



**CITY OF SUNNYVALE
REPORT
Planning Commission**

June 9, 2008

SUBJECT: **2008-0345** – Application for **1418 Hampton Drive** (near Elizabeth Way) in an R-0 (Low Density Residential) Zoning District.

Motion Design Review to allow a new 2,668 square foot two-story residence resulting in approximately 49% Floor Area Ratio (FAR) where 45% FAR may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions Single-Family Residential

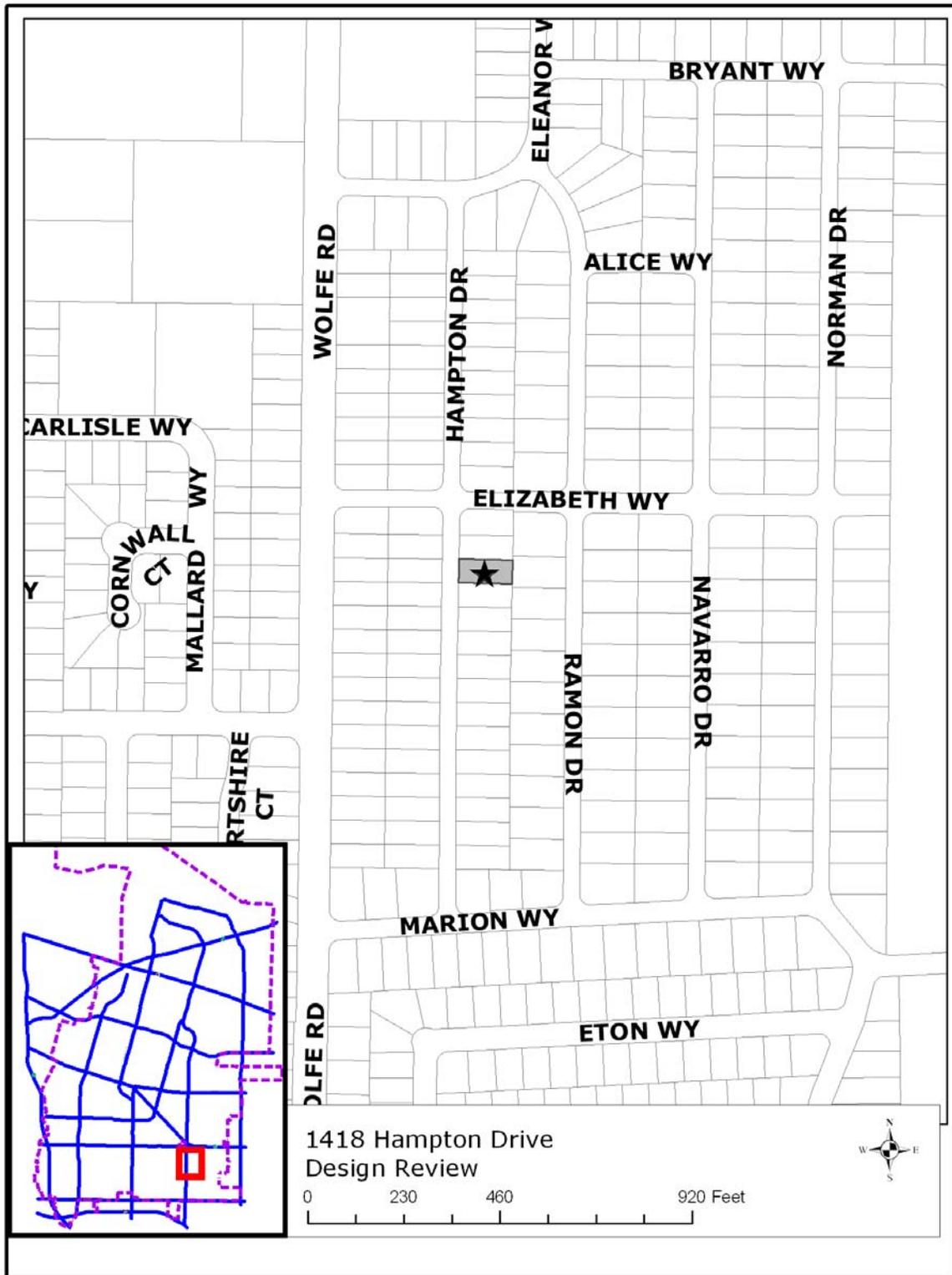
Surrounding Land Uses

North	Single-Family Residential
South	Single-Family Residential
East	Single-Family Residential
West	Single-Family Residential

