



City of Sunnyvale

Agenda Item-No Attachments (PDF)

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REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2016-7264

Location: 890 W. Iowa Avenue (APN 165-05-003)

Zoning: RO

Proposed Project: Related applications on a 0.13-acre site:

DESIGN REVIEW: to allow demolition of an existing single family residence and construction of a new two-story single family residence with 1,530 square foot basement resulting in a total floor area of 2,782 square feet (2,342 square feet living area and 440 square foot garage) and a 52% Floor Area Ratio (FAR).

Applicant / Owner: Useldinger Architect / Kailin Wang

Environmental Review: Categorically exempt from CEQA pursuant to Section Class 1, 15301, Class 3, Section 15303 (New Construction of Small Structures) Class 4, 15304 (Minor Alterations to Land) of the California Environmental Quality Act (CEQA).

Project Planner: Cindy Hom, Assistant Planner (408) 730-7411, chom@sunnyvale.ca.gov.

REPORT IN BRIEF

General Plan: Residential Low Density (0-7 du/ac)

Existing Site Conditions: Single Family Residence

Surrounding Land Uses

North: Single Family Residence

South: Single Family Residence

East: Single Family Residence

West: Single Family Residence

Issues: Floor Area Ratio (FAR) and compatibility with surrounding neighborhood

Staff Recommendation: Approve Design Review based on the Findings with the recommended Conditions in Attachment 4.

BACKGROUND

Site Context

The project is located southeast of the intersection at West Iowa Avenue and Sunset Avenue. The subject site is bounded by W. Iowa Avenue to the north and other single family homes on the east, west and south. The existing neighborhood includes a blend of one and two-story homes consisting of traditional and contemporary style architecture. Some common design elements found in the neighborhood include low or moderately pitched roofs, combination of stucco and horizontal siding,

brick, or stone veneer exterior finishes, and gabled front door entries.

Existing Conditions/Permit History

The existing home was built in 1948 as a single story residence that provided approximately 1,605 square feet of living area and a 440 square foot two car garage. There were no previous planning permits granted for this site except for building permits that were issued for minor repairs including a re-roof and replacement of the garage door, window, exterior siding and water heater.

Description of Proposed Project

The project is a request to demolish an existing 2,045 square foot one-story single family residence on a 0.13 acre lot and construct a 2,782 square foot, two-story residence that includes a 1,530 square foot basement. Other amenity structures include a new concrete patio built at the lower basement level and a new open patio trellis that is attached to the rear of the home. The proposed two-story home results in a 52% FAR and 38% lot coverage

The application is submitted pursuant to Sunnyvale Municipal Code (SMC) Chapter 19.80 (Design Review) which requires Planning Commission review and approval for homes that exceed the 45% FAR or 3,600 square foot limitation for the R-0 Zoning District. The purpose of the design review is to ensure neighborhood compatibility as well as compliance with Zoning development standards and Single Family Home Design Techniques.

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

DISCUSSION

Development Standards

The proposed project complies with the applicable development standards as set forth in the Sunnyvale Municipal Code. Compliance with the R-0 development standards are summarized in the Project Data Table located in Attachment 2. Floor Area Ratios over 45% in the single family zoning districts are allowed with Planning Commission approval.

Floor Area Ratio

Based on the proposed 2,782 square foot home, the proposed FAR is at 52%. The 1,530 square foot basement is not counted towards floor area. Per SMC 19.12.080 (12), basement area may be exempt from the calculation as long as it is located no higher than two feet above grade. As proposed, the basement is one-foot above the adjacent finished grade.

In context with the surrounding neighborhood, the proposed home is within an area that is composed of one and two-story homes with FARs ranging between 21% and 73%, with an average of 37% and gross floor areas ranging from 924 square feet to 3,690 square feet with an average of 1,475 square feet (Attachment 6). As such, there is already an established high FAR precedent in the neighborhood.

