



**CITY OF SUNNYVALE
REPORT
Planning Commission**

December 14, 2009

SUBJECT: **2009-0816:** Application for a project located at **879 Ithaca Avenue** (near Norfolkpine Ave) in an R-0/PD (Low Density Residential/Planned Development) Zoning District (APN: 201-07-080)

Motion **Special Development Permit** to allow a 178 square foot addition resulting in a 60.7% Floor Area Ratio and 43.8% lot coverage

REPORT IN BRIEF

Existing Site Conditions Single-Family Home

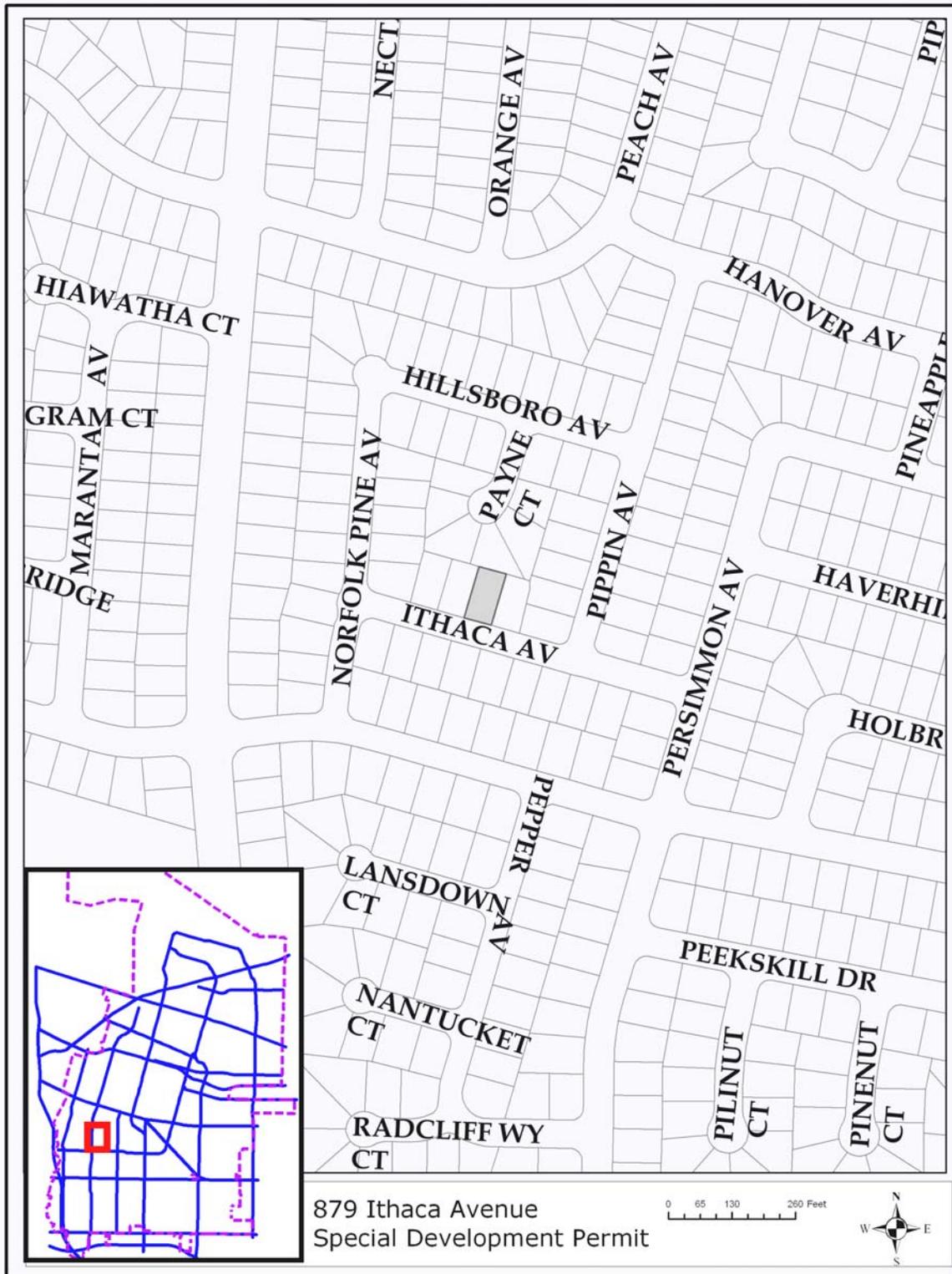
Surrounding Land Uses

North	Single-Family Home
South	Single-Family Home
East	Single-Family Home
West	Single-Family Home

Issues Neighborhood compatibility

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Deny



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.)	6,001	Same	6,000 min.
Gross Floor Area (s.f.)	3,462	3,640	Per SDP
Lot Coverage (%)	40.8%	43.8%	40% max.
Floor Area Ratio (FAR)	57.7%	60.7%	45% max. without PC review
Building Height (ft.)	28'	Same	30' max.
No. of Stories	2	Same	2 max.
Setbacks (First/Second Facing Property)			
Front	28'-8"/30'-3"	Same	20'/25' min.
Left Side	5'-2"/23'	Same	6' min./ Per SDP
Right Side	7'-5"/9'	Same	6' min./ Per SDP
Rear	20'-7"/41'-5"	Same	20'/20' min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

★ Starred items indicate deviations from Sunnysvale Municipal Code requirements.