Issues FAR and compatibility with the 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 Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	7,068	Same	6,000 min.
Gross Floor Area (s.f.)	1,826	3,436 (2,668 new home, 768 existing accessory utility building)	3,180 max. without PC review
Lot Coverage (%)	25.8%	34.1%	40% max.
Floor Area Ratio (FAR)	25.8%	48.6%	45% max. without PC review
No. of Units	1	Same	1 max.
Building Height (ft.)	---	27'	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front	20'	20'-6"/25'	20'/25' min.
Left Side	6'	9'/11'	4'/7' min.
Right Side	5'	8'/11'	8'/11' min.
Rear	64'	59'-4"/63'	20'/20' min.
Parking			
Total Spaces	2	4	4 min.
Covered Spaces	1	2	2 min.

ANALYSIS**Description of Proposed Project**

There have been two previous Design Review applications at this location. The first application (2006-1120), resulting in 4,276 square feet and 60.5% Floor Area Ratio (FAR), was denied by the Planning Commission on June 25, 2007. The most recent application (2007-0893) was denied by the Planning Commission on September 24, 2007, and an appeal by the applicant was subsequently denied by the City Council on December 18, 2007. This project included a new two-story residence, resulting in a gross floor area of 4,114

square feet and 54.2% FAR. Both the Planning Commission and City Council expressed concerns regarding the size of the home and compatibility with the neighborhood. Since the time of the hearing, the applicant has revised the project and resubmitted for a new Design Review.

The revised project is 678 square feet smaller than the previous project, and does not include deviations from the Sunnyvale Municipal Code. The proposed home consists of three bedrooms and two and a half bathrooms. The project would result in a 2,668 square foot two-story home. The existing 768 square foot accessory utility building will be retained. In total, the project would result in a gross floor area of 3,436 and 48.6% FAR. Planning Commission review is required for this project, as the FAR exceeds 45%.

Background

Previous Actions on the Site:

File Number	Brief Description	Hearing/Decision	Date
2007-0893	Design Review for a new two-story residence, resulting in 54.2% FAR	City Council/Denied	12/18/07
2006-1120	Design Review for a new two-story residence, resulting in 60.5% FAR	Planning Commission/Denied	6/25/07
2007-0357	Variance and Use Permit to allow an accessory utility building (art studio) with a substandard rear yard setback	Withdrawn (Code allowed replacement of the previous accessory utility building without a hearing)	5/16/07
2004-0659	To verify if storage shed in rear yard is legal nonconforming	Staff/Approved	8/16/04

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 Categorical Exemptions includes construction of single family homes.

Design Review

Site Layout: The existing site contains a one-story single family home with an attached one-car garage. The home currently contains three bedrooms and one bathroom. A 768 square foot accessory utility building has recently been

constructed, which includes a full bathroom. A deed restriction was recorded in 2007 to ensure that this space was not to be used as an accessory living unit. The project includes the demolition of the existing single family home and a detached 369 square-foot storage shed located in the rear yard, and retention of the new accessory utility building.

The application that was recently denied for this location was for a 3,346 square foot two-story home, resulting in a gross floor area for the site of 4,114 square feet and 54.2% FAR. The project has been revised, and includes a reduction in the size of the new home by approximately 678 square feet. The floor plan was modified by removing a bathroom and study on the second floor, and reducing the size of the rooms and balcony areas.

The proposed project would result in a 2,668 square foot home (1,643 square feet on the first floor and 1,025 square feet on the second floor) and would include three bedrooms and two and a half bathrooms. The gross floor area proposed for the site (home and accessory utility building) is 3,436 square feet, with 58.6% FAR. Second-story balconies are also proposed along the front and rear elevations. The design also includes a “roof garden” at the front of the home with an open-style cover.

