



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

April 25, 2012

File Number: 2012-7211 **Permit Type:** Tentative Parcel Map

Location: 1352 Drysdale Drive (near Astoria Dr.) (APN: 320-08-014)

Applicant/Owner: Fukui Construction / Billy S Fukui Trustee & et al

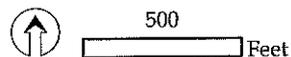
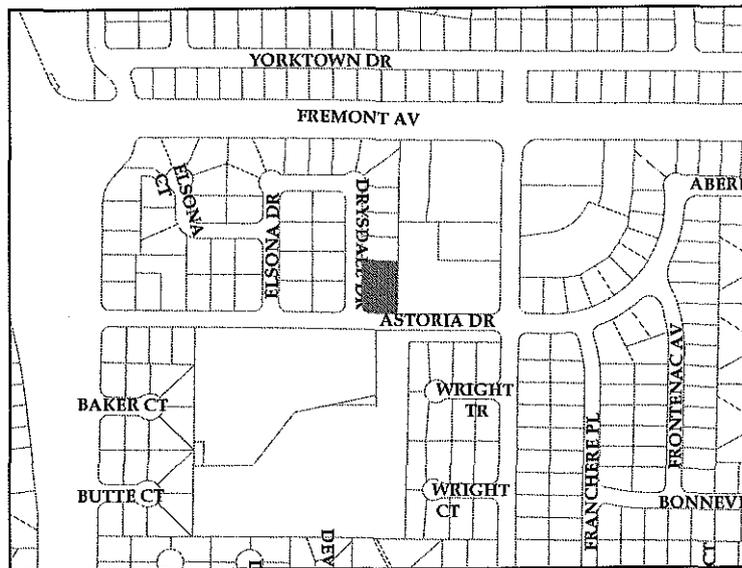
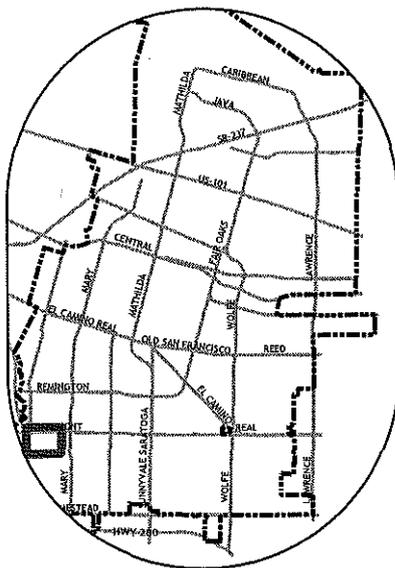
Staff Contact: Shaunn Mendrin, Senior Planner, (408) 730-7429

Project Description: To subdivide one lot into two lots in the R-1 (Low Density Residential) Zoning District.

Reason for Permit: A Tentative Parcel Map is required to allow the creation of a new lot.

Issues: None

Recommendation: Approve with Conditions



PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Residential Low Density	No Change
Zoning District:	R1	No Change
Total Sq. Ft. on Site:	0	0
Lot Size:	16,912 sf	Lot 1: 8,425 sf Lot 2: 8,487 sf
Lot Width:	162 ft.	Lot 1: 80 ft. Lot 2: 82 ft.
Lot Coverage	0	Lot 1: 23% (1,977 sf) Lot 2: 0%
FAR	0	Lot 1: 42.3% (3,571 sf) Lot 2: 0%

Previous Planning Projects related to Subject Application <ul style="list-style-type: none"> 2011-7795 – Design Review application for the demolition of the existing home and the construction of a new two story home was approved at staff level on February 5, 2012. The approved home was located on the north side (Lot 1) of site and the building footprint has been indicated on the proposed parcel map. 	Yes
Neighborhood Preservation Complaints	No
Deviations from Standard Zoning Requirements	No

Tentative Parcel Map: The parcel map will create two lots within an existing single-family neighborhood. The proposed lots comply with the Zoning requirements for lot size of 8,000 square feet and width of 76 feet for interior lots and 82 feet for corner lots. The proposed property line for Lot 1 is consistent with the approved Design Review application (2011-7795) and development standards. A separate Design Review application, subject to review, will be required for a new home on Lot 2.

