



**CITY OF SUNNYVALE
REPORT
Planning Commission**

September 8, 2008

SUBJECT: **2008-0786** – Application for a property located at **881 Norfolk Pine Avenue** (near Knickerbocker Dr.) in an R-0 (Low Density Residential) Zoning District.

Motion Special Development Permit to add a 452 square foot patio cover resulting in approximately 64% FAR (Floor Area Ratio) where 45% FAR may be allowed without Planning Commission review

REPORT IN BRIEF

Existing Site Conditions Single-Family Homes

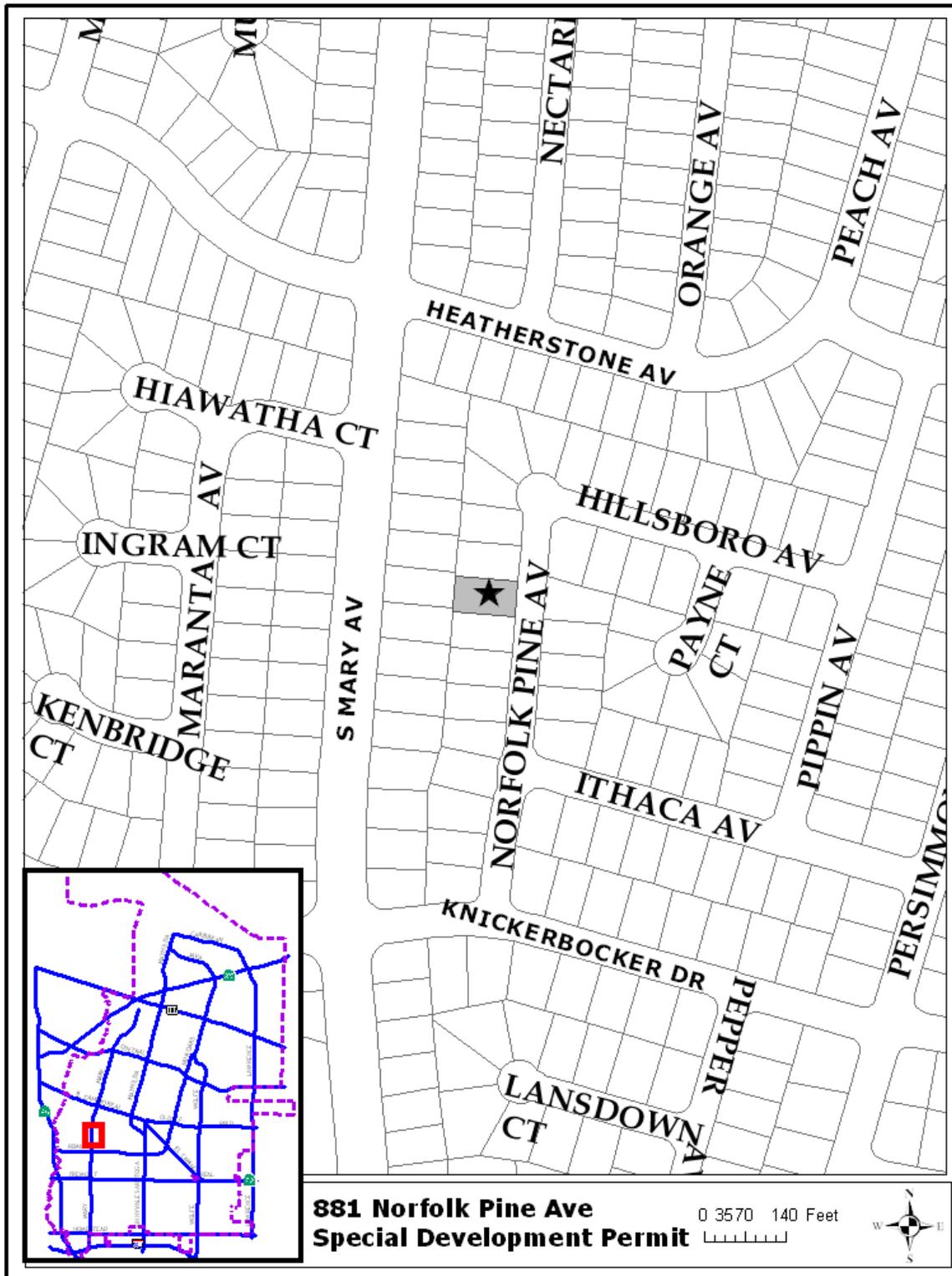
Surrounding Land Uses

North	Single-Family Homes
South	Single-Family Homes
East	Single-Family Homes
West	Single-Family Homes

Issues FAR

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/PD	Same	R-0/PD
Lot Size (s.f.)	6,168	Same	6,000 min.
Gross Floor Area (s.f.)	3,510 (3,012 living area, 498 garage)	3,962 (3,012 living area, 498 garage, 452 patio)	Per SDP
Lot Coverage (%)	32.4%	39.8%	40% max.
Floor Area Ratio (FAR)	56.9%	64.2%	45% max. without PC review
Building Height (ft.)	19' house	19' house, 9' patio	30' max.
No. of Stories	2	Same	2 max.
Setbacks (First/Second Facing Property)			
Front	26'-6"/26'-6"	Same	20'/25' min.
Left Side	6'/6'	Same	6' min./ Per SDP
Right Side	9' (15' combined)/ 9'	Same	6' min. (12' combined)/ Per SDP
Rear	28'/28'	17' (3% of rear yard)/ Same	10' min. (25% of rear yard)/ 20' min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

ANALYSIS**Background**

The proposed project is the addition of a 452 square foot unenclosed patio cover at the rear of an existing single-family home. The proposed patio cover will not be visible from the public street. Additionally, the enclosure will utilize

similar colors as the main structure. The project will result in a 3,864 square foot home, with a 64.2% Floor Area Ratio (FAR). The proposed patio cover has been designed to meet all development standards of the R-0 Zoning district, including the lot coverage requirement.

