



City of Sunnyvale

Notice and Agenda - Final Heritage Preservation Commission

Wednesday, August 1, 2018

7:00 PM

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

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

PRESENTATION

ORAL COMMUNICATIONS

This category provides an opportunity for members of the public to address the commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow commissioners to take action on an item not listed on the agenda. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

- 1.A.** [18-0600](#) Approve the Draft Heritage Preservation Commission Meeting Minutes of June 6, 2018

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0578](#) **Proposed Project:**
 RESOURCE ALTERATION PERMIT: to allow modification to the front facade of the main residence, including a new 6-foot tall gate; and
 VARIANCE: to allow an increase of the existing height of the legal and nonconforming detached garage with insufficient side and rear setbacks in the rear yard.
Location: 559 S Taaffe Street (APN: 209-29-043)
File #: 2018-7120
Zoning: R-0/HH
Applicant / Owner: Rob Mayer (applicant) / Sonal Gupta and Apurva P Samudra (owner)
Environmental Review: A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).
Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov
3. [18-0678](#) **Proposed Project:** **RESOURCE ALTERATION PERMIT** to consider the historic significance of a single-family home which is listed as part of the Sunnyvale Heritage Resource Inventory.
Location: 335 Charles Street (APN: 165-13-037)
File #: 2018-7441
Zoning: R-2 (Low Medium Density Residential)
Applicant / Owner: Design Discoveries / Steve Caroompas
Environmental Review: Environmental review will be conducted as required by the California Environmental Quality Act provisions and City Guidelines upon determination of significance by the Heritage Preservation Commission.
Project Planner: Noren Caliva-Lepe, (408) 730-7659, ncaliva-lepe@sunnyvale.ca.gov
4. [18-0601](#) Selection of Chair and Vice Chair

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

INFORMATION ONLY REPORTS/ITEMS**ADJOURNMENT**

Notice to the Public:

Any agenda related writings or documents distributed to members of this meeting body regarding any item on this agenda will be made available for public inspection in the originating department or can be accessed through the Office of the City Clerk located at 603 All America Way, Sunnyvale, CA. during normal business hours and at the meeting location on the evening of the board or commission meeting, pursuant to Government Code §54957.5.

Agenda information is available by contacting Joey Mariano at (408) 730-7486. Agendas and associated reports are also available on the City's website at sunnyvale.ca.gov or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Joey Mariano at (408) 730-7486. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))



City of Sunnyvale

Meeting Minutes - Draft Heritage Preservation Commission

Wednesday, June 6, 2018

7:00 PM

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

CALL TO ORDER

Chair Dietrich called the meeting to order.

SALUTE TO THE FLAG

Chair Dietrich led the salute to the flag.

ROLL CALL

Present: 7 - Chair Hannalore Dietrich
Vice Chair Dawn Hopkins
Commissioner Melanie Holthaus
Commissioner Dixie Larsen
Commissioner Mike Michitaka
Commissioner Dale Mouritsen
Commissioner Kenneth Valenzuela

PRESENTATION

None.

[18-0484](#) Heritage Preservation Commission Recognition

Vice Mayor Larry Klein presented the Recognition Certificates to Chair Hannalore Dietrich and Vice Chair Dale Mouritsen. He also thanked the entire Commission for their service and expressed his appreciation for the time they have provide to help preserve the history of Sunnyvale.

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

1.A. [18-0482](#) Approve the Draft Heritage Preservation Commission Meeting Minutes of May 2, 2018

Comm. Michitaka moved and Vice Chair Hopkins seconded to approve the Draft Heritage Preservation Commission Meeting Minutes of May 2, 2018, as modified.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0481](#) Review Planning Program Budget and Fees for FY 2018-19

Noren Caliva-Lepe presented the recommended budget for the next fiscal year. She noted a rise of 16% from last year. She noted that the final budget will be submitted for approval at the City Council meeting this Tuesday, June 12, 2018.

Chair Dietrich asked staff if the budget includes large development projects. She also noted that she is happy to see the Budget Program 235 – Housing and CDBG Program is in good standing as she understands the importance of housing to all residents of Sunnyvale who need assistance.

Ms. Caliva Lepe noted that the Commission's comments to the budget will be forwarded to the City Council.

Chair Dietrich noted her approval of the budget.

Comm. Larsen moved and Comm. Mouritsen seconded the approval of the Recommended FY 2018 2019 budget for the Planning Program.

- 3. [18-0423](#) Proposed Project: RESOURCE ALLOCATION PERMIT** to consider the historic significance of a single-family home which is listed as part of the Sunnyvale Heritage Resources Inventory.
Location: 435 East McKinley Street (APN: 209-11-051)
File #: 2017-7961
Zoning: R-2
Applicant / Owner: Gary Holmes Architects (applicant) / Meena and William Tapsall (owner)
Environmental Review: Environmental review will be conducted as required by California Environmental Quality Act provisions and City Guidelines upon determination of significance by the Heritage Preservation Commission.
Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

Assistant Planner Aastha Vashist presented the report. She noted that staff recommends Alternative 2 of the staff report, which the home does not have historical significance.

Chair Dietrich asked where the other heritage resources were on McKinley. Ms. Caliva-Lepe noted that there are three homes one block away on McKinley. She asked staff about the modifications to the garage and other areas that needed restoration. She also asked if the owners obtained any permits for these improvements.

Ms. Vashist noted that there is limited information on the permit history. Ms. Caliva-Lepe noted that codes and permitting requirements may change over time.

Comm. Larsen confirmed the reason for current listing on the Heritage Resource List. Ms. Caliva-Lepe note that the significance noted in the original 1988 survey was due to the use of the property, and not based on the architecture or persons affiliated with the property. Ms. Caliva-Lepe also clarified that prior to being listed on the Heritage Resource Inventory, preservation requirements and permits would not have been required.

Comm. Larsen asked staff to clarify the windshield survey conducted in the late 1980s. She noted that there are several homes on the Inventory that should not have been on the list to begin with. Ms. Caliva-Lepe noted that staff is aware of this concern and that a study issue to re-evaluate the Inventory was ranked by the City Council; however, it was not funded for completion this year. She asked if an applicant is required to provide a historical analysis if they want to remove their home from the Inventory and Ms. Caliva-Lepe acknowledged that a historic analysis is required.

Vice Chair Hopkins expressed the importance of conducting the study.

Comm. Michitaka noted that he does not recall any homes that went through this process were ever denied and noted that being able to consider historic districts, instead of evaluating each property individually, would be more efficient. He also expressed concerns about losing potentially historic streetscapes or groupings of homes. Ms. Caliva-Lepe noted the Heritage Taaffe Frances District is an example of a historic district.

Ms. Calva-Lepe noted that, through the Council Study Issue process, Commissioners or staff could nominate a study issue to address this concern.

Comm. Larsen reiterated her concern of wasting owners of homes that should have not been on the Heritage Resource Inventory to begin with.

Chair opened the Public Hearing.

Gary Holmes, architect, noted that the home has no historical significance as stated on the historical analysis.

Luke Tapsell, owner, noted his agreement with the Commissioners' concerns that the home never met the criteria to be on the Heritage Resource Inventory. He noted that he has found bags of potato chips in the basements, which he has displayed on a wall of the home.

Comm. Larsen asked what he is intending to do with the property. Mr. Luke noted that he will be using the original home as his primary residence and that he was planning to build a second home in from of the existing. Ms. Caliva-Lepe clarified the zoning of the property.

Chair closed the Public Hearing.

Vice Chair Hopkins moved and Comm. Valenzuela seconded to agree with staff's recommendation of Alternative 2: Determine that the single family home does not have historical significance.

Motion carried as follows:

Yes: 7 - Chair Dietrich
Vice Chair Hopkins
Commissioner Holthaus
Commissioner Larsen
Commissioner Michitaka
Commissioner Mouritsen
Commissioner Valenzuela

No: 0

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Vice Chair Hopkins expressed her interest in the re-evaluation of the Heritage Resource Inventory.

Commission discussed a potential study to propose specific areas of the City as Heritage Districts.

NON-AGENDA ITEMS & COMMENTS**-Commissioner Comments**

Comm. Larsen reiterated her concerns expressed at the previous meeting on May 2, 2018 regarding the Civic Center Modernization Plan. She noted that the redwood trees between City Hall and the Annex Building should be preserved and that she considers their removal as “criminal”.

INFORMATION ONLY REPORTS/ITEMS

None.

ADJOURNMENT

Chair Dietrich adjourned the meeting at 7:53



City of Sunnyvale

Agenda Item 2

18-0578

Agenda Date: 8/1/2018

REPORT TO HERITAGE PRESERVATION COMMISSION

SUBJECT

Proposed Project:

RESOURCE ALTERATION PERMIT: to allow modification to the front facade of the main residence, including a new 6-foot tall gate; and

VARIANCE: to allow an increase of the existing height of the legal and nonconforming detached garage with insufficient side and rear setbacks in the rear yard.

Location: 559 S Taaffe Street (APN: 209-29-043)

File #: 2018-7120

Zoning: R-0/HH

Applicant / Owner: Rob Mayer (applicant) / Sonal Gupta and Apurva P Samudra (owner)

Environmental Review: A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential

Existing Site Conditions: Single-story Single-family Residence

Surrounding Land Uses

North: Single-story Single-family Residence

South: Two-story Single-family Residence

East: Two-story Multi-family Residence

West: Single-story Single-family Residence

Issues: Increase in nonconformity

Staff Recommendation: Approve the Resource Alteration Permit and the Variance with recommended conditions in Attachment 3.

BACKGROUND

Description of Proposed Project: The project site is 5,000 square feet in size and is currently a single-story single-family home with a detached garage in the rear yard. The project site is located within the Taaffe-Frances Heritage District.

The applicant proposes to replace the existing 367-square foot detached garage in the rear yard with the same size garage in the same location, but with an increased overall height. The existing garage is dilapidated and lacks flooring and a foundation. A Variance is requested due to the increase in nonconformity resulted from the height increase of an existing nonconforming structure.

In addition, the applicant requests a Resource Alteration Permit to modify the front façade of the existing residence with a smaller front window, and construct a new driveway gate and side fence.

Per Sunnyvale Municipal Code (SMC) Chapter 19.96, the Heritage Preservation Commission review is required through a Resource Alteration Permit for any exterior appearance changes on a heritage resource or heritage resource district.

See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Project Data Table.

Previous Actions on the Site: An application for a Resource Alteration Permit and Design Review for a second-story addition was submitted in 2006. The Heritage Preservation Commission requested a historical evaluation to be completed to evaluate the impact to the heritage designation. The applicant did not continue further with the process. There are no other Planning permit applications, and there are no active Neighborhood Preservation cases on this property.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

DISCUSSION

Site Layout: The project site is located mid-block on the east side of South Taaffe Street between West El Camino Real and West Olive Avenue. The surrounding uses are single-family residences to the north, south, and east. Multi-family residences are located to the west of the property. The existing residence is an early twentieth-century design home, constructed in 1935. The existing residence is 1,200 square feet and the detached garage is 367 square feet. The detached garage was built with substandard side and rear yard setbacks and is, therefore, considered to be legal non-conforming.

The applicant proposes to replace the detached garage in the same location and footprint. The existing detached garage has no ceiling in the back half of its structure, and has remained dilapidated for a long period. The proposed detached garage would replace the existing flat roof with a gabled roof, which would make the detached garage more consistent with the existing residence, but would result in increasing the detached garage's overall height. Legal non-conforming structures can be replaced in the same location, so long as the non-conformity is not increased. The proposed increase in the building height is considered to be an increase in the non-conformity.

Variance: The existing detached garage is 8 feet 6 inches in height and has remained dilapidated for a long period. The garage does not have a ceiling for back half of its structure, and there is no foundation. The existing garage was built with substandard setbacks. The garage is located 3 feet 6 inches from the right side property line, where 4 feet minimum is currently required. In addition, the garage is located 6 feet 10 inches from the rear property line, where a minimum of 10 feet is required.

Due to the dilapidated condition of the garage, substantial upgrades are required to allow for usability and to comply with the current California Building Code. Required upgrades include a new foundation and an increased ceiling height. The applicant also proposes to modify the roof form from a flat roof to a standard gable that would match the existing house. With required upgrades and change in roof, the replacement garage would result in a height of 12 feet (increase of 3 feet 6 inches). The applicant proposes to maintain the existing substandard side and rear setbacks.

The purpose and intent of a Variance is to allow for deviations from current zoning requirements due to a physical hardship or unusual circumstances making it difficult for the property owner to comply with the zoning development standards or prevents the property owner from enjoying the same privileges as other property owners in the same vicinity. Staff finds that the proposed increase in height of the legal and nonconforming replaced garage would meet the purpose and intent of a Variance because the height increase is inevitable to make substantial upgrades needed for the dilapidated garage and to comply with the California Building Code. In addition, the replacement garage will maintain the existing substandard side and rear setbacks, minimizing further increase in nonconformity. The proposed roof form of the replacement garage will conform to the existing residence's roof style, making the project site more consistent and compatible with the neighborhood. Recommended Findings for this Variance can be found in Attachment 3.

Architecture: The existing single-family residence has an early twentieth-century design with a detached garage in the back. The existing residence mainly has a cross-gabled roof with a relatively steep central gable roof in the front. Unlike the existing residence, the detached garage has a flat roof with parapet walls and horizontal wood siding. A portal arch connects the existing garage to the main house.

The proposed replacement garage includes a gabled roof and stucco walls. The proposed architectural changes would be more consistent and compatible with the existing residence in front. The portal arch is being maintained, with a reduced height to accommodate the proposed eaves for the detached garage.

The applicant also proposes to replace the existing steel windows along the front and side elevations with smaller single-hung windows. The existing steel windows are not original windows but have a similar design as the original ones. A new 6-foot tall driveway gate is also proposed

The following project-specific conditions have been added to ensure compliance with the Taaffe-Frances Heritage Neighborhood Design Guidelines and allow for a functional driveway that can access the detached garage in the rear yard:

- The replacement windows on the main house should be redesigned to be divided light windows, in keeping with the existing windows to be retained.
- The new landscaping strip shall be flushed with the existing driveway to prevent obstruction for driveway access.

A historical evaluation was completed by Archives & Architecture LLC. The study finds that the garage and window replacement are consistent with the U.S. Department of Interior Standards and will not be detrimental to the Heritage District designation. As conditioned by staff, the proposed project is consistent with the Taaffe-Frances Heritage Neighborhood Design Guidelines.

Neighborhood Compatibility: The common development pattern in the heritage district is characterized by properties with detached garages or accessory structures encroaching into currently required side and rear setbacks, including garages and accessory structures constructed at or near property lines. The single-family residences immediately to the north and south of the project site has a detached garage with similar setbacks, as does single-family residences on South Taaffe street across from the project site.

FISCAL IMPACT

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

PUBLIC CONTACT

As of the date of staff report preparation, staff has received no comments from the neighbors.

Notice of Public Hearing:

- Published in the Sun newspaper
- Posted on the site
- 204 notices mailed to property owners and residents within 300 feet of the project site

Staff Report:

- Posted on the City's website
- Provided at the Reference Section of the City's Public Library

Agenda:

- Posted on the City's website
- Posted on the City's official notice bulletin board

ALTERNATIVES

1. Approve the Resource Alteration Permit and the Variance with recommended conditions in Attachment 3.
2. Approve the Resource Alteration Permit and the Variance with modifications.
3. Deny the Resource Alteration Permit and the Variance and provide direction to staff and the applicant where changes should be made.

RECOMMENDATION

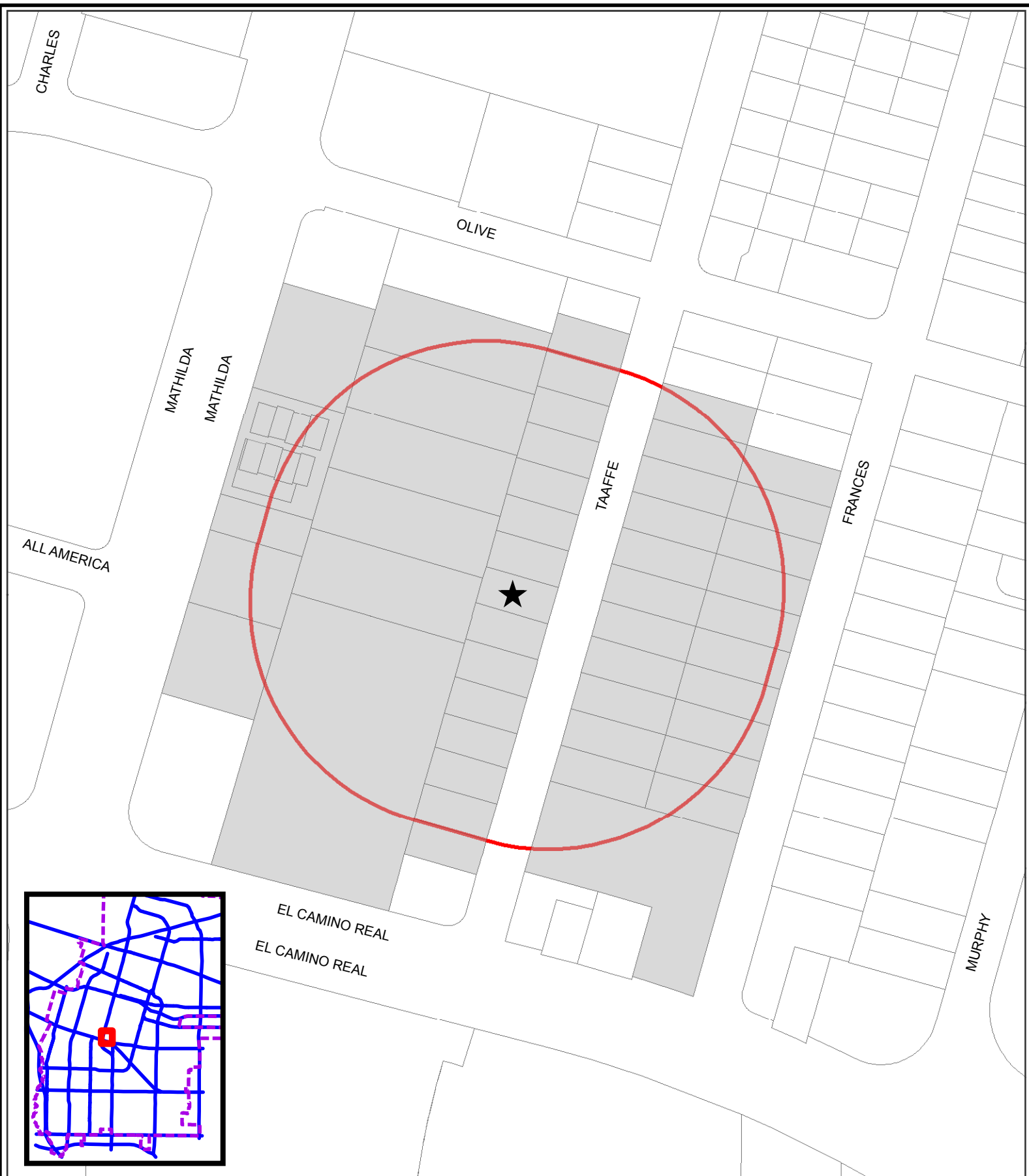
Alternative 1: Approve the Resource Alteration Permit and the Variance with recommended conditions in Attachment 3.

