



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 15-1039, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2015-7937

Location: 1222 Susan Way (APN: 198-13-071)

Zoning: R-0 Low Density Residential

Proposed Project:

Design Review: Design Review to allow a 611 square foot addition for a proposed garage and dining room to an existing 2,176 square foot, two-story home, totaling 2,787 square feet and resulting in a 48% Floor Area Ratio.

Applicant / Owner: Qian Pietila

Environmental Review: Categorically Exempt Class 1

Project Planner: Jonathan Caldito, (408) 730-7452, Jcaldito@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

East: Single-Family Residence

South: Single-Family Residence

West: Single-Family Residence

Issues: Floor Area Ratio

Staff Recommendation: Approve the Design Review with conditions

BACKGROUND

Description of Proposed Project

The applicant proposes to expand the first story of an existing 2,176 square foot home on a 5,800 square foot lot. The proposed 611 square foot addition would result in a building size of 2,787 square feet, and a floor area ratio (FAR) of 48%. A Design Review permit is required for the construction of an addition to evaluate compliance with development standards and with the Single Family Home Design Techniques. This application is before the Planning Commission because the threshold for Planning Commission review is 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 Data

Table of the project.

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:

The existing neighborhood is comprised of primarily single-story, single family homes and two, two-story homes, including the subject property. The homes in the project vicinity have ranch style architecture constructed with various materials and have simple rectilinear forms. The existing home is located on the south side of Susan Way, near the intersection with South Bernardo Avenue.

Proposed modifications to the first floor include the addition of a 405 square foot garage to the front of the home, a modified entryway, and interior renovations to the kitchen, living room, a new master bedroom and bathroom, and a new 160 square foot dining room to the rear of the house. The dining room addition does not encroach into the 20 foot rear yard setback. There are no proposed additions to the existing second story.

The existing two-story home has ranch style characteristics with vertical siding on the first floor and stucco on the second floor. The proposed project retains most of the elements of the existing home including the materials, simple shape, and massing. Minor modifications include a change to the front entry way, bridging of the roofs through a small connection, and the removal of the vertical siding and the replacement of stucco on the front facade. The roof material of the addition will be asphalt shingle to match the existing home. No trees are proposed to be removed.

Floor Area Ratio:

A single family home with an FAR greater than 45% requires review by the Planning Commission. The proposed FAR of 48% is higher than other homes in the immediate neighborhood but, the square footage of homes in the neighborhood are comparable. As shown in Attachment 6, the floor area ratio chart shows the building square footage, lot size, and garage size of all the homes in the immediate neighborhood. An approved design review at 1260 Susan Way proposed a two story addition to an existing single story home for a total of 2,767 square feet and an FAR of 44.87% on a lot of 6,100 square feet. The neighboring 2,767 square foot home is 20 square feet smaller than the proposed home design but did not require a planning commission hearing due to the larger lot size.

The neighborhood contains a mix of one and two-story homes, with a wide range of FARs between 24% and 45%. The two adjacent homes are one-story, single-family homes with an FAR of 25%. The design review at 1260 Susan Way, allowed for an FAR of 44.87 which is the highest FAR in the immediate neighborhood.

Privacy:

This project does not include any additions or changes to the existing second story. Four new windows on the first story do not cause any impacts to privacy for the neighbors and views will be blocked by the fence in between the neighbors.

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 original house. Staff has included findings for the Design Review 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

Findings and General Plan Goals: The proposed home respects the scale, bulk, and character of homes in the immediate neighborhood. The proposed design respects the privacy of adjacent neighbors. The design includes materials that are consistent with the existing house and the Single-Family Home Design Techniques. Staff was able to make the required Findings for the Design Review. Recommended Findings are located in Attachment 3. Recommended Conditions of Approval are located in 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
- 77 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 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: Jonathan Caldito, Project 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