



**CITY OF SUNNYVALE
REPORT
Planning Commission**

June 9, 2008

SUBJECT: **2008-0324:** Application for a property located at **870 Maranta Ave** (near Kenbridge Ct.) in an R-0 (Low Density Residential) Zoning District.

Motion Design Review to allow a second-story addition resulting in approximately 50% FAR (Floor Area Ratio) where 45% FAR may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions Single Family Home

Surrounding Land Uses

North Single Family Home

South Single Family Home

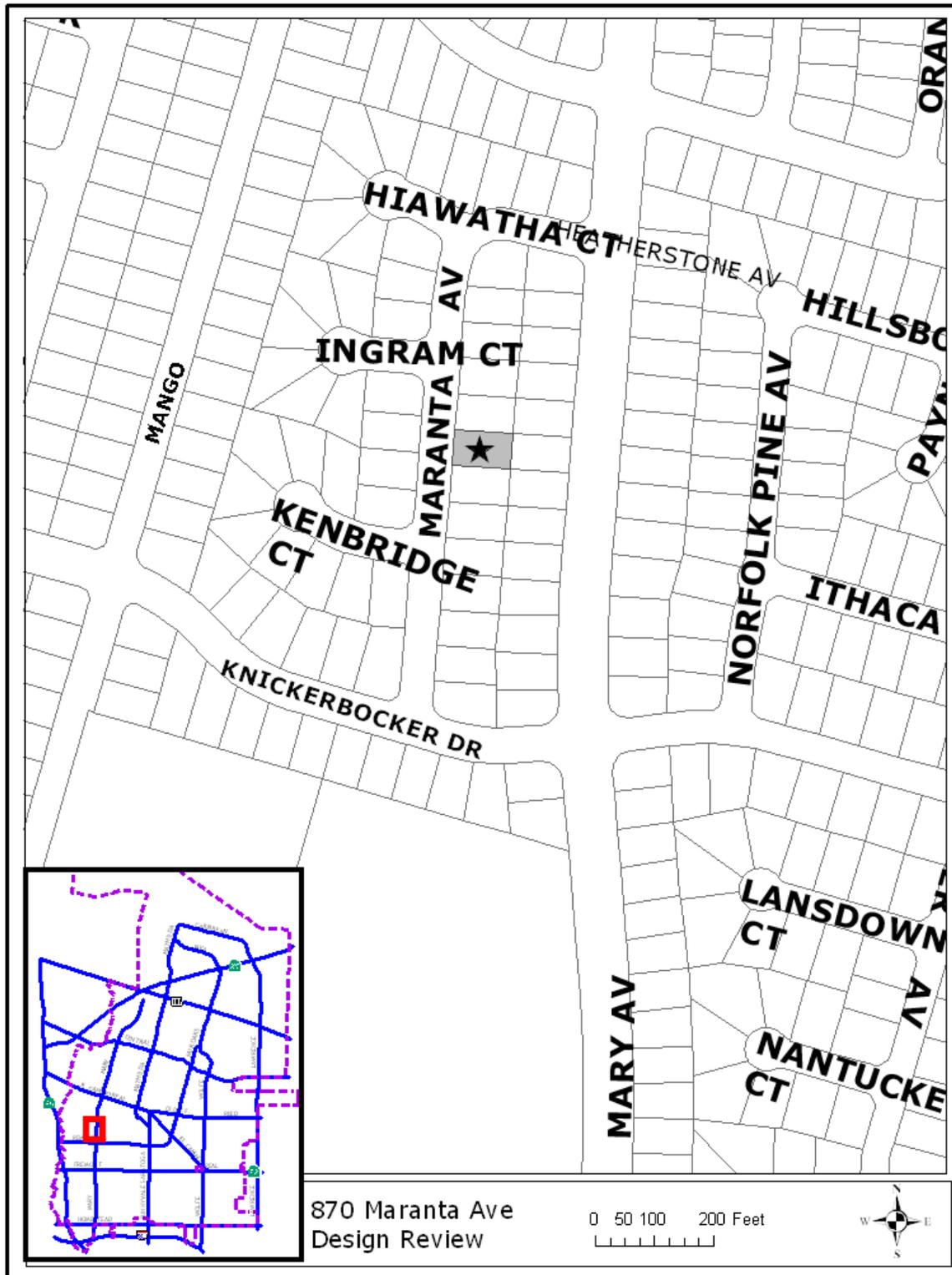
East Single Family Home

West Single Family Home

Issues Architecture

Environmental Status A Class 1 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	Low Density Residential	Same	Low Density Residential
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,100	Same	6,000 min.
Gross Floor Area (s.f.)	2,472	3,023	2,749 without PC review
Floor Area Ratio (FAR)	40.5%	49.5%	45% without PC review
Height as measured from top of curb	Approx 24'	27' 3"	30 ft.
Setbacks (First/Second Facing Property)			
Front	21' 6" / 20' 5"	Same	20 min.
Left Side	7	Same	4 min.
Right Side	6	Same	4 min.
Rear	25' 4"	Same	20 min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

ANALYSIS**Description of Proposed Project**

The proposed project is for a 551 sq. ft. two-story addition on top of an existing split-level home. This Design Review requires Planning Commission review as it exceeds 45% FAR.

Background

Previous Actions on the Site: There are no previous planning actions on the subject site.

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.