The property would be graded up approximately 1'-6" from the top of the street crown, and the proposed home would be built 25'-6" above grade. The proposed home would result in a height of approximately 27', as measured from the top of the street crown, where 30' is the maximum allowed.

Floor Area Ratio: The neighborhood consists of a mixture of one-story and two-story homes, with a range of FAR's. Many of the existing one-story homes in this neighborhood range from 15% to 30% FAR. More recently approved two-story homes in the immediate R-0 neighborhood range from almost 54% to 46% FAR. The highest FAR approved to date in the immediate vicinity is a 3,809 square foot home located at 1394 Hampton Drive, with an FAR of 53.9%. The proposed project would result in 48.6% FAR, and has a gross floor area that is 373 square feet smaller than the home at 1394 Hampton Drive. The following table includes examples of recently approved homes in the immediate R-0 neighborhood:

Address	Lot Size (s.f.)	Gross Floor Area (s.f.)	FAR (%)
1394 Hampton	7068	3809	53.9
917 Elizabeth	6982	3540	50.7
1418 Hampton*	7068	3436	48.6
943 Marion	8192	3760	45.9

*Proposed Project

Easements and Undergrounding: For new homes, utility service drops are required to be undergrounded. Undergrounding is the responsibility of the property owner.

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

Single Family Home Design Techniques (Site Layout)	Comments
3.1 <i>Respect neighborhood home orientation and setback patterns.</i>	The proposed home would be centered on the lot and would face the street frontage. The orientation of the proposed home is consistent with that of other homes in the neighborhood.

Architecture: There is a mix of one-story and two-story homes in the general neighborhood, with both adjacent neighbors being one-story homes. Architectural styles vary from traditional to contemporary, and generally consist of stucco or horizontal wood siding. The proposed architectural style can be considered to be Spanish, with exterior wall materials consisting of stucco siding and barrel tile roofing. Ornamentation includes wood trim along the windows of the first and second floor and wall trim that would extend around the perimeter of the home. Most of the windows proposed are double-hung, and are divided-light along the top portion of the windows.

Privacy: The adjacent properties along the right and left side are single-story homes, with front setbacks of approximately 20 feet. A solar access and shadow analysis was conducted and shows that the new second story would shade 7.17% of the roof of the home along the left side, where 10% is the maximum allowed.

The applicant has attempted to address privacy impacts to the adjacent neighbors by orienting most of the second-story bedroom windows towards the front and rear yards. There is only one second floor window along the right side elevation, which has been designed to be a high sill bathroom window. Additionally, the privacy impacts of the balconies are minimal, as the balcony features are located at least 11' from the side property lines and more than 50' from the rear property line.

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

Single Family Design Techniques (Architecture)	Comments
<i>3.10 Relate the design of accessory structures to those of the main structure.</i>	The accessory utility building that is currently under construction also consists of stucco siding and barrel tile roofing. <i>Technique Met.</i>
<i>3.4. A. The area of the second floor should not exceed the common standard of the neighborhood. For new second stories in predominately one-story neighborhoods, the second floor area should not exceed 35% of the first floor area.</i>	As proposed, the second floor is 62.4% of the first floor. Therefore, the proposed project is inconsistent with this guideline. <i>Technique Not Met.</i>
<i>3.4. D. For second floors with an area greater than 35% of the ground floor area, setbacks should generally be greater unless the prevailing pattern of the second floor setbacks in the neighborhood is less.</i>	The proposed home exceeds most of the minimum setbacks requirements, with the exception of the front yard setback, in which the minimum is proposed. <i>Technique Met.</i>
<i>3.6 C. Windows should be placed to minimize views into the living spaces and yard spaces near neighboring homes. When windows are needed and desired in side building walls, they should be modest in size and not directly opposite windows on adjacent homes.</i>	As proposed, the only second-story window along the side elevations has been designed to be high sill. High sill windows help to reduce the potential privacy impacts to adjacent residents. <i>Principle Met.</i>
<i>3.6 D. Second floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors. As a general rule, balconies and decks that are more than two feet above grade should try to maintain a distance of ten feet from side property lines and twenty feet from rear property lines.</i>	All balcony features are located at least 11' from the side property lines and at least 50' from the rear property line. Therefore, the privacy impacts of the balconies have been reduced. <i>Principle Met.</i>
<i>3.7. Use materials that are compatible with the neighborhood.</i>	The neighborhood contains a mix of materials and architectural styles. Therefore, the proposed exterior materials would be compatible with others found in the neighborhood. <i>Principle Met.</i>

