



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

---

File #: 19-0915, Version: 1

---

### REPORT TO PLANNING COMMISSION

#### SUBJECT

#### **CONTINUED FROM AUGUST 26, 2019**

#### **Proposed Project:**

**DESIGN REVIEW:** To demolish an existing home and construct a new one-story single-family home, resulting in 3,839 square feet (3,400 square feet living area and 439 square feet garage) and 44.4% floor area ratio (FAR).

**Location:** 1015 Havre Ct. (APN: 320-12-016)

**File #:** 2019-7238

**Zoning:** R-1 (Low Density Residential)

**Applicant / Owner:** TDH Design, Tri Hong (applicant) / Long Kai and Yunling Cai (owner)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

#### REPORT IN BRIEF

**General Plan:** Low Density Residential (RLO)

**Existing Site Conditions:** One-Story Single-Family Home

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

**North:** One-Story Single-Family Home

**South:** One-Story Single-Family Home

**East:** One-Story Single-Family Home

**West:** One-Story Single-Family Home

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

**Staff Recommendation:** Approve the Design Review with recommended conditions in Attachment 4.

#### BACKGROUND

#### Description of Proposed Project

The project site is 8,648 square feet in size and is currently developed with a one-story single-family home. The applicant proposes to demolish the existing home and construct a new one-story single-family home, resulting in 3,839 square feet and 44.4% floor area ratio (FAR). The project requires Planning Commission review because the proposed gross 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 data table of the project.

#### Previous Actions on the Site

Design Review #2018-7903 for a new single-family home with 3,588 square feet (3,149 square feet living area and 439 square feet garage) and 41.5% floor area ratio (FAR) was approved on

November 29, 2018 but not built. Approval of this project would supersede the previous approval. See Condition of Approval BP-3 in Attachment 4.

### **EXISTING POLICY**

**Applicable Design Guidelines:** The Sunnyvale Single Family Home Design Techniques provide recommendations for neighborhood compatibility, 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 (CEQA Section 15301).

### **DISCUSSION**

#### **Present Site Conditions**

The existing site is developed with a 2,016 square foot, one-story single-family home. The property is located just northeast of Cupertino Middle School in a neighborhood consisting of one-story, ranch style homes built in the late 1950s. Most homes in the neighborhood have not been remodeled and the neighborhood has maintained much of its original character. The homes are L-shaped with two-car garages extending to the street at the 20-foot front setback line and the main body of the house is set back about 40-50 feet from the street, with traditional hip or gable roof forms.

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

The proposed architectural design is considered Mediterranean-style with large arched windows and decorative front entry door, and exterior stucco walls. The house is roughly a large square shape (instead of the typical L-shape in the neighborhood) with two extensions into the rear yard. The garage and front entry face the street which is consistent with the neighborhood pattern. The concrete-tile roof is a single, hip roof with four smaller hipped-roof projections across the front elevation to provide visual interest. There is a 4-foot wainscoting of stacked stone veneer across the base of the front elevation that wraps 4.5 feet around the side of the house (behind the fence) to avoid an abrupt termination. Exterior colors are a combination of gray roofing and light grey walls, white garage door, light beige trim and gutters, and stacked stone with varying beige hues.

The garage door is rectangular-shaped and carriage-style, which is not typical for Mediterranean-style homes. Staff recommends a condition of approval requiring adding an arched element to the garage door, so it is consistent with the Mediterranean design of the rest of the house (see Condition of Approval BP-4 in Attachment4).

#### **Floor Area and Floor Area Ratio**

Typical properties in the R-1 zone are approximately 8,000 square feet. Lots in this neighborhood are larger than typical R-1 lots. The subject property is 8,648 square feet in size and the average lot size of the neighborhood (300 ft. radius) is 9,728 square feet (see Attachment 5).

Homes in the neighborhood range in size from 1,897 square feet to 4,031 square feet, with an average of 2,439 square feet. The proposed house is 3,839 square feet in size. While the house is approximately 1,400 square feet larger than the average house size, the proposed house is within the range found in the neighborhood and is under 45% FAR. Therefore, staff finds that the large lot can support a larger home. The well-articulated building façade, single-story mass, and high quality

materials help in minimizing the visual impact of the large home.

### **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.

### **Building Height**

The neighborhood consists of homes that are an average of 15 feet in height from grade level (see Attachment 5). The proposed house is approximately 18 feet in height from grade level (19 feet 8 inches measured from the top of the curb) which would make it the tallest house in the neighborhood. The plate height is a reasonable 9 feet with a 4:12 roof slope. The 4:12 roof pitch is consistent with the houses in the neighborhood which all have 4:12 roof slopes. The hip roof minimizes the height of the roof on the streetscape because the peak of the roof is set back 48 feet from the front property line and 34 feet and 30 feet from the left and right property lines, respectively. The four hipped-roof projections on the front elevation break up the mass of the single-gable hip roof. The one-story design is compatible with the neighborhood with all one-story homes. Staff finds the height to be acceptable.

### **Neighborhood Impacts**

Staff does not expect privacy or noise impacts to result with approval of the project. The proposed home is proportionate to the larger lot with the FAR under 45%. The one-story design, the 9-foot plate height, and hip roof will minimize the mass of the house on the streetscape. The bulk, massing, setbacks, and architectural elements are respective of the surrounding neighborhood.

The proposed project will be consistent with the adopted Single-Family Home Design Techniques. The recommended Findings can be found in Attachment 3.

### **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
- 49 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 received two comments from the

neighbors. One rear yard neighbor expressed support of the project but would like trees planted in the rear for privacy. See Attachment 7 for comments of the neighbor on the right (1011 Havre Ct.) which are related to:

- the size and height size of the new house
- concern about the safety of their trees during construction
- safety during demolition and construction
- possibility that one bedroom will be rented because it has a side door.

### **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**

Alternative 1: Approve the Design Review with the Conditions of Approval in Attachment 4.

Prepared by: Teresa Zarrin, Associate Planner

Approved by: Noren Caliva-Lepe, Principal Planner

### **ATTACHMENTS**

1. Vicinity and Noticing Maps
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Havre Ct. Neighborhood Data
6. Site and Architectural Plans
7. 1011 Havre Ct. Neighbor Comments