The home was built in 1986 as part a 46-unit redevelopment of the former Pippin School site, with a 56.9% FAR. The existing home was originally designed to meet all standard development requirements, with the exception of the existing second-story setback deviation. No modifications are proposed to the second story.

Previous Actions on the Site: There are no significant planning applications for this property.

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 to existing facilities.

Special Development Permit

Use: The proposed use is for an unenclosed patio cover at the rear of the home. As noted in the applicant's letter (Attachment D, Letter from the Applicant), the purpose of the patio cover is to allow for passive solar design. Typically, the hottest part of the day is during the afternoon and early evening hours, when the sun is shining from the west. The patio cover would provide shade along the west-facing elevation of the home, and would help cool the home. Additionally, the patio cover provides shelter for recreational areas in the rear yard.

To ensure that the patio cover will remain unenclosed and will not be converted into living area, staff has included Condition of Approval #1.F (Attachment B, Recommended Conditions of Approval).

Site Layout: The original home was designed to meet most of the development standards for the R-0 Zoning District, with the exception of the second-story setback deviation. The home was approved with second floor setbacks of 6 feet and 9 feet (15 feet combined), where 7 feet is the minimum required for both sides (18 feet combined). No modifications are proposed to the second story with this application, and the proposed patio cover will not exacerbate the existing legal nonconforming setback.

All of the homes in the subdivision are oriented to face the street, with individual driveways and private rear yards. The patio cover will be located in

the rear yard, and will extend within 17 feet to 21 feet of the rear property line. Approximately 3% of the required rear yard (last 20 feet of the property) will be covered, where 25% is the maximum encroachment allowed. The patio cover will be attached to the first floor of the home, and will follow the side yard setbacks of the existing home. The area is currently used as an uncovered concrete patio area, and access to the rear yard is provided by sliding glass doors. All development standards for the R-0 Zoning District will be met.

Surrounding Properties and FAR: This subdivision of 46 homes were originally constructed in 1986, with similar lot sizes (6,262 square feet average), gross floor area (3,510 square feet average) and FARs (56% average). The existing home was originally constructed with a 56.9% FAR (Attachment F, Subdivision Data). No significant modifications have been made to these homes since their original construction, with the exception of a similar patio cover located on the right side of the subject property at 875 Norfolk Pine Avenue.

A staff-level permit was approved in 1997 for the construction of a 456 square foot patio cover located in the rear yard at 875 Norfolk Pine Avenue. At that time, the Sunnyvale Municipal Code did not require Planning Commission review for FARs above 45%. The lot and original gross floor area of the home at 875 Norfolk Pine Avenue was identical to the subject property. The approved patio cover at 875 Norfolk Pine Avenue resulted in a gross floor area of 3,966 square feet and an FAR of 64.3%.

The proposed 452 square foot patio cover at the subject property is 4 square feet smaller than the patio cover at 875 Norfolk Pine Avenue, and would result in a gross floor area of 3,962 square feet and an FAR of 64.2%. Staff finds that the proposed patio cover is a reasonable solution to provide shade to the west elevation of the home and a covered recreational area, and is consistent with the precedent set for the neighborhood.

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

Single Family Home Design Techniques (Site Layout)	Comments
<i>3.1 Respect neighborhood home orientation and setback patterns.</i>	The proposed project maintains the orientation of the existing home. The patio cover has been designed to meet the setback requirements of the R-0 Zoning District, and is consistent with other setbacks found in the subdivision.

Architecture: This subdivision of homes was built in the Tudor-style of architecture, with stucco siding, composition roofs and wooden decorative features. The pre-fabricated patio cover will be identical to the patio cover

approved at 875 Norfolk Pine Avenue, which will not be visible from the street frontage. The patio enclosure will be made of metal material, and will not utilize the same exterior or roof material of the home. However, the patio cover will be painted to compliment to the main structure. Patio covers made of metal materials are typical throughout the City, and staff feels that the addition will blend in with the main structure adequately. The following Guidelines were considered in the analysis of the project architecture.

Single Family Home Design Techniques (Architecture)	Comments
<p>3.5 J. Use roof forms for additions that blend comfortably with the roofs of the existing home.</p>	<p>The patio cover will blend in with the scale of the first floor of the home, with a simple roof form that minimizes the visual impact to the street frontage and neighboring properties. The color of the patio cover will compliment the existing colors of the home.</p>

Landscaping: There are no landscaping requirements for single-family projects in the R-0 Zoning District. No protected trees are proposed for removal as part of this application. Protected trees are those that are 38 inches or greater in circumference, as measured four feet above the ground. Trees that are to be retained shall be protected during construction by conditions of approval.

Parking/Circulation: The site meets parking standards for single-family homes with two covered spaces and two uncovered driveway spaces. The project does not include any modifications to the existing parking on-site.

