

**REPORT TO PLANNING COMMISSION****Hearing Date:** March 12, 2012
File Number: 2012-7039

SUBJECT: **2012-7039:** Application for a project located at 877 Markham Terrace (near W. McKinley Avenue) in an R-1.7/PD (Low-Medium Density Residential/Planned Development) Zoning District (APN: 165-46-063):

Motion Special development permit for a 309 square foot first floor addition to an existing two story home for a total of 2,279 square foot (57% far).

REPORT IN BRIEF:

Existing Site Conditions Single-family residence

Surrounding Land Uses

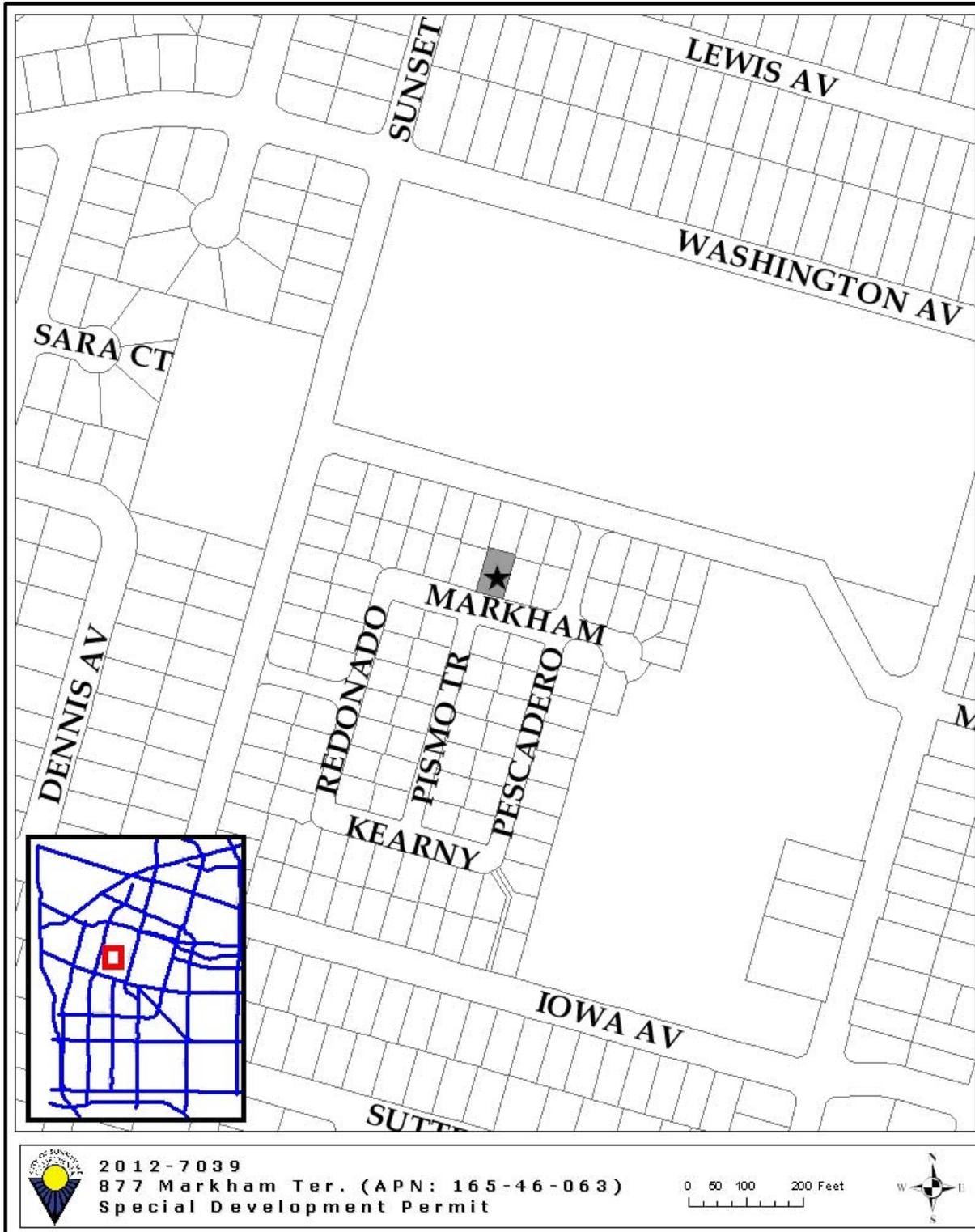
North	Single-family residence
South	Single-family residence
East	Single-family residence
West	Single-family residence

