



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0391, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2017-7155

Location: 1377 Bluebird Court (APN: 309-19-004)

Zoning: R0 (Low Density Residential) Zoning District

Proposed Project:

DESIGN REVIEW: To allow the addition of an 887-square foot hobby room to the first floor of an existing two-story, single-family residence resulting in a total floor area of 3,717 sq. ft. (including a 461-square foot garage) and 33% Floor Area Ratio (FAR).

Applicant / Owner: Flury Bryant Design Group (applicant) / Jerome and Marilee Lazar (owners)

Environmental Review: Categorically Exempt Class 1

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 Compatibility, floor area

Staff Recommendation: Approve the Design Review with conditions

BACKGROUND

Description of Proposed Project

The 10,750-square foot project site is located at the end of a nine-lot cul-de-sac on Bluebird Court. The applicant proposes to add an 887-square foot hobby room on the first floor of an existing 2,087-square foot two-story, single-family residence. The hobby room addition would be on the northwest side of the main residence. The project includes the removal of a 117-square foot shed located in the area of the addition.

This project requires Planning Commission review because the total floor area 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 Project Data Table of the project.

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

Architecture: The existing neighborhood is comprised of one and two-story ranch style residences. The existing U-shaped home has a one-story garage facing the cul-de-sac and the two-story living area to the right side set away from the street. The exterior material is stucco with composition shingle roof material with gabled and hipped roof forms. There is an arched entry into a small courtyard.

The proposed modification is a first floor 887-square foot hobby room addition to the northwest (right) side of the residence. The hobby room will have access from an existing storage space adjacent to the stairs, which will be converted to a vestibule. There is also a separate door into the hobby room from the north elevation. The addition will have a higher plate height compared to the existing residence at approximately nine feet.

The proposed project retains most of the elements of the existing home including the roof form, simple shape, and massing. All exterior materials would match the existing residence including the roof material. No trees are proposed to be removed.

Floor Area Ratio: The proposed FAR of 33% is less than other homes found in the immediate neighborhood, including the two adjacent homes, and is consistent with established precedent in the neighborhood. The existing residence with the garage and the shed to be removed is 2,947 square feet (27% FAR). With the proposed addition, the floor area would total 3,717 square feet (33% FAR). An FAR greater than 45% or building size of 3,600 SF or greater requires review by the Planning Commission.

The neighborhood contains a mix of one and two-story homes, with FARs that range between 27% and 39% with lot sizes averaging 7,411 square feet (Attachment 7). The project site has the largest lot size and the existing FAR is the lowest of the range at 27%. The proposed FAR at 33% would be less than the greatest FAR of the range. The four homes adjacent to the south and west of the project site are smaller lots (zoned R1.5) and have an FAR of 34% to 46%.

Privacy: The proposed setbacks on the right side of the addition would be reduced from 10 feet 10 inches to four feet, which complies with the minimum setback requirements for the R0 zoning district. No changes are proposed to the rear setback. Although the plate height of the addition is slightly higher than the first floor of the existing residence, which is at eight feet; the proposed windows are placed high with a sill height of seven feet to protect the privacy of the adjacent neighbor. In addition, the project site is a five-sided lot with a narrow frontage off a cul-de-sac and the addition to the right side of the home would be behind a fence and trees and would not be visible from Bluebird Court. The homeowner has provided a description of how the hobby room would be utilized (Attachment 6). Therefore, staff finds privacy impacts would be minimal and acceptable.

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 materials. It would have minimal visual impact to 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 normal fees and taxes are expected.

Notice of Public Hearing, Staff Report and Agenda

- Published in the Sun newspaper
- Posted on the site
- 99 notices mailed to property owners and residents within 300 feet of the project site
- Posted on the City of Sunnyvale's website
- Provided at the Reference Section of the City of Sunnyvale's Public Library
- Agenda Posted on the City's official notice bulletin board

Public Contact: At the time of preparation of the staff report, no correspondences from neighbors were received.

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 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.

STAFF 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. Site, Vicinity and Public Notice Mailing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. Letter from Owner
7. FAR Analysis

