



**CITY OF SUNNYVALE
REPORT
Planning Commission**

May 10, 2010

SUBJECT: **2010-7178:** Application for a project located at **851 Stella Ct.** in an R-1.5/PD (Low-Medium Density Residential/Planned Development) Zoning District (APN: 201-34-068)

Motion **Special Development Permit** to construct a 391 square foot addition to the rear of an existing single-family home within a planned development resulting in a 52.4% Floor Area Ratio (FAR).

REPORT IN BRIEF

Existing Site Conditions Single Family Home within a Planned Development

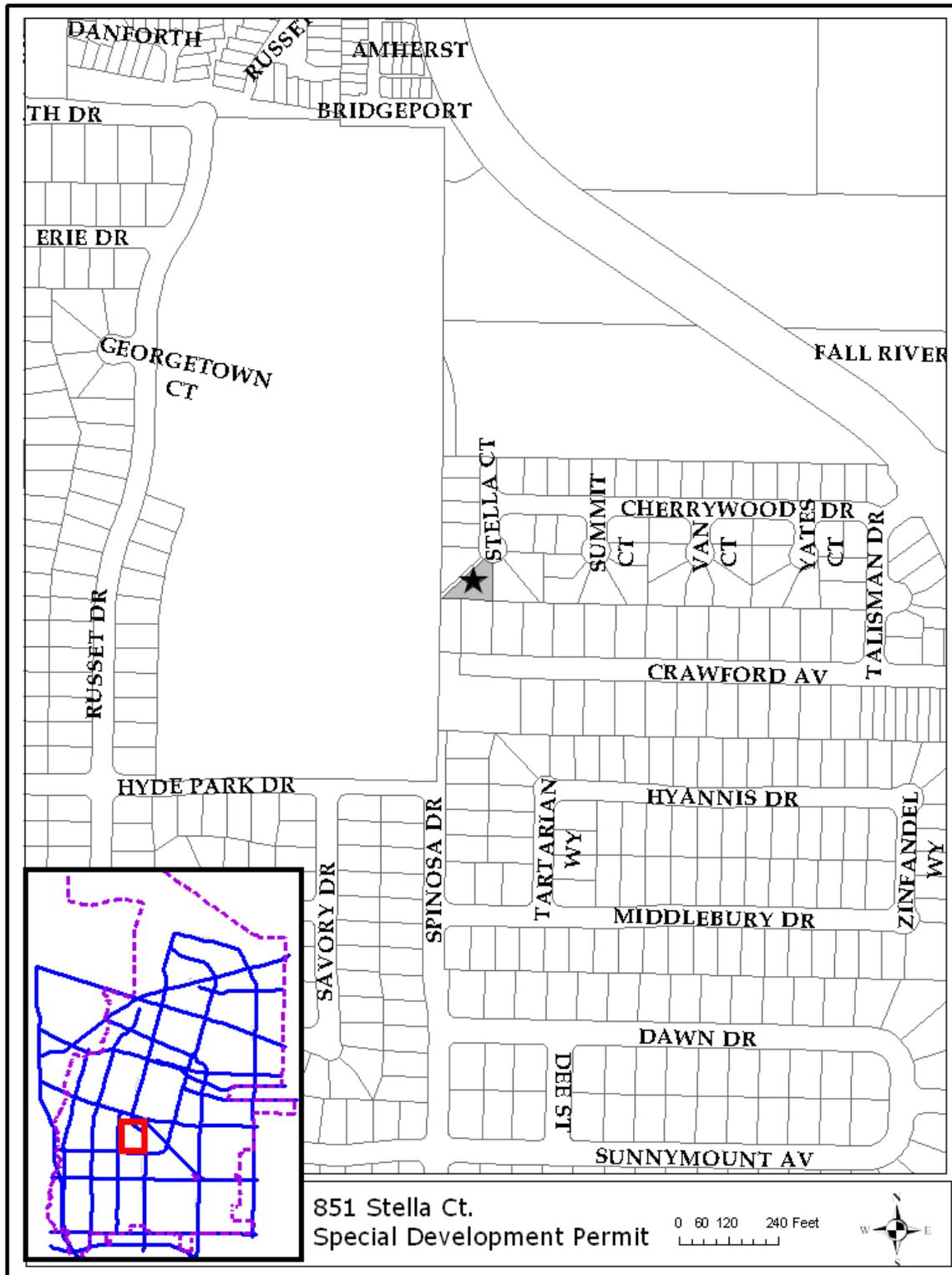
Surrounding Land Uses

North	Single Family Home
South	Single Family Home
East	Single Family Home
West	Single Family Home & Park