Issues Floor Area Ratio, expanded building footprint

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

Staff Recommendation Approval with conditions

VICINITY MAP



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low-Medium Density	Same	Residential Low-Medium Density
Zoning District	R-1.7/PD	Same	R-1.7/PD
Lot Size (s.f.)	4,000	Same	2,600 min. 4,000 max.
Gross Floor Area (s.f.)	1,970	2,279	2,009 without SDP
Lot Coverage (%)	29%	37%	40% max.
Floor Area Ratio (FAR)	49%	57%	50% max.
Building Height (ft.)	Approx. 25'	Same	30' max.
No. of Stories	2	Same	2 max.
Setbacks (First / Second Facing Property)			
Front	19' 8" / 19' 8"	Same	20' / 25' min.
Left Side	3' / 3'	Same	4' / 7' min.
Right Side	9' / 12'	Same	4' / 7' min.
Side Totals	12' / 15'	Same	12' / 18' min.
Rear	30'	20' 8"	20' min. with limited areas permitted to 10'
Parking			
Covered Spaces	2	Same	2 min.
Uncovered Spaces	2	Same	2 min.



Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BACKGROUND:

The existing two-story home was constructed in 1993 and is approximately 1,970 square feet in size with a 49% Floor Area Ratio (FAR). There are no previous planning applications related to the subject site.

DISCUSSION:**Requested Permit(s)**

The applicant is requesting approval of a Design Review application to allow a one-story addition resulting in approximately 2,279 square feet and 56.7% FAR. The proposed addition will be located at the rear of the home and will consist of a 309 square expansion of the kitchen/family room area on the ground floor.

- **Design Review**

This Design Review application must be reviewed by the Planning Commission due to a requested FAR exceeding 45%. The Planning Commission may take into account the proposed architecture, existing neighborhood, and adopted Single Family Home Design Techniques. The following analysis provides information for the Planning Commission's consideration for the design review.

- **Special Development Permit**

This applicant is also requesting an addition that exceeds the 50% FAR maximum allowed in the zoning district. The Planned Development combining district allows approval of specified deviations to the zoning code, including bulk (FAR).

ANALYSIS:

Architecture

The existing architecture of the home is similar to other homes in the neighborhood. The neighborhood includes 100 homes built in the early 1990's. The home's exterior materials consist of stucco siding and composition roofing. As proposed, the rear addition will match the materials and design of the existing house. No modifications are proposed to the second floor or the front façade.

Floor Area Ratio

The R-1.7/PD neighborhood consists of all two-story homes. The original development was the first R-1.7/PD development and all homes were built to an FAR of 50% or less.

The addition will have minimal visual impact on the neighborhood as it will not be visible from the street frontage and will be minimally visible from adjacent properties. The proposed addition will increase the size of the home by approximately 16%. Typically one-story additions that add less than 20% to the existing home can be approved by staff over the counter with only a building permit. However, in this case Planning Commission review is required due to the proposal exceeding 45% FAR as well as the proposal to exceed the 50% maximum for R-1.7/PD.

Applicable Design Guidelines and Policy Documents

The proposed addition is consistent with the adopted Single-Family Home Design Techniques as it generally maintains the existing shape, form and streetscape. In addition, privacy impacts are minimal as no changes are proposed to the second floor. Recommended findings related to the Single-Family Home Design Techniques are located in Attachment A.

Development Standards

The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code. The following items have been identified for the Planning Commission as clarification:

- **Site Layout**

The existing home is located towards the center of the property and has a 30 foot rear yard area. The proposed addition approximately 10 feet by 31 feet across the entire rear side of the house; the addition meets all minimum setbacks for the zoning district. The addition can only be seen by an adjacent home. As a one story addition it has no impact on privacy of the adjoining properties.

- **Floor Area Ratio**

The R-1.7 zoning district was created to allow smaller lots (2,600-4,000 s.f.) with smaller homes (50% FAR) to offer a more affordable single-family detached home option. The PD combining district is always included with the R-1.7 zoning district.