ANALYSIS**Description of Proposed Project**

The proposed project is a one-story addition of 178 square feet to the rear of an existing two-story home. The addition would result in a 3,640 square-foot home with 43.8% lot coverage and 60.7% Floor Area Ratio (FAR). No modifications are proposed to the second floor. All proposed additions on properties located in a PD Combining District require a Special Development Permit (SDP). Planning Commission review is also required as the project exceeds 45% FAR. Project deficiencies are limited to the maximum lot coverage requirement of 40%.

Background

The home was built in 1986 as part a 46-unit redevelopment of the former Pippin School site. The homes were originally constructed to be between 3,474 square feet to 3,513 square feet in size, resulting in FARs of up to 58.5% FAR. The original SDP for the development was approved with maximum lot coverage of 40% for all of the properties. However, several homes, including the subject property, were constructed with lot coverages of up to 40.8%.

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

Site Layout: The existing rear portion of the home along the first floor is “U”-shaped. The applicant proposes to fill in this area in order to expand the existing family and dining rooms. The new addition would line up with the existing rear wall. The addition would maintain all existing setbacks, which currently comply with the R-0 Zoning District standards.

Project deviations are limited to the proposed lot coverage. As previously noted, the existing lot coverage is 40.8% where 43.8% is currently proposed. The maximum lot coverage permitted in the R-0 Zoning District is 40%.

Neighborhood Compatibility: All of the homes within the development currently exceed 45% FAR. Four homes have been approved with FARs of at least 60%, with the largest FAR of 64.3%. Only one home was approved with a deficiency for lot coverage, located at 897 Norfolk Pine Terrace with 44.4% lot coverage. That project was approved in 1997 as additional living area added to the back of the first floor.

Approved Projects within Development

Address		Lot Size	Gross Floor Area	FAR	Lot Coverage
875	Norfolk Pine	6,168	3,966	64.3%	39.8%
881	Norfolk Pine	6,168	3,962	64.2%	39.8%
885	Norfolk Pine	6,168	3,841	62.2%	37.8%
897	Norfolk Pine	6,142	3,741	60.9%	44.4%
*879	Ithaca	6,001	3,640	60.8%	43.8%

* Currently proposed project.

Based on the character of the neighborhood with all homes currently exceeding 45% FAR and several recently-approved projects exceeding 60% FAR, the proposed FAR of 60.8% is compatible. Staff finds that the addition is not excessive or out of scale with the other homes; however, with only one other home approved with a lot coverage deficiency, the proposed lot coverage of 43.8% is not consistent with the overall character of the neighborhood.

Architecture: This subdivision of homes was built in the Tudor-style of architecture, with stucco siding, composition roofs and wooden decorative features. The proposed addition will match the exterior materials and colors of the existing home.

Landscaping: There are no landscaping requirements for single-family projects in the R-0 Zoning District. No trees are proposed for removal as part of this application.

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 addition meets most of the development standards of the R-0 Zoning District, including setbacks and parking. Project deficiencies are limited to the proposed lot coverage.

Expected Impact on the Surroundings: The addition will not be visible from the street, and will be minimally visible from adjacent properties. Privacy impacts will be minimal to adjacent residents, as the addition maintains all existing setbacks and is limited to the first floor. However, an approval of the lot coverage deficiency could establish a precedent for the neighborhood.

Conclusion

Applicant's Justifications: The applicant submitted justifications for approval in Attachment D, explaining that the addition will not have any visual or privacy impacts on existing residents.

Findings and General Plan Goals: Staff was not to make the required Findings based on the justifications for the Special Development Permit found in Attachment A.

Conditions of Approval: If the Planning Commission is able to make the findings, staff is recommending Conditions of Approval in Attachment B.

Fiscal Impact

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

Public Contact

Staff has not received comments 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 • 60 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. Deny the Special Development Permit.
2. Approve the Special Development Permit with the attached conditions
3. Approve the Special Development Permit with modified conditions.

Recommendation

Alternative 1.

Prepared by:

Noren Caliva
Project Planner

Reviewed by:

Steve Lynch
Senior Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Applicant's Special Development Permit Justifications
- E. Site Photos

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. Although staff finds that the addition is not excessive or out of scale with the other homes, staff finds that the addition does not attain the objectives and purposes of the General Plan of the City of Sunnyvale because only one other home was approved with a lot coverage deficiency in the neighborhood. Therefore, staff finds that the proposed lot coverage deficiency is not consistent with the overall character of the neighborhood. *[Finding not met.]*
2. Visual and privacy impacts on existing neighbors are minimal because the addition will not be visible from the street and maintain all existing setbacks. However, the proposed use does not ensure 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 because the project could establish a precedent for the neighborhood for substandard lot coverage. *[Finding not met.]*

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. This project must be in substantial conformance with the approved plans. 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 at staff level by the Director of Community Development.
- B. The Conditions of Approval shall be reproduced on one page of the plans submitted for a building permit for this project.
- C. Permit Lapse if not Exercised (Ordinance 2895-09): The Design Review Permit shall be valid for two (2) years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void.