Compliance with Development Standards: The proposed patio cover has been designed to meet the development standards of the R-0 Zoning District. Additionally, the proposed project does not exacerbate the existing nonconforming second floor side yard setbacks that were approved as part of the original Special Development Permit. No additional deviations are proposed with this project.

Staff finds that the proposed patio cover is a reasonable solution to provide shade to the west elevation of the home and a covered recreational area, and is consistent with the precedent set for the neighborhood. The proposed 452 square foot patio cover will be 4 square feet smaller than the patio cover that was approved at the adjacent property to the right. The project will result in an FAR of 64.2%, where 64.3% was approved for the adjacent property.

Expected Impact on the Surroundings: There are no expected impacts of the proposed project to the surrounding neighborhood. The patio cover will not be visible from the street frontage, and will be minimally visible from adjacent

properties. Staff feels that the site will maintain adequate open space, and the new patio cover (not intended for living area) will not substantially increase the overall size and scale of the current single family home. As the patio cover will not be used as habitable living area, no adverse privacy impacts are expected to the adjacent residents.

Conclusion

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.

Fiscal Impact

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

Public Contact

Staff has not received comments from the neighbors at 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 • 56 notices mailed to the adjacent property owners of 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 • Recorded for SunDial

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. Letter from the Applicant
- E. Site Photos
- F. Subdivision Data

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

Policy N1.2 *Require new development to be compatible with the neighborhood adjacent land uses and the transportation system.*

1. The proposed project meets the goals and policies of the General Plan, as the increase in the overall floor area will not result in a property that is substantially out of character to the neighboring homes in the subdivision. As conditioned, the patio cover will be unenclosed and will not be converted to habitable living area. Therefore, the proposed patio cover at the rear of the home will not negatively impact adjacent uses.
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 addition maintains the existing setbacks and is compatible in scale to the surrounding single-family development. The patio cover will be utilized as a recreational area and, as conditioned, will not be converted to habitable living area. Additionally, the proposed patio cover will blend in with the main structure adequately and will not have negative impacts on the neighborhood.

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.

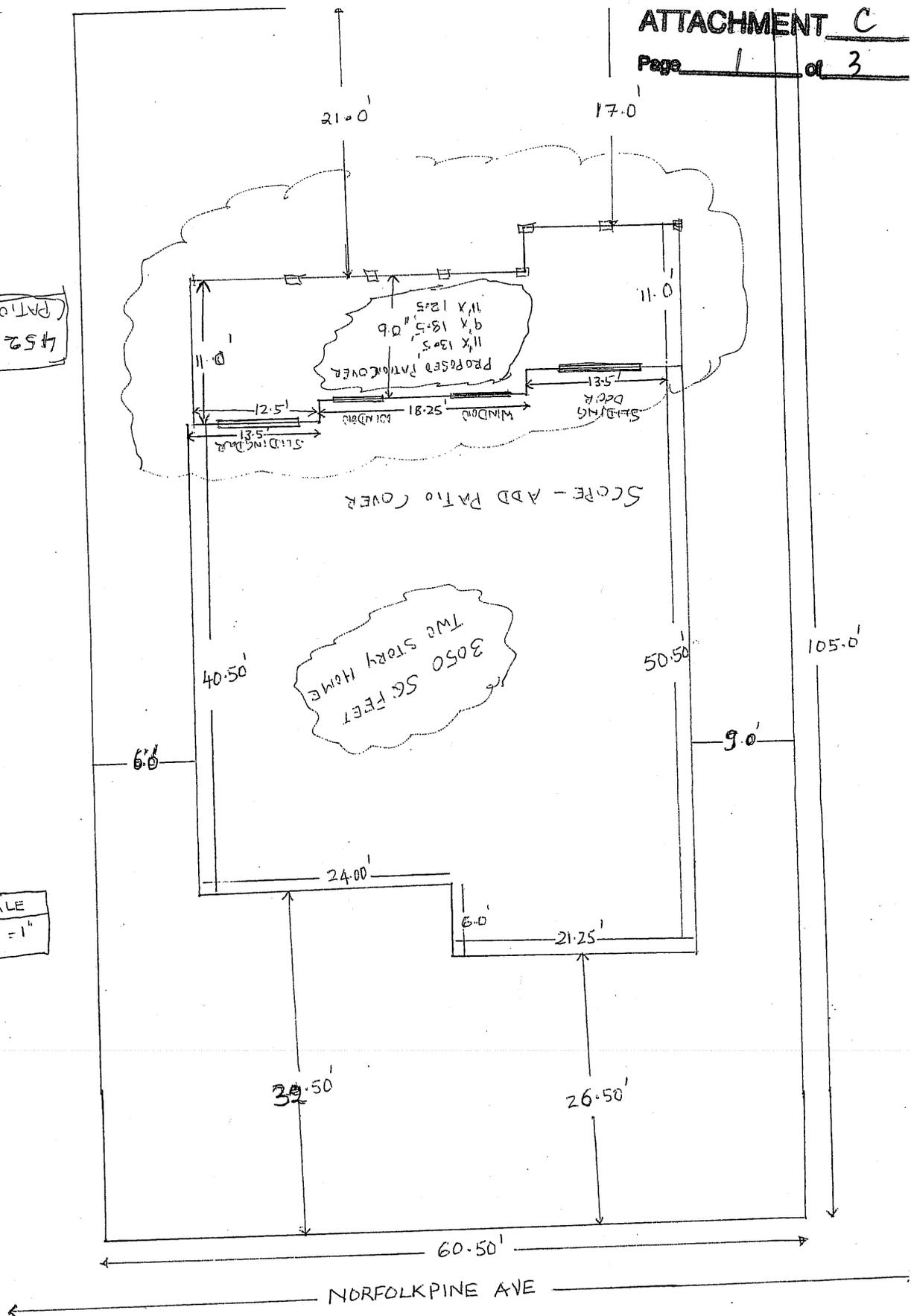
1. GENERAL CONDITIONS

- A. 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 Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- 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. The patio cover shall remain unenclosed and shall not be converted to living space, unless a separate Special Development Permit is obtained.
- F. Obtain a building permit.

