



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0378, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

File #: 2016-7397

Location: 1013 Reed Ave. (APN: 213-08-064)

Applicant / Owner: Sigfrido Orozco / Rajasekar Purushothaman

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to allow for a second story addition to an existing single family residence resulting in a 43% floor area ratio (1,619 square feet of living area and 460 square foot garage) on a 4,792-square foot lot.

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

Issues: Setbacks.

Recommendation: Approve Special Development Permit with conditions of approval.

PROJECT DESCRIPTION

Zoning District:	R-0
General Plan	Residential Low Density
Combining District	Planned Development
Surrounding Land Use	Surrounded by single family homes on all sides.

Previous Planning Projects related to Subject Application:	Yes
Neighborhood Preservation Complaint	No
Deviations from Standard Zoning Requirements	No

Background

The project is located mid-block on Reed Avenue between Sequoia Drive and E. Evelyn Drive. The subject site is bounded by Reed Avenue to the south and other single family homes on the east, west and north. The neighborhood consists of one and two-story homes with mixed architectural styles.

Existing Conditions/Permit History

The home was originally built in 1999 as an accessory dwelling unit. In 2001, the City Council approved a Rezone, Special Development Permit and request to subdivide the lot into two lots. Currently the lot has a substandard lot size. The R-0 zone requires a minimum lot area of 6,000 square feet. The existing home was approximately 1,500 square feet, consisting of 1,120 square feet

of living area and a 380-square foot garage. The home provided only one bedroom. The following table summarizes previous planning applications related to the subject site:

Table 1: Permit History

Date	File Number	Brief Description	Hearing/Decision/Comments
August 1972	72-45	Variance to allow a lot size of 4,800 sq. ft.	Approved by the Planning Commission. The applicant did not submit for a final map and the permit expired.
July 1997	9456-9458	Rezone, Special Development Permit and Tentative Map to subdivide one lot into two and build new house.	Denied by the City Council. Planning Commission and City Council expressed concern that this was not an appropriate use of the Planned Development Combining District.
March 1998	1998-0089	Use Permit to allow construction of a detached accessory unit	Approved by the Zoning Administrator. This structure was approved before the regulation changed in 1999 limiting the size of the accessory units.
September 2001	2001-0448 and 2001-0449	Rezone, Special Development Permit and to subdivide one lot into two.	Approved by the City Council. A Tentative Map application was required as a condition of approval.

Description of Proposed Project

The project is a request to add approximately add 80 square feet to the first floor to accommodate expansion of the garage space and 499 square feet second story addition to an existing single family. The project results in a 43% floor area ratio (1,619 square feet of living area and 460-square foot garage) on a 4,792-square foot lot.

The application is submitted pursuant to Sunnyvale Municipal Code (SMC) 19.26.030 (Planned Development) which requires a Special Development Permit and Zoning Administrator review for approval for any new construction or alterations to existing properties within the Planned Development (PD) combining district. The project was also reviewed for neighborhood compatibility as well as compliance with Zoning development standards and Single Family Home Design Techniques.

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

DISCUSSION

Development Standards

The proposed project complies with the applicable development standards as set forth in the Sunnyvale Municipal Code. Compliance with the R-0 development standards are summarized in the Project Data Table located in Attachment 2.

Site Layout and Architecture

The existing one-story single family home is located on a 4,792-square foot interior lot on the north side of Reed Avenue. The existing home has ranch-style characteristics with rectangular form, gabled roof, and horizontal siding. The proposed residential addition would allow for two-car garage and two new bedrooms on the second floor. The proposed architectural changes consist of new brick cladding along the garage facade, horizontal sliding on all sides of the second story addition, decorative window shutters on the second-floor windows, and asphalt composition shingle roofing for the new roof. The project proposes no changes to the existing driveway approach, hardscape paving and landscaping. Staff recommends, as a condition approval, the style and size of the shutters are appropriate to window size and the architectural style of the home (Recommended Condition of Approval No. PS-3).

Privacy

The anticipated privacy impacts are minimal in that the larger windows are located along the front and rear elevations. The windows are set back approximately 32-feet from the front property line and 51-feet from the rear property line. Although there will be new windows on the side elevations, they are smaller and high sill windows to ensure privacy.

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% of the roof of any structure on a nearby property. The proposed project complies with this development standard. Based on the solar shade analysis, the project shades the neighboring roof structure by less than 4% during 9 AM and reduces to 1% during 3 PM.

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.

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.

CONCLUSION

As conditioned, the project provides for an aesthetic and harmonious development. Staff was able to make the required Findings for the Design Review (Attachment 3) and the recommend Conditions of Approval (Attachment 4).

Public Contact: 60 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. No written comments related to the project were received from the public by staff.

ALTERNATIVES

1. Approve the Special Development Permit subject to the recommended findings (Attachment 3) and conditions of approval (Attachment 4).
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit and provide direction to staff and the applicant on what changes should be made.

RECOMMENDATION

Alternative 1: Approve the Special Development Permit subject to the recommended findings (Attachment 3) and conditions of approval (Attachment 4).

Prepared by: Cindy Hom, Assistant Planner

Approved by: Ryan Kuchenig, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans