



**CITY OF SUNNYVALE REPORT
ZONING ADMINISTRATOR HEARING**

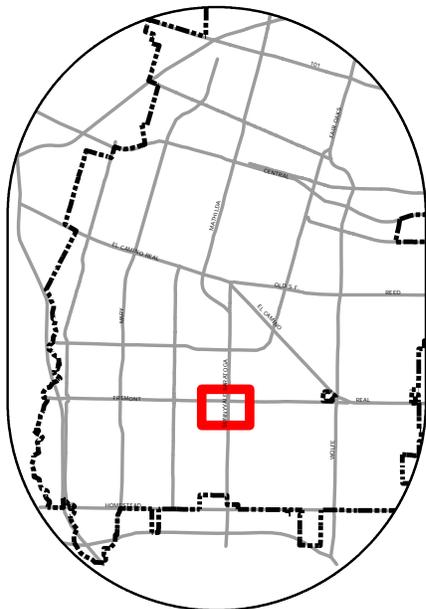
March 28, 2012

FILE #:	2012-7118
Location:	1323 Sunnyvale-Saratoga Rd. (near E. Fremont Ave.) (APN: 323-10-015)
Proposed Project:	Special Development Permit for a two story addition to a single-family home on a commercial lot.
Environmental Review:	Categorically Exempt Class 1
Staff Contact:	Ryan Kuchenig, 408-730-2431, rkuchenig@ci.sunnyvale.ca.us

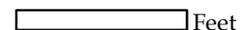
Reason for Permit: A Special Development Permit is required for building additions on properties within the C-1/PD Zoning District.

Issues: Aesthetics, Compatibility

Recommendation: Approve with Conditions.



500



PROJECT DESCRIPTION

	Existing	Proposed	Required
General Plan	Commercial Neighborhood Shopping	Same	---
Zoning District	C1-PD	Same	---
Lot Size (s.f.)	26,948 sq. ft.	Same	---
Gross Floor Area (s.f.)			By SDP
Lot Coverage (%)	14 %	16.2%	35 % max.
Setbacks for the proposed home (facing Sunnyvale-Saratoga Road)			
★ Front	88' 9"	66' 2"	70' min.
Left Side	6' 11"	Same	---
Right Side	141' 1"	Same	---
Rear	20' 7"	Same	---
Overall Setbacks (facing Sunnyvale-Saratoga Road)			
★ Front	3' (Flower Shop/Restaurant)	Same	70' min.
Left Side	6' 11'	Same	---
Right Side	10' (Dairy Belle)	Same	---
Rear	20' 7'	Same	---
★ Landscaping (sq. ft.)			
Total Landscaping	360 s.f.	1,110 s.f.	5,390 s.f. min.
Frontage Width (ft.)	0	Same	15 ft. min.
Parking			
Total No. of Spaces	41 per approved SDP (2011-7445)	45	42 min. (incl. 4 for single- family home)
Covered Spaces	0	2	2 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

<p>Previous Planning Projects related to Subject Application: In September, 2011, a Special Development Permit was granted to allow improvements to the commercial building at the front of the property that included further encroachment into the front yard setback.</p>	<p>Yes</p>
<p>Neighborhood Preservation Complaints :</p>	<p>No</p>
<p>Deviations from Standard Zoning Requirements: The site does not meet overall landscaping requirements or front yard setbacks. No further deviations are associated with the proposed project.</p>	<p>Yes</p>

Detailed Project Description: The project consists of a one and two story 1,863 s.f. addition to existing one story single-family home for a total of 2,905 square feet. The home is positioned behind the existing flower shop which is currently being partially converted into a restaurant. A majority of the walls for the existing residential structure are to remain with modifications to allow for a two-car garage.

The property is located within the C-1/PD (Neighborhood Business/Planned Development); therefore, residential uses including proposals to increase the size of an existing single family home require a Special Development Permit. The previously approved permit (Special Development Permit 2011-7445) allowed for several site improvements including improved landscaping and restriping of the parking area to better serve commercial uses on-site as well as the business to the north (Dairy Belle). A trash enclosure will be added to the site and existing unpermitted signs were also required to be removed. As part of the proposed project, the area devoted to storage of wood for the Bahara’s Firewood business will be reduced in size to allow for a larger landscaped area.

