



**CITY OF SUNNYVALE
REPORT
Planning Commission**

March 24, 2008

SUBJECT: **2008-0115:** Application located at **1032 East Ahwanee Avenue** (near San Tomas St.) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District.

Motion Special Development Permit to allow an approximately 497 square foot single-story addition to the rear of an existing 1,986 square foot two-story home resulting in a total Floor Area Ratio (FAR) of 67% and a lot coverage of 42.5%.

REPORT IN BRIEF

Existing Site Conditions Townhome

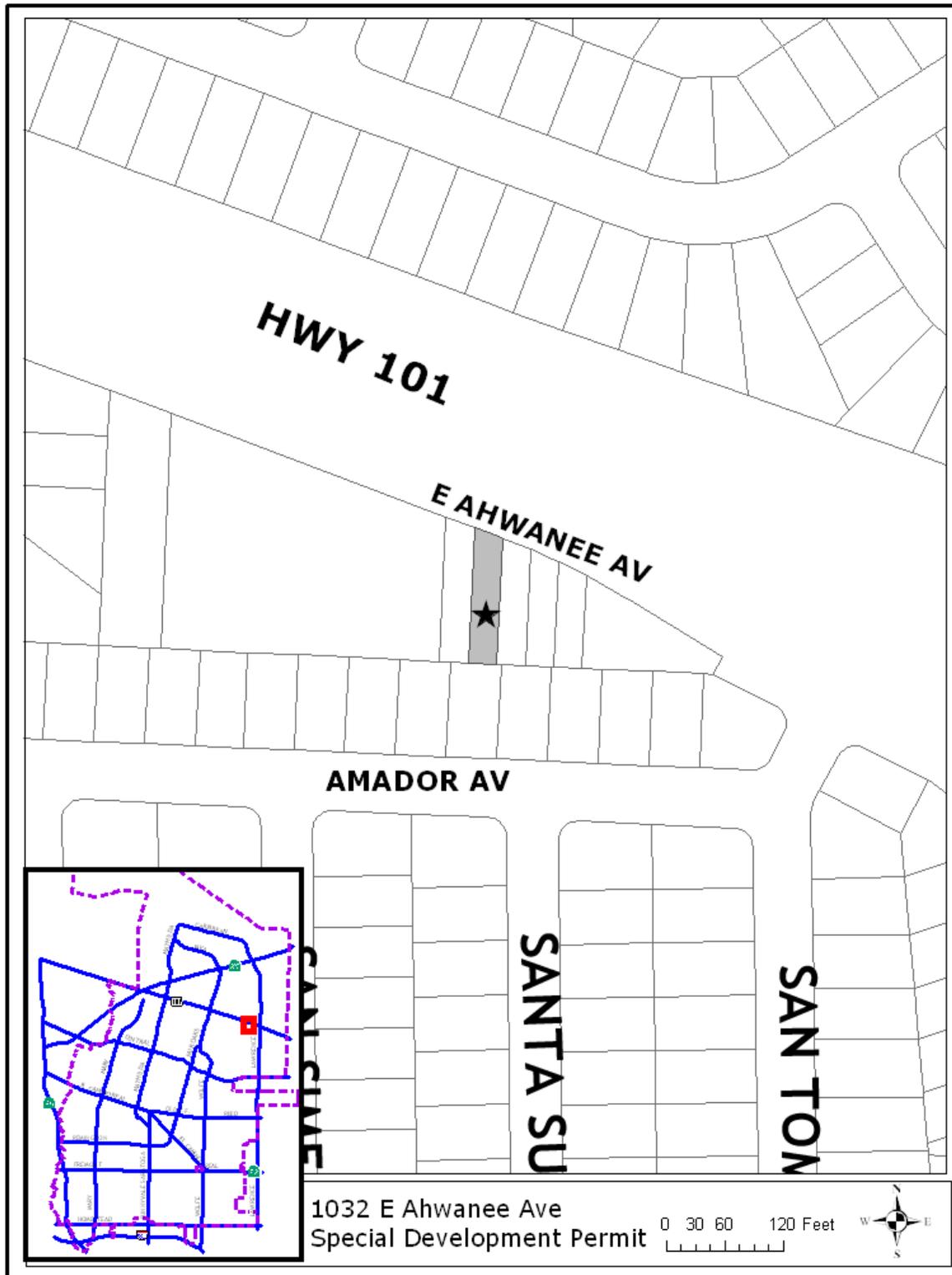
Surrounding Land Uses

North	Highway 101
South	Single-Family Homes
East	Townhomes
West	Townhomes

Issues Compatibility with neighborhood

Environmental Status A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low-Medium Density	Same	Residential Low-Medium Density
Zoning District	R-2/PD	Same	R-2/PD
Lot Size (s.f.)	3,703	Same	3,600 min.
Gross Floor Area (s.f.)	1,986	2,483 (497 addition)	Per SDP
Lot Coverage (%)	29%	42.5%	40% max.
Floor Area Ratio (FAR)	53.6%	67%	Per SDP
Building Height (ft.)	24'-8"	Same	30 max.
No. of Stories	2	Same	2 max.
Setbacks (First/Second Facing Property)			
Front	21'/33'	Same	20'/25'min.
Left Side	3'-9"/3'-9"	Same	3'-9" min.
Right Side	0/0	4'/0	0/0 min.
Rear	55'-6"/55'-6"	31'-6"/55'-6"	20'/20'min.
Landscaping (sq. ft.)			
Total Landscaping	2,225	1,732	850 min.
Usable Open Space	1,609	918	500 min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

ANALYSIS**Description of Proposed Project**

The applicant proposes to demolish an existing unpermitted patio and build a 497 square foot one-story addition to the back of an existing two-story townhome. The proposed addition includes a bedroom, office, bathroom and family room. The project would result in a 2,483 square foot home, with lot coverage of 42.5% and a Floor Area Ratio (FAR) of 67%.

The subject home is located within a PD (Planned Development) Combining District and was constructed with specific development standards, such as lot size, lot width, setbacks, lot coverage and FAR. Deviations from the approved development standards require a Special Development Permit (SDP). The proposed project deviates from the approved FAR. Additionally, the proposed project deviates from the required lot coverage for the R-2 Zoning district.

