



**CITY OF SUNNYVALE
REPORT
Planning Commission**

January 25, 2010

SUBJECT: **2009-0762:** Application for a project located at **1564 Grackle Way** in an R-0 (Low Density Residential) Zoning District (APN: 309-33-008):

Motion Design Review to allow an approximate 358 square foot single story addition to the rear of the house for a total of 3,395 square feet and a 52 % Floor Area Ratio.

REPORT IN BRIEF

Existing Site Conditions Single-Family Residence

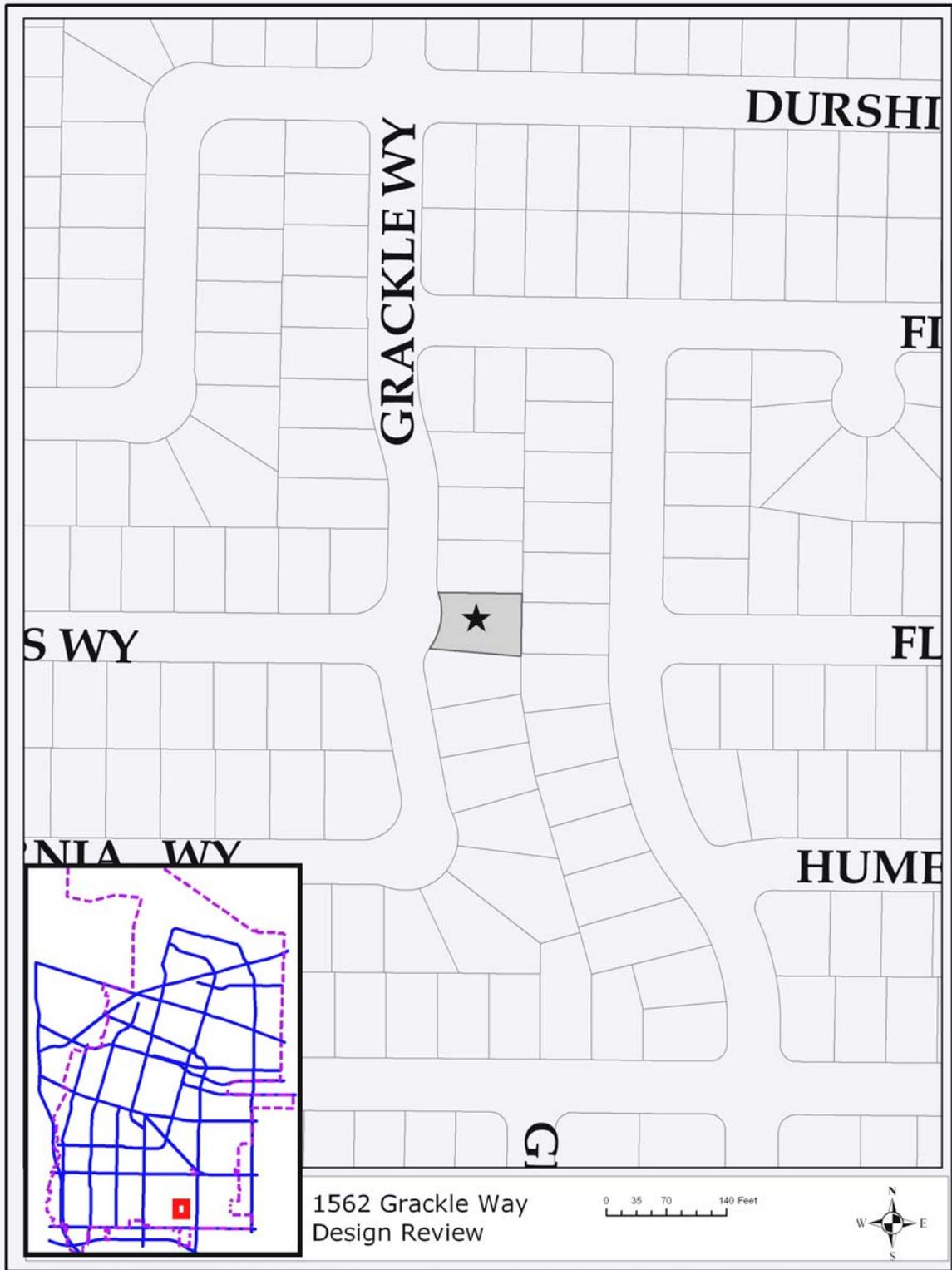
Surrounding Land Uses

North Single-Family Residence
South Single-Family Residence
East Single-Family Residence
West Single-Family Residence

Issues Neighborhood compatibility

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

Staff Recommendation Approval with conditions.