2. DESIGN

- A. The patio cover shall compliment the color of the existing home.
- B. New downspouts and rain gutters shall be painted to match the color of the patio cover.
- C. Final exterior building materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.

452 Sheet (PATIO)

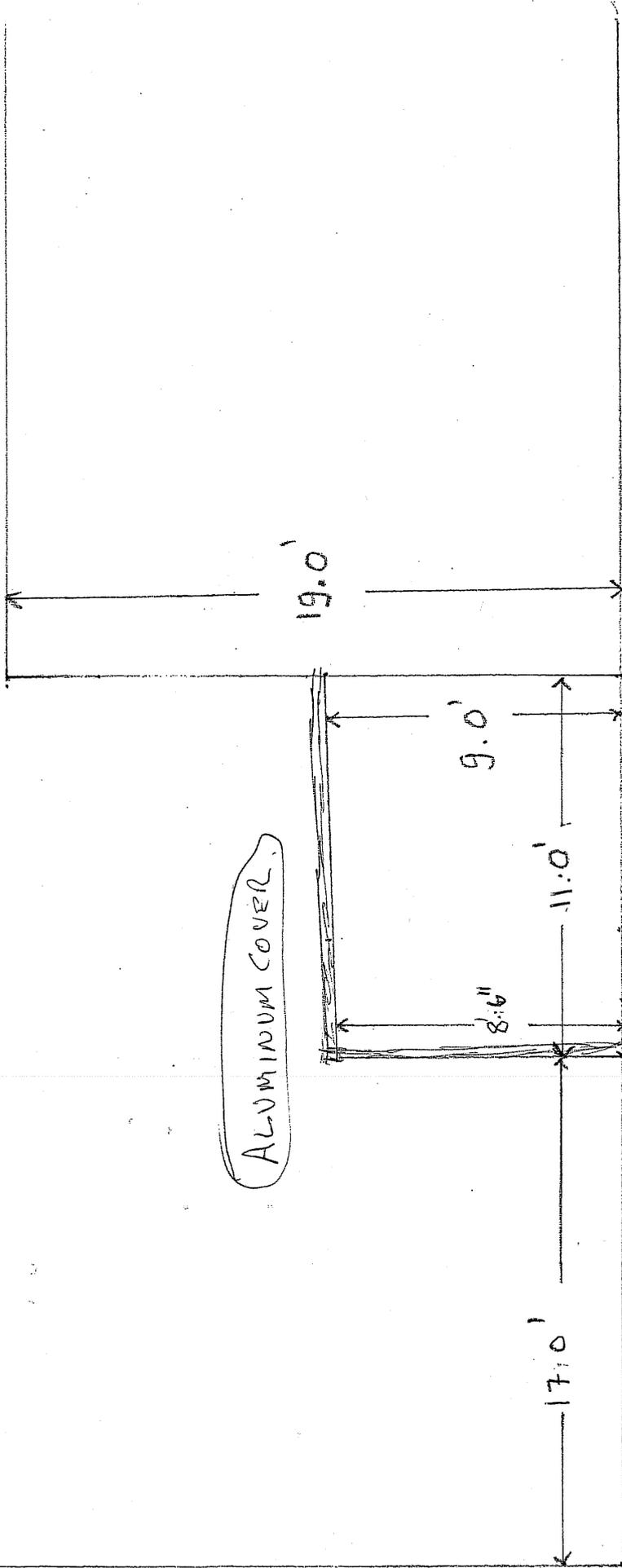


SCALE
1/8" = 1'

OWNER: GOBI R PADMANABHAN
881 NORFOLK PINE AVE
SUNNYVALE CA - 94087

ALUMINUM PATIO COVER

NORTH → SOUTH PROJECTION
(ELEVATION)