Design Review

Surrounding Neighborhood: The surrounding neighborhood is made of similar split-level tract homes that were built in the early 1960s. Lot sizes are approximately 6,100 sq. ft. and the home sizes range from approximately 2,100 to 2,500 sq. ft. Floor area ratios are typically 35%-40%. There is one house located at the end of Maranta Av. at 1017 W. Knickerbocker Dr. with a similar addition and an approximate FAR of 56%.

Site Layout: The proposed addition is placed to the south of the existing second story. The addition consists of a master bedroom and master bathroom. There are no changes to the first story.

Architecture: There are two issues with the proposed design. The first is the massing of the addition and the second is the change of exterior materials and design features.

Massing: The proposed addition has a front-gabled roof with a front window similar in size and shape to the existing first-floor living room window. Due to the split level design, the proposed addition is approximately 3 ft. higher than the existing second story. This creates a multi-level appearance from the street. The total height of the addition from the top of curb is 27.25 ft. (See Attachment C, Elevations).

Staff explored an alternative design with the applicant to see if there would be a more successful way to architecturally blend the addition with the existing house (See Attachment D, Alternatives Considered by the Applicant). One alternative was a side-gabled roof form similar to the first story. While the roof form was complementary, it added bulk to the home and required an additional foot in height. Staff and the applicant determined that the front-gabled design was the preferred option.

Single Family Home Design Technique	Comments
<p><i>3.4.C. If a traditional second floor form is necessary, set the front, rear and sides of the second floor back from first floor walls. In general it is best to set second floor areas back as far as possible from the front façade of the home (e.g. five feet or more). Side and rear façade setbacks of three to five feet are generally sufficient. Care should be given to avoiding second story bulk near the front of the home when similar bulk is absent from adjacent homes.</i></p>	<p>The proposed addition meets these requirements with setbacks from the front and side. The design minimizes the appearance of second story bulk from the front of the home.</p>

Exterior Materials and Design Features: The applicant is proposing to replace the wood siding and slump stone with stucco. They are also removing the small roof structure and the metal decorative feature around the second story windows. A new stucco trim band, shutters, corbels and ornamental roof vents will create the new exterior details.

Staff is concerned with the removal of all the exterior materials and design features that help tie this home to the rest of the neighborhood. Wood siding is the predominant exterior material in the neighborhood. The removal of the exterior materials and decorative features plus the change in massing will create a disjointed appearance in the streetscape. Staff recommends that the wood siding be preserved on the existing house with siding to be installed on the proposed addition (Condition of Approval #2A). The slump stone and area by the garage may be plastered over (Condition of Approval #2B). Staff would like to work with the applicant on the final colors and design features (such as the corbels) to ensure they are appropriate to the exterior materials (Condition of Approval #2C).

Single Family Home Design Technique	Comments
<p><i>3.7.A Use wall materials that are in common use in the neighborhood. If stucco is strongly desired on a new home in an area where wood is the most common building material, consider a combination of wood and stucco to provide a blend of materials rather than a sharp departure. In general, a combination of two materials is most successful when a ratio of roughly 1/3 to 2/3 is maintained.</i></p>	<p>Stucco is not in common use in the neighborhood. Wood siding, is the predominant material. As discussed above, staff is recommending a compromise with wood siding to be preserved on the existing house and installed on the new addition, and the slump stone on the garage area and front entry wall to be plastered over.</p>

Privacy: The proposed addition has minimal privacy impact. One bathroom window overlooks the rear yard. The main bedroom window overlooks Maranta Avenue.

Solar Access: The proposed addition is to the south of the existing second story and will not further shade surrounding properties (see Attachment C, Solar Study).

Compliance with Development Standards/Guidelines: The project is in compliance with all applicable development standards. It meets required setback and height limitations and complies with the Single Family Home Design Techniques with conditions recommended by staff

Expected Impact on the Surroundings: The project would have a slight visual impact on the streetscape of Maranta Avenue and minimal privacy impacts on the adjoining neighbors.

Fiscal Impact

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

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> Published in the <i>Sun</i> newspaper Posted on the site 9 notices were 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

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review. 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 Design Review with attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

Recommendation

Alternative 1.

Prepared by:

Diana O'Dell
Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Alternatives Considered by the Applicant

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms 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 proposed addition does not disrupt the home orientation or entry pattern.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed addition matches the bulk and massing of the existing second floor. The front-gabled roof reduces the appearance of bulk from the street.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed addition is set back from the front and sides and has no significant privacy impact on the surrounding neighbors.
<i>2.2.4 Minimize the visual impacts of parking.</i>	No changes to parking are proposed.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	No landscaping changes are proposed.
<i>2.2.6 Use high quality materials and craftsmanship</i>	With conditions of approval as recommended by staff, the wood siding material of the home shall be preserved. The proposed shutters will add design interest.
<i>2.2.7 Preserve mature landscaping</i>	No removal of mature landscaping is proposed.