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-O	Same	R-O
Lot Size (s.f.)	6,471	Same	6,471
Gross Floor Area (s.f.)	3,037	3,395	2,912
Lot Coverage (%)	30%	35%	45% max.
Floor Area Ratio (FAR)	47%	52%	45% threshold
Building Height (ft.)	27'	Same	30' max.
No. of Stories	2	Same	2 max.
Setbacks (First/Second Facing Property)			
Front:			
1st Floor	20'	Same	20' min.
2nd Floor	25'	Same	25' min.
Left Side:			
1st Floor	12'	Same	7' min.
2nd Floor	28'	Same	12' min.
Right Side:			
1st Floor	8'	6'	4' min.
2nd Floor	8'	Same'	7' min.
Rear	20'	10'	20' min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.

ANALYSIS**Description of Proposed Project**

The proposed project includes a first floor addition of 358 square feet to the rear of the existing home for a total floor area of 3,395 square feet. The

resulting Floor Area Ratio (FAR) will be 53%, which triggers review by the Planning Commission.

Background

Previous Actions on the Site: The existing home was originally constructed in the 1960's and reconstructed in 1998, changing the home from the original ranch style home to a home that matches the subdivision to the south of the project site (former Inverness School site). No other significant changes have been made to the structure.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. The proposed addition is exempt in that the proposed project will result in floor area of 3,395 square feet, is located in an area where existing public services are available and the area is not an environmentally sensitive area.

Design Review

Site Layout: The subject property is located near the corner of Grackle Way and Hebrides Way. The proposed project will add 358 square feet to the ground floor at the rear of the home and it will extend into the allowed 10 foot encroachment in the rear yard.

Architecture: The existing home is a contemporary style two story home with a total of 3,037 square feet and a FAR of 47%. The proposed addition will accommodate a second master bedroom and bathroom and a sitting room and walk-in closet will be incorporated into a remodel of the existing room. The plate height, massing and roof forms will compliment the existing home. The roof of the proposed addition may be slightly visible from the street on the side of the house and it will be approximately 66 feet from the sidewalk.

Floor Area Ratio: The existing neighborhood on Grackle Way is bound by Hibernia Way and Fife Way and consists of a mix of ranch style homes to the north and west and contemporary homes to the south. The average FAR for neighborhood is 39%, while the average for the newer contemporary homes in the former Inverness School site is 47%. Floor Area Ratios for the immediate neighborhood have been included below for reference.

Neighborhood FAR's					
Address:			Lot Area (s.f.):	Building (s.f.):	Existing FAR:
780	Fife	Wy	6,000	1,965	33%
786	Fife	Wy	6,000	2,138	36%
780	Fife	Wy	6,000	1,965	33%
786	Fife	Wy	6,000	2,138	36%
1535	Grackle	Wy	6,000	2,150	36%
1541	Grackle	Wy	6,090	1,799	30%
1546	Grackle	Wy	6,912	2,150	31%
1547	Grackle	Wy	6,902	1,799	26%
1553	Grackle	Wy	7,611	1,965	26%
1554	Grackle	Wy	6,200	1,954	32%
1560	Grackle	Wy	6,200	1,965	32%
1564	Grackle	Wy	6,464	3,037	47%
1568	Grackle	Wy	6,732	3,396	50%
1571	Grackle	Wy	7,140	3,462	48%
1572	Grackle	Wy	6,090	2,974	49%
1576	Grackle	Wy	6,090	2,974	49%
1580	Grackle	Wy	6,510	3,183	49%
739	Hebrides	Wy	6,000	2,150	36%
741	Hebrides	Wy	6,000	1,954	33%
742	Hebrides	Wy	6,426	3,150	49%

Although the proposed project will be the highest in the immediate area, the addition is located in a manner that reduces impacts on the neighborhood and maintains the existing character of the area.

The following Guidelines were considered in analysis of the design review for the proposed project.

Single Family Design Techniques	Comments
<i>2. Respect the scale, bulk and character of the homes in the adjacent neighborhood.</i>	The location of the addition at the rear of the home minimizes changes to the visible scale and bulk of the structure.