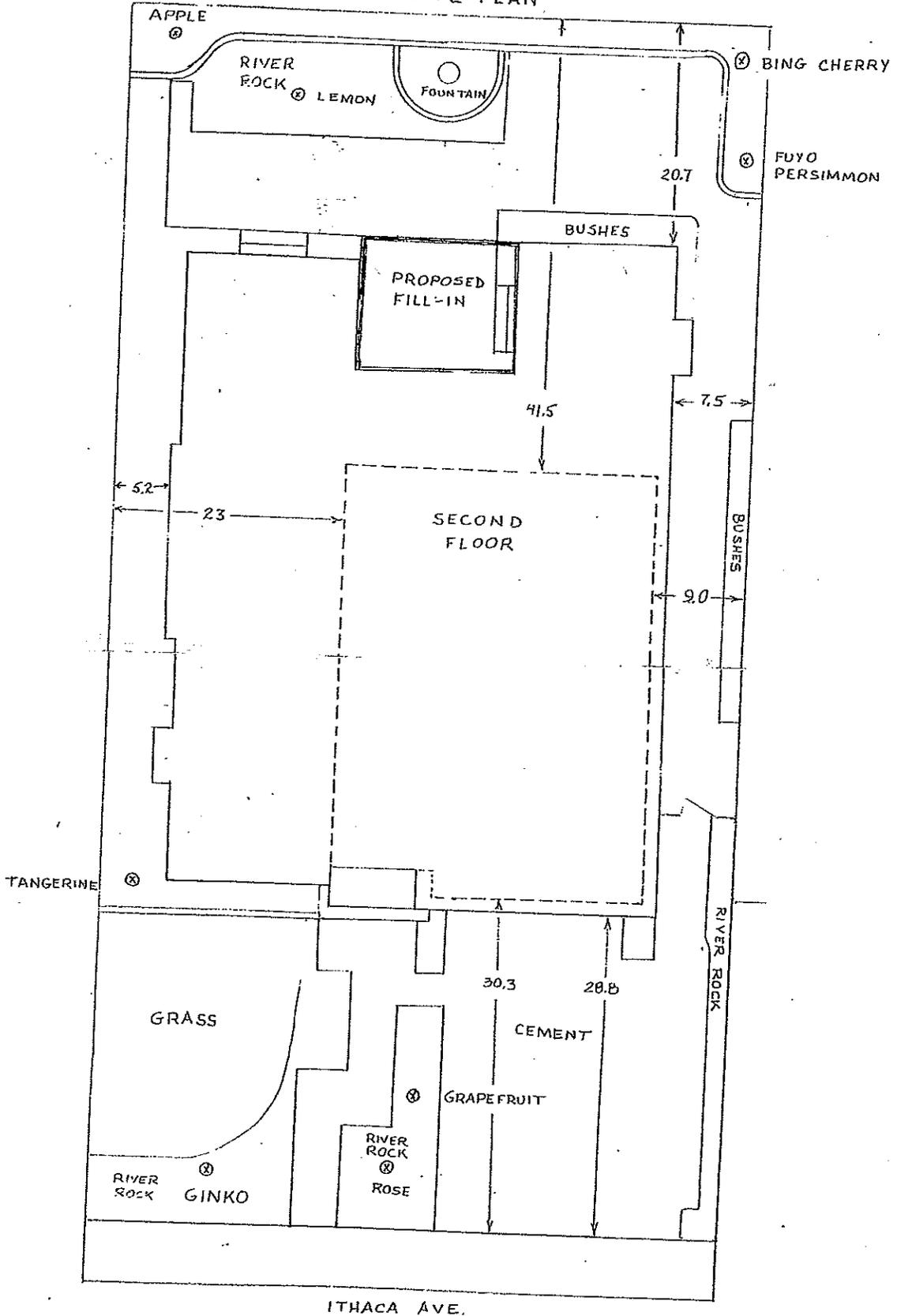
2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain Building Permits.
- B. Obtain permits from Public Works for all off-site improvements.

