



City of Sunnyvale

Agenda Item

17-1151

Agenda Date: 12/11/2017

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2017-7248

Location: 838 Azure Dr. (APN: 211-18-030)

Zoning: R-2/PD (Residential Low-Medium Density/Planned Development)

Proposed Project: Related applications on a .34-acre site:

SPECIAL DEVELOPMENT PERMIT: to develop four new single family homes. The existing single family home and accessory living unit are proposed to be demolished.

VESTING TENTATIVE MAP: to subdivide one lot into four lots

Applicant / Owner: Xin Lu

Environmental Review: Mitigated Negative Declaration

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

REPORT IN BRIEF

General Plan: Low-Medium Density Residential

Existing Site Conditions: One-Story Restaurant Building

Surrounding Land Uses

North: Low-Medium Density Residential - Condominiums

South: Single-Family Residential

East: Single-Family Residential

West: Small-lot single-family residential (across Sunnyvale-Saratoga Road)

Issues: Setbacks

Staff Recommendation: Alternative 1: Make the findings required by CEQA in Attachment 3, adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Parcel Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4.

BACKGROUND

Description of Proposed Project

The project site is .34 acres in size and is currently developed with one single-family home and an accessory living unit. The applicant is requesting a Special Development Permit to allow for the demolition of the existing structures and construction of four two-story single-family houses with associated on-site and off-site improvements. In addition, a Tentative Map is proposed for the subdivision of the one existing lot into four individual lots.

• Special Development Permit

A Special Development Permit (SDP) is required for site and architectural review on project sites with the PD designation. A SDP also allows for consideration of deviations from specified development standards in exchange for superior design, environmental preservation or public benefit. The

17-1151

Agenda Date: 12/11/2017

applicant is requesting a deviation from second-story combined side yard setbacks. The findings required to grant a SDP and deviations are discussed in Attachment 3.

- **Tentative Map**

The Tentative Map is required prior to a Final Map for the creation of four individual ownership lots. The Tentative Map shows the location of the proposed lot lines, public and private streets and other improvements (see Attachment 6). The Tentative Map conditions of approval are listed in Attachment 4. The Final Map is approved by the Director of Public Works and must be in substantial conformance to the Tentative Map.

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

Previous Actions on the Site

On October 10, 2016, The City Council approved a General Plan Amendment to change the General Plan land use designation from Residential Low Density to Residential Low-Medium Density for the property. Council also rezoned the subject property and adjacent property at 838 Azure Street and 842 Sunnyvale Saratoga Road from Low Density Residential (R-0) to Low-Medium Density Residential with a Planned Development combining district (R-2/PD).

EXISTING POLICY

General Plan Goals and Policies: Key goals and policies from the Land Use and Transportation Chapter of the General Plan, Council Policy Manual and Single Family Home Design Techniques which pertain to the proposed project are provided in Attachment 3.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration has been prepared in compliance with California Environmental Quality Act (CEQA) provisions and City guidelines (see Attachment 5). An Initial Study has determined that the proposed project would not experience or create any significant environmental impacts with implementation of the recommended mitigation measures. Environmental issues that required mitigation include historical and cultural resources, noise, and air quality. The Mitigation Measures have been incorporated as Conditions of Approval (see Attachment 4).

DISCUSSION**Present Site Conditions**

The site is a double frontage lot with Sunnyvale-Saratoga Road on the west side and Azure Street on the east side. The site is located just north of the terminus with Cirrus Street. There is an existing masonry sound wall and driveway gate along the Sunnyvale-Saratoga Road frontage and an existing wood fence along the Azure Street frontage. Currently, the only vehicular access is from Sunnyvale-Saratoga Road. A pedestrian access gate is on the Azure Street frontage.

A single-family home and a detached accessory living unit is currently located on the site. As part of the previous General Plan Amendment and Rezoning application, a historic evaluation was provided by the applicant which indicated that the buildings have no historic significance. There are 18 trees onsite and two City street trees in the park strip along the Azure Street sidewalk. Ten of the onsite trees are considered protected trees per the Sunnyvale Municipal Code.

