



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 18-0068, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2017-7647

Location: 1492 Floyd Avenue (APN: 309-16-009)

Zoning: R-0

Proposed Project: **DESIGN REVIEW** for a new two-story single family residence with 4,616 square feet gross floor area (3,782 s.f. living area, 459 s.f. garage, 260 s.f. covered rear patio and 115 s.f. front porch) at 44.8% Floor Area Ratio (FAR.). The existing one-story residence is proposed to be demolished.

Applicant / Owner: Himetec Arch / Hestia Home LLC

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: Shétal Divatia, (408) 730-7637, sdivatiat@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential

Existing Site Conditions: One-Story Single Family Residence

Surrounding Land Uses

North: Two-Story Single Family Residence

South: Two-Story Single Family Residence

East: Two-Story Single Family Residence

West: One-Story Single Family Residence (across Floyd Ave)

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 4,616 square foot two-story single family residence on a 10,028-square foot lot resulting in 44.8 percent FAR. The existing one-story single family residence is proposed to be demolished as part of this application (See Attachment 6 for proposed plans)

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 and/or homes exceeding 45% Floor Area Ratio.

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

Development Standards: The proposed project complies with all applicable development standards including setbacks and parking, as set forth in the Sunnyvale Municipal Code. The following items have been noted for clarification:

- **Site Layout:** The proposed home would be located near the center of the property meeting or exceeding all setback requirements. A two-car garage and a driveway will provide access at the right side of the property's frontage.
- **Lot Coverage:** The proposal results in 30.3% lot coverage and is below the maximum 40% allowed for two-story homes.
- **Parking/Circulation:** The project provides a two-car garage, meeting size and dimensional requirements, as well as a two-car driveway in compliance with current parking standards.
- **Landscaping and Tree Preservation:** The site has one oak tree (7" in circumference) in the rear yard and does not meet the minimum 38 inches in circumference to be considered a protected tree and is proposed to be removed. The proposed conceptual landscape plan includes plantings including shrubs and trees.
- **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 project plans demonstrate that the shading would comply with this requirement.

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 and in the Findings in Attachment 3.

Architecture and Site Design

The proposed two-story home has the design characteristics associated with Prairie style homes including hipped roof with large overhangs, windows set in groups, a wide-open floor plan, and wide porches. The proposed home includes brick veneered columns and stucco exterior. The applicant has refined the proposed design based on staff's suggestion to de-emphasize the two-story elements. Staff recommends that additional brick veneer be utilized on horizontal elements such as the wall between the porch and the garage and/or the low wall on the left side of the porch (Condition of Approval PS-1).

House Size and 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 1,540 square feet to 4,761 square feet with an average of 2,429 square feet. See Attachment 5 for a neighborhood comparison of gross Floor Area and Floor Area Ratio.

The proposed 4,616 square foot house with 45 percent FAR will be the second largest in the neighborhood in terms of the gross floor area. The largest house was approved in 2015 and was recently constructed directly around the corner at 619 Dunholme. It is 4,761 s.f. and has an FAR of 49%. The proposed FAR of 45 percent is within the existing neighborhood range from 16 to 49 percent with an average FAR of 31 percent.

Although the proposed 4,616-square foot home would be one of the larger homes in this neighborhood, the mass and bulk of the home is consistent with other newer two-story homes found on the larger lots in the immediate vicinity. The proposed architectural style, larger setbacks, a well-articulated building façade and a combination of high quality materials helps in minimizing the visual impact of the project.

Since this neighborhood consists 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. The first to second story ratio is 54% which is comparable to the other newer 2-story homes nearby.

Height

The proposed new home has a 9-foot plate height for the first-story and 8-foot plate height for the second story. The total height of the structure (measured from Top of Curb to Top of Ridge) is 26 feet tall. The plate heights and the roof design help visually reduce the scale of the proposed two-story structure.

Neighborhood Compatibility and Impacts

The site is part of a former county pocket (comprised of 11 parcels) near Stockmeir Elementary school. These parcels, created in 1948, are larger (between 9,000 to 10,000 s.f.) as compared to the surrounding R-0 zoned parcels (6,000 s.f.) in this neighborhood. Some of these larger lots have been redeveloped with larger two-story homes in recent years. Overall, this neighborhood has a mix of homes with a variety of house styles and size.

The proposed Prairie style architecture compliments ranch styled homes and the proposed house has similar scale, mass and height as the new two-story homes in the neighborhood. Staff finds that the proposed two-story home, subject to recommended Conditions of Approval, adequately addresses privacy and bulk issues associated with larger homes.

Privacy Impact

All second-floor windows overlooking the sideyards that are not required to be egress windows, will be required to have high sill heights (5 feet) to minimize privacy impact on the neighboring properties.

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
- 94 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: Shétal Divatia, Senior 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. Neighborhood Square Footage Comparison
6. Proposed Site and Architectural Plans (Booklet for PC)