Single Family Design Techniques	Comments
<p><i>3.5 B Use roof forms, orientations and ridge heights similar to those in the adjacent neighborhood. For example, where nearby homes along a street front have prominent gables facing the street, include gable elements of a similar scale and pitch facing the street on the new home or addition.</i></p>	<p>The addition uses roof forms that are compatible with the existing structure.</p>
<p><i>3.5 E. Keep first and second floor eave heights at the same general height as adjacent homes to minimize the visual bulk of the new construction. The recent desire for taller interior ceiling heights should be achieved through interior open spaces or cathedral ceilings, rather than taller exterior walls and higher eave heights, unless the taller heights are consistent with adjacent homes.</i></p>	<p>The proposed addition maintains the existing plate and eave heights complimenting the existing structure.</p>
<p><i>3.6 A. New homes and additions to existing structures should be located to minimize blockage of sun access to living spaces and actively used outdoor areas on adjacent homes.</i></p>	<p>The proposal is a one story addition to the rear of the home, minimizing any solar access impacts.</p>
<p><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></p>	<p>The proposed one story addition will have minimal privacy impacts as existing fencing will provide privacy for the first floor areas.</p>
<p><i>3.7 Use materials that are compatible with the neighborhood.</i></p>	<p>The proposed materials will be visually similar to other materials found in the neighborhood.</p>

Landscaping: No trees are proposed for removal as part of this project.

Parking/Circulation: The proposed project meets parking requirements with two covered spaces and two uncovered spaces in the driveway area.

Compliance with Development Standards/Guidelines: The proposed project was designed to meet or exceed the development standards required in the R-0

zoning district, including setbacks, lot coverage and parking. This project requires review by the Planning Commission because it exceeds the staff-level review threshold of 45% FAR.

Single Family Home Design Techniques: As discussed in the report section on Architecture, the applicant's proposed project generally complies with the design techniques. Staff does not recommend any changes at this time.

Expected Impact on the Surroundings: The proposed project will have minimal impacts on the surrounding properties. It has been designed in a manner that is sensitive to the surrounding architecture, scale and neighborhood pattern.

Fiscal Impact

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

Public Contact

At the time of the staff report, the applicant provided a form letter indicating support of the proposed project. The form letter contains five signatures of adjacent neighbors. Staff has not received any additional comments.

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 Web site 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 Posted on the City of Sunnyvale's Web site

Conclusion

The proposed addition will result in a home that is slightly larger than the other homes found in the neighborhood, staff finds that the project is a reasonable request to provide additional living space, while respecting the character the neighborhood due to the location of the proposed addition. The project has been designed to meet all development standards required in the R-0 Zoning district.

Findings and General Plan Goals: The Findings are located in Attachment A. Staff is recommending the Conditions of Approval shown in Attachment B.

Alternatives

1. Approve the Design Review with the conditions in Attachment B.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review and provide direction to staff and the applicant where changes should be made.

Recommendation

Alternative 1.

Prepared by:

Shaunn Mendrin
Project Planner

Reviewed by:

Steve Lynch
Senior Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Support of project letter

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Single Family Design Techniques	Comments
<i>2. Respect the scale, bulk and character of the homes in the adjacent neighborhood.</i>	The location of the addition at the rear of the home minimizes changes to the visible scale and bulk of the structure.
<i>3.5 B Use roof forms, orientations and ridge heights similar to those in the adjacent neighborhood. For example, where nearby homes along a street front have prominent gables facing the street, include gable elements of a similar scale and pitch facing the street on the new home or addition.</i>	The addition uses roof forms that are compatible with the existing structure.
<i>3.5 E. Keep first and second floor eave heights at the same general height as adjacent homes to minimize the visual bulk of the new construction. The recent desire for taller interior ceiling heights should be achieved through interior open spaces or cathedral ceilings, rather than taller exterior walls and higher eave heights, unless the taller heights are consistent with adjacent homes.</i>	The proposed addition maintains the existing plate and eave heights complimenting the existing structure.
<i>3.6 A. New homes and additions to existing structures should be located to minimize blockage of sun access to living spaces and actively used outdoor areas on adjacent homes.</i>	The proposal is a one story addition to the rear of the home, minimizing any solar access impacts.
<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>	The proposed one story addition will have minimal privacy impacts as existing fencing will provide privacy for the first floor areas.
<i>3.7 Use materials that are compatible with the neighborhood.</i>	The proposed materials will be visually similar to other materials found in the neighborhood.

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. The 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 shall be subject to approval 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 two years (Ordinance 2895-09) 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.
- D. The building permit plans shall be in substantial conformance with the approved plans and planning application.
- E. The applicant shall sign and notarize a deed document, prepared by the Planning Division, stating that the ground floor master suite shall not contain any facilities that would constitute a “kitchen” and that it shall not be used as an Accessory Living Unit. This document must be signed and notarized and provided to the Planning Division prior to issuance of building permit.

