19-0173 **Agenda Date:** 2/11/2019

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: Related applications on a 0.29-acre site:

DESIGN REVIEW: to allow demolition of the existing home and construct a new two-story single-family home resulting in 5,667 square feet (5,173 square feet living area and 494 square feet garage) and 47.6% floor area ratio (FAR). Project includes a new pool and spa.

Location: 1019 Edmonds Court (APN: 320-12-008)
File #: 2018-7655
Zoning: Low Density Residential (R-1)
Applicant / Owner: Bekom Design, Inc. (applicant) / Alon Matas and Hila Matas-Magen (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: Kelly Cha, (408) 730-7408, kcha@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 the Conditions of Approval in Attachment 4.

BACKGROUND

Description of Proposed Project: The project site is 0.29 acres in size and is currently developed with a single-story single-family home.

The applicant requests to demolish the existing single-story house and construct a new two-story single-family home resulting in 5,996 square feet and 47.6% floor area ratio (FAR). The project includes a new 379-square foot accessory dwelling unit (ADU) incorporated into the second floor.

The proposed project requires Planning Commission review because the proposed gross floor area exceeds 3,600 square feet and the proposed FAR exceeds 45%. 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: Two building permits were issued back in 1971 and in 2011 for minor changes to the existing single-story house. There are no previous Planning applications or active neighborhood preservation complaints on this property.

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

Architecture and Site Layout: The proposed project is a two-story single-family home, which is similar to the ranch homes in the immediate area. The applicant has incorporated a more contemporary aesthetic while maintaining the lines and scale of homes in the vicinity.

The proposed project includes earth-toned stucco throughout with elements of stacked stone to add texture. Dark-colored wood fascia helps visually break up the elevation and the height of the proposed home. The mass and bulk of the home has been minimized with plate height and architectural design to avoid being obtrusive in the predominantly single-story neighborhood.

The project site is a pie-shaped lot in a cul-de-sac. The proposed project generally follows the shape of the lot for the first floor. The second story is angled with increased setbacks that minimize its impact on adjacent properties. The main entrance is setback farther than the garage entrance which is the prevalent pattern on the cul-de-sac lots in this immediate neighborhood because they have narrower front yard.

Accessory Dwelling Unit: The proposed project includes a 379 s.f. accessory dwelling unit (ADU) on its second floor. The ADU will be accessed from exterior stairs in the rear. The entrance to the ADU is directed towards the second-floor balcony, which faces the backyard and pool area. The proposed ADU complies with the requirements and regulations set forth in SMC Section 19.68.040.

Floor Area and Floor Area Ratio: A single-family home proposing a gross floor area greater than 3,600 square feet or a floor area ratio greater than 45% requires Planning Commission Review. The proposed project has a gross floor area of 5,996 square feet, on a 12,605 s.f. lot resulting in 47.6% FAR. It would be the largest house in the immediate vicinity. The next largest home in the neighborhood would be 3,335 square feet at 1026 Earlington Court. The existing gross floor area in the neighborhood ranges from 2,069 square feet to 3,335 square feet, with an average of 2,834 square feet.

Although the proposed project exceeds 3,600 square feet, it is on the largest lot in the area. Most of the lots in the same cul-de-sac are over 12,000 s.f. As well as minimizing plate heights, the proposed architectural style, larger setbacks on the second floor, a well-articulated building façade and a combination of high quality materials help in minimizing the visual impact of the large home.

The proposed second floor is approximately 1,279 square feet, including a 379 s.f. ADU. The second floor is approximately 29% of the first floor, which complies with the Single-Family Home Design Technique Policy on second-to-first floor ratio (35% recommended maximum). Other than windows

required by Building Code for egress/ingress purposes, all windows are facing towards the front or rear of the house to reduce the privacy concerns from neighboring properties on both sides. A well-articulated building façade with accented fascia board, along with the 8-foot second floor plate height, reduces the visual impact of the ADU from the street.

Height: Most of the homes in the immediate neighborhood are single-story with an approximate height of 17 feet to 19 feet. The total height of the proposed two-story project (measured from top of curb to top of ridge) is 26'-3". The applicant proposes plate heights for the first and second-story to be 9 feet and 8 feet to be more compatible with the immediate neighborhood and to alleviate the impact from the second floor.

Development Standards: The proposed project complies with the applicable development standards as set forth in the Sunnyvale Municipal Code (SMC). The Project Data Table for the proposed project can be found in Attachment 2.

Solar Access: SMC Section 19.56.020 states that no permit may be issued for any construction that would interfere with solar access by shading more than 10% of the roof of any structure on a nearby property. The solar analyses for the proposed project illustrates that the proposed project does not affect solar access of the adjacent properties (See Sheets A-0.6 and A-0.7 of Attachment 5).

Landscaping Plan: The proposed project includes a landscaping plan, which includes 9 new trees on the site. The applicant requests to remove all 13 trees, of which one is considered protected. Per City policy on protected tree replacements, the applicant is required to provide one 48-inch box tree, two 36-inch box trees, or four 24-inch box trees in replacement of for the protected tree. The applicant agreed to provide the required size and number of replacement trees (Condition PS-4) as part of the proposed landscaping plan. Also, as conditioned, the landscaping and irrigation plans will comply with the City's Water Efficient Landscaping Ordinance set forth in SMC Chapter 19.37.

Applicable Design Guidelines: The proposed project is 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

As of the date of staff report preparation, staff has received 2 comments from the public. A member of the public visited the One-Stop Permit Center and provided written comments concerning the privacy of the neighbor immediately behind the project site at 1018 Earlington Court. The comment included concerns related to a window in the proposed ADU and the balcony on the second floor, and suggested a line of trees be planted along the rear property line. Another comment letter was sent by e-mail from the proposed project's immediate neighbor. The main concern was the blocked view from the front bedroom of their home by the proposed garage and fence location. Both comments can be found in Attachment 7.

Notice of Public Hearing:

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

- 48 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

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: Kelly Cha, Associate Planner
Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Vicinity and Public Notice Mailing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. Arborist Report
7. Neighborhood Comparison Table
8. Public Comments