

**REPORT TO PLANNING COMMISSION**Hearing Date: 9/23/2013

File #: **2013-7510**
Location: **1479 Barton Drive** in a R-1 Zoning District (APN: 320-06-039):
Proposed Project: Design Review Permit to allow a first and second story addition to an existing single story house resulting in 3,727 square feet and 29.5% Floor Area Ratio (FAR).
Applicant/Owner **Michelle Miner Design/Kevin & Elizabeth Shen**
Staff Contact: Elise Lieberman, 408-730-7443, elieberman@sunnyvale.ca.gov

REPORT IN BRIEF:

Existing Site Single-family residence

Conditions**Surrounding Land Uses**

| | |
|-------|-------------------------|
| North | Single-family residence |
| South | Single-family residence |
| East | Single-family residence |
| West | Stevens Creek |

Issues Floor Area

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

Staff Approve with conditions

Recommendation

PROJECT DESCRIPTION:

The applicant is proposing to convert their existing two-car garage into living space, build a new garage directly in front of the old garage and build a new second story addition. The resulting floor area would be 3,727 square feet and 24.9% FAR. A Design Review is required for construction of an addition to evaluate compliance with development standards and with the Single Family Home Design Techniques. Planning Commission review is required for Design Review applications exceeding 45% FAR or 3,600 square feet.

DISCUSSION:

Architecture & Site Design

The existing home has simple ranch-style architecture with a combination of gable and hip roofing using composition shingle roofing with stucco and brick on the exterior. The majority of single-story and second-story homes in the immediate neighborhood are consistent in style and materials. The proposed home would maintain a similar ranch-style with the combination of gable and hip composition roofing. The gable roofing would be used on the existing left portion of the house and on the middle ridgeline of the second story. The other ridgelines would consist of hip roofs to reduce the bulk appearance of the second story and to match the roofline with the neighbors' house to the left. Stone veneer 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. Wood corbels and shingles would be used on the front elevation to increase the character of the house (Attachment E – Site and Architectural Plans).

The proposed first-story and second-story addition would be located towards the front of the property meeting all setback requirements. A two car garage would take access from the existing driveway at the right side of the property's frontage. There is a Santa Clara Valley Water District easement behind the applicant's property. The applicant has taken into consideration this easement and the requirements listed in the Streamside Development Guidelines. They have chosen to add and develop towards the front of their property to ensure they do not impact Stevens Creek.

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 right elevation and one second story window is proposed on the left elevation in bedroom 4. Based on both window locations and sizes, along with the fact that no windows are on the second story of the left neighbors' house, these windows are 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 that shading would not exceed the maximum level permitted thereby complying with current solar access standards. No adjacent roofs would be impeded as the second story addition would not affect shading for either neighbor.

Floor Area Ratio

The surrounding neighborhood is composed of a mix of single-story and two-story homes with FARs mainly between 25%-40% (Attachment F–Neighborhood Floor Area Ratio Table). The parcels that back onto Stevens Creek are almost double the size of those on the interior of Barton Drive. Due to the range in lot sizes, the FARs differ greatly. The additions to the applicant’s home would not affect adjacent properties as current setback requirements would be met. The proposed addition of a second-story would not be out of character in this neighborhood as there are existing second-story homes.

Second Floor 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 a mix of single-story and two-story homes. The proposed project includes a smaller second floor area of 1,165 square feet, which is approximately 45.5% of the 2,562 square foot first floor area. Staff finds that this is an acceptable second to first floor ratio as the character of the proposed house is consistent with the character of the neighborhood.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines in that the project is an addition to an existing single family home in an existing residential neighborhood and only minor modifications and additions to the existing structure will occur.

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 • 34 notices mailed to the property owners and residents within 300 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 |

CONCLUSION

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.

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

Recommend Alternative 1 in accordance with the Findings in Attachment C and Conditions of Approval in Attachment D.

