



REPORT TO PLANNING COMMISSION

Hearing Date: July 8, 2013

(Continued from June 10, 2013, after Planning Commission discussion.)

File #: **2013-7020**
Location: **702 Santa Rita Street** in R-0 Zoning District (APN: 205-11-001)
Proposed Project: Design Review Permit to allow a new two-story single-family home resulting in 3,296 square feet and 51% Floor Area Ratio (FAR).
Applicant/Owner **Romex Construction/Maria Ryan**
Staff Contact: Elise Lieberman, 408-730-7443, elieberman@sunnyvale.ca.gov

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, neighborhood compatibility

Environmental Status A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve the Design Review

PROJECT DESCRIPTION:

The applicant is proposing to demolish the site's existing single-story home and construct a new two-story home. This project was considered by the Planning Commission at a public hearing on June 10, 2013. At that time the applicant proposed a new home with a total floor area of 3,266.34 square feet and 50.9% FAR. After discussing the proposal the Planning Commission continued the item to July 8, 2013, and directed the applicant to explore a revised design reducing the size of the second floor. The applicant has revised the project reducing the second floor to result in a total proposed floor area of 3,296 square feet and approximately 51% FAR.

DISCUSSION:

Architecture & Site Design

The existing home has simple ranch-style architecture with gable roofs and composition shingle roofing with stucco and wood siding on the exterior. The majority of homes in the immediate neighborhood are consistent in style and materials. The proposed home would be completed in a similar ranch-style with gable roofs and wood siding on all four elevations. Brick would be used as an accent for the bottom of the front elevation which would be wrapped around both side elevations for a short distance and then used to cover the chimney. This will help create a focal point for the house as the right side is the reducible front yard and is located on Colusa Avenue (Attachment E – Site and Architectural Plans). Staff recommends Condition of Approval BP-7 to help divide the long front exterior wall on the second story. Staff also recommends Condition of Approval BP-8 to help create a larger indentation on the second story on the right side. By straightening out the hallway to bedroom 3 and moving the exterior wall in by 3'-5" the bedroom will remain the same size, but there will be a greater setback on Colusa Avenue.

The proposed home would be located near the center of the property meeting all setback requirements. A two-car garage would take access from the existing driveway at the left side of the property's frontage. There are two 5 foot public utility easements along the left property line and rear property line. The applicant has taken into consideration these easements and has not proposed any construction to take place in these areas.

Privacy

The project does not include any second-floor balcony elements, limiting visual intrusions on adjacent properties. One small second-story bathroom window is proposed on the left elevation. Based on its location and size, this window is not expected to have privacy impacts on adjacent neighbors.

Solar Access

SMC 19.56.020 states that no permit may be issued for any construction which would interfere with solar access by shading more than 10% of the roof of any structure on a nearby property. The project plans demonstrate shading would not exceed the maximum level permitted thereby complying with current solar access standards since all the shading occurs on Colusa Avenue.

Floor Area Ratio

The surrounding neighborhood is composed of mainly single-story homes with FARs generally less than 30% (Attachment F – Neighborhood Floor Area Ratio Table). The original proposal submitted to Planning Commission was 50.9% FAR; however the changes have resulted in a slight increase in the FAR to 51%. The proposed design uses varied setbacks and increased second floor setbacks to help reduce the bulk and mass of the home.

Second Floor Area

Design Technique 3.4.A states: *“The area of the second floor should not exceed the common standard of the neighborhood. For new second stories in predominantly one-story neighborhoods, the second floor area should not exceed 35% of the first floor area (including garage area).”* The Design Techniques note that for the purposes of assessing neighborhood character and scale, the “neighborhood” is defined as both block faces within the same and immediately adjacent blocks.

The neighborhood for this site is composed of single-story homes with the exception of one two-story home built prior to the Design Techniques Guidelines. The original proposal included a second floor area of 1,100 square feet, or approximately 50% of the 2,165 square foot first floor area. The revised project includes a smaller second floor area of 980 square feet by removing one of the second floor bathrooms and changing a walk-in closet to a standard closet. The second floor is approximately 42% of the 2,316 square foot first floor area. Staff finds the project compliant with the instructions given by the Planning Commission from the previous hearing.

