



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 14-0423, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

File #: 2014-7171

Location: 1002 E. Evelyn Avenue (APN: 213-06-023)

Applicant / Owner: MAK Design Group, LLC. (applicant) / John C. Davis (owner)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT and **DESIGN REVIEW** to allow a minor modification to a Bahl Patio home to include a 119 square foot addition along the west (right) side of the home resulting in 44% Floor Area Ratio.

Reason for Permit: A Special Development Permit is required for minor modifications made to a Bahl Patio home as conditioned in the original Special Development Permit 1740.

Project Planner: Elise Lieberman, (408) 730-7443, elieberman@sunnyvale.ca.gov

Issues: Neighborhood compatibility, Floor Area Ratio

Recommendation: approve with conditions

PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Residential Low-Medium Density	Same
Zoning District:	R-2/PD	Same
Lot Size:	4,400	Same
Total Sq. Ft.:	1,840	1,951
Lot Coverage/ Floor Area Ratio:	42%	44%
Parking:	2 covered, 2 uncovered	Same
Front Setback:	16'-6"	Same
Left Setback:	None	Same
Right Setback:	11'-3"	10'-2"
Rear Setback:	12'-6"	Same
Height:	13'	14'-7"

Previous Planning Projects related to Subject Application:	No
Neighborhood Preservation Complaint	No
Deviations from Standard Zoning Requirements: The existing house follows the requirements and conditions of the original Special Development Permit (SDP 1740) which differs from current R2 zoning standards.	Yes

Site Layout and Architecture

The site is part of a subdivision of single-family homes constructed in the late 1960s that are commonly referred to as Bahl Patio Homes. These homes were approved under a Special Development Permit (SDP) allowing for deviations from development standards including lot size, setbacks, and fence/wall heights. The intent of these deviations was to provide detached single-family home living in a medium density development. Bahl Patio Homes are characterized by a zero side yard setback on one side, a tall roof form on the other side and a surrounding 8-9 foot tall stucco or masonry wall.

The bulk of the subject home is located to the east (left) side of the lot. The home has a zero side yard setback from the east property line which was approved under the original SDP. The home is comprised of a flat roof over the garage with a gabled roof over the living space in the rear. There is a small patio area between the dining room and bedroom on the west (right) side of the house. Currently there is a two car garage which takes access from the left side of the property.

The proposed addition would enclose the patio area to create a new interior area adjacent to the existing dining room. A shed roof with skylight would be constructed over the addition with composition shingles to match the existing roof. The proposed height of the addition would project above the existing roof by 1'-7". Vertical wood siding would be used on the exterior of the addition to match the existing exterior material. A sliding door would be used to gain access to the outside from the proposed addition.

Floor Plan

Minimal modifications would be made to the interior of the home. A cupboard in the family room would be reduced in size to accommodate the furnace which was previously located in the outdoor patio area. As well, the water heater would be moved from outside into the garage which would have no negative impacts to the required parking space dimensions. A four foot partition would be created to separate the dining room from the proposed space. The master bedroom and second bedroom would remain in their current locations with no changes.

Floor Area Ratio

The current Floor Area Ratio (FAR) is 42% which is within range for Bahl Patio Homes within this development. The FAR for this development extends from 40% up to 49%. Staff believes the proposed 44% FAR is within reason for this site and for this neighborhood (Attachment 4 - Neighborhood Floor Area Ratio Table).

Parking

The project site meets parking standards for single-family homes with two covered parking spaces and two uncovered parking spaces.

Public Contact: 4 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. No letters or calls were received from the public by staff.

Environmental Determination: A Categorical Exemption Class 1 (minor alterations to existing structure) relieves this project from CEQA provisions.

FINDINGS

In order to approve the Special Development Permit the following findings must be made:

Land Use and Transportation Element of the General Plan

Policy LT-4.4 - Preserve and enhance the high quality character of residential neighborhoods. (*Previously LUTE Policy N1.4*)

Housing Element of the General Plan

Policy HE-6.5 - Promote the preservation of historically and architecturally significant buildings and neighborhoods through land use, design and housing policies. (*Housing and Community Revitalization Policy F.5*)

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

Staff finds that the minor modification to enclose the outdoor patio space in order to create a new addition would meet current development standards (with the exception of the previously approved lot size and setback standards adopted in the Bahl Patio Planned Development) and would incorporate design guidelines set forth in the *Sunnyvale Single-Family Home Design Techniques*.

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 either the orderly development of, or the existing uses being made of, adjacent properties. (*Finding Met*)

The project would preserve the character of the existing home and neighborhood by using an integrated design for the addition. Currently the site is developed and the proposed addition should not cause any significant impacts to the site or surrounding area.

ALTERNATIVES

1. Approve the Special Development Permit with recommended Conditions in Attachment 2.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

RECOMMENDATION

Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment 2.

Prepared by: Elise Lieberman, Assistant Planner

Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Recommended Conditions of Approval
3. Site and Architectural Plans
4. Neighborhood Floor Area Ratio Table