Since this neighborhood was built in 1993 about seven homes have increased the FAR to approximately 53.3% (one home is now 55%) by creating a third bedroom within a vaulted ceiling area. In those cases there were minimal changes to the exterior of the house and no increase in the size of the exterior of the building. This application is the first in this neighborhood to request an increase the footprint of a home.

There are two other locations in Sunnyvale with R-1.7/PD zoning, including 31 homes off of Washington Avenue and Lometa Avenue (west of Mary Avenue). These homes were approved with a deviation to the FAR with a resulting average FAR of 53.6%. The largest house in that subdivision has a gross floor area of 2,437 square feet.

Staff finds that the proposed rear addition is compatible with the existing home and neighborhood due to the location, size and massing. The use of similar materials and architectural style further reduce the appearance of the addition.

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 modifications and additions to existing structures.

FISCAL IMPACT

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

PUBLIC CONTACT

Staff has not received any public comments at the time of staff report preparation.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 72 notices mailed to property owners and residents within 300 feet of 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

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 Special Development Permit with the attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

RECOMMENDATION

Recommend Alternative 1 to the Planning Commission: Approve the Special Development Permit with the attached conditions.

Prepared by:

Shaunn Mendrin
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

RECOMMENDED FINDINGS

Design Review

The proposed project is desirable in that the project's design and architecture conform to 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>	The addition will maintain the existing neighborhood pattern along the streetscape as no modifications to the existing home orientation or front façade are proposed.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The addition is modest in scale and will match the character of the adjacent neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The addition will be limited to the first floor and will be located at the back of the home; therefore, privacy and visual impacts to neighbors are minimal.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project does not propose any modifications to the layout of the parking for the site.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	There are no planned modifications to the landscaping associated with this project.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed addition utilizes high quality materials including stucco and composition roofing to match the existing home.
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project.

Special Development Permit

In order to approve the Special Development Permit the proposed project must meet the following finding.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

The proposed additions maintain existing housing stock that is compatible with the neighborhood and complies with the previous Planned Development approval.

Staff was able to make the findings as the design meets the guidelines described above and the design policies described in the report.

In order to approve the Special Development Permit, the following finding may also be made.

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 the orderly development of, or the existing uses being made of, adjacent properties.

The project is expected to have minimal impacts on surrounding properties in that the addition will not have privacy impacts since it is a one-story addition to the rear of the existing home and it complies with the rear and side yard setback requirements.



**CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
MARCH 12, 2012**

Planning Application 2012-7039

877 Markham Terrace

Special Development Permit for a 309 square feet first floor addition to an existing two story home for a total of 2,279 square feet and Floor Area Ratio of 57%.

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.

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:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-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]

GC-2. PERMIT EXPIRATION:

The 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 and is approved by the Director of Community Development. [SDR] [PLANNING]

- GC-3. TITLE 25:
Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR]
[BUILDING]

BP: 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).

- BP-1. 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]
- BP-2. EXTERIOR MATERIALS:
Exterior building materials and colors shall match the materials and colors of the existing home and shall be noted on the plans submitted for building permits. [COA] [PLANNING]
- BP-3. 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]

DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

- DC-1. BLUEPRINT FOR A CLEAN BAY:
The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR]
[PLANNING]