Prepared by:

Elise Lieberman
Project Planner

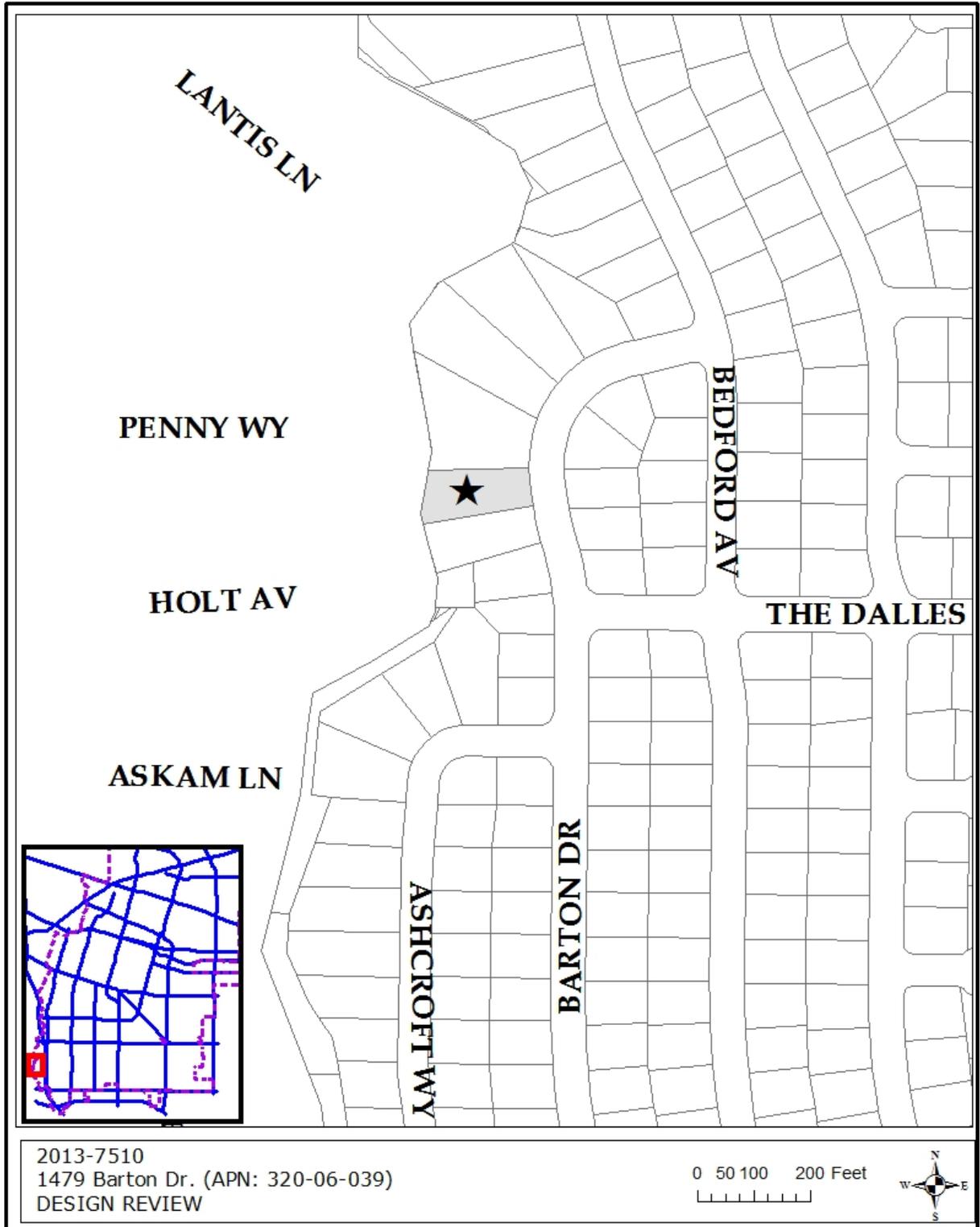
Reviewed by:

Shaunn Mendrin
Senior Planner

Attachments:

- A. Vicinity Map
- B. Data Table
- C. Recommended Findings
- D. Recommended Conditions of Approval
- E. Site and Architectural Plans
- F. Neighborhood Floor Area Ratio Table

