



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 16-0773, Version: 1

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### REPORT TO PLANNING COMMISSION

#### **SUBJECT**

**File #:** 2016-7085

**Location:** 430 Vine Ave. (APN: 209-23-030)

**Zoning:** R0 (Low Density Residential)

#### **Proposed Project:**

**DESIGN REVIEW:** To allow construction of a 544 sq. ft. accessory living unit in the rear of a property with an existing 3,168 square foot single family residence resulting in 4,112 s. f. (3,712 square feet living area and 400 square feet garage) and (33.2%) floor area ratio.

**Applicant / Owner:** LHC Design Inc. (applicant) / Russell Ewell (owner)

**Environmental Review:** Class 3 Categorical Exemption for New Construction or Conversion of Small Structures

**Project Planner:** Momoko Ishijima, (408) 730-7532, mishijima@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:** Neighborhood and architectural compatibility, floor area

**Staff Recommendation:** Approve the Design Review with conditions

#### **BACKGROUND**

##### **Description of Proposed Project**

The proposed project is a construction of a 544 sq. ft. accessory living unit in the rear of a property with an existing 3,168-sq. ft. single family residence. The total floor area of the site will be 4,112 sq. ft (3,712 sq. ft. of living area and a 400-sq. ft. garage) and 33.2% floor area ratio (FAR). Design Review approval by the Planning Commission is required for single-family residences exceeding 45% FAR or 3,600 sq. ft. gross floor area, whichever is less (Sunnyvale Municipal Code Sec. 19.32.020).

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 residence was constructed in 1943 on a 12,355-sq. ft. lot in an area commonly known as Southwood, which is one of the oldest residential neighborhoods in the City. Between 2000 and 2014, the site had multiple code violations related to illegal construction and a garage conversion. The property ownership changed in 2014, and a Design Review application (#2014-7651) was approved by staff to demolish the illegal structures and garage conversion and to allow a 1,719-sq. ft. addition and remodel of the residence.

### **ENVIRONMENTAL REVIEW**

A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act provisions. Class 3 Categorical Exemptions include New Construction or Conversion of Small Structures.

### **DISCUSSION**

**Architecture and Site Layout:** The project site is located on a semi-cul-de-sac (elbow) where Vine Avenue turns from an east-west direction to a north-south direction. The large lot is pie shaped with a narrow frontage which expands to a lot width of 103 feet in the rear. The proposed accessory living unit would be located in the rear of the property on the southwest side behind a 7-foot wooden fence. The side setback would be four feet and the rear setback is proposed to be 10 feet, which are consistent with the standard requirements for accessory living units.

The existing architecture of the site is cottage style, reflective of the prevailing character of the Southwood neighborhood, with simple shapes, gabled or hipped roofs, and horizontal siding on the exterior. The proposed 544-sq. ft. accessory living unit is simple in shape with a sloped roof. The exterior of the building would be Hardie board in a horizontal pattern and a metal roof. Although the design is modern, the simple lines and minimal glazing of the structure are complementary to the main residence. The structure is under the maximum floor area of 700 sq. ft. for an accessory living unit and meets all other required standards of the zoning code. No alterations or additions are proposed to the main residence.

**Building Height/Stories:** The proposed roof style of the accessory living unit is sloped with the higher side of the roof closer to the main residence and the lower side closer to the property line of the adjacent neighbor. The higher side would be 11 feet seven inches and the lower side would be nine feet two and ½ inches. The proposed structure is under the maximum height standard of 15 feet for an accessory structure. The design is not only sensitive to the adjacent neighbor by lowering the side closer to the property line but also minimizing the windows facing the west side. Transom windows are proposed on the east side facing the main residence to draw more light into the unit.

**Parking:** The parking requirement for a single family residence with an accessory living unit is two covered parking spaces and three uncovered parking spaces. The project satisfies this requirement by providing an additional uncovered parking space adjacent to the existing garage.

**Gross Floor Area:** A residential project with a proposed square footage exceeding 3,600 sq. ft. or 45% floor area requires review by the Planning Commission. The proposed project results in a total floor area of 4,112 sq. ft (3,158 sq. ft. of main residence, 554 sq. ft. accessory living unit, and a 400-

sq. ft. garage) and the floor area ratio is 33.2%. The Southwood neighborhood consists of mostly single-story homes on modest size lots. The project site is unusually large at 12,355 sq. ft. Although the total living area exceeds the 3,600 sq. ft. limitation, the existing residence and the proposed accessory living unit are single-story, and the accessory living unit is under the maximum floor area requirement of 700 sq. ft.

**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 (see Attachment 2).

### **FISCAL IMPACT**

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

### **PUBLIC CONTACT**

As of the date of staff report preparation, staff has received no comments from the neighbors.

#### **Notice of Public Hearing:**

- Posted on the site
- 45 notices mailed to property owners and residents within 300 feet of the project site
- Posted on the City's official notice bulletin board

#### **Staff Report/Agenda:**

- Posted on the City of Sunnyvale's Web site
- Provided at the Reference Section of the City of Sunnyvale's Public Library

### **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 are located in Attachment 3.

### **ALTERNATIVES**

1. Approve the Design Review with the conditions 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 in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

Prepared by: Momoko Ishijima, 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