Recommended Conditions of Approval – Design Review

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:

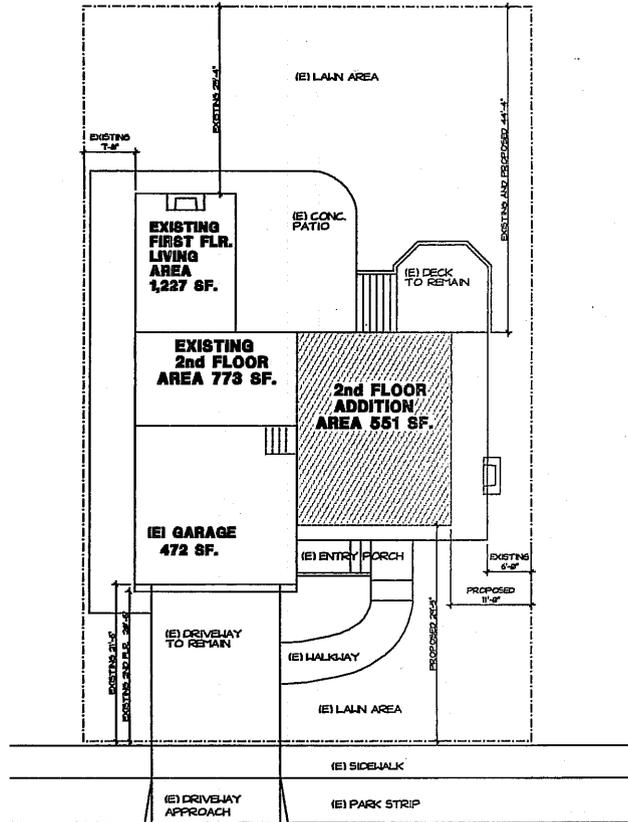
Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. 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 Design Review shall be null and void one year 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 and approved prior to expiration date.

2. DESIGN/EXTERIOR COLORS AND MATERIALS

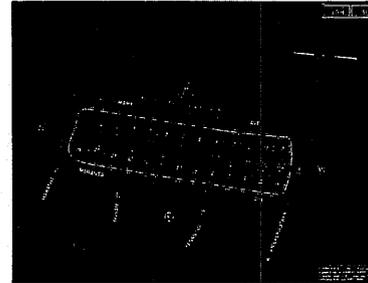
- A. The proposed addition shall use wood siding on the front and south elevation of the addition. The wood siding material on the first and second floors shall be preserved.
- B. The slump stone around the garage and the front entry wall may be plastered over.
- C. Final exterior building materials, decorative features and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.
- D. Roof material shall be 50-year dimensional composition shingle, or a material of similar quality and dimension as approved by the Director of Community Development.



MARANTA AVE.

SITE PLAN

PARCEL MAP



GENERAL INFORMATION

OWNER: BARBARA AND LANE ALBANESE
870 MARANTA AVE.
SUNNYVALE, CA 94087
(408) 714-8251

PROPERTY ADDRESS: SAME

ASSESSOR'S PARCEL #: 198-31-021

EXISTING USE: SINGLE FAMILY RESIDENCE

ZONING DISTRICT: R-0

SIZE OF LOT: 6,020 SF.

AVERAGE SITE SLOPE: 2%

EXISTING LIVING AREA: 1st 1,227 SF. + 2nd 773 SF. = 2,000 SF.

EXISTING GARAGE AREA: 472 SF.

EXISTING ACCESSORY AREA: N/A

EXISTING TOTAL: 2,472 SF.

AREA TO BE REMOVED: N/A

ADDED LIVING AREA: 551 SF.

ADDED GARAGE AREA: N/A

ADDED ACCESSORY AREA: N/A

TOTAL ADDED AREA: 551 SF.

TOTAL LIVING AREA: 1st 1,227 SF. + 2nd 1,324 SF. = 2,551 SF.

TOTAL ACCESSORY AREA: N/A

TOTAL GARAGE AREA: 472 SF.

TOTAL FLOOR AREA: 3,023 SF.

FLOOR AREA RATIO: 49.5%

ALLOWABLE FLOOR AREA: 45%

IMPERVIOUS COVERAGE: BUILDING 27.6% (E) IMPERV. 3,236 SF. = 53%

ALLOWABLE IMPERVIOUS: 46% BUILDING COVERAGE

REVISIONS	BY

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scottdesign.com

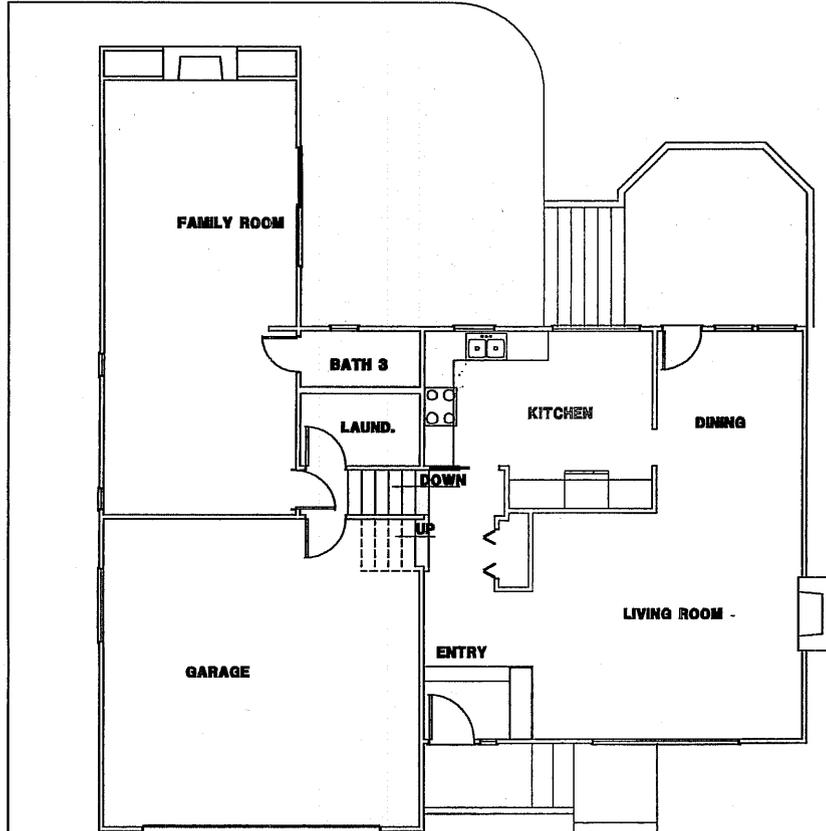
SECOND STORY ADDITION FOR THE ALBANESE RESIDENCE
870 MARANTA AVE.
SUNNYVALE, CA 94087-1180
(408) 774-0881