Public Contact: 15 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received.

Environmental Determination: A Categorical Exemption Class 4 (minor division in land) relieves this project from CEQA provisions.

Fees: The parcel map will require payment of park in lieu fee at Final Map recordation. The approximate fee will be approximately \$24,796.53 for creation of the new parcel. The future new residence will require payment of a Transportation Impact Fee (TIF) at time of building permit issuance. The TIF will be approximately \$2,049.18.

FINDINGS

In order to approve the Tentative Parcel Map, none of the following findings must be made:

1. *That the subdivision is not consistent with the General Plan.*

The General Plan designation for the subject site is Residential Low Density. The proposed map will result in two individual parcels consistent with the General Plan and Zoning regulations in regards to lot size and width.

2. *That the design or improvement of the proposed subdivision is not consistent with the General Plan.*

The proposed parcel map will not result in any physical changes to the property and therefore it will remain consistent with the General Plan. The home approved for Lot 1 is consistent with Zoning requirements and any new structures on Lot 2 will require separate review.

3. *That the site is not physically suitable for the proposed type of development.*

The site is currently vacant and no changes to the site will occur as part of this subdivision. Therefore, the site is suitable for this type of development.

4. *That the site is not physically suitable for the proposed density of development.*

The resulting parcel map will result in two new lots which will allow one single-family home on each lot.

5. *That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The proposed project does not include any physical alterations to the site, nor does it alter land use limitations such as General Plan designation and Zoning standards. As a result, the proposed subdivision does not have the potential to cause environmental damage, nor to injure fish or wildlife or their habitat.

6. *That the design of the subdivision or type of improvements is likely to cause serious public health problems.*

The proposed project does not include any change to the existing uses on the site, nor does it alter land use limitations such as General Plan

designation and Zoning standards. As a result, the proposed subdivision does not have the potential to cause public health problems.

7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

Existing Parcel Maps for the site do not indicate any easements conflicting with the proposed subdivision.

8. *That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code.*

The proposed subdivision meets all requirements and conditions and staff has determined the proposed subdivision is in compliance with the Subdivision Map Act and the Sunnyvale Municipal Code.

ALTERNATIVES:

1. Approve the Tentative Parcel Map with recommended Conditions in Attachment A.
2. Approve the Tentative Parcel Map with modifications.
3. Deny the Tentative Parcel Map.

RECOMMENDATION

Alternative 1. Approve the Tentative Parcel Map with recommended Conditions in Attachment A.

Reviewed by:



Diana O'Dell
Senior Planner

Prepared By: Shaunn Mendrin, Senior Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Tentative Parcel Map

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
April 25, 2011**

Planning Application 2012-7211
1352 Drysdale Drive
Parcel Map to create two new lots.

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 OF APPROVAL 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. SIDE PROPERTY LINE STAKING:
The side property line between Lot 1 and Lot 2 shall be staked and the foundation location for lot 1 shall be verified by a registered Civil Engineer or Land Surveyor. The applicant shall provide a copy of the letter to the project planner. [COA] (PLANNING)
- GC-4. DEMOLITION:
The existing home shall be demolished prior to recordation of the Final Parcel Map. [COA] (PLANNING/BUILDING)
- GC-5. FUTURE BUILDING PERMITS:
Building permits for new structures on Lot 1 or Lot 2 shall comply with the following requirements:
- a) Install city street trees approximately every 30 feet within the public right-of-way for each lot and install irrigation.
 - b) Remove existing driveway and install new driveway per city standard detail 5C-1 for each lot.
 - c) Install 1" minimum radio-read water meters for each lot.
 - d) For Lot 1, abandon the existing water lateral per city standard procedures and install a new water lateral and tap.
 - e) Please confirm the locations of the sanitary sewer laterals shown on the tentative map. The city's utility block maps do not show a connection to Drysdale and the connection to Astoria is shown perpendicular to the main.
 - f) Provide sanitary sewer cleanouts at the property line for each lot.
 - g) Payment of a **Transportation Impact Fee** at building permit issuance. The fee will be calculated at building permit issuance. [COA] [PUBLIC WORKS/PLANNING]

PM: THE FOLLOWING SHALL BE ADDRESSED AS PART OF THE FINAL MAP PROCESS.