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines in that the project is a new single family home in an existing residential neighborhood.

FISCAL IMPACT

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

PUBLIC CONTACT

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 63 notices mailed to the property owners and residents within 200 ft. 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

As of the date of staff report preparation, staff has not received any letters or public comments regarding this project.

Planning Commission Public Hearing: The Planning Commission considered this project on June 10, 2013. The project proposed at that time would have resulted in 3,266.34 square feet and 50.9% FAR. Staff recommended denial of the application, finding the project was not in compliance with the Single Family Home Design Techniques. Staff provided recommended conditions of approval should the Planning Commission wish to approve the project; these included revisions to reduce the second floor area to no more than 35% of the first floor area. After discussion the Planning Commission continued the item to July 8, 2013 and directed the applicant to revise the project to have a second floor area that was closer to the required 35% of the first floor area.

CONCLUSION

In response to Planning Commission's action on June 10, 2013, the applicant has revised the project design. The revised design would result in a total proposed floor area of 3,296 square feet and approximately 51% FAR. The second floor area would be approximately 42% of the first floor area. Floor plan changes have been used to reduce the second floor area and to add greater setbacks to the second story on the right side.

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review and the Recommended Conditions of Approval (Attachment D). Recommended Findings and General Plan Goals are located in Attachment C.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment D.

ALTERNATIVES

1. Approve the Design Review with the conditions in Attachment D.
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: Approve the Design Review with the conditions in Attachment D.

Prepared by:



Elise Lieberman
Project Planner

Reviewed by:



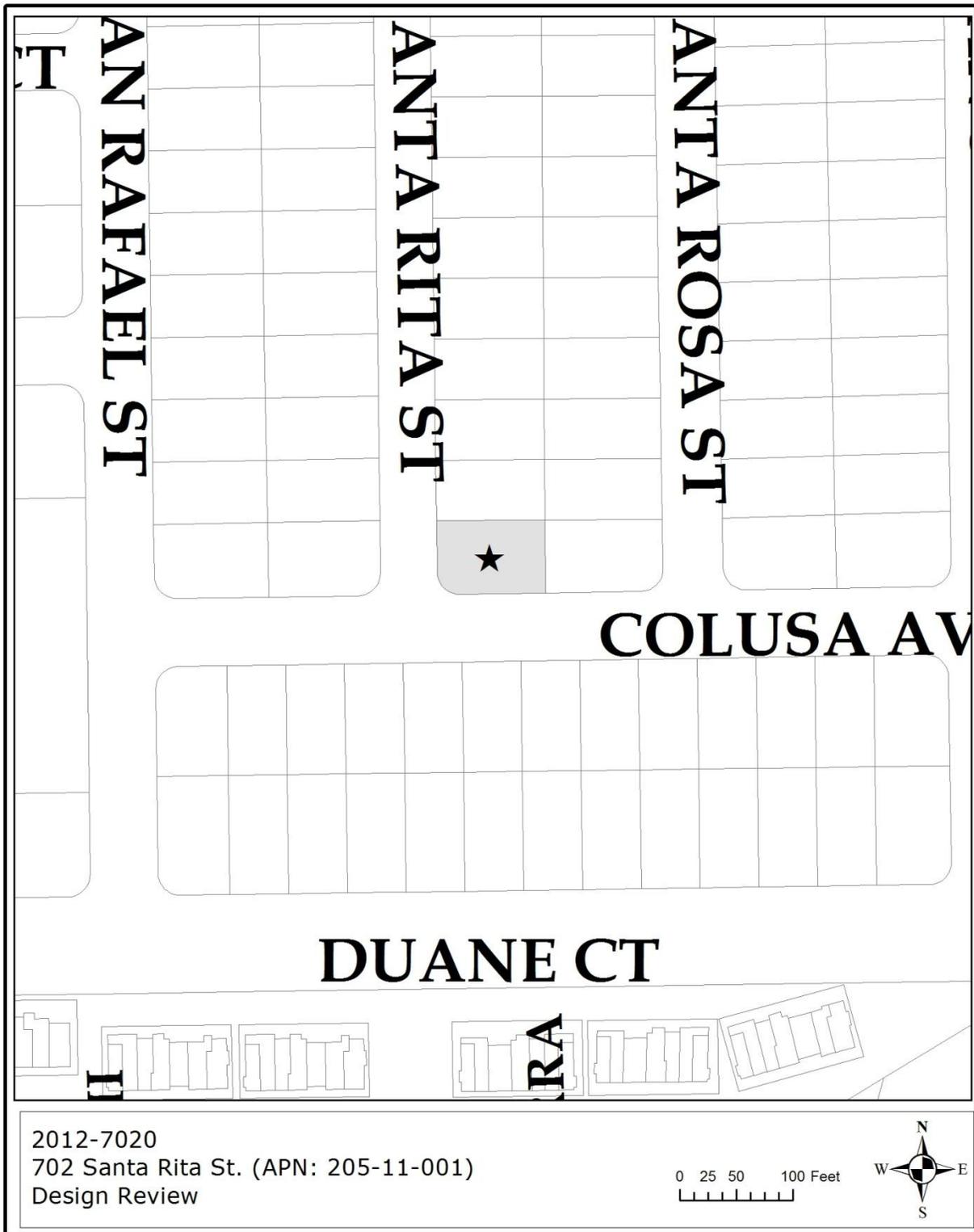
Shaunn Mendrin
Senior Planner

Attachments:

- A. Vicinity Map
- B. Project Data Table: Revised Design for Consideration on July 8, 2013
- C. Recommended Findings
- D. Recommended Conditions of Approval
- E. Site and Architectural Plans: Revised Design for Consideration on July 8, 2013
- F. Neighborhood Floor Area Ratio Table

Attachment A

VICINITY MAP



2012-7020
702 Santa Rita St. (APN: 205-11-001)
Design Review

0 25 50 100 Feet



Attachment B

PROJECT DATA TABLE: Revised Design for Consideration on 7/8/13

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low-Density	Same	Residential Low-Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,414	Same	6,000 min.
Gross Floor Area (s.f.)	1,470	3,296	3,600 max. without PC review
Floor Area Ratio (FAR)	23%	51%	45% max. without PC review
Lot Coverage	23%	37.6%	40% max. for two-story
Building Height (ft.)	13'-6"	22'-5"	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front	24'-9"	25' / 35'-5"	20' / 25' min.
Left Side	6'-2"	5'-6" / 11'-6"	4' / 7' min.
Reducible Front Yard	17'-3"	9' / 9'	9' / 9' per side
Combined Setbacks	23'-5"	14'-6" / 20'-6"	10' / 16'
Rear	25'-2"	23' / 36'-9"	20' min.
Parking			
Covered Spaces	1	2	2 min.
Uncovered Spaces	2	2	2 min.
Shading of Adjacent Roofs (AM/PM)	None/None	6.3% / 2.9%	Maximum 10% during specified AM/PM hours

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

Attachment C

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.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed home’s entry would face the street and be kept beneath the first-floor eaves similar to the pattern in the existing neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home has been designed to reduce the apparent scale and bulk through increased setbacks. The proposed home is within the allowable height of 30 feet.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of adjacent neighbors by including significant second floor setbacks, minimizing second floor windows, and avoiding second floor balconies and decks.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposed home would have a two-car garage located along the left side of the front façade. This is a typical pattern in the neighborhood.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The proposed project does not include any modifications to landscaping. Existing landscaping is compatible with the neighborhood and would be retained.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes high quality siding, brick accent materials and 50 year composition roofing. These materials are consistent with the Design Techniques and the surrounding neighborhood.
<i>2.2.7 Preserve mature landscaping</i>	The proposed project does not include any modifications to landscaping. Existing landscaping is compatible with the neighborhood and would be retained.

Attachment D

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
JULY 8, 2013**

Planning Application 2013-7020

702 Santa Rita Street

Design Review to allow a new two-story single-family home resulting in 3,296 square feet and 51% Floor Area Ratio (FAR).