Landscaping: There are no landscaping requirements for single-family projects in the R-0 zoning district. However, trees greater than 38” in circumference, as measure 4’ from grade, are considered as “protected trees”. There is one citrus tree that is proposed for removal as part of this project, which is currently located on the proposed driveway area. The tree is less than 38” in circumference; therefore, it is not a “protected tree”. The remaining trees on-site shall be protected during construction.

Parking/Circulation: The proposed garage and driveway is consistent with the Zoning Code which requires two covered and two uncovered parking space for a single-family dwelling. Therefore, the project meets the parking requirement for properties located in the R-0 Zoning district.

Compliance with Development Standards/Guidelines: The proposed project was designed to meet or exceed the development standards required in the R-0 Zoning district, such as setbacks, lot coverage and parking. No deviations from the Sunnyvale Municipal Code are requested. Additionally, the project meets most of the Single Family Home Design Techniques.

Staff believes that the proposed project is reasonable, and provides an opportunity for the property owners to construct a home that meets their needs, while respecting the character of the neighborhood. Additionally, the proposed gross floor area is 373 square feet smaller than the largest home found in the immediate neighborhood.

Expected Impact on the Surroundings: Staff does not expect that the proposed two-story home will have a significant impact on the neighborhood. The neighborhood contains a mix of properties and homes that vary in size. Although the adjacent homes are one-story, the second-story windows and balcony features have been designed to respect the privacy impacts of the neighbors.

Fiscal Impact

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

Public Contact

Staff has not received any comments from neighbors.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 8 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

Findings and General Plan Goals: Staff was able to recommend approval for this project, because the project's design and architecture conforms with the policies and principles of the Sunnyvale Single Family Home Design Techniques. Basic Design Principles are located in Attachment A.

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

Alternatives

1. Approve the Design Review with conditions as recommended by staff.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

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. Photos of Neighborhood

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conform 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>	Like many homes found in the neighborhood, the proposed home would be situated in the center of the lot and would face Hampton Drive. <i>Principle Met.</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The neighborhood contains a mix of one-story and two-story homes, with a variety of FAR's. The proposed home meets or exceeds all development standards, and the gross floor is 373 square feet smaller than the largest home found in the immediate neighborhood. <i>Principle Met.</i>
<i>2.2.3 Design homes to respect their immediate neighbors.</i>	Most of the second-story windows have been designed to face the rear and front yards, and the only second-story window along the side elevations is high sill. Additionally, all balcony features have been designed to be at least 11' from the side property lines and at least 50' from the rear property line. <i>Principle Met.</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The façade of the home would not be dominated by the garage, as the garage would be recessed from the front entry. <i>Principle Met.</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed paved area for the driveway and walkway is less than 50% of the front yard. <i>Principle Met.</i>
<i>2.2.6 Use high quality materials and craftsmanship.</i>	The project incorporates stucco, trimmed windows and barrel tile roofing. <i>Principle Met.</i>
<i>2.2.7 Preserve mature landscaping</i>	Although one unprotected citrus tree will be removed, the remaining trees will be protected during construction. <i>Principle Met.</i>

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. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at the Planning Commission hearing except that minor changes of the approved plans may be approved by the Director of Community Development.
- B. 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 prior to the expiration date.
- C. A tree protection plan shall be submitted for any existing trees on the site that shall be retained during construction.
- D. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building permit for this project.
- E. Utility service drops are required to be placed underground.
- F. Final exterior building materials and color scheme are subject to review and approval of the Directory of Community Development prior to issuance of a Building permit.

