Report to Planning Commission

Agenda Item #  2

July 26, 2010

SUBJECT:  2010-7378: Application for a project located at 878 Tartarian Way in an R-0 (Low Density Residential) Zoning District (APN: 201-33-007)

Motion  Design Review to allow a 123 square feet one-story addition resulting in 2,936 square feet and approximately 48.8% Floor Area Ratio (FAR) where 45% FAR may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions

Surrounding Land Uses

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

Issues  Floor Area Ratio

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

Staff Recommendation  Approve with Conditions
ANALYSIS

Description of Proposed Project

The proposal is for a 123 square feet single-story addition to an existing two-story home that results in and 48.8% Floor Area Ratio (FAR). The site is Zoned R-0 (Low Density Residential). All proposed new homes or additions that exceed 45% F.A.R are required to be reviewed by the Planning Commission. Currently, the home is already above the 45% FAR threshold with a 46.7% FAR.

Background

Previous Actions on the Site: There are no previous planning applications related to the site. The two-story home was built in 1968.

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 single family homes.

Special Development Permit

Site Layout: The property is located in a mid-block lot and surrounded by single family homes on all sides. The home is setback approximately 20 feet from the front property line. The second story, which was built in 1987, maintains the same setback as the existing first story along the rear and a portion of the left side; however, it is off-set 17.5 feet from the front and six feet from the right side (See Site Plan located in Attachment D.). As stated in the Project Data Table, the existing home does not meet the combined side yard setback for the first story. The proposed 123 square foot addition is located entirely at the rear of the home and does not extend along the side yard.

The proposed addition would allow for a larger kitchen and dining area. An additional doorway and bay window facing the back yard would be added. A larger landing area (noted as a porch on site plans) is to be added adjacent to an existing rear door. An existing eave would be extended to cover a portion of this area.
The following Guidelines were considered in analysis of the project site design.

<table>
<thead>
<tr>
<th><strong>Single Family Home Design Techniques (Site Layout)</strong></th>
<th><strong>Comments</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2 Basic Design Principles 2: Respect the scale, bulk and character of homes in the adjacent neighborhood.</td>
<td>The addition is modest in size and would not result in a home that is out of scale or character with surrounding single family development.</td>
</tr>
</tbody>
</table>

**Architecture:** The ranch style architecture of the home is similar to other homes in the neighborhood that were built in the late 1960’s. The home is composed of primarily stucco siding and composition roofing materials. As proposed, the addition would utilize the same siding and roof materials. If approved, Conditions of Approval #6 and #7 require the same materials be used for the addition. The bay window that is proposed would be gabled and break up the hipped roof form at the rear while being in scale with the rest of the façade.

<table>
<thead>
<tr>
<th><strong>Single Family Home Design Techniques (Site Layout)</strong></th>
<th><strong>Comments</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>3.7 Materials G: Wall materials for additions should generally match those of the existing building.</td>
<td>The exterior addition will utilize a stucco façade and composition roof material to match the home.</td>
</tr>
</tbody>
</table>

**Landscaping:** There are no modifications to the existing landscaping on-site. No protected trees would be removed as part of this application.

**Parking/Circulation:** The site meets parking requirements with two covered and two uncovered spaces provided. There no modifications to parking layout as part of this application.

**Compliance with Development Standards/Guidelines:** The proposed project meets all standard development requirements for properties located within R-0 Zoning District except he proposed 48.8% F.A.R. as previously noted.

**Expected Impact on the Surroundings:** The addition is located at the rear of the home and will not be visible from the street. The addition is also located several feet beyond the required rear yard setback and will have minimal visual
impact to the adjacent residents. The home is surrounded by similarly sized two-story homes with larger homes also located in the neighborhood. The proposed addition is only a 4% addition to the existing home. Typically additions that are less than 20% of the floor area of the existing home can be approved over-the-counter with only a building permit; however, as stated previously, this home already lies above the 45% FAR threshold.