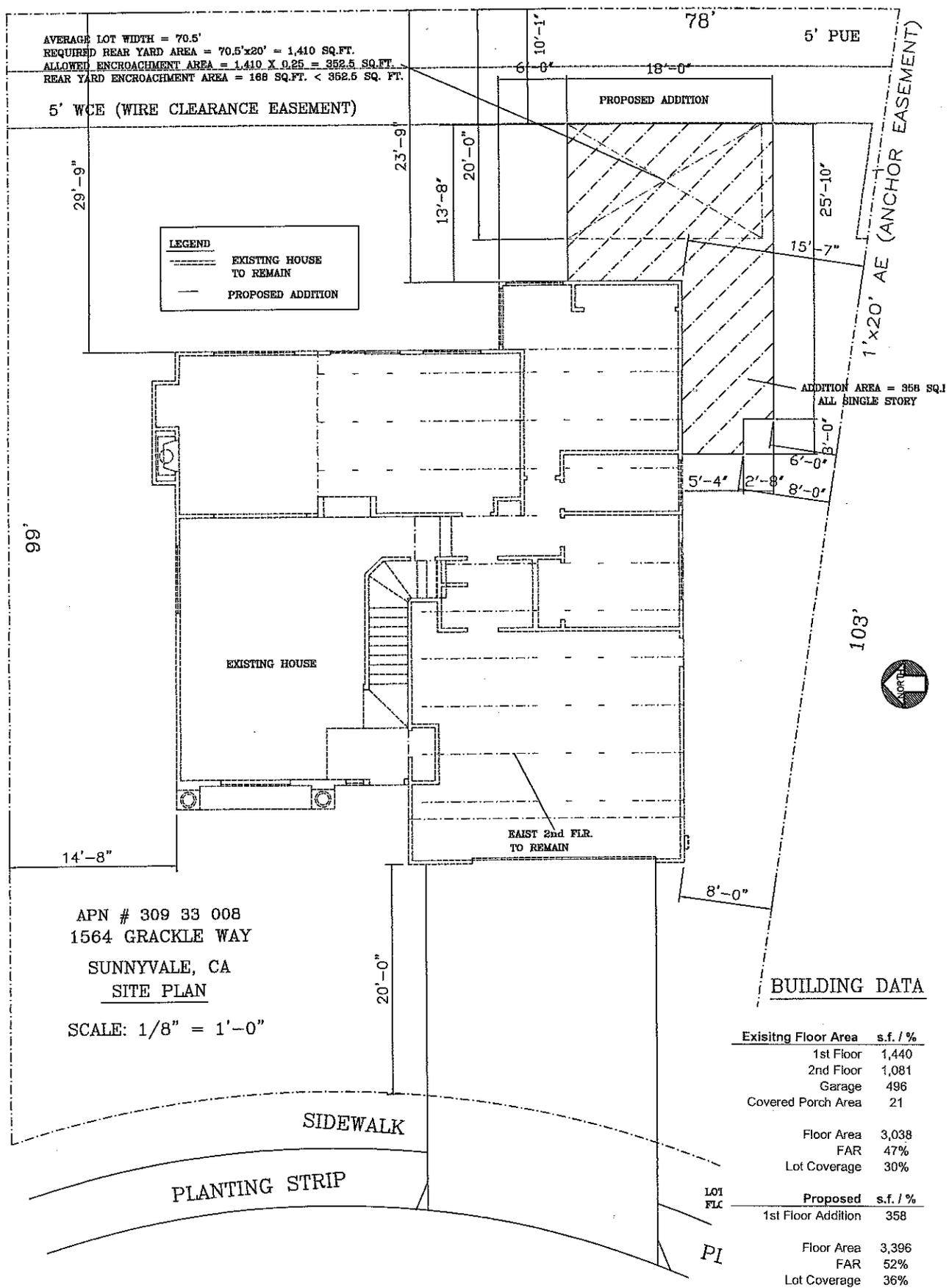
2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain Building Permits as required for all proposed demolition and construction.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. 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.
- B. No trees are proposed for removal as part of this project. A separate tree removal permit shall be required for removal of protected trees in the future.

11/16/2009



AVERAGE LOT WIDTH = 70.5'
 REQUIRED REAR YARD AREA = 70.5'x20' = 1,410 SQ.FT.
 ALLOWED ENCHROACHMENT AREA = 1,410 X 0.25 = 352.5 SQ.FT.
 REAR YARD ENCHROACHMENT AREA = 168 SQ.FT. < 352.5 SQ. FT.