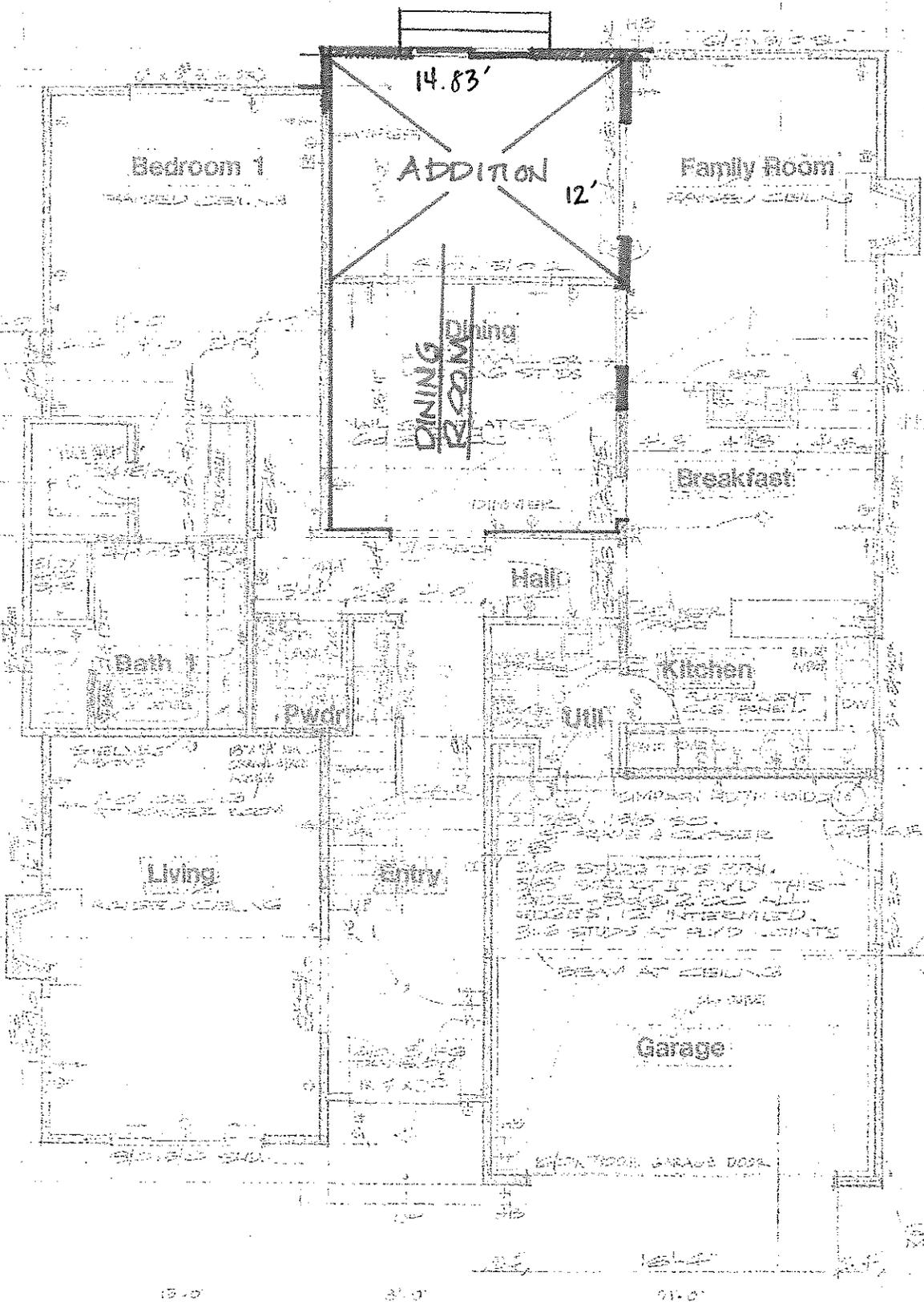
3. DESIGN

- A. The addition shall match the exterior materials and colors of the existing home.
- B. 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.

879 ITHACA AVE
SITE PLAN



SCALE: 3/40" = 1'

