



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0509, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

File #: 2017-7241

Location: 1223 Townsend Terrace (APN: 202-37-008)

Applicant / Owner: Cornelia Haber (applicant) / Robert C and Meredith A Kunz Trustee (owner)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT for a first story addition of 260-square feet to an existing two-story, single-family residence resulting in 2,894 square feet (including a 456-square foot garage) and 38% floor area ratio. The project includes a request for deviation to encroach into the required side yard setback.

Reason for Permit: A Special Development Permit is required to allow deviation from setback standards and architectural review.

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

Issues: Setbacks, neighborhood compatibility.

Recommendation: Approve the Special Development Permit with Recommended Conditions

REPORT IN BRIEF

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

Zoning District: Single-family residence

Surrounding Land Uses

North: Condominium residence

South: Single-family residence

East: Single-family residence

West: Single-family residence

Background

The existing two-story, single-family residence was constructed in 1997 as part of a 24-unit single-family home development by The Building Works/Classic Communities. The existing residence is approximately 2,634 square feet with a Floor Area Ratio (FAR) of 34.5%. There have been no planning applications related to the subject site, other than tree removal requests since the home was constructed.

The subject development is zoned R-1.5/PD. The R-1.5/PD zoning district was created to allow smaller lots (4,200 square feet minimum) with smaller homes (40% lot coverage and 50% FAR) for a more affordable single-family detached home option. The Planned Development combining district

allows site design flexibility.

This Special Development Permit application requires Zoning Administrator review for design modifications to an approved Special Development Permit project and deviation to the setback requirement. The Planned Development combining district allows approval of specified deviations to the zoning code including setbacks. See Attachment 2 for the Data Table of the project.

Description of Proposed Project

The proposed project is for a first story addition of 260 square feet to an existing two-story, single-family residence resulting in 2,894 square feet (including a 456-square foot garage) and 38% floor area ratio. The additions are for a 143-square foot library addition to the left side, a 61-square foot addition to the kitchen in the rear, and a 50-square foot addition to the family room in the rear. The project includes a request for deviation to encroach into the side yard setback on the left side. An existing jacuzzi would be removed in the area of the proposed library.

ENVIRONMENTAL REVIEW

A Categorical Exemption Class 1 (minor alterations to existing structure) relieves this project from CEQA provisions.

DISCUSSION

Architecture:

The 24-unit development was designed in the California Craftsman Bungalow style with horizontal shipboard lap siding or shake siding, gable roof forms with decorative rafter tails, front porches and masonry bases. The existing architecture of the home is similar to the other homes in the development with horizontal siding exterior and composition shingle roofing material. As proposed, the side and rear additions would match the existing materials and design of the house.

Applicable Design Guidelines and Policy Documents: The proposed addition is consistent with the adopted Single Family Home Design Techniques, as it generally maintains the existing shape and form. In addition, the privacy impacts are minimal as the first floor additions are behind fencing and existing trees and not visible from the private street. Recommended Findings related to the Single Family Home Design Techniques are located in Attachment 3.

Development Standards

Side Setback: The side setback standards for the subdivision, as approved by the original Special Development Permit, ranged between six feet to 12 feet. The existing residence was constructed with a five feet eight inch setback on the left side. The proposed library addition would reduce the setback to four feet six and a half inches. The deviation can be considered through the Special Development Permit. The proposed project is located on one of the larger lots in the development with an unusual shape. The driveway and the front of the lot is located on a corner of a private road and the lot extends 125 feet to the east with a width of 50 feet. Most of the existing house is located on the narrow area of the lot adjacent to the private street. The reduced setback would be at two corners of the addition; however, most of the exterior wall would meet the six-foot setback standard of the development.

Neighborhood Impacts: The proposed setbacks on the left side of the addition would be reduced to four feet six and a half inches. Although the proposed side setback requires approval of a deviation to the requirement of the approved development, the deviation would be for two corners of the proposed addition and most of the library walls would comply with the setback standards. The addition is located behind a fence and trees and the adjacent residences to the west (left) and north are located 20 feet from the addition. Therefore, staff finds privacy impacts would be minimal and acceptable.

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

Public Contact: 65 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. No letters or calls were received from the public by staff. The applicant has submitted a letter from the Homeowner's Association representatives (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 Special Development Permit and Recommended Conditions of Approval (Attachment 4). Recommended Findings and General Plan Goals are located in Attachment 3.

ALTERNATIVES

1. Approve the Special Development Permit with recommended Conditions in Attachment 4.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit and provide direction to staff and the applicant where changes should be made.

RECOMMENDATION

Recommend 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: Ryan Kuchenig, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings
4. Standard Requirements and Recommended Conditions of Approval
5. Site and Architectural Plans
6. Special Development Permit Justification Form

7. Letter from the Home Owners Association