Background

The subject property is located within a six-unit townhome development that was constructed in 1981 (Permit #4177). As part of the approved project, specific deviations were allowed from the R-2 Zoning district. These deviations included lot size, lot width, setbacks for individual lots and lot coverage. Although there was no maximum FAR requirement in the Zoning Ordinance at the time of approval, three of the homes were approved with FARs greater than 55%.

A 497 square foot patio was built to the rear of the home without necessary permits. If the project is denied, the applicant would be required to obtain all required permits in order to retain the existing patio, or be required to demolish the structure. No significant permits have been obtained for this property.

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 Categorical Exemptions include minor additions.

Special Development Permit

Use: The proposal is for an addition to an existing townhome that would result in a higher FAR and lot coverage than approved by the original Special Development Permit. Due to the underlying Special Development Permit, any modifications to the originally approved design of the home require approval through the public hearing process. The subject property was approved with 29% lot coverage and 53.6% FAR. The proposed project would result in 42.5% lot coverage and 67% FAR.

Site Layout: The existing 1,986 square foot townhome has individual frontage and access to E. Ahwanee Avenue. The home was originally designed with a 3-foot 9-inch side yard setback along the left side, and a zero lot line along the right side. Currently, the home consists of 3 bedrooms and 2½ bathrooms, kitchen. An unpermitted 497 square foot patio is attached to back of the home.

The applicant proposes to demolish the existing patio and construct a 497 square foot addition of a family room, bedroom, bathroom and office. The applicant proposes to extend the existing 3-foot 9-inch side yard setback along the left side in order to accommodate the addition, while a 4-foot side yard setback would be provided along the right side. The proposed addition would result in a 2,483 square foot townhome with 4 bedrooms, 3½ bathrooms and an office.

Neighboring Properties: The six-unit townhome development was approved with specific deviations from the R-2 Zoning district requirements, including lot size and width. The lots range from 2,614 square feet to 6,970 square feet in size. Although the lots were originally developed with similarly sized units, the lot coverage and FARs differ because of the different lot sizes. Therefore, there was an additional deviation from the R-2 Zoning district for lot coverage for one of the lots. Although there was no required FAR limit during the time of the original approval of the townhomes, the existing FARs range from 52% to 78.2%. The proposed project falls at the median FAR of 67%. The table below provides property information for the six townhomes:

Address	Lot Size	Gross Floor Area	Lot Coverage	FAR
1030 E. Ahwanee	3,920	2,045	29%	52%
*1032 E. Ahwanee	3,703	2,483	42.5%	67%
1034 E. Ahwanee	3,485	2,600	42%	75%
1036 E. Ahwanee	3,049	2,045	37%	67%
1038 E. Ahwanee	2,614	2,045	43.5%	78.2%
1040 E. Ahwanee	6,970	2,045	16%	29.3%

* Proposed Project

The largest townhome in this development is located adjacent to the subject property at 1034 E. Ahwanee Avenue. The townhome is 2,600 square feet in size, and includes a rear addition that was approved in 1998 (SDP 1998-0590). The approved addition was 475 square feet and resulted in 42% lot coverage and 75% FAR. The proposed project would result in a home that is approximately 117 square feet smaller than the townhome at 1034 E. Ahwanee Avenue.

Architecture: The existing townhome has an entry that fronts the street, and is made of stucco siding and clay tile roofing. The proposed addition is to the rear of the home and would maintain a height similar to the existing first floor of the home. The proposed addition would be minimally visible from the street frontage, and would be designed to match the exterior wall, roof and roof pitch of the existing home. No further modifications to the home are proposed.

The following Guidelines were considered in the analysis of the project architecture.

Single Family Home Design Techniques	Comments
<i>3.5 B. Use roof forms, orientations and ridge heights similar to those in the adjacent neighborhood.</i>	The proposed addition would match the roof forms of the other townhomes in the development.
<i>3.7. Use materials that are compatible with the neighborhood.</i>	The proposed addition would match the existing wall and roof materials of the existing home, as well as the townhomes in the development.

Landscaping: The site with the proposed addition exceeds the usable open space and total landscape requirements for the R-2 Zoning district. The site provides approximately 1,732 square feet of total landscape area, where 850 square feet minimum required. The site also provides 918 square feet of usable open space, where 500 square feet minimum is required. No protected trees are proposed for removal as part of this project.

Parking/Circulation: The site meets the parking requirements with the existing two covered garage spaces and two uncovered driveway spaces. No modifications are proposed to the garage and driveway.

Compliance with Development Standards/Guidelines: The subject home is located within a PD Combining District and was constructed with specific development standards. The proposed project deviates from the approved FAR for the home. Additionally, Sunnyvale Municipal Code section 19.40.020 requires that development in the R-2/PD Zoning district maintain a maximum 40% lot coverage. The proposed addition would result in 42.5% lot coverage. Staff considers the proposed deviation from required lot coverage to be reasonable. It allows the applicant to achieve opportunity to expand the existing townhome, while maintaining the design of the existing home. The proposed addition is also in keeping with the townhome addition located at 1034 E. Ahwanee Avenue, which as approved at a public hearing in 1998.

Expected Impact on the Surroundings: Staff considers the addition to be reasonable, and it would be minimally visible from the street frontage. The design of the addition is in keeping with the design of the existing townhomes in this development.

Fiscal Impact

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

Public Contact

Staff has not received any comments from the neighbors since the time of the staff report.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 4 notices mailed to property owners and residents adjacent to 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

Applicant's Justification: The applicant has addressed the three required findings for a Variance in Attachment D, Applicant's Letter of Justification. The applicant contends the following:

1. The proposed addition allows the family to meet their needs.
2. The proposed addition would match the design of the existing home, and would not adversely impact the adjacent residents.

Discussion: Staff believes that the project allows the applicant to have a reasonable option to expand the home, and maintains the character of the townhome development. Additionally, the proposed project is consistent with the lot coverage and FAR of other townhomes within the development, while the proposed home is 117 square feet smaller than the adjacent home located at 1034 E. Ahwanee.

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

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

Alternatives

1. Approve the Special Development Permit with the attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

Recommendation

Alternative 1.

Prepared by:



Noren Caliva
Project Planner

Reviewed by:



Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Photo Renderings
- E. Site Photos
- F. Special Development Permit Justifications

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

Policy N1.4 – *Preserve and enhance the high quality character of residential neighborhoods.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *(Finding Met)*

Staff finds that the project allows the applicant to have a reasonable option to expand the home, while maintaining the character of the townhome development. The proposed addition is in keeping the design of the existing home, and meets the Single Family Home Design Techniques.