LEGEND
 - - - - - EXISTING HOUSE TO REMAIN
 - - - - - PROPOSED ADDITION

ADDITION AREA = 358 SQ.F.
 ALL SINGLE STORY

APN # 309 33 008
 1564 GRACKLE WAY
 SUNNYVALE, CA
 SITE PLAN

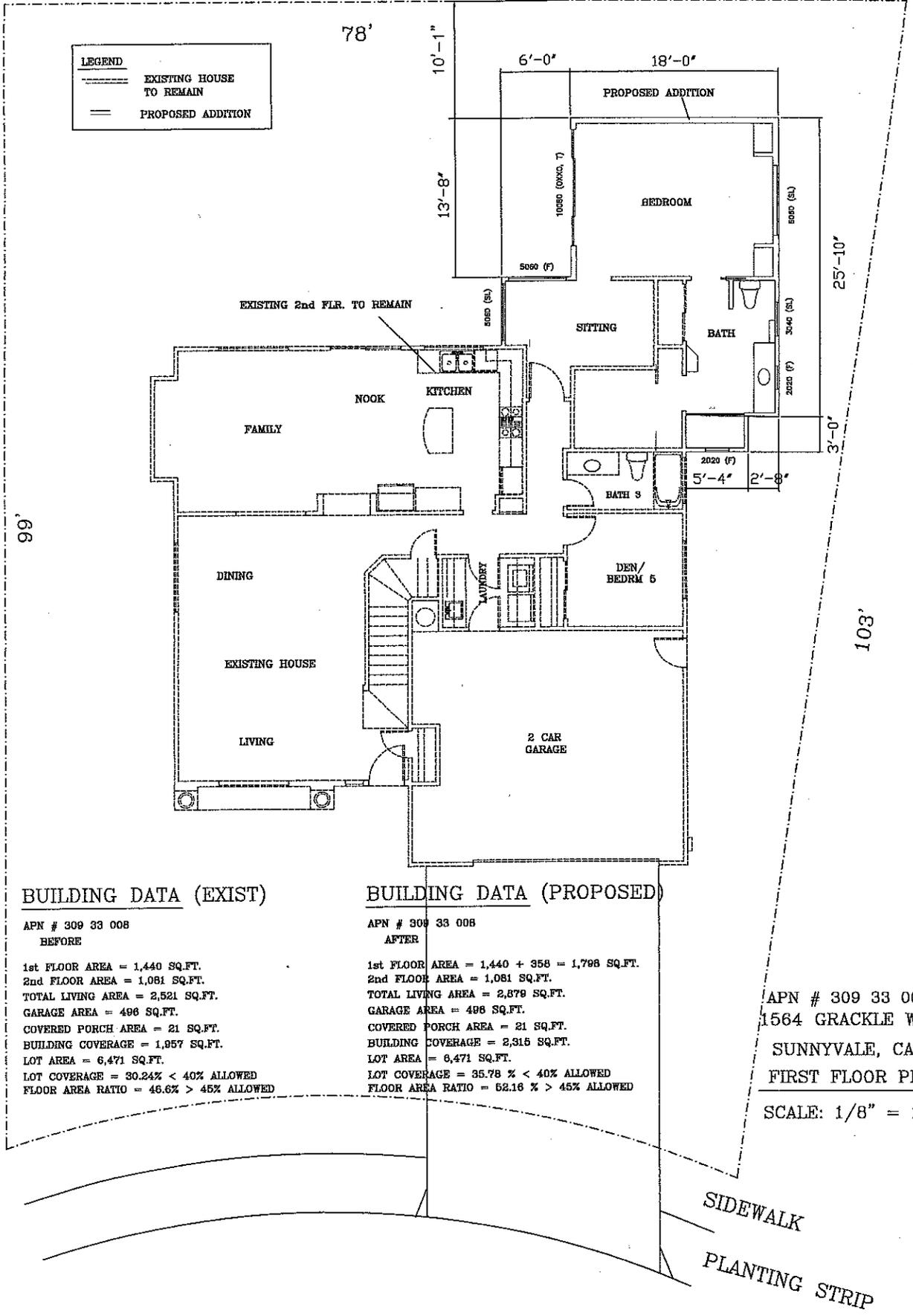
SCALE: 1/8" = 1'-0"