DONOVAN RESIDENCE

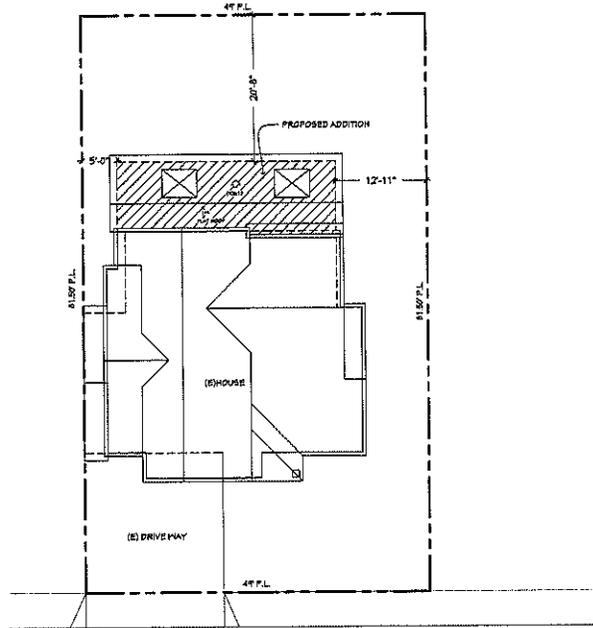
877 MARKHAM TERRACE
SUNNYVALE, CA

APN# 165-46-063

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INDEX OF DRAWINGS	PROJECT INFORMATION
A-1. COVER SHEET PROJECT DATA, INDEX & SITE PLAN	OWNER: MARINA DONOVAN
A-2. FLOOR PLANS	ADDRESS: 877 MARKHAM TERRACE SUNNYVALE, CA
A-3. EXTERIOR ELEVATIONS	APN #: 165-46-063
A-4. FLOOR PLANS	LOT AREA: 4,018 SQ. FT.
A-5. EXTERIOR ELEVATIONS	(E) GARAGE: 419 SQ. FT.
	(E) FIRST FLOOR: 744 SQ. FT.
	(E) SECOND FLOOR: 807 SQ. FT.
	(E) LIVING AREA: 1,551 SQ. FT.
	(N) FIRST FLOOR: 744 + 309 = 1,053 SQ. FT.
	(E) SECOND FLOOR: 807 SQ. FT.
	(N) LIVING AREA: 1,551 + 309 = 1,860 SQ. FT.
	FAR: 1,860 + 419 = 2,279 SQ. FT. = 56 %
	ZONING: R-1.7/PD
	OCCUPANCY GROUP: R-3/U
	CONSTRUCTION TYPE: V-B
	All work shall be in compliance with the City of Sunnyvale Municipal and the 2010 Editions of the California Building Code, 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Electrical Code, the 2010 California Energy Code & 2010 California Residential Code



MARKHAM TERRACE

Site Plan
SCALE 1/8" = 1'-0"

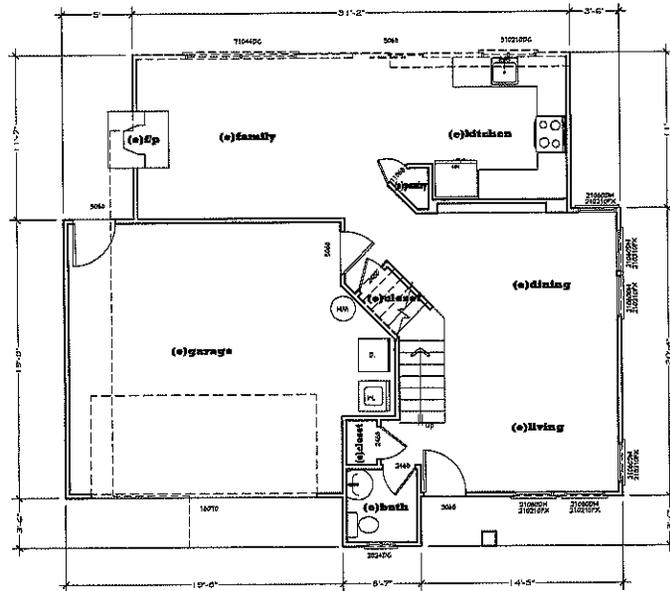
The use of these plans and specifications shall be limited to the specific project for which they were prepared and no other use is intended. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws, codes, and regulations. The architect shall not be responsible for any errors or omissions in these plans and specifications, or for any consequences that may result from their use. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws, codes, and regulations. The architect shall not be responsible for any errors or omissions in these plans and specifications, or for any consequences that may result from their use.

Design by: ANDREA COSTANZO	Drawn by: ANDREA COSTANZO
DATE 01/17/12	ISSUED FOR PERMIT

Sheet:
FLOOR PLANS
Scale as shown

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OF

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Page 1 of 5
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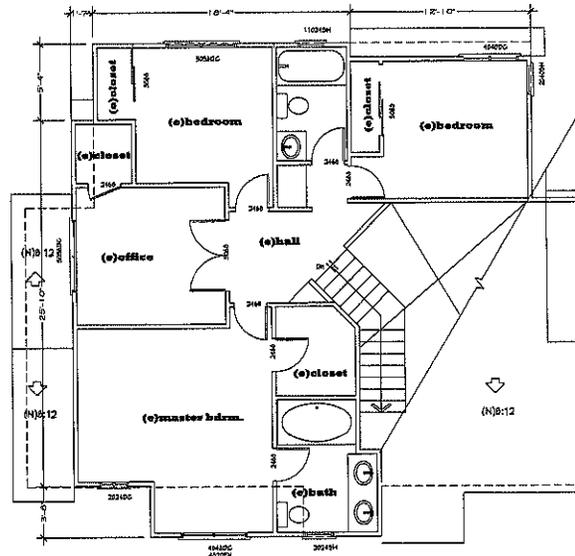


