

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 does not alter the orientation of the home and entry patterns. Finding Met
<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 a modest plate height and avoiding second floor bulk near the front of the home. The proposed addition is lower in height as compared to the existing second floor of the property. Finding Met
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed design respects the privacy of adjacent neighbors through the treatment of the overall massing and window placement. Finding Met
<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. Finding Met
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	No changes to the existing front yard landscaping are proposed. Finding Met
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed design includes materials that are consistent with the existing house. The exterior materials are similar to those found in the neighborhood and applied in a manner consistent with the architectural style. Finding Met
<i>2.2.7 Preserve mature landscaping</i>	No protected trees will be removed as part of this project. Finding Met

Special Development Permit

Goals and Policies that relate to this project are:

Policy LT -4.1: Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.

Policy LT-4.4: Preserve and enhance the high quality character of residential neighborhoods.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project. ***Finding Met***

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

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. ***Finding Met***

Staff finds that the proposed addition conforms to the Single-Family Home Design Techniques by minimizing the visual impact of the second-floor addition. The location of the second-floor addition at 14-foot setback from the first-floor walls reduces the second floor bulk near the street front. The staff does not find any privacy impacts with the new opening being substantially of the same dimensions as existing and located facing the adjoining neighbor's (1455 Yukon Drive) property that has no outdoor areas or windows that may be affected by the proposed addition. The proposed building has been designed to be compatible with the development pattern and architectural style found in the existing building and within the neighborhood. The exterior materials are similar to those in the neighborhood and applied in a manner consistent with the architectural style.

Variance

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district. ***Finding Met***

The project site is substandard compared to the minimum lot standards in the R-2 zoning district, for the project site is less than half the size of the minimum required lot size (8,000 square feet) in the zoning district.

The project includes adding a walk-in closet next to the existing master bedroom on the second floor. The proposed addition is in a reasonable location that does not require any significant modifications to the existing floor plans as the project does not add to or modify to the existing first-floor footprint.

On the morning of the Winter Solstice, the existing structure already creates a shade more than 10 percent (10.5 percent) on the adjacent property's first-floor roof. The proposed addition will shade an additional 5 percent of the first-floor roof, resulting in a total 15.5 percent shading of the adjacent property's first-floor roof. In addition, the neighbor's second-floor roof self-shades 7.8 percent (119 square feet) of the first floor roof. However, there are alternative locations for the potential installation of solar panels on the second-floor roof of the adjacent property that would not be shaded by the proposed project.

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district. ***Finding Met***

The solar shading variance will not negatively impact the neighboring resident. There is an alternative location for the potential future installation of solar panels on the second floor of the property. Moreover, the majority of the part of the first-floor roof that will be shaded by the proposed addition during the afternoon of the Winter Solstice is currently self-shaded by its own second-floor roof.

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district. ***Finding Met***

The intent of the solar access requirement is to preserve the ability of residents or property owners to add functional solar panels to their roof. No solar panels currently exist on the adjacent property's first-floor roof, and the existing second floor of the subject and neighbor's property already shades a significant portion of the first-floor roof. The remaining 1,173 square feet of unshaded second-floor roof area is available to provide a solar panel array.

Moreover, the 78 square foot roof area of the adjacent property that will be shaded by the proposed addition represents a small portion of the overall property's roof area. Sheet A3-2 of Attachment 6 demonstrates that the second floor of the neighbor's structure also shades 119 square foot of this first-floor roof segment.

There are alternative locations that could accommodate solar panels that would not be shaded by the subject property or self-shaded by its second floor. Therefore, staff finds that by granting this Variance, the purpose of the ordinance would still be served and no special privileges would be granted to the applicant.