Prepared by: Kelly Cha, Associate Planner

Reviewed by: Noren Caliva-Lepe, Senior Planner

RECOMMENDATION

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. Applicant's Project Description Letter, including support letters from neighbors
7. Applicant's Variance Justification Form
8. Historical Evaluation Report prepared by Archive & Architecture LLC



2018-7120
559 S Taafe St. (APN: 209-29-043)
Resource Alteration Permit and Variance
300-ft Area Map

0 55 110 220 Feet



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Low Density Residential	Same	-
Zoning District	R-0/HH	Same	-
Lot Size	5,000 s.f.	Same	-
Gross Floor Area	1,597 s.f.	Same	3,600 s.f. ¹
Lot Coverage	31.3%	Same	45% max.
Floor Area Ratio (FAR)	32.2%	Same	45% ¹
No. of Stories	One	One	Two max.
Building Height			
Main Home	16'-0"	Same	30' max.
Detached Garage	8'-6"	12'-0"	15' max.
Setbacks for the Main Home			
Front	19'-2"	Same	20'-0" min.
Left Side	4'-3"	Same	4'-0" min
Right Side	12'-6"	Same	6'-0" min
Combined Side	16'-9"	Same	10'-0" min
Rear	20'-0"	Same	20'-0"
Setbacks for the Detached Garage			
Left Side	28'-0"	Same	6'-0" min.
★ Right Side	3'-6"	Same	4'-0" min.
Combined Side	31'-6"	Same	10'-0" min.
★ Rear	6'-10"	Same	10'-0" min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.

¹ Threshold for Planning Commission Review

★ Deviation from Sunnyvale Municipal Code requirement

RECOMMENDED FINDINGS

Variance

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district. ***Finding met.***

The project neighborhood is part of the Taaffe-Frances Heritage District, one of the oldest neighborhoods in Sunnyvale. The established neighborhood pattern includes detached accessory structures or garages in the rear and in close proximity to the side and rear property lines. The existing detached garage was built at substandard side and rear setbacks, similar to the other detached garages in the neighborhood. The replacement garage would maintain the existing substandard setbacks with a slightly taller structure. The increase in height is necessary to upgrade the structure to current code, and achieves a gable roof design that is in keeping with the main home and neighborhood.

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district. ***Finding met.***

The existing detached garage has been in the current location for over 80 years and has not been materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district, even in its dilapidated state. The new garage would be placed in the same location approximately 73 feet from the front property line, and only the top portion would be readily visible from the public right-of-way due to the proposed side gate on the driveway. There are other accessory structures or garages on the adjacent properties with similar location and setbacks.

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district. ***Finding met.***

Many of the homes within the neighborhood have large detached accessory structures or garages with their required rear and side yards which do not conform to the current development standards. Many of these structures are considered legal nonconforming. Granting of the Variances would not constitute a special privilege, as the applicants would have the same benefit enjoyed by other neighbors. The accessory structure is a garage and not used for habitable space.

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
AUGUST 1, 2018**

Planning Application 2018-7120
559 S Taaffe Street

To allow modification to the front façade of the main residence, including window replacements and a new 6-foot tall gate, and to allow an increase of the existing height of the legal and nonconforming detached garage with insufficient side and rear setbacks in the rear yard.

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:

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

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. ENTITLEMENTS—EXERCISE AND EXPIRATION:

The approved entitlements shall be null and void two years from the date of approval by the final review authority if the approval is not exercised, unless a written request for an extension is received prior to the expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)

GC-3. ENTITLEMENTS—DISCONTINUANCE AND EXPIRATION:

The entitlements shall expire if discontinued for a period of one year or more. [SDR] (PLANNING)

GC-4. 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 in applicable 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-5. NOTICE OF FEES 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]

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

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:

The plans shall be revised to address comments from the Administrative Hearing Officer, Planning Commission or City Council including the following:

- a) For window replacements of the existing residence, provide divided light windows to have a consistent style of windows throughout the house.

-
- b) Include a note that the proposed landscaping strip behind the proposed new gate shall be the same grade as the existing driveway in front of the new proposed gate and the adjacent concrete driveway. [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]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR BUILDING SUPERSTRUCTURE PERMIT AND/OR SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT.

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. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

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. [SDR] [PLANNING]

BP-5. BEST MANAGEMENT PRACTICES - STORMWATER:

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]

<p>DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.</p>
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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]

DC-3. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:

OR 2.1: 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.

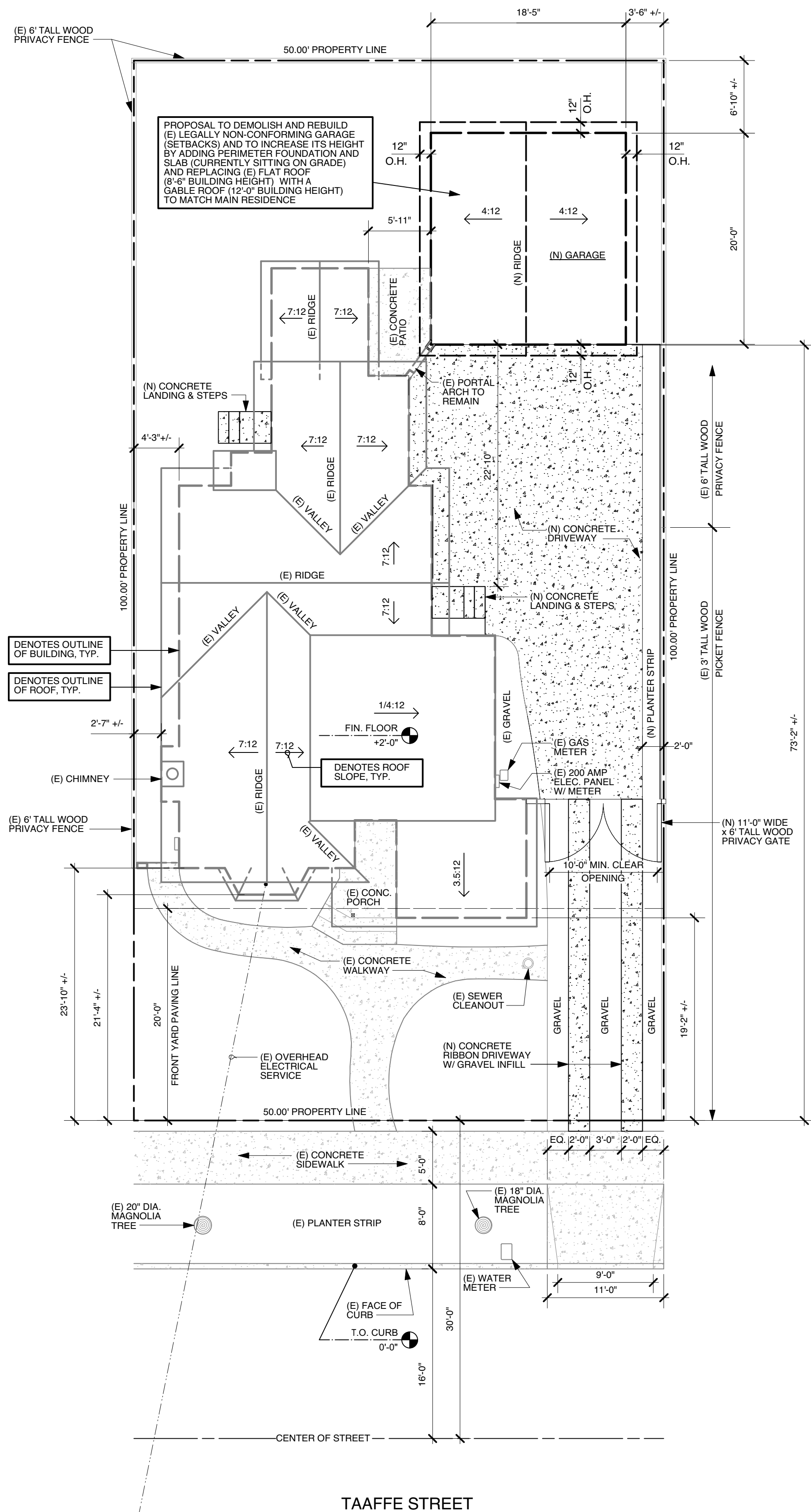
OR 2.2: Construction equipment must be maintained per manufacturer's specifications.

OR 2.3: Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:

- a) Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.
- b) Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.
- c) Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.
- d) 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-4. 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]



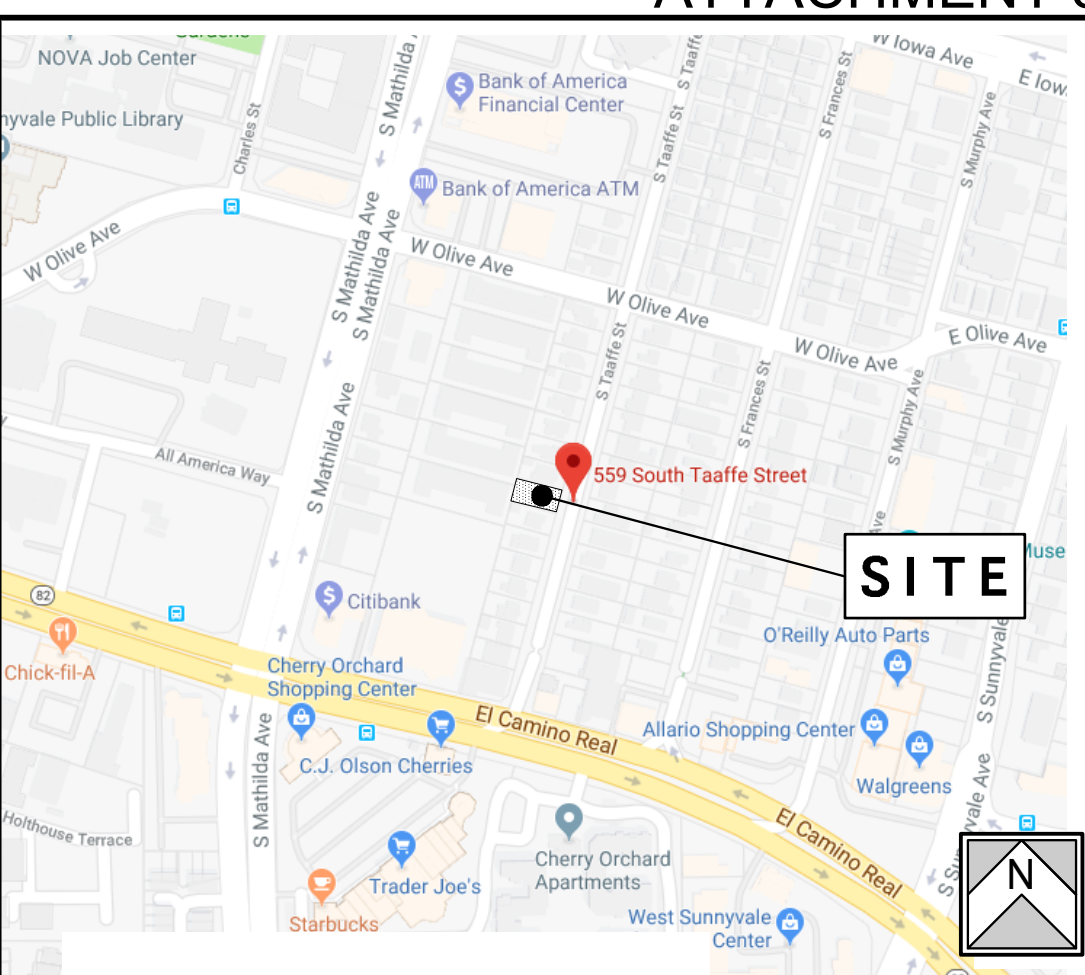
General Notes

1. ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES:
 - 2016 CALIFORNIA BUILDING CODE AND AMENDMENTS
 - 2016 CALIFORNIA ELECTRICAL CODE
 - 2016 CALIFORNIA MECHANICAL CODE
 - 2016 CALIFORNIA PLUMBING CODE
 - 2016 CALIFORNIA GREEN BUILDING CODE
 - 2016 CALIFORNIA ENERGY CODE
2. AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE TIME OF BIDDING.
3. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
4. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
5. WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, HE/SHE SHALL BE RESPONSIBLE FOR LOSS/ AND OR DAMAGE TO THESE ITEMS.
6. DETAIL SCALE DRAWINGS. DIMENSIONS NOT GIVEN ARE TO BE CALCULATED IN THE FIELD FROM AVAILABLE DATA ELSEWHERE IN THESE SET OF PLANS, JOB SPECIFICATIONS (IF APPLICABLE), AND/OR MANUFACTURER'S SPECIFICATIONS.
7. DIMENSIONS MARKED "CLEAR" OR "CLR." SHALL BE MAINTAINED AND SHALL ALLOW FOR THE THICKNESS OF ALL FINISHES.
8. "SIM" SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
9. "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR THE SIMILAR CONDITIONS THROUGHOUT.
10. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
11. THESE DRAWINGS ARE THE SOLE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, COPYING, ALTERATION, OR USE OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED AND PUNISHABLE BY LAW.

GENERAL NOTES

7

&	POUND OR NUMBER
@	AND
AD	AT
AID	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BSMT	BASEMENT
BYND	BEYOND
BOT	BOTTOM
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLISH
DIA	DIAMETER
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR/ELEVATION
EQ	EQUAL
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FCB	FLUSH CEILING BEAM
FD	FLOOR DRAIN
FIXT	FIXTURE
FLR	FLOOR
FO	FACE OF
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GI	GALVANIZED IRON
GR	GRADE
GSB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
INSUL	INSULATED
INT	INTERIOR
LOW	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
MR	MOISTURE-RESISTANT
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
OC	ON CENTER
OZ	OUNCE
PAV	PAVING
PLUMB	PLUMBING
PLYWD	PLYWOOD
PTDF	PRESSURE TREATED DOUGLAS FIR
PNT	PAINT/PAINTED
PVC	POLYVINYL CHLORIDE
RCP	REFLECTED CEILING PLAN
RD	ROAD
REQD	REQUIRED
RM	ROOM
RWL	RAIN WATER LEADER DOWNSPOUT
RSL	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER
STSL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURAL
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TP	TOILET PAPER DISPENSER
TD	TELEPHONE/DATA
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
W/	WITH
WD	WOOD



LOCAL MAP

NOT SCALED

5

APN:	209-29-043
ZONING:	R0
OCCUPANCY:	R3, U
CONSTRUCTION TYPE:	V-B
NET LOT AREA	5,000 SF

HABITABLE FLOOR AREA:	EXISTING	CHANGE IN	TOTAL PROPOSED
LIVING AREA	1,200 SF	NONE	1,200 SF

NON-HABITABLE FLOOR AREA:	EXISTING	CHANGE IN	TOTAL PROPOSED
GARAGE	367 SF	NONE	367 SF

COVERED PORCHES:	EXISTING	CHANGE IN	TOTAL PROPOSED
ENTRY PORCH	43 SF	NONE	43 SF

	EXISTING	PROPOSED	ALLOWED
FLOOR AREA RATIO:	31.50%	31.50 %	45%

LOT COVERAGE:	1,618 SF (32.36%)	1,618 SF (32.36%)	2,250SF (45%)
IMPERVIOUS SURFACE:	EXISTING	PROPOSED	ALLOWED

FRONT YARD	208 SF (20.8%)	288 SF (28.8%)	1,000 SF (50%)
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PROJECT INFO	4
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PROJECT INFO

4

<u>ARCHITECT</u>	<u>OWNER</u>
ROB MAYER ARCHITECT	APURVA SAMUDRA & SONAL GUPTA
1490 SANTA CLARA STREET	559 S. TAAFFE STREET
SANTA CLARA, CA 95050	SUNNYVALE, CA 94086
(408) 564-5943	(412) 956-7194 (SONAL)

PROJECT TEAM

3

SCOPE OF WORK

1. CONVERT (E) OFFICE (UNCONDITIONED) INTO MASTER BATH AND CLOSET.
2. REPLACE LARGE STEEL WINDOWS AT OFFICE WITH TWO MARVIN CLAD-WOOD HUNG WINDOWS TO MATCH (E).
3. DEMOLISH EXISTING LEGALLY NON-CONFORMING DETACHED 2-CAR GARAGE WITH FLAT ROOF AND BUILD A NEW DETACHED 2-CAR GARAGE IN THE SAME LOT. THE NEW GARAGE WILL HAVE THE SAME FLOOR PLAN DIMENSIONS, BUT WITH A GABLE ROOF (VARIANCE REQUIRED TO REPLACE EXISTING FLAT ROOF) TO MATCH (E) RESIDENCE.
4. RELOCATE DOOR AT MASTER BEDROOM.
5. RELOCATE REFRIGERATOR AND COUNTER EXISTING NICHE TO COUNTER WITH UPPER STORAGE.
6. NEW PANTRY CLOSET.
7. REPLACE VINYL WINDOW AT DINING ROOM WITH MARVIN CLAD WOOD SINGLE FRENCH DOOR AND CONCRETE LANDING TO DRIVEWAY.
8. REPLACE VINYL WINDOW WITH MARVIN CLAD WOOD SINGLE FRENCH DOOR AND CONCRETE LANDING TO REAR YARD.
9. PAINT ALL WOOD FASCIA, WINDOW/DOOR TRIM, DOG-EAR SIDING, ETC. SHERWIN-WILLIAMS SW 9018 HONEY BEES OR EQUAL.
10. NEW CONCRETE RIBBON DRIVEWAY UP TO NEW 6' TALL X 11" WIDE WOOD FENCE (E) (10' MIN. CLEAR OPENING) WITH CONCRETE DRIVEWAY BEYOND TO GARAGE.
11. INSTALL CERTAINTED LANDMARK TL ASPHALT COMPOSITION ROOFING (COLOR: AGED BARK) AT BOTH MAIN RESIDENCE AND GARAGE.

SCOPE OF WORK

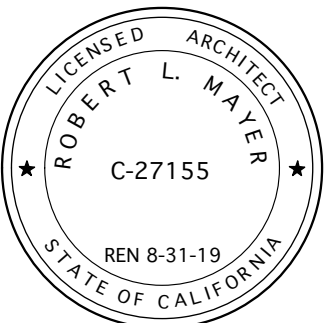
2

ARCHITECTURAL

A-1	PROJECT INFO SITE PLAN
A-2	FLOOR AREA CALC, BASEMENT FLOOR PLAN
A-3	EXISTING AND PROPOSED 1ST FLOOR PLANS
A-4	EXISTING AND PROPOSED BUILDING ELEVATIONS

Architect

ROBERT MAYER



ALTERATION & REMODEL TO THE RESIDENCE AT:

5559 S. TAAFFE STREET

UNNYVALE, CA 94086
APN: 209-29-043

APN: 209-29-043

MARK	DATE	5/25/18	VARIANCE	DESCRIPTION

ISSUE/REV:	VARIANCE
PROJECT #:	2018-01
DRAWN BY:	RM
CHECKED BY:	RM
ISSUE DATE:	5/25/18
SHEET TITLE	

PROJECT INFO

SITE PLAN

DRAWING NO.

