



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0144, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2015-7807

Location: 345 Carroll Street (APN: 209-25-016)

Zoning: DSP 8b

Proposed Project:

DESIGN REVIEW: To allow construction of a new 4,188 square foot, two-story single-family home (2,207 sq. ft. first level; 1,418 sq. ft. second level; 424 sq. ft. garage; 139 sq. ft. covered front porch) resulting in 52.2% FAR. The proposal also includes a 2,240-square foot basement. The existing house will be demolished and existing detached Accessory Structure (1,100 s.f.) that contains an Accessory Dwelling Unit (700 s.f.) and a two-car garage (400 s.f.) will continue to remain.

Applicant / Owner: Jenny Kwong / Jenny Kwong

Environmental Review: **Environmental Review:** A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemptions include construction or conversion of new small structures that includes one single-family residence (CEQA Section 15303).

Project Planner: Shétal Divatia, (408) 730-7637, sdivatia@sunnyvale.ca.gov

Due to lack of a quorum of the Planning Commission on February 13, 2017, this item was rescheduled to the Planning Commission hearing of February 27, 2017.

REPORT IN BRIEF

General Plan: Downtown Specific Plan

Existing Site Conditions: One-story single family home with accessory living unit in the rear.

Surrounding Land Uses

North: Single family residential

South: Single family residential

East: Single family residential (across Carroll St)

West: Single family residential

Issues: Architecture and neighborhood compatibility

Staff Recommendation: Make the Findings and approve the Design Review subject to recommended Conditions of Approval in Attachment 4.

BACKGROUND

Description of Proposed Project

The project site is 9,898 square feet (0.23 acres) in size and is currently developed with a single family home with a detached accessory living unit and a two-car garage in the rear. The applicant proposes to demolish the existing home (primary residence) and construct a new, two-story single-family home with a total of 4,188 square feet and keep the existing 1,100 square foot detached structure that contains a 700-square foot accessory dwelling unit and 400 square foot garage, resulting in 52.2% Floor Area Ratio (FAR). The proposal also includes a 139 square-foot front porch and a 2,240-square foot basement which is not included in the FAR calculation.

Design Review is required for construction of a new home to evaluate compliance with development standards and with the Single-Family Home Design Techniques. The Planning Commission is required to review applications exceeding 45% FAR or 3,600 square feet.

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

An Accessory Living Unit and a detached garage in the rear portion of the site were approved in 2009 (MPP 2009-0007).

Applicable Design Guidelines: The City's Single Family Design Techniques provide recommendations for site layout, architecture, and design. These guidelines are referenced in the discussion and analysis below.

DISCUSSION

Development Standards: SMC 19.28.060 (c) notes that single family and accessory dwelling units in the Downtown Specific Plan area shall comply with the development standards of the R-0 zoning District. The proposed project complies with all applicable development standards including setbacks and parking, as set forth in the Sunnyvale Municipal Code. The following key items are noted below:

- **Site Layout:** The subject lot is 75 feet wide and 130 feet deep and 9,858 square feet in size. The lot is larger than the typical lot in this neighborhood. The proposed home would be located near the center of the property to meet or exceed all setback requirements. A driveway will provide access at the left side of the property's frontage.
- **Lot Coverage:** The proposal results in 39.3% lot coverage and is below the maximum 40% allowed for two-story homes.
- **Setbacks:** The new house meets all setback requirements for the first and second story as noted in the Data Table (Attachment 2). The new home is setback 20 feet from the front property line and the second story is setback 30'5" to meet code requirement and meets the sideyard setbacks including the combined yard setback of 15 feet for the 75-foot-wide lot.
- **Height:** The proposed plate height for the first floor is 9 feet; second floor is 8 feet and the basement is 8 feet. The height of the structure will be 26' 3" tall measure from Top of Curb to Top

of Ridge.

- **Parking/Circulation:** The site contains an Accessory Dwelling Unit (approved in 2009) that required and provided an independent parking space for this unit. The main dwelling unit would require four parking spaces (2 covered and 2 uncovered). The proposed project provides four covered parking spaces (2 spaces in the garage of the new house and 2 existing spaces in the detached parking structure which also contains the Accessory Dwelling Unit) and one uncovered parking space in front of the new garage in the front yard.
- **Landscaping and Tree Preservation:** The existing site does not contain any “protected trees” (tree trunk measuring 38 inches or more in circumference); and has one smaller tree in the rear yard that is proposed to be removed. The proposed conceptual landscape plan includes plantings of ground cover, shrubs and trees and will meet the City’s water efficient landscape requirements. The proposal meets the minimum 50% pervious front yard requirement that includes a driveway (impervious surface) and landscaped areas.
- **Solar Access:** Properties in the Downtown Specific Plan are exempt for Solar Access requirement (SMC 19.56.020(c)).

