



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

File #: 20-0355, Version: 1

### REPORT TO THE ZONING ADMINISTRATOR

#### SUBJECT

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

Related applications on a 15,574-square foot site:

**Tentative Map** to subdivide one parcel into two lots,

**Variance** to allow reduced lot widths and tandem covered parking spaces, and

**Design Review** to construct two new two-story single-family homes, resulting in 45% floor area ratio (3,578 square feet and 3,427 square feet in size).

**Location:** 1136 Northumberland Drive (APN: 198-38-018)

**File #:** 2019-7603

**Zoning:** R-0 (Low Density Residential)

**Applicant / Owner:** 1136 Northumberland LLC

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

**Project Planner:** Aastha Vashist, Associate Planner, avashist@sunnyvale.ca.gov, (408)-730-7458

#### BACKGROUND

##### Description of Proposed Project

The applicant proposes to subdivide the existing 15,574 square foot cul-de-sac lot into two lots and construct two new two-story single-family residences with 45% Floor Area Ratio (FAR). The existing one-story single-family home is proposed to be demolished as part of this project.

Following are the details for the individual two lots:

|       | Lot Size         | Living Area | Garage Area | Floor Area | Floor Area Ratio (FAR) |
|-------|------------------|-------------|-------------|------------|------------------------|
|       | (in square feet) |             |             |            | (in %)                 |
| Lot 1 | 7,953            | 3,178       | 400         | 3,578      | 45%                    |
| Lot 2 | 7,621            | 3,027       | 400         | 3,427      | 45%                    |

A Tentative Parcel Map is required for subdividing a parcel into four or fewer lots. Two separate lots with an easement for a shared driveway are proposed as part of this application.

A Variance is required per the Sunnyvale Municipal Code (SMC) as a tandem parking garage is provided for one of the single-family residences and the lot widths of the lots are less than the minimum required for the R-0 zoning district.

A Design Review is required for construction of new houses to evaluate compliance with the City's

development standards and Single-Family Home Design Techniques.

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**

Tree Removal Permits (1998-0448 and 1998-0446) for removal of protected trees were previously approved. There are no active Neighborhood Preservation complaints for this property.

### **ENVIRONMENTAL REVIEW**

A Class 3 Categorical Exemption (CEQA Guidelines, Section 15303, New Construction or Conversion of Small Structures) relieves this project from the California Environmental Quality Act (CEQA) provisions. The Class 3 Categorical Exemption includes new construction of up to three single-family residences in a residential zone in an urbanized area. Construction of two new single-family homes would be covered by this exemption.

### **DISCUSSION**

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

The property is in the De Anza neighborhood north of Fremont Avenue between State Highway 85 and Sunnyvale-Saratoga Road. The immediate neighborhood is mostly comprised of one-story single-family homes. However, the adjacent blocks have a few two-story single-family homes. A new two-story home with 3,223 square feet gross floor area and 52% FAR was recently approved by the Planning Commission (Project 2018-7065) at 1159 Northumberland Drive.

Like the properties in the immediate neighborhood, the 15,574-square foot cul-de-sac lot is irregularly shaped with a narrow street frontage that gradually widens towards the rear. The existing single-family home sits at the front of the property with a detached garage located towards the rear side of the lot. The proposed subdivision would result in two side by side lots accessed from the a shared 18-foot-wide driveway. The driveway will be composed of decorative paving to visually distinguish the properties.

The proposed homes have similar designs including characteristics associated with Ranch-style architecture with a rectilinear floor layout, a combination of gable and hip roof and a mix of stucco and stone veneer. The Lot 2 home also includes some characteristics associated with Craftsman-style architecture including decorative brackets and use of board and batten siding at the gable end.

All exterior material and finishes work together as a palette of grey and white colors, creating a harmony with the surroundings. Staff finds the proposed design to be aesthetically pleasing, which will further enhance the existing streetscape of the neighborhood. Refer to Attachment 6 for architectural and site plans.

#### **Development Standards**

The proposed project complies with a majority of the applicable development standards, as set forth in the Sunnyvale Municipal Code, such as setbacks, height, parking, solar access and lot coverage, except minimum lot width and provision of a tandem parking garage.

Staff finds that the requested lot width deviation is reasonable due to the configuration of the lot, and

comparability of the lot area and width with similar lots in the neighborhood. See Attachment 3 for required Variance findings.

Staff is also supportive of the tandem garage for the proposed new house on Lot 1 as the project provides the required number of parking spaces and helps minimize the visual impact of parking along the street frontage. The proposed design is also consistent with the surrounding neighborhood, which includes properties with one car garages and detached garages located towards the rear side of the property. See Attachment 3 for the required Variance findings.

Staff is supportive of the proposed Parcel Map, as the map complies with all relevant policies and does not result in deviations, except the minimum lot width, or negative impacts to the neighborhood. See Attachment 3 for required Parcel Map findings.

### **NEIGHBORHOOD IMPACTS/COMPATIBILITY**

The surrounding neighborhood has a mix of one- and two-story Ranch-style homes with simple rectangular floor plans and a mix of gable and hip roofs. The recently approved two-story home at 1139 Northumberland Drive has Spanish style architecture.

Staff finds the proposed Ranch-style with characteristics of Craftsman architecture to be compatible with the neighborhood and the existing streetscape. The proposed project is also consistent with the common site layout and density of the neighborhood. The proposed homes, with overall height of 25 feet, have compatible mass, scale and heights as the surrounding two-story structures. The use of roof segments, large front setbacks, wall offsets and wall materials further help in minimizing the visual bulk of the second floor. Considering one-story homes in the immediate neighborhood, the applicant has minimized the second-floor area to 35% of the first floor, which is consistent with the City's Single-Family Home Design Technique. The second-floor side yard windows facing the neighboring properties (except those required for egress) will have high sills to minimize the privacy impacts on the neighbors (Condition PS-1(a), Attachment 4).

The applicant proposes second floor decks facing the rear side of the properties. Six-foot tall privacy walls are also proposed along the sides closest to the adjoining neighbor. However, considering the decks are at the minimum required setback from the rear property line, which is shared with four neighboring properties, staff finds the decks may intrude on the privacy of adjacent neighbors. Therefore, a condition (Condition PS-1(b), Attachment 4) has been included requiring the removal of all second-floor decks. As conditioned, staff does not find privacy impacts to the neighbors.

### **PUBLIC CONTACT**

61 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. Staff has not received any letters or calls from the public.

A neighborhood outreach meeting at the project site was hosted by the applicant and attended by the project planner on January 23, 2020. Eight neighbors attended the meeting. They were generally supportive of the proposed development.

### **ALTERNATIVES**

1. Approve the Design Review, Variance and Tentative Parcel Map Permit with recommended

Conditions in Attachment 2.

2. Approve the Design Review, Variance and Tentative Parcel Map Permit with modifications.
3. Deny the Design Review, Variance and Tentative Parcel Map Permit.

### **RECOMMENDATION**

Alternative 1. Approve the Design Review, Variance and Tentative Parcel Map Permit with recommended Conditions in Attachment 2.

Prepared by: Aastha Vashist, Associate Planner

Approved by: Jay Lee, Senior Planner

### **ATTACHMENTS**

1. Vicinity and Noticing Maps
2. Project Data Table
3. Recommended Findings
4. Standard Requirements and Recommended Conditions of Approval
5. Site and Architectural Plans
6. Variance Justification form by the applicant
7. Arborist Report