



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 15-0815, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2015-7653

Location: 835 Rubis Drive (APN: 201-24-039)

Zoning: R0

Proposed Project:

DESIGN REVIEW: For a 114 sq. ft. one-story addition to an existing 2,773 sq. ft. two-story single-family home resulting in 2,887 sq. ft. (2,411 sq. ft. living area and 476 sq. ft. garage) and 49% FAR.

Applicant / Owner: RH Associates, Architects/Govind and Elizabeth Gupta

Environmental Review: Categorical Exemption, Class 1

Project Planner: George Schroeder, (408) 730-7443, gschroeder@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential (0-7 du/ac)

Existing Site Conditions: Single-family residence

Surrounding Land Uses

North: Single-family residence

South: Single-family residence

East: Single-family residence

West: Single-family residence

Issues: Floor Area Ratio

Staff Recommendation: Approval with conditions

BACKGROUND

Description of Proposed Project

The applicant proposes a first story addition of 114 square feet at the rear of an existing 2,773 square foot, two-story single-family home, resulting in a total of 2,887 square feet and 49% Floor Area Ratio (FAR). The lot size is 6,009 square feet, and the existing home is already over 45% FAR. A Design Review is required for the construction of an addition in order to evaluate compliance with development standards and with the Single Family Home Design Techniques. Planning Commission review is required for homes exceeding 45% FAR or 3,600 square feet.

See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Project Data Table.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act

provisions. Class 1 Categorical Exemptions include minor additions to an existing single-family residence.

DISCUSSION

Architecture and Site Design

The existing neighborhood is comprised of one and two-story residences, which are primarily tract ranch-style architecture with simple rectilinear forms. The existing two-story home is located on the west side of Rubis Drive, near the junction with Erie Drive.

The existing two-story home has ranch-style characteristics with rectangular form, gable roofs, recessed entry porch, repeated window forms, and high second to first floor area.

The project consists of a 114 square foot addition to the rear of the home, which would increase the size of the existing family room and kitchen nook by five feet. A portion of the existing ground-level deck would be removed to accommodate the addition. Section 19.48.050 of the Sunnyvale Municipal Code (SMC) allows a one-story addition to encroach up to 10 feet into the required 20-foot rear yard area provided that the addition area does not exceed 25% of the required rear yard area. The rear addition encroaches one foot into the required rear yard area, and covers eight percent of the required rear yard area. The first-story addition would match the colors and materials of the existing house and be consistent with its existing roof pitch. No modifications or additions are proposed on the second floor. No tree removals are proposed.

Floor Area Ratio

An FAR greater than 45% requires review by the Planning Commission. The surrounding neighborhood is composed of one- and two-story homes with FARs ranging between 25% and 72%, with an average of 42% (Attachment 6). The existing two-story home is 46% FAR and the adjacent two-story home to the south is 52% FAR. The applicant's request for 49% FAR is the same or less than seven other existing homes in the neighborhood, and is consistent with the established higher FAR precedent in the neighborhood. For example, last year the Planning Commission approved a first and second story addition to nearby home on Rubis Drive that resulted in an FAR of 54%. In 2012, the Planning Commission approved a first and second story addition to another nearby home on Rubis Drive that resulted in an FAR of 49%.

The addition would reduce the visual mass of the existing rear elevation by breaking up a two-story high wall, adding a roof element to cover wall area, and lowering the overall second to first floor ratio.

Privacy

This project does not include any additions or changes to the existing second story. One new window and a sliding glass door will be added on the rear elevation of the proposed addition, which will replace an existing window and sliding glass door. The new window and door are approximately the same height from the finished grade as the existing (eight feet to top of window/door). Staff does not find any privacy impacts with the new openings since they are on the first floor and are substantially of the same dimensions as existing.

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 first-

story addition will have no impact on the solar access for nearby properties.

Applicable Design Guidelines and Policy Documents

The proposed home is consistent with the adopted Single-Family Design Techniques since the proposed design maintains the existing form and materials of the house. Staff has included findings for the Single-Family Design Techniques in Attachment 3.

Development Standards

The proposed project complies with the applicable development standards as set forth in the Sunnyvale Municipal Code, such as lot coverage, parking, height and setbacks. The Project Data Table is located in Attachment 2.

Conclusion

Staff was able to make the required Findings for the Design Review and the Recommended Conditions of Approval (Attachment 4).

FISCAL IMPACT

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

PUBLIC CONTACT

Notice of Public Hearing

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

Staff Report

- Posted on the City's website
- Provided at the Reference Section of the City's Public Library

Agenda

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

Public Contact: Staff has not received any correspondence or phone calls from neighbors at the time of writing of this report.

ALTERNATIVES

1. Approve the Design Review with the Conditions of Approval in Attachment 4.
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 to approve the Design Review based on the Findings in Attachment 3 and with the recommended Conditions of Approval in Attachment 4.

Prepared by: George Schroeder, Associate Planner
Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Vicinity Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. Floor Area Ratio Comparison