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. *(Finding Met)*

The proposed addition maintains or exceeds the existing setbacks of the home, and would be minimally visible from the street frontage. The proposed project is compatible with other townhomes in the development.

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. Execute a Special Development Permit document prior to issuance of the building permit.
- B. 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 would require approval at a public hearing.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- D. 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.
- E. Comply with all conditions and requirements of previously approved Special Development Permit 4177, except as they may be herein modified.
- F. No significant-sized trees are approved for removal.
- G. Obtain permits as required by the Building Safety Division.

2. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Exterior building materials and color scheme shall match the existing. Final exterior colors and materials are subject to review and approval of the Director of Community Development prior to issuance of a building permit.

PROPOSED ADDITION & MODIFICATION FOR:
MR & MRS JOHNNY CHUNG
 1032 AHWAHNEE AVENUE
 SUNNYVALE, CA 94085
 409

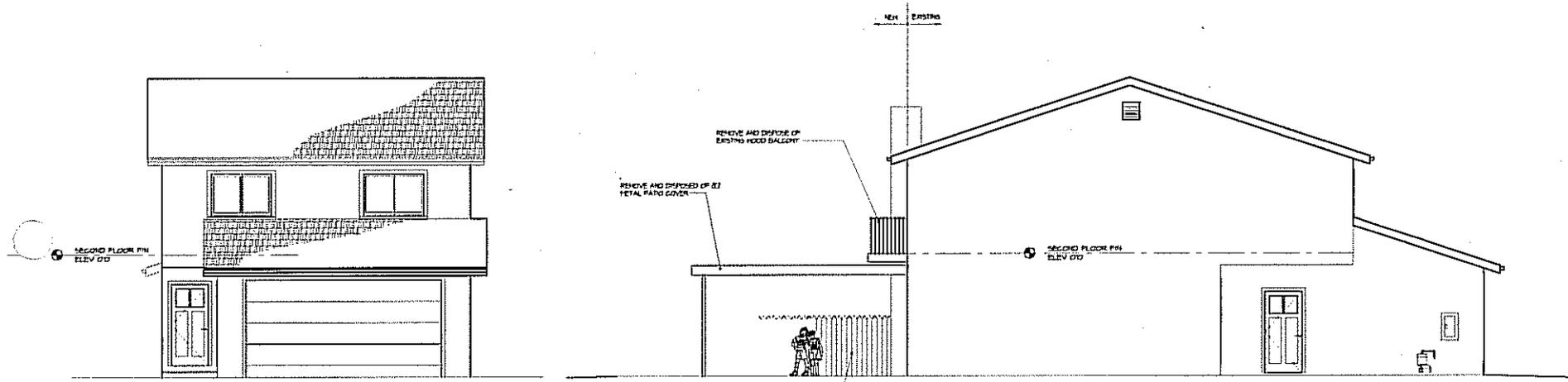
SHEET TITLE:
EXISTING ELEVATIONS

REVISIONS:
 ▲
 ▲
 ▲
 ▲

EXAMINER:
JESSE VALENCIA
 8800 SELLVA DRIVE
 SAN JOSE, CA 95140
 HP: 408-231-8743
 CELL: 408-424-0810

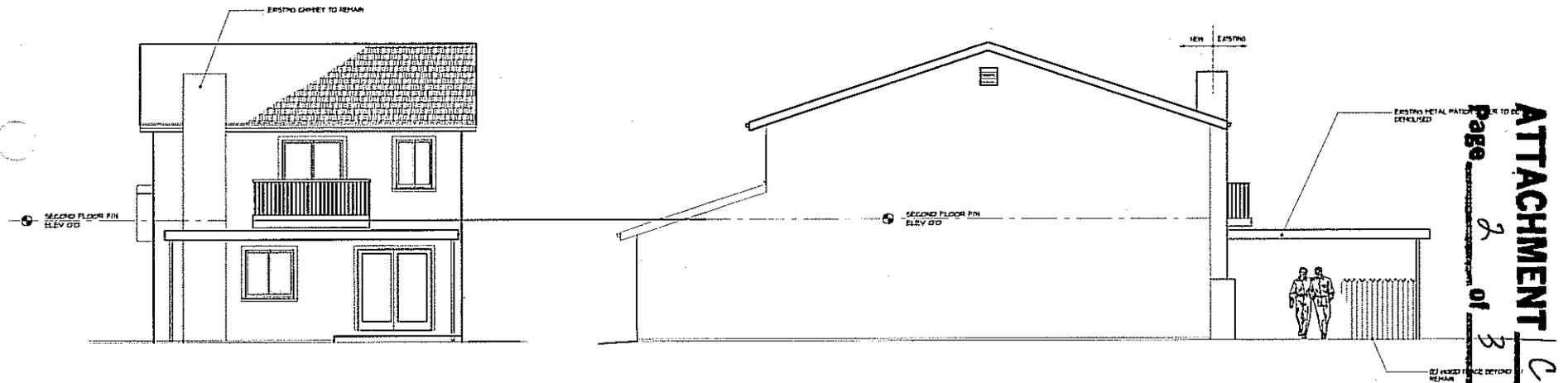
SHEET NO.

A2



A NORTH ELEVATION
 SCALE 1/4" = 1'-0"