SITE PLAN SITE DATA PARCEL MAP
1-888-988-1180

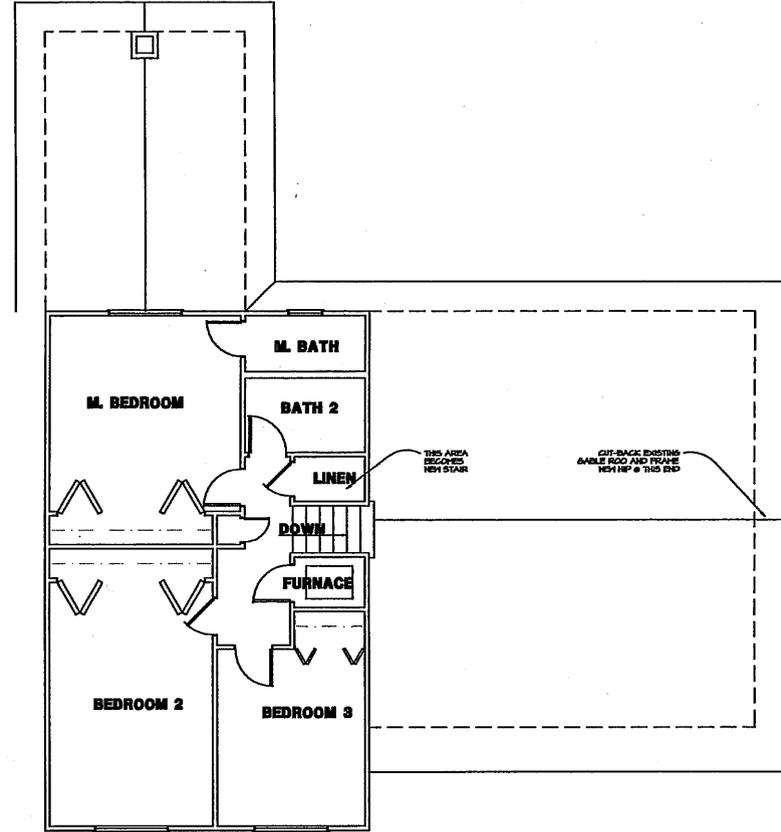
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ATTACHMENT

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LOWER FLOOR PLAN



UPPER FLOOR PLAN

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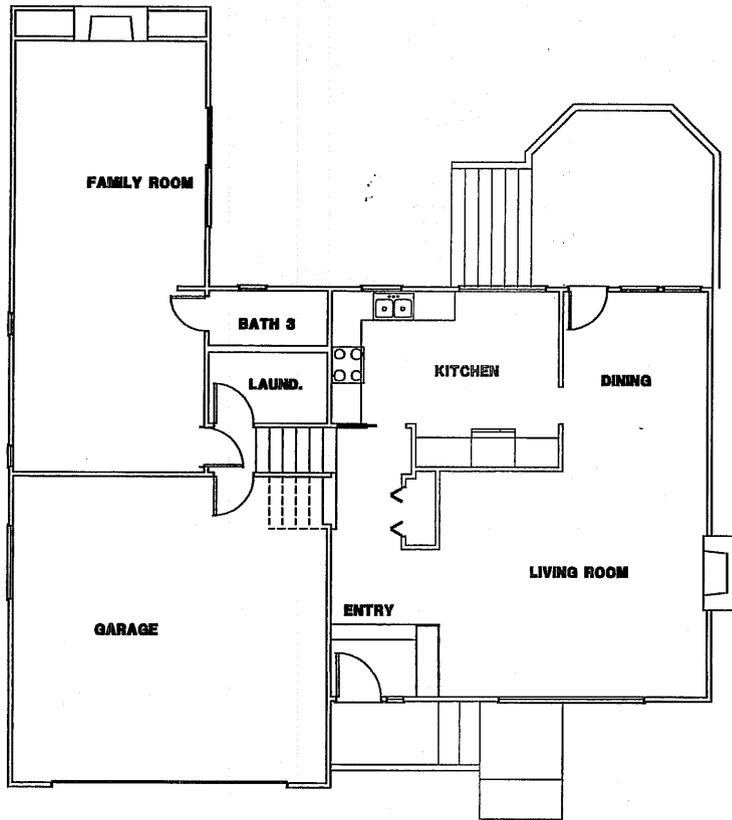
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 SERRITVALLE, CA 94087-1180
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EXISTING FLOOR PLAN
 Page 2