BUILDING DATA

Existing Floor Area		s.f. / %
1st Floor	1,440	
2nd Floor	1,081	
Garage	496	
Covered Porch Area	21	
Floor Area	3,038	
FAR	47%	
Lot Coverage	30%	
Proposed		s.f. / %
1st Floor Addition	358	
Floor Area	3,396	
FAR	52%	
Lot Coverage	36%	

LO1
 FLC
 PI

11/16/2009



BUILDING DATA (EXIST)

APN # 309 33 008
 BEFORE
 1st FLOOR AREA = 1,440 SQ.FT.
 2nd FLOOR AREA = 1,081 SQ.FT.
 TOTAL LIVING AREA = 2,521 SQ.FT.
 GARAGE AREA = 496 SQ.FT.
 COVERED PORCH AREA = 21 SQ.FT.
 BUILDING COVERAGE = 1,957 SQ.FT.
 LOT AREA = 6,471 SQ.FT.
 LOT COVERAGE = 30.24% < 40% ALLOWED
 FLOOR AREA RATIO = 46.6% > 45% ALLOWED

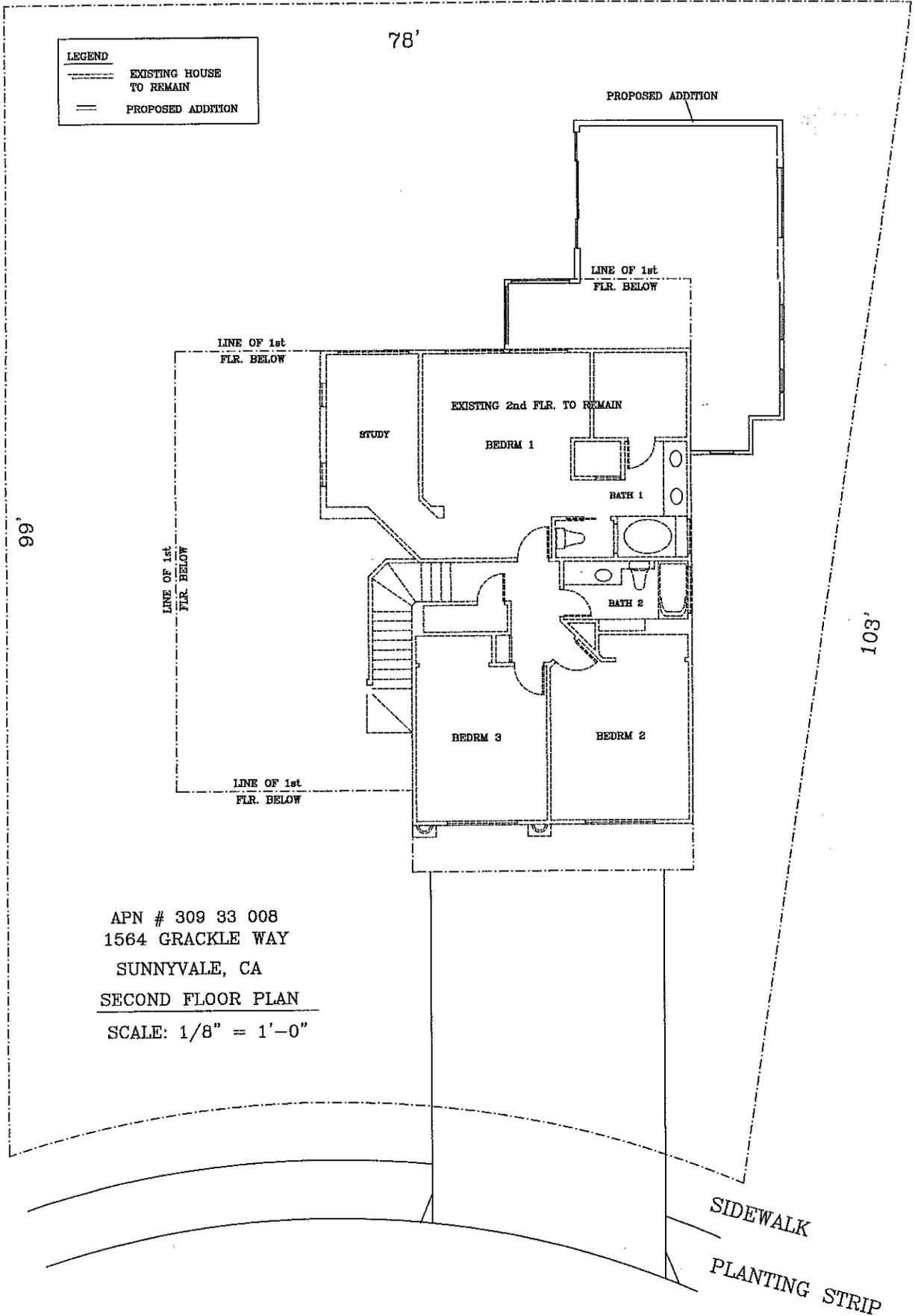
BUILDING DATA (PROPOSED)