- PM-1. RECORDATION:
This project is subject to, and contingent upon, the approval of a tentative map and recordation of a parcel map prior to building permit issuance (SMC 18.38.030). The submittal, approval and recordation of the parcel map shall be in accordance with the provision of the California subdivision map act and Sunnyvale Municipal Code Title 18 subdivision requirements. (SMC 18.20). [SDR] [PUBLIC WORKS]
- PM-2. DEVELOPMENT PERMIT:

The developer shall execute a Development Permit and post surety bonds and/or cash deposits for all proposed public prior to any permit issuance. [COA] [PUBLIC WORKS]

PM-3. DEVELOPMENT PERMIT:

The developer shall pay all applicable public works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to any permit issuance. (SMC 18.16) [SDR] [PUBLIC WORKS]

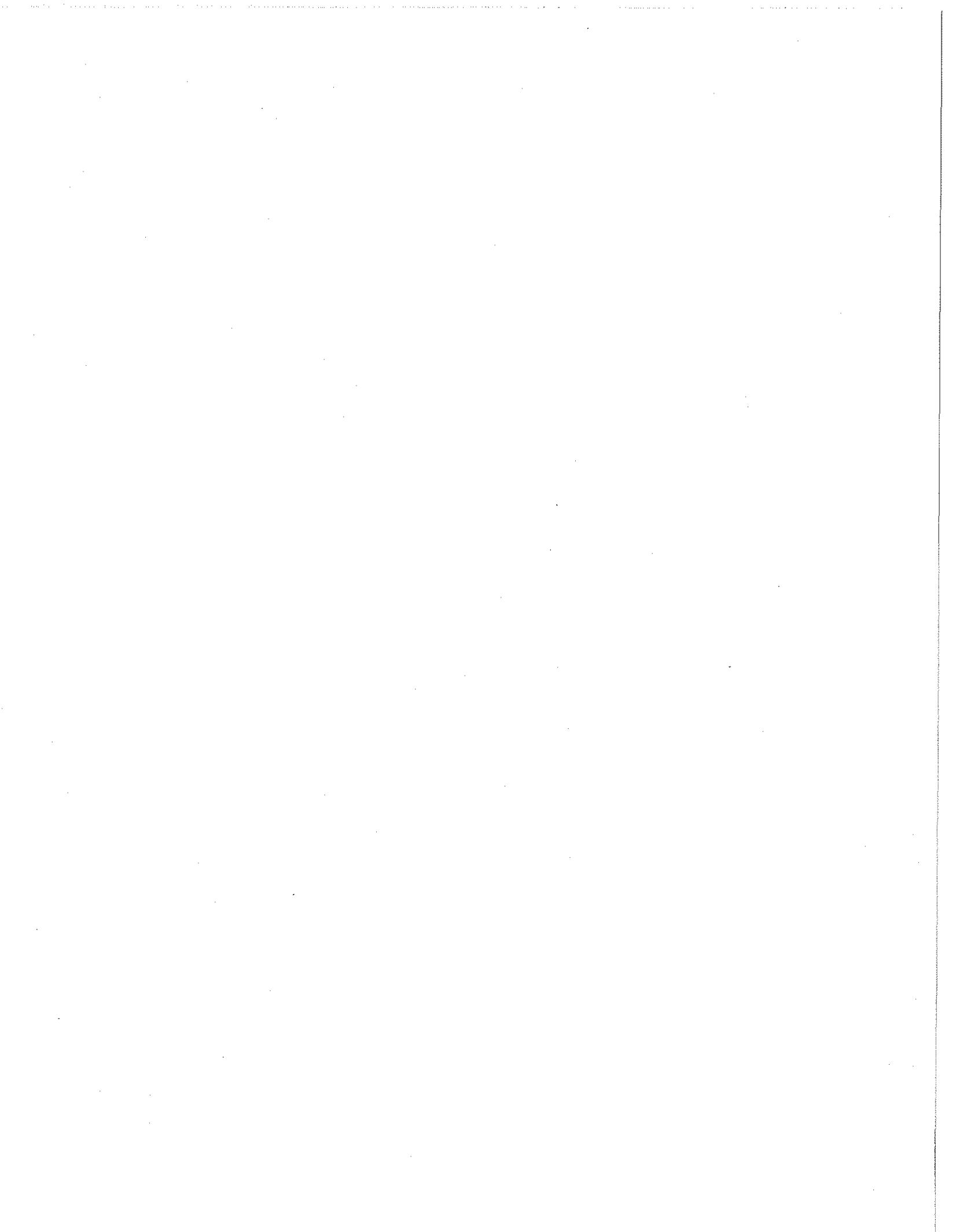
PM-3. PARK IN LIEU FEE:

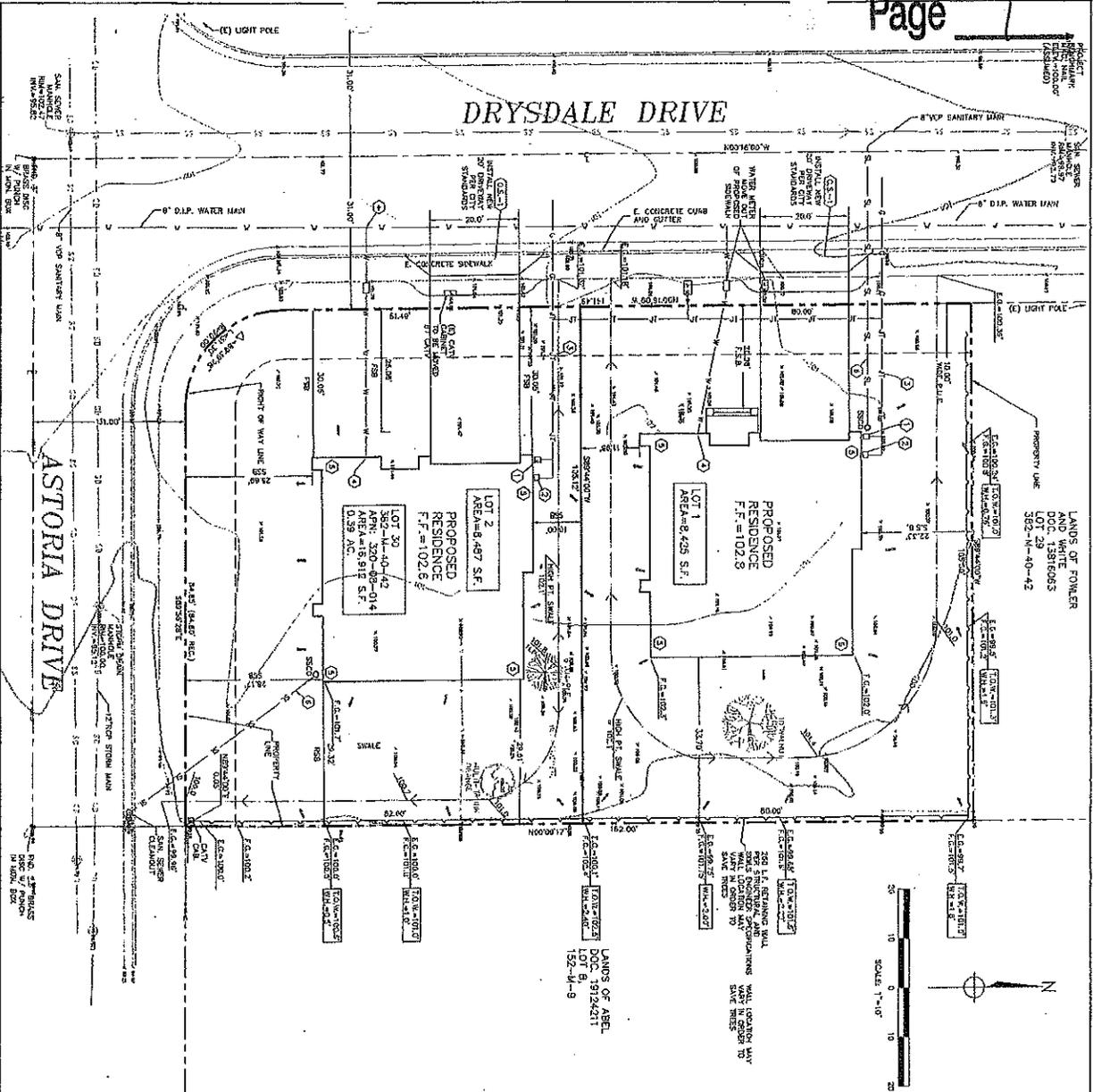
The developer shall pay the required park in lieu fee prior to final map recordation. The fee is estimated to be \$24,796.53. (SMC 18.10) [SDR] [PUBLIC WORKS/PLANNING]

