



# City of Sunnyvale

## Agenda Item

18-0602

Agenda Date: 7/23/2018

### REPORT TO PLANNING COMMISSION

#### SUBJECT

**Proposed Project: DESIGN REVIEW** to allow a new two-story, single-family home resulting in 5,480 square feet (3,957 square feet living area, 825 square feet garage, and a 698 square feet attached ADU) and (59%) floor area ratio. The FAR without the ADU is 51%. Existing home to be demolished.

**Location:** 1441 Norman Drive (APN: 313-14-041)

**File #:** 2018-7190

**Zoning:** R-1 (Low Density Residential)

**Applicant / Owner:** Team2 Architecture + Design, Shilpa Pathare (applicant) / Nirmal Sharma Trustee & et al (owner)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemptions includes construction of one-single family residence in a residential zone.

**Project Planner:** Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

#### REPORT IN BRIEF

**General Plan:** Low-Density Residential

**Existing Site Conditions:** One-Story Single Family Residence

#### **Surrounding Land Uses**

**North:** One-Story Single Family Residence

**South:** One-Story Single Family Residence

**East:** One-Story Single Family Residence

**West:** One-Story Single Family Residence

**Issues:** Neighborhood Compatibility, Floor Area Ratio, Compliance with Single-Family Home Design Techniques

**Staff Recommendation:** Approve the Design Review with the Conditions of Approval in Attachment 7.

#### BACKGROUND

##### Description of Proposed Project

The project site is .2135 acres (9,300 square feet) in size and is currently developed with a single-story, single family home. The applicant requests to demolish the existing home and construct a new two-story single-family home resulting in 5,480 square feet and 59% floor area ratio (FAR). The project includes an attached, two-story, 698-square foot accessory dwelling unit (ADU) and an 825-square foot garage (three-car with one tandem space).

A design review is required for construction of a new house to evaluate compliance with the City's

development standards and the Single Family Home Design Techniques. This project requires Planning Commission review because the proposed gross floor area exceeds 3,600 square feet and the FAR exceeds 45%.

See Attachment 1 for a vicinity map and 300 ft. mailing area for notices and Attachment 2 for the Project Data Table.

### **Previous Actions on the Site**

In 1996, the property was included in the Raynor Park area rezone from R-0 to R-1. There are no past or current Neighborhood Preservation complaints on the property.

### **DISCUSSION**

The subject property is located within the Raynor Park neighborhood with a mix of one and two-story single family residences. Because this is a neighborhood of large lots (generally 9,000 square feet or larger), the neighborhood has been in transition with the construction of larger scale, two-story single family homes replacing the existing smaller, Postwar Minimal one-story single-family homes.

### **Architecture**

The proposed project is a two-story, single-family home with an attached two-story accessory dwelling unit. The project includes an 825-square foot 3-car garage with one tandem space. The garage and front entry facing the street is the prevailing pattern in the neighborhood and, therefore, makes the proposed project compatible with the neighborhood.

The design has modern elements with geometric forms combined with traditional gabled-roof elements that blend well with the neighborhood. The second story of the accessory dwelling unit is on the right side of the house and setback from the main house with an open wooden trellis in the front. The applicant proposes to utilize a combination of high-quality materials such as horizontal red cedar siding, stacked-stone veneer accent columns, and a bronze-colored standing seam metal roof to add texture to the proposed white stucco house. The proposed architectural style, a well-articulated building façade, and a variety of high quality materials will enhance the streetscape and help in minimizing the visual impact of the proposed project.

Staff finds the proposed architecture and building materials to be aesthetic and harmonious with the surrounding neighborhood because it includes traditional as well as modern elements. See Site and Architectural Plans in Attachment 8.

### **Development Standards**

The proposed project complies with the applicable development standards as set forth in the Sunnyvale Municipal Code, such as lot coverage, parking, height, and setbacks. The Project Data Table is in Attachment 2.

### **Floor Area and Floor Area Ratio**

A single-family residential project with a floor area greater than 3,600 square feet and/or a floor area ratio (FAR) greater than 45% requires Planning Commission review. The existing floor area in the R-1 zoned properties in the Raynor Park neighborhood ranges from 1,102 square feet to 5,986 square feet with an average of 2,215 square feet. The existing floor area ratio in the neighborhood ranges from 11% to 61% with an average of 24%. See Attachment 3 for the Raynor Park (R-1 only) FAR

Data Table. See Attachment 4 for Raynor Park (R-1 only) High FAR Properties which shows the properties with:

- greater than 3,600 square feet of floor area, and
- greater than 3,600 square feet floor area *and* 45% FAR.  
(based on County records).

The proposed project has a gross floor area of 5,480 square feet and 59% FAR, including the proposed 698 square foot accessory dwelling unit (ADU), and it would be the one of the largest homes in Raynor Park. The floor area without the ADU is 4,782 square feet and the FAR is 51%. On this block of Norman Drive, it will be the largest house; however, as Attachment 3 and 4 show, the Raynor Park area is a neighborhood in transition with the smaller, Postwar Minimal homes being replaced by larger homes with higher floor area and FAR.

