



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 20-0159, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

DESIGN REVIEW: To allow a new one-story, single-family residence and a detached Accessory Dwelling Unit (ADU) with a garage resulting in a total floor area of 5,229 square feet (3,648 square feet living area, 435 square feet garage, 699 square feet ADU, and 447 square feet ADU garage) and 39.6% floor area ratio (FAR). The project also involves the removal of 12 protected trees.

Location: 805 Gary Avenue (APN: 211-11-013)

File #: 2018-7796

Zoning: R-1 (Low Density Residential)

Applicant / Owner: JCO, Inc. (applicant) / Bryan Huh Et Al (owner)

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

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 residence

East: Single-family residence

West: Single-family residence

Issues: Neighborhood compatibility, floor area, and tree removals

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

BACKGROUND

Description of Proposed Project

The existing single-family, single-story home is located on a 13,205-square foot lot on the north side of Gary Avenue close to Gail Avenue. The applicant proposes to demolish the existing residence and construct a new single-story, single-family residence with an attached two-car garage. The living area for the residence would be 3,648 square feet and the garage would be 435 square feet. The project also proposes a 699-square foot detached accessory dwelling unit (ADU) and a 447-square foot ADU garage in the rear yard. The applicant also proposes to remove 12 protected trees from the front and rear yards.

A Design Review is required for construction of a new home to evaluate compliance with

development standards and with the Single Family Home Design Techniques. This project requires Planning Commission review because the total FAR on the site would exceed 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 project.

Previous Actions on the Site

There are no previous related planning applications or active neighborhood preservation complaints for this property.

EXISTING POLICY

Applicable Design Guidelines:

The proposed home is consistent with the adopted Single-Family Home Design Techniques since the proposed design maintains the existing form of houses, materials, and design elements of the neighborhood. It would have minimal visual impact to the neighborhood. Findings for the Single Family Design Techniques are included in Attachment 3.

ENVIRONMENTAL REVIEW

A Class 3 Categorical Exemption relieves this project from the requirements of the California Environmental Quality Act, which includes construction of a new single-family home.

DISCUSSION

Architecture and Site Design

The existing neighborhood is comprised of predominantly single-story homes on large lots (approximately 0.25 acre) constructed in 1952 as part of the Gavello Glen subdivision. The homes are Ranch style with simple rectilinear forms and low pitched roofs. The project proposes to demolish the existing 1,655-square foot home and construct a new single-story, single-family residence with an attached two-car garage. The new 3,648-square foot home and 435-square foot garage will include six bedrooms and five bathrooms. The proposed project retains many of the Ranch style architectural elements of the neighborhood including simple shapes and roof forms. The house is laid out in an “L” shape with off-white stucco walls, variegated beige stone veneer at the base, and dark gray composition shingle roof material. Consistent with established Planning Commission precedent, staff is recommending that the stone be at least 4 inches in height to be in better proportion to the size of the home (see Attachment 4). Proposed windows are high quality, side-sliding vinyl windows with white trim. The colors and materials board is included in Attachment 5 on Sheet R1. The front entry and garage doors are simple in style and relate to the architectural style and neighborhood. The height of the house will be 18 feet 5 inches, which is well under the 30-foot height limit.

The project includes the construction of a detached ADU and 2-car garage for the ADU in the rear yard. The ADU will be 699 square feet with one bedroom and one bathroom. The garage is proposed to be 447 square feet. The architecture will match the main residence with simple forms, stucco exterior, stone veneer at the base, and composition shingle roof material. The same color palette, and door and window detailing will also be used. The height of the ADU will be 14 feet 3 7/16 inches and will not be visible from the street frontage.

Development Standards

The proposed project complies with the applicable development standards as set forth in the Sunnyvale Municipal Code, such as lot coverage, parking, height, and setbacks. The Project Data Table is in the Attachment 2.

Floor Area Ratio

The existing single-story residence with the garage is 1,655 square feet (12.5% FAR). The proposed project will have a total floor area of 5,229 square feet (39.6% FAR). The proposed residence is 3,648 square feet. An FAR greater than 45% or building size of 3,600 square feet or greater requires review by the Planning Commission.

The proposed total floor area of 5,229 square feet (39.6% FAR) consists of: 3,648-square foot. home, 435-square foot. attached garage, 699-square foot detached ADU, and 447-square foot ADU garage. The FAR excluding the ADU is 34.3%.

The State of California passed several bills related to ADUs in 2019 (AB 881, AB 68, and SB 13) and the City Council adopted an urgency ordinance (#3153-19) on December 10, 2019, to comply with the new State requirements. One of the changes to the ADU ordinance allows for streamlined approval of detached ADUs by right on single-family lots if less than 800 square feet. Floor area could be considered as part of the total size with a new home construction, however, the ADU is not part of the discretionary approval process.

FAR of 39.6% (34.3% without the ADU) is slightly higher than homes found in the immediate neighborhood, including the two adjacent homes. The neighborhood consists of one-story homes with two-vehicle garages. The FARs range between 13.8% and 30.4% with lot sizes averaging 10,691 square feet (Attachment 5). Although the FAR of the proposed project is slightly higher than the other homes, the lot is large with generous setbacks, the proposed home is single story, and less than the 45% FAR and lot coverage thresholds of most single-family lots in Sunnyvale. Therefore, staff finds that the proposed FAR and design of the home is proportional to the size of the lot.

Tree Removal

A tree survey was provided for the project and 12 out of 14 protected trees are proposed for removal because the trees are dead, in poor health, or in the way of the proposed construction (see Attachment 7). There are Coast Live Oak, Stone Pine, California Pepper, Flowering Gum and Camphor trees in the front of the house, and Eucalyptus trees in the rear of the house. Two Coast Live Oaks in the front will be protected. Staff inspected the trees with the City Arborist, who was in agreement with the applicant's tree survey findings and supports removal of the protected trees.

Protected sized trees are required to be replaced per the City's Tree Replacement Policy and has been included as a condition of approval (Attachment 4). Staff will review the tree replacement location and species through a separate staff-level application prior to building permit submittal.

Neighborhood Impacts and Compatibility

The project site is a rectangular shaped lot. The proposed project will construct a new single-story residence and ADU. The project complies with all setback and height requirements. The project exceeds combined side and rear setback requirements. Staff also finds that the proposed FAR and design is compatible with the neighborhood by maintaining a single-story Ranch-style home.

Staff is able to support removal of the 12 protected trees based on their existing health and conflicts with the proposed home. Preservation of the two large Coast Live Oak trees in the front yard is a positive feature of the project. As previously noted, there will be a condition of approval to plant replacement trees to provide shade and privacy.

FISCAL IMPACT

No fiscal impacts other than normal fees and taxes are expected.

PUBLIC CONTACT

Notice of Public Hearing, Staff Report and Agenda

- Published in the Sun newspaper
- Posted on the site
- 129 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

Public Contact: At the time of preparation of the staff report, no correspondences from neighbors were received.

CONCLUSION

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review and the Recommended Conditions of Approval (Attachment 4). Recommended Findings and General Plan Goals are located in Attachment 3.

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: Momoko Ishijima, Senior Planner

Approved by: Noren Caliva-Lepe, Principal Planner

ATTACHMENTS

1. Site, Vicinity and Public Notice Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. FAR Analysis
7. Arborist Report