



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 19-0350, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: Application on a 0.38-acre site:

DESIGN REVIEW: to allow construction of a new one-story single-family home resulting in 5,641 square feet (4,701 square feet living area, 760 square feet garage, and 180 square feet covered patio) and 42.9% floor area ratio (FAR). The existing home will be demolished.

Location: 1150 S. Bernardo Ave. (APN: 202-34-030)

File #: 2018-7952

Zoning: R-1 (Low Density Residential)

Applicant / Owner: LHC Design, Inc. (applicant) / Kaili Kan and Qing Fan (owner)

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

Project Planner: Mary Jeyaprakash, (408) 730-7449, mjeyaprakash@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential (RLO)

Existing Site Conditions: One-Story Single-Family Home

Surrounding Land Uses

North: Church and Preschool (Community First School)

South: One-Story Single-Family Home

East: Church and Preschool (Community First School)

West: Two-Story Single-Family Home

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

Staff Recommendation: Approve the Design Review with the Conditions of Approval in Attachment 4.

BACKGROUND

Description of Proposed Project

The project site is 0.38 acres in size and is currently developed with a one-story single-family home.

The applicant requests to demolish the existing house and construct a new one-story single-family home resulting in 5,641 square feet and 42.9% floor area ratio (FAR). The proposed project requires Planning Commission review because the proposed floor area exceeds 3,600 square feet.

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

Previous Actions on the Site

A Tree Removal Permit was issued to remove a storm damaged tree at the front of the house in 2006. There are no other previous Planning applications or active Neighborhood Preservation complaints on this property.

EXISTING POLICY

Applicable Design Guidelines: The City's Design Guidelines provide recommendations for site layout, architecture, and design. These guidelines are referenced in the discussion and analysis below.

ENVIRONMENTAL REVIEW

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

DISCUSSION

Present Site Conditions

The existing site is developed with a one-story single family home on a 16,800-gross square foot lot. The property starts at the street center-line of S. Bernardo Avenue. The first 25 feet of the property is a street easement for S. Bernardo Avenue, followed by a 10-foot wide sidewalk and landscaping easement. Lot coverage and FAR are based on net lot area (exclusive of right-of-way easements). The net lot area for the subject property is approximately 13,125 square feet, while the typical R-1 zoned lot is approximately 8,000 square feet in size.

Development Standards

The proposed project complies with the applicable development standards as set forth in the Sunnyvale Municipal Code (SMC), such as setbacks, lot coverage, parking and height. The Project Data Table for the proposed project can be found in Attachment 2.

Architecture and Site Layout: The neighborhood consists of primarily Ranch-style single-family homes. The proposed architectural design is considered to be Prairie-style, with sand-toned stucco walls, strong horizontal lines, overhanging hipped roof, wide-open floor plan composition shingle roofing, and trim detailing on the gable ends. The design includes stacked stone veneer wainscoting around the base of the front elevation. The roof mass is minimized with a combination of hipped and gable ends, and dormer windows that add visual interest and match other dormer windows found in the neighborhood.

Floor Area and Floor Area Ratio: The proposed home is 5,641 square feet in size and 42.9% FAR, with 4,701 square feet of living area and a three-car garage that is 760 square feet in size. The homes in the neighborhood range in size from 2,174 square feet to 3,200 square feet in size, with an average of 2,647 square feet. The average lot size in the neighborhood is 8,194 square feet in size. Properties that are zoned R-1 are typically approximately 8,000 square feet in size.

The subject property is unique in that it is more than 60% larger than typical lots found in the neighborhood and within the R-1 zone. FAR is a measurement of bulk and mass, relative to the size of a lot. In staff's opinion, the proposed house size is appropriate to the lot as the FAR is under 45%

and is similar to other FARs found in the neighborhood. there are other homes in the neighborhood with similar FARs. The architectural style, increased setbacks, well-articulated building façade and a combination of high quality materials help in minimizing the visual impact of the large home. The one-story height also helps to reduce the bulk from the streetscape, and allows for neighborhood compatibility.

Building Height: The project site is surrounded by a one-story home (14'-9" average height) and two story homes (19'-6" average height) on the south and west sides of the property respectively. A church and school are located to the north and east sides of the property. The proposed house will be 20'-6" in height, with a plate height to be 10-feet and 4:12 roof slope. To further minimize the perceived mass and bulk of the home, staff recommends that the plate height be reduced to 9 feet. See Attachment 4 - GC-2 for the Recommended Conditions of Approval.

Landscaping: The proposed project does not include changing the existing landscaping. Hence the applicant is not required to submit a landscaping plan. The applicant is proposing to remove an 8-inch and a 9-inch tree in the backyard that are not protected and replace them with different trees elsewhere within the site.

Applicable Design Guidelines: The proposed project will be consistent with the adopted Single-Family Home Design Techniques with reduced plate height. The recommended Findings can be found in Attachment 3.

Neighborhood Impacts

Staff does not expect privacy or noise impacts to result with approval of the project. The subject property is larger than other homes in the neighborhood and the proposed home is proportionate to the large lot with FAR under 45%. Staff's recommendation to reduce the plate height will bring the scale of the project similar to other one-story homes in the neighborhood. The bulk, massing, and setbacks are respective to the surrounding neighborhood and the proposed architectural elements are consistent with other nearby homes.

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
- 41 notices mailed to property owners and residents within 300 feet of the project site

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 website
- Posted on the City's official notice bulletin board

Public Contact: As of the date of staff report preparation, staff has received no comments from the public.

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.

STAFF RECOMMENDATION

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

Prepared by: Mary Jeyaprakash, Associate Planner

Approved by: Noren Caliva-Lepe, Acting 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
6. Neighborhood Comparison Table