

August 15, 2018



**To- DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION**

456 W. Olive Ave. , Sunnyvale , CA 94086

Subject- Details regarding the 48% FAR

Floor Area and Floor Area Ratio

Based on the proposed 2,688 square foot home, the proposed FAR is at 48%. The general context of the surrounding neighborhood consists mainly of one-story homes with a few two-story homes in the immediate neighborhood with FARs ranging between 19% and 52% and gross floor areas ranging from 1,584 square feet to 3,223 square feet. The average FAR and gross floor area in the neighborhood is 31% and 1,977 square feet (see attachment 1).

The proposed 48% FAR does not appear to be out of character considering there are 3 two-story homes located at the intersection of S. Bernardo Ave. and W. Cardinal Dr. and there are two homes with FAR over 45% less than 0.4 mi from the proposed home. Although the neighboring homes are single story, the project has been designed to maintain sensitivity and provide some design consistency. To minimize the perception of bulk and mass, the project has incorporated the following design treatments:

- We maintain a modest second-floor area by limiting the second-floor area to 23% of the first-floor area (including garage area and covered patio area).
- 8 feet plate height are utilized at both floors so that the proposed home does not appear tall or disproportionate in scale.
- Provide second floor setbacks so that there is adequate separation from the neighbors and the public street.
- Use of similar roof forms, materials and finishes so that there is design compatibility with the neighborhood.

Height

The project has 8 feet plate heights for both the first and second stories. The total height of the structure (measured from top of curb to top of ridge) is 24 feet. Although the home is surrounded by one-story homes on two sides, the project maintains compatibility by utilizing wall plate height and roof pitches similar to the other homes in the neighborhood. The architecture includes wall plane changes that also help minimize visual bulk and massing as well as provide architectural interest.

Development Standards

The proposed project complies with the applicable development standards as set for in Sunnyvale Municipal Code (SMC). The Project Data Table for the proposed project can be found in Attachment 2.

Solar Access

SMC Section 19.56.020 states that no permit may be issued for any construction which would interfere with solar access by shading more than 10% of the roof of any structure on a nearby property. The solar analyses for the project illustrate that the proposed project will not shade more than 7% of neighbors roof on December 21st at 3 PM and the project will not shade the neighbors on December 21st at 9 AM.

Privacy

Privacy impacts are minimal in that most of the new windows have high sills and obscure glass on the second floor. The egress windows for the Master Bedroom are located on the left side of the home and more than 18 feet from the side property line.

APN	Address		YearBuilt	Stories	CountyLandSqFt	CountyBuildingSqFt	GarageSqFt	House size (s.f.)	FAR (%)
19838001	1119 Plymouth	Dr	1954	1	8,463	1673	378	2,051	24
19838012	1070 Bernardo	Av	1954	1	6,414	1781	378	2,159	34
19838013	1156 Northumberland	Dr	1954	1	5,720	1584	0	1,584	28
19838014	1152 Northumberland	Dr	1954	1	6,776	1584	357	1,941	29
19838019	1132 Northumberland	Dr	1954	1	4,505	1206	378	1,584	35
19838020	1128 Northumberland	Dr	1954	1	6,600	1206	378	1,584	24
19838021	1124 Northumberland	Dr	1954	1	6,600	1206	378	1,584	24
19838022	1120 Northumberland	Dr	1954	1	5,400	1206	378	1,584	29
19838023	1077 Freestone	Av	1954	1	6,300	1206	378	1,584	25
19838024	1081 Freestone	Av	1954	1	8,370	1206	378	1,584	19
19838025	1105 Plymouth	Dr	1966	1	6,700	1169	399	1,568	23
19838026	1080 Freestone	Av	1954	1	6,000	1145	513	1,658	28
19838027	1076 Freestone	Av	1954	1	6,000	2061	513	2,574	43
19838028	1072 Freestone	Av	1954	1	6,000	1523	513	2,036	34
19838029	1068 Freestone	Av	1955	1	7,200	1647	477	2,124	30
19838030	1111 Northumberland	Dr	1955	1	11,000	2813	477	3,290	30
19838031	1115 Northumberland	Dr	1955	1	7,000	1669	477	2,146	31
19838032	1119 Northumberland	Dr	1954	2	6,000	2064	0	2,064	34
19838033	1123 Northumberland	Dr	1954	1	6,000	1907	408	2,315	39
19838034	1127 Northumberland	Dr	1954	1	6,000	1499	408	1,907	32
19838035	1131 Northumberland	Dr	1954	1	6,000	1807	408	2,215	37
19838036	1139 Northumberland	Dr	1954	1	6,000	1176	408	1,584	26
19838037	1145 Northumberland	Dr	1954	1	6,000	1152	408	1,560	26
19838038	1151 Northumberland	Dr	1954	1	6,000	1437	616	2,053	34
19838039	1155 Northumberland	Dr	1954	1	6,000	1152	408	1,560	26
19838040	1159 Northumberland	Dr	1954	1	6,200	1152	408	3,223	52
19840016	1059 Bernardo	Av	1954	1	6,000	1168	391	1,559	26
19840017	1063 Bernardo	Av	1954	2	6,000	2465	380	2,845	47
19840018	1067 Bernardo	Av	1954	1	6,000	1168	391	1,559	26
19840019	1071 Bernardo	Av	1954	1	5,760	1836	391	2,227	39
Average FAR									31