### **Neighborhood Compatibility**

The design addresses scale and architectural compatibility with the neighborhood. Although the proposed gross floor area exceeds 3,600 square feet with a 59% FAR, the mass and bulk of the proposed new house is similar in scale, mass, and height with the existing recently approved two-story homes in the Raynor Park neighborhood.

The proposed height of the structure is 28', which is comparable to the newer homes in the R-1 area of Raynor Park. There are twelve newer homes in the project vicinity that range from 27 to 29 feet in height. See Attachment 5 - Raynor Park (R-1 only) Homes 27-29 Ft. in Height.

The 10-foot plate height for the first-story and 9-foot plate height for the second story are common for recently approved projects in the R-1 zone of Raynor Park.

The roof segment on the side elevations between the first and second story as well as the recess of the second story from the first story helps break up the two-story wall surfaces and reduces the visual bulk of the proposed house.

Since this neighborhood consist of several two-story homes and is not a predominately one-story neighborhood as defined by the Single-Family Home Design Techniques, the 35% second floor to first floor ratio guideline is not applicable.

### **Privacy Impacts**

The design addresses neighbor privacy concerns. The proposed home exceeds the minimum required combined second floor setbacks proposing 26'8" where 21 feet minimum is required. The second-story left side 12-foot setback is the closest setback but it does not face the living area of the left neighbor (faces a detached garage). All the second-floor windows facing both side yards will be high sill to insure the privacy of the neighboring properties. The second-story rear setback is 45'8" where 20 feet is required and provides a generous distance from the rear yard neighbor.

The 127-square foot rear balcony has a 6-foot privacy wall on the left side. The right side of the balcony is partially blocked from view of the right neighbor by a walk-in closet which extends further out than the balcony. The balcony is also set back 40 feet from the right property line providing sufficient privacy for the neighbor on the right.

The generous setbacks, high-sill second floor windows, and the privacy wall of the balcony will minimize the privacy impact on the neighboring properties.

**Accessory Dwelling Unit**

The proposed two-story, 698-square foot accessory dwelling unit (ADU) is attached (internal to) the main house. City review of ADUs is ministerial. The City comments only on whether the ADU meets the development standards and is architecturally compatible with the main house. In this case, the proposed ADU meets the development standards and is architecturally compatible with the main house.

A deed restriction is required stating that the ADU or the main unit shall be owner-occupied from the date of recordation of the deed restriction (See COA PS-1 in Attachment 7). In addition, a Traffic Impact Fee is required (See COA PS-2 in Attachment 7).

**Parking**

The code requirement for a single-family home is two covered spaces and two additional driveway spaces. The project exceeds the requirement. The plan proposes a three-car garage that includes one tandem space. There are two additional spaces provided on the driveway. No additional parking space is required for the ADU.

**Solar Access**

SMC 19.56.020 states that no permit may be issued for any construction which would interfere with solar access by shading more than 10 percent of the roof of any structure on a nearby property. The project plans demonstrate that the shading would comply with this requirement. The project shades the roof area of the adjacent one-story home on the right side 0% in the morning and 2.3% in the afternoon.

**Landscaping**

Prior to submittal for a building permit, the applicant is required to apply for a Miscellaneous Plan Permit (MPP) for a landscape plan that conforms to the water- efficient landscaping requirements described in SMC 19.37. After landscaping has been installed, and prior to final building permit inspection, a Landscaping Certificate of Completion with a Maintenance Schedule must be submitted. (See COAs PS-3 and PS-4 in Attachment 7).

No protected trees are proposed to be removed as part of the application.

**Applicable Design Guidelines**

The proposed home is consistent with the adopted Single-Family Design Techniques. Staff has included findings for the Single-Family Design Techniques in Attachment 6.

**FISCAL IMPACT**

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

**PUBLIC CONTACT**

**Notice of Public Hearing**

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

18-0602

Agenda Date: 7/23/2018

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

**ALTERNATIVES**

1. Approve the Design Review based on the Findings in Attachment 6 and the Conditions of Approval in Attachment 7.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review and provide direction to staff and the applicant where changes should be made.

**STAFF RECOMMENDATION**

Recommend Alternative 1 to approve the Design Review based on the Findings in Attachment 6 and the recommended Conditions of Approval in Attachment 7.

Prepared by: Teresa Zarrin, Associate Planner  
Approved by: Gerri Caruso, Principal Planner

**ATTACHMENTS**

1. Vicinity and Noticing Map
2. Project Data Table
3. Raynor Park (R-1 only) FAR Data Table
4. Raynor Park (R-1 only) High FAR Properties
5. Raynor Park (R-1 only) Homes 27-29 Ft. in Height
6. Recommended Findings
7. Recommended Conditions of Approval
8. Site and Architectural Plans