

**ROLL CALL**

**Present:** 7 - Chair Ken Rheaume  
Vice Chair Carol Weiss  
Commissioner Sue Harrison  
Commissioner Daniel Howard  
Commissioner John Howe  
Commissioner Ken Olevson  
Commissioner David Simons

**ORAL COMMUNICATIONS****CONSENT CALENDAR**

Commissioner Howe moved and Vice Chair Weiss seconded the motion to approve the Consent Calendar. The motion carried by the following vote:

**Yes:** 7 - Chair Rheaume  
Vice Chair Weiss  
Commissioner Harrison  
Commissioner Howard  
Commissioner Howe  
Commissioner Olevson  
Commissioner Simons

**No:** 0

1. A [18-0446](#) Approve Planning Commission Meeting Minutes of April 23, 2018

**PUBLIC HEARINGS/GENERAL BUSINESS**

2. [18-0374](#) **Proposed Project:**

**DESIGN REVIEW:** to allow a new one-story single family home resulting in 1,963 square feet (1,640 square feet of living area and 323 square foot one-car garage) and 49% floor area ratio on a 4,000-square foot lot;

**VARIANCE:** to allow the following deviations:

- 10-15' front yard setback where 20' minimum is required;
- 7' 2" combined side yard setback where 10' minimum is required;
- 49% lot coverage where 45% maximum is permitted;
- One-covered parking space where two-covered parking spaces are required; and,
- No uncovered parking spaces where two-uncovered parking spaces are required.

**Location:** 814 Coolidge Avenue (APN: 165-17-017)

**File #:** 2017-7765

**Zoning:** R-2 (Low Medium Density Residential)

**Applicant / Owner:** Joe and Raquel Fanucchi (applicant) / (owner)

**Environmental Review:** Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

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

Associate Planner Cindy Hom presented the staff report.

Commissioner Howard confirmed with Associate Planner Hom that the five-foot street dedication is required for the future road widening of Coolidge Avenue.

Vice Chair Weiss asked staff about the timing of this future widening. Assistant Director Andrew Miner stated that this is a Department of Public Works project and that staff is not aware of any current plans.

Associate Planner Hom provided information about Condition of Approval (COA) PS-1 to Vice Chair Weiss.

Commissioner Simons asked staff if the basis for the variance request is the granting of similar variances in the neighborhood. Assistant Director Andrew Miner provided information about the combined side yard setback and Associate Planner Hom provided information about the front yard setback.

Commissioner Howe clarified with Assistant Director Miner that without the required five-foot street dedication the front setback would be 20'. Commissioner Howe clarified with Assistant Director Miner that the proposed combined side setback is 7' 2" where a minimum of 10" is required.

Commissioner Olevson confirmed with Associate Planner Hom that the proposed project is considered a new home and that the deviations are required to meet current standards. Commissioner Olevson confirmed with Associate Planner Hom that the long driveway and back garage would be eliminated.

Commissioner Olevson asked staff about the basement entrance not visible on the current site plans. Associate Planner Hom advised that the applicant can provide this information.

Assistant Director Miner stated a correction to the combined side setback on the project data table.

Commissioner Harrison commented that homes in the neighborhood encroach on the front setback. Commissioner Harrison confirmed with Associate Planner Hom that the applicant wants to bring the front of the garage to the 20' setback. Assistant Director Miner provided information about staff's rationale for supporting the variance requests, except for the uncovered parking spaces.

Chair Rheume confirmed with Associate Planner Hom that the proposed project would not build closer to the street.

Chair Rheume opened the Public Hearing.

Dan Stark, representing Habitec Architects, presented information about the proposed project.

Vice Chair Weiss commented that the middle bedroom will not meet ladder access requirements per the Fire code. Mr. Stark stated that a resident is not currently intended for that bedroom and that the closet could be removed to repurpose the bedroom as an office.

Commissioner Simons asked the applicant about adding bungalow style architectural details. Mr. Stark stated that they would not object to that addition.

Mr. Stark provided details about future development of the basement to Commissioner Olevson.

Commissioner Olevson asked for clarification regarding Mr. Stark's comments about the easement changing the character of the neighborhood. Mr. Stark stated that the dedication has the potential to change the neighborhood's character and should be carefully addressed.

Commissioner Howard confirmed with Mr. Stark that only one side of Coolidge Avenue currently has on street parking.

Commissioner Howard asked staff about the potential to reduce or move the water heater and furnace to bring the garage back. Assistant Director Miner advised that there is a minimum size for a garage.

Commissioner Howard confirmed with Assistant Director Miner that tandem parking would be feasible.

Chair Rheaume confirmed with Mr. Stark that the site plans depict wood windows but that the color and use of external grids have not yet been specified.