Development Standards: The project complies with most of the applicable development standards in the SMC, such as lot coverage, parking, landscaping, and usable open space. The applicant has requested a deviation from the required combined side yard setbacks for the first and second story. The "Project Data Table" in Attachment 2 summarizes the project's compliance.

Site Layout & Parking: The design includes four two-story single family houses located around a central vehicular driveway that enters off Azure Street. Vehicular access to Sunnyvale-Saratoga Road will be closed; however, private pedestrian access at this location would be provided to the new homeowners. Each home includes two three-bedroom and two four-bedrooms that range in size from approximately 2,014 to 2,232 square feet, including a two-car garage. The front doors of Units #1 and #2 face Azure street while the entrances to Units #3 & #4 face the interior of the site. Each home maintains a front porch and private rear yard areas.

New single family homes require two covered spaces and two uncovered spaces. Two uncovered parking spaces are each positioned in front of the garages of two units (Units #1 & #3). Two spaces are also located adjacent (at each side) to Unit 2 and two spaces are positioned near the front door of Unit #4 (angled off from the common driveway). An extra guest space is positioned between the driveways of Units 1 & 3. This extra space is required to be marked as "guest", per Conditions of Approval (COA BP-22b).

A 10-foot high wall runs along Sunnyvale Saratoga Road at the western boundary of the site, which will be removed and replaced with a similarly designed wall. This wall acts as a noise buffer for the proposed development from Sunnyvale-Saratoga Road. A new smaller private pedestrian access gate for residences only is planned near the middle of this western boundary line. Staff is recommending a Condition of Approval (BP-9f) to utilize a similar design with wrought-iron material as the existing gate that will be removed. (See "Site & Architectural Plans" are provided in Attachment 6). The existing wood fences along the north and south boundary lines will be replaced.

Trash and Recycling Access: The project will maintain individual carts for garbage and recycling service that will be stored in the garages. A trash staging area will be located along Azure Street near the main entrance to the development. Environmental Services and Public Works staff have determined that the preliminary plan satisfies established guidelines for trash and recycling for single-family residential developments. A final solid waste disposal plan is required, per Conditions of Approval.

Setbacks: The setbacks for the development site are based on the existing lot configuration in relationship to the surrounding development. The project meets front yard first and second story setbacks with 20' to the first story and 25' to the second story respectively. The project also meets the required minimum 10' first and 20' second story rear setbacks (west boundary adjacent to Sunnyvale-Saratoga Road). The minimum side yard setback is 4', while the combined requirement is 20% of the lot width at the front setback line, which results in 20' 6" in this case. The minimum second story setback requirement is 7' with a combined side yard setback of 26'6." The applicant is requesting a deviation for both combined setbacks.

Staff is supportive of the requested 12' combined first story setback (8.5 feet less than required), due to limited space provided for the individual unit configurations, which necessitates adequate garage area and vehicular access within the interior of the site. Staff is recommending that the project meet the second-story setback, per Conditions of Approval (COA PS-1a). Per the City's Small Lot Single-

17-1151

Agenda Date: 12/11/2017

Family Development Policy, the exterior boundaries of a proposed project adjacent to existing residential development should maintain a maximum required second story side yard setback along the side adjacent to existing homes. The applicant is proposing a minimum 10' and combined 20' second story setback where 26' 6" is required. An additional 6'6" setback can be accommodated through reconfiguration of the site layout and floor plans for the homes.

Architecture: The proposed architectural design is contemporary in style with a combination of painted stucco façade and stacked stone base as the predominant materials. Two layouts are proposed for the four homes, which mirror each other on the site. Each home incorporates adequate variation in the wall plane to break up the mass of each story. Two units utilize tile roofing material, while two utilize composition roof material. The stacked stone wraps around two sides of each home. Thick window sill treatment is proposed for each window for added interest. Each window also provides divided light framing. Staff has included a Condition of Approval that these windows be true divided light windows with multiple panes of glass rather than simulated divided light windows. Wooden trellis features are proposed above the garages of one style. A second-story balcony is positioned over the garage for the other style of the units. For second story windows that face existing neighboring development to the north and south, frosted glass is utilized for the bottom portion for improved privacy.