APN # 309 33 008
 AFTER
 1st FLOOR AREA = 1,440 + 358 = 1,798 SQ.FT.
 2nd FLOOR AREA = 1,081 SQ.FT.
 TOTAL LIVING AREA = 2,879 SQ.FT.
 GARAGE AREA = 496 SQ.FT.
 COVERED PORCH AREA = 21 SQ.FT.
 BUILDING COVERAGE = 2,315 SQ.FT.
 LOT AREA = 6,471 SQ.FT.
 LOT COVERAGE = 35.78% < 40% ALLOWED
 FLOOR AREA RATIO = 52.16% > 45% ALLOWED

APN # 309 33 008
 1564 GRACKLE WAY
 SUNNYVALE, CA
 FIRST FLOOR PLAN

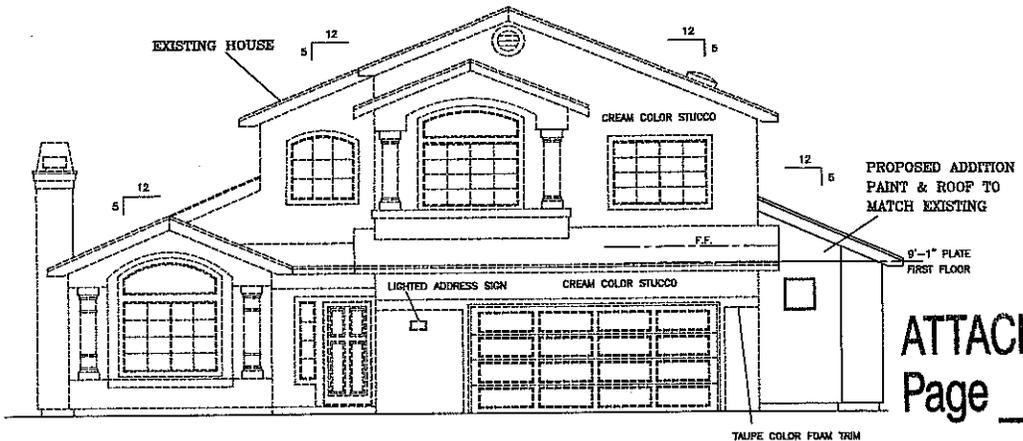
SCALE: 1/8" = 1'-0"

11/16/2009



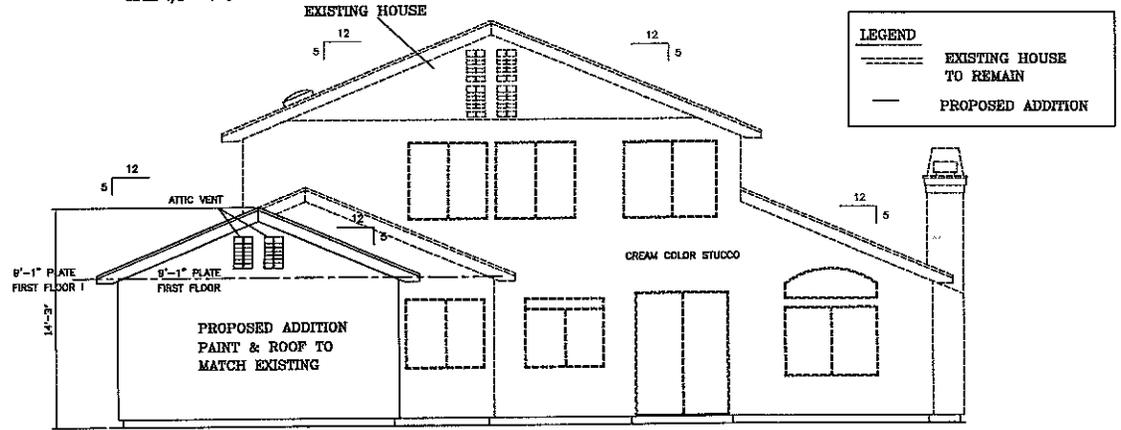
APN # 309 33 008
1564 GRACKLE WAY
SUNNYVALE, CA
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

