



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 17-1171, Version: 1

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### REPORT TO PLANNING COMMISSION

#### **SUBJECT**

**File #:** 2017-7434

**Location:** 954 Marion Way (APN: 313-26-065)

**Zoning:** R-1

**Proposed Project:** **DESIGN REVIEW** for a new two-story single family residence with 4,278 square feet gross floor area (3,844 square feet living area and 434 square feet garage) resulting in 45% Floor Area Ratio (FAR). The existing one story residence is proposed to be demolished.

**Applicant / Owner:** Studio 61 Architects (applicant) / Victor O N Salgado (owner)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemptions includes construction of one-single family residence in a residential zone.

**Project Planner:** Aastha Vashist, (408) 730-7458, [avashist@sunnyvale.ca.gov](mailto:avashist@sunnyvale.ca.gov)

#### **REPORT IN BRIEF**

**General Plan:** Low Density Residential

**Existing Site Conditions:** One-Story Single Family Residence

##### **Surrounding Land Uses**

**North:** One-Story Single Family Residence

**South:** One-Story Single Family Residence

**East:** One-Story Single Family Residence

**West:** Two-Story Single Family Residence

**Issues:** Neighborhood Compatibility, Compliance with Single Family Home Design Techniques

**Staff Recommendation:** Approve with the recommended Conditions of Approval in Attachment 4.

#### **BACKGROUND**

##### **Description of Proposed Project**

The applicant proposes to construct a new 4,278 square foot two-story single family residence on a 9,567-square foot lot resulting in 44.7 percent FAR. The existing one-story single family residence is proposed to be demolished as part of this application.

A Design Review is required for construction of a new house to evaluate compliance with the City's development standards and Single Family Home Design Techniques. Planning Commission review is required for homes exceeding 3,600 square feet gross floor area.

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

### **Previous Actions on the Site**

There are no previous Planning applications or active Neighborhood Preservation complaints for this property.

## **DISCUSSION**

### **Architecture and Site Design**

The subject property is located within the Raynor Park neighborhood with a mix of one and two-story single family residences. Because this is a neighborhood of large lots (generally 9,000 square feet), the neighborhood has been in transition with the construction of new two-story single family homes.

The proposed design has the characteristics associated with Prairie style homes including strong horizontal lines, an overhanging hipped roof, windows set in groups, a wide-open floor plan, and wide porches. The applicant proposes to utilize a combination of siding, stucco and stone materials to add texture and scale to the house. The staff finds the proposed architecture and building materials to be aesthetic and harmonious with the surrounding neighborhood.

No trees are proposed to be removed as part of the application. A new 24" box street tree will be planted in front of the property per the Condition of Approval (EP-2, Attachment 4).

### **Floor Area**

A single-family residential project with a floor area greater than 3,600 square feet requires review by the Planning Commission. The existing floor area in the neighborhood ranges from 1,136 square feet to 4,805 square feet with an average of 2,255 square feet. See Attachment 6 for gross Floor Area and Floor Area Ratio comparison.

The proposed 4,278 square foot house with 45% FAR will be the second largest in the neighborhood in terms of the gross floor area. The existing 4,805-square foot two-story residence at 960 Marion was approved through a staff-level review as was the requirement in 2008 (Project 2008-1312). The proposed FAR of 45 percent is within the existing neighborhood range from 11 percent to 60 percent and is less than the FAR of four other homes in the neighborhood.

Although the proposed gross floor area exceeds 3,600 square feet, the mass and bulk of the proposed new house is consistent with the existing two-story homes in the neighborhood. The proposed design with second floor setbacks exceeding the minimum, well-articulated building façade, combination of high quality materials and retention of existing protected trees on the property helps in minimizing the visual impact of the project.

Since this neighborhood consist of several two-story homes and is not a predominately one-story neighborhood as defined by the Single-Family Home Design Techniques, the 35% second floor to first floor ratio guideline is not applicable.

### **Neighborhood Compatibility and Impacts**

The proposed house has similar scale, mass and height as the surrounding new two-story homes in the neighborhood. The proposed height of the structure is 28'-5," which is comparable to the newer homes in the neighborhood, including those at 950 Marion Avenue (Project 2016-7633), 932 Marion

Avenue (Project 2014-7448), 942 Marion Avenue (Project 2012-7996), and 960 Marion Avenue (Project 2008-1312) that have heights of around 28 feet.

The design addresses neighbor privacy, solar access requirements, scale and architectural design compatibility.

The proposed home significantly exceeds the minimum required second floor setbacks from all four sides. The second-floor window facing the side yard will also have a high sill to minimize the privacy impact on the neighboring property. The use of different wall material, wall offsets, and roof segment help in breaking up two story wall surfaces and reducing the visual bulk of the proposed house.

Based on the setbacks and location of second floor windows, staff does not find any privacy impacts related to the project. The applicant also proposes to utilize high-quality material that will complement the architectural style found in the existing residence and within the neighborhood and will enhance the existing streetscape.

### **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. The Project Data Table is in the Attachment 2.

### **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 percent of the roof of any structure on a nearby property. The project plans demonstrate that the shading would comply with this requirement (project shades 9.25% of the roof area of the adjacent one-story home on the left side and 7.3% of the roof area of the adjacent two-story home on the right side).

### **Applicable Design Guidelines**

The proposed home is consistent with the adopted Single-Family Design Techniques and the surrounding neighborhood. Staff has included findings for the Single-Family Design Techniques in Attachment 3.

### **Conclusion**

Staff has provided Findings in support of the project (Attachment 3) and recommended Conditions of Approval (Attachment 4).

### **FISCAL IMPACT**

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

### **PUBLIC CONTACT**

#### **Notice of Public Hearing**

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

See Attachment 1 for a map of the vicinity and mailing area.

### **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.

### **ALTERNATIVES**

1. Approve the Design Review with the Conditions of Approval 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**

Recommend Alternative 1 to approve the Design Review based on the Findings in Attachment 3 and with the recommended Conditions of Approval in Attachment 4.

Prepared by: Aastha Vashist, 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. Architectural and Site Plans
6. Neighborhood Square Footage Comparison