Fiscal Impact

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

Public Contact

Staff has not received any public comments regarding this proposal.

<table>
<thead>
<tr>
<th>Notice of Negative Declaration and Public Hearing</th>
<th>Staff Report</th>
<th>Agenda</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Published in the <em>Sun</em> newspaper</td>
<td>• Posted on the City of Sunnyvale's Website</td>
<td>• Posted on the City's official notice bulletin board</td>
</tr>
<tr>
<td>• Posted on the site</td>
<td>• Provided at the Reference Section of the City of Sunnyvale's Public Library</td>
<td>• City of Sunnyvale's Website</td>
</tr>
<tr>
<td>• 37 notices mailed to the property owners and residents within 200 ft. of the project site</td>
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Conclusion

**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Design Review. Recommended Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Recommended Conditions of Approval are located in Attachment B.
Alternatives

1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

Recommendation

Alternative 1.

Reviewed by:

Steve Lynch
Senior Planner

Prepared By: Ryan M. Kuchenig

Attachments:

A. Recommended Findings
B. Standard Requirements and Recommended Conditions of Approval
C. Project Data Table
D. Site and Architectural Plans
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.

<table>
<thead>
<tr>
<th>Basic Design Principle</th>
<th>Comments</th>
</tr>
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<tbody>
<tr>
<td><strong>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</strong></td>
<td>The orientation of the home is consistent with other homes in the neighborhood.</td>
</tr>
<tr>
<td><strong>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</strong></td>
<td>The addition in modest in scale and will match the character of the adjacent neighborhood.</td>
</tr>
<tr>
<td><strong>2.2.3 Design homes to respect their immediate neighbors</strong></td>
<td>The addition meets setback requirements and does not cause any privacy impacts to surrounding properties.</td>
</tr>
<tr>
<td><strong>2.2.4 Minimize the visual impacts of parking.</strong></td>
<td>The project does not propose any modifications to the layout of the parking for the site</td>
</tr>
<tr>
<td><strong>2.2.5 Respect the predominant materials and character of front yard landscaping.</strong></td>
<td>There are no planned modifications to the landscaping associated with this project.</td>
</tr>
<tr>
<td><strong>2.2.6 Use high quality materials and craftsmanship</strong></td>
<td>The proposed addition utilizes high quality materials including stucco, composition roof material.</td>
</tr>
<tr>
<td><strong>2.2.7 Preserve mature landscaping</strong></td>
<td>No protected trees will be removed as part of this project.</td>
</tr>
</tbody>
</table>
ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS
JULY 26, 2010

Planning Application 2010-7378 878 Tartarian Way
Design Review

Design Review to allow a single story addition of 123 square feet one story addition resulting in 2,936 square feet and approximately 49% Floor Area Ratio (FAR) where 45% FAR may be allowed without Planning Commission review.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with “Mitigation Measure” and placed in the applicable phase of the project.

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 and Standard Development Requirements of this Permit:

THE FOLLOWING GENERAL CONDITIONS SHALL APPLY TO THE APPROVED PROJECT.

1. CONFORMANCE WITH APPROVED PLANNING APPLICATION – All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

2. PERMIT EXPIRATION (Ordinance 2895-09): The Design Review 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. [SDR] (PLANNING)
3. TITLE 25 - Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]

4. CONFORMANCE WITH PREVIOUS PLANNING PERMIT – The subject site shall comply with all conditions of approval and requirements of planning application 2006-1111. [PLANNING] [COA]

5. TREE REMOVAL PERMIT - 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. [PLANNING] [COA]

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.

