



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 16-0159, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

File #: 2015-8086

Location: 568 South Frances Street (APN: 209-30-020)

Applicant / Owner: Efrat's Design Studio (applicant) / Lior and Efrat Barak (owner)

Proposed Project:

VARIANCE to allow deviations from the setback requirements and size for a new single-car garage (300 square feet).

Reason for Permit: A Variance is required for deviations from setback requirements for accessory structures and minimum size for residential parking.

Project Planner: Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

Issues: Setbacks, parking requirement.

Recommendation: Approve with conditions

PROJECT DESCRIPTION

	Existing	Proposed	Requirement
General Plan:	Residential Low Density	Same	Same
Zoning District:	R0-HH	Same	Same
Rear Setback:	4' 5"	4' 5" (3' 5" to the eave)	10'
Side Setback (north side):	2' 5"	2' 5" (2' to the eave)	4'
Garage Size:	200 sq. ft.	300 sq. ft	200 s.f. min. for a one-car garage & 400 sq. ft. min. for new two-car garage

Previous Planning Projects related to Subject Application:	Resource Alteration Permit for a home addition, including a modification of the roof form from a flat roof to a pitched roof (2015-7699) - approved by Heritage Preservation Commission 11/4/15
Neighborhood Preservation Complaint:	None

Deviations from Standard Zoning Requirements: The applicant is requesting variances from Sunnyvale Municipal Code (SMC) Section 19.40.040 where 4-foot side and 10-foot rear setbacks are required for an accessory structure, and SMC Section 19.46.040(b)(1)(A) where a new garage requires a minimum 400 square feet gross floor area for two covered parking spaces.	Yes
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----

The applicant proposes to demolish a 200square foot detached single car garage in the rear of the property, and construct a new 300square foot single car garage in the same location. The setback to the side property line would be 2 feet 5 inches. The setback the rear property line would be 4 feet 5 inches. The existing detached garage has a flat roof while the new garage would have a pitched roof. The Heritage Preservation Commission (HPC) approved a 498-square foot addition to the main residence, as part of the Resource Alteration Permit on November 4, 2015. The new garage would match the roof form of the approved home.

Background

The project site is zoned R0-HH (Low Density Residential, Heritage Housing Combining District) and located within the Taaffe-Frances Heritage Neighborhood. This neighborhood is one of the oldest in Sunnyvale with a concentration of homes constructed between the 1920's and the 1940's. The original character of the streets remain intact from the original Pal Jose subdivision in 1925. The lots are typically 50 feet wide and 130 feet in depth with a long driveway, typically leading to a detached garage in the rear yard close to the side and rear property lines. On March 24, 2009, the City Council adopted the Taaffe-Frances Heritage Neighborhood Design Guidelines (Design Guidelines), recognizing this neighborhood as exemplifying "a part of Sunnyvale's cultural, social, political and architectural history." The purpose of the HH combining district and the design guidelines is to provide a higher level of protection than other single-family homes and to preserve, enhance and perpetuate the historical neighborhood. All alterations of homes in the neighborhood must be evaluated for conformance with the established design guidelines.

Site Layout

The project site is located mid-block on the east side of South Frances Street between West El Camino Real and West Olive Avenue. The surrounding uses are single-family residences to the north, south, and west. A law office and a single family residence are located to the east of the property on South Murphy Street. The existing residence is a Spanish style cottage, constructed in 1928, with a flat roof. The existing residence is 1,030 square feet (1,528 square feet with the addition approved by the HPC) and the garage is 200 square feet. The detached garage is located in the rear yard with a setback of 2 feet 5 inches to the side property line to the north and 4 feet 5 inches to the rear property line.

The applicant is proposing to retain a large redwood tree located between the main residence and the detached garage. Locating the new garage to meet the required 10-foot setback from the rear property line and 4-foot setback from the side property line at 400 square feet would put the garage within 15 feet of the tree and 17 feet of the residence. This location would make it difficult for vehicles to maneuver and back out of the garage and driveway. Retaining the new garage at the current setbacks would maintain a distance of 22 feet to the tree and 25 feet to the residence, providing more

space for vehicles to maneuver and back out of the garage and driveway.

The applicant is proposing to replace the 200-square foot garage with a 300-square foot garage. The proximity of the large redwood tree creates a challenge for backing out of the second parking space safely. The driveway is 100 feet long and provides sufficient space for uncovered parking spaces and in addition, the applicant proposes an uncovered parking space parallel to the back of the main residence.

Architecture

The existing residence is a Spanish Revival style with a flat roof form for both the residence and detached garage. The existing detached garage is deteriorated. The project proposes a slightly larger and taller detached garage with a pitched roof. The height of the proposed garage would be 10 feet 3 inches with a garage door facing the driveway on the west side. A door and a multi-paned window is proposed on the south side of the garage. The architectural details would match the main residence.

The proposed project supports the following Taaffe-Frances Heritage Neighborhood Design Guidelines Design Principles and Guidelines:

Design Principles

D. Minimize the visual impacts of parking.

Design Guidelines

3.1.4 - Design additions and garages to be sympathetic to the architectural style, materials, and details of the existing house.

a) The character of any addition or alteration should be in keeping with and subordinate to the integrity of the original structure.

3.1.5 - Plan and design structures near the rear property line with care.

a) Avoid bulky forms, heights and window placements that would impact the privacy of adjacent residents.

Variance Justification: The applicant has provided justification to support the Variance requests (see Attachment 5). The following is a summary of the letter:

- There is a large redwood tree located behind the house which restricts the garage from being located closer to the house
- There are many homes in the heritage district with detached garages situated within setback lines
- The request is to maintain the garage in its current location
- The variance request does not harm or negatively impact the public or neighbors and will not award the owners with any special privileges

Neighborhood Impacts / Compatibility: The common development pattern in the heritage district is characterized by properties with detached garages or accessory structures encroaching into currently required rear and side setbacks, including garages and accessory structures constructed at or near property lines. The single family residence to the south side of the project site also has a detached garage with similar setbacks, as does the single-family residence in the rear on the east side.

Public Contact: 99 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. At the time of preparing this staff report, staff received two inquiries regarding the project.

During the Heritage Preservation Commission review, staff received one correspondence from a neighbor who expressed support of the location of the garage in the existing location (Attachment 6).

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

CONCLUSION

Findings and General Plan Goals: Staff was able to make the required Findings for the Variances. Recommended Findings and General Plan Goals and Policies are located in Attachment 2.

ALTERNATIVES

1. Approve the Variance with recommended Conditions in Attachment 3.
2. Approve the Variance with modifications.
3. Deny the Variance.

RECOMMENDATION

Alternative 1. Approve the Variance with recommended Conditions in Attachment 3.

Prepared by: Momoko Ishijima, Associate Planner

Approved by: Ryan Kuchenig, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Maps
2. Recommended Findings
3. Recommended Conditions of Approval
4. Site and Architectural Plans
5. Variance Justification by Applicant
6. Letter from Neighbors