A-1

of 4
559 S TAAFFEE 1000

SITE PLAN

$$1/8'' = 1'-0''$$

8 | ABBREVIATIONS

6 | SHEET INDEX

1

FLOOR AREA CALCULATIONS

1/8" = 1'-0"

2

EXISTING BASEMENT FLOOR PLAN

1/4" = 1'-0"

1

DRAWING NO.

A-2

(E) BASEMENT FLOOR PLAN
FLOOR AREA CALCULATION

ISSUE/REV: VARIANCE
PROJECT #: 2018-01
DRAWN BY: RM
CHECKED BY: RM
ISSUE DATE: 5/25/18
SHEET TITLE

5/25/18

DATE

VARIANCE

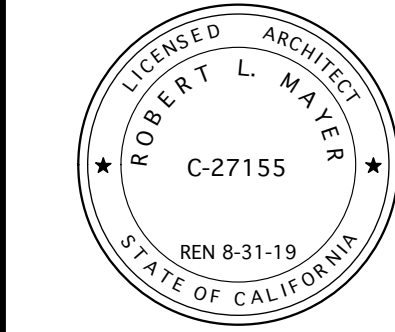
MARK

DESCRIPTION

ALTERATION & REMODEL TO THE RESIDENCE AT:
559 S. TAAFFE STREET

SUNNYVALE, CA 94086
APN: 209-29-043

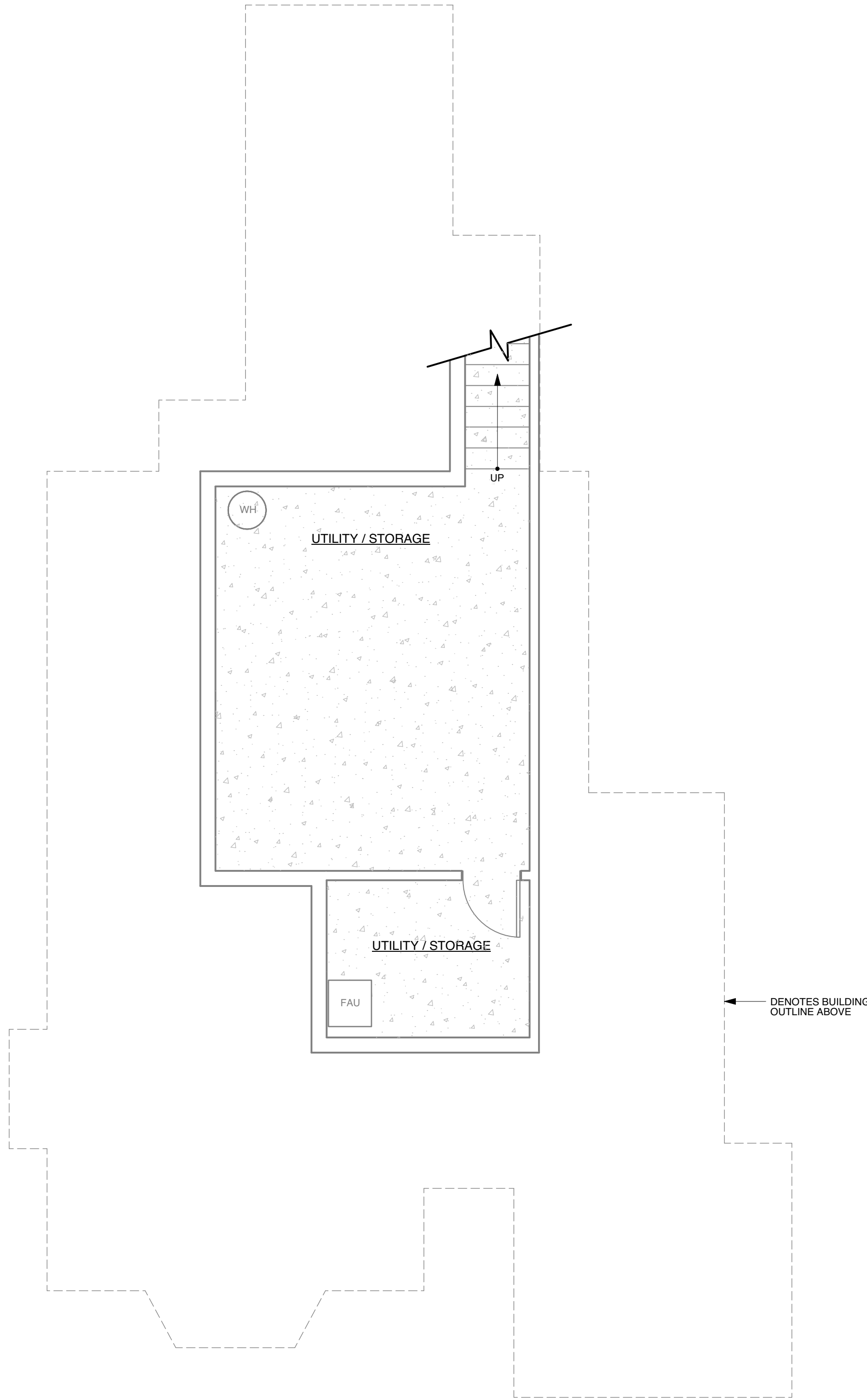
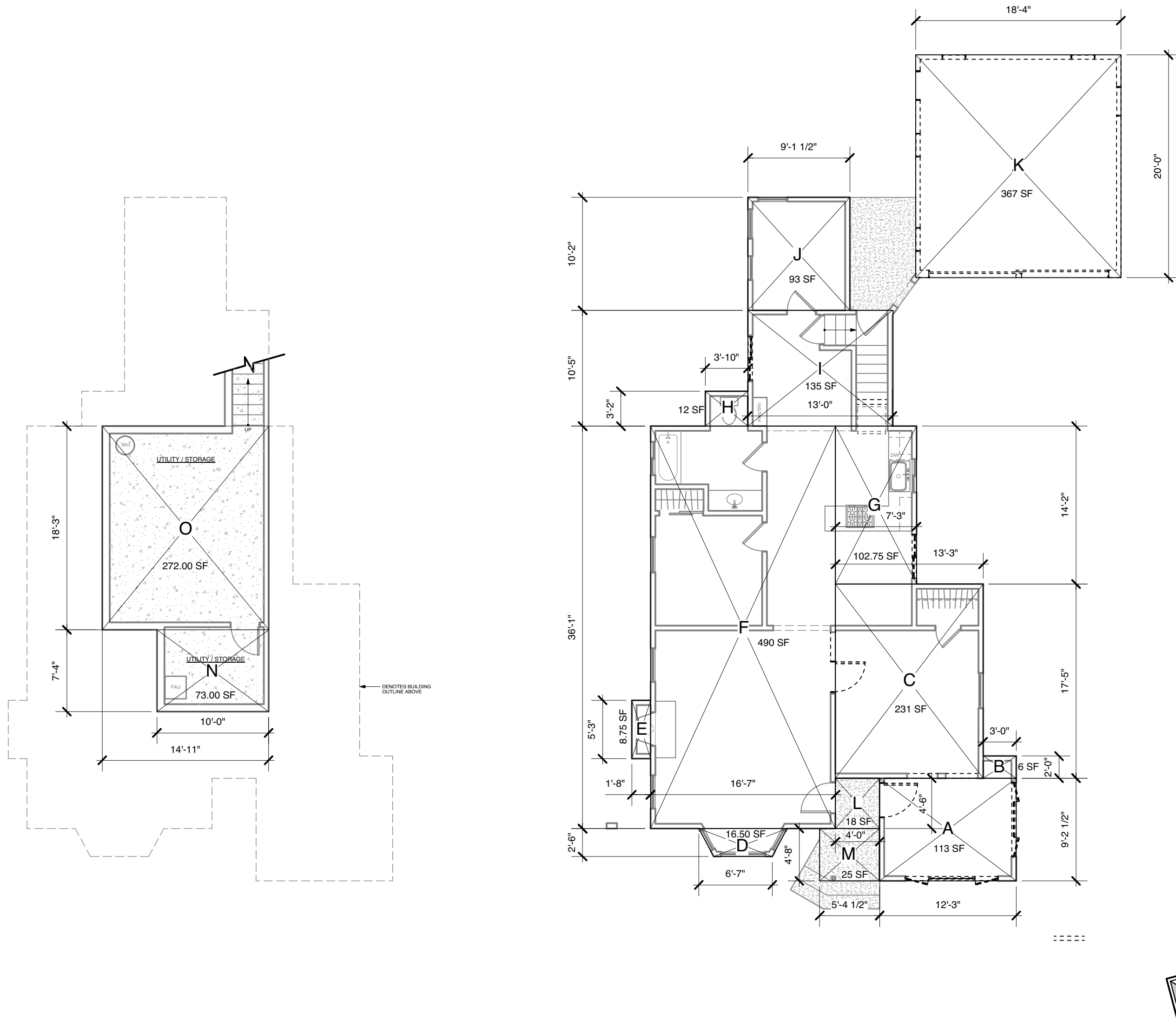
CONSULTANT

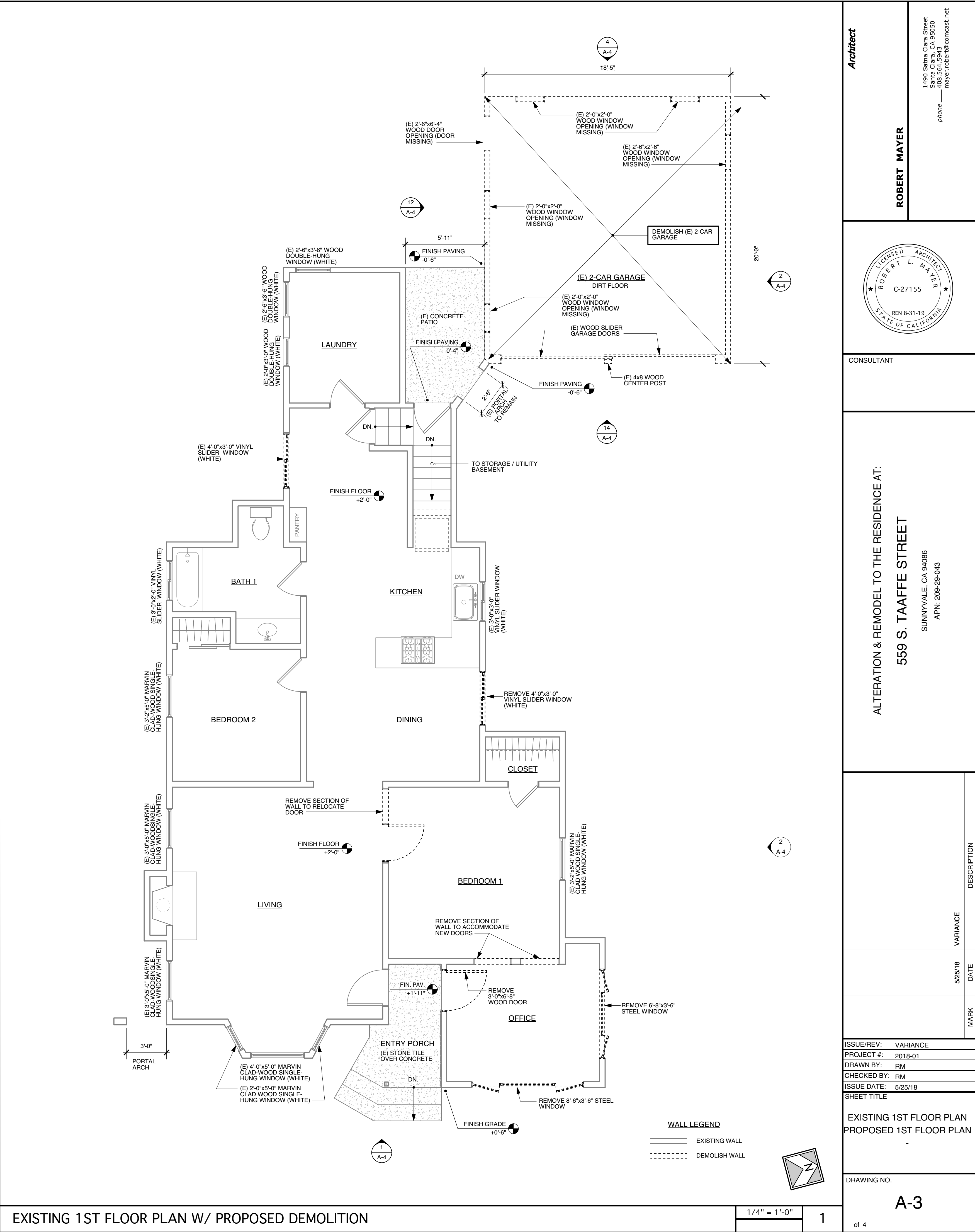
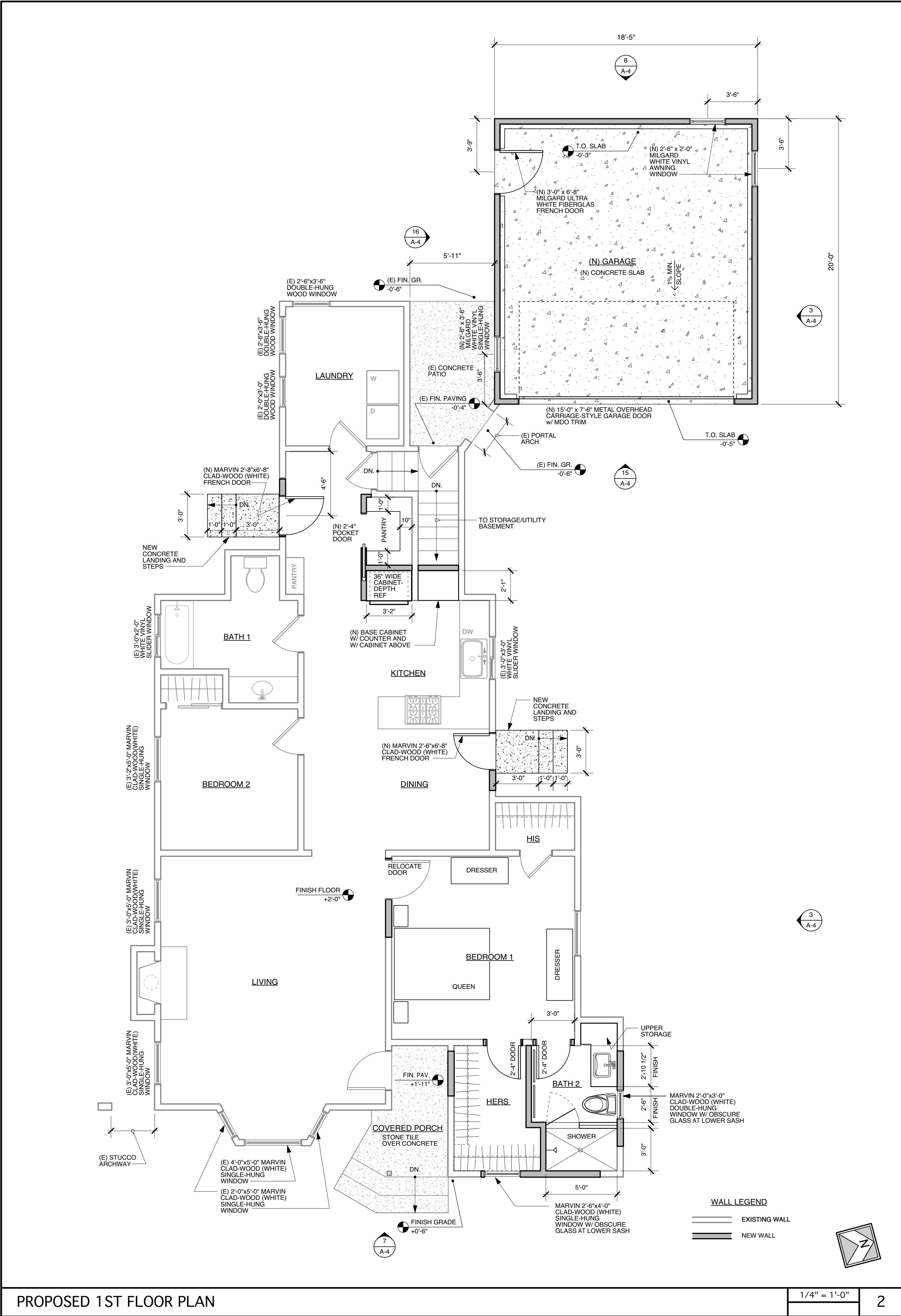


Architect

ROBERT MAYER

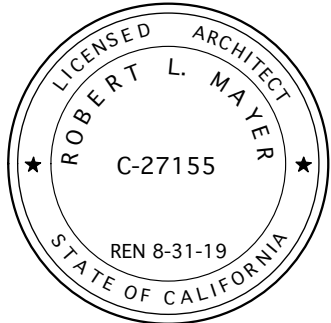
1490 Saina Clara Street
Sunnyvale, CA 95050
phone 408.564.5593
mayer-robert@comcast.net





Architect

ROBERT MAYER



CONSULTANT

ALTERATION & REMODEL TO THE RESIDENCE AT:
559 S. TAAFFE STREET

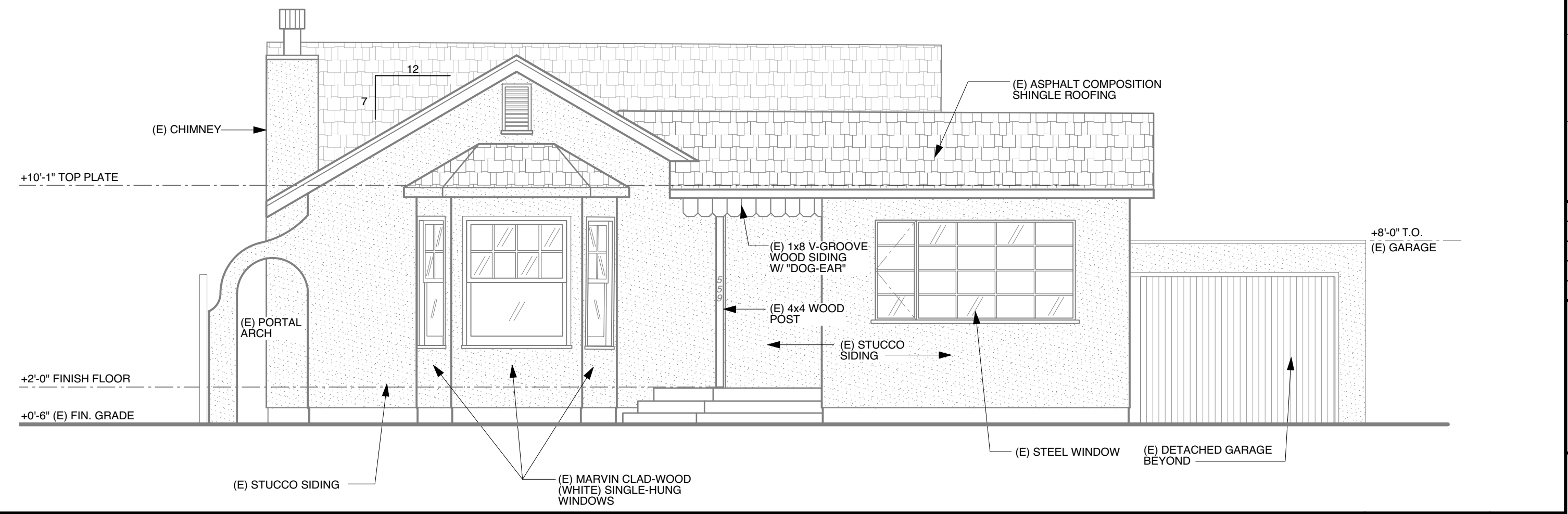
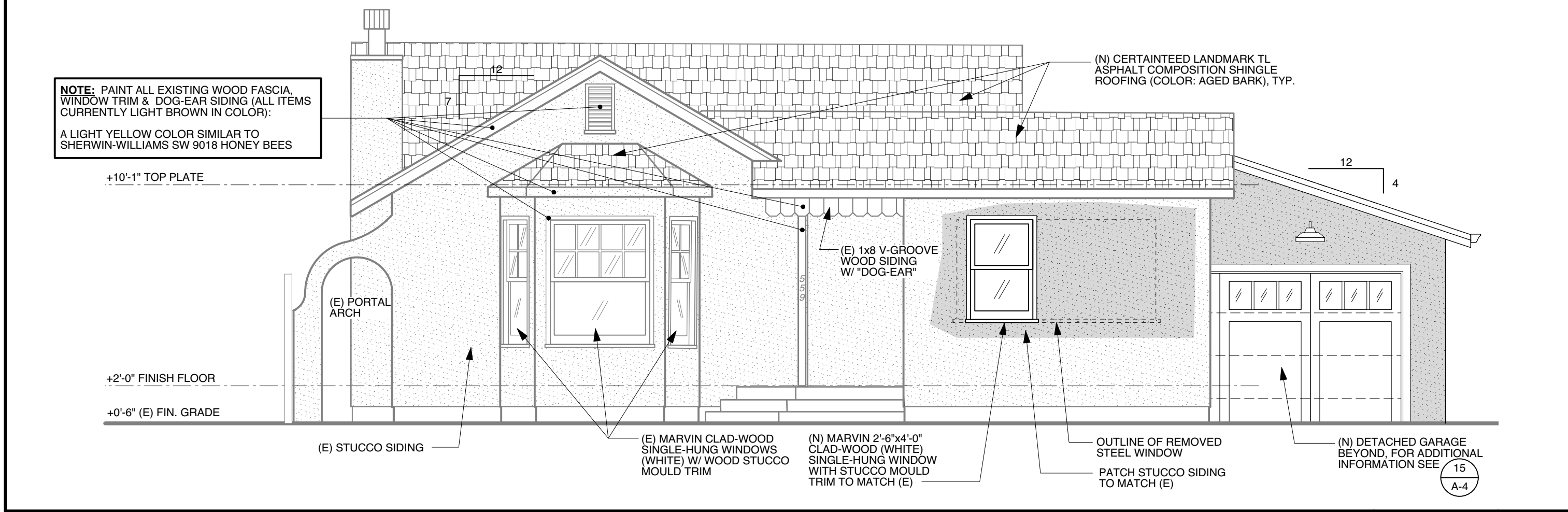
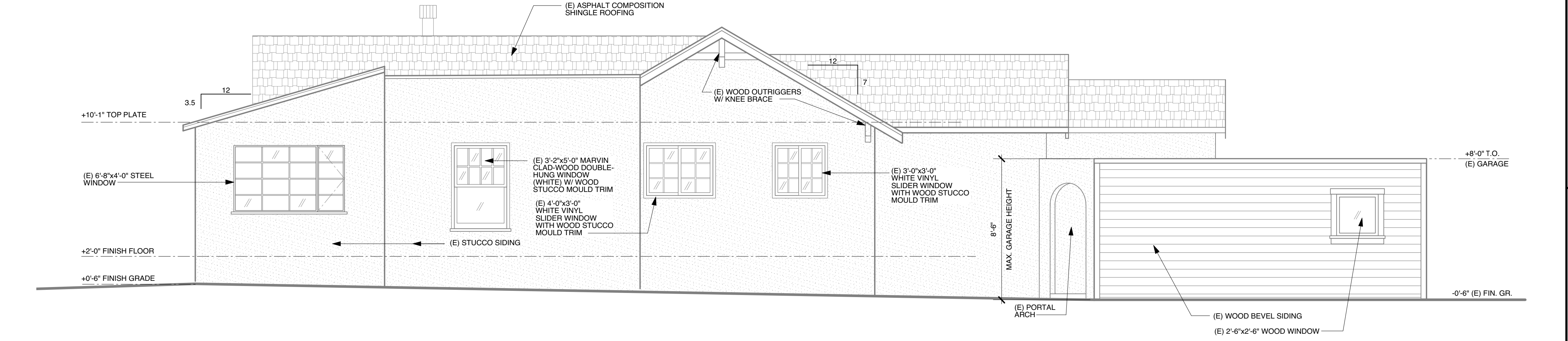
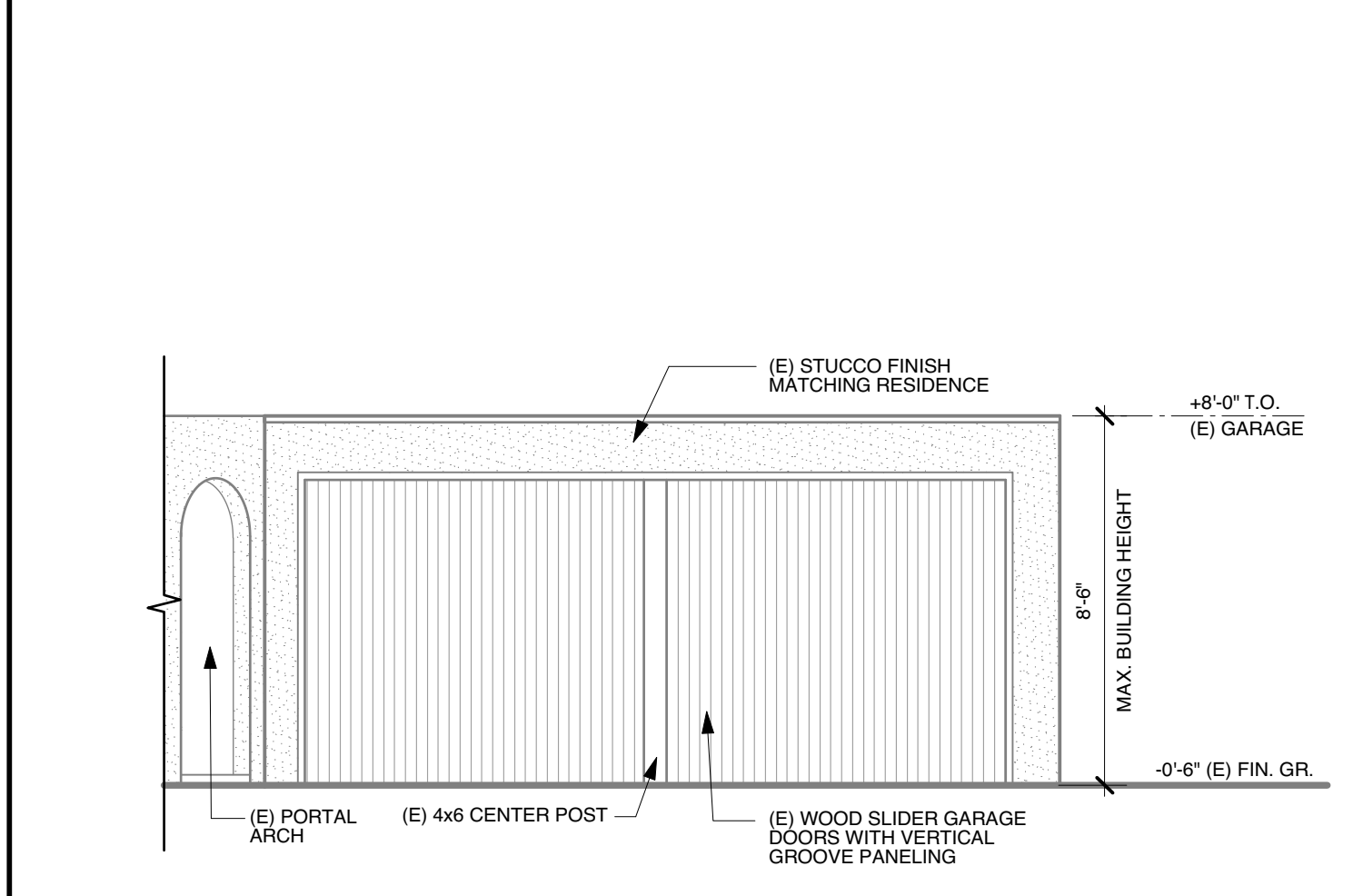
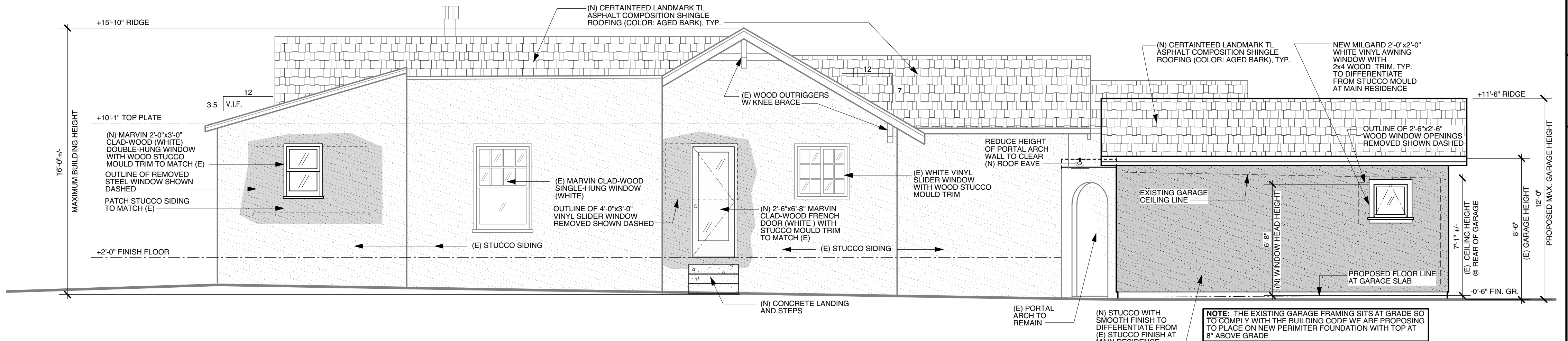
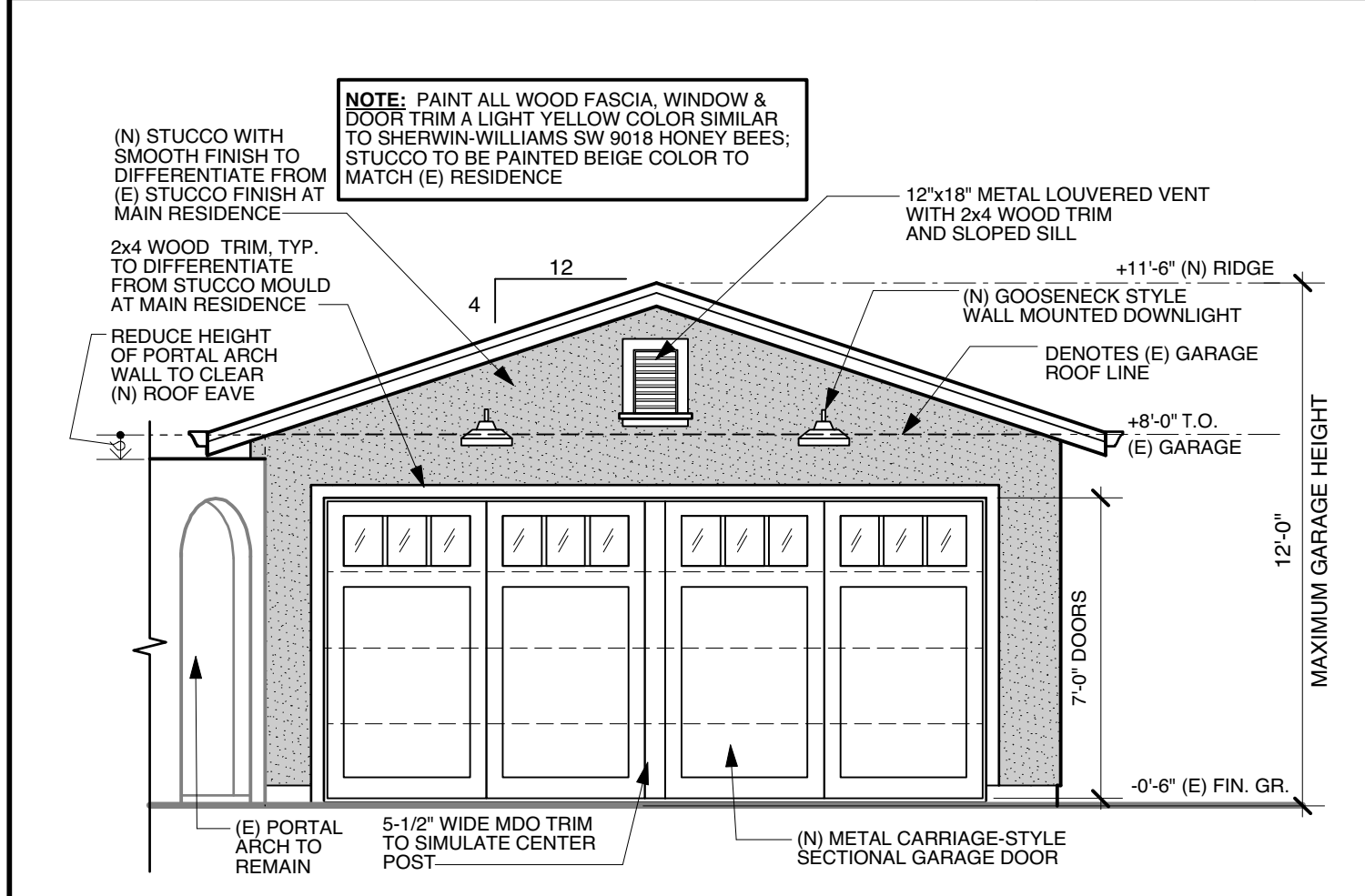
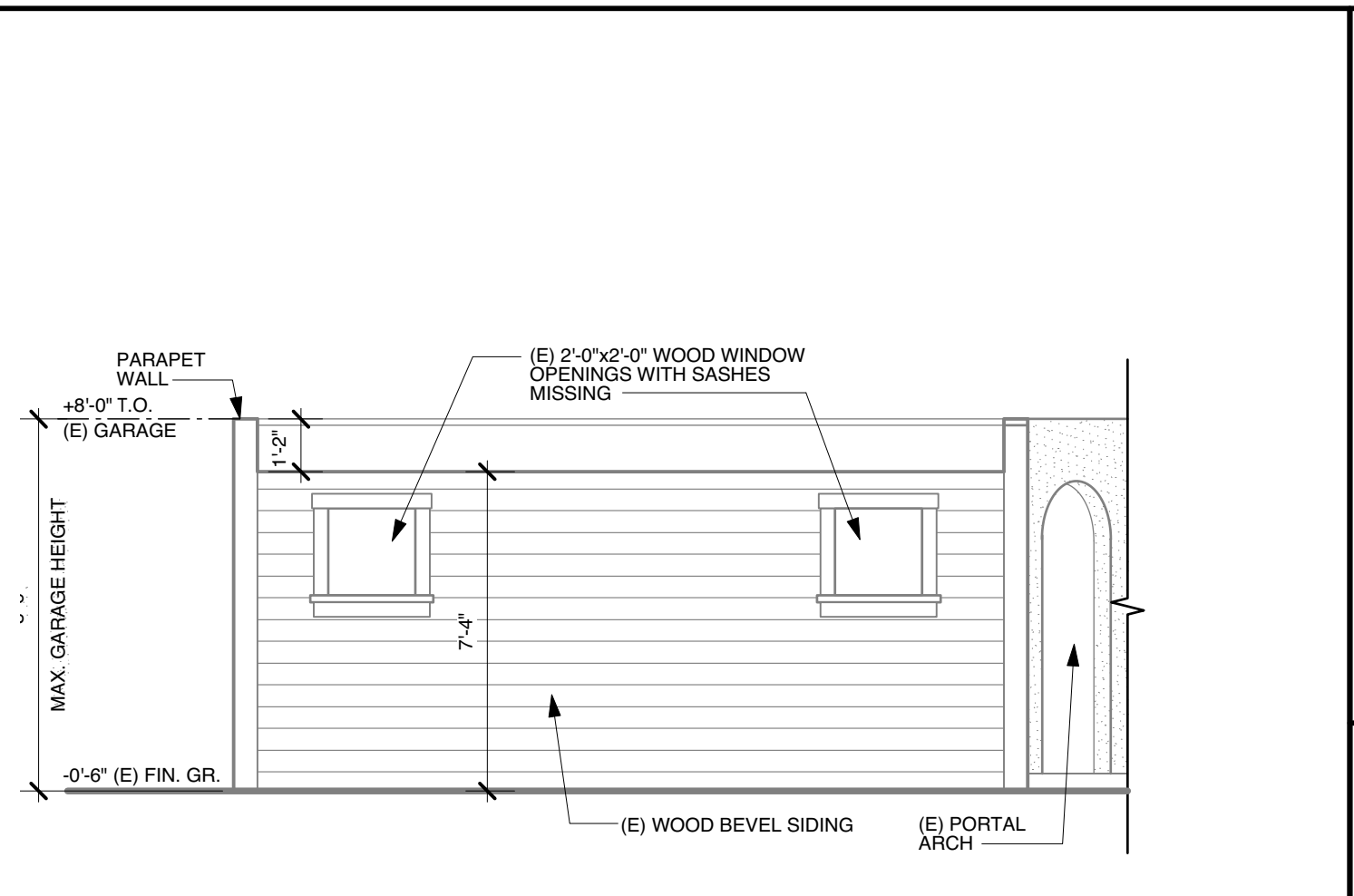
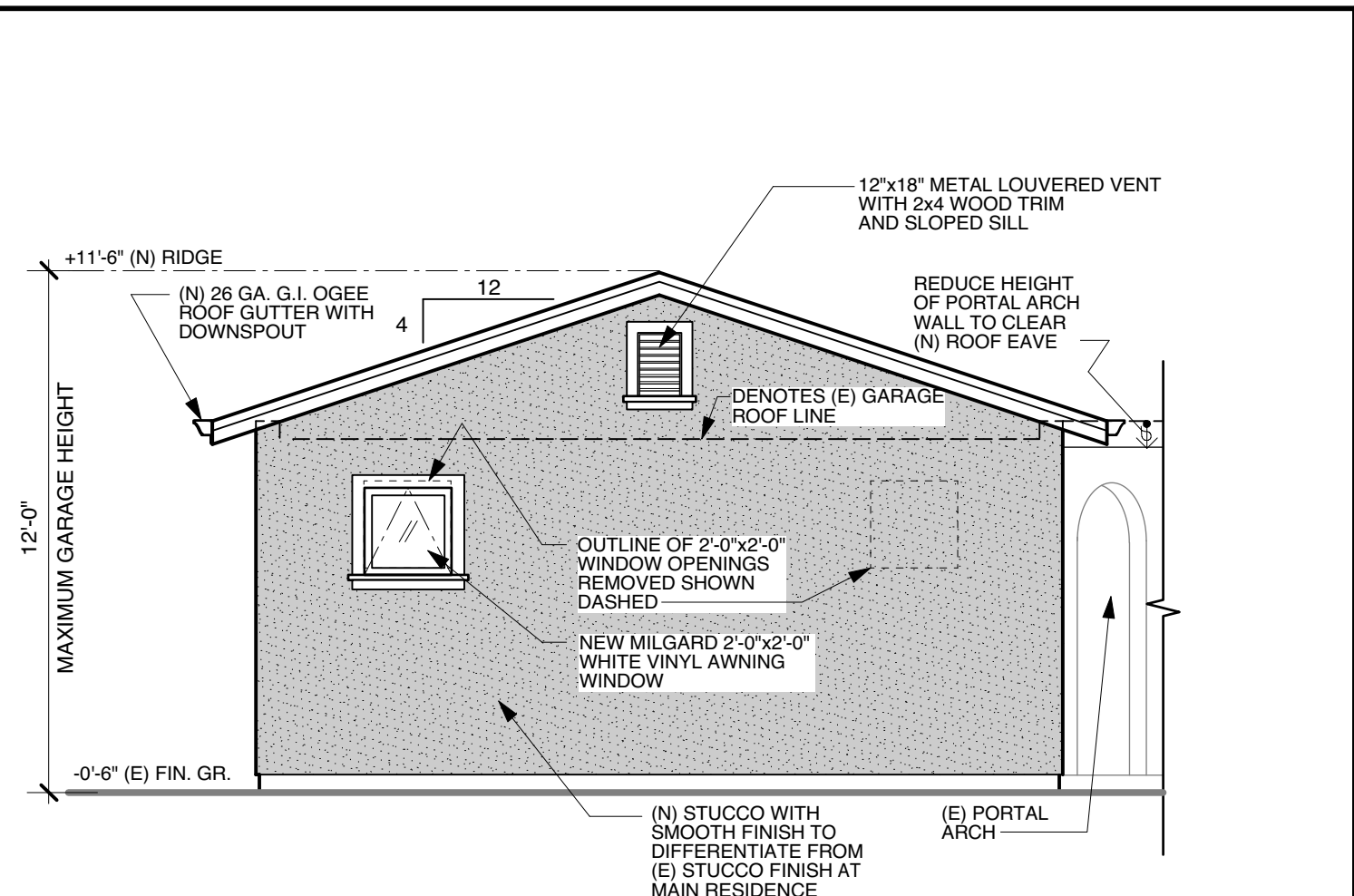
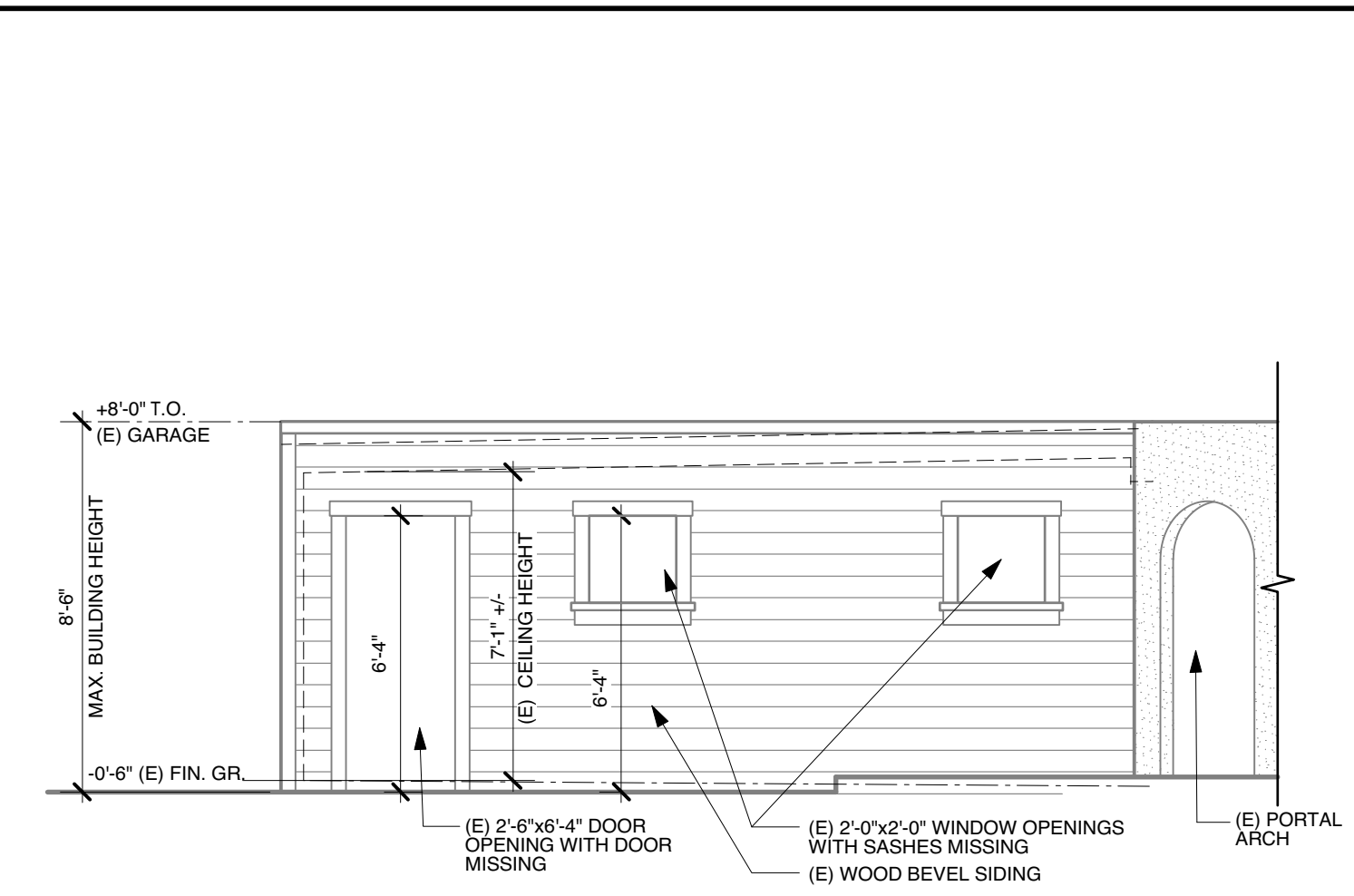
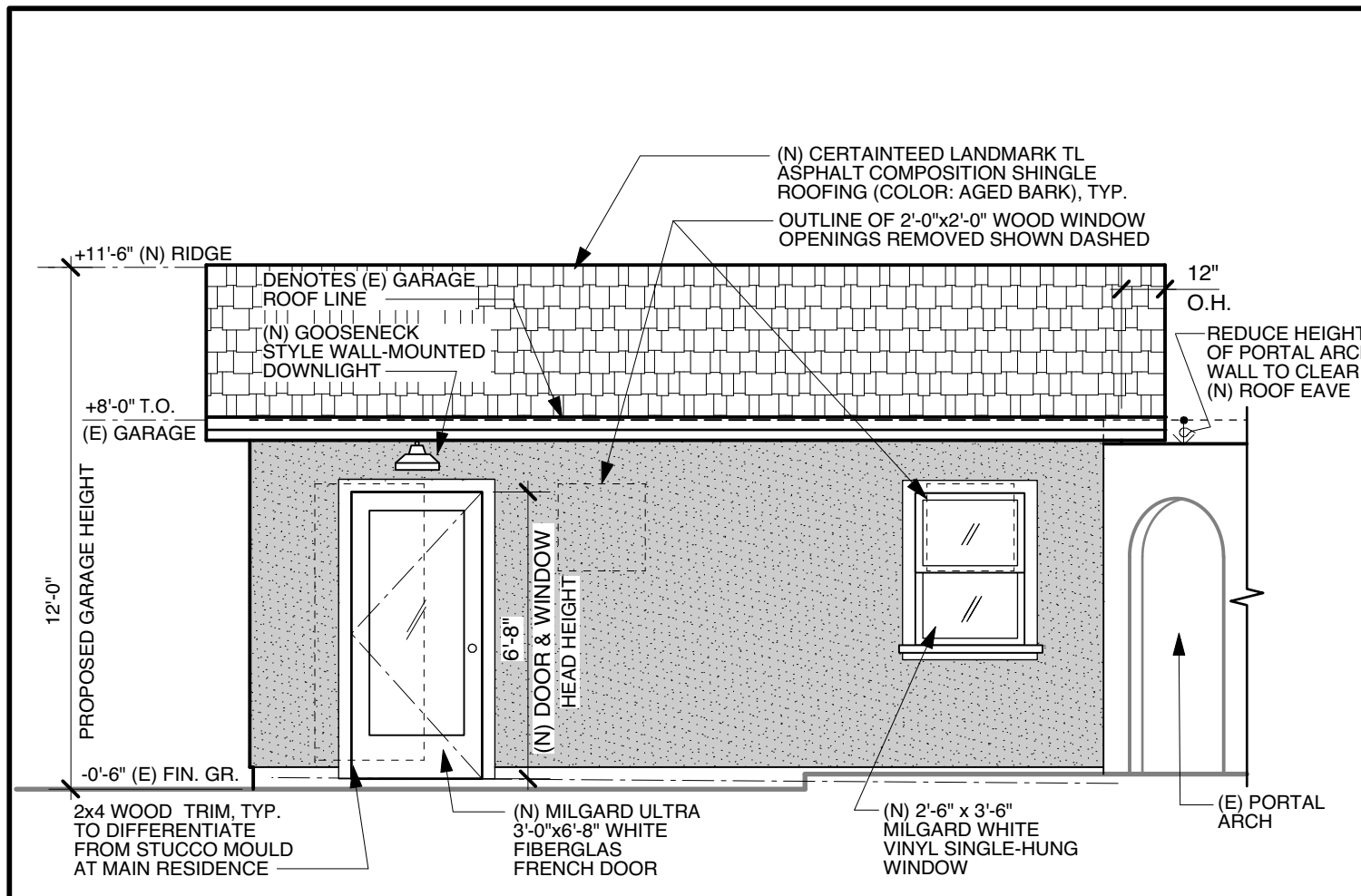
SUNNYVALE, CA 94086
APN: 209-29-043

ISSUE/REV:	VARIANCE	DATE	MARK	DESCRIPTION
PROJECT #:	2018-01			
DRAWN BY:	RM			
CHECKED BY:	RM			
ISSUE DATE:	5/25/18			
SHEET TITLE				

EXISTING 1ST FLOOR PLAN
PROPOSED 1ST FLOOR PLAN

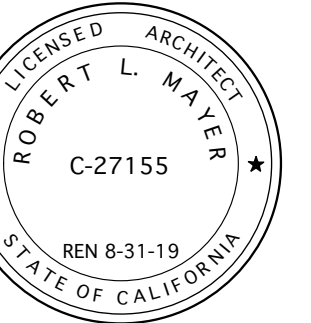
DRAWING NO.

A-3



Architect

1490 Satna Clara Street
Santa Clara, CA 95050
phone _____ 408.564.5943
mayer.robert@comcast.n



CONSULTANT

ALTIERRA & REMODEL IO THE RESIDENCE AT:
559 S TAAFFE STREET

559 S. LAFFEE SIREI

APN: 209-29-043

APN: 209-29-043

DESCRIPTION

100

DATE

110

SUE/REV:	VARIANCE
PROJECT #:	2018-01
DRAWN BY:	RM
CHECKED BY:	RM
SUE DATE:	5/25/18
SHEET TITLE	

PROJECT #: 2018-01

RAWN BY: RM

SUE DATE: 5/25/18

SHEET TITLE

EXISTING & PROPOSED
BUILDING ELEVATIONS

DRAWING NO.

A-4

of 4

Description of Project Proposal

The project proposal is for the single-family house at 559 S Taaffe St. Sunnyvale CA 94086. It is a 5000 sq ft parcel in the R-0 residential zone.

We are applying for a variance request (Attachment 1) for the proposed changes to rehabilitate / rebuild the existing legally non-conforming 2-car detached garage (setbacks). We are proposing to increase the height of the garage to accommodate new foundation and a gable roof. The footprint and wall height of the garage will remain the same. The garage currently has dirt floor and is in a dilapidated condition (Attachment 5). We are proposing the following changes

1. Demolish and rebuild the legally non-conforming garage and to increase its height by adding perimeter foundation and slab (currently sitting on grade)
2. Replace existing parapet low-slope roof with 4:12 front-facing gable roof with asphalt composition roofing shingles. The new gable roof matches the roof of the main house, similar to other houses in the neighborhood (Attachment 5, Attachment 6)
3. Increase height of the existing legally, non-conforming garage (setbacks) to accommodate new foundation and gable roof. The wall height proposed is the same as current wall height.
4. New stucco on all sides of garage with smooth finish to differentiate it from the existing stucco finish on the main residence.
5. New carriage-style overhead garage door to replace existing wood slider garage door.
6. On the south facing (backyard facing side) of the garage, replacing the existing door with a single fiberglass french door and replacing the existing two windows with one single-hung window. These doors and window will not be visible from the street.
7. Removing one of the windows in the backside of the garage
8. Replacing the window on the north side and the remaining window on the backside with an awning window.
9. Reduce height of the top portion of the portal arch to accommodate new roofline.

Leslie Dill, a historic architect and recommended by the city, has evaluated the proposal and we have attached the her report. (Attachment 2)

We are also proposing these other changes.

1. Convert front office (unconditioned) into master bath and closet. Replace large steel windows at office with one Marvin clad-wood single-hung window and one Marvin clad-wood double-hung window, both with wood stucco mould trim to match other windows in the front of the house.
2. We are attaching a photo of the house from 1950s before the porch was incorporated as an office. (Attachment 3)
3. Replace vinyl window at dining room with Milgard clad wood single French door and concrete landing to driveway.
4. Replace rear vinyl window with Milgard clad wood single French door and concrete landing to rear yard.

5. Paint all wood fascia, window/door trim, dog-ear siding, etc. Sherwin-Williams SW 9018 Honey Bees or equal.
6. New concrete ribbon driveway up to new 6' tall x 11' wide wood privacy gate. New concrete driveway between gate and garage.
7. Install new roofing on the main house and the garage. Gable roofing will be CertainTeed Landmark TL asphalt composition roofing.
8. Relocate master bedroom door.
9. Relocate refrigerator and convert existing niche to counter with upper storage.
10. New pantry closet behind new refrigerator location.

We have reviewed these changes with our neighbors on both sides of the house and they support these changes. (Attachment 4)

Attached:

1. Variance Justifications for the garage
2. Historic Evaluation Report by Leslie Dill, a historic architect
3. A photo from 1950s of the front of the house / current (unconditioned) office area.
4. Letters of support from both neighbors on either side of the house
5. Photos of the outside of the house and the garage
6. Satellite view of the neighborhood and photos of the houses/garages in the neighborhood
7. 8 full size print out of the site plan, floor plan and building elevations

Thanks for considering our project proposal.









Melinda Hamilton
563 S. Taaffe St.
Sunnyvale, CA 94086
council@melinda.org

City of Sunnyvale
Staff, Planning Commission & City Council
456 W. Olive Ave.
Sunnyvale, CA 94086

To whom it may concern,

I'm writing on behalf of my neighbors Sonal Gupta and Apurva Samudra at 559 S. Taaffe St. to support their plans to renovate and update their house. We have lived in our current house for the last 18 years.

We live in a heritage neighborhood and preserving the character of that neighborhood is very important to all of us. Our homes were built in a different time and for different purposes than what people use them for today. The challenge is to adapt these homes for the needs of modern families while preserving the character of the homes and the neighborhood.

Sonal and Apurva's house is a lovely older home that has been maintained unevenly over the years. While parts of it have been fixed, there are other areas that suffer from deferred maintenance and desperately need updating. The garage is about to collapse in the literal sense of the word. The roof has issues and needs some urgent repairs.

Four different families have lived in in that home in the last 18 years, and most of them made plans to renovate the house. Sonal and Apurva are the first of those residents to actually get to the point of preparing to build. Their plans are far better than the last approved plans, which were fortunately never built. Their plans make very good use of the interior space and add some great features. I think they do an excellent job of updating and fixing some structural problems while respecting the integrity and heritage of the house as a whole.

I wholeheartedly encourage you to approve their plans.

Sincerely,



Melinda Hamilton

March 11, 2018

Planning Division and Heritage Preservation Committee
Community Development Department
City of Sunnyvale
(408) 730-7444

Subject: Support for Apurva Samudra and Sonal Gupta' variance request 559 S. Taaffe St

We, Mike and Karen Kapolnek, are residents of 555 S. Taaffe St, Sunnyvale CA. Our house neighbors 559 S. Taaffe St and this letter is to affirm support for Apurva Samudra and Sonal Gupta's variance request to rebuild the garage.

