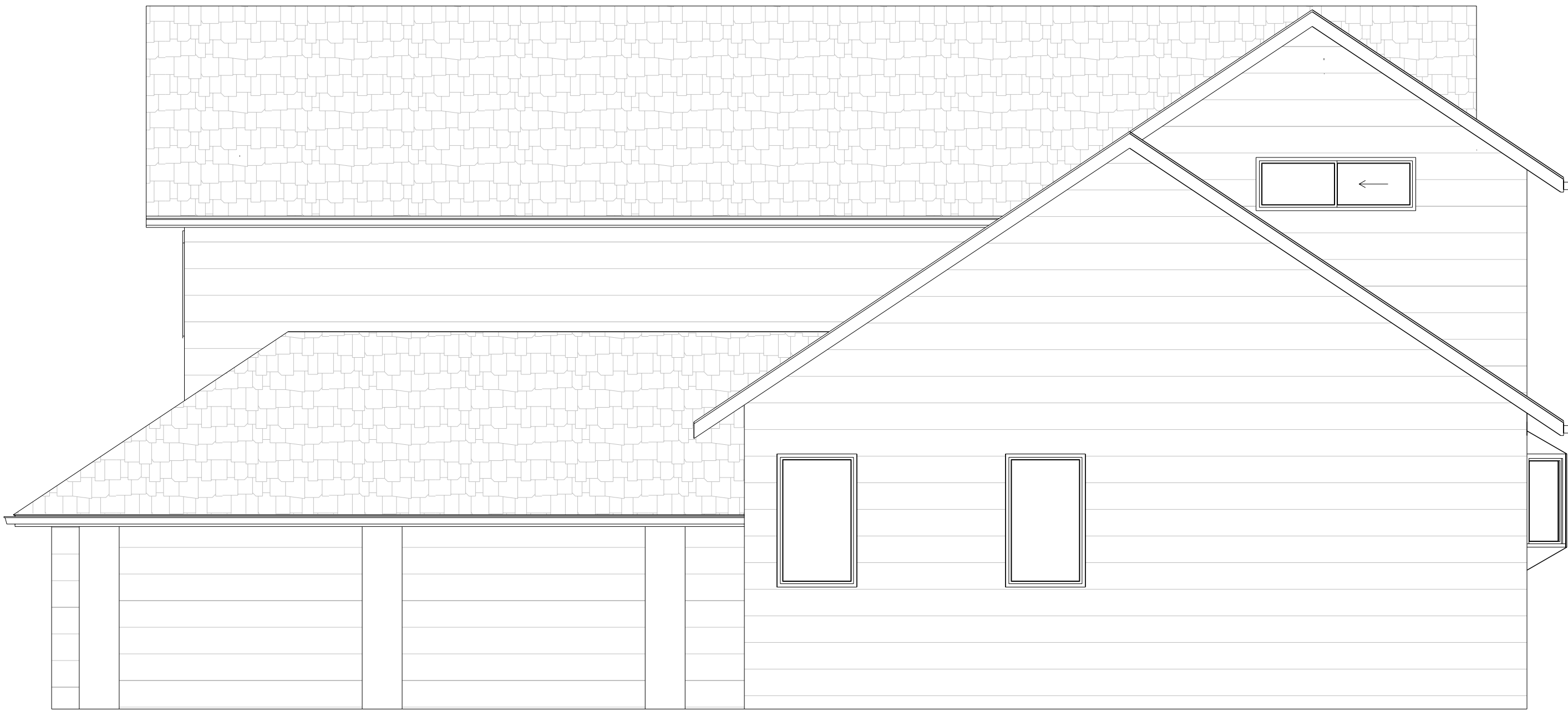
EXISTING FRONT ELEVATION



EXISTING LEFT ELEVATION



EXISTING REAR ELEVATION



EXISTING RIGHT ELEVATION