Landscaping: The site exceeds landscaping and open space requirements, as noted in the Project Data Table in Attachment 2. A total of 18 trees are located on the site. Of these trees, 10 are considered "protected," per City code. The arborist report recommends removal of all 18 existing trees onsite (one Grapefruit tree, one Persimmon tree, one Stone Pine, two Avocado trees, two Orange trees, five Junipers, and six Privets), because of their condition and conflicts with the site layout. Three nearby trees on the adjacent property to the north are required to be protected during construction, as well as two street trees along Azure Street. Twenty-four trees would be added to the site to comply with the City's replacement policy. Staff has worked with the applicant to ensure the new trees provide adequate shading to the interior of the site and improve privacy for the proposed development, as well as the adjacent existing development to the north and south.

Green Building Requirements: A minimum of 80 points on the GreenPoint Rated checklist are required for new single-family residential construction. A preliminary GreenPoint Rated checklist was prepared by the applicant with at least 115 points targeted. With 110 points or greater, the project may increase building height, lot coverage, or density. The applicant has not indicated any requested incentive as part of this proposal.

FISCAL IMPACT

The project is subject to payment of park in-lieu fees to the City and school impact fees to the Sunnyvale School District and Santa Clara Unified School District. Other standard fees and taxes apply.

PUBLIC CONTACT

Public contact was made through posting of the Planning Commission agenda on the City's official-notice bulletin board, on the City's website, and the availability of the agenda and report in the Office of the City Clerk.

Neighborhood Outreach Meeting

The applicant held a community outreach meeting at the Senior Center on October 12, 2017.

17-1151Agenda Date: 12/11/2017

Property owners and residents within 300 feet of the site were notified. Three community members attended the meeting. Concerns regarding traffic, parking, privacy were noted. Questions regarding construction length, noise and access were discussed.

Planning Commission Study Session

A study session was held with the Planning Commission on October 9, 2017. At the study session, Commissioners provided comments related to the site layout and specifically how parking would be managed between the new homes. Since the study session, the applicant has added an additional parking space. Due to the configuration of the lot, limited space is provided to design parking spaces directly in front of all the units. The applicant has since added an extra designated guest space. As a result, each unit provides two uncovered spaces per unit (plus an additional guest space). A parking management plan is required for the development, per Conditions of Approval. Additional comments related to project architecture, landscaping, and trees.

Notice of Public Hearings

- Published in the Sun newspaper.
- Posted at the site.
- 129 notices were mailed to property owners and tenants within 300 feet of the project as shown in Attachment 1.

Staff Report

- Posted on the City of Sunnyvale's web site.
- Provided at the Reference Section of the City of Sunnyvale's Public Library.
- Made available at the City's One-Stop Permit Center

Agenda

- Posted on the City's official notice bulletin board.
- Posted on the City of Sunnyvale's web site.

As of the date of staff report preparation, staff has not received any written comments from the public regarding this proposal.

ALTERNATIVES

1. Make the findings required by CEQA in Attachment 3 and adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4.
2. Make the findings required by CEQA in Attachment 3, adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with the recommended findings in Attachment 3 and modified conditions.
3. Make the findings required by CEQA in Attachment 3, adopt the Mitigated Negative Declaration and deny the Special Development Permit and Tentative Map.
4. Do not adopt the Mitigated Negative Declaration and direct staff as to where additional

17-1151Agenda Date: 12/11/2017

environmental analysis is required.

RECOMMENDATION

Alternative 1: Make the findings required by CEQA in Attachment 3 and adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4.

The project will improve the condition of the existing site and will provide additional home ownership opportunities. The development has been designed to complement the adjacent neighborhood through high quality architecture and building materials with an appropriate site design and landscaping. The project provides four ownership opportunities. The requested first story combined side yard setback deviation is reasonable and not anticipated to negatively affect adjacent properties. Potential environmental impacts can be mitigated to less than significant levels with the measures included in the conditions of approval.

Prepared by: Ryan Kuchenig, Senior Planner

Reviewed by: Gerri Caruso, Principal Planner

Approved by: Andrew Miner, Planning Officer

ATTACHMENTS

1. Noticing and Vicinity Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Initial Study - Mitigated Negative Declaration
6. Site & Architectural Plans