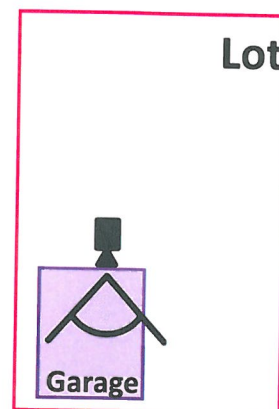
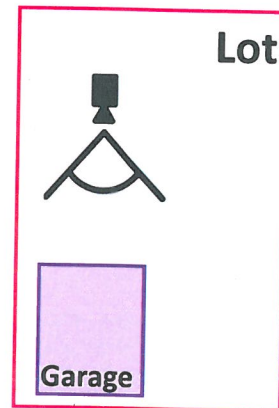
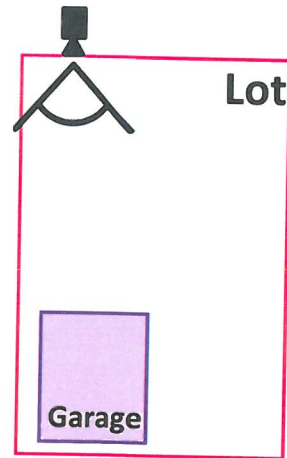
The current garage is not in a usable condition and is next to the fence that separates our properties. We have reviewed their proposed plans in which they adhere to current garage footprint, which is legally non-conforming to current setbacks. We believe the new design is in keeping with the character of the house. We endorse their decision to keep the garage at the current location in accordance with the guidelines set for our heritage district. We also are happy with the elevation plans and proposal to change the flat roof to a gabled roof similar to most homes in the neighborhood including ours.

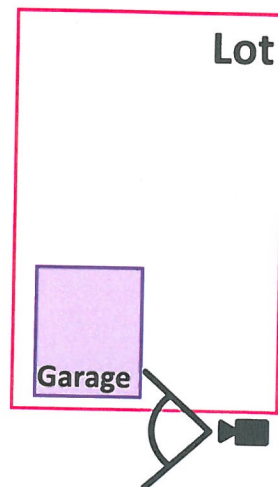
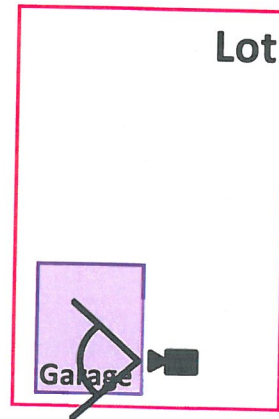
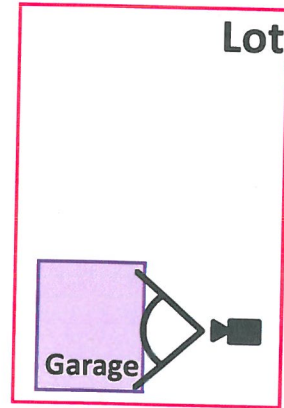
Please do not hesitate to contact us for any further clarification.

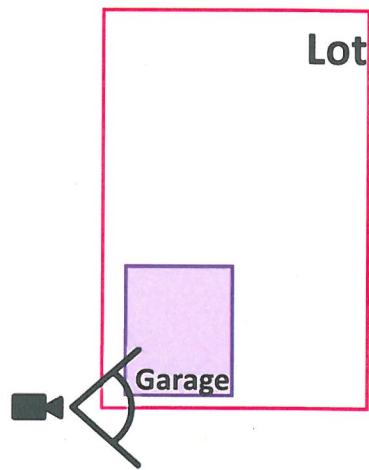
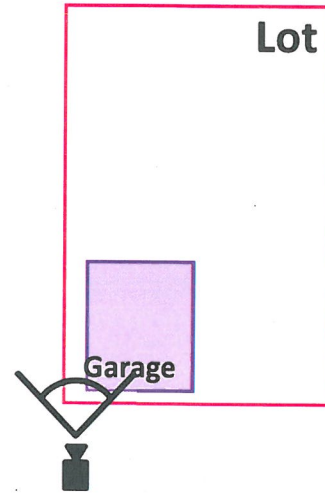
Sincerely,



Karen and Michael Kapolnek
555 S. Taaffe St,
Sunnyvale CA, 94086
karen.and.mike@att.net







Front view of the house in 1950s.
Note the window.



559
S. TAAFFE ←



**Lot
Boundary**



Garage



555
S. Taaffe



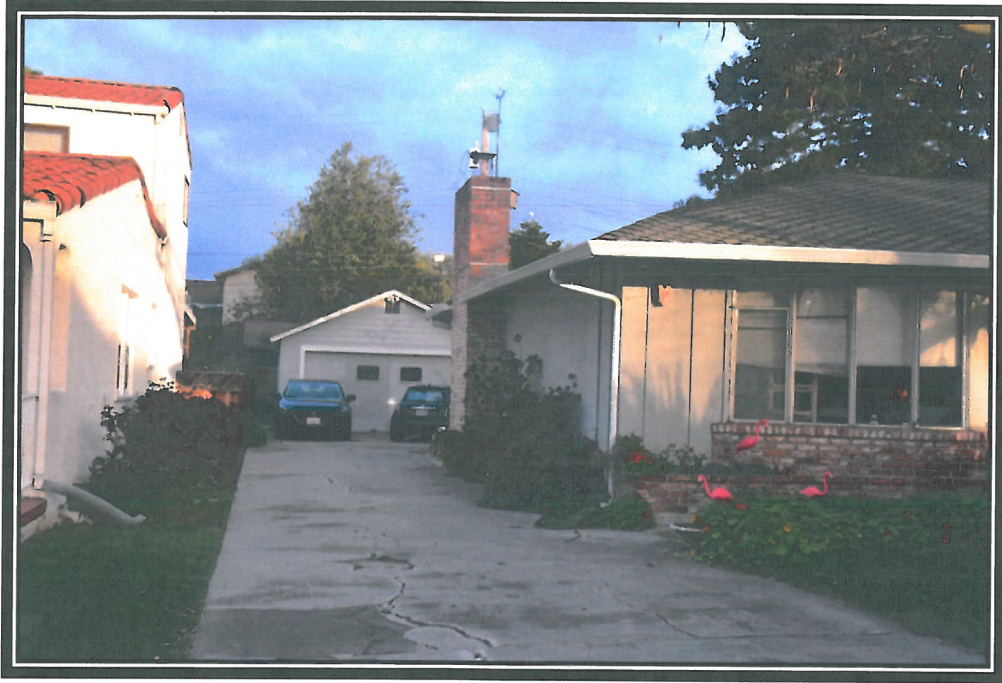
541
S. Taaffe



537
S. Taaffe



527
S. Taaffe



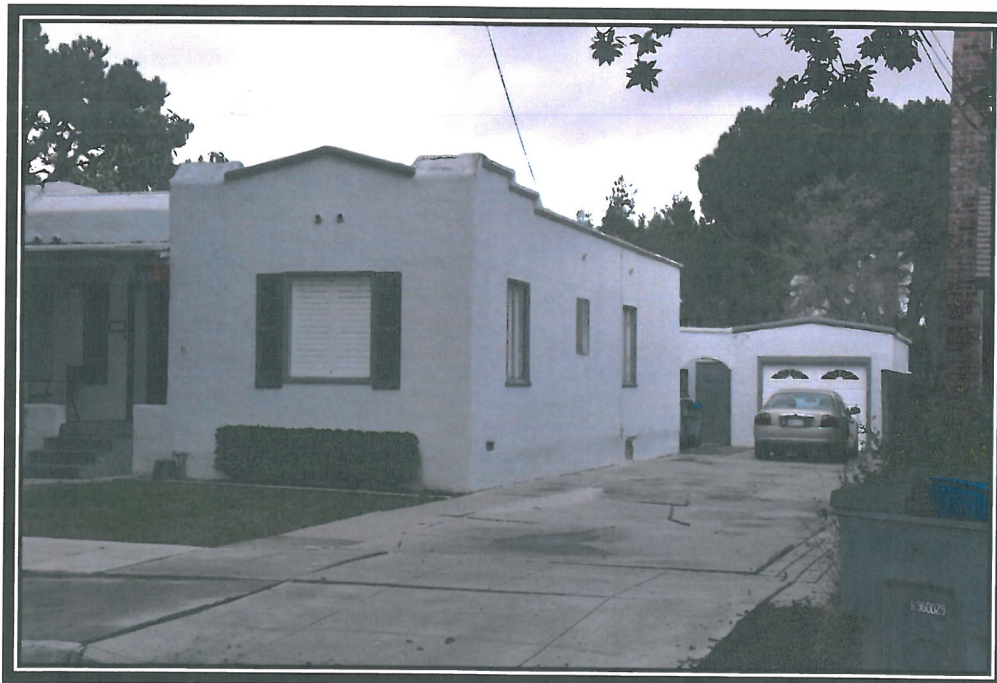
530
S Frances



536
S Frances



575
S. Taaffe



567
S. Taaffe



560
S. Taaffe



563
S. Taaffe



528
S. Taaffe



532
S. Taaffe



518
S. Taaffe



524
S. Taaffe

SUNNYVALE VARIANCE JUSTIFICATION

Application Number: 2018-7120

Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district.

The current garage has been in the dilapidated condition for the last several decades under three previous owners. The garage is unsafe, and a part of its roof is missing. It lacks a foundation and the broken flat roof that does not match the main house. These conditions necessitate rebuilding the structure. The addition of a foundation and gabled roof is the expansion we seek for the legally non-conforming garage. The proposed gabled roof style matches the house character and other neighborhood garages. The following factors limit our ability to satisfy the current code.

Due to the lack of foundation and lack of gabled roof we need to increase the height of the garage to meet current structural requirements. The current garage is 2-car capacity and we intend to keep that size to comply with the covered parking requirement. We are unable to meet the current rear and side yard setback requirements for the garage as

1. It is at the rear of the property in accordance with the Heritage district guidelines.
2. Due to the house's layout on the substandard R0 (5000 sq. Ft.) lot, it is not possible to move the garage forward or inward to meet rear and side setbacks.

The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements, or uses within the immediate vicinity and within the same zoning district.

The existing detached garage has been in the current location for over 60 years and has not been materially detrimental to the public welfare or injurious to the property. We plan to keep the garage in rear and match the roof style to the house according the Heritage guidelines for S Taaffe and S Frances heritage district bringing the character of the house in line with the neighborhood. The new garage would be built in the same location with identical footprint and doors & windows of the same size. In addition, we are removing one rear window to reduce the light and noise impact to the neighbors. The remodel would improve the garage condition, safety, and enhance the streetscape.

Our neighbors to the north and to the south have reviewed the proposed design and strongly endorse our plans (see attached).

Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

The garage's location and gabled roof is perfectly in keeping with the neighborhood homes and Heritage guidelines for S Taaffe and S Frances heritage district. In this neighborhood, many lots contain nonconforming detached structures that do not meet the current rear

and side yard setback requirements and have gabled roof matching the home roof style. Thus, the variance does not grant us any special privileges.

The garage remodel also serves the intent and purpose of ordinance by keeping the current footprint of the legal non-conforming garage. We intend to rebuild the garage and return it to functioning state to match the heritage district guidelines.



ARCHIVES
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SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

and

SUNNYVALE TAAFFE-FRANCES DISTRICT POLICY REVIEW

for the

PROPOSED RESIDENTIAL ALTERATION & REHABILITATION PROJECT

IN THE TAAFFE-FRANCES HERITAGE NEIGHBORHOOD

Samudra and Gupta Residence

559 S. Taaffe Street
(Parcel Number 209-29-043)
Sunnyvale (Santa Clara County) California

For:

Apurva Samudra and Sonal Gupta
559 S. Taaffe St.
Sunnyvale, CA 94086

Prepared by:

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Leslie A. G. Dill, Partner and Historic Architect

April 12, 2018
Rev. May 29, 2018

INTRODUCTION

Executive Summary

This rehabilitation project proposes to alter a contributing property within a listed historic district. The design is compatible with the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards) and with the *Taaffe-Frances Heritage Neighborhood Design Guidelines* (Guidelines). Because the project generally meets the Standards and Guidelines, the project can be found to be mitigated to a less-than-significant impact under the California Environmental Quality Act (CEQA). The analysis is described more fully in the report that follows.

Report Intent

Archives & Architecture was retained by the applicants to conduct an historic preservation design review of the proposed alterations to the exterior of the contributing historic resource, a one-story residence at 559 S. Taaffe St., Sunnyvale, California. Archives & Architecture was asked to review the exterior elevations, plans, and site plan of the project to determine if the proposed design is compatible with the *Secretary of the Interiors Standards for the Treatment of Historic Properties* (Standards) and the City's *Taaffe-Frances Heritage Neighborhood Design Guidelines* (Guidelines). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource. We understand that the goal of the applicant and the City is for the project to be compatible with the Standards and Guidelines, and, therefore, be mitigated to a "less than significant impact" on the environment under the California Environmental Quality Act (CEQA) and to be compliant with City policy. The City of Sunnyvale has a planning review process that is embodied in the Heritage Preservation Ordinance. For a project in a listed district, a project must be found to be compatible with the historic district resource standards.

It is understood that this report is intended to be submitted to the City of Sunnyvale with the project design as part of its Resource Alteration Permit process. An applicant is required to provide an historical evaluation report of the existing and proposed design. This is that report.

Qualifications

Leslie A. G. Dill, Partner of the firm Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The state utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

Review Methodology

For this report, Leslie Dill referred to the review process of the City of Sunnyvale Heritage Preservation Ordinance and the CEQA evaluation process.

The review starts by identifying the historical and architectural significance of the property. The property is within an historic resource district, the Taaffe-Frances neighborhood, in the City of Sunnyvale. The property is listed in City's Heritage Resource Inventory (Inventory) as a contributor to the district. During a previous application (2006-0996), the property was determined to be an Historic Resource under the California Environmental Quality Act (CEQA). To understand the significance of the property, some additional basic evaluation services were performed, to clarify the role of the property within the larger neighborhood.

The second step is to understand the potential impact of the project on the property and the historic district. A set of proposed plans was forwarded to initiate the review process in mid-March 2018. Ms. Dill used photographs, online sources, and the previous project staff report, along with historic photos and other visual documentation to understand the character-defining features of the property and neighborhood. A&A provided initial minor design recommendations for revisions in the form of an email message to the owners and their architect. The design was subsequently revised and electronically forwarded for review April 9, 2018. A report was prepared, and the project was submitted. Comments were provided by the City, and the design was updated. This report is the final review of the revised project.

The report analyses the project's compatibility with the Secretary of the Interior's Standards and the Sunnyvale Guidelines. For this report, A&A evaluated according to the Standards a revised set of drawing sheets A1 through A4 from the architect, Robert Mayer, dated 05/25/18, in pdf format.

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior of the residence and its setting. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

SIGNIFICANCE OF THE PROPERTY/HISTORIC RESOURCE

Character of the Existing Resource District

To review the design of the proposed rehabilitation and addition project, Archives & Architecture, LLC worked from the description of the historic district in the Inventory and from an in-house list of character-defining features, as well as from maps, aerials, and streetscapes of the neighborhood. There are eight characteristics of the neighborhood that are described in the Council Policy Statement on the Taaffe-Frances neighborhood. These include: Architectural style; Garages; Entries; Height; Streetscape; Fences; Building colors, and Setbacks. These are elaborated in the analysis section below. The general character of the district is described in the Inventory as follows:

Taaffe Street is lined with old magnolia trees, the only street of its kind in Sunnyvale. The small homes, all uniform in scale and setback, tend to date from the 1930s, 1940s, and 1950s. Colonial Revival, Tudor Revival and ranch houses are the predominant styles.

Further Description is found in the Guidelines introduction as follows:

The Taaffe-Frances neighborhood is one of the oldest neighborhoods in Sunnyvale. The neighborhood has a concentration of older homes in a rich and rare variety of interesting architectural styles which have generally retained their original architectural features...

The Taaffe-Frances neighborhood has a strong historic identity which is distinct from newer subdivisions in Sunnyvale. This neighborhood is oriented to the pedestrian rather than the automobile with generous parkway strips for shade trees buffering pedestrians from street traffic. Garages and cars are in back of the lot instead of

predominating the front yard area, and entries to the homes are oriented to the sidewalks rather than garage driveways. These characteristics create a pedestrian orientation which helps make this neighborhood unique.

The significance of the neighborhood is described as follows in the Inventory:

Taaffe Street is quiet, shaded, and lined with small unpretentious homes. The large magnolia trees add a picturesque quality to the street and promote cohesiveness. In a growing town such as Sunnyvale, streets such as this have been over-run with traffic or engulfed by new development. The rarity of streets such as Taaffe makes this streetscape important to Sunnyvale.

And in the Guidelines:

The Taaffe-Frances neighborhood exemplifies a part of Sunnyvale's cultural, social, political and architectural history. The architectural styles and building scale of the neighborhood are a valuable reminder of the City's heritage.

Character of the Contributing Property

The primary character of the historic house is obtained from its early-twentieth-century design. A small mid-twentieth-century wing was added to the northeast. The house is a low, irregular volume with a central gable roof, a side buttress and rear archway, and multi-lite and 1-lite replacement windows. The texture of the stucco is a distinctive feature of the house. The property contributes to the neighborhood with its low, one-story main house, wide planting areas, side driveway, and rear detached garage.

Character-Defining Features:

The list of character-defining features of the house at 559 Taaffe St., as it contributes to the heritage district, includes, but may not be limited to:

- Low one-story massing at a consistent setback in the neighborhood;
- Relatively steep central front gable and cross-gabled side gables;
- Front arched garden buttress;
- Rear arched buttress (added by suggestion of the City);
- Hipped-roof, angled bay window;
- Simple gutters and shallow eaves
- Heavyweight gable-end outlookers set behind flat-board bargeboards;
- Textured stucco siding with a "fan" pattern
- Detached rear garage;
- Ribbon driveway.

Alterations or added elements, appropriate for removal or further alteration, include:

- The northeast front wing with its steel casement focal windows and shed roof (it is possible that this wing altered a Mission-style side wing);
- The multi-lite-over-one-lite double-hung windows (it is assumed that the windows replaced original ones with a similar design);
- The front porch (was likely altered with the wing was added)
- The roofing material is not original or a character-defining feature.

Architectural Significance

Part of the design analysis process is to be sure that the standards are applied in keeping with the significance of the historic resource. The goal is to assure that the historic integrity of the property, the authentic associations with the past, are preserved.

The City of Sunnyvale indicates that the significance of a contributing property within a heritage district is of the third level of significance (19.96.065 (a) (3)). This suggests to Archives & Architecture that the impact of the project on the property and its individual features is subordinate to its impact on the district as a whole.

PROJECT DESCRIPTION:**Summary of the Proposed Project**

The proposed design consists of the general rehabilitation of the house, including interior alterations that are expressed on the exterior as minor modifications to the windows of the non-original wing and as modifications to the side exterior doors. The garage is proposed to be replaced on its existing footprint, possibly reusing some of the framing but none of the exterior materials.

The following is the Scope of Work as listed on the Cover Sheet of the project design as received:

1. Convert (E) office (unconditioned) into master bath and closet.
2. Replace large steel windows at office with two Marvin clad-wood hung windows to match (E).
3. Demolish existing legally non-conforming detached 2-car garage with flat roof and build a new detached 2-car garage in the same location and with the same floor plan dimensions but with a gable roof (variance required to replace existing flat roof) to match (E) residence.
4. Relocate door at master bedroom.
5. Relocate refrigerator and convert existing niche to counter with upper storage.
6. New pantry closet.
7. Replace vinyl window at dining room with Marvin clad wood single French door and concrete landing to driveway.
8. Replace vinyl window with Marvin clad wood single French door and concrete landing to rear yard.
9. Paint all wood fascia, window/door trim, dog-ear siding, etc. Sherwin-Williams SW 9018 honey bees or equal.
10. New concrete ribbon driveway up to new 6' tall x 11' wide wood privacy gate (10'-0" min. Clear opening) with concrete driveway beyond to garage.
11. Install CertainTeed Landmark TL asphalt composition roofing (color: aged bark) at both main residence and garage.

