



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0520, Version: 1

REPORT TO THE PLANNING COMMISSION

File #: 2017-7012

Location: 1467 Dartshire Court (APN: 309-117-075)

Applicant / Owner: Moe Jalili (applicant) / Mohan Akella (owner)

Proposed Project:

DESIGN REVIEW PERMIT: to allow a 333-square foot one and two-story addition to an existing two-story home resulting in a 50% FAR (2,715 square foot of living area and 418 square feet garage) on a 6,322-square foot lot.

Environmental Review: Categorically exempt from CEQA pursuant to Section Class 1, 15301 (Existing Facilities) and Class 3, Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA).

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

General Plan: Residential Low Density (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: Floor Area Ratio

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

BACKGROUND

Site Context

The project site is on a 6,322-square foot residential lot located on the west side of Dartshire Court, within the Panama Park neighborhood. Currently, the lot is developed with a 2,800-square foot two-story home and two car garage. The existing neighborhood includes a blend of one and two-story homes consisting of traditional ranch and cottage style architecture. Some of the common design elements found in the neighborhood include asymmetrical buildings, steep gable roof forms, wood siding and stucco facades.

Existing Conditions/Permit History

The existing home was built in 1980 as a two-story residence that provided approximately 2,382-square feet of living area and a 418-square foot two car garage. There were no previous planning

permits granted for this site except for building permits that were issued for minor repairs and interior modifications.

Description of Proposed Project

The project proposes to add 176 square feet to the first floor and 183-square feet addition to the second floor. The purpose of the addition is to allow the following modifications:

- An open floor plan between the living room, kitchen and family room and allow one additional bedroom to be provided on the first floor.
- Enlargement of existing 2nd floor bedroom and master suite bathroom.

The proposed additions result in a 50% FAR and 39% lot coverage. The application is submitted pursuant to Sunnyvale Municipal Code (SMC) Chapter 19.80 (Design Review) which requires Planning Commission review and approval for homes that exceed the 45% FAR or 3,600 square foot limitation for the R-0 Zoning District. The purpose of the design review is to ensure 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 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. Floor Area Ratios over 45% in the single-family zoning districts are allowed with Planning Commission review and approved.

Floor Area Ratio

The project is within an area that is composed of one and two-story homes with FARs that range between 35% and 65%, with an average FAR of 47% and gross floor areas that range from 2,203 square feet to 4,088 square feet with an average gross floor area of 2,980 square feet (Attachment 6). Based on the context of the surrounding neighborhood, there is already an established high FAR precedent in the neighborhood.

The proposed 50% FAR would not appear to be out of character considering the home is surrounded by other two-story homes with FARs that are greater than 47%. The project has been designed to maintain sensitivity and provide some design consistency. To minimize the perception of bulk and mass, the new home is designed with:

- 8-foot wall plate heights on the first and second floor so that the proposed home does not appear tall or disproportionate in scale.
- The required second floor setbacks so that there is adequate transition from neighbors.
- A majority of the proposed new second story windows consist of smaller, high sill windows except for one bedroom window shown on the left elevation. All windows provide adequate

setbacks from neighboring homes and are obscured by are existing mature trees.

- Similar roof forms, roof pitch, materials and finishes so that there is design compatibility with the neighborhood.

Staff recommends as a condition of approval, that the final colors and materials selection shall be subject to approval by the Community Development Director.

Architecture and Site layout

The project is located on a standard interior lot. No site or landscaping changes are proposed with this application. The project includes minor exterior changes to the left and rear elevation of the home to accommodate a one and two-story addition. The overall site layout, architectural style, building form and ornamentation remains relatively the same and in keeping with the existing steep, asymmetrical concrete tiled roof and stucco body with foam trim.

Privacy

The anticipated privacy impacts are minimal in that new windows on the second floor of the left and rear elevation consist mainly of smaller and high sill windows. Although one of the new window located on the left elevation interfaces with the rear yard of a neighboring home (870 Dartshire Way), it is setback 7 feet from the property line and approximately another 20 feet from the neighbor's rear facing windows. The size of the window is required for emergency egress. Additionally, there is a row of mature trees that help provides some screening.

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 new two-story home will have no impact on the solar access for nearby properties.

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 project is categorically exempt from further environmental review under Section 15301 and Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA). The project entails a 359-square foot addition to an existing two-story single family residence.

CONCLUSION

As proposed, the addition will not significantly alter the architectural character of the home, and it complies with the development standards for the R-0 Residential Zoning District and City's design guidelines. Staff was able to make the required Findings for the Design Review and recommends approval subject to the Conditions of Approval in Attachment 4.

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

- Published in the Sun newspaper
- Posted on the site
- Mailed to 68 property owners and residents within 300 feet of the project site
- Provided at the Reference Section of the City's Public Library
- Posted on the City's website

Agenda

- Posted on the City's official notice bulletin board
- Posted on the City's website

ALTERNATIVES

1. Approve the Design Review subject to the recommended findings (Attachment 3) and Conditions of Approval (Attachment 4).
2. Approve the Design Review with modified conditions.
3. Deny the Design Review and provide direction to staff and the applicant on what changes should be made.

RECOMMENDATION

Alternative 1: Approve the Design Review subject to the recommended findings (Attachment 3) and Conditions of Approval (Attachment 4).

Prepared by: Cindy Hom, 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