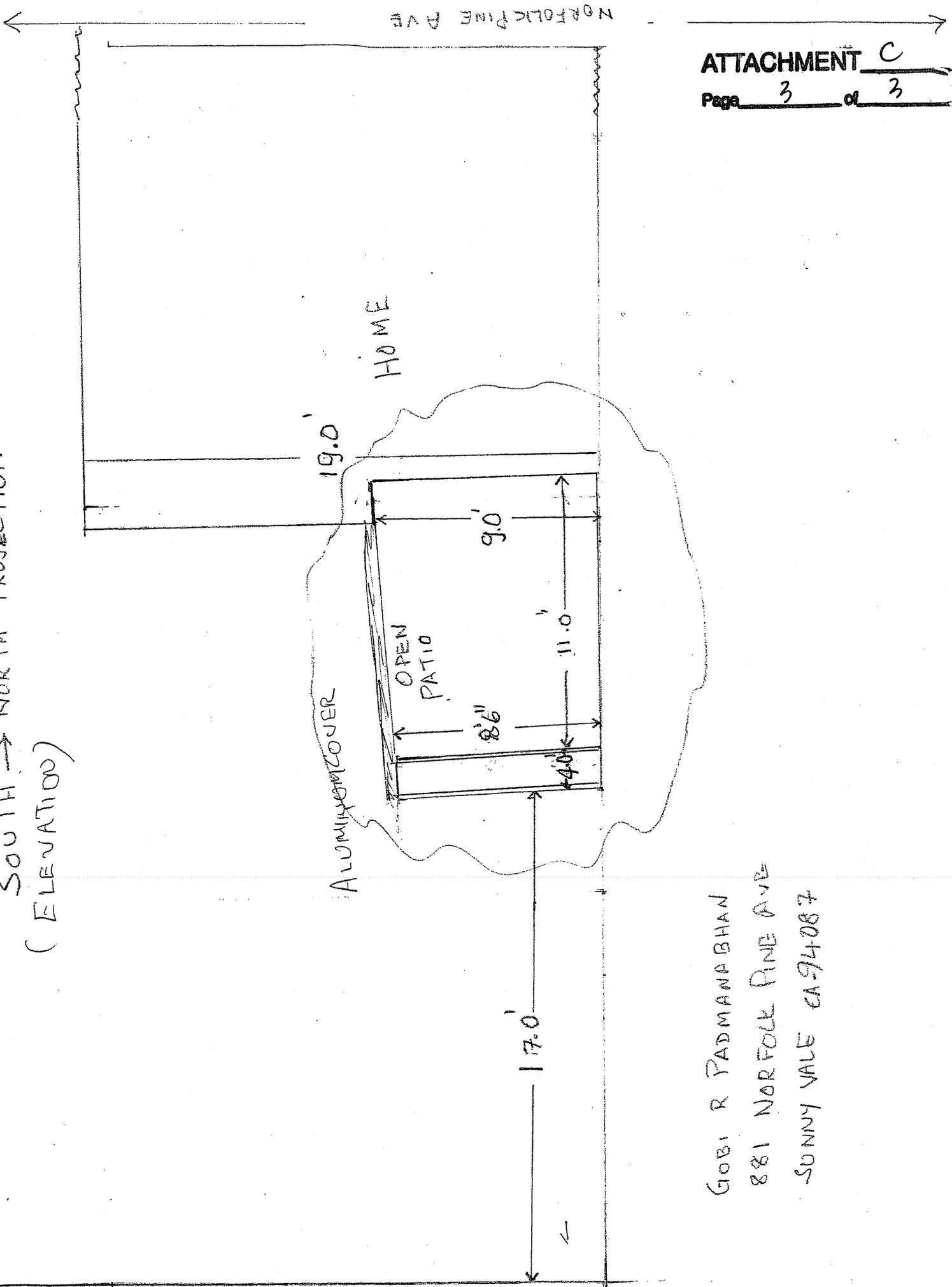


GObI R PADMANABHAN

881 NORFOLK PINE AVE

SUNNYVALE, CA 94087

SOUTH → NORTH PROJECTION
(ELEVATION)



GOBI R PADMANABHAN
881 NORFOLK PINE AVE
SUNNY VALE CA 94087

Gobi R Padmanabhan
881 NORFOLK PINE Ave
Sunnyvale, CA 94087
Ph# 408 732 9571
Email: Sindhuri@aol.com
July 23rd, 2008

To: Planning Commission, City Of Sunnyvale

Sub: REQUEST FOR APPROVAL FOR "**GREEN Solution**" For Summer Heat Problem by adding an **OPEN PATIO COVER** on the back of my house facing WEST where it becomes very hot in the afternoon

Dear Sir/ Madam

Our house becomes very hot during summer since it is facing East West. Both my wife I cannot handle heat and we get sick during hot days. We can add higher powered A/C by consuming FREON and electricity. This will increase the **Global warming**. So, we looked for a "**GREEN SOLUTION**". We talked with lot of friends and neighbors.

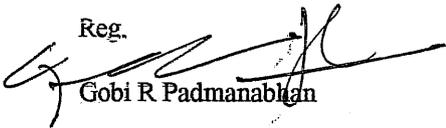
The simple "**GREEN SOLUTION**" would be to add on an **OPEN PATIO COVER**. This will cool the house by 10 to 20 deg during the hot 100+ deg days. The Patio Cover is a good **PASSIVE** device solution though slightly more expensive than a SEER19 A/C, is a long term **GREEN** and cost effective solution

