



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 19-0541, Version: 1

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### 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 Jeyaparakash, (408) 730-7449, mjeyaparakash@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 5.

#### BACKGROUND

##### Description of Proposed Project

The project was reviewed by the Planning Commission on April 8, 2019 (see Attachment 1 for the staff report), and continued for consideration at the May 13, 2019, Planning Commission meeting.

The Planning Commission expressed concern that the architectural style of the proposed project is not consistent and the proposed plate height is not compatible with the proposed elevation. They directed staff to work with the applicant to develop a consistent architectural style that is appropriate to the proposed plate height.

Changes to the proposed project are limited to refining the architectural style. No modifications to the floor plan, setbacks, parking, lot coverage and FAR are proposed.

## **REVISED ARCHITECTURE**

The applicant has redesigned the house to be Craftsman style. The prominent architectural elements of the revised design that are consistent with Craftsman style are as follows:

- 1) Tapered columns decorating the porch,
- 2) Decorative brackets under the gable ends,
- 3) Dentil shelf on the entrance door,
- 4) Carriage style garage doors,
- 5) Open rafters under the gable ends,
- 6) Vertical siding below the gable ends, and
- 7) Large stone veneer wainscoting around the base of the front elevation.

In addition to the elements above, the applicant has also further refined the design of the windows and wooden window trim to enhance the architectural style. Two dormer windows along the front elevation will also be maintained and are not uncommon Craftsman-style architecture or for the neighborhood.

Staff finds that the revised design is an improvement to the existing house and is compatible to the prevalent architectural style of the neighborhood. The proposed architectural elements complement each other and provides a uniform style to the proposed house. The design minimizes the roof mass with a combination of hipped and gable ends. See Attachment 6 for the proposed elevations, rendering, and design specification sheets showing detailing, exterior materials and colors, windows and doors.

To ensure that the design specifications provided are used in the construction of the house, staff recommends a condition of approval that the exterior colors, materials, doors and windows match the design specification sheets provided. See Attachment 5 - GC-2 for the Recommended Conditions of Approval. Staff also recommends that the size of the stones in the stone veneer base to be increased further, so that stones are more proportionate to the size of the house and more compatible to the proposed style. See Attachment 5 - GC-3 for the Recommended Conditions of Approval.

## **Building Height**

The project site is surrounded by one-story and two story homes on the south (right) and west (front) sides of the property, respectively. A church and school are located to the north (left) and east (rear) sides of the property. The plate height of the proposed building is 10-feet and the overall height is 20 feet 6 inches, which is greater than typical one-story homes found in the neighborhood. However, the subject property is 20% to 30% larger and wider than typical lots found in the R-1 zone. Therefore, staff finds that the proposed plate height and overall height is proportional to property. In addition, the proposed architectural style, articulated building façade and high quality materials will help in minimizing the visual impact from the street frontage. The one-story height also helps to reduce the bulk from the streetscape, and allows for neighborhood compatibility.

## **ALTERNATIVES**

1. Approve the Design Review with the Conditions of Approval in Attachment 5.
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 4 and Conditions of Approval in Attachment 5.

Prepared by: Mary Jeyaprakash, Associate Planner

Approved by: Noren Caliva-Lepe, Senior Planner

**ATTACHMENTS**

1. Planning Commission Staff Report - April 8, 2019
2. Site, Vicinity and Public Notice Mailing Map
3. Project Data Table
4. Recommended Findings
5. Recommended Conditions of Approval
6. Proposed Site and Architectural Plans
7. Neighborhood Comparison Table