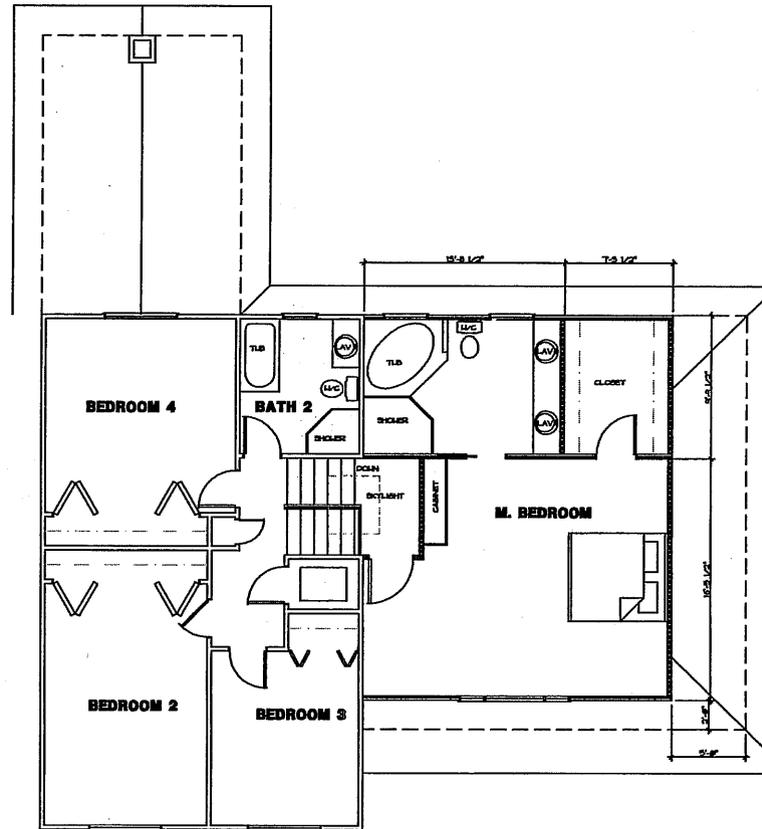
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LOWER FLOOR PLAN



UPPER FLOOR PLAN

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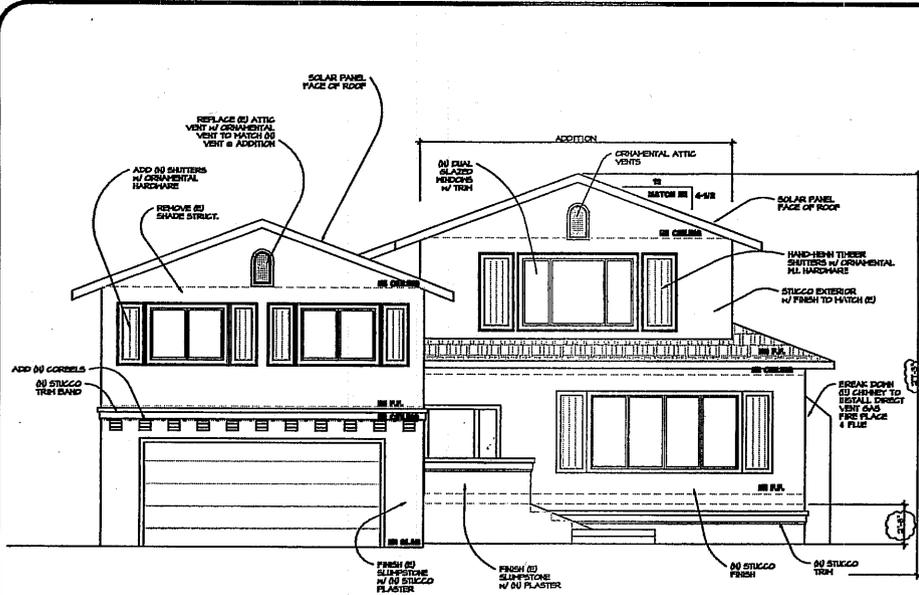
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PROPOSED FLOOR PLANS