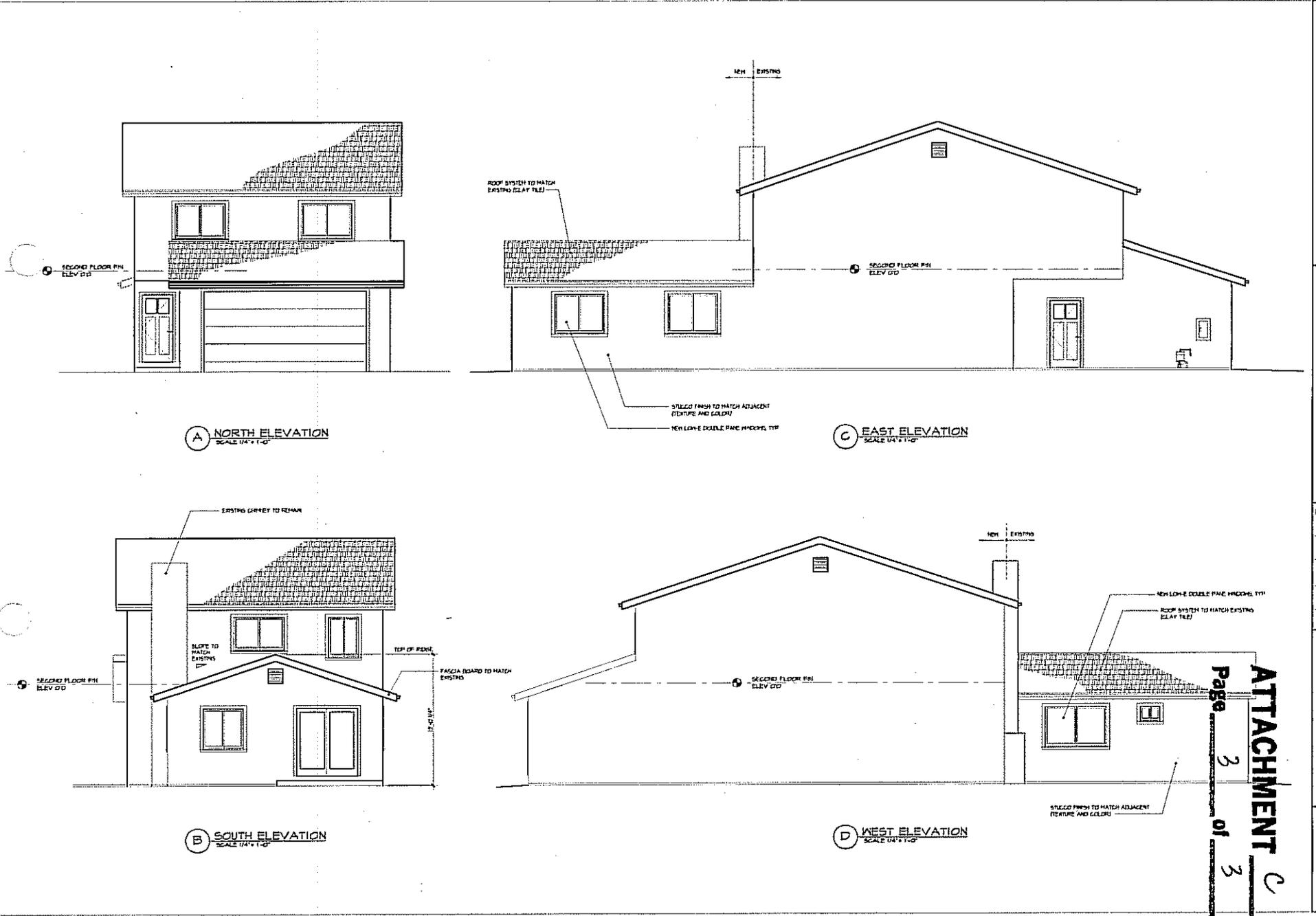
C EAST ELEVATION
 SCALE 1/4" = 1'-0"



B SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

D WEST ELEVATION
 SCALE 1/4" = 1'-0"

ATTACHMENT C
 Page 2 of 3



A NORTH ELEVATION
SCALE 1/4" = 1'-0"

C EAST ELEVATION
SCALE 1/4" = 1'-0"

B SOUTH ELEVATION
SCALE 1/4" = 1'-0"

D WEST ELEVATION
SCALE 1/4" = 1'-0"

PROPOSED ADDITION & MODIFICATION FOR:
MR & MRS JOHNNY CHUNG
 1032 ARHWANEE AVENUE
 SUNNYVALE, CA 94085
 408-

SHEET TITLE:
PROPOSED ELEVATIONS

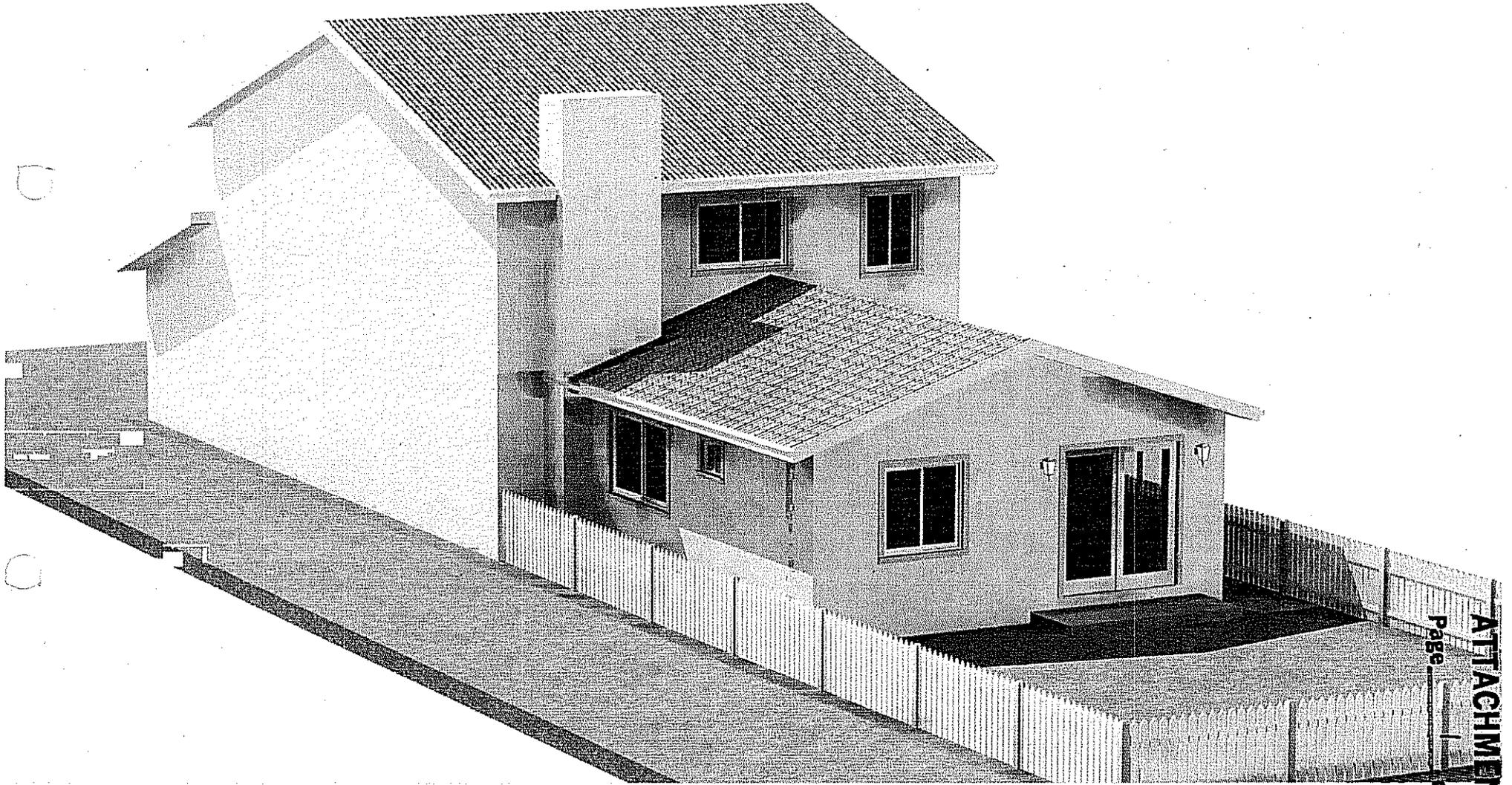
REVISIONS:

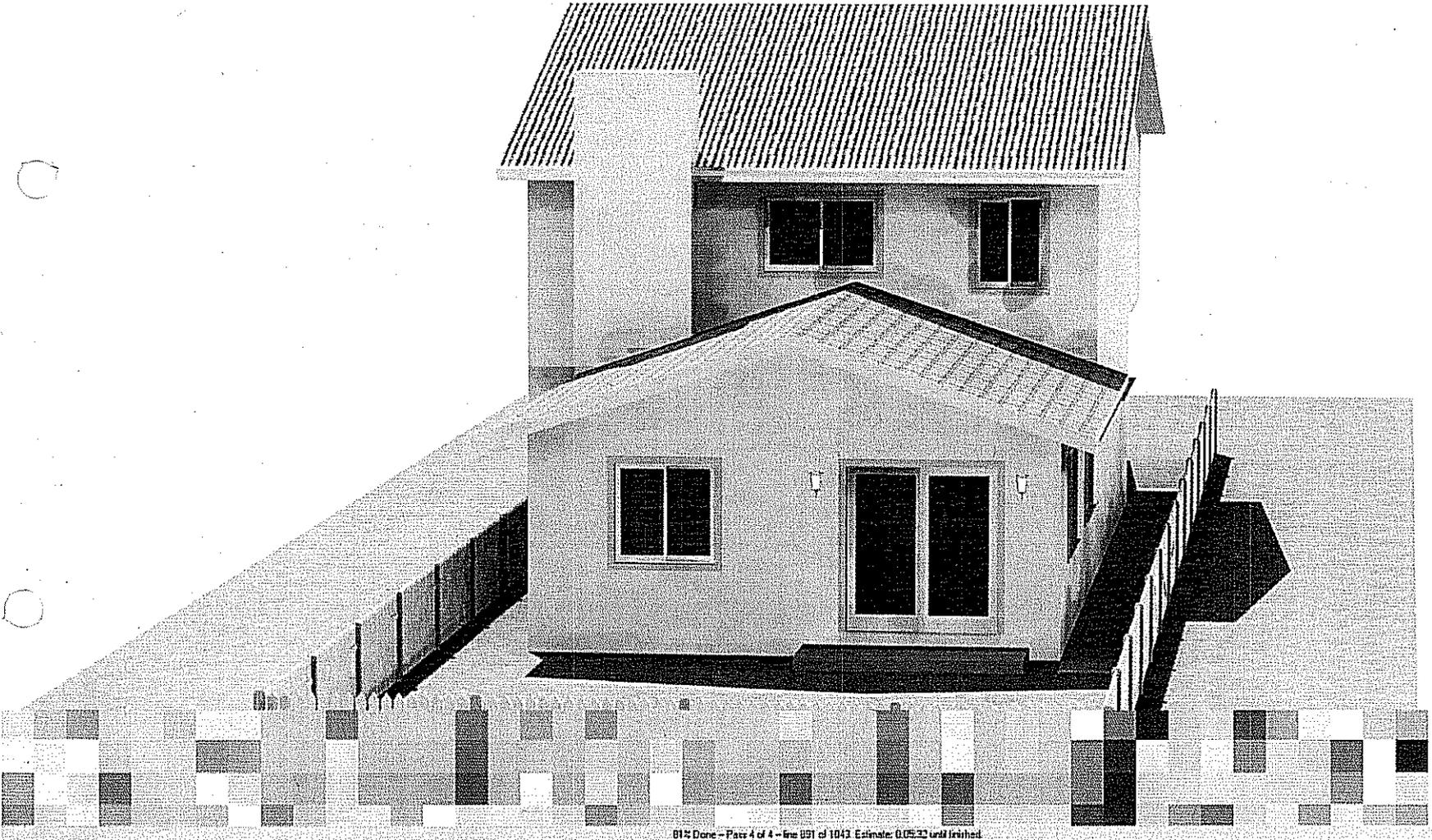
▲	
▲	
▲	
▲	

PLANNED BY:
JESSE VALENCIA
 2807 SELVA DRIVE