The proposed 52% FAR would not appear to be out of character considering the homes located

across the street and directly behind the proposed home are two-stories with FARs that are greater than 50%. Although the neighboring homes to immediate east and west 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 new home is design to:

- Utilize 9-foot wall plate on the first floor and an 8-foot plate height on the second so that the proposed home does not appear tall or disproportionate in scale.
- Provide second floor setbacks so that there is adequate transition from neighbors and the public street
- Use similar roof forms, materials and finishes so that there is design compatibility with the neighborhood.

Staff recommends as a condition of approval, that the final colors and materials selection shall be subject to approval by the Community Development Director.

Architecture and Site Layout

The project proposes contemporary bungalow architectural elements such as a wide covered porch entry feature, combination of horizontal siding, stucco and stacked stone exterior finishes, hipped roof with asphalt composition shingles, casement windows, and divided garages doors. As proposed, the materials and styles are in keeping with the architectural style and provide for an aesthetic and harmonious development.

The proposed home is located on a standard rectangular, interior lot and will have the same relative layout as the existing home. The proposed site modifications include new decorative paving for the driveway and walkway as well as new native, drought resistant landscaping in the front yard. The rear yard includes an attached open patio trellis that will be constructed within the building envelope. Per SMC 19.080 (12) and 19.12.130 (14), the open patio structure would not count towards lot coverage or FAR since the roof cover is 50% open. The proposed basement patio would encroach into the 20-foot rear setback but provides the required 10-foot rear setback from the rear property line. The terrace would cover approximate 238 square feet of rear yard which is within the 25% or 250 square feet that is allowed per SMC 19.48.050.

The proposed structures in the rear yard would impact one existing 3-inch diameter fruit tree as well as three fruits along the perimeter of the backyard. The project will be subject to the City's Tree Replacement standards as recommend in Condition No. BP-6. The condition requires the applicant to submit a landscaping and irrigation plan to demonstrate compliance with the City's tree replacement standards and water efficient landscaping requirements prior to building permit issuance.

Privacy

The anticipated privacy impacts are minimal in that the majority of the new windows are small, high sill windows on the second floor. The larger, egress windows for the bedrooms are offset from the adjacent neighbors' windows. There is a proposed second floor balcony located off of the master

bedroom on the second floor that is approximately 40 square feet in size. However, it is setback approximately 49-feet from the rear property line and is also offset from the adjacent neighbor's second floor window.

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% of the roof of any structure on a nearby property. The proposed new two-story home will have no impact on the solar access for nearby properties.

Applicable Design Guidelines and Policy Documents

The proposed home is consistent with the adopted Single-Family Design Techniques since the proposed design maintains the existing form and materials of the neighborhood. Staff has included findings for the Single-Family Design Techniques in Attachment 3.

ENVIRONMENTAL REVIEW

The Planning Division conducted an environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The project is categorically exempt from further CEQA review under Section 15301, Section 15303 (New Construction of Small Structures) 15304 (Minor Alterations to Land) of the California Environmental Quality Act (CEQA). The project entails demolition of an existing one-story single family to allow for a new two-story home with underground basement, rear patio deck and a concrete patio at the basement level.

CONCLUSION

Staff was able to make the required Findings for the Design Review (Attachment 3) and the Recommended Conditions of Approval (Attachment 4).

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
- 82 notices mailed to property owners and residents within 300 feet of the project site
- Provided at the Reference Section of the City's Public Library
- Posted on the City's website

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

ALTERNATIVES

1. Approve the Design Review subject to the recommended findings (Attachment 3) and

- conditions of approval (Attachment 4).
- 2. Approve the Design Review with modified conditions.
- 3. Deny the Design Review and provide direction to staff and the applicant on what changes should be made.

RECOMMENDATION

Alternative 1: Approve the Design Review subject to the recommended findings (Attachment 3) and conditions of approval (Attachment 4).

Prepared by: Cindy Hom, Assistant Planner

Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

- 1. Vicinity and Noticing Map
- 2. Project Data Table
- 3. Recommended Findings
- 4. Recommended Conditions of Approval
- 5. Site and Architectural Plans
- 6. Floor Area and Floor Area Ratio Table