Mr. Stark presented additional information about the proposed project.

Mr. Stark presented details about the middle bedroom and Fire code requirements to Commissioner Howe. Assistant Director Miner advised that staff could not support a change from bedroom to office without changes made to the interior of the middle bedroom.

Commissioner Harrison commented on window requirements for egress and asked staff about ladder access requirements for a single-story house. Assistant Director Miner stated that ladder access is not part of the variance request but that the applicant will have to meet Fire code requirements.

Chair Rheaume closed the Public Hearing.

MOTION: Commissioner Harrison moved and Commissioner Howard seconded the motion for Alternative 2 – Approve the Design Review and Variance to allow deviations for front yard setback, combined side yard setback, lot coverage, one covered parking space, and no uncovered parking spaces, subject to modified findings and conditions –

The windows shall be minimally simulated divided light double hung windows as shown in the site plans.

Commissioner Harrison stated that she can make the findings for the variances because there are existing neighborhood variances either as built or amended by Planning Commission approval. Commissioner Harrison commented that moving the garage back five feet would impose a hardship on the property owner that has not been imposed on other properties. Commissioner Harrison stated an opinion that the likelihood of future street widening is extremely remote. Commissioner Harrison noted that the proposed project would remain on the 20' line while other homes are located forward from the 20' line.

Commissioner Howard commented that the subject lot was designed with different regulations and that it is close to Downtown and a Caltrans station. Commissioner Howard discussed required parking for the site and commented on the future potential for additional street parking if the street is widened. Commissioner Howard stated that there may be future changes to the City's parking requirements. Commissioner Howard stated that he can make the findings for the variances.

Commissioner Howe stated that he will not be supporting the motion. Commissioner Howe noted the increase in the non-conformity and the substantial number of requested deviations. Commissioner Howe stated that the amount of detail provided regarding fire safety and windows is evidence that the proposed project is not ready to move forward.

Commissioner Olevson stated that he will not be supporting the motion. Commissioner Olevson noted his appreciation of the proposed project's design but stated that it could accommodate moving the garage to eliminate the uncovered parking deviation. Commissioner Olevson stated an opinion that the elimination of the long driveway could cause parking issues for future owners.

Vice Chair Weiss stated that she will not be supporting the motion. Vice Chair Weiss commented on the narrow width of Coolidge Avenue and stated that any visitors will add to the congestion. Vice Chair Weiss stated that more cars on the street will block traffic and create a hazard. Vice Chair Weiss noted that her concerns about fire safety have not been addressed.

Commissioner Simons stated that he will not be supporting the motion. Commissioner Simons stated that he would have considered the deviations if the bungalow style architecture was maintained. Commissioner Simons commented on the proposed changes to the porch and the loss of the original architectural details.

Chair Rheame stated that he will be supporting the motion. Chair Rheame stated that he can make the findings and noted that variances have been approved for other homes in the neighborhood. Chair Rheame commented that it is a nice design. Chair Rheame noted his concern with the Planning Commission's focus on street width since they cannot dictate street size or on street parking. Chair Rheame stated an understanding regarding the concern over the loss of the driveway but that hopefully staff can work with the applicant to retain some of the driveway.

The motion failed by the following vote:

**Yes: 3 -** Chair Rheaume  
Commissioner Harrison  
Commissioner Howard

**No: 4 -** Vice Chair Weiss  
Commissioner Howe  
Commissioner Olevson  
Commissioner Simons

MOTION: Commissioner Howe moved and Commissioner Simons seconded the motion for Alternative 4 – Deny the Design Review and Variance and provide direction to staff and the applicant where changes should be made –

1. Eliminate the potential for cars to overhang into the public right-of-way;
2. Meet the combined side setback requirement by removing the extension of the non-conformity;
3. Mitigate fire safety concerns for the middle bedroom;
4. Add bungalow style architectural details; and,
5. Maintain two uncovered parking spaces without a variance, as feasible.

Commissioner Simons commented that with these changes the proposed project will be improved and a useful addition to the neighborhood.

Vice Chair Weiss stated that she will be supporting the motion. Vice Chair Weiss stated her hope that staff and the applicant can work with the Division of Fire Operations to create a safer design.

Commissioner Howard asked staff about the determination of fire safety for the proposed project. Assistant Director Miner stated that when the project is reexamined staff will address fire safety complications. Commissioner Howard confirmed with Assistant Director Miner that there is no documented hardship but that the Fire code deficiency is shown on the site plans.

The motion carried by the following vote:

- Yes:** 5 - Chair Rheaume  
Vice Chair Weiss  
Commissioner Howe  
Commissioner Olevson  
Commissioner Simons
- No:** 2 - Commissioner Harrison  
Commissioner Howard

Assistant Director Andrew Miner stated that this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.