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SECTIONS & ROOF PLAN

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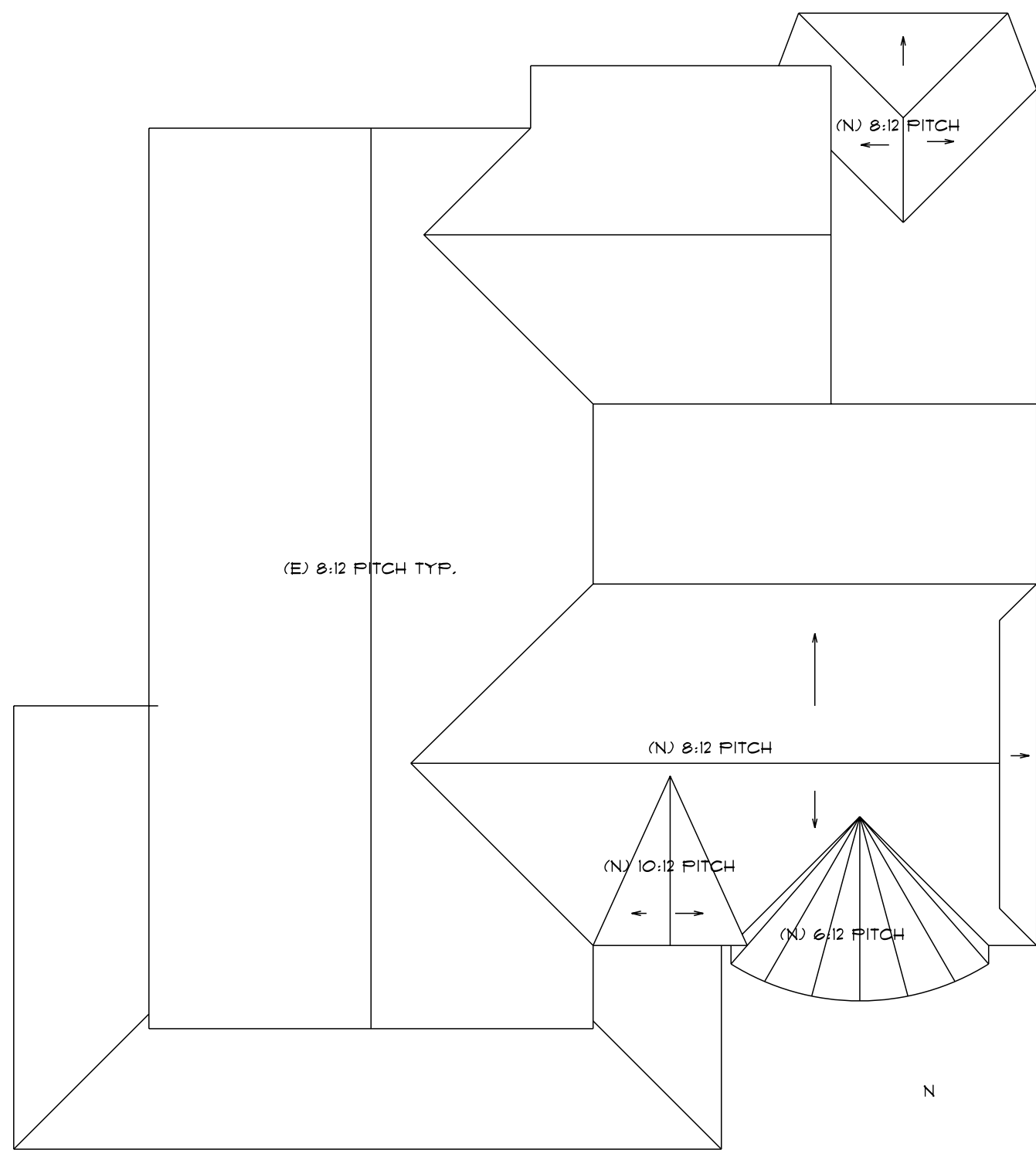