Site Layout: The existing single-family home is positioned behind the flower shop approximately 36 feet. With the addition of the two-car garage, the home would be approximately 13’6” to 16’6” away from the commercial building. The residential structure would maintain the same 6’11” setback from the south property line as currently exists. The existing wall at the west side would also remain at a 20’7” setback. An additional 1’ to 3’ setback is provided for the second story from the first story at the east and west sides of the home.

The site would maintain an approximately 20.9% F.A.R. for the site, which complies with C-1 Zoning standards. Although the residence shares the lot with commercial uses, the applicant has illustrated how a logical separation between the uses could be determined if the lots were subdivided (6,029 s.f. area devoted residential uses). As shown on page 1 of Attachment B, a total F.A.R. for the residential use would be approximately 48.2%. With the exception of the one lot immediately to the south, due to its larger lot size, the

F.A.R. for the proposed home would fall well below most homes within the development. Each of these homes is also two-story in design.

Adjacent single family uses on Yarmouth Terrace are located southwest of the home and face west towards a cul-de-sac. No neighboring private yard area is located adjacent to the project area. Street and driveway area is located next to the project site.

Floor Plan: The floor plan includes one small bedroom (noted as a “guest room”) and bathroom on the first floor and five bedrooms and three bathrooms on the second floor. Additional area described as a family room, dining room, entertainment room, and laundry room are also noted on the first floor. A larger kitchen area has been designed on the first floor. The home will include a two-car garage. A small front porch is proposed on the north facade. The overall size of the home is comparable to those single-family homes located south of the project site.

Architecture: The existing buildings on-site are composed of a mix of different architectural styles with different materials. The existing home which appears to be built in the 40s or 50s does not represent any particular style and is need of repair. The proposed redesigned home can be described as contemporary in style. The primary façade material will be modified from stucco and horizontal wood siding to primarily composed of painted stucco. Staff has worked with the applicant to incorporate architectural relief by breaking up each elevation through the use of gables and horizontal moulding. The use of window trim detailing further updates the appearance of the home. The applicant has submitted architectural plans in Attachment C. Staff has included Condition of Approval PS-1a to incorporate wood siding or an alternative material on the front elevation to help break up the stucco façade and better blend in with nearby structures.

Parking: The overall site will be redesigned to accommodate 41 spaces, excluding parking devoted to the new residence. As stated previously, the proposal will add a two-car garage. Additionally, two uncovered spaces are planned within a driveway in front of the garage, typical of a single-family property. A total of 45 spaces, including parking for the single-family home, will be located on-site. The following table shows the required parking for the site with the proposed project:

Total Parking Required			
Area	Sq. Sf.	Parking Ratio	Total No. of Required Spaces
Bahara's Firewood	100	n/a	2.00
Flower Shop	772	1/180	4.29
Dairy Belle	1,114	1 / 75	14.85
Falafel Stand	753	1/400	1.88
Outdoor Dining	30 seats	1/2 per seat	15.00
Home	2,905	2 covered + 2 uncovered	4.00
Total	5,644		42

Landscaping: As pointed out in recently approved Special Development Permit, the overall landscaping for the site does not meet the required 20% minimum standard. The project site is legal nonconforming because it lacks adequate landscaping along the street frontage, as well as the total landscaped area. The previous project did not require additional landscaping because there are no feasible locations, given the current configuration of the site. Approximately 750 s.f. of landscaping is added to the site by reducing the area devoted to firewood storage, and associated business. The landscaping that does exist on-site is mostly situated around the single family home. Staff has included Condition of Approval PS-1b to require fencing to be constructed and maintained around the landscaped portion of the site adjacent to the parking area to buffer the residential uses from commercial uses. Staff will work further with applicant regarding the final design.

Green Building: The applicant has indicated that a majority of the existing walls are to remain; therefore, the project would be considered a residential alteration and is not subject to a minimum GreenPoint level. However, if it is determined by the Building Safety Division based on final construction plans, to be a new home; a minimum of at least 70 points is required, per Condition of Approval BP-7. The applicant has preliminarily indicated that a total of 91 points is targeted.

Public Contact: 46 notices were sent to surrounding property owners and residents within 200 feet of the subject site in addition to standard noticing practice. No letters were received.

Environmental Determination: A Categorical Exemption Class 1 (minor single-family home additions) relieves this project from CEQA provisions.