Issues Floor Area Ratio

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions including the reduction of floor area for the addition to a maximum 50% F.A.R



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Medium Density	Same	Residential Low Medium Density
Zoning District	R-1.5/PD	Same	R-1.5/PD
Lot Size (s.f.)	6,750	Same	4,200 min.
Gross Floor Area (s.f.)	3,143	3,534	3,375 max.
Lot Coverage (%)	29%	35%	40% max.
Floor Area Ratio (FAR)	46.6%	52.4%	50% max.
No. of Units	1	Same	1 max.
Building Height (ft.)	Approx. 28'	Same	30' max.
No. of Stories	2	Same	2 max.
Setbacks (First/Second Facing Property)			
★ Front	21' / 21'	Same	20' / 25' min.
★ Left (East) Side	6' / 6'	Same / Same	4 min. (12' combined) / 7' (18' combined)
Right (West) Side	6' 6" / 26' 6"	6' / Same	4 min. (12' combined) / 7' (18' combined)
Rear	18' / 20'	10' (approximately 10% encroachment)	20' min. (10' for no greater than 25% of rear yard)
Parking			
Total Spaces	4	Same	2 min.
Covered Spaces	2	Same	2 min.

★ Starred items indicate existing (second-story) deviations that were enabled as part of the original subdivision.

ANALYSIS

Description of Proposed Project

The proposal is for a 391 square foot single-story addition to an existing two-story home that results in and 52.4% Floor Area Ratio (FAR). The project site is part of a planned development subdivision that was constructed in 1996. The site is zoned R-1.5 which allows for a maximum FAR of 50%. The original Special Development Permit for 59 homes that was approved in 1993 (built in 1996) contained homes ranging from 43% - 50% FAR. These properties consist of lots ranging from approximately 4,400 to 7,500 square feet. The subject home currently maintains a 46.6% FAR on a 6,750 square foot lot. A maximum 50% FAR was established for the subdivision as part of the original approval and a request for a higher FAR requires Planning Commission review.

Background

Previous Actions on the Site: There are no previous planning applications related to the site other than the original Special Development Permit and Tentative Map that was approved in 1993. Minor building permits have been issued since the initial construction of the home in 1996.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor additions to single family homes.

Special Development Permit

Site Layout: The property is located in a cul-de-sac adjacent to single family homes on all sides. The home is setback approximately 21 feet from the front property line. The second story is off-set from the front and left sides of the home (facing the property) at various portions. The home is setback more significantly along the right side of the home. A floor plan is located in page 2 of Attachment C.

The proposed 391 square foot one-story addition is divided into two portions with one area located at the rear left corner (facing the home) and an addition towards the right side of the home. The added floor area would create a larger master bedroom and den. By Municipal Code, a 10-foot encroachment into the required 20-foot setback is allowed for no more than 25% of the rear yard. The

addition would result in a ten-foot setback and is considerably less than the allowable 25% encroachment (approximately 10%) per Municipal Code.

Although the size of the addition is relatively modest, the overall floor area of the home would result in 3,534 square feet (including garage) and 52.4% FAR for the home, which would be the largest in the development. Staff has included Condition of Approval #3A to require that the size of the addition be reduced so that 50% FAR is not exceeded. The size of the addition would be approximately 232 square feet. The location of the reduced floor area is at the discretion of the applicant with final design reviewed by Planning Division staff prior to approval of a Building permit.

The following Guidelines were considered in analysis of the project site design.

Single Family Home Design Techniques (Site Layout)	Comments
2.2 Basic Design Principles 2: <i>Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	Although the scale of the addition is relatively small, the resulting size of the home would create the

Architecture: The architecture of the home is contemporary with the use of primarily stucco and tile roofing materials. As proposed and conditioned, the addition would match façade and roof materials (Condition of Approval #4B & C). Window form is also proposed to be consistent with the rest of the home.