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:

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]

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

PS-1. EXTERIOR MATERIALS REVIEW:

Final exterior building materials and color schemes shall be consistent with the plans submitted for Design Review. [COA] [PLANNING]

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. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [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]

BP-4. SECOND-STORY WINDOW:

A window shall be added to the second story elevation over the landing in the front. The window shall be flush against the wall. [SDR] [PLANNING]

BP-5. BEDROOM 3:

Bedroom 3 should be indented from the exterior wall a total of 3'-5" to increase the second story setback on Colusa Avenue. The interior hallway leading up to bedroom 3 should be straightened to ensure the size of the bedroom is not compromised. [SDR] [PLANNING]

BP-6. LANDSCAPE PLAN:

If the project is modified to include new landscaping, separate review of landscape and irrigation plans is required. Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community Development through the submittal of a Miscellaneous Plan Permit (MPP). [COA] [PLANNING]

BP-7. TREE PROTECTION PLAN:

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- b) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction. [COA] [PLANNING/CITY ARBORIST]

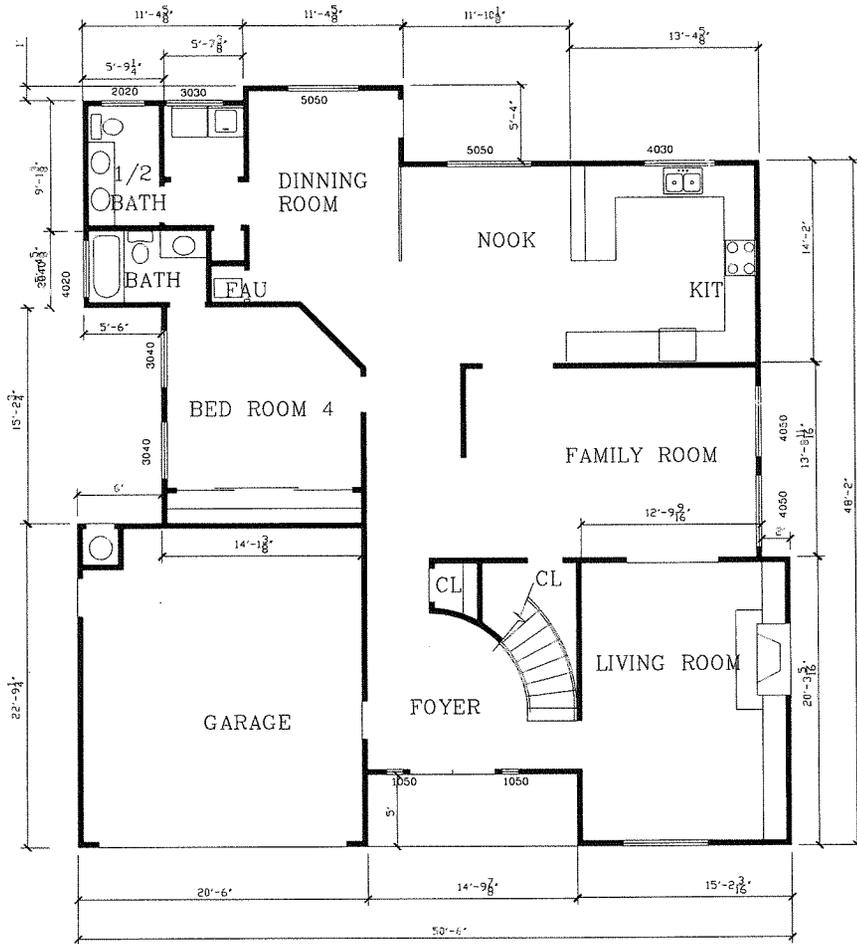
BP-8. BEST MANAGEMENT PRACTICES:

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

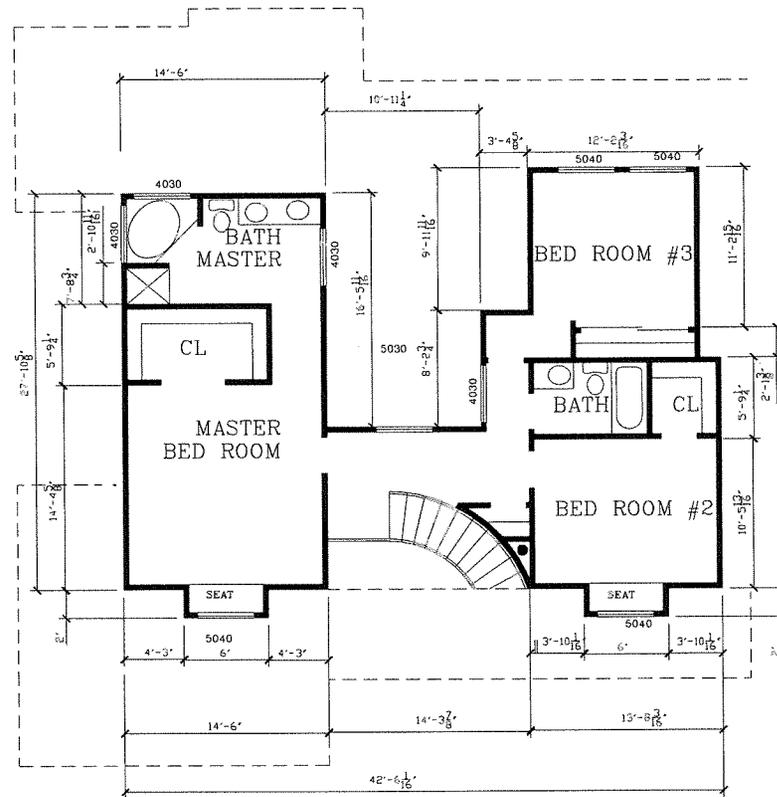
- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.

- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
 - ii) Dumpster drips from covered trash and food compactor enclosures.
 - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
 - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

Attachment E



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FIRST FLOOR 2,316
 SECOND FLOOR 980
 TOTAL 3,296
 FIRST FLOOR TO SECOND FLOOR 42.3%

REVISIONS BY

NO.	DESCRIPTION	BY

NEW SINGLE FAMILY DWELLING
 ROMEX CONSTRUCTION
 1001 SANTA ROSA
 SUNNYVALE, CA

16430 SHEILA ROAD
 COTTONWOOD, Calif.
 530-347-7697
 510-797-9594



Date 10-25-12

Scale 1/4" = 1'-0"

