



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

---

File #: 18-1034, Version: 1

---

### REPORT TO PLANNING COMMISSION

#### SUBJECT

##### **Proposed Project:**

**TENTATIVE PARCEL MAP** to subdivide one lot into two lots;

**USE PERMIT** to allow reduced lot area and lot width for a small lot subdivision; and

**DESIGN REVIEW** to construct two single-family homes on each lot with floor area ratio (FAR) of approximately 55%.

**Location:** 718 East Homestead Road (APN: 309-46-053)

**File #:** 2017-7950

**Zoning:** R-2

**Applicant / Owner:** Shawn Ghandchi (applicant) / 12561 Paseo Cerro Group (owner)

**Environmental Review:** Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) (Section 15303(a)).

**Project Planner:** Noren Caliva-Lepe, (408) 730-7659, [ncaliva-lepe@sunnyvale.ca.gov](mailto:ncaliva-lepe@sunnyvale.ca.gov)

#### REPORT IN BRIEF

**General Plan:** Low Medium Density Residential

**Existing Site Conditions:** Vacant

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

**North:** Single-family residential

**South:** Child care center and City of Cupertino across Homestead Rd.

**East:** Pedestrian path and multi-family residential

**West:** Single-family residential

**Issues:** Neighborhood compatibility

**Staff Recommendation:** Alternative 1: Approve the Tentative Parcel Map, Use Permit and Design Review subject to findings in Attachment 3 and recommended conditions of approval in Attachment 4.

#### BACKGROUND

##### Description of Proposed Project

The applicant proposes to subdivide an existing 8,792 square foot vacant lot into two lots. The project also includes construction of two single-family homes. Each home will be two-stories, with a floor area of 2,421 square feet (2,020 square feet living area and 401 square foot garage) and 55% floor area ratio (FAR).

A Tentative Parcel Map is required for subdividing a parcel into four or fewer lots. A Use Permit is required to consider reduced lot area and width for a small lot subdivision. Design Review is required to evaluate compliance with the City's development standards and Single Family Home Design Techniques and to exceed 45% FAR.

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**

The current site is vacant. There are no previous Planning applications or active Neighborhood Preservation complaints for this property.

### **EXISTING POLICY**

**General Plan Goals and Policies:** The following are key goals and policies from the Land Use and Transportation and Community Character chapters of the General Plan which pertain to the proposed project:

*Policy LT-4.4:* Avoid monotony and maintain visual interest in newly developing neighborhoods, and promote appropriate architectural diversity and variety. Encourage appropriate variations in lot sizes, setbacks, orientation of homes, and other site features.

*Policy LT-7.3:* Encourage the development of housing options with the goal that the majority of housing is owner-occupied.

*Policy CC-1.3:* Ensure that new development is compatible with the character of special districts and residential neighborhoods. (Previously Community Design Policy A.2)

**Applicable Design Guidelines:** The City's Design Guidelines as noted in the Single Family Home Design Techniques provide recommendations for site layout, architecture, and design. These guidelines are referenced in the discussion and analysis below. Refer to Attachment 3 for the required findings for Design Review.

### **ENVIRONMENTAL REVIEW**

Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) (Section 15303(a)), as the project includes construction of less than three single-family homes in an urbanized area.

### **DISCUSSION**

#### **Present Site Conditions**

The project site is located on the north side of East Homestead Road and is 8,792 square feet in size. The site is vacant with minimal vegetation. Surrounding uses include single-family and multi-family homes. An existing 15-foot wide publicly accessible pedestrian path is located along the eastern property line. Across East Homestead Road is a child care center and properties within the Cupertino city boundary.

#### **Site Layout and Architecture**

The proposed project includes the subdivision of the existing lot into two separate lots, with no common lot or areas shared. Each lot will include a single-family home and an attached two-car garage, with a driveway facing E. Homestead Road. The right-of-way along the project frontage will be upgraded to comply with the existing City standards, including a 6-foot wide sidewalk and a street tree (see Attachment 4).

Each home is considered to be modern in architectural style, with a combination of asymmetric and shallow roof pitches, varying roof and wall planes, wood paneling accents, and standing seam metal roofing. Slight differences in the application of materials and roof forms make the two homes distinct from one another. Roof decks are also proposed on top of each garage (see Attachment 5).

### **Development Standards**

The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code (SMC). The following items have been identified for clarification by staff for the Planning Commission.

### **Density, Lot Size and Width**

Properties within the R-2 zoning district are generally at least 8,000 square feet and 72 feet wide, with a density of one unit per 3,600 square feet. The subject property is 8,792 square feet in size and allows up to two units. A duplex, under one ownership, would be a permitted use on this site. The proposed subdivision is consistent with the permitted density and creates two homeownership opportunities.

SMC 19.30.020 allows for consideration of reduced lot size and width through the Use Permit process, if the proposed project is consistent with the neighborhood and General Plan goals and policies (see Attachment 3). The proposed project includes lots that are 4,396 square feet in size and 41 feet and 10 inches wide. The reduced lot size and width are consistent with other R-2 zoned small lot subdivisions in the vicinity and that have been recently-approved. Below are several examples:

<b>Address</b>	<b>Lot Size</b>	<b>Lot Width</b>	<b>Zoning</b>	<b>Approval</b>
485 E. McKinley Ave.	2,947 sf - 4,553 sf	40' - 50'	R-2/PD	1/08/18
305 Beemer Ave.	3,852 sf - 5,198 sf	36' - 50'	R-2	6/25/18
733-737 E. Homestead Rd. <sup>1</sup>	4,120 sf - 4,300 sf	36' - 43'	R-2/PD	6/28/89
1680-1683 Fala Tr. 1676-1679 Francolin Tr. <sup>2</sup>	3,164 sf - 3,855 sf	46' - 56'	R-2/PD	3/22/05

<sup>1</sup> Located two properties to the left of the proposed project.