Single Family Home Design Techniques (Site Layout)	Comments
3.7 Materials G: <i>Wall materials for additions should generally match those of the existing building.</i>	The exterior addition will utilize a stucco façade and tile roof material to match the home.

Landscaping: There are no modifications to the existing landscaping on-site. No protected trees would be removed as part of this application.

Parking/Circulation: The site meets parking requirements with two covered and two uncovered spaces provided. There no modifications to parking layout as part of this application.

Compliance with Development Standards/Guidelines: The project complies with most development standards with the exception of the proposed FAR. As noted previously, the maximum FAR for the R-1.5 Zoning District is 50%. Staff has recommended reduction of the floor area of the addition to 232 square feet

which results in a 50% FAR or 3,375 square feet of total floor area. The chart below list the respective Floor Area Ratios of nearby homes of the project site:

Address	Stories	Lot Size (s.f.)	Gross Floor Area (s.f.)	FAR (%)
831 Stella Ct	2	4,527	2,226	49%
835 Stella Ct	2	5,017	2,490	50%
839 Stella Ct	2	4,468	2,226	50%
843 Stella Ct	2	4,951	2,490	50%
847 Stella Ct	2	6,706	3,135	47%
* 851 Stella Ct	2	6,750	3,534	52%
852 Stella Ct	2	6,554	3,135	48%
848 Stella Ct	2	7,285	3,135	43%
595 Crawford Dr	2	6,500	2,226	34%
580 Cherrywood Dr	2	6,250	2,992	48%
585 Cherrywood Dr	2	5,880	2,992	50%
576 Cherrywood Dr	2	4,420	2,226	50%
581 Cherrywood Dr	2	4,930	2,490	50%
572 Cherrywood Dr	2	5,420	2,490	46%
577 Cherrywood Dr	2	4,420	2,226	50%
572 Cherrywood Dr	2	5,420	2,490	46%
#-591 Crawford Dr	1	9,714	1,856	19%
#-587 Crawford Dr	1	9,750	1,807	19%
847 Summit Ct	2	5,055	2,490	49%
851 Summit Ct	2	6,618	2,992	45%

* - Proposed project

- Not part of the original subdivision (annexed from the county in 2002)

The list is comprised of homes near the subject site and does not include every home in the subdivision. The subject home would have the highest FAR in the surrounding area. It also lies on one of the larger lots within the development. Adjacent properties along Crawford Avenue have a much smaller footprint.

Expected Impact on the Surroundings: Visually, the proposed one-story addition will have minimal impact to the street and surrounding properties. The addition is located at the rear and side of the property behind a majority of the home, however; it would result in the largest home and highest FAR of the

planned development. Minor additions have been constructed on various properties within the development, but none of them resulted in a greater than 50% FAR.

Fiscal Impact

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

Public Contact

Staff has not received any public comments regarding this proposal.

<p>Notice of Negative Declaration and Public Hearing</p>	<p>Staff Report</p>	<p>Agenda</p>
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 23 notices mailed to the property owners and residents within 200 ft. of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Special Development Permit. Recommended Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

Recommendation

Alternative 1.

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Steve Lynch
Senior Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The orientation of the home is consistent with other homes in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As conditioned, the addition will match the scale, bulk and character of the adjacent neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The addition meets setback requirements and does not cause any privacy impacts to surrounding properties.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project does not propose any modifications to the layout of the parking for the site
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	There are no planned modifications to the landscaping associated with this project.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed new home utilizes high quality materials including stucco, stone and tile roofing material.
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project.

Recommended Findings - Special Development Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

The proposed addition, as conditioned to be reduced in size, allows for further expansion of an existing home and is compatible to the surrounding development in overall size and scale. The addition allows for the intent of the original subdivision to be met by limiting a maximum Floor Area Ratio to 50%.

Staff was able to make the findings as the design meets the guidelines described above and the design policies described in the report.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties.

The design of the one-story addition respects the design of the original home and the privacy of adjacent neighbors. The addition will result in the largest home on one the larger lots within the development. As conditioned to be reduced in size, the project still meets the intent of the approved subdivision and standards of the R-1.5 Zoning District.