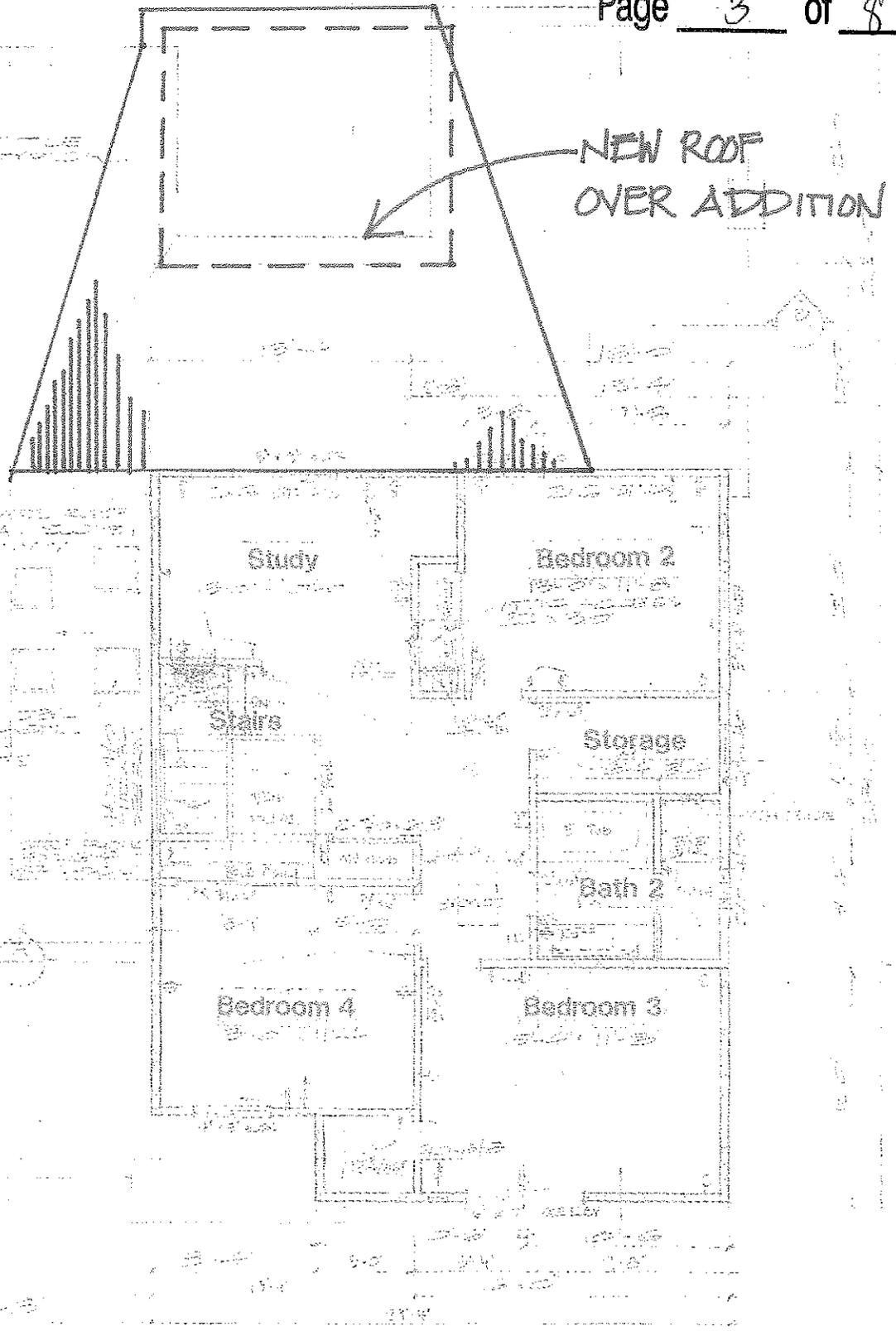


McKim Design Group
 Planning - Design - Architecture
 4595 Cherry Ave 1st Floor
 San Jose, CA 95118
 ph. (408) 927-8110 fax (408) 927-8112

1st Floor Plan

NYSTROM RESIDENCE
 879 Ithaca Ave Sunnyvale, CA 94087

SCALE 1/8"=1'-0"	ISSA #
PROJ NO 931	DATE 09.09.09
REFERENCE SHEET	
DRAWING NO.	



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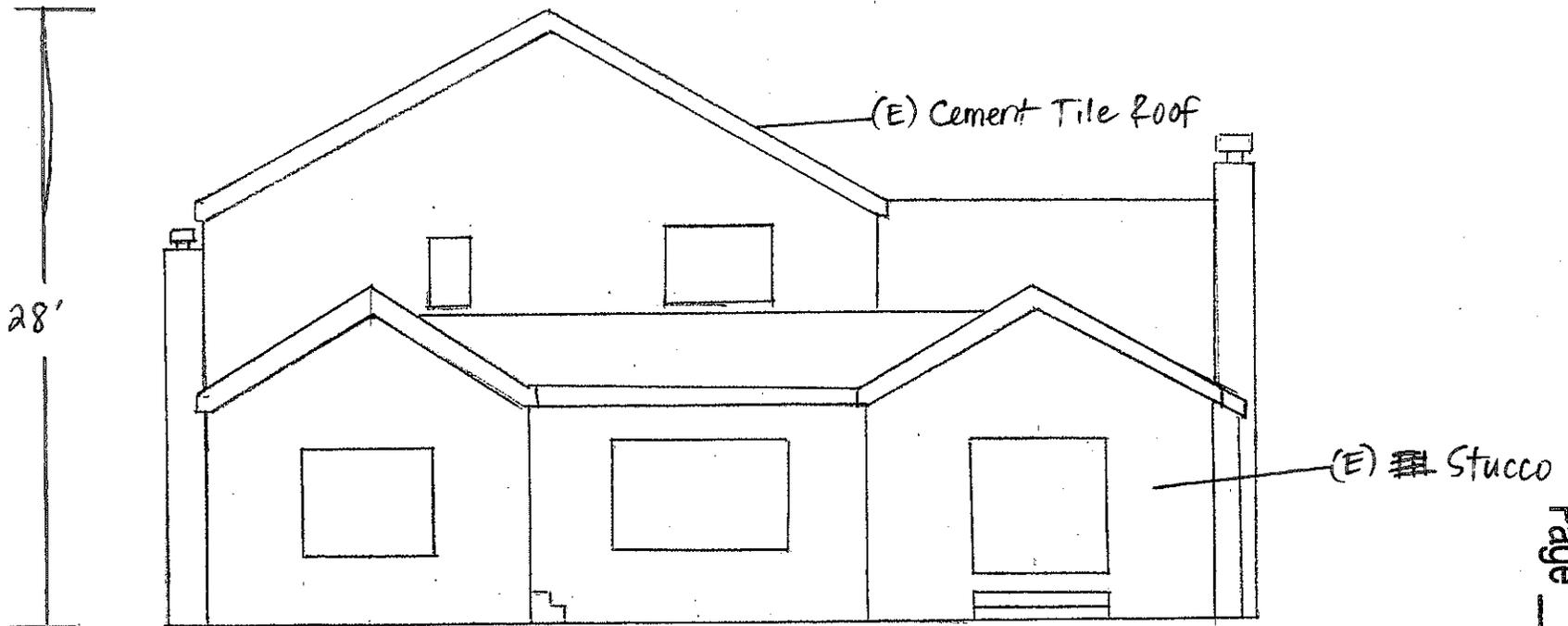
2nd Floor Plan