<sup>2</sup> Located three properties to the right of the proposed project.

### **Setbacks**

The proposed project includes the construction of two single-family homes, one home on each lot. The homes have been designed to comply with all setback requirements. The proposed second floors are set back more than 33 feet from the front property line, which helps to reduce the visual bulk from the street.

### **Landscaping**

The proposed project exceeds the minimum landscaping area and usable open space requirements for each lot, with private front and rear yards provided. The project is also subject to the water-efficient landscaping requirements contained in SMC 19.37. Separate staff-level Planning permits will be required to review final landscaping design for each lot (see Attachment 4).

### **Solar Shading**

SMC 19.56.020 prohibits shading of adjacent roofs by more than 10%. The project plans demonstrate that the shading would comply with this requirement by shading no more than 5.9% of the roof of the house to the left and 2% of the house to the right.

### **Green Building Requirements**

The proposed project complies with the current Citywide Green Building Program by achieving a minimum of 80 points.

### **Floor Area Ratio**

Single-family homes with an FAR greater than 45% requires review by the Planning Commission. The proposed homes are approximately 2,421 square feet in size, consisting of 2,020 square feet of living area and 401 square feet of garage. The proposed FAR for each home is approximately 55%. Each home contains four bedrooms, including one bedroom/office on the first floor and three bedrooms on the second floor.

The neighborhood contains a mix of one and two-story single-family homes and multi-family homes. The single-family home to the left is one-story, and is located on an 8,820 square-foot lot with an FAR of 26%. The adjacent two-story homes directly behind the subject property are on smaller lots of less than 6,000 in size with FARs of approximately 49% to 55%. Other similar R-2 small lot subdivisions within the vicinity were approved up to 50% FAR. The proposed FAR is also consistent with other recently approved small lot subdivisions, one of which was approved with 57.5% FAR. See table below:

<b>Address</b>	<b>FAR (overall)</b>
485 E. McKinley Ave.	57.5%
305 Beemer Ave.	53.5%
733-737 E. Homestead Rd. <sup>1</sup>	49%
1680-1683 Fala Tr. 1676-1679 Francolin Tr. <sup>2</sup>	50%

<sup>1</sup> Located two properties to the left of the proposed project.

<sup>2</sup> Located three properties to the right of the proposed project.

### **Expected Impacts on the Surrounding Neighborhood**

The surrounding neighborhood is an eclectic mix of zoning districts, densities, FARs and architectural styles. The proposed project is consistent with the common site layout of other single-family homes in the neighborhood. While the modern architectural style is not found in the neighborhood, the scale and bulk of the homes are consistent with the streetscape and add to the diversity of homes along E. Homestead Road.

The most impacted property owner is the one-story single-family home along the left side, as the adjacent public path along the right side is 15 feet wide and provides a visual buffer from the one-story multi-family homes on the other side of the path. The proposed homes have been designed to exceed most setback requirements, which helps to reduce the visual and privacy impacts to adjacent neighbors. Roof decks are front-facing and are more than 18 feet away from the exterior side

property lines. To further reduce privacy impacts to the neighbor on the left side, staff recommends the following modifications for Parcel A (see Attachment 4):

- The second-floor bedroom windows (non-egress) on the left elevation must be high sill (bottom sill at 5 feet from the ground).
- The second-floor bathroom window on the left elevation must be made of opaque glass.

### **FISCAL IMPACT**

The project is required to pay a Transportation Impact Fee (TIF) for each net new peak hour trip generated by the project. The estimated TIF for the proposed project is \$6,228.00. In addition, the project is subject to payment of a park in-lieu fee in the amount of \$150,935.40. The final amount is subject to the fee in place at the time of payment.

### **PUBLIC CONTACT**

**Community Outreach Meeting:** A community outreach meeting was held at the project site by the applicant on October 29, 2018. Six members of the public attended the meeting. In general, neighbors who attended were supportive of the project and asked questions related to construction duration, size of units and the future price of the homes.

### **Notice of Mitigated Negative Declaration and Public Hearing**

- Published in the *Sun* newspaper
- Posted on the site
- 105 notices were mailed to property owners and tenants within 300 feet of the project as shown in Attachment 1, including to property owners and tenants within the City of Cupertino

### **Staff Report**

- Posted on the City of Sunnyvale's web site
- Provided at the Reference Section of the City of Sunnyvale's Public Library

### **Agenda**

- Posted on the City's official notice bulletin board
- City of Sunnyvale's web site

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

### **CONCLUSION**

Findings and General Plan Goals: Staff was able to make the required Findings for the Tentative Parcel Map, Use Permit and Design Review. Recommended Findings and General Plan Goals and Policies are located in Attachment 3.

### **ALTERNATIVES**

1. Approve the Tentative Parcel Map, Use Permit and Design Review subject to the findings in Attachment 3 and recommended conditions of approval in Attachment 4.
2. Approve the Tentative Parcel Map, Use Permit and Design Review subject to the findings in Attachment 3 and recommended conditions of approval in Attachment 4, subject to modified conditions of approval.
3. Do not make the required findings and direct staff where changes should be made.

4. Deny the project.

**STAFF RECOMMENDATION**

Alternative 1: Approve the Tentative Parcel Map, Use Permit and Design Review subject to the findings in Attachment 3 and recommended conditions of approval in Attachment 4.

Prepared by: Noren Caliva-Lepe, 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. Proposed Site and Architectural Plans