(E) First Floor Plan
SCALE 1/4" = 1'-0"

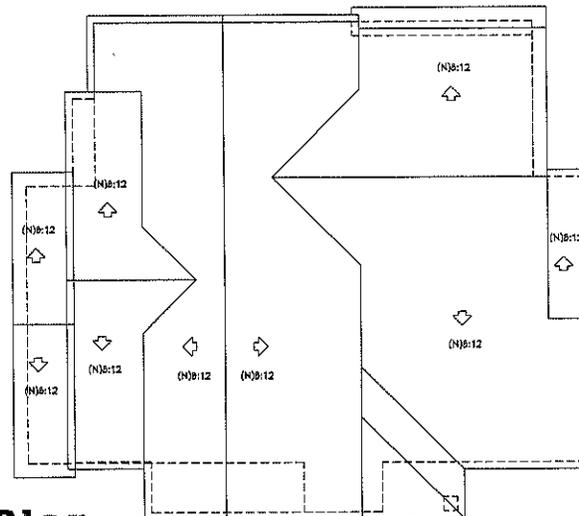
INDICATES A 3'-0" X 3'-6" CLEAR WINDOW OPENING
SIMILARITY FOR DOORS

FLOOR PLANS NOTES

- NEW WALL
- WALL TO BE REMOVED
- EXISTING WALL



(E) Second Floor Plan
SCALE 1/4" = 1'-0"



(E) Roof Plan
SCALE 1/4" = 1'-0"

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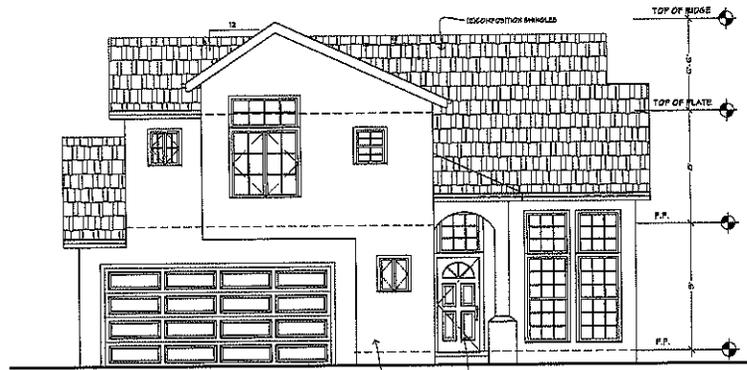
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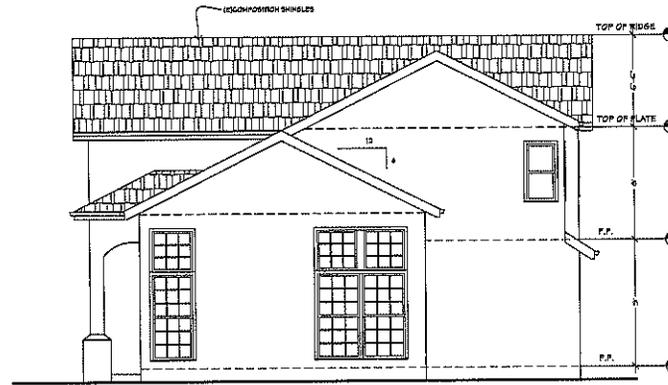
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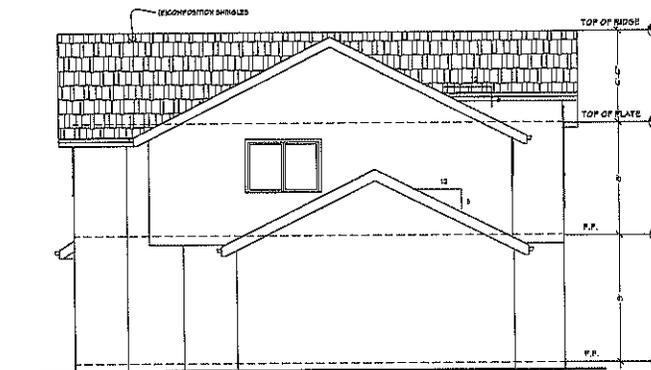
(E) Front Elevation
SCALE 1/4" = 1'-0"