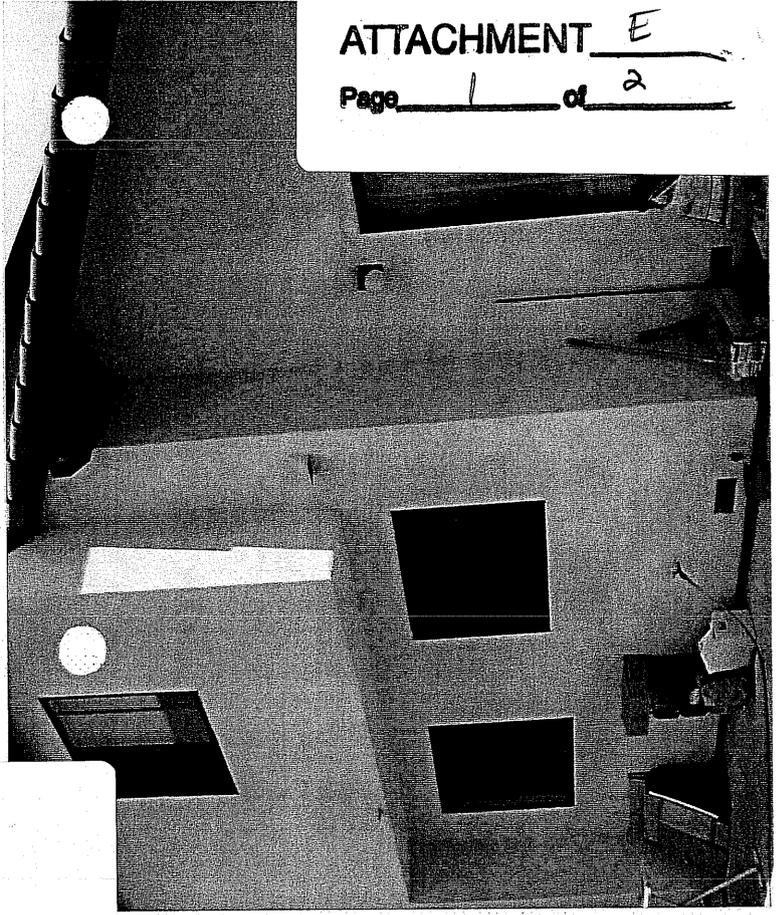
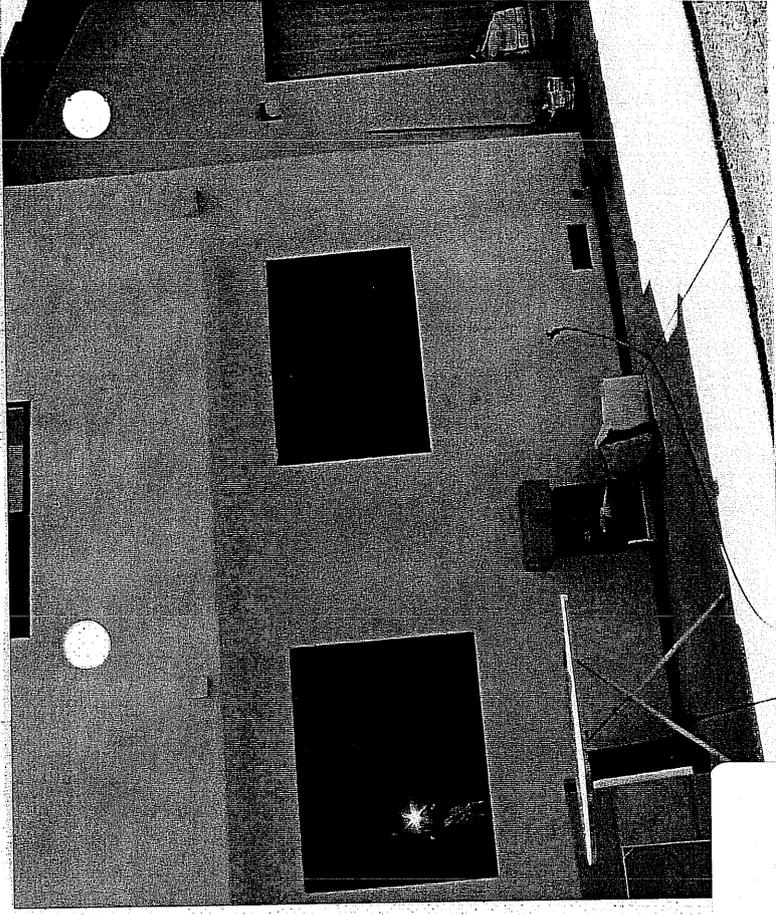
I am adding ~ 500 SQFT of **OPEN PATIO COVER** using **ALUMINUM** metal... long lasting and provides the effect (MY next door neighbor has done identical solution and the results prove this)
You can contact me by phone or email on this

I hope that Sunnyvale being a progressive city on Green solutions, would approve this project