FINDINGS

The proposed project is desirable in that the project’s design and architecture conform to 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 location of the garage is relocated to the opposite side of the home; however, the existing orientation facing north remains the same
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The addition would result in a two-story home which matches the character of the adjacent residential neighborhood to the south.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	Privacy and visual impacts to neighbors are minimal due to the considerable setback and configuration of homes facing the adjacent cul-de-sac to the south.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project will provide a two car garage and driveway that is not visible from the street.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The amount and location of landscaping planned around the home is consistent to those found with other single family homes.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed addition utilizes high quality materials including stucco and composition roofing.
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project.

In order to approve the Special Development Permit either of the following two findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale, as discussed below:

The proposed addition allows for further improvement to an existing single family home and further upgrades to the overall site in combination with the recently approved site improvements associated with the previous Special Development Permit.

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 the orderly development of, or the existing uses being made of, adjacent properties.

The project is expected to have minimal impacts on surrounding properties due to its location behind the building on-site and relative location to neighboring structures. The project will meet most development standards along with planned improvements in accordance with the recently approved permit.

ALTERNATIVES:

1. Approve the Special Development Permit with recommended Conditions in Attachment A.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit

RECOMMENDATION

Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment A.

Reviewed by:

Shaunn Mendrin
Senior Planner

Prepared By: Ryan Kuchenig, Associate Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Site Photos

**ATTACHMENT A
RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
March 28, 2012**

Planning Application 2012-7118

1323 Sunnyvale-Saratoga Road

Special Development Permit to allow a two-story addition to a single family home on a commercial lot.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

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 and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. PERMIT EXPIRATION:

The 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. [SDR] [PLANNING]
- GC-3. BUILDING PERMITS:
Building Permits for the addition are required prior to start of any construction. Submit three complete sets of plan (two sets to be wet signed and stamped) along with two copies of structural calculations to the One-Stop Permit Center between the hours of 8:00 a.m. - 12:00 noon. The plans can be reviewed over the counter. [SDR] [PLANNING]
- GC-4. TITLE 25:
Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]
- GC-5. TREES:
No protected trees are approved for removal as part of this project. [SDR] [PLANNING]
- GC-6. PARKING LOT STRIPING:
Per the approved plans and consistent with Special Development Permit approval 2011-7445, the parking lot shall be resealed and restriped prior to final occupancy of the residence. [COA] [PLANNING]
- GC-9 SPECIAL DEVELOPMENT PERMIT (2011-7445):
Comply with all Conditions of Approval as required with approved Special Development Permit (2011-7445).

PS: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.

- PS-1. REQUIRED REVISIONS TO PROJECT PLANS:
The plans shall be revised to address to address comments from the Zoning Administrator, Planning Commission or City Council including the following:
- a) Incorporate wood siding or alternative material on the front elevation to help break up the stucco façade and better blend in with nearby structures.
 - b) Install fencing around the landscaped portion of the site to buffer the residential use from the commercial uses on-site. Staff will work with the applicant regarding the final design. The fencing shall be maintained at all times.

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. EXTERIOR MATERIALS:

Exterior building materials and colors shall match the materials and colors of the existing home and shall be noted on the plans submitted for building permits. [COA] [PLANNING]

BP-4 BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]

BP-5 FEES AND BONDS:

The following fees and bonds shall be paid in full prior to issuance of building permit.

a) TRANSPORTATION IMPACT FEE – Per the approved Special Development Permit, 2011-7445, pay a Traffic Impact fee for the net new trips resulting from the additional restaurant use that will be calculated prior to issuance of a Building Permit. (SMC 3.50). The estimated fee is \$1,631.43. [SDR] [PLANNING]

b) SEWER CONNECTION FEE: Per SDP 2011-7445, a change of use from market to restaurant requires a sewer connection fee of \$872.16 to be paid to the city through the Department of Public Works. In addition, a sewer connection fee of \$3,237.00 for the residential uses is required. These fees are subject to adjustment to the current fiscal year's fee schedule. [SDR] [PUBLIC WORKS]

BP-6 UTILITY PLAN:

Provide a utility plan showing the existing sewer line size and connection to the main for the existing home. [SDR] [PUBLIC WORKS]

BP-7 GREEN BUILDING:

If determined to be a new home by the Building Safety Division, final plans shall include a completed GreenPoint Rated checklist v4.2 or later demonstrating the project achieves a minimum of 70 points. The checklist shall be incorporated as a plan sheet placed after the Conditions of Approval sheet and shall be reviewed and verified by City staff. [SDR] [PLANNING]

DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. BLUEPRINT FOR A CLEAN BAY:

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]