(E) Right Elevation
SCALE 1/4" = 1'-0"



(E) Rear Elevation
SCALE 1/4" = 1'-0"



(E) Left Elevation
SCALE 1/4" = 1'-0"

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NOTES: ALL DRAWINGS AND SPECIFICATIONS SHALL BE PROVIDED TO THE ORIGINAL SITE CONTRACTOR. THEY MUST BE PROVIDED TO ALL SUBS AND ALL SUBS MUST BE PROVIDED TO ALL SUBS. ALL REVISIONS AND ADDITIONS TO THE ORIGINAL DRAWINGS SHALL BE PROVIDED TO ALL SUBS. ALL REVISIONS AND ADDITIONS TO THE ORIGINAL DRAWINGS SHALL BE PROVIDED TO ALL SUBS. ALL REVISIONS AND ADDITIONS TO THE ORIGINAL DRAWINGS SHALL BE PROVIDED TO ALL SUBS.

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Page 3 of 5

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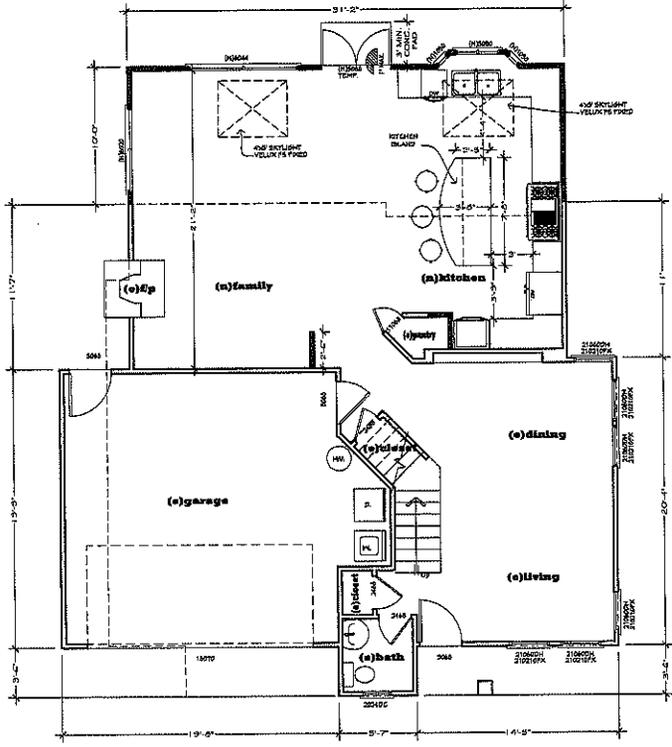
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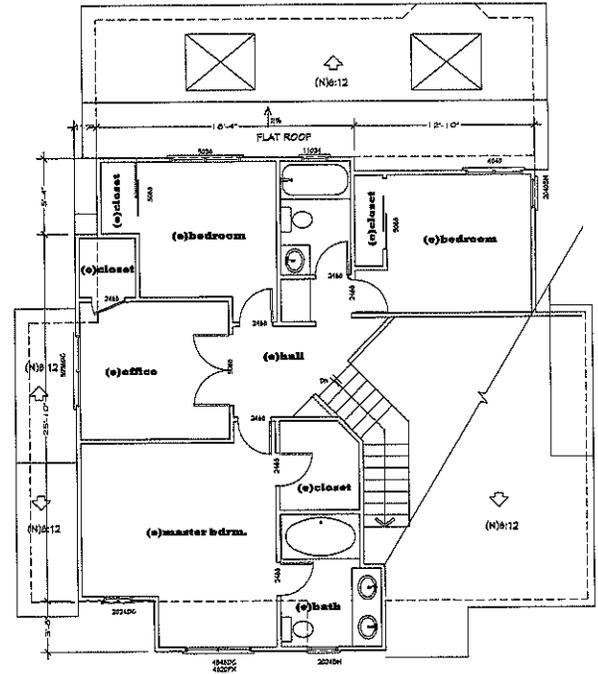
A-4
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(N)First Floor Plan
 SCALE 1/4" = 1'-0"