 SAN JOSE, CA 95128
 PH: 408-231-0718
 CELL: 408-424-0640

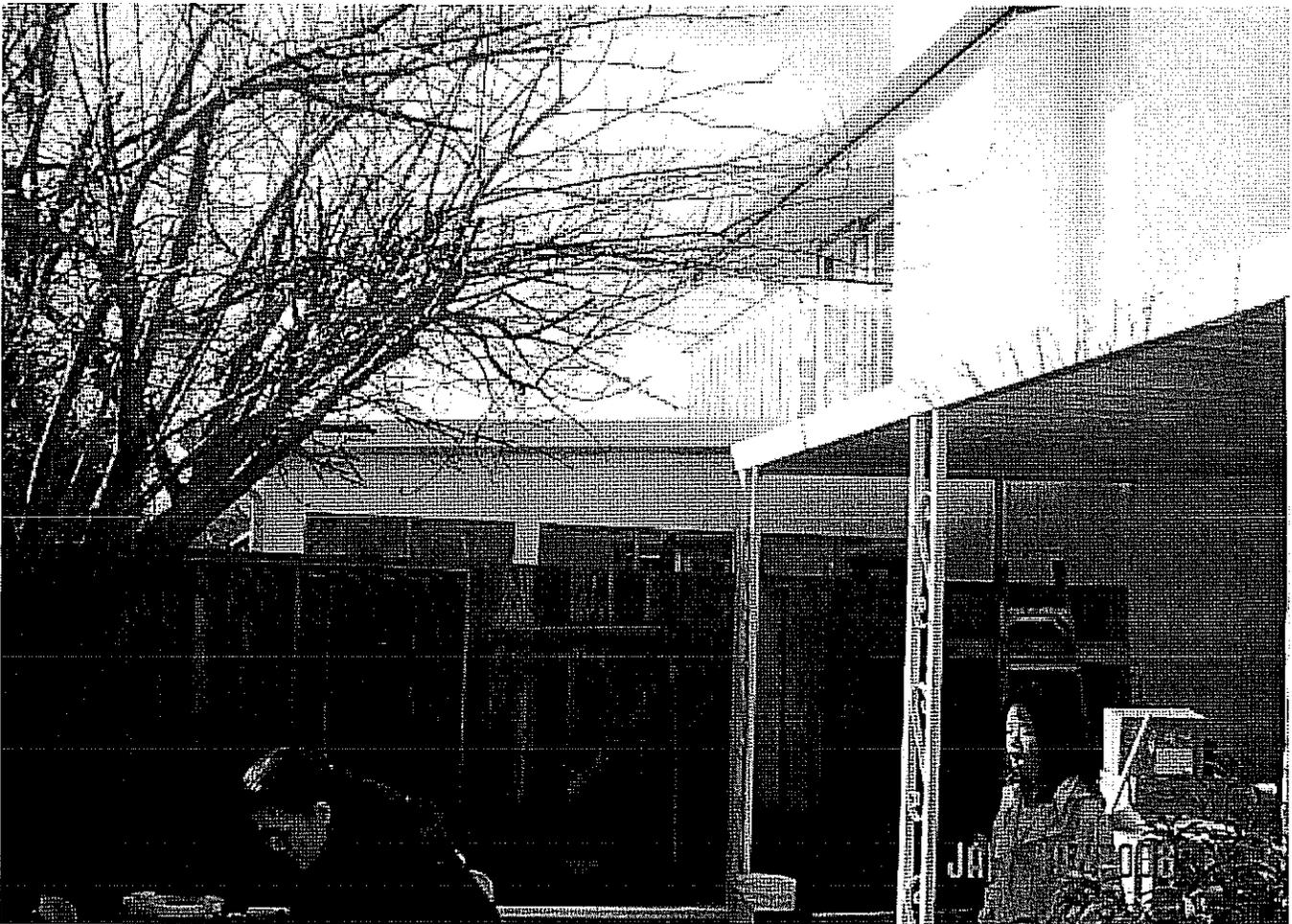
SHEET NO.
A3