NYSTROM RESIDENCE
879 Ithaca Ave Sunnyvale, CA 94087

SCALE 1/8" = 1'-0"	DS#
PROJ NO 931	DATE 09.09.09
REFERENCE SHEET	
DRAWING NO	

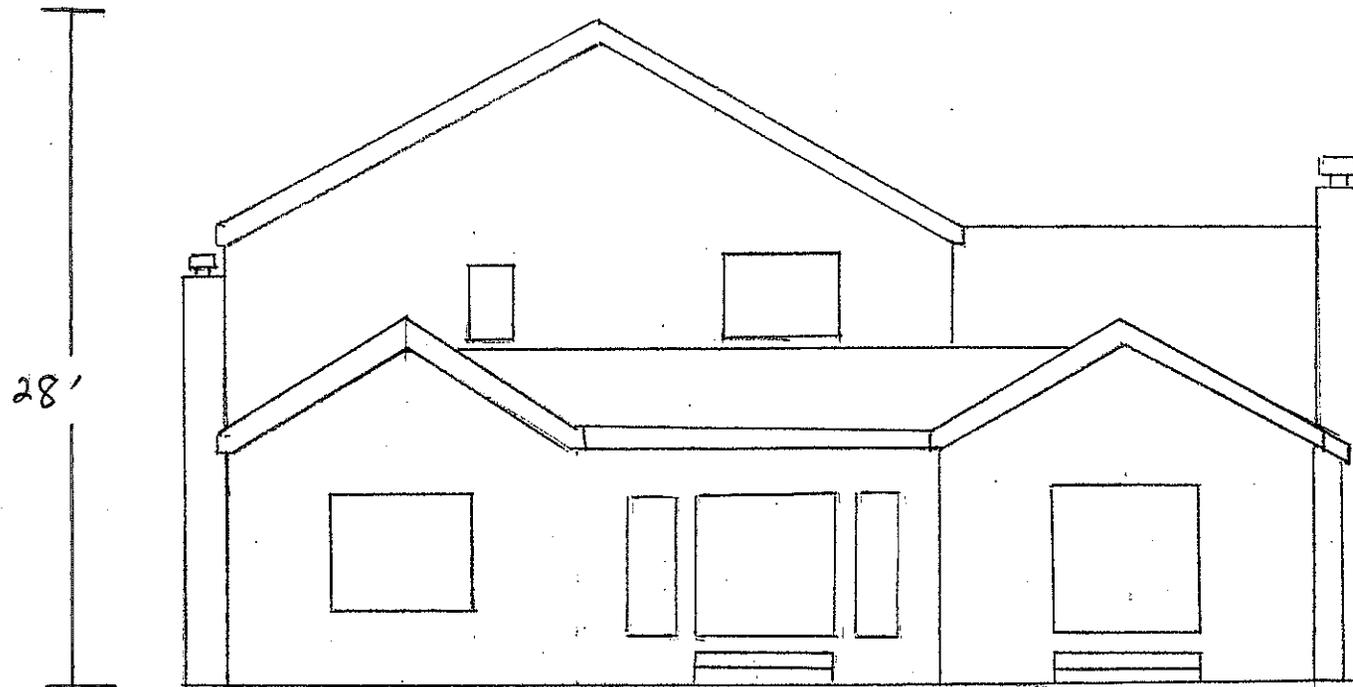
879 ITHACA AVE
BACK VIEW
FACING SOUTH
AS IS

Peak
Height



SCALE: 1/8" = 1'