INDICATES A 3'-0" X 3'-6" CLEAR WINDOW OPENING
 SIMILARITY FOR DOORS

- FLOOR PLANS NOTES**
- NEW WALL
 - WALL TO BE REMOVED
 - EXISTING WALL

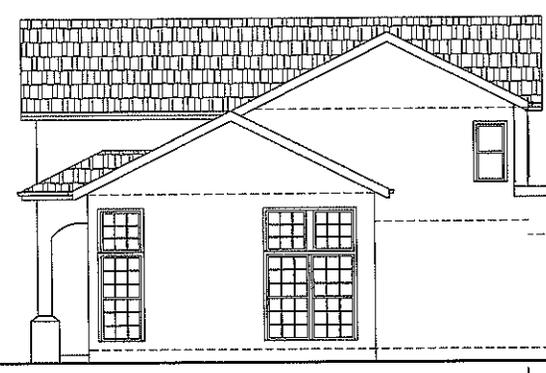


(N)Second Floor Plan
 SCALE 1/4" = 1'-0"

ATTACHMENT C
 Page 4 of 5

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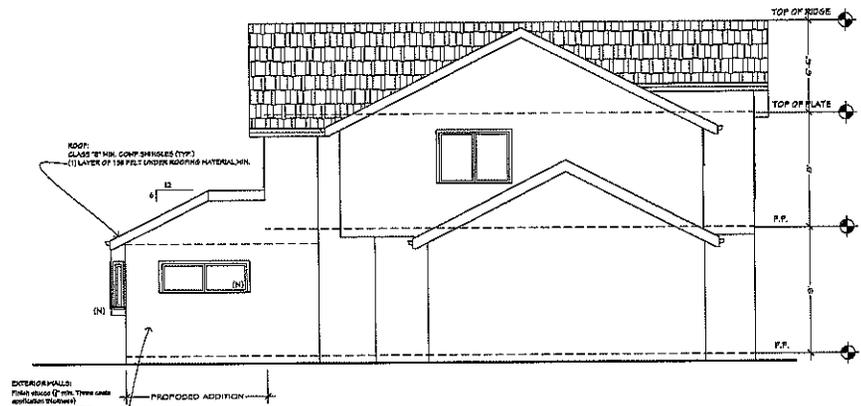
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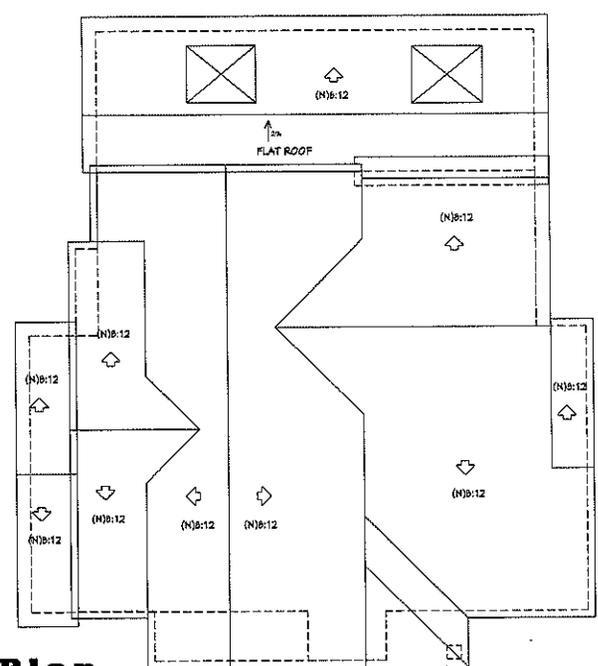
(N) Right Elevation
 SCALE 1/4" = 1'-0"



(N) Rear Elevation
 SCALE 1/4" = 1'-0"



(N) Left Elevation
 SCALE 1/4" = 1'-0"



(N) Roof Plan
 SCALE 1/4" = 1'-0"

THE USE OF THIS PLANNING APPLICATIONS SHALL BE LIMITED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO ANY PART OF THE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND FOR OBTAINING THE NECESSARY CONTRACTS FROM THE LOCAL GOVERNMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND FOR OBTAINING THE NECESSARY CONTRACTS FROM THE LOCAL GOVERNMENT.

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FLOOR PLANS
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