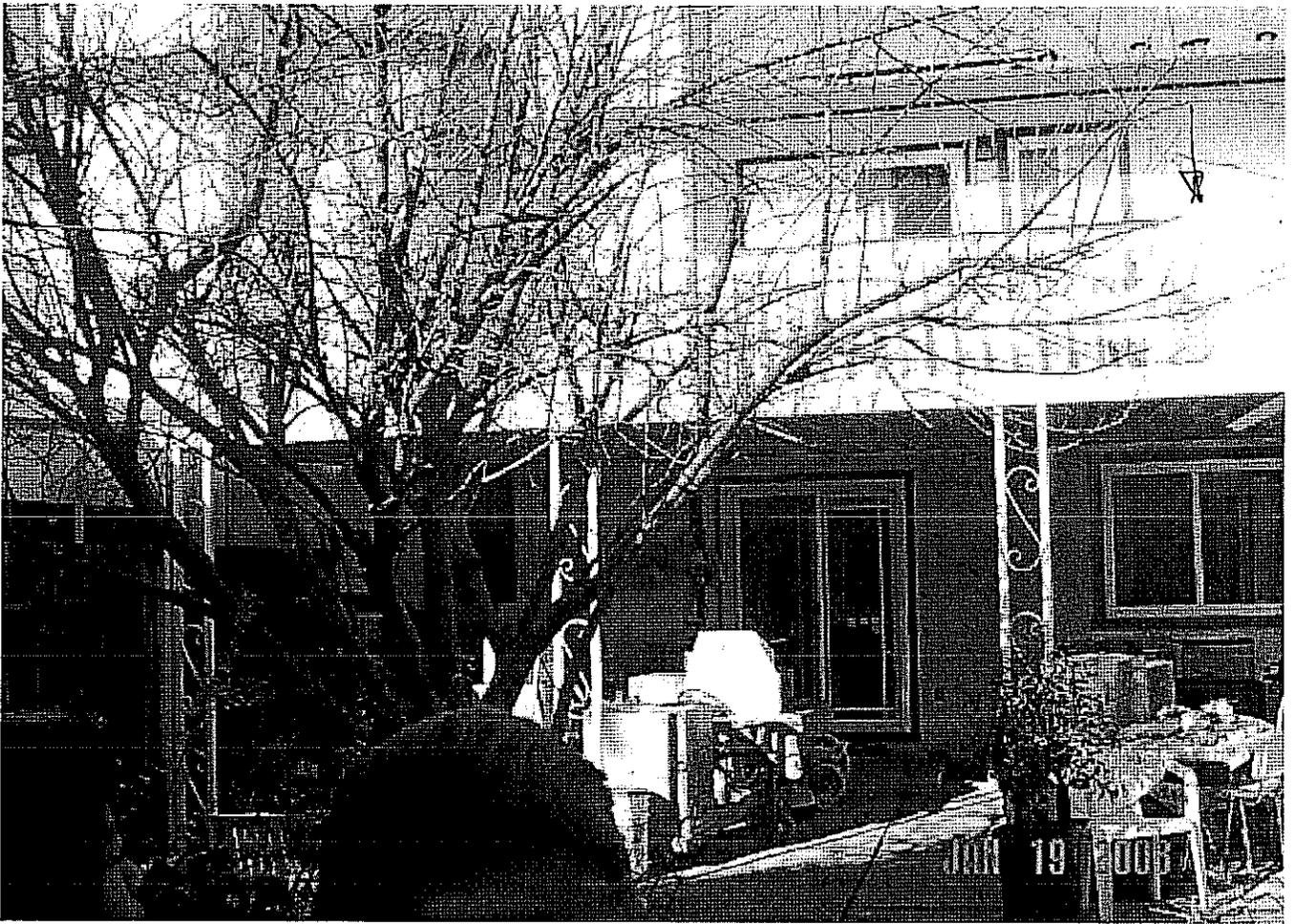
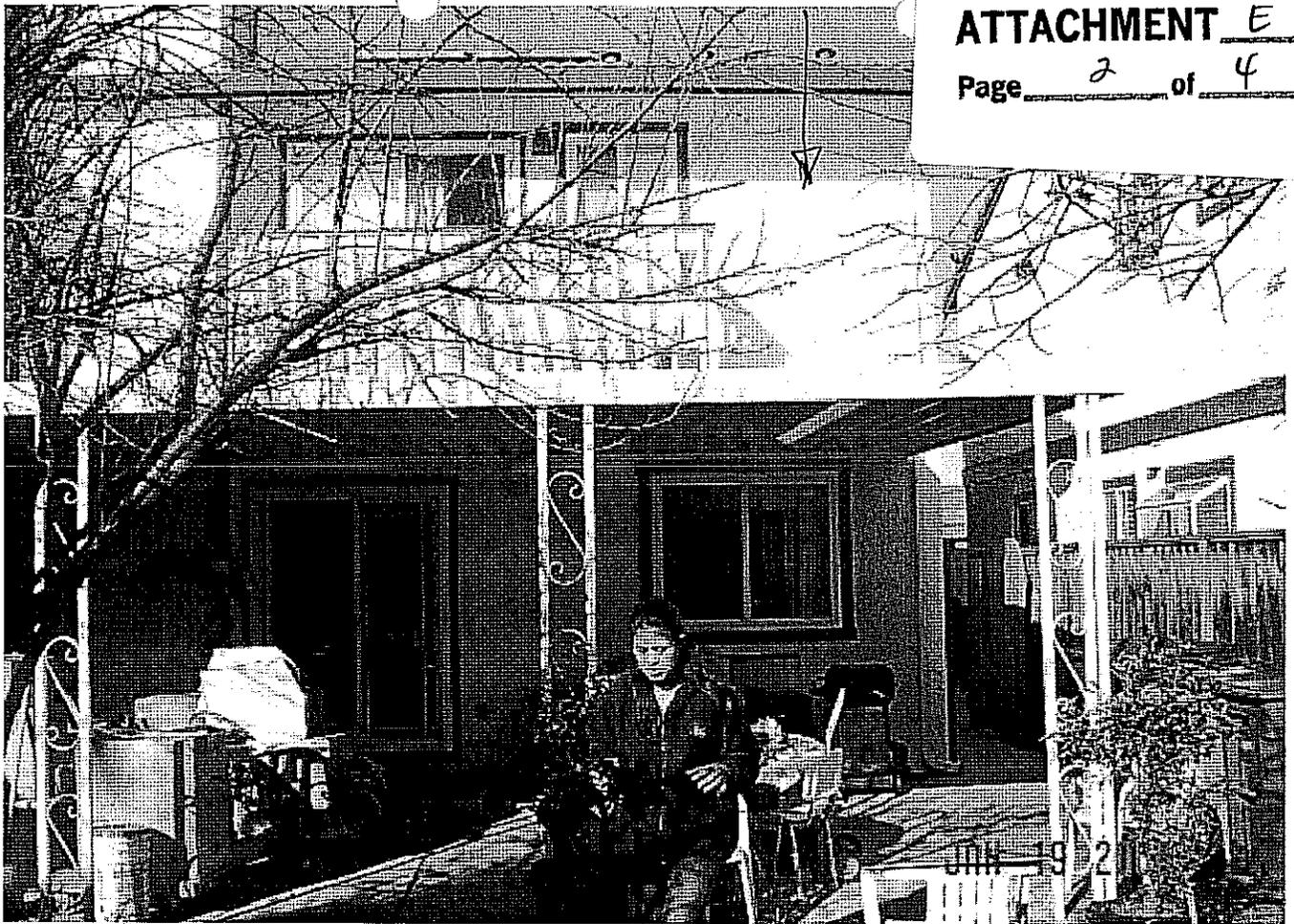
ATTACHMENT C
 Page 3 of 3



