



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 18-0645, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

DESIGN REVIEW to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence resulting in 3,849.3 square feet of floor area (3,443.5 square feet living area and 405.8 square feet garage) and 42.8% floor area ratio (FAR). The project also proposes to remove the existing pool and construct a 647-square foot basement and a 512-square foot attached Accessory Dwelling Unit on the first floor.

Location: 982 Yorktown Drive (APN: 202-24-002)

File #: 2018-7197

Zoning: R-1 (Low Density Residential)

Applicant / Owner: LELDesign / Spencer Shiou Pen Tsai and Chih Lan Kung Trustee

Environmental Review: Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include construction of one-single family residence in a residential zoning district (CEQA Section 15303).

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

REPORT IN BRIEF

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

Existing Site Conditions: Single-family residence

Surrounding Land Uses

North: Single-family residence

South: Single-family residences (across W. Fremont Ave.)

East: Commercial (Chevron Gasoline Station and Westmoor Village Shopping Center)

West: Single-family residence

Issues: Neighborhood compatibility, floor area

Staff Recommendation: Approve the Design Review with conditions of approval in Attachment 4.

BACKGROUND

Description of Proposed Project

The 8,986-square foot project site is located on the south side of Yorktown Drive where the street meets Mandarin Drive. The applicant proposes to demolish the existing single-story, single-family residence, constructed in 1962, and construct a new two-story, single-family residence. The project also includes the demolition of the existing pool and the construction of a basement and an attached Accessory Dwelling Unit (ADU). The project proposes small balconies on the left side and in the front on the second floor.

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. The project requires Planning

Commission review because the total floor area on the site would exceed 3,600 square feet. The proposed total floor area is 4,361.3 square feet (3,849.3 square feet without the Accessory Dwelling Unit) and 48.5% FAR (42.8% FAR without the Accessory Dwelling Unit). See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Project Data Table of the project.

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 zoning district.

DISCUSSION

The existing 2,380-square foot house is a one-story ranch style home with brick veneer on the front elevation, stucco walls on all other elevations, and a low-pitched roof form. The project site is a pie-shaped lot with a narrower frontage on Yorktown Drive and the lot is wider in the rear where it backs up to West Fremont Avenue.

Architecture: The proposed two-story, single-family house has a basement and an attached Accessory Dwelling Unit (ADU). The proposed design is a contemporary design incorporating some Ranch style elements with an emphasis on horizontal lines, low-pitched roof, deep roof overhangs, and a mix of exterior materials such as wood siding and stucco exterior materials. The roof will be standing seamed metal with a combination of gabled, hipped, and shed roof forms. The second story is proposed to be located toward the center of the property with setbacks from all property lines far exceeding the minimum requirement which help to address the vertical massing. The proposed architectural style with varying wall planes and roof forms with the application of high quality materials will enhance the streetscape while respecting the predominant style of the neighborhood. (See Attachment 5 for Site and Architectural Plans, and Attachment 6 for Material Board)

Development Standards: The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code, such as lot coverage, setbacks, parking, and height.

Floor Area Ratio: The proposed total floor area is 4,361.3 square feet (3,849.3 square feet without the Accessory Dwelling Unit) and 48.5% FAR (42.8% FAR without the Accessory Dwelling Unit). An FAR greater than 45% or building size of 3,600 square feet or greater requires review by the Planning Commission.

The neighborhood is predominantly single story with the FAR range between 21% to 47% (average FAR 26%) and larger lot sizes between 7,700 to 11,858 square feet (Attachment 7). The proposed FAR at 48.5% is comparable to the other two-story residence on Yorktown Drive. In addition, the second story to first story ratio is approximately 27%, exceeding the City design guidelines of 35%. Due to the shape of the lot and mature trees located around the perimeter of the lot, the proposed two-story house would not be dominant from the street level.

Accessory Dwelling Unit: The proposed two-story, 698 sq. ft. accessory dwelling unit (ADU) is attached (internal to) the main house. City review of ADUs is ministerial. The City comments only on whether the ADU meets the development standards and is architecturally compatible with the main house. The proposed ADU meets the development standards and is architecturally compatible with

the main house.

A deed restriction is required stating that the ADU or the main unit shall be owner-occupied from the date of recordation of the deed restriction (See COA PS-1 in Attachment 4). In addition, a Traffic Impact Fee is required (See COA PS-2 in Attachment 4).

Privacy: The design addresses neighbor privacy concerns. The proposed home exceeds the minimum required combined second floor setbacks proposing 61'-4" where 21 feet minimum is required. The second-story left side setback is 21'-5" where a small balcony is proposed however, this side faces the side yard of the adjacent residential neighbor and the commercial property to the left (gasoline station and shopping center). There are no windows proposed on the second-floor on the right side and the window on the left side is a small window for the bathroom insure the privacy of the neighboring properties. The second-story rear setback meets the requirement of 20 feet. The rear faces West Fremont Avenue and there are tall mature trees (Eucalyptus and Pine) lining the rear property line.

The generous setbacks, minimal second floor windows, and the mature trees along the property lines will minimize the privacy impact on the neighboring properties.

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.

Landscaping

No protected trees are proposed to be removed as part of the application. Prior to submittal of a building permit, the applicant is required to apply for a Miscellaneous Plan Permit (MPP) for a landscape plan that conforms to the landscaping requirements described in SMC 19.37. After landscaping has been installed (and prior to final inspection for a building permit), a Landscaping Certificate of Completion, including a Maintenance Schedule and must be submitted. See COAs PS-3 and PS-4.

Applicable Design Guidelines and Policy Documents: The proposed home is consistent with the adopted Single-Family Design Techniques since the proposed design maintains the prevailing neighborhood home orientation; the second story to first story ratio is less than 35%; and applies high quality material and craftsmanship. It would have minimal visual impact to the neighborhood as the lot is pie-shaped and the second floor addition and accessory dwelling unit are located toward the rear of the lot and existing trees provide privacy and screening from West Fremont Avenue and the adjacent commercial property. Staff has included findings for the Single-Family Design Techniques in Attachment 3.

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 on the item.

Notice of Public Hearing, Staff Report and Agenda:

- Published in the Sun newspaper
- Posted on the site
- 43 notices mailed to property owners and residents within 300 feet of the project site
- Posted on the City of Sunnyvale's website
- Provided at the Reference Section of the City of Sunnyvale's Public Library
- Agenda Posted on the City's official notice bulletin board

ALTERNATIVES

1. Approve the Design Review with the conditions 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 in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

Prepared by: Momoko Ishijima, Associate 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. Site and Architectural Plans
6. Material Board
7. FAR Analysis