**VOROSHUCK
Residence**

Clayton Voroshuck &
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SHADOW STUDY

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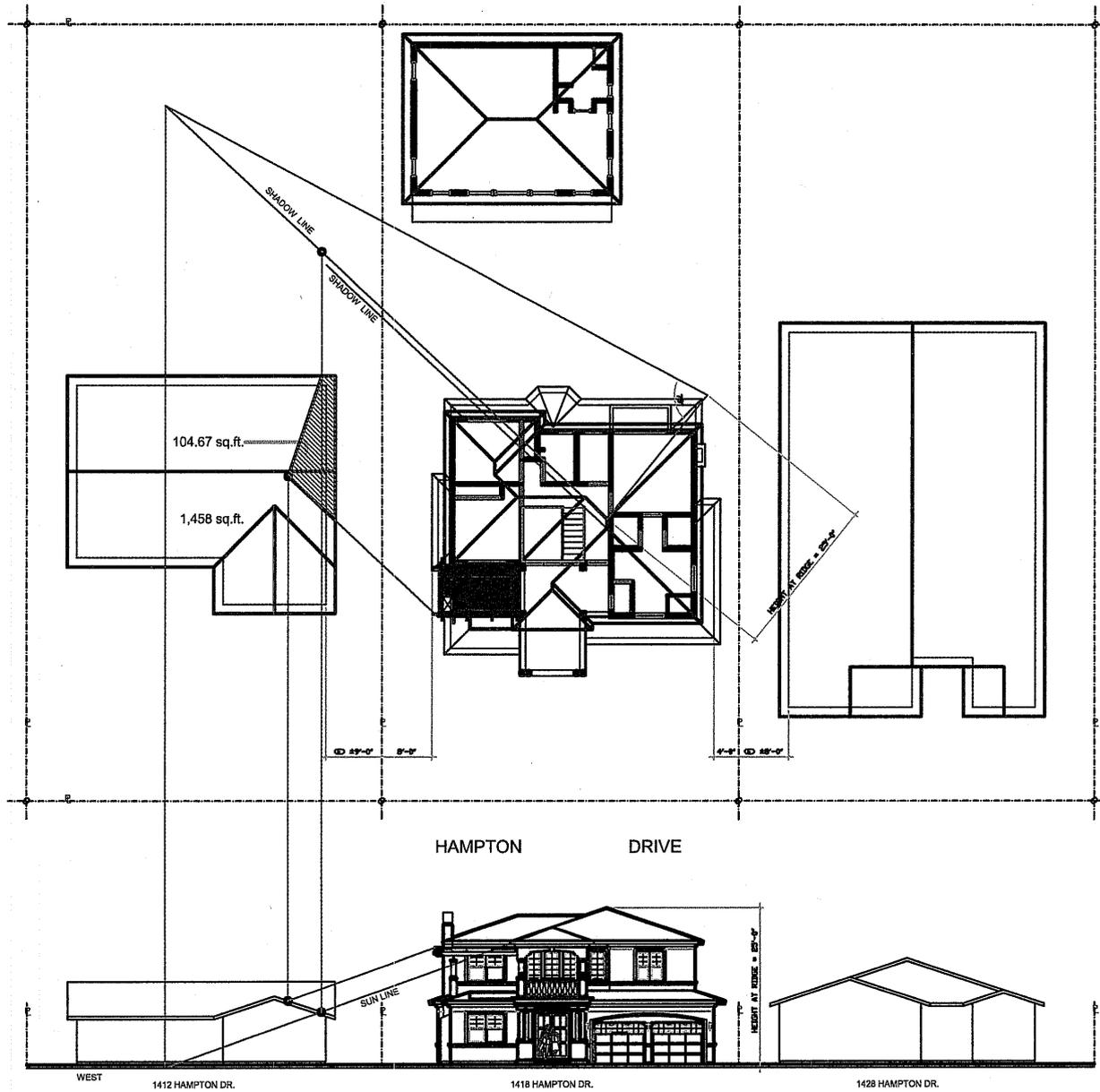
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PROJECT:
HAMPTON 1100