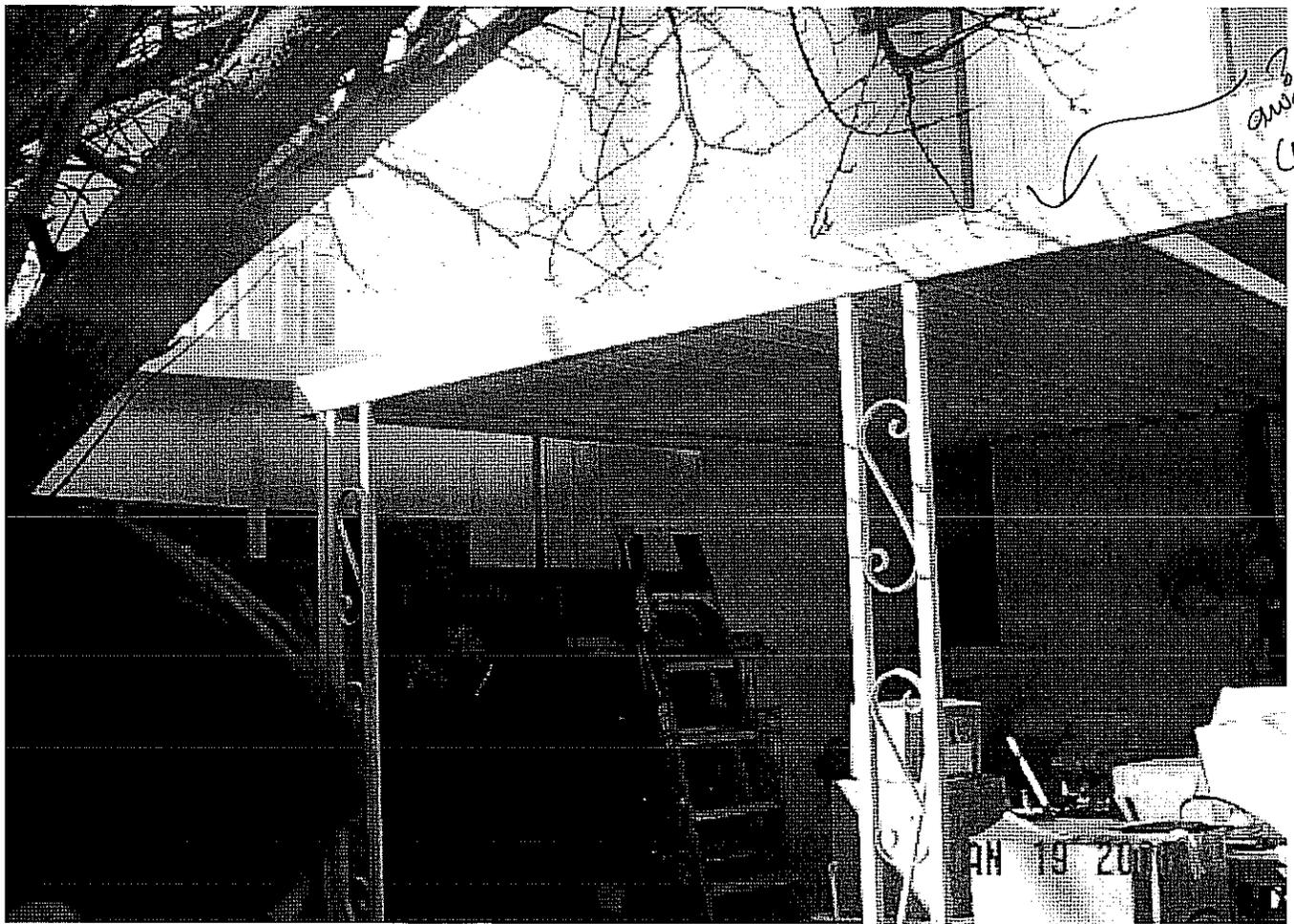
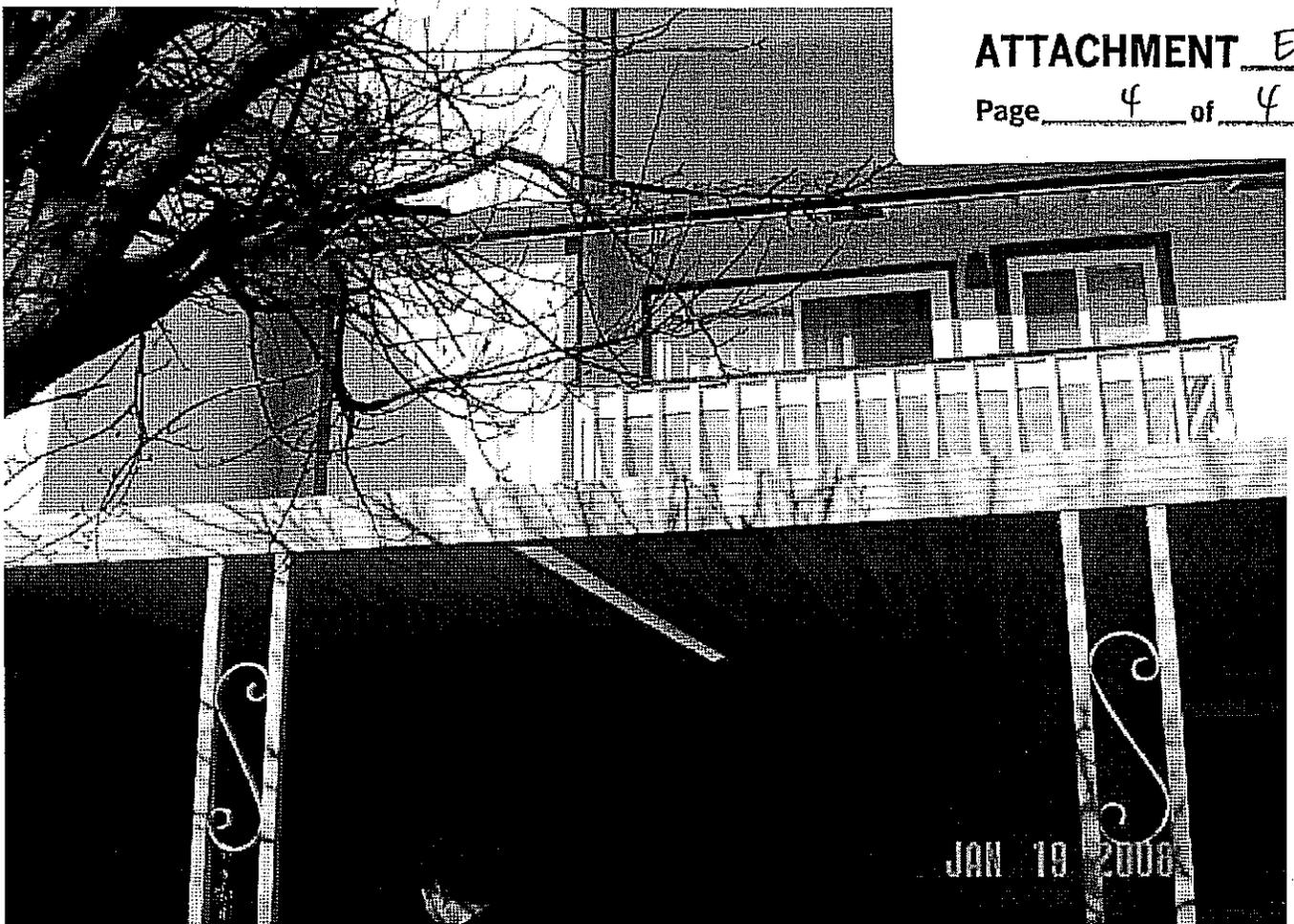


81% Done - Page 4 of 4 - line 001 of 1043 Estimate: 0.0532 unit finished











USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

ATTACHMENT F
Page 1 of 1

One of the two following findings must be made in order to app
Development Permit application.

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets at least one of the following criteria.

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

MY CLIENT'S FAMILY IS GETTING BIGGER AND THEY LIKE
WHERE THEY ARE NOW.

OR

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 as ...

THE PROPOSED ADDITION WILL BE LIKE THE EXISTING HOUSE,
COLOR AND STYLE AND WILL NOT BE A DISADVANTAGE TO THE
NEIGHBORHOOD. JUST LIKE SHOWN ON THE ATTACHED DRAWING.

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.