6. EXTERIOR MATERIALS REVIEW - Final exterior building materials and color scheme are subject to review and approval by the Planning Commission/Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

7. ROOF MATERIAL - Roof material shall be match the existing home (composition shingle), or as approved by the Director of Community Development. [COA] [PLANNING]

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

8. CONDITIONS OF APPROVAL – Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

9. BLUEPRINT FOR A CLEAN BAY – The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]
<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>REQUIRED/ PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Plan</strong></td>
<td>Residential Low Density</td>
<td>Same</td>
<td>Residential Low Density</td>
</tr>
<tr>
<td><strong>Zoning District</strong></td>
<td>R-0</td>
<td>Same</td>
<td>R-0</td>
</tr>
<tr>
<td><strong>Lot Size (s.f.)</strong></td>
<td>6,020</td>
<td>Same</td>
<td>6,000 min.</td>
</tr>
<tr>
<td><strong>Gross Floor Area (s.f.)</strong></td>
<td>2,813</td>
<td>2,936</td>
<td>No max.</td>
</tr>
<tr>
<td><strong>Lot Coverage (%)</strong></td>
<td>26.7%</td>
<td>28.8%</td>
<td>40% max.</td>
</tr>
<tr>
<td><strong>Floor Area Ratio (FAR)</strong></td>
<td>46.7%</td>
<td>48.8%</td>
<td>45% max. without PC review</td>
</tr>
<tr>
<td><strong>No. of Units</strong></td>
<td>1</td>
<td>Same</td>
<td>1 max.</td>
</tr>
<tr>
<td><strong>Building Height (ft.)</strong></td>
<td>23’ 8”</td>
<td>Same</td>
<td>30’ max.</td>
</tr>
<tr>
<td><strong>No. of Stories</strong></td>
<td>2</td>
<td>Same</td>
<td>2 max.</td>
</tr>
<tr>
<td><strong>Setbacks (First/Second Facing Property)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Front</strong></td>
<td>20’ / 37’ 6”</td>
<td>Same</td>
<td>20’ / 25’ min.</td>
</tr>
<tr>
<td><strong>Left (East) Side</strong></td>
<td>6’ / 7’</td>
<td>Same</td>
<td>4 min. (12’ combined) / 7’ (18’ combined)</td>
</tr>
<tr>
<td><strong>Right (West) Side</strong></td>
<td>5’ / 11’</td>
<td>Same</td>
<td>4 min. (12’ combined) / 7’ (18’ combined)</td>
</tr>
<tr>
<td><strong>Rear</strong></td>
<td>29’ 6” / 29’ 6”</td>
<td>27’10” / 29’ 6”</td>
<td>20’ min. (10’ for no greater than 25% of rear yard) / 20’ min</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Spaces</strong></td>
<td>4</td>
<td>Same</td>
<td>2 min.</td>
</tr>
<tr>
<td><strong>Covered Spaces</strong></td>
<td>2</td>
<td>Same</td>
<td>2 min.</td>
</tr>
</tbody>
</table>

Starred items indicate existing first-story combined side yard deviations that are not being modified as part of this proposal.
INDEX OF DRAWINGS

A1. COVER SHEET PROJECT DATA AND INDEX
A2. SITE PLAN
A3. ROOF PLAN & ELEVATIONS
A4. PROPOSED FLOOR PLANS
A5. ELEVATIONS
A6. ELEVATIONS & (ROOF PLAN

PROJECT INFORMATION

OWNER: TERESA PENNER
ADDRESS: 375 TARTARIAN WAY
SUNNYVALE, CA
APN #: 201-00-007
LOT AREA: 6,020 SQ. FT.
FIRST FLOOR: 1,156 SQ.FT.
SECOND FLOOR: 1,202 SQ.FT.
TOTAL LIVING AREA: 2,358 SQ.FT.
GARAGE: 495 SQ.FT.
FIRST FLOOR: 1,156 + 1,202 = 2,358 SQ.FT.
TOTAL LIVING AREA: 2,411 SQ.FT.
BUILDING FOOTPRINT: 1,734 SQ.FT.
LOT COVERAGE: 29.5%
OFF.PARK (2,156 SQ.FT.): 48.6%
ZONING: R-3U
CONSTRUCTION TYPE: V-8