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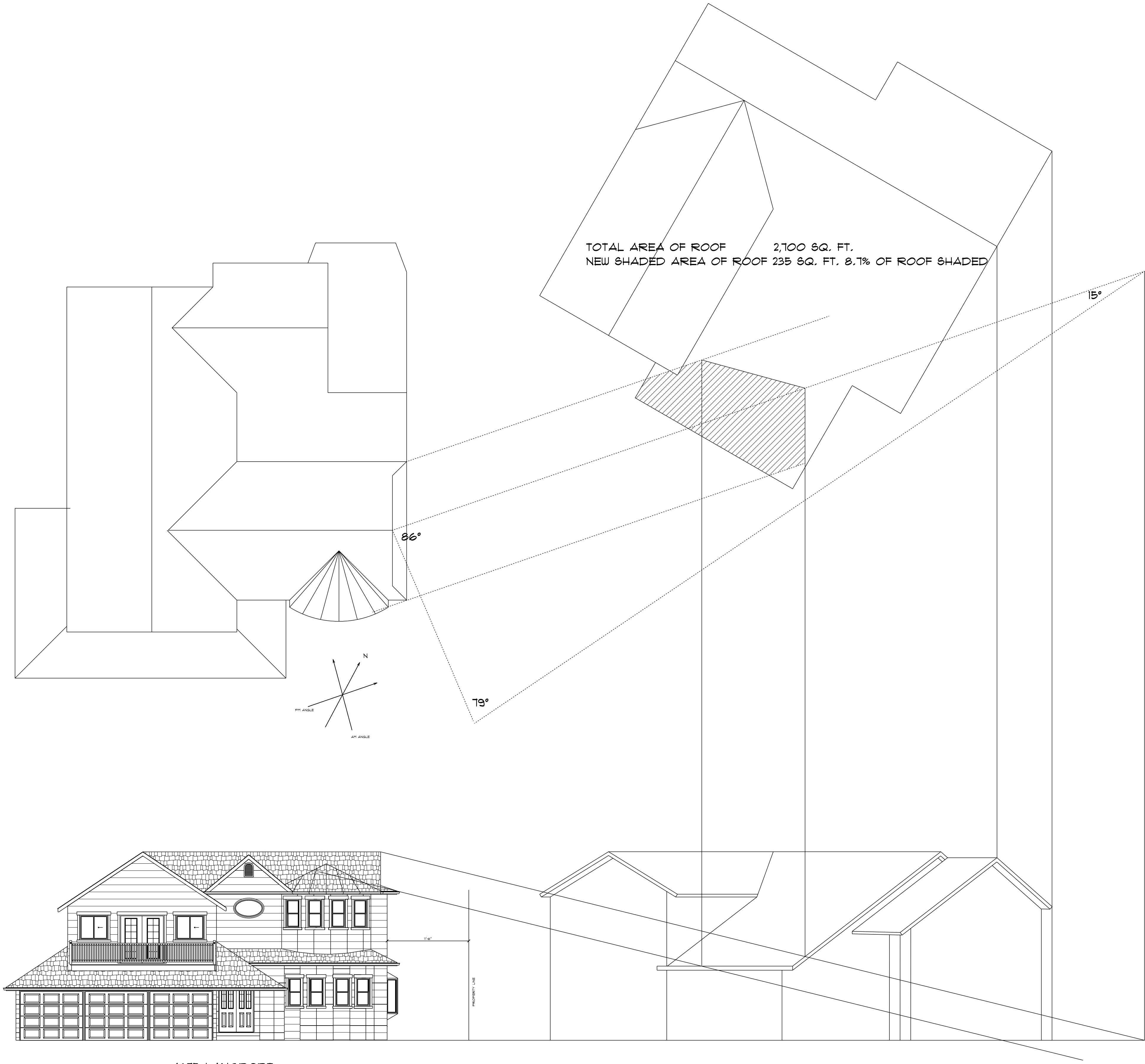
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INTERIOR FINISH SHEET