ANALYSIS**SECRETARY'S STANDARD'S REVIEW**

The *Secretary of the Interior's Standards for Rehabilitation* (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values. Accordingly, Standards states that, "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Following is a summary of the review with a list of the Standards and associated analysis for this project:

1. **“A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.”**

Analysis: There is no change of use proposed for this residential property and, therefore, no change in the larger neighborhood.

2. **“The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.”**

Analysis: The forms and footprints of the main historic residence will be preserved. The main rooflines, low entrance stoop, and historic stucco siding and detailing will remain. The spatial relationship of the house with the streetscape—the setbacks, the entrance path, and the landscaped spaces—will be preserved.

Although the existing garage is proposed for replacement, the proposed design preserves the historic spatial relationship of the property and the rhythm of the placement of the neighborhood garages. The replacement garage preserves the side driveway and rear garage pattern in the area. The garage appears on Sanborn maps, has textured stucco siding, and features a central post within the garage door configuration, so it apparently includes original historic fabric; however, the significance of these specific features within the overall design of the property and neighborhood is minimal. The form and location of the garage can be included as character-defining features within the significance of the district, not its mixed siding or flat roof. The removal of the garage fabric, because it is proposed for a compatible replacement, is consistent with this Standard. See also Standard 9.

The removal of the two front steel casement windows does not seem to have an adverse impact at the level of significance of the property within the heritage district. The northeast wing of the house was not original to the property, and the large steel focal windows, although reasonably compatible with the historic design, are not original character-defining features of the overall composition, and not a feature common in the neighborhood. Their removal is compatible with this standard. See also Standard 9.

The horizontal slider window facing north is not original and not a character-defining feature, so its removal and replacement with a new door is compatible with this Standard. The proportion of window-to-wall is consistent with the overall composition of the design and the consistency of the design with the heritage district.

3. **“Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other historic properties, will not be undertaken.”**

Analysis: No proposed elements are conjectural in association or would be mistaken for historic features. The design is adequately differentiated and does not include conjectural features or elements from other historic properties (See Standard 9).

4. **“Changes to a property that have acquired historic significance in their own right will be retained and preserved.”**

Analysis: The small northeast wing (on the front) has not clearly acquired historic significance in its own right for its design; however, it may have been built during the identified period of development of the neighborhood. The small office wing was built after the 1943 Sanborn map was published and before about 1955, in the era of multi-lite steel focal windows. The period of significance of the heritage district is indicated to be “...in the 1920’s, 1930’s, and 1940’s...” It is the opinion of the consultant that the wing does not fit with significance into the overall design of the house or neighborhood, which is considerably more traditional residential in scale and materials. This analysis assumes that the alterations to the house at the front wing are not a significant character-defining feature of the property, and, as such, it is acceptable to propose compatible alterations, including the removal of the secondary front door and the replacement of the windows.

5. **“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”**

Analysis: Distinctive features and finishes that identify the property within the heritage district are generally shown as preserved on the proposed drawings. Specifically, this includes: the low one-story form; the footprint of the house and detached garage; the gabled rooflines, the shallow eaves, the fan-pattern stucco siding; the front arched buttress; the rear archway; the front bay window; the ribbon driveway; the wide planting strip, etc. (See also Standard 4)

6. **“Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”**

Analysis: The current physical condition of the house appears visually to be very good, and the historic features are shown as generally preserved in the project drawings (see also Standards 2 and 5).

7. **“Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.”**

Analysis: No chemical or physical treatments are shown as proposed, or expected, in this project, other than preparation for painting.

8. **“Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.”**

Analysis: Archeological resources are not evaluated in this report.

9. **“New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the**

historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

Analysis: Most of the current exterior design is proposed for preservation. There are two proposed replacement windows, two proposed new doors, the removal of an existing, non-original front door, and a proposed replacement garage, as well as associated fencing and driveway gates.

The proposed detached garage is compatible yet differentiated from the historic main house. The garage is compatible in gabled roof form, overall size/footprint (it remains offset behind the main house); the stucco siding, and the window size and operation (double-hung and square accents). The detailing is differentiated by the lower roof pitch, creating a subordinate roof form behind the main house; the simpler 1-lite windows are differentiated from the multi-lite upper sash on the main house, but similar to the 1-lite lower sash. The garage doors are differentiated by their modern manufacturing and operation. The French door that opens into the back yard is differentiated from the historic house design and with its modern manufacturing and single lite.

The removal of the non-original slider windows on the north and south elevations, with proposed replacement French door, would not alter the overall proportions and scale of the historic main house. The French door style is differentiated from the historic detailing of the house, and consistent with the use of the glazed door on the new replacement garage. Because of the doors' sizes and locations, the overall proportions and composition of the altered façades would be compatible with the original design. The stoops are designed to be modest and subordinate to the historic forms and detailing of the house and neighborhood.

The two proposed new windows within the non-original northeast front wing are compatible in size, scale, and configuration with the historic composition, with only a slightly differentiated proportion of wall-to-window at this wing. The 1/1 style is differentiated from the multi-lite/1 replacement windows that are extant but match the original 1-lite bottom sash. The removal of the secondary/office side door at the front porch is discussed in Standard 4. The resultant wall design at the porch is compatible with the overall composition because the focus of the entrance will be on the actual front door.

10. **“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”**

Analysis: The proposed design would preserve the essential form and integrity of the historic property. As noted in Standards 2 and 5, above, the critical character-defining features of the exterior of the house would be unimpaired in this project.

TAAFFE-FRANCES HERITAGE NEIGHBORHOOD DESIGN GUIDELINES REVIEW

3.0 Design Principles Analysis

Design Principle A: The project preserves the prevailing neighborhood development patterns, including setbacks, garage placement, entry types, and front yard landscaping sympathetic to those found in the Taaffe-Frances neighborhood. Specifically: the setbacks are preserved in the proposed project—the proposed replacement garage is in the footprint of the historic garage; the garage remains in its historic location, offset and behind the

historic main house; the front entry remains raised on a low stoop at the center of the front façade, and the landscaping is not proposed for major alterations. The narrow street, wide parking strip, and historically significant street trees are shown preserved in this project. No front fencing is proposed for this project. A side fence with driveway gate is shown set back from the front façade, at the rear of the northeast side wing.

Design Principle B: The proposed design respects the scale, bulk (massing) and character of homes in the neighborhood. The primary residence is not proposed for alteration in massing or scale of materials. The main house will be preserved with a single story, and the proposed replacement garage will also be one story. The proposed alterations to the garage wing are in keeping with the height, massing, character, building and roof form, orientation and materials as outlined in the Guidelines. The overall paint scheme appears consistent with the neighborhood.

Design Principle C: This principle refers to new construction, such as additions or infill construction, so does not apply to this project.

Design Principle D: The visual impact of parking is minimized in this project. The garage is at the rear of the property, at its original footprint, commensurate with its historic location and similar to other rear detached garages in the area. The roofline, although altered to be gabled rather than flat, is kept low.

Design Principle E: The proposed home will have architectural integrity. The alterations are in keeping with the scale and materials of the historic design, providing a balanced and harmonious overall composition. The design vocabulary of the new construction is internally consistent, providing subtle differentiation from the historic fabric, providing design integrity within the new work, and allowing an understanding of the design changes over time.

Design Principle F: The proposed altered elements of the design utilize consistent and appropriate materials with regard to historic preservation principles.

Design Principle G: The maturity of the landscaping is not reviewed in this report, but the project is not extended into the front setbacks.

Analysis of Applicable Design Guidelines:

3.1.4: The design of the proposed replacement garage is consistent with the design of the historic house on the parcel, and with the larger Taaffe-Frances neighborhood. The garage is compatible, with the scale of the house and neighborhood in roof form, in eave depth, in window design, and in siding, and subordinate in roof pitch and roof height. The architectural style of the property is Minimal Traditional with Spanish Eclectic influences, and the garage is in keeping with that theme, but subtly differentiated per the Standards Review (Standard 9).

3.1.5: The proposed garage is not bulky with regard to the neighborhood massing. The windows are smaller squares in size and shape, compatible with the size and shape of half of the double-hung windows in the area. This report does not comment on privacy issues.

3.3.1: The main front entry does is not proposed for alteration. The front door entry remains at the center of the front façade, and the relatively narrow, curving front walkway

and low tile-covered stoop are preserved. The existing stoop will remain. The secondary (office) door is proposed for removal; because this wing is not identified as a character-defining feature, the alteration to the entrance area is in keeping with the intent of this Guideline.

3.3.2 and 3.3.3: These Guidelines require that a proposed alteration identically match the original historic fabric of a contributing residence in the neighborhood. Unless these Guidelines refers only to replacement-in-kind of damaged or worn elements, this Guideline conflicts with the *Secretary of the Interior's Standards for Rehabilitation*, which requires that new additions and alterations be differentiated from the historic fabric. The proposed garage materials match, but the texture is proposed to be slightly differentiated from the historic house, in keeping with the Standards. The new windows are proposed to be also compatible in size and scale and wall-to-window proportion with the historic windows of the property and neighborhood, but subtly differentiated to illustrate clearly their recent history. The new windows are proposed to be similar to the historic house windows, but their slight differences prevent false historicism.

3.3.5: The proposed materials are authentic in the neighborhood. The proposed siding is stucco, common in the neighborhood and consistent with the historic main house. The windows of the original house have been replaced previously, and the new windows are proposed to match their materials.

CONCLUSION

The proposed alteration and rehabilitation project meets the *Secretary of the Interior's Standards for Rehabilitation* and generally meet the understood intent of the Taaffe-Frances Heritage Neighborhood Design Guidelines of the City of Sunnyvale. Any materials changes proposed to the historic resource can be found to have been mitigated to a less-than significant impact under CEQA.



City of Sunnyvale

Agenda Item 3

18-0678

Agenda Date: 8/1/2018

REPORT TO HERITAGE PRESERVATION COMMISSION

SUBJECT

Proposed Project: **RESOURCE ALTERATION PERMIT** to consider the historic significance of a single-family home which is listed as part of the Sunnyvale Heritage Resource Inventory.

Location: 335 Charles Street (APN: 165-13-037)

File #: 2018-7441

Zoning: R-2 (Low Medium Density Residential)

Applicant / Owner: Design Discoveries / Steve Caroompas

Environmental Review: Environmental review will be conducted as required by the California Environmental Quality Act provisions and City Guidelines upon determination of significance by the Heritage Preservation Commission.

Project Planner: Noren Caliva-Lepe, (408) 730-7659, ncaliva-lepe@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Medium Density Residential

Existing Site Conditions: Single-family home

Surrounding Land Uses

North: Single-family home

South: Single-family home

East: Commercial/Denny's (recently approved for mixed-use development)

West: Single-family home

Issues: Historic significance

Staff Recommendation: Determine that the single-family home does not have local historic significance and recommend that the home be removed from the Sunnyvale Heritage Resource Inventory.

BACKGROUND

Description of Proposed Project

The subject property was added to the Sunnyvale Heritage Resource Inventory (referred to as "Inventory" in this report) in 1979. The property is not listed on any National or State registry. The property owner is requesting that the property be removed from the Inventory based on information in the cultural resources evaluation, but has expressed interest in maintaining the existing home and adding to the back.

A determination from the Heritage Preservation Commission is required for staff to be able to conduct appropriate environmental review on the future home addition.

Previous Actions on the Site

Several building permits have been issued for the property, including a permit to enclose a front porch in 1949, re-roof to asphalt shingles in 1982, and add a sunroom to the back of the home in 1996. The front porch modification was approved prior to the creation of the Heritage Preservation Ordinance. The remaining two permits were approved at staff-level due to the limited impacts to the façade of the home.

ENVIRONMENTAL REVIEW

Under California Environmental Quality Act (CEQA) § 21084.1, any application that may cause a substantial adverse change to a Heritage Resource is subject to environmental review. Since the applicant intends to add to the back of the existing home, there is a potential adverse impact to the environment if the structure is considered historic, unless the preponderance of the evidence demonstrates that the resource is not significant.

If the property is removed from the Inventory, a future addition to the back of the home would potentially be exempt from CEQA. If the property remains on the Inventory, additional analysis will be required to ensure that the addition would not impact the historic designation and/or an extensive environmental review process could be warranted.

SUNNYVALE HERITAGE PRESERVATION ORDINANCE

To determine local historic significance, the Commission should evaluate the home based on criteria listed in Sunnyvale Municipal Code (SMC) Chapter 19.96.050:

- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history;*
- (b) It is identified with persons or events significant in local, state, or national history;*
- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) It is representative of the work of a notable builder, designer, or architect;*
- (e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;*
- (f) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;*
- (g) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;*
- (h) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;*
- (i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;*
- (k) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city.*
- (l) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources;*

(m) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of Historical Places, which are incorporated by reference into this chapter.

ANALYSIS

The property was added to the Inventory in 1979 due to its “unique design elements”, primarily associated with the unusual curved gable eaves along the middle of the façade (see Attachment 3). The property is also included in the 1988 *Images* book, which is a book containing buildings that are considered to be “exceptional examples of architectural styles, represent elements of reasonable intact and contiguous older neighborhoods and street scapes” (see Attachment 4).

An updated historical and architectural evaluation was prepared by Anthony Kirk, dated June 14, 2018, evaluating the historic significance of the property (see Attachment 2). The report found that the property was not associated with events or individuals that contributed to the National, State, or local history. While the architectural style is Craftsman Bungalow, the report found that the existing structure lacks character-defining features of that style. In fact, the unique features acknowledged in the 1979 analysis and 1988 *Images* book, namely the curved gable eaves and a bracketed window box, are not considered characteristics of the Craftsman style. Additionally, the original front porch was enclosed and all original windows have been replaced. Therefore, the report concludes that the property is not eligible for listing at the National, State and local levels and could be removed from the Inventory.

This is the third request in 2018 for a property to be removed from the Inventory. Two requests were recently approved, including one on 562 S. Mathilda Avenue and 435 E. McKinley Avenue. The Commission has expressed concern about the case-by-case removal of properties and the need for a more comprehensive evaluation. In fact, the Commission has proposed a study issue to re-evaluate the current list and seek out new properties to be added. However, the study issue was not funded for this year.

FISCAL IMPACT

No fiscal impacts other than normal fees and taxes are expected. The property does not have a Mills Act Contract.

PUBLIC CONTACT

Notice of Public Hearing

- Published in the Sun newspaper
- Posted on the site
- 66 notices mailed to property owners and residents within 300 feet of the project site. A notice was also sent to the Washington Park Neighborhood Association. See Attachment 1 for a map of the vicinity and mailing area.

Staff Report

- Posted on the City’s website
- Provided at the Reference Section of the City’s Public Library

Agenda

- Posted on the City’s official notice bulletin board
- Posted on the City’s website

Public Contact: Staff has not received any correspondence or phone calls from neighbors at the time of writing of this report.

ALTERNATIVES

1. Determine that the single-family home does not have local historic significance and recommend that the home be removed from the Sunnyvale Heritage Resource Inventory.
2. Determine that the single-family home does have local historic significance and remain on the Sunnyvale Heritage Resource Inventory.

STAFF RECOMMENDATION

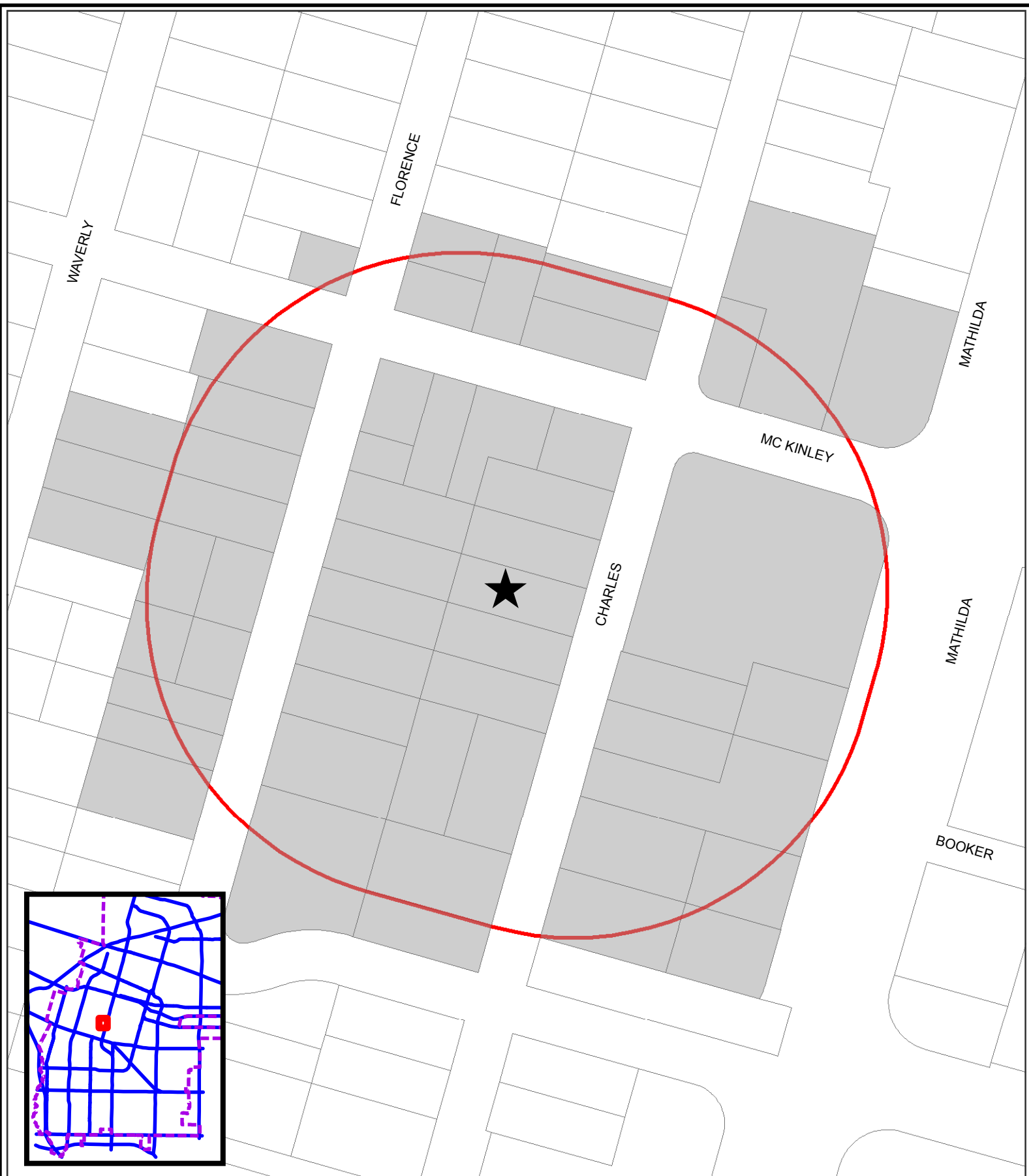
Alternative 1: Determine that the single-family home does not have local historic significance and recommend that the home be removed from the Sunnyvale Heritage Resource Inventory.

