



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 16-0742, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2016-7388

Location: 1339 Norman Dr. (APN: 313-12-002)

Zoning: R-1 (Low Density Residential)

Proposed Project:

DESIGN REVIEW: To allow a 707 square foot one-story addition to an existing single-family home, resulting in 4,133 square feet (3,143 square foot living area; 171 front porch; 112 square foot balcony; 707 square foot garage and utility room) and 42.6% Floor Area Ratio (FAR). Project also includes the conversion of an existing two-car garage into habitable space and removal of a protected tree.

Applicant / Owner: George and Sue Harrison

Environmental Review: Class I Categorical Exemption

Project Planner: Noren Caliva-Lepe, (408) 730-7659, ncaliva-lepe@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential

Existing Site Conditions: Single-family residence with accessory living unit

Surrounding Land Uses

North: Single-family residence

South: Single-family residence

East: Single-family residence

West: Single-family residence

Issues: Neighborhood compatibility

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

BACKGROUND

Description of Proposed Project

The applicant is proposing to add a 707 square foot garage and utility room to the existing one-story single-family home. The project also includes the conversion of an existing two-car garage into habitable space and removal of a protected Cedar tree. The project will result in a 4,133 square foot house and 42.6% Floor Area Ratio (FAR).

This project requires Planning Commission review because the collection of buildings and additions on the site would exceed 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.

Previous Actions on the Site

The existing house was built in 1939 with a detached two-car garage. A Use Permit (File 2006-1268) to rebuild the detached garage with an attached storage room and a second-floor accessory living unit was approved by the Zoning Administrator in 2007.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act provisions. Class 1 Categorical Exemptions includes minor additions to an existing single-family residence.

DISCUSSION

Site Design and Architecture

The site currently contains a one-story single-family home that sits at the front of the lot. An existing detached two-story accessory structure is located in the rear yard, which contains a 707 square foot two-car garage and storage room on the first floor and a 695 square foot accessory living unit on the second floor.

The proposed project includes the conversion of the first floor of the accessory unit into habitable space for use as two offices with a bathroom. The existing garage door will be replaced with sliding glass doors that are in keeping with the traditional architectural style. No modifications are proposed to the accessory living unit on the second floor. An existing exterior staircase that provides separate access to the accessory living unit above will also remain.

The applicant also proposes to add a 707 square foot two-car garage and utility room to the main house. The addition complies with development standards, such as setbacks, parking and lot coverage. All exterior colors and materials will match the existing house, which is comprised of primarily stucco siding and composition shingle roofing. The decorative stone base element that exists on the house also carries over along the garage elevation (see architectural drawings in Attachment 5).

Tree Removal

The applicant proposes to remove a “protected” Cedar tree located along the right side property line. Protected trees are defined in Sunnyvale Municipal Code (SMC) Chapter 19.94 as any tree greater than 38 inches in circumference as measured 4.5 feet from grade. The existing Cedar tree is approximately 60 inches in circumference and conflicts with the location of an upgraded sewer line. Staff has worked with the applicant on exploring other locations for the sewer line, but found the proposed location to be the most feasible, given the slope of the property and the existing sewer infrastructure. The applicant proposes to plant at least two 24-inch box trees in the front yard, per the adopted Tree Replacement Standards. As conditioned, the trees would be required to be planted prior to final inspection of the addition (see recommended conditions in Attachment 4).

Floor Area Ratio

The neighborhood contains a mix of one and two-story homes, with FARs that range significantly between 11% (1,016 square foot home) and 56% (5,018 square foot home), with lot sizes averaging approximately 9,392 square feet (see FAR comparisons in Attachment 6).

The proposed gross floor area of 4,133 square feet and FAR of 42.6% is comparable with other homes found in the immediate neighborhood. A similar project was approved by the Planning Commission in January 2015 for a 3,933 square foot home with 41.2% FAR located across the street at 1348 Norman Drive (File 2014-8075). Therefore, staff finds that the proposed addition is consistent with established precedent and compatible with other homes found in the neighborhood.

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 of the house and positively adds to the streetscape of the neighborhood. 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.

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
- 42 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.

CONCLUSION

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review and the Recommended Conditions of Approval (Attachment 4). Recommended Findings and General Plan Goals are located in Attachment 3.

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: Approve the Design Review based on the Findings in Attachment 3 and with the recommended Conditions in Attachment 4.

Prepared by: Noren Caliva-Lepe, Senior 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. FAR Comparison Table