



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 15-0381, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2015-7086

Location: 394 South Pastoria Avenue (APN: 165-12-002)

Zoning: R2 (Low-Medium Density Residential) Zoning District

Proposed Project:

DESIGN REVIEW: for a new two-story, single-family dwelling with a floor area of 2,727 square feet (2,325-square foot living area and 402-square foot garage) and 49.8% FAR. The existing one-story, single-family home would be demolished.

Applicant / Owner: SC Design Group (applicant) / Kaiwei Yao and Rao Shen (owner)

Environmental Review: Categorically Exempt Class 3

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

REPORT IN BRIEF

General Plan: Low Medium Density Residential (7-14 du/ac)

Existing Site Conditions: Single-family residence

Surrounding Land Uses

North: Duplex

South: Single-family residence

East: Single-family residence

West: Single-family residence and Sunnyvale Unified School District property

Issues: Neighborhood compatibility and Floor Area Ratio

Staff Recommendation: Approve the Design Review with conditions

BACKGROUND

The existing residence was constructed in 1938. A Tree Removal Permit was approved in January 2015 for the removals of a protected walnut tree in the front yard (poor condition) and a protected maple tree in the rear yard (diseased).

Description of Proposed Project

The applicant proposes to demolish the existing 1,040-square foot single-story, single-family residence and to construct a new two-story, single-family residence on a 5,475-square foot lot. The proposed building size would total 2,727 square feet including a 402-square foot garage with a resulting floor area ratio (FAR) of 49.8%. A Design Review is required for construction of a new residence to evaluate compliance with development standards and with the Single Family Home

Design Techniques. Planning Commission review is required for homes that exceed 45% FAR. See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Data Table of the project.

ENVIRONMENTAL REVIEW

A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions. Class 3 Categorical Exemptions includes new construction or conversion of small structures.

DISCUSSION

Architecture: The existing neighborhood is comprised of both one- and two-story residences with a mix of architectural styles including ranch, cottage, bungalow and contemporary Mediterranean with earlier homes constructed in the 1920's and 30's and newer homes constructed more recently. The applicant proposes to demolish the existing cottage style home, which does not have a garage. The new two-story residence would be a traditional style home with stucco exterior, stone base, a gabled entry porch and a two-vehicle garage facing South Pastoria Avenue. The roof has a mix of hipped and gabled roof forms with composition shingle roof material.

The proposed second floor, consisting of three bedrooms and two bathrooms, would generally be located over the first floor to the south with increased setbacks on all sides. A 45-square foot balcony is proposed off of the master bedroom to the rear.

Floor Area Ratio: A residential project with an FAR greater than 45% requires review by the Planning Commission. The neighborhood contains a mix of one- and two-story homes and both adjacent homes on South Pastoria Avenue are two story. The FAR of the neighboring residences range from 13.6% to 72.7% with an average of 31.9%. The older homes are smaller. Some have no garages. There are a number of properties that were developed with duplexes and apartments around mid-century and the more recent developments of new homes have been approved with FAR exceeding 45%. The proposed FAR of 49.8% is greater than the average FAR in the neighborhood, however, the proposed design uses increased setbacks and varied setbacks in the front to help reduce the bulk and mass of the home.

Privacy: The proposed setbacks on the second floor exceed the minimum setback required. The closest home is a two-story duplex on the left side (to the north); however, the second floor will be more than 17 feet from the side property line where the minimum requirement is seven feet. The second floor on the south side is setback eight feet with a bathroom and three bedroom windows. The two-story neighbor on the south side has small windows on the second floor with a significant setback to the second floor and does not have conflicting privacy issues.

Solar Access: Sunnyvale Municipal Code (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% of the roof of any structure on a nearby property. The proposed second story addition is set on the south side of the structure to minimize the shadowing on the adjacent left side neighbor to the north. The project plans demonstrate shading would not exceed the maximum level permitted thereby complying with current solar standards.

Landscaping: A protected walnut tree and maple tree were removed as part of a separate permit

(2015-7005), which required replacement trees to be planted. A condition of approval is recommended for the applicant to provide a replacement tree in the front yard and one in the rear yard (refer to Attachment 4) of 24-inch box sizes as part of this permit.

Applicable Design Guidelines and Policy Documents: The proposed home is consistent with the adopted Single-Family Design Techniques since the proposed design incorporates traditional design elements and positively adds to the streetscape. Staff has included findings for the Single-Family Design Techniques in Attachment 3.

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

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

Notice of Public Hearing, Staff Report and Agenda

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

Public Contact: One letter of support has been received from the neighbor across the street (Attachment 7).

Conclusion

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

Alternatives

1. Approve the Design Review with the conditions in Attachment 4.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review and provide direction to staff and the applicant where changes should be made.

Recommendation

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

Prepared by: Momoko Ishijima, Associate Planner

Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Noticing and Vicinity Map

2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. Floor Area Ratio Comparison
7. Letters from Neighbors