Recommended Conditions of Approval - Special Development Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. The project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- C. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development.
- D. The building permit plans shall be in substantial conformance with the approved plans and planning application.
- E. No trees are proposed for removal as part of this project. A separate tree removal permit shall be required for removal of protected trees in the future.

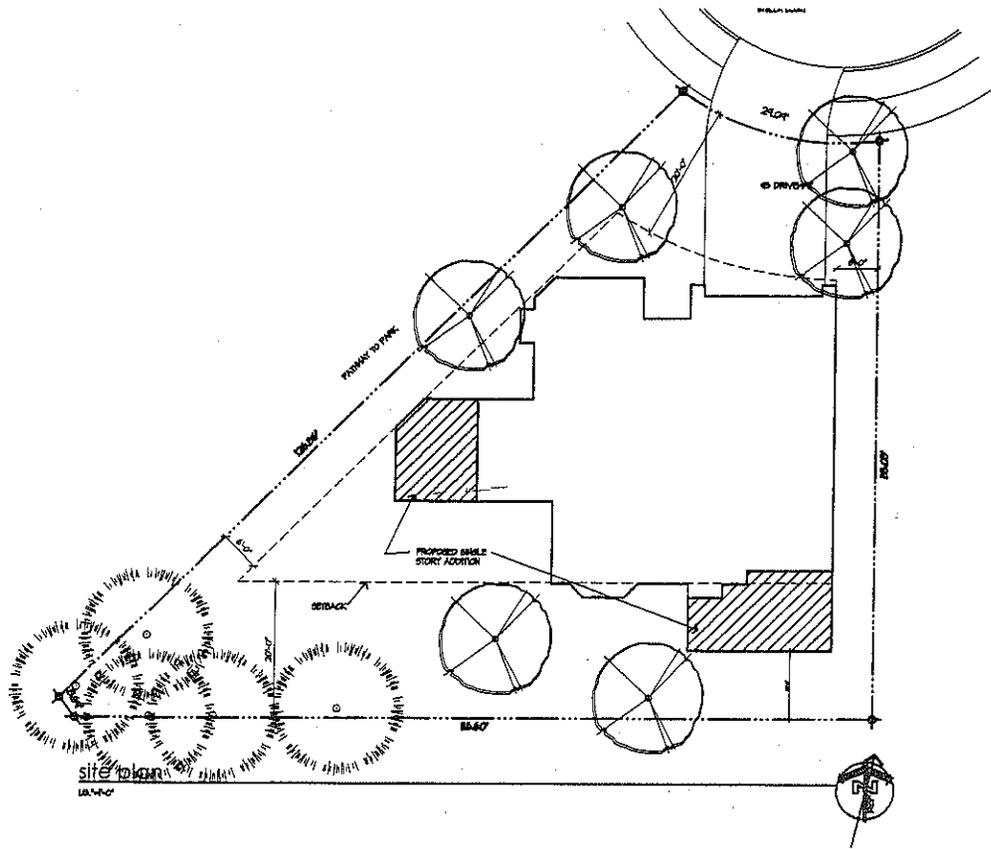
2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain Building Permits as required for all proposed demolition and construction.
- B. Obtain necessary permits from the Development Permit from the Department of Public Works for all proposed off-site improvements.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. The proposed addition shall be reduced in size to a maximum of 232 square feet which results in a maximum 50% Floor Area Ratio (FAR) for the site. The location of the reduced floor area is at the discretion of the applicant with final design reviewed and approved by Planning Division staff prior to approval of a Building permit.

- B. Final exterior building materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.
- C. Roof material shall be match the existing home (tile), or as approved by the Director of Community Development.



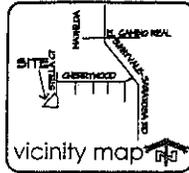
general notes

PROGRAM ADD APPROX. 500 SF. TO AN EXISTING 2240 SF. 2 STORY HOUSE. 120 SF WOULD BE ADDED TO THE WEST SIDE ENLARGING AN @ DRIV. ADD 200 SF. TO THE SOUTH ENLARGING AN @ DECK/POY.