Drawn

Eng

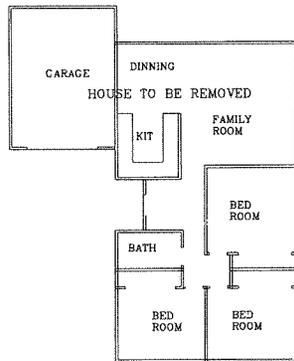
Job# RJL10912

Sheet

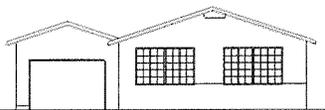
A-2

Of Sheets

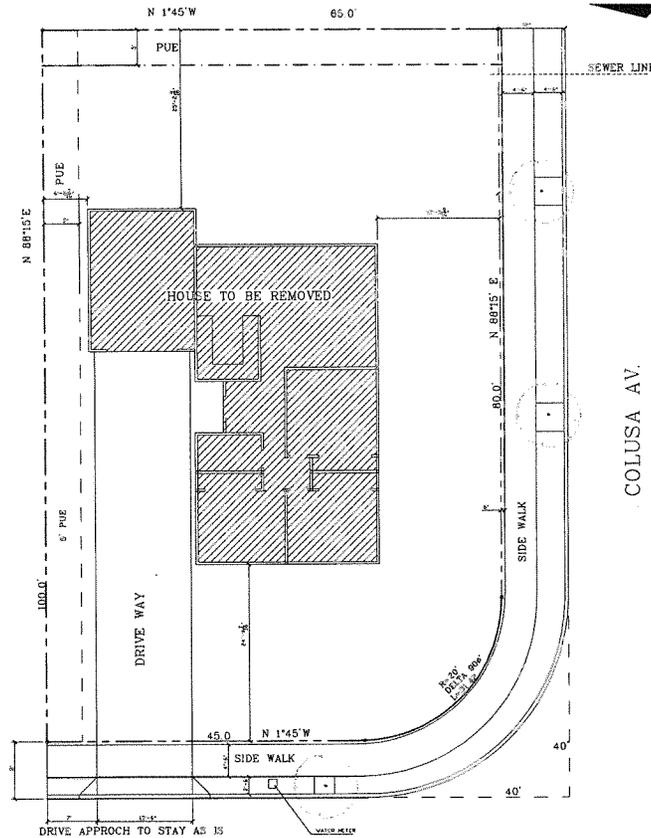
Page 4 of 7
 ATTACHMENT F



EXISTING HOUSE TO BE REMOVED



EXISTING HOUSE TO BE REMOVED



SANTA RITA ST

NEW HOUSE ON LOT

- REMOVE AND CAP SEWER LINE
- REMOVE AND CAP WATER LINE
- REMOVE AND CAP GAS LINE
- REMOVE AND CAP ELECTORAL LINE
- REMOVE AND CAP PHONE LINE
- RECYCLE ALL WINDOW DOOR, BATH AND KITCHEN SINKS & TOILETS, METAL DUCK WORK, WOOD FRAMING AS POSSIBLE.

PROVIDE EROSION CONTROL AT PROPERTY LINES AND A DRAIN INLETS WITH IN 100' OF WORK

DEMO PLAN

LIVING DEMO. 1170 SQ. FT.
 GARAGE DEMO. 300 SQ. FT.
 TOTAL DEMO. 1470 SQ. FT.

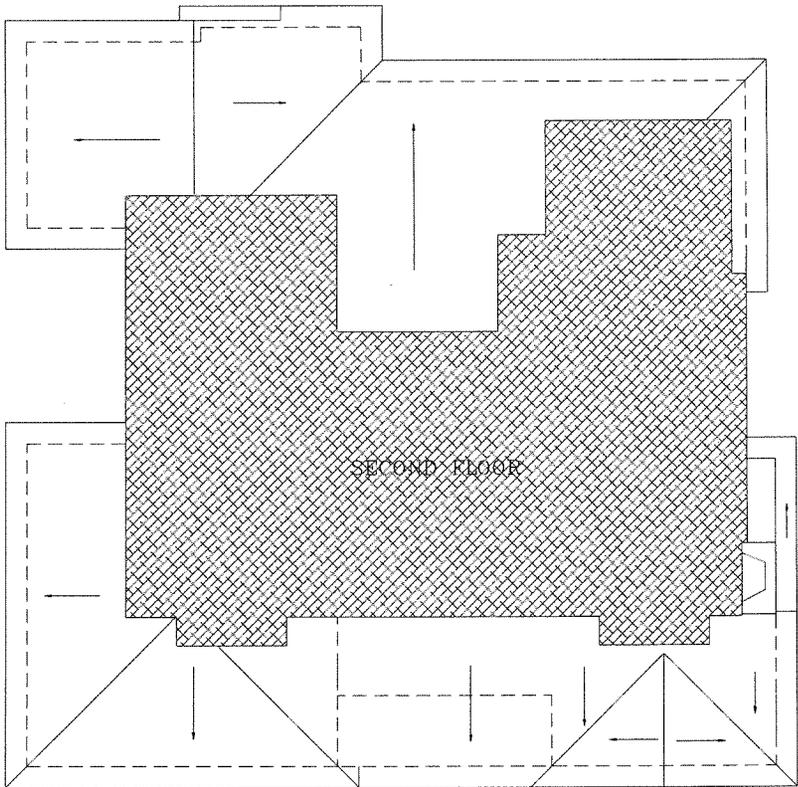
REVISIONS	BY

DEMO EXISTING SINGLE FAMILY DWELLING
 ROMEX CONSTRUCTION
 15410 SHELLS ROAD
 COTTONWOOD, CA 95922
 530-347-7697
 510-797-9994