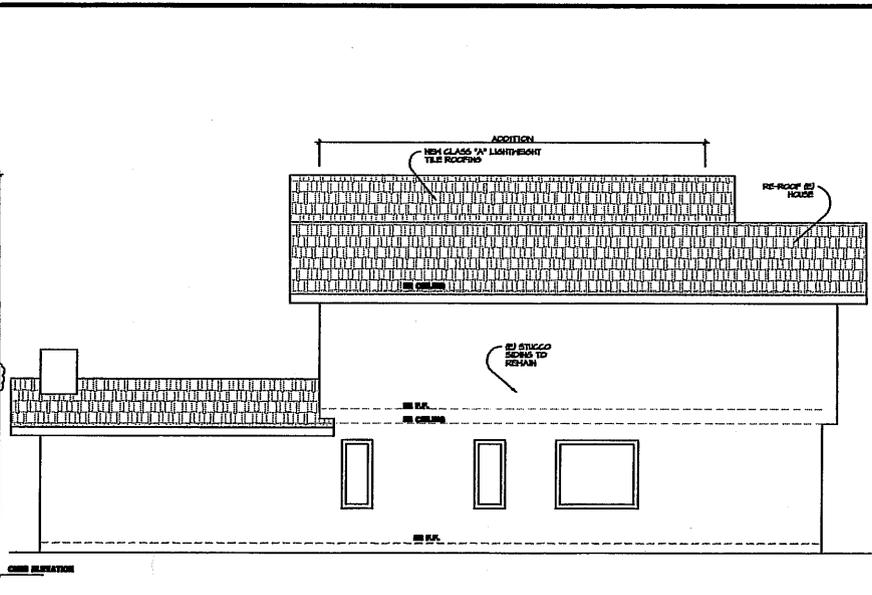
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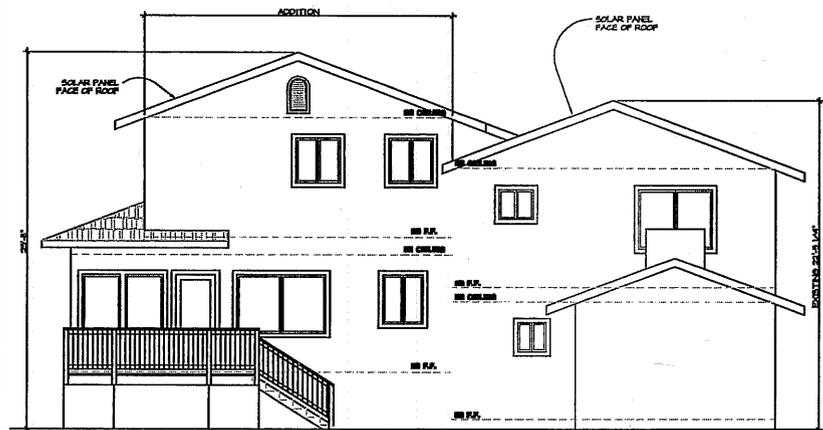
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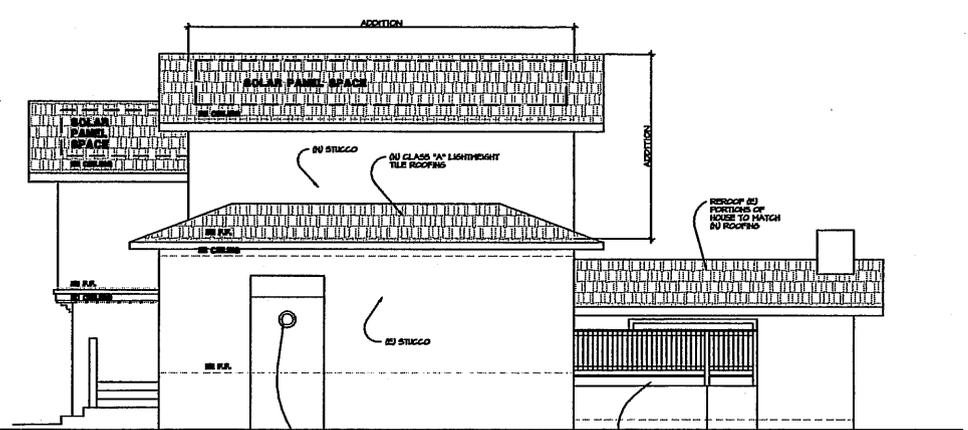
FRONT ELEVATION



NORTH ELEVATION



REAR ELEVATION



SOUTH ELEVATION

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SECOND STORY ADDITION FOR
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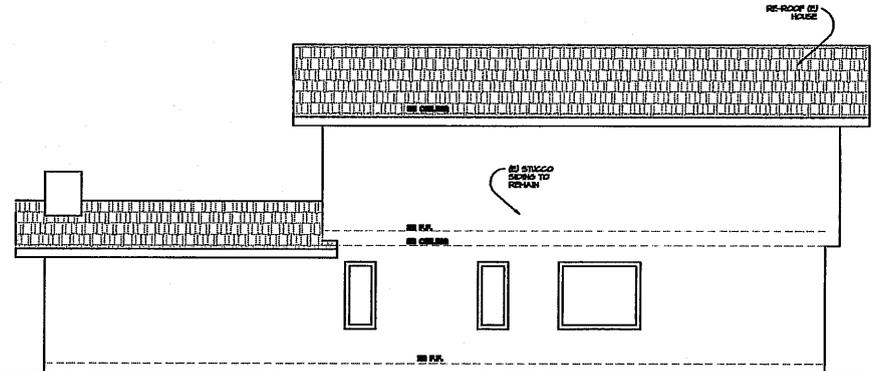
ELEVATIONS
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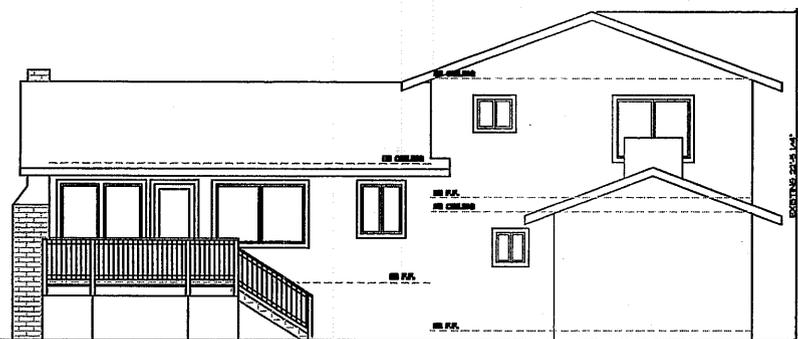
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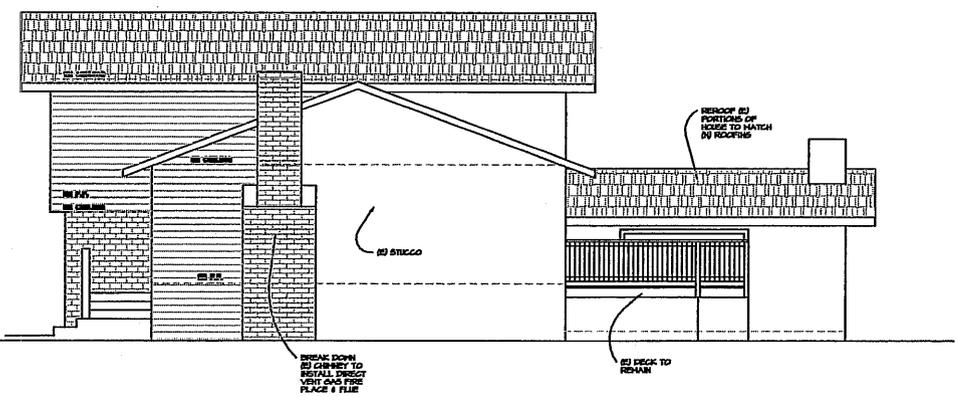
(E) FRONT ELEVATION



