

---

File #: 16-1146, Version: 1

---

### REPORT TO PLANNING COMMISSION

#### SUBJECT

**File #:** 2016-7576

**Location:** 1314 Lillian Avenue (APN: 309-09-014)

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

**Proposed Project:** Consideration of an application on a 9,281-square foot site:

**DESIGN REVIEW:** To allow 187 sq. ft. first floor and 536 sq. ft. second floor addition to an existing 3,370 sq. ft. two-story single-family home (2,405 sq. ft. living area and 965 sq. ft. garage) resulting in 3,872 sq. ft. and 41.7% FAR.

**Applicant / Owner:** Jose Fernandez (applicant) / Bharti Bhakhri (owner)

**Environmental Review:** Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 of the California Environmental Quality Act (CEQA). The project consists of a minor addition to an existing single-family residence.

**Project Planner:** Shila Behzadiaria, (408) 730-7456, sbehzadiaria@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 March 6<sup>th</sup>, 2017.*

#### REPORT IN BRIEF

**General Plan:** Residential Low Density

**Existing Site Conditions:** Two-story Single-Family Home

#### **Surrounding Land Uses**

**North:** Single-Family Home

**South:** Single-Family Home

**East:** Apartments and Shopping Center uses

**West:** Single-Family Home

**Issues:** Floor Area

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

#### BACKGROUND

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

The applicant proposes to build a first and second story addition to an existing 3,370 square foot, two-story single-family home, resulting in a total of 3,872 square feet (2,907 square feet living area and

965 square feet garage) and 41.7% Floor Area Ratio (FAR). The lot size is 9,281 square feet, which is similar to other surrounding lots. A Design Review is required for the construction of an addition to evaluate compliance with development standards and with the Single-Family Home Design Techniques. Planning Commission review is required for homes exceeding 3,600 square feet. There are no previous planning applications for the property except for tree removal permits. See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Project Data Table.

## **ENVIRONMENTAL REVIEW**

The Planning Division conducted an environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The project is categorically exempt from further CEQA review pursuant to Class 1, Section 15301 of the California Environmental Quality Act (CEQA). The project consists of a minor addition to an existing single-family residence.

## **DISCUSSION**

### **Architecture and Site Design**

The neighborhood predominantly consists of one-story single family homes with Ranch-style architecture. The existing home has Ranch-style characteristics with stucco walls, gable and hip tile roofs, large picture windows, and sliding glass patio doors. The project site is located near Lillian and Fremont Avenues. There are five existing two-story homes in the neighborhood. Commercial and apartment uses are located east of the project site on Kingfisher Way.

The proposed project consists of a 187 square foot expansion of the first floor, which includes a new dining room, conversion of the existing sunroom into a family room, and reconfiguring the existing floor plan to accommodate a foyer, bathroom, and stairs leading to the second story. The existing side yard setback along the south property line is not in conformance with the current Sunnyvale Municipal Code requirement. The project will demolish the existing nonconforming area to comply with the required first floor side yard setback.

On the second floor the net new 436 square foot addition to the south side and rear of the existing 537 square foot second story contains two new bedrooms, a bathroom, and a family room. The 34 square foot balcony on the rear of the second floor will be demolished and replaced with a larger (85 square foot) covered balcony.

The front porch will be removed and replaced with a defined arched entry and stacked stone veneer will be added to the front and rear façades. The height of the entry feature is aligned with the adjacent roof eaves. Proposed plate height is 8 feet throughout the house with exception of nine feet along the first story right side elevation.

The proposed addition would match the colors and materials of the existing house and would be consistent with its existing roof form and pitch. No modifications or additions are proposed to the existing detached garage. No tree removals are proposed.

### **Floor Area Ratio**

A single-family residential project with a gross floor area greater than 3,600 square feet requires review by the Planning Commission. Although the proposed 3,872 square feet of gross floor area requires Planning Commission review, the FAR of 41.7% is lower than the Planning Commission

review threshold of 45%.

The neighborhood (32 homes on Lillian Avenue) consists of mostly one-story homes with five two-story homes including the subject property. The existing gross floor area of the homes in the neighborhood ranges from 1,126 to 4,026 square feet with an average of 2,020 square feet. See Attachment 6 for a gross floor area comparison. The proposed gross floor area would make the home the second largest in the neighborhood by about 154 square feet.

### **Second Floor Area to First Floor Area Ratio**

The neighborhood for this site is composed of one and two-story homes. The proposed second floor to first story ratio is 50%. This ratio is similar to those of other two-story homes in this neighborhood. The second floor walls are separated from the first floor with roofs to minimize the visual bulk of the structure.

### **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 project plans demonstrate that the shading would comply with this requirement.

### **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.

**Front Yard Paving:** The Zoning Code requires that not more than fifty percent of the required front yard of any lot within an R-0 or R-1 zoning district be paved. The required front yard in this property has 100% paving. The driveway is not being modified as part of this project. However, the existing front yard paving will be reduced to achieve 50% landscaped area.

### **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 in Attachment 2.

### **Conclusion**

The proposed project will not have a substantial adverse impact on neighboring properties and is compatible with the character of the neighborhood. Although the subject home is considerably larger in size and scale (mainly due to the existing garage size) comparing to neighboring properties, the project architecture uses mitigating design features such as first and second story setbacks that concentrate massing away from neighboring homes as well as keeping first floor and second floor eave heights at the same general height as adjacent homes to minimize the visual bulk of the new construction. In addition, the existing nonconforming south side yard will be demolished to accommodate the current side setback requirement. The project avoids a bulky appearance by incorporating varied low-pitch rooflines and features such as eaves, and using color, arrangement of façade elements, and changes in materials.

Staff was able to make the required Findings for the Design Review permit. Recommended

Conditions of Approval are in 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

439 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 of Approval 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**

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

Prepared by: Shila Behzadiaria, Assistant Planner

Approved by: Gerri Caruso, Principal Planner

### **ATTACHMENTS**

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Architectural Drawings
6. Neighborhood Square Footage Comparison