DRAWN BY: NL
DESIGNED BY: NL
CHECKED BY: AT

DATE:

NOV. 01 - 2006



WINTER

WINTER: DEC/21 - 3:00PM

- AZIMUTH: 137° west from north

- ALTITUDE: 15°

SHADOW AREA

104.67 sq. ft. / 1458 sq. ft. = 7.17 % < 10%



SHADOW STUDY

1/8" = 1'-0"

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FIRST FLOOR PLAN
SECOND FLOOR PLAN

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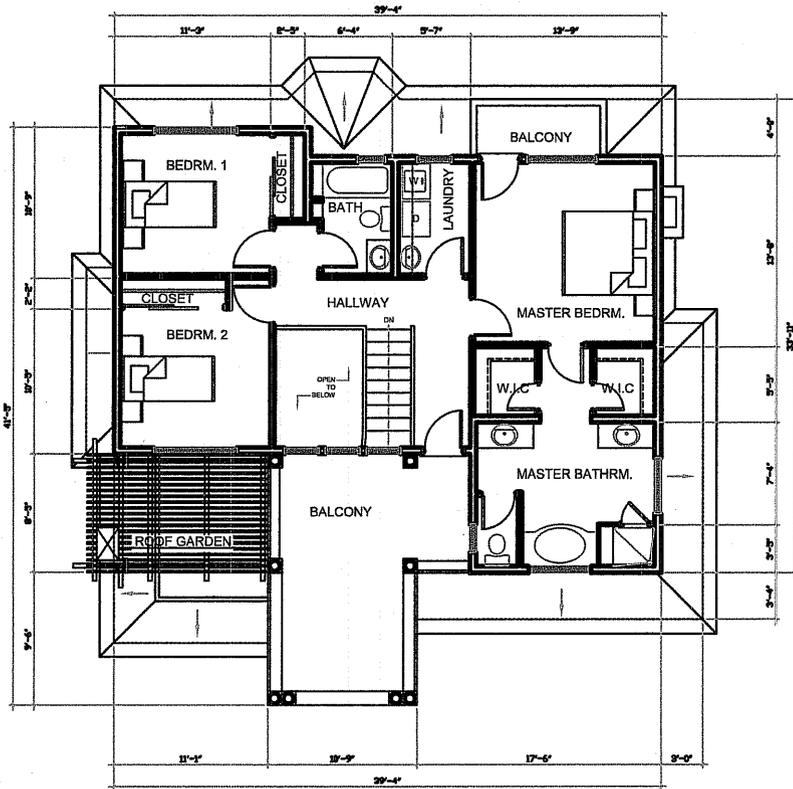
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HAMPTON 1105
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DESIGNED BY: TC
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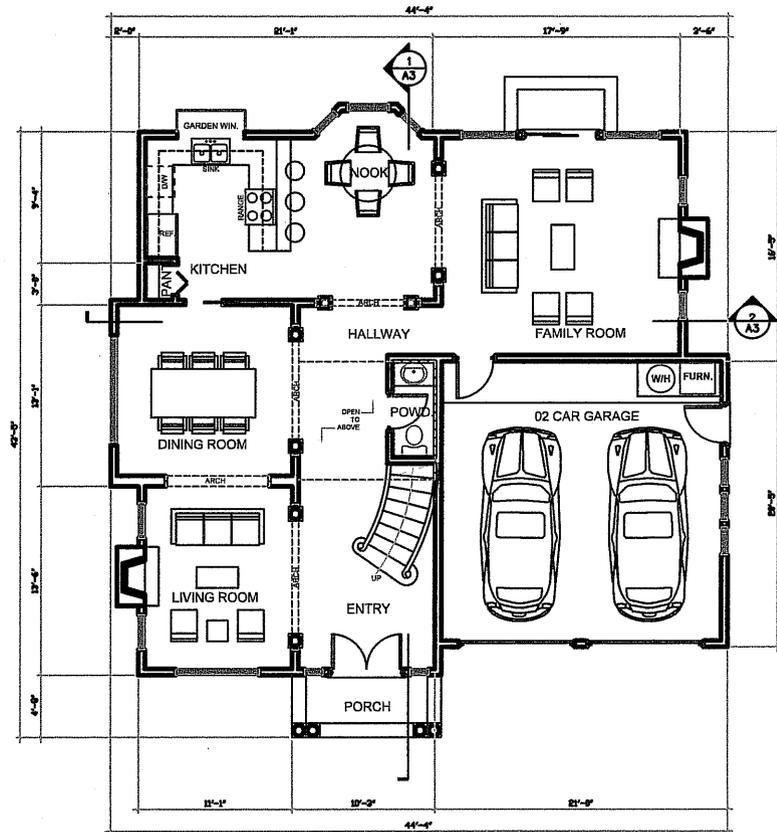
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2. SECOND FLOOR PLAN