(E) NORTH ELEVATION



(E) REAR ELEVATION



(E) SOUTH ELEVATION

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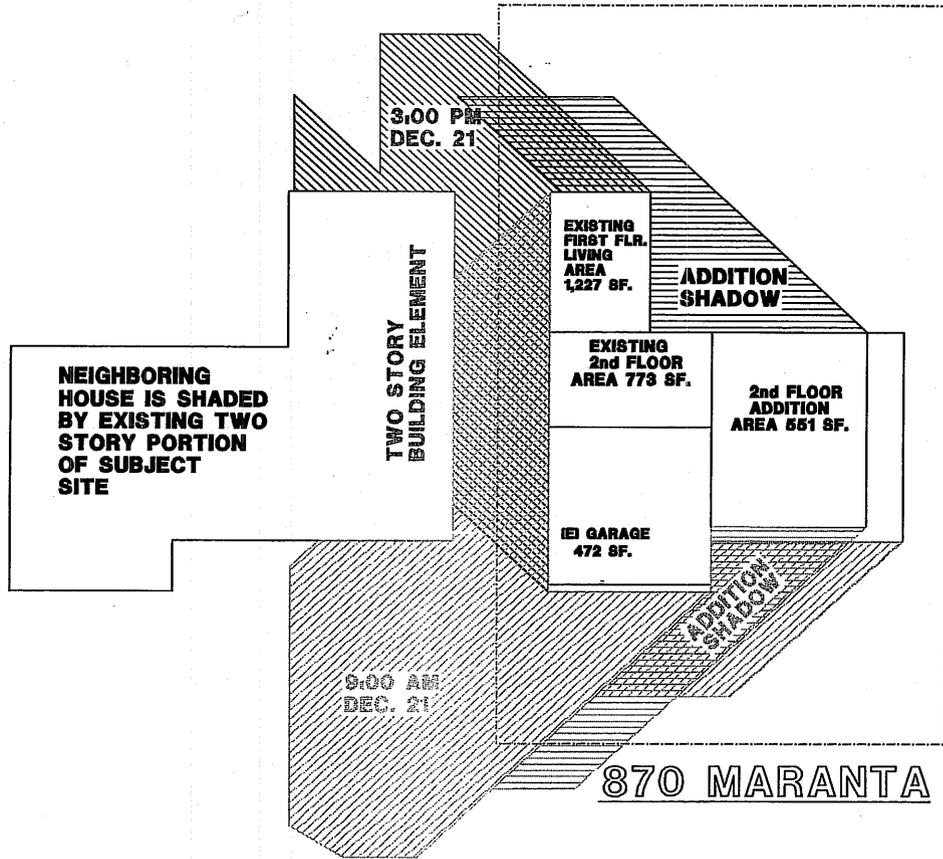
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EXISTING ELEVATIONS
 Page 5

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SHADOW STUDY DECEMBER 21st



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PLANNING REVISIONS	SC

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SHADOW STUDY
 Page 6

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ATTACHMENT C

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Hi Noren,

I wanted to provide you with some of the justifications and considerations regarding the proposal for our second story addition at 870 Maranta Ave. There is an attached drawing that compares options #2 and #3.

We considered three alternatives:

1) Extend existing two story structure eastward into back yard

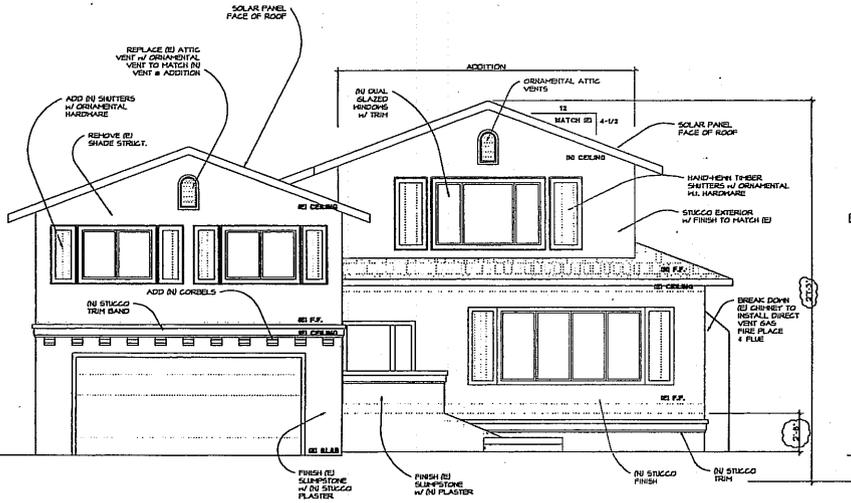
This approach would create an addition to the existing two story portion of our house by extending it eastward into our backyard. This approach had a number of drawbacks. It would create a larger footprint for the house and create a massive structure that would adversely affect neighbors to our North and East with additional shadow and loss of privacy. It would also require the destruction of a pre-existing one story section of the home (family room) that was added on by the prior owners. Lastly, it would not create a viable floorplan for adding an additional bedroom.