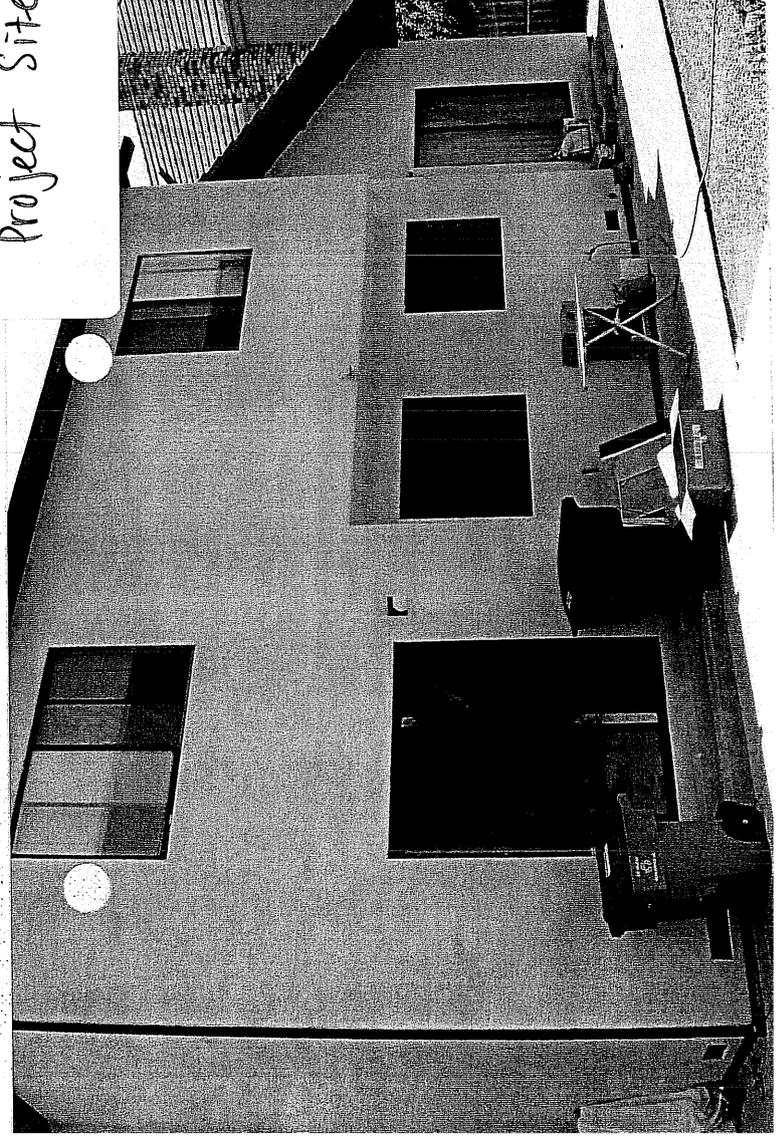
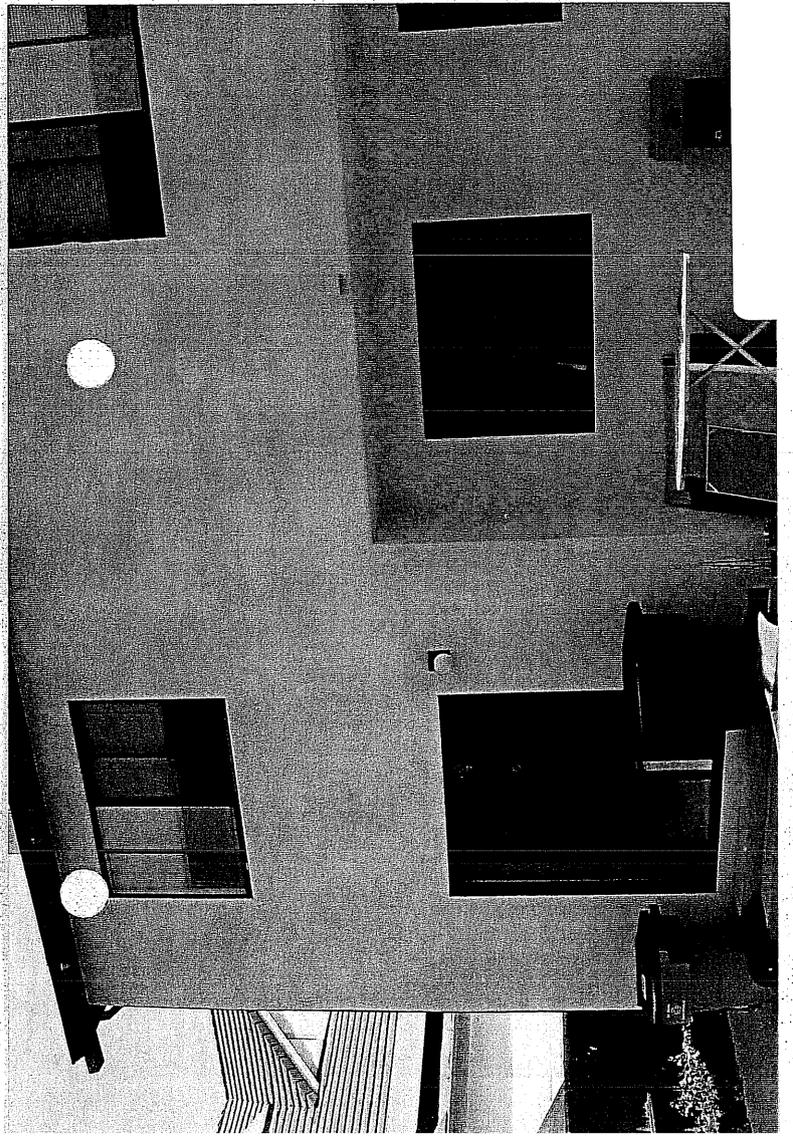
Thank you,