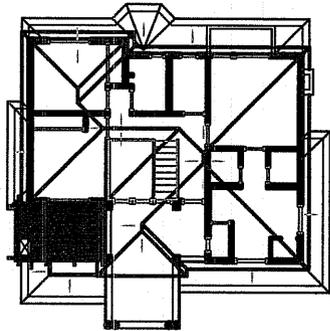
1/4" = 1'-0"



1. FIRST FLOOR PLAN

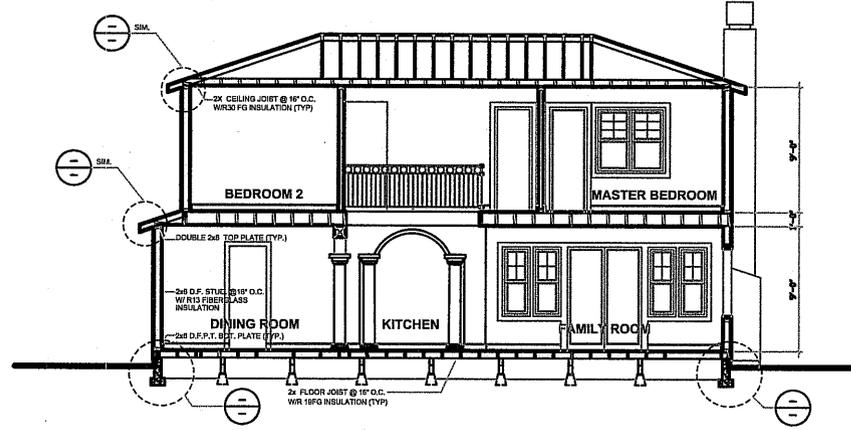
1/4" = 1'-0"

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3. ROOF PLAN

1/8" = 1'-0"



2. SECTION

1/4" = 1'-0"



1. HOUSE PERSPECTIVES

N.T.S

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SECTIONS
ROOF PLAN

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DESIGNED BY: TC
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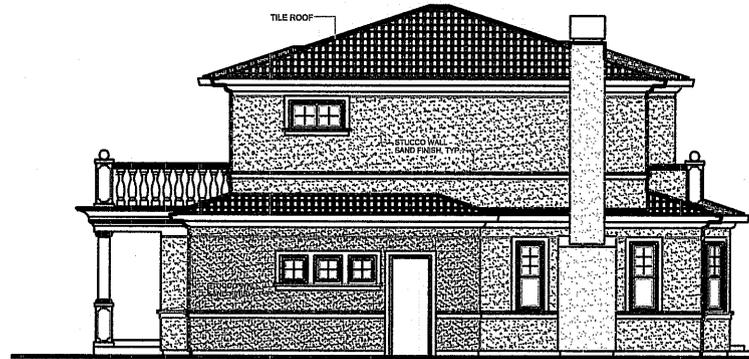
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DESIGNED BY: TC
CHECKED BY: AT

DATE:

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4. SOUTH ELEVATION



3. EAST ELEVATION

1/4" = 1'-0"



2. NORTH ELEVATION



1. WEST ELEVATION

1/4" = 1'-0"



1382 Ramon Drive

Approved by Planning Commission Nov. 28, 2005



943 Marion Way

Approved by Planning Commission Aug. 8, 2005