



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 16-0587, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2016-7053

Location: 1483 Dartshire Court (APN: 309-11-076)

Zoning:

Proposed Project: Related applications on a 6,326-square foot site:

DESIGN REVIEW: To allow a 444 square feet first-floor addition to the existing two-story single family residence resulting in total 4,088 square feet floor area with 64.6 percent Floor Area Ratio.

Applicant / Owner: Sreenivas Vaddi (applicant) / Sreenivas and Himabindu Vaddi (owner)

Environmental Review: Class 1 Categorical Exemption

Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Residential Low Density

Existing Site Conditions: Two-story single family residence

Surrounding Land Uses

North: Two-story Single Family Residence

South: Two-story Single Family Residence

East: Two-story Single Family Residence

West: Two-story Single Family Residence

Issues: Floor Area Ratio

Staff Recommendation: Approve the Design Review based on the Findings with the recommended Conditions in Attachment 4.

BACKGROUND

The applicant proposes a 444 square foot first-story addition at the rear of an existing 3,644 square foot, two-story single-family home, resulting in a total of 4,088 square feet (3,624 square feet living area and 464 square feet garage) and 64.6 percent Floor Area Ratio (FAR). The lot size is 6,326 square feet, and the existing home was originally built over 45 percent FAR (57.6 percent FAR). A Design Review is required for the construction of an addition to evaluate compliance with development standards and Single Family Home Design Techniques. Planning Commission review is required for homes exceeding 45 percent FAR or 3,600 square feet. There are no previous Planning

applications for the property.

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

ENVIRONMENTAL REVIEW

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

DISCUSSION

Architecture and Site Design

The neighborhood is predominantly two-story single family residences with cottage architectural style. The existing home has cottage-style characteristics with polygonal bay windows, asymmetrical exterior, steep gable roof forms using shingle roofing and wood siding on the exterior. The cul-de-sac project site is located on the south side of Dartshire Court.

The project consists of a 444 square foot addition to the rear of the home, which would include a new bedroom, living area, and bathroom. 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 percent of the required rear yard area. The rear addition encroaches ten feet into the required rear yard area and covers nearly 11 percent of the required rear yard area. The first-story addition would match the colors and materials of the existing house and will be consistent with its existing roof form and pitch. No modifications or additions are proposed on the second floor. No tree removals are proposed.

Floor Area Ratio

A proposed single-family residential project with FAR greater than 45 percent requires review by the Planning Commission. The proposed addition results in a 4,088 square foot residence at 64.6 percent FAR that exceeds the 45 percent FAR threshold by 20 percent. The 20 percent FAR translates to 1,241 square feet of floor area above the 2,847 square feet at 45 percent FAR.

The existing/original house already exceeds the FAR threshold by 797 square feet and 12.6 percent. The existing two-story residence has a total floor area of 3,644 square feet and 57.6 percent FAR. Within that calculation, pursuant to SMC 19.12.080, 263 square foot of the existing residence has an interior ceiling height exceeding 15 feet (16-foot ceiling height) which is counted twice for the purpose of calculating gross floor area.

The surrounding neighborhood is composed of two-story homes with FARs ranging between 38 percent and 65 percent, with an average of 48 percent (Attachment 6). The proposed FAR for the subject property is comparable to another existing two-story residence in the neighborhood (to the east) at 1490 Dartshire Court with 65 percent FAR. However, the proposed design avoids bulk and mass by locating the addition to the rear portion of the structure which will not be visible from the street. Therefore, staff finds that the additions to the applicant's home would not affect adjacent

properties.

Neighborhood Impact

The proposed structure is not expected to have a detrimental visual impact on the surrounding properties, as the design is compatible with the existing structure and, the proposed one-story addition is located in the rear yard and will not be visible from the street as the irregularly shaped cul-de-sac property site has a narrow street front. This project does not include any additions or changes to the existing second story and meets the minimum setback requirements. The new first-floor windows facing the side yard interfaces with a rear property line of the neighbor to the south-east (1506 Mallard Way) and are setback a significant distance from the neighbor's property. Based on the setbacks and location, staff does not find any privacy impacts related to the proposed addition and openings.

The applicant does not intend to use the addition as a separate Accessory Living Unit. The proposed 444 square foot addition would be comprised of a first floor bedroom, living area, and bathroom and will be internally connected to the existing dining area. No kitchen is indicated. Although the existing two-story residence has five bedrooms, all of these are located on the second floor. The addition will allow an accessible first floor bedroom and bathroom that will help accommodate the needs of the applicant's family.

Staff recommends Condition of Approval (BP-3) which requires the applicant to record a deed restriction limiting the future use of the addition from converting to an Accessory Living Unit. As conditioned, the staff finds that the structure would not have a detrimental effect on the site or surrounding properties.

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 percent 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

The 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 regular fees and taxes are expected.

PUBLIC CONTACT

Notice of Public Hearing

- Published in the *Sun* newspaper
- Posted on the site
- 70 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 recommended conditions in Attachment 4.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

RECOMMENDATION

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

Prepared by: Aastha Vashist, Assistant Planner

Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Radius Map
2. Project Data Table
3. Findings for Approval
4. Recommended Conditions of Approval
5. Architectural Drawings
6. Existing Floor Area Ratio (FAR) Table