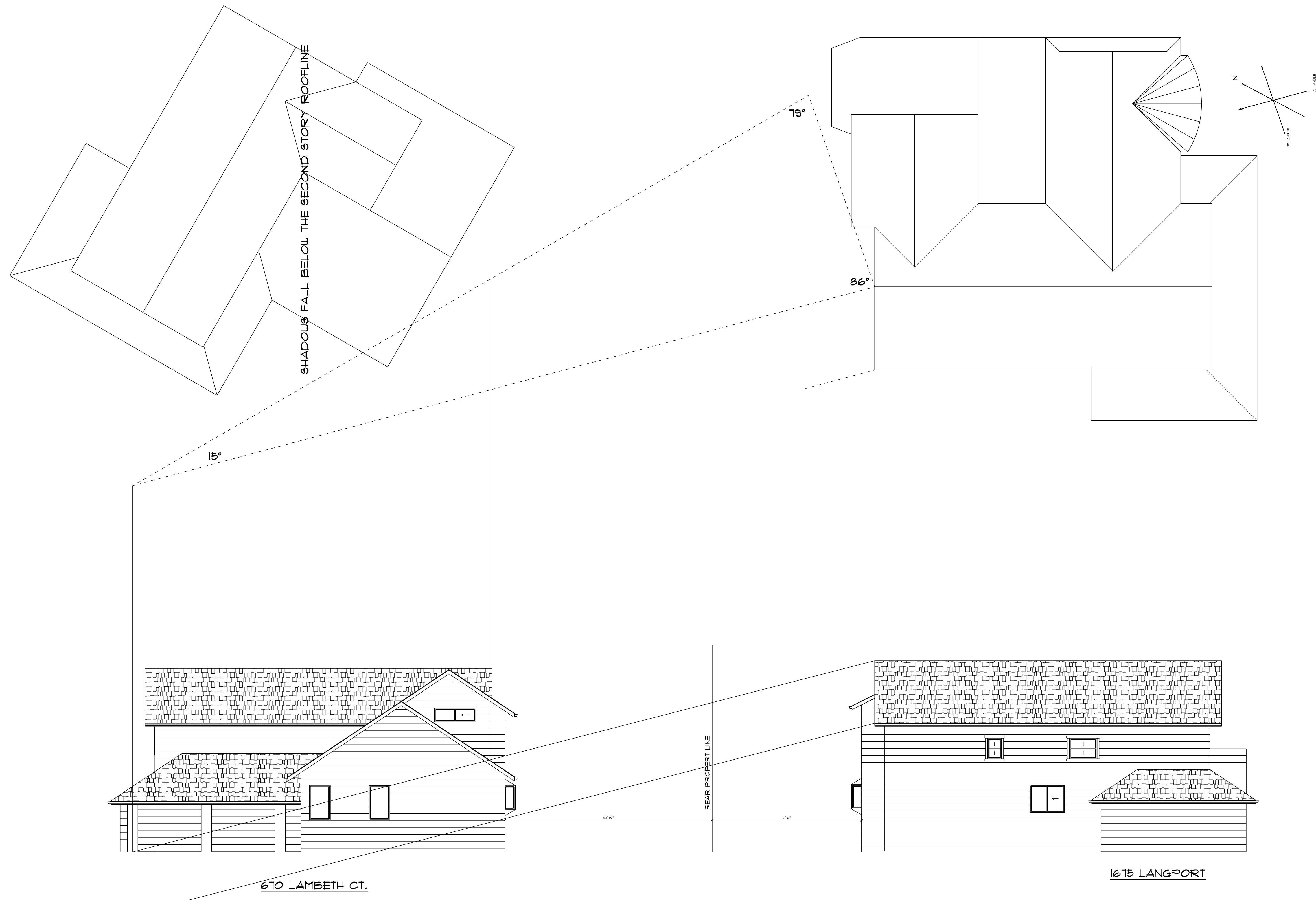


NEW ROOF PLAN



1675 LANGPORT

3 P.M. SOLAR ACCESS AND SHADOW ANALYSIS



9 A.M. SOLAR ACCESS AND SHADOW ANALYSIS

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