



File #: 22-0946, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

DESIGN REVIEW to allow a 245-square-foot, first-floor sunroom addition to an existing two-story home, resulting in 3,147 square feet gross floor area (2,699 square feet living area and 448 square foot garage) and 50.75% Floor Area Ratio (FAR).

Location: 1612 Vireo Drive (APN: 313-42-030)

File #: 2022-7266

Zoning: R-0

Applicant / Owner: GDM Construction + Design Inc. (applicant) / Danny Chiu (owner)

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential

Existing Site Conditions: Two-story single-family home

Surrounding Land Uses

North: Two-story home

South: One-story home

East: One-story homes

West: One-story homes

Issues: Neighborhood compatibility

Staff Recommendation: Approve the Design Review based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

BACKGROUND

Description of Proposed Project

The project is located on a 6,200 square foot residential lot with an existing two-story single-family home with a 47% floor area ratio (FAR). The applicant proposes to add a 245-square-foot attached sunroom to the rear of the home resulting in a total of 3,147 square feet gross floor area and 50.75% FAR.

A Design Review permit is required for an addition to an existing home to evaluate compliance with development standards and the Single-Family Home Design Techniques. Planning Commission review is required for homes with a gross floor area exceeding 3,600 square feet or floor area ratios greater than 45%. The project results in a floor area of FAR of 50.75%, which requires Planning Commission review and approval. See Attachment 1 for a map of the vicinity and mailing area for

notices and Attachment 2 for the project data table.

Previous Actions on the Site

A Design Review Permit (file no. 1997-0030) for a 671-square-foot second-story addition was approved on March 20, 1997.

EXISTING POLICY

Applicable Design Guidelines: The City's Single-Family Home Design Techniques provide recommendations for site layout, architecture, and design. These guidelines are referenced in the discussion and analysis below. Findings consistency for the Single-Family Home Design Techniques are included in Attachment 3.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption (CEQA Guidelines, Section 15301) relieves this project from California Environmental Quality Act provisions, which covers minor alterations or additions to an existing single-family home involving negligible or no expansion of the existing use.

DISCUSSION

Present Site Conditions

The project site is located near the southeast corner of the Vireo Avenue and Lochinvar Avenue. The subject house was built in 1957 and was remodeled with a second-story addition in 1997. The existing architecture is consistent with the traditional ranch-style homes in the neighborhood. The existing neighborhood homes are mostly one-story with five other two-story homes within the neighborhood block. The homes in the neighborhood are designed in an "L" shape pattern with the garage located closer to the street and the entry setback from the garage and parallel to the street. Common characteristics of the neighborhood include hipped and gable roof forms, attached garages, and front porch elements.

Development Standards

The proposed project complies with the applicable development standards as set forth in the Sunnyvale Municipal Code (SMC), such as lot coverage, parking, height, setbacks, and solar access. See Attachment 2 for the project data table.

Floor Area Ratio

A single-family home proposing a gross floor area greater than 3,600 square feet or FAR greater than 45% requires Planning Commission review and approval. The proposed project results in a gross floor area of 3,147 square feet on a 6,200 square foot lot, which equates to 50.75% FAR. Homes in the neighborhood range in size from 1,908 square feet to 3,147 square feet with an average of 2,105 square feet. The existing FAR in the vicinity ranges from 25% to 48% with an average of 33%.

Although the proposed project will be the largest home in the immediate neighborhood in terms of square feet and FAR, the proposed sunroom addition is modest in size and located at the rear of the home where the additional bulk and massing will not be visible from the street. The proposed sunroom is aligned with the rear wall of an existing office in the house. The sunroom is setback approximately 16'-6" from the rear property line. The proposed sunroom encroaches into the 20-foot minimum rear yard setback, but its required rear yard coverage of 9% is within the 25%

encroachment that is allowed by Section 19.48.050 of the SMC. The height of the sunroom is nine feet and tapers away from the house to eight feet which is consistent with the nine-foot maximum wall plate heights that are permitted in new first floor construction. As such, the proposed sunroom addition will not result in a visual impact.

Architecture

The proposed sunroom is square-shaped in form and would be constructed on a slab foundation. The exterior materials consist of glass panels and metal frames for the roof and walls.

FISCAL IMPACT

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

PUBLIC CONTACT

As of the date of staff report preparation, staff has not received any comments from the neighbors.

Notice of Public Hearing

- Published in the *Sun* newspaper
- Posted on the site
- 134 notices were mailed to property owners and residents within 300 feet of the project site

Staff Report and Agenda

- Posted on the City's official notice bulletin board
- Posted on the City's website

ALTERNATIVES

1. Approve the Design Review based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.
2. Approve the Design Review based on the Findings in Attachment 3 with modified Conditions of Approval in Attachment 4.
3. Deny the Design Review and provide direction to staff and the applicant where changes should be made.

STAFF RECOMMENDATION

Alternative 1: Approve the Design Review based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

Prepared by: Cindy Hom, Associate Planner
Reviewed by: George Schroeder, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Radius Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Neighborhood FAR Information
6. Site and Architectural Plans