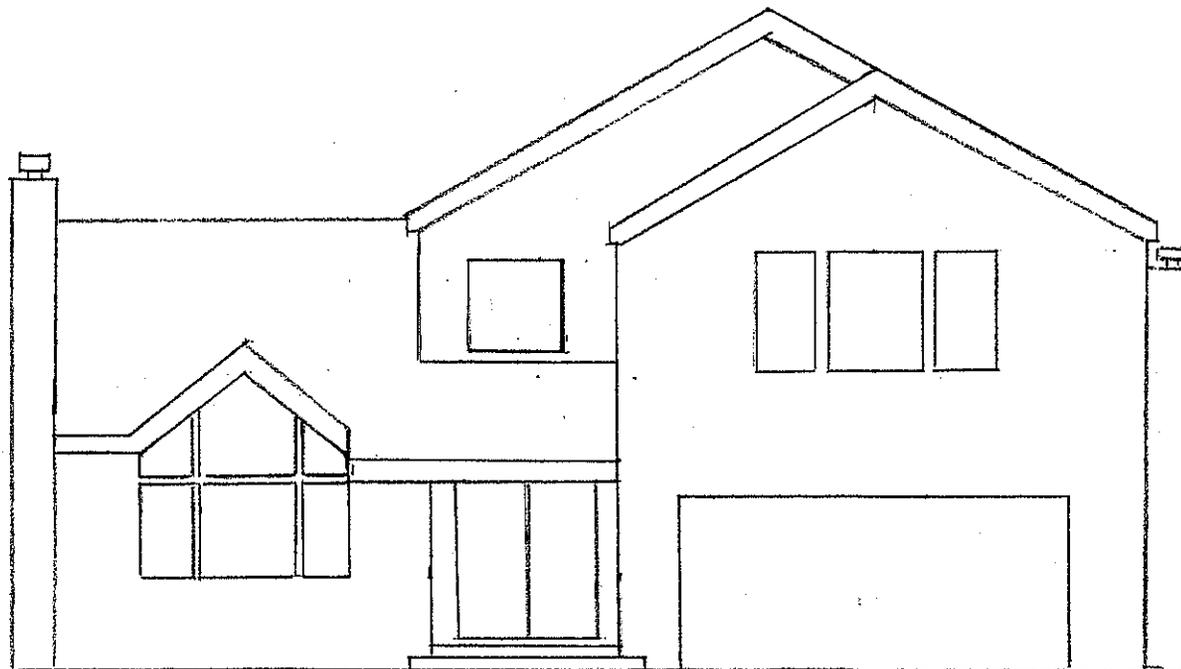
879 ITHACA AVE
BACK VIEW
FACING SOUTH
PROPOSED



(N) Addition
to Match (E)

SCALE: 1/8" = 1'

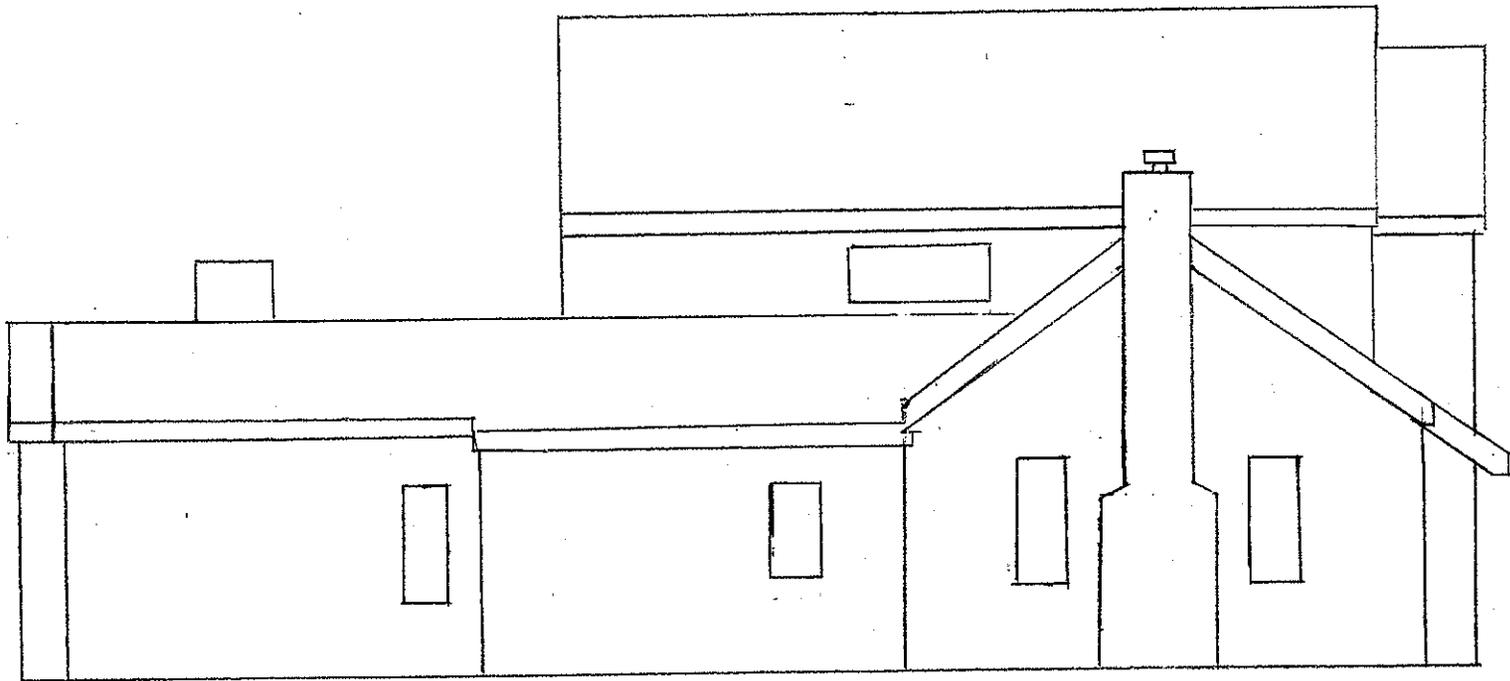
879 ITHACA AVE
FRONT VIEW
FACING NORTH



SCALE 1/8" = 1'