Data sourced from County Assessor's Office 6/2018

ATTACHMENT 2 - PROJECT DATA TABLE

A.P.N.	198-11-036
ZONING DISTRICT	RO
LOT AREA	5614 Sq. Ft.

FLOOR AREA TABLE

	<u>EXISTING</u>	<u>CHANGE IN</u>	<u>TOTAL PROPOSED</u>
FIRST FLOOR	1518 Sq. Ft.	151 Sq. Ft.	1669 Sq. Ft.
SECOND FLOOR	-	505 Sq. Ft.	505 Sq. Ft.
REAR PATIO	83 Sq. Ft.	NO CHANGE	83 Sq. Ft.
GARAGE	431 Sq. Ft.	NO CHANGE	431 Sq. Ft.
TOTAL AREA			2688 Sq. Ft. = 48%

LOT COVERAGE TABLE

	<u>EXISTING</u>	<u>CHANGE IN</u>	<u>TOTAL PROPOSED</u>
FIRST FLOOR	1518 Sq. Ft.	151 Sq. Ft.	1669 Sq. Ft.
REAR PATIO	83 SQ. Ft.	NO CHANGE	83 Sq. Ft.
FRONT PORCH	177 Sq. Ft.	-151 Sq. Ft.	26 Sq. Ft.
GARAGE	431 Sq. Ft.	NO CHANGE	431 Sq. Ft.
TOTAL LOT COVERAGE			2209 Sq. Ft. = 39%

HOUSE SETBACKS

		<u>EXISTING</u>	<u>PROPOSED</u>	<u>ALLOWED/REQUIRED</u>
FRONT (NORTH)	FIRST FLOOR	26' - 5"	26' - 5" (NO CHANGE)	20' - 0"
	SECOND FLOOR	N/A	44' - 1"	25' - 0"
REAR (SOUTH)	FIRST FLOOR	20' - 8"	20' - 8" (NO CHANGE)	20' - 0"
	SECOND FLOOR	N/A	26' - 1"	20' - 0"
LEFT (EAST)	FIRST FLOOR	5' - 11"	5' 11" (NO CHANGE)	4' - 0"
	SECOND FLOOR	N/A	18' - 11"	4' - 0"
REDUCIBLE FRONT (WEST)	FIRST FLOOR	6' - 2" (LEGAL NON-CONFORMING)	6' - 2" (NO CHANGE)	9' - 0"
	SECOND FLOOR	N/A	12' - 5"	9' - 0" (PLUS DESIGN REVIEW)

REAR PATIO SETBACKS

REAR (SOUTH)	9' - 6"	9' - 6" (NO CHANGE)	10' - 0"
LEFT (EAST)	5' - 11"	5' - 11" (NO CHANGE)	4' - 0"
REDUCIBLE FRONT (WEST)	38' - 7"	38' - 7" (NO CHANGE)	9' - 0"

A/C SETBACKS

REDUCIBLE FRONT (WEST)	4' - 11"	4' - 11" (NO CHANGE)	9' - 0"
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	<u>EXISTING</u>	<u>PROPOSED</u>	<u>ALLOWED TWO-STORY</u>
HEIGHT	15' - 8"	24' - 0"	30' - 0"