2) Second story addition over existing one story (Parallel Ridgeline, right side of drawing)

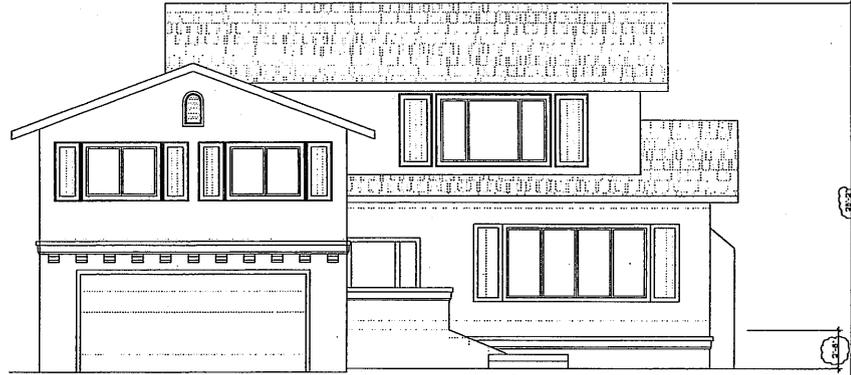
This approach would add a second story addition on top of the existing one story, split level section of our house. This approach creates a much more workable floorplan, doesn't change the footprint of the house, and doesn't adversely impact our neighbors with additional shadow or loss of privacy. However, when we reviewed the initial drawings (see attached), we felt that this approach created a bulkier appearance when viewed from the street, and created a very strange roofline when it met with the existing second story. This also results in a height about one foot higher than alternative #3.

3) Second story addition over existing one story (Gable facing street, left side of drawing)

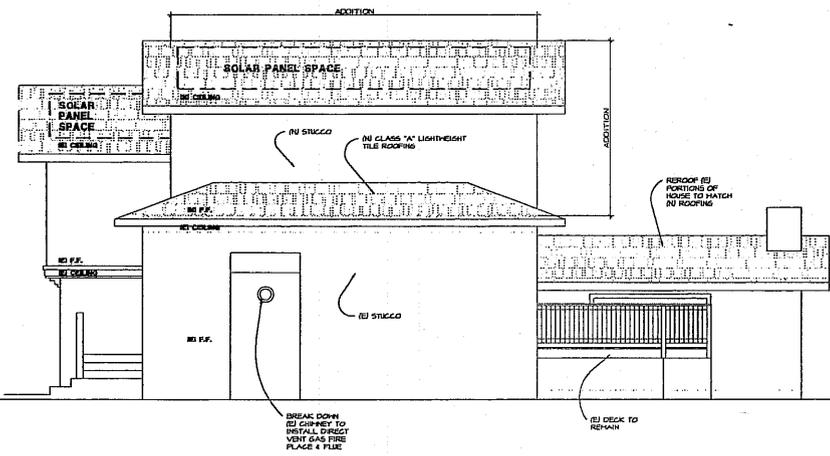
This has the same advantages and adds the same square footage as option 2, but produces what we feel is a more architecturally pleasing structure, as it mirrors the existing gable. Although it brings the peak closer to the street, it has the advantage in that it creates more space and light to the left and right of the gable. Only a small volume of the addition will actually be higher than the existing second story when viewed from the street – and the peak of the addition will be about one foot lower than option #2. An additional advantage of this plan is that it provides a southern exposure for solar panels, which we would like to either add as part of the addition or as a future project.



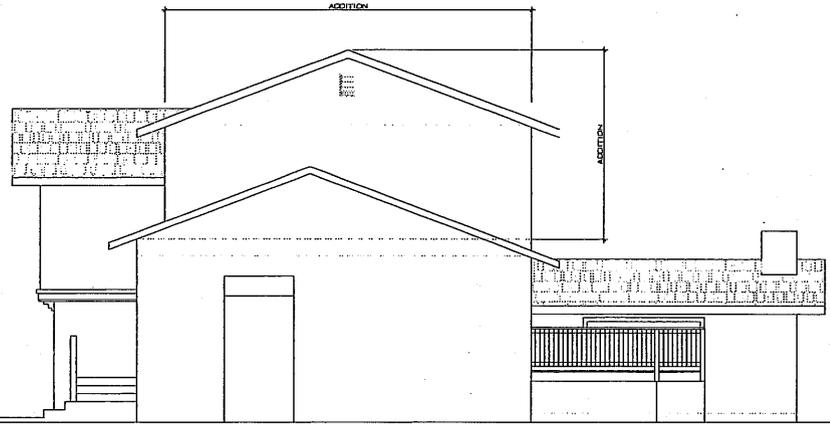
FRONT ELEVATION



FRONT ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION

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PLANNING RESP. 04/29/08	EC

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SECOND STORY ADDITION FOR THE ALBANESE RESIDENCE
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COMPARATIVE ELEVATIONS

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