Prepared by: Noren Caliva-Lepe, Senior Planner

Approved by: Amber Blizinski, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Updated DPR Form Completed by Anthony Kirk, dated June 14, 2018
3. Original DPR Form Completed by Urban/Rural Conservation, dated September 1979
4. *Images*, 1988



2018-7441
335 Charles St. (APN: 165-13-037)
Resource Alteration Permit
300-ft Area Map

0 40 80 160 Feet



State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

*Resource Name or #: (Assigned by recorder) 335 Charles Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Cupertino Date 1995 T 6 S; R 2 W; Mount Diablo B.M.

c. Address 335 Charles Street City Sunnyvale Zip 94086

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Santa Clara County APN 165-013-037

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

The single-family residence at 335 Charles Street is a one- and one-and-a-half story wood-frame house, with a partial basement, that was built in 1924 and subsequently enlarged on three occasions (DPR 523A Photo and figure 1). It is irregular in plan, encompassing 1,150 square feet, and rests partly on a concrete-block foundation and partly on a concrete perimeter foundation. The house faces east by south, or east as it is designated in this report for simplicity and clarity, toward Charles Street. A small gabled entry porch, with a handsome bargeboard, is supported by two posts and provides protection for the front door. A large wooden deck extends out from the back of the house. The exterior walls are clad with three-lap round-edge siding, except for a flat-roofed solarium addition at the southwest corner, which is clad with textured drywall panels. The front-gabled roof covering the principal block of the house is characterized by minimal overhang and open eaves. It is flared on both sides and distinguished by a distinctive bargeboard. A shed dormer runs along the southern slope of the roof. The hipped roofed blocks flanking the one-and-a-half story block are also characterized by minimal overhang and open eaves, as is the hipped roof covering an addition on the west side. All the roofs are finished with composition shingles, except for the roof covering the solarium at the (continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking northwest at east side, 6/12/18.

*P6. Date Constructed/Age and

Sources: ☒ Historic☐ Prehistoric ☐ Both

1924; Santa Clara County Residential Unit Property Record

*P7. Owner and Address:

Steve Caroompas
335 Charles Street
Sunnyvale, CA 94086

*P8. Recorded by: (Name, affiliation, and address)

Anthony Kirk, Ph.D.
420 Alberto Way, No. 36
Los Gatos, CA 95032

*P9. Date Recorded: 6/14/18

*P10. Survey Type: (Describe)
Intensive*P11. Report Citation: (cite survey report and other sources, or enter "none.") California History Center, De Anza College, *Images: Sunnyvale's Heritage Resources* (Sunnyvale: City of Sunnyvale, 1988).

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

***NRHP Status Code**

***Resource Name or # (Assigned by recorder)** 335 Charles Street

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

***B5. Architectural Style:** No style

***B6. Construction History:** (Construction date, alteration, and date of alterations) Constructed 1924; front porch at southeast corner enclosed and incorporated into dining room, ca. 1950s; addition to west side, ca. 1960s; addition to west side of house and south side of ca. 1960s addition, ca. 1970s.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

***B8. Related Features:** Washhouse and redeveloped garage

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme** n/a

Area n/a

Period of Significance n/a

Property Type n/a

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

The origins of the city of Sunnyvale are traced to 1897, when Walter E. Crossman, a Wisconsin-born entrepreneur and developer, purchased two hundred acres of the former Rancho Pastoria de las Borregas from Martin Murphy Jr., a son of the celebrated overland pioneer, Martin Murphy. Crossman laid out a town along a neat grid that stretched south from the Southern Pacific tracks to the San Francisco and San Jose Road (today's El Camino Real). He sold business lots, residential lots, and two-acre lots for small-scale orchardists, beginning a town. A visionary as well as a promoter, he sought to create a community that was both industrial and agricultural in character. He initially called the town Murphy, but shortly after the turn of the century, Crossman, in concert with other civic leaders, adopted the name of Sunnyvale. To further profit from what he heralded as the "City of Destiny," he formed the Sunnyvale Land Company and began to acquire surrounding acreage in the fertile Santa Clara Valley.

The pace of industrial development quickened in the aftermath of the great San Francisco earthquake and fire of 1906, when Crossman offered free land to companies willing to locate in Sunnyvale. Among the first to respond was the Joshua Hendy Iron Works, a leading San Francisco concern that was celebrating its fiftieth anniversary. The company accepted a thirty-two-acre parcel on the north side of the rail line from Crossman's Sunnyvale Land Company, and in 1907 it completed construction of a huge foundry and machine works. Sunnyvale Canneries opened a (continued on page 3)

B11. Additional Resource Attributes (List attributes and codes):

***B12. References:**

Santa Clara County Residential Unit Property Record, 335 Charles Street, Office of the Santa Clara County Assessor.

California History Center, De Anza College, *Images: Sunnyvale's Heritage Resources* (Sunnyvale, 1988).

Polk's Sunnyvale City Directory, 1952.

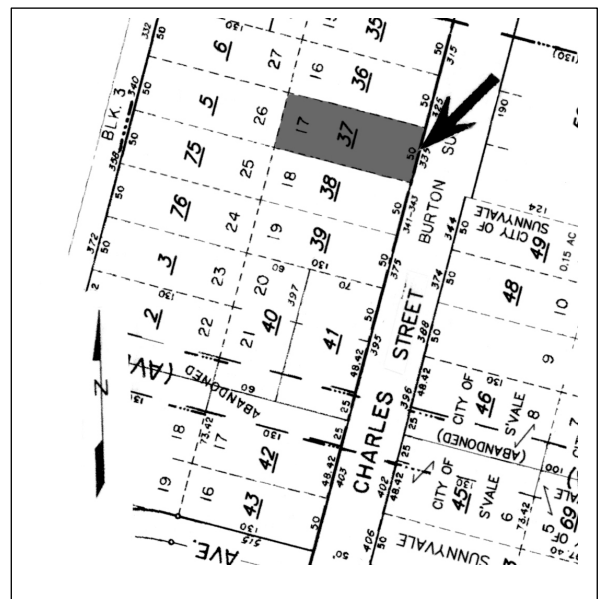
Steve Caroompas, interview, 6/12/18.

B13. Remarks:

***B14. Evaluator:** Anthony Kirk, Ph.D.

***Date of Evaluation:** 6/14/18

(This space reserved for official comments.)



State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page 3 of 6

*Resource Name or # (Assigned by recorder) 335 Charles Street

*Recorded by Anthony Kirk, Ph.D.

*Date 6/14/18

☒ Continuation ☐ Update

P3a. Description:

southwest corner, which finished with tar and gravel. Fenestration is asymmetrical and composed of aluminum- and vinyl-sash window of various types, including double-hung, sliding, and fixed. A wooden casement window admits light on the west side of the addition at the rear of the house. None of the windows are original to the residence.

As constructed in 1924, the house was irregular in plan and rested on a concrete-block foundation. A front porch was located at the southeast, corner facing Charles Street, as may be seen in a Sanborn map dating to 1943 (figure 2). The front-gabled roof covering the principal block of the house was characterized by minimal overhang and open eaves. It was flared on both sides and distinguished by a handsome bargeboard. The hipped roofed blocks flanking the one-and-a-half story block were also characterized by minimal overhang and open eaves. All the roofs were finished with wood shingles. Fenestration was asymmetrical and composed entirely of wood-sash windows, though the type of windows is largely a matter of speculation. What appears to be an original window can be seen in the illustration on page 85 of the book *Images* (Sunnyvale, 1988). It is a six-over-one window, presumably double hung but possibly single hung. A two-over-two double-hung window is visible to the south of the front door, but it dates to the era after the front porch was enclosed.

At an unknown date, but before 1943, the wooden shingles were removed from the roofs and replaced with composition shingles. Quite possibly in the 1950s or early 1960s, the front porch walls were framed and then clad with three-lap round-edge siding. The enclosed space was integrated into the dining room, significantly enlarging it. Presumably about the same time, a roughly 8-by-15-foot addition was built at the rear of the house. A decade or so later a solarium, measuring some 8-by-15½ feet was constructed to the south of the addition, adjoining both it and the back of the house. It was likely about this time that the some of the original wood-sash windows were removed and aluminum-sash windows installed. More recently, the remaining wood-sash windows were replaced with vinyl-sash windows.

Adjacent to the wooden deck at the rear of the house is a front-gabled washhouse (figure 3). It is rectangular in plan and rests on a concrete-slab foundation. The walls are clad with beveled siding. The front-gabled roof is finished with composition shingles. A French door on the south side provides entrance. A small six-over-one wood-sash window is set to the east of the door. Two large boarded-up windows are located on the north side of the washhouse. At the back of the lot stands the former garage, which has been enlarged and altered (figure 4). It is rectangular in plan and rests partly on a concrete-slab foundation and partly on a concrete perimeter foundation. The walls are clad with three-lap round-edge siding, except for the north side, which is clad with T1-11 siding below the gable. The side-gabled roof is finished with composition shingles. Entrance is by way of a glazed and paneled door on the east side. Fenestration consists entirely of sliding vinyl-sash windows.

The house, which appears to be in good condition, is set back slightly from Charles Street, a built-out road characterized by single-family residences, most of them extremely modest in character. To the front, a small yard is surrounded by a low picket fence and planted with a lawn, trees, and a row of shrubs, including a tall bougainvillea, framing the residence. At the rear of the house, a large lawn is set off by a tall walnut tree and countless flowering potted plants.

B10. Significance:

plant the same year, as did Libby, McNeill & Libby, a Chicago-based meat-packing company making its first foray into the fruit- and vegetable-canning industry. Libby, McNeill & Libby was destined to become the town's leading employer. By the following year, the population stood at 1,268, an increase of twelvefold since 1900. Though still young and raw, the town had a solid agricultural and industrial economy, a public school, several churches, a bank, a volunteer fire department, and a weekly newspaper.

Incorporated in 1912, Sunnyvale continued to grow rapidly. By 1940 the town could count nearly 4,400 residents, a figure representing decennial increases of 50 percent. Like countless other California communities, Sunnyvale was transformed by World War II, as hundreds of thousands of Americans surged west to work in the state's defense industries. Joshua Hendy, which manufactured the triple-expansion steam engines that powered the workhorse Liberty Ships, enlarged its operations until it was producing thirty engines a month. By the end of the war, the local economy

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*Resource Name or # (Assigned by recorder) 335 Charles Street

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*Date 6/14/18

☒ Continuation ☐ Update

rested solidly on manufacturing, while agriculture entered into a slow decline. At the close of the decade, the population stood at nearly ten thousand, an increase of 100 percent in the span of ten years. With the arrival in the early 1950s of Lockheed Aircraft Company's Missile and Space Division, the City of Sunnyvale reached out to annex land, setting a pattern that, with the passage of time, led to strip development, urban sprawl, and, ultimately, the transformation of the community.

The house is not associated with events that have made a significant contribution to the broad patterns of United States, California, or Sunnyvale history; nor is it known to be associated with an individual who distinguished himself within the context of national, state, or local history. It is unclear if the house was built for an individual or if it was a speculative venture. It first appears in the Householder's Directory for 1966, when it was the home of Edmond Thibault, who worked for Lockheed, and his wife, Ruth. According to the book *Images* the "unusual feature" of the house is "its large gabled central block." Buildings are included in this book, it should be said, "because they are exceptional examples of architectural styles, represent elements of reasonably intact and contiguous older neighborhoods and street scapes [*sic*], or possess historical significance relative to Sunnyvale (page 1)." The "decorative vocabulary" of the house ostensibly comes from the Craftsman Bungalow tradition, but it lacks what may be considered a primary identifying feature of the style, a raised partial-width or full-width front porch. It lacks as well wide eave overhang and decorative beams or braces in the gables. Although no original windows remain, there is no evidence that the fenestration included such typical window groupings as a large central window set between two narrow windows. Two of the features mentioned in the description of the house—flared eaves and a bracketed window box—are not characteristic of Craftsman bungalows. Indeed, it is characterized by a lack of style rather than by the Craftsman style. It is clearly not the work of a prominent architect nor a master builder and by any standard lacks architectural interest. It does not appear to be significant, even at the local level. Like most other single-family residences there is no evidence that it is likely to yield information important to history. The property does not appear to be eligible for listing in the City of Sunnyvale Cultural Resource Inventory, the California Register of Historical Resources, and the National Register of Historic Places.



Figure 1. Looking east at west side, 6/12/18.

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DEPARTMENT OF PARKS AND RECREATION
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*Recorded by Anthony Kirk, Ph.D.

*Date 6/14/18

☒ Continuation ☐ Update

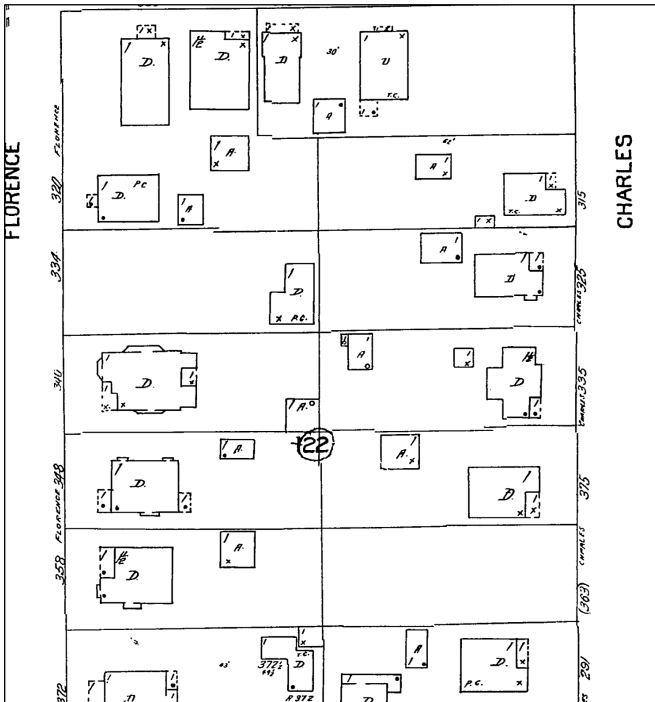


Figure 2. Sanborn Map Co., Sheet 9 (detail), December 1943. The house at 335 Charles Street is in the middle of the image.

Figure 3. Looking northwest at south and east sides of washhouse, 6/12/18.



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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

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*Resource Name or # (Assigned by recorder) 335 Charles Street

*Recorded by Anthony Kirk, Ph.D.

*Date 6/14/18

☒ Continuation ☐ Update



Figure 4. Looking northwest at south and east sides of former garage, 6/12/18.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

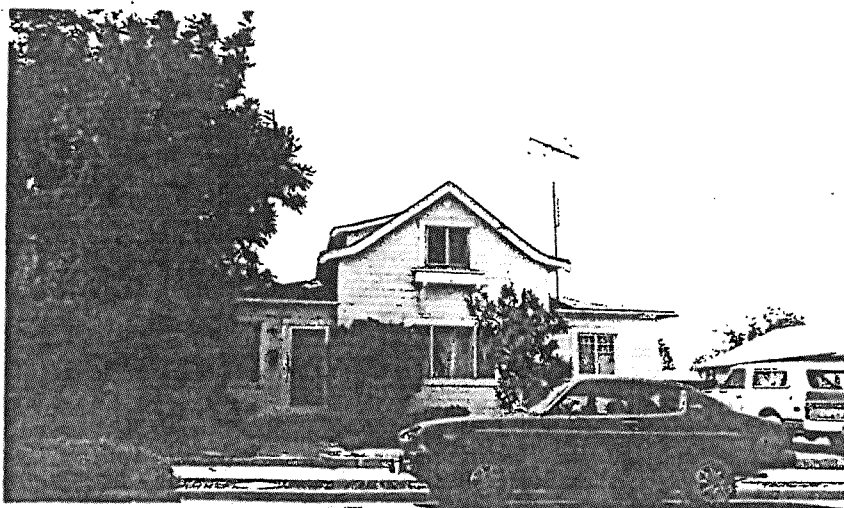
IDENTIFICATION

1. Common name: none
2. Historic name: none
3. Street or rural address: 335 Charles Street
City Sunnyvale Zip 94086 County Santa Clara
4. Parcel number: 163-21-013
5. Present Owner: John and Dorothy Tietze Address: same address
City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: residence Original use: residence

DESCRIPTION

- 7a. Architectural style: Vernacular
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

An unusual curved gable roof tops the 2 story central block of this house. Two 1 story wings flank the central block. Simple detailing includes multipaned upper sash and a bracketed window box.



8. Construction date:
Estimated 1907 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 50' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
August 1979

13. Condition: Excellent ____ Good ☒ Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: some sash alterations
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ☒ Industrial ____ Commercial ____ Other: ____
16. Threats to site: None known ____ Private development ____ Zoning ☒ Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? ☒ Moved? ____ Unknown? ____
18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house should be counted as a Sunnyvale resource for its unique design elements.

This house is located with the Burton tract surveyed in 1907.

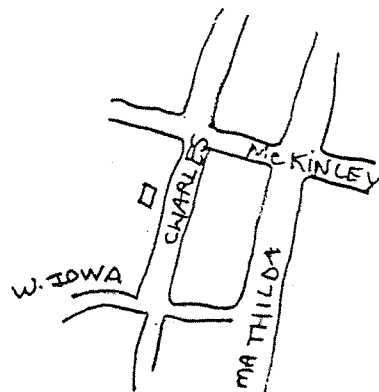
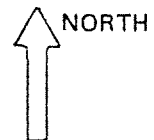
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Subdivision Map from Public Works Map
"Old Subs" , by Edna Abrams.

22. Date form prepared Sept. 1979
By (name) Urban/Rural Conservation for
Organization the City of Sunnyvale
Address: 456 W. Olive
City Sunnyvale Zip ____
Phone: 408-738-5467

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



335 Charles Street



An unusual feature of this earlier one and a half story residence is its large gabled central block. The flanking hip roof wings suggest the form was derived from a standard pattern book plan and modified to meet the owner's requirements. Constructed sometime after 1911, the house's decorative vocabulary comes from the Craftsman Bungalow tradition. Exposed rafters, flared eaves in the gable, a

bracketed window box, and shed dormer are typical of the form. Original paired windows with multipaned upper sashes remain in the flanking wings. Fenestration in the main gable has been modified with aluminum sliders at the second floor and changes appear to have been made in the principal bay window below.



City of Sunnyvale

Agenda Item

18-0601

Agenda Date: 7/11/2018

Selection of Chair and Vice Chair