VICINITY MAP



PROJECT DATA TABLE

| | EXISTING | PROPOSED | REQUIRED/ PERMITTED |
|--|-------------------------|-----------------|--|
| General Plan | Residential Low Density | Same | Residential Low Density |
| Zoning District | R-1 | Same | R-1 |
| Lot Size (s.f.) | 14,951 | Same | 8,000 min. |
| Gross Floor Area (s.f.) | 1,946 | 3,727 | 3,600 square feet threshold (Threshold for Planning Commission Review) |
| Lot Coverage (%) | 13% | 17.4% | 40% max. |
| Floor Area Ratio (FAR) | 13% | 24.9% | 45% threshold (Threshold for Planning Commission Review) |
| Building Height (ft.) | 14'-6" | 23'-6" | 30' max. |
| No. of Stories | 1 | 2 | 2 max. |
| Setbacks (First/Second Facing Property) | | | |
| Front: | | | |
| 1st Floor | 18'-6" | 18'-6" | 20' min. |
| 2nd Floor | -- | 35' | 25' min. |
| Left Side | | | |
| 1st Floor | 6' | 7'-6" | 6' min. |
| 2nd Floor | -- | 11' | 9' min. |
| Right Side | | | |
| 1st Floor | 9' | 9' | 9' min. |
| 2nd Floor | -- | 14' | 12' min. |
| Rear | | | |
| 1st Floor | 37'-6" | 37'-6" | 20' min. |
| 2nd Floor | -- | 37'-6" | 20' min. |
| Parking | | | |
| Total Spaces | 6 | 4 | 4 min. |
| Covered Spaces | 2 | 2 | 2 min. |

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 addition's entry would continue to face the street similar to the pattern in the existing neighborhood. A more formal entry feature would be introduced which is compliant with the Design Technique Guidelines for height and formal entry feature. |
| <i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i> | The addition has been designed to reduce the apparent scale and bulk through modest plate heights. 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 structure has been designed to respect the scale of the adjacent homes through the treatment of the second floor, entry features and overall massing. |
| <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 this site. Two covered and two uncovered parking spaces are proposed as is the requirement. |
| <i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i> | The exterior materials are similar to those found in the neighborhood and applied in a manner consistent with the architecture. |
| <i>2.2.6 Use high quality materials and craftsmanship</i> | The proposed design includes high quality stucco and stone wall materials. These materials are consistent with the Design Techniques and the surrounding neighborhood. |
| <i>2.2.7 Preserve mature landscaping</i> | No protected trees will be removed as part of this project. |

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
SEPTEMBER 23, 2013**

Planning Application 2013-7510

1479 Barton Drive

Design Review Permit for a first and second story addition to an existing single story house resulting in 3,727 square feet and 29.5% 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]

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. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-4. 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-5. 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) An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees', using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
- b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) 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.
- d) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-6. 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]

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]

DC-2. TREE PROTECTION:

All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

Please see the
Planning Commission
web page for
Attachment E

| Street Address | Land Area | Building Sq.Ft. (County) | Garage Sq.Ft. (County) | Total Floor Area | FAR % |
|-----------------------|------------------|---------------------------------|-------------------------------|-------------------------|--------------|
| 1449 Barton Dr | 9,398 | 1,889 | 486 | 2,375 | 25.3% |
| 1461 Barton Dr | 26,380 | 1,889 | 486 | 2,375 | 9.0% |
| 1466 Barton Dr | 8,000 | 1,588 | 520 | 2,108 | 26.4% |
| 1467 Barton Dr | 29,317 | 1,646 | 616 | 2,262 | 8.0% |
| 1474 Barton Dr | 9,694 | 2,352 | 462 | 2,814 | 29.0% |
| 1479 Barton Dr | 14,951 | 3,269 | 458 | 3,727 | 24.9% |
| 1482 Barton Dr | 8,960 | 2,677 | 462 | 3,139 | 35.0% |
| 1487 Barton Dr | 16,056 | 2,365 | 486 | 2,851 | 17.8% |
| 1490 Barton Dr | 9,317 | 3,054 | 525 | 3,579 | 38.4% |
| 1495 Barton Dr | 9,675 | 3,227 | 525 | 3,752 | 38.8% |
| 1496 Barton Dr | 7,425 | 1,889 | 486 | 2,375 | 32.0% |
| 1501 Barton Dr | 6,732 | 2,613 | 525 | 3,138 | 46.6% |
| 1507 Barton Dr | 7,700 | 1,808 | 525 | 2,333 | 30.3% |
| 1513 Barton Dr | 8,276 | 1,564 | 520 | 2,084 | 25.2% |
| 1461 Bedford Ave | 8,972 | 1,791 | 525 | 2,316 | 25.8% |
| 1467 Bedford Ave | 8,112 | 1,889 | 486 | 2,375 | 29.3% |
| 1479 Bedford Ave | 8,585 | 2,653 | 483 | 3,136 | 36.5% |
| 1487 Bedford Ave | 8,580 | 1,889 | 486 | 2,375 | 27.7% |
| 1495 Bedford Ave | 8,840 | 3,106 | 462 | 3,568 | 40.4% |