11/16/2009

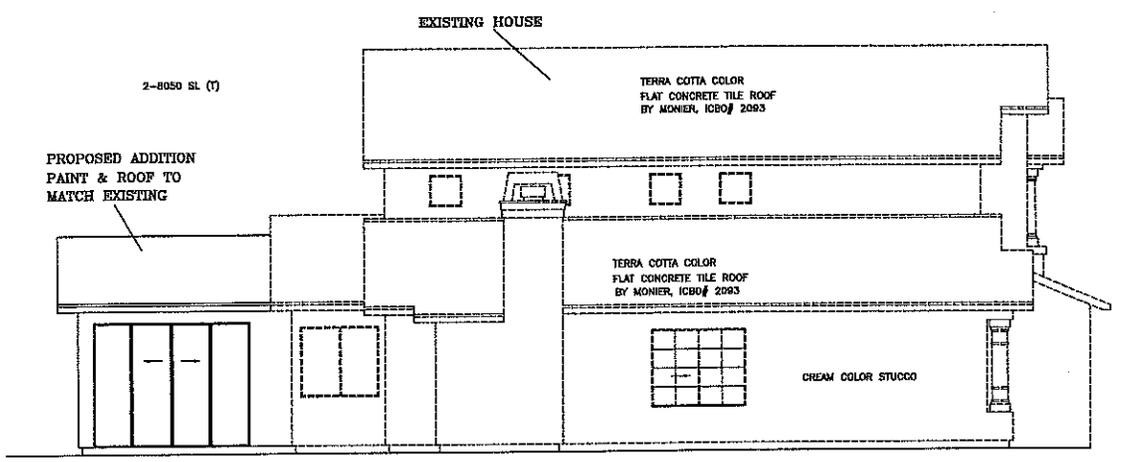


ATTACHMENT C
Page 4 of 4

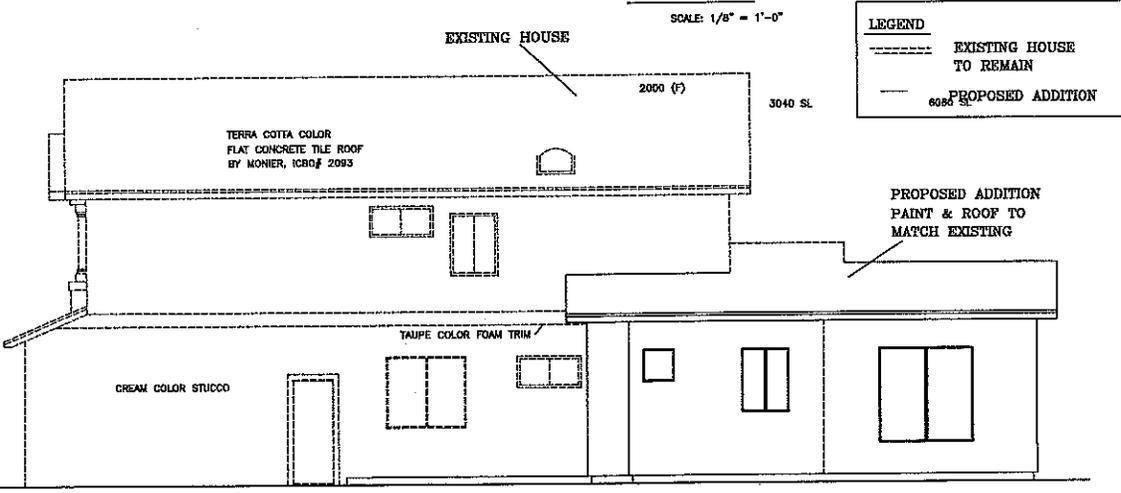
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND	
	EXISTING HOUSE TO REMAIN
	PROPOSED ADDITION

LEGEND	
	EXISTING HOUSE TO REMAIN
	PROPOSED ADDITION

To City of Sunnyvale,

We have a chance to look at the proposed single story, 358 square feet, addition to the Ng residence at 1564 Grackle Way, Sunnyvale. We have no issues with the project as proposed.

NAME	ADDRESS	SIGNED	DATE
William Cheak	745 hibernia way	<i>William Cheak</i>	11/5/09
Corrie Lie	746 hibernia way	<i>Corrie Lie</i>	11-6-09
Ying Zhang	1568 Grackle Way	<i>Ying Zhang</i>	11/7/09
INDRA CHATTERJEE	1567 Heron Ave.	<i>Indra Chatterjee</i>	11/7/09
ASHWIN KEDIA	1560 Grackle way	<i>Ashwin Kedia</i>	11/18/09