ZONING: RESIDENTIAL
 AREA OF SITE: 6700 SF.
 APN: 007-04-005
 COUNTY: SAN MATEO
 OCCUPANCY: RES

ELDS AREA:
 @ HOUSE (2nd FLOOR): 1400 SF (4-1/2 BDRMS)
 TOTAL: 2240 SF (4-1/2 BDRMS)
 @ GARAGE: 440 SF.
 @ ADDITION: 500 SF (4-1/2 BDRMS)

TOTAL AREA:
 PAR. EXISTING: 460
 PAR. NEW: 224



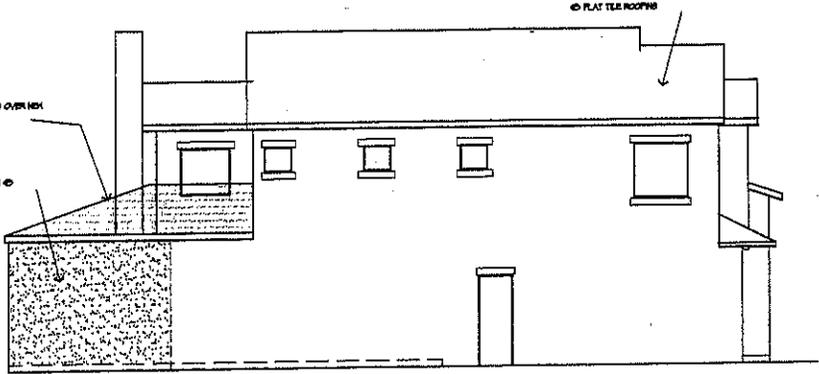
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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ATTACHMENT C

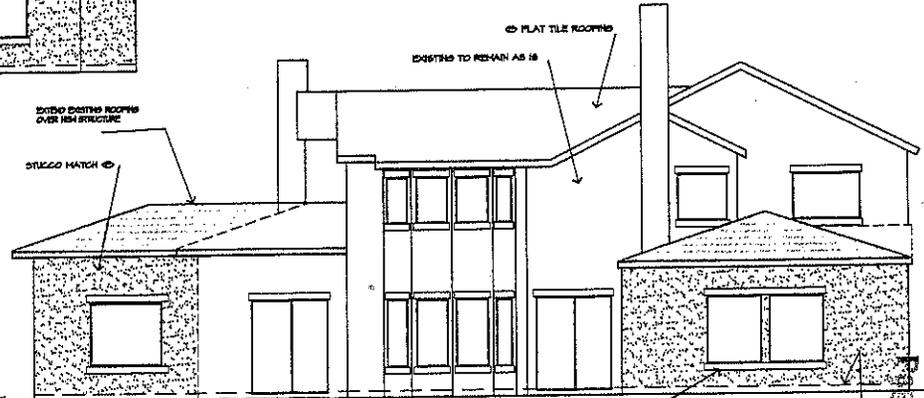
NEW ADDITION FOR
 PAMAZZI RESIDENCE
 608 SHELBA COURT
 SERRAVALLE



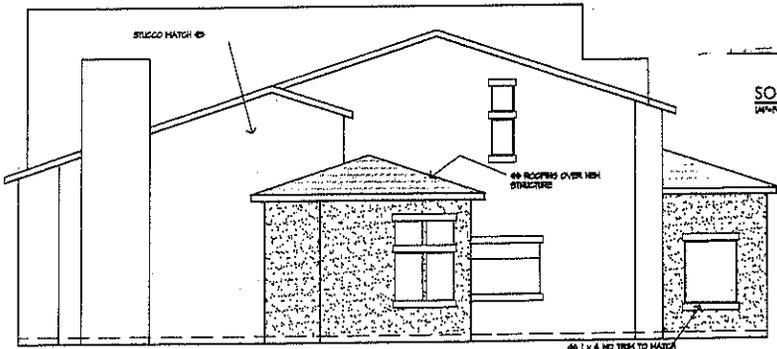
north elevation
UNP-02



east elevation
UNP-03



south elevation
UNP-04



west elevation
UNP-05

NEW ADDITION FOR	DATE
ONE SHELLA COURT	REVISED
SHRIMMVALE	

shafte architecture
376 s. el camino real suite a
bunnyvale, california 94087
PH: (925) 733-1095 FAX: (925) 733-0818

ATTACHMENT 3 of 3