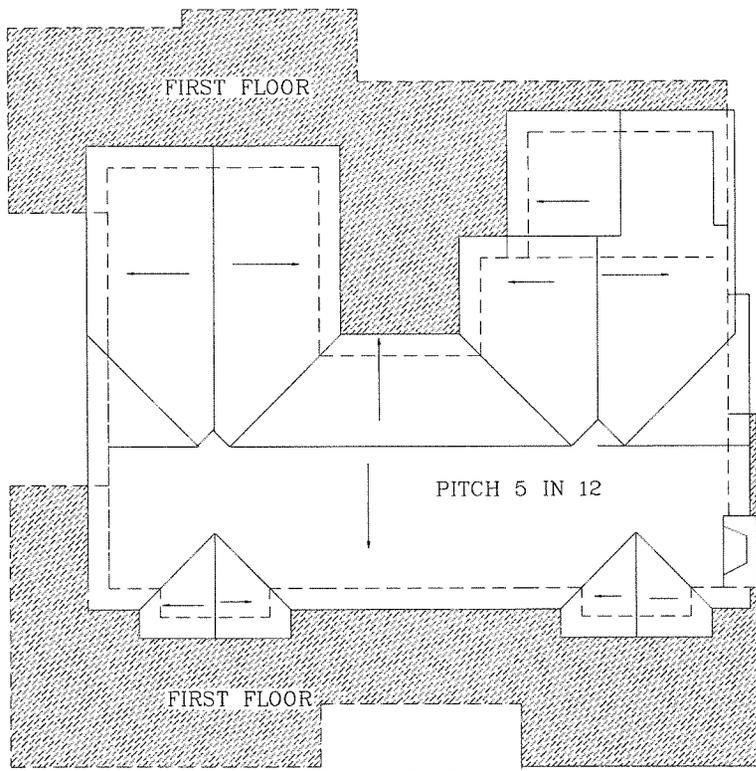
15410 SHELLS ROAD
 COTTONWOOD, CA 95922
 530-347-7697
 510-797-9994

i

Date 11-3-12
 Scale 1/8" = 1'-0"
 Drawn
 Eng
 Job# RJL10912
 Sheet
 D-1
 Of 7 Sheets



FIRST FLOOR PLAN



SECOND FLOOR PLAN

REVISIONS	BY

NEW SINGLE FAMILY DWELLING
 HOMEY CONSTRUCTION
 703 SANTA RITAS
 SUNNYVALE CA

16430 SHEILA ROAD
 COTTONWOOD, Calif.
 530-347-7697
 510-797-9994



Date 2-26-13

Scale 1/4"=1'-0"

Drawn

Eng#

Job# rj10912

Sheet

A-2.1

Of Sheets

Attachment F

NEIGHBORHOOD FLOOR AREA RATIO TABLE

Street Address	Land Area	Building Sq.Ft. (County)	Garage Sq.Ft. (County)	FAR %
701 Santa Rita St	6,414	1,312	440	35%
702 Santa Rita St	6,414	2,856	440	51%
705 Santa Rita St	5,500	1,512	440	35%
706 Santa Rita St	5,350	1,514	440	37%
709 Santa Rita St	5,500	1,116	440	28%
710 Santa Rita St	5,350	1,116	440	29%
713 Santa Rita St	5,500	1,696	440	39%
714 Santa Rita St	5,350	1,440	440	35%
717 Santa Rita St	5,500	1,107	440	28%
718 Santa Rita St	5,350	1,146	440	30%
721 Santa Rita St	5,500	1,496	440	35%
722 Santa Rita St	5,350	1,380	440	34%
725 Santa Rita St	5,500	1,601	440	37%
726 Santa Rita St	5,350	1,420	440	35%
729 Santa Rita St	5,500	1,116	440	28%
730 Santa Rita St	5,350	1,980	440	46%
733 Santa Rita St	5,500	1,540	440	36%
734 Santa Rita St	5,350	1,116	440	29%
737 Santa Rita St	5,500	1,420	440	34%
738 Santa Rita St	5,350	1,527	440	37%
741 Santa Rita St	5,500	1,116	440	28%
742 Santa Rita St	5,350	1,328	0	25%
745 Santa Rita St	6,644	1,200	480	24%
746 Santa Rita St	7,324	1,416	0	20%
701 Santa Rosa St	6,414	1,344	320	26%
705 Santa Rosa St	5,350	1,424	320	33%
709 Santa Rosa St	5,350	1,056	320	26%
713 Santa Rosa St	5,350	1,092	320	27%
717 Santa Rosa St	5,350	1,092	320	27%
721 Santa Rosa St	5,350	1,056	320	26%
725 Santa Rosa St	5,350	1,212	320	29%
729 Santa Rosa St	5,350	1,092	320	27%
733 Santa Rosa St	5,350	1,008	320	25%
737 Santa Rosa St	5,350	1,092	320	27%
741 Santa Rosa St	5,350	1,476	320	34%
745 Santa Rosa St	6,674	1,056	320	21%