Single Family Home Design Techniques: The City’s Single Family Home Design Techniques (2003) provide guidelines for site planning, architecture, and other design elements related to neighborhood compatibility. These guidelines are referenced in the discussion and analysis below.

Site Plan and Architecture:

The neighborhood can be categorized as a mixed architectural style neighborhood that includes Ranch, Spanish, and Cottage architectural styles (Attachment 6 - Two-story homes in the Neighborhood). The existing home at the site is a typical ranch-styled home with a detached accessory living unit located in the rear yard. The proposed home would be of a contemporary/Mediterranean styled architecture with an arched entryway and a front porch. Portions of the second story steps further back to visually reduce the bulk of the house which is not very apparent in the proposed front street-facing elevation drawing. This architectural style is similar to some other newer or remodeled homes in this neighborhood. The new two-story house will be located in the central portion of the site and exceeds minimum setback requirements for the DSP 8b zoning district.

Second Floor Area to First Floor Area Ratio: The neighborhood for this site is composed of one and two-story homes and cannot be classified as a predominantly one-story neighborhood. The proposed first floor to second story ratio is 51%. This ratio is similar to those of other newer two-story homes in this neighborhood (363, 369 and 401 Carroll Street).

Floor Area Ratio: The proposed 4,188 square foot single family home with 1,100 square foot accessory living unit at 52.2% FAR exceeds the 45% FAR review threshold and requires Planning Commission approval. The difference between 45% (4,436 s.f.), and 52.2% FAR (5,288 s.f.) in this project is 852 square feet of floor area. The proposed FAR also includes the 1,100 square foot detached structure (700-square foot Accessory Dwelling Unit and 400 s.f. garage) that accounts for 11% FAR; and the proposed new house accounts for 34.2% FAR. The neighborhood is composed of one and two-story single family homes with an average FAR of 27% (prior to project); and 29% (with the project) as noted in the Neighborhood FAR Table (Attachment 5). This downtown neighborhood has a mix of older one-story homes with 20-30% FARs and some newer/remodeled homes in the 40% FAR. The proposed 52.2% FAR will be highest FAR for this neighborhood.

Privacy Impact: The proposed house has several second story windows facing the side yards. All of these windows have high sill (clerestory windows) in order to minimize privacy impacts on the neighboring properties. Staff has included a Condition of Approval that notes that only those windows needed for egress purposes that cannot be relocated to other sides may overlook the sideyards.

Neighborhood Compatibility: The proposed home is compatible in design and scale with this neighborhood which has a mix of original one story homes and some newer/remodeled two-story homes. The proposed two-story home, as conditioned, addresses neighbor privacy, scale and architectural design compatibility. The applicant has made several changes from their original proposal to address neighborhood compatibility and privacy.

ENVIRONMENTAL REVIEW

A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemption includes construction or conversion of new small structures that includes one single-family residence (CEQA Section 15303).

FISCAL IMPACT

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

PUBLIC CONTACT

Notice of Public Hearing

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

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 Contact: Staff has not received any correspondence or phone calls from neighbors at the time of writing of this report.

FINDINGS

Staff is able to make the required Design Review Findings (Attachment 3).

ALTERNATIVES

1. Make the Findings and approve the Design Review subject to recommended Conditions of Approval in Attachment 4.
2. Make the Findings and approve the Design Review subject to modified Conditions of Approval.
3. Deny the Design Review and provide direction to staff and applicant on where changes should

be made.

STAFF RECOMMENDATION

Alternative 1: Make the Findings and approve the Design Review subject to recommended Conditions of Approval in Attachment 4.

Prepared by: Shétal Divatia, Senior Planner

Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Site, Vicinity and Public Notice Mailing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Neighborhood FAR Table
6. Two-story Homes in the Neighborhood
7. Proposed Site and Architectural Plans (booklet for PC)