EP: THE FOLLOWING SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.

EP-1. ENCROACHMENT PERMIT:

The applicant shall obtain an encroachment permit for any work required within the public right of way. [COA] [PUBLIC WORKS]





PROJECT INFORMATION

APPLICANT / OWNER:
WILLIAM H. AND
WENDY H. WHITE
1352 DRYSDALE DRIVE
SUNNYVALE, CA 94089
PH: (408) 257-6821
FAX: (408) 257-6821

ENGINEER:
NORDIC ENGINEERING INC.
2180 RIVERSIDE DRIVE, SUITE 200
DUBLIN, CA 94568
PH: (408) 257-6821
WWW.NORDICENGINEERING.COM

PROPOSED ADDRESS AND APN:
1352 DRYSDALE DRIVE
LOT 1, AREA 8,425 S.F.
APN: 382-N-40-42

NUMBER OF LOTS: 2

PROJECT AREA: 15,912 S.F. (0.36 AC)

UTILITIES:
GAS, WATER, CITY OF SUNNYVALE
TELEPHONE, CABLE, OR FIBER
CARRIED BY CITY OF SUNNYVALE

LAND USE: RESIDENTIAL

ZONING: RESIDENTIAL

SOURCE OF CONTIGUOUS:
TOPOGRAPHIC RECORD SHEET 87
MERCER ENGINEERING

STREET IMPROVEMENTS PROPOSED:
TWO (2) BREAK APPROACHES
AND TWO (2) NEW DRIVEWAYS

ABBREVIATIONS:
(CS-1) OFF SITE IMPROVEMENT
G1 DRAINAGE
E.G. EXISTING GRADE
F.G. FINISH GRADE
T.M. TYPICAL WALL HEIGHT
P.S. FRONT SETBACK
S.S. SIDE SETBACK
R.S. REAR SETBACK
S.S.D. SANITARY SEWER CLEAN OUT

LEGEND:
PROPERTY LINE
PROPOSED PROPERTY LINE
JOINT UTILITY TRENCH
GAS LINE (TYPICAL)
SANITARY SEWER UTILITY
WATER LINE (TRENCH)
FENCE LINE
CONTOUR LINE
SPOT ELEVATION
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE



PRELIMINARY
NOT FOR CONSTRUCTION

TENTATIVE MAP
1352 DRYSDALE DR.
SUNNYVALE, CALIFORNIA

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Civil Engineering & Land Surveying
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DATE: JAN. 2012	REVISION: 01
DRAWN: JLD	REVISION: 02
CHECK: JLD	REVISION: 03
SCALE: 1"=10'	REVISION: 04
SHEET: 1	REVISION: 05