



File #: 17-0127, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2016-7977

Location: 813 Ladis Court (APN: 213-22-054)

Zoning: R-0 Low Density Residential

Proposed Project:

DESIGN REVIEW: To allow a 109 square foot addition and 52 square foot front porch entry to a previously approved two-story home resulting in 4,099 square feet and 39% FAR (Floor Area ratio).

Applicant / Owner: LPMD Architects (applicant) / Otto Lee (owner)

Environmental Review: A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Due to lack of a quorum of the Planning Commission on February 13, 2017, this item was rescheduled to the Planning Commission hearing of February 27th, 2017.

REPORT IN BRIEF

General Plan: Residential Low Density

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: Gross Floor Area/Architectural Design

Staff Recommendation: Alternative 1: Approve the Design Review based on the Findings in Attachment 4 and with the recommended Conditions in Attachment 5.

BACKGROUND

On September 22, 2014 the Planning Commission approved a Design Review permit for a first-story, second-story and basement addition of 1,998 square feet to an existing one-story single family home resulting in 3,990 square feet (3,544 square feet living area and 446 square feet garage) and 37% Floor Area Ratio. The approved home is under construction.

Description of Proposed Project

The applicant proposes modification to the previous permit to allow for a 109 square foot one-story addition to a previously approved two-story home currently under construction and a 52 square foot new front porch structure. The project results in 4,099 square feet residential home and 39% Floor Area Ratio (FAR). The proposed addition is to accommodate a new powder room, entry closet and new covered front porch. The project site is 10,643 square feet (0.24 acres). Design Review is required for construction of an addition to evaluate compliance with development standards and with the Single Family Home Design Techniques. Planning Commission review is required for Design Review applications exceeding 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.

EXISTING POLICY

The City's Single Family Home Design Techniques (2003) provide recommendations for site planning, architecture, and design. These guidelines are referenced in the discussion and analysis below.

DISCUSSION

Architecture and Site Design

The existing home has simple ranch-style architecture with a combination of gable and hip roof forms using composition shingle roofing with stucco, wood siding and brick on the exterior. The majority of single-story and second-story homes in the immediate neighborhood are consistent in style and materials. The proposed home would maintain a similar ranch-style with stucco, gable and hip roof forms and composition roofing. Wood siding would remain in the front at the top of the gable roof elements and on the second story addition on all four sides to increase the character of the house (Attachment 6 - Site and Architectural Plans). The previously approved brick garden wall at the entry will be replaced with 3-foot pony walls with plaster finish to match the main dwelling. As proposed, the entry structure is similar to other homes in the neighborhood.

The proposed one-story addition would be located along the front façade of the residential home. The entire house is situated towards the middle of the property meeting all setback requirements and the two-story addition would be approximately 60 feet from the front property line. The project respects the scale and massing of neighborhood by utilizing a modest plate height of 8-feet, 11-inches for the second story level, complementary styles and materials, and provides a substantial front setback of 29 ½-feet.

Privacy

The proposed front entry addition will not generate privacy impacts on adjacent neighbors considering it's a minor one-story addition located along the front façade of the residential home.

Solar Access

The Zoning Code (§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 an adjacent property. Since the proposed addition is located on the first floor, there will not be shadow impact any adjacent homes or structures. The project is in compliance with the current solar access

standards.

Floor Area Ratio

The surrounding neighborhood is composed of single-story homes with a few two-story homes and with FARs ranging between 26% and 50% (Attachment 3 - Neighborhood Floor Area Ratio Table). The proposed addition would reach 39% which is well within the existing FAR neighborhood range. The proposed gross floor area is greater than other homes in the neighborhood; however the size of the applicant's lot is also larger than those in the neighborhood. As designed, the addition to the applicant's home would not affect adjacent properties as the design uses increased and varied setbacks to help reduce the bulk and mass of the home.

Landscaping

No protected trees will be removed as part of the first-story, second-story and basement addition.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

CONCLUSION

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

Conditions of Approval: Recommended Conditions of Approval are located in Attachment 5.

FISCAL IMPACT

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

PUBLIC CONTACT

Notice of Public Hearing:

- Posted on the site
- 60 notices mailed to property owners and residents within 200 feet of the project site
- Posted on the City of Sunnyvale's Web site
- Provided at the Reference Section of the City of Sunnyvale's Public Library
- Posted on the City's official notice bulletin board
- Posted on the City of Sunnyvale's Web site

ALTERNATIVES

1. Approve the Design Review with the conditions in Attachment 5.
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 Finding in Attachment 4 and with the recommended Conditions in Attachment 5.

Prepared by: Cindy Hom, Assistant Planner

Reviewed by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Vicinity Map
2. Project Data Table
3. Floor Area and Floor Area Ratio Study
4. Recommended Findings
5. Recommended Conditions of Approval
6. Site and Architectural Plans