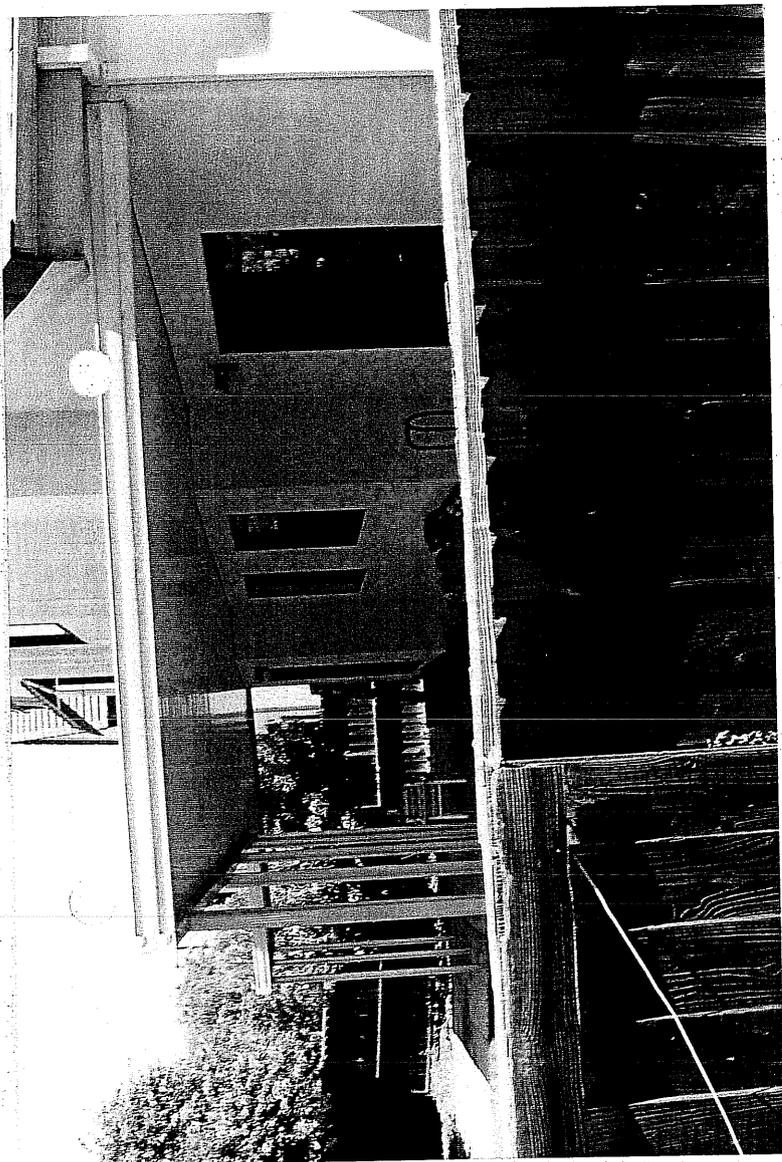
Reg.


Gobi R Padmanabhan



Project Site





Adjacent Property @ 875 Norfolk Pine Ave.

Subdivision Data

	Address	Lot Size	Living Area	Garage	Gross Floor Area	FAR
901	Hillsboro	6490	3012	498	3510	54.1%
906	Hillsboro	6095	3012	498	3510	57.6%
907	Hillsboro	6001	3012	498	3510	58.5%
913	Hillsboro	6001	3012	498	3510	58.5%
919	Hillsboro	6001	3012	498	3510	58.5%
925	Hillsboro	6001	3012	498	3510	58.5%
930	Hillsboro	6000	3012	498	3510	58.5%
931	Hillsboro	6001	3012	462	3474	57.9%
936	Hillsboro	6000	3012	498	3510	58.5%
937	Hillsboro	6001	3012	498	3510	58.5%
942	Hillsboro	6377	3012	498	3510	55.0%
943	Hillsboro	6001	3012	498	3510	58.5%
949	Hillsboro	6078	3012	498	3510	57.7%
955	Hillsboro	6542	3012	498	3510	53.7%
961	Hillsboro	10483	3012	501	3513	33.5%
871	Ithaca	6119	3012	501	3513	57.4%
875	Ithaca	6000	3012	462	3474	57.9%
879	Ithaca	6001	3012	462	3474	57.9%
881	Ithaca	6001	3012	462	3474	57.9%
885	Ithaca	6001	3012	498	3510	58.5%
889	Ithaca	6257	3012	501	3513	56.1%
867	Norfolk Pine	6265	3012	498	3510	56.0%
871	Norfolk Pine	6170	3012	498	3510	56.9%
875	Norfolk Pine	6168	3012	498	3966*	64.3%
880	Norfolk Pine	6600	3012	498	3510	53.2%
881	Norfolk Pine	6168	3012	498	3510**	56.9%
884	Norfolk Pine	6029	3012	462	3474	57.6%
885	Norfolk Pine	6168	3012	498	3510	56.9%
888	Norfolk Pine	6001	3012	498	3510	58.5%
889	Norfolk Pine	6168	3012	498	3510	56.9%
892	Norfolk Pine	6003	3012	462	3474	57.9%
893	Norfolk Pine	6168	3012	498	3510	56.9%
897	Norfolk Pine	6142	3012	498	3510	57.1%
875	Payne	6114	3012	501	3513	57.5%
878	Payne	6114	3012	501	3513	57.5%
879	Payne	6022	3012	498	3510	58.3%
882	Payne	6014	3012	498	3510	58.4%

883	Payne	6037	3012	498	3510	58.1%
886	Payne	7659	3012	498	3510	45.8%
887	Payne	6684	3012	498	3510	52.5%
890	Payne	6637	3012	498	3510	52.9%
879	Pippin	6192	3012	501	3513	56.7%
883	Pippin	6001	3012	498	3510	58.5%
885	Pippin	6001	3012	498	3510	58.5%
887	Pippin	6001	3012	498	3510	58.5%
889	Pippin	6078	3012	498	3510	57.7%
	Average:	6262	3012	494	3516	56.6%

* Includes 456 square foot patio cover approved in 1997.

** Subject property, excluding proposed 452 square foot patio cover.