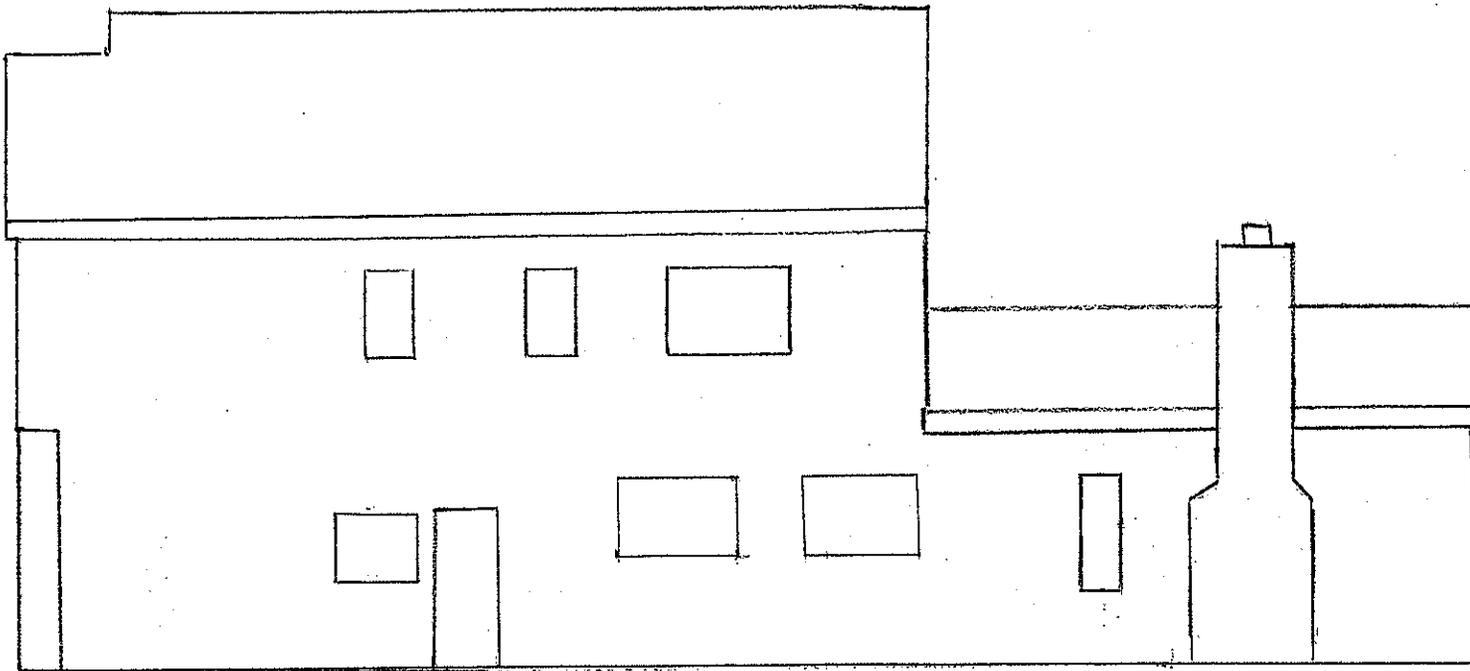
ATTACHMENT 2
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879 ITHACA AVE
SIDE VIEW
FACING EAST



SCALE: $1/8" = 1'$

879 ITHACA AVE
FACING WEST



SCALE: 1/8" = 1'

Use Permit/ Special Development Permit Justification

Hal Nystrom – 879 Ithaca Ave

- 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, of the existing used being made of, adjacent properties.**

We propose to “fill-in” the back wall of the home into the home’s existing footprint structure, approximately 12 feet so that the family room would expand into the area behind the dining room, adding approximately 178 square feet of living space to the size of our family room. The reason we need the additional space is that our living room is being utilized as a home office by my wife Linda, and our family room is not large enough to function as both a family room and living room.

This “fill-in” will not affect any of the neighbors. It will not be seen from the front of the house since the second floor current structure is taller than the proposed new structure on the back. It will not be seen by our neighbor on the west since it will be hidden by the master bedroom and its roof, which is higher than the roof of the proposed structure. Similarly it will not be seen by our neighbor on the east since it will be hidden by the family room, and its roof is also higher than the roof of the proposed structure. Our neighbor on the back will see this new wall, but it will not be a different view for them, it will just be closer to the back wall. The silhouette of our home will change in no way from their point of view. The only view in which this structure will be different is the bird’s view from the sky. The “U” shape of the back of the home will be filled in. We will utilize cement roofing tiles, as in the existing home and stucco surface consistent with the existing home.

Similarly this change will not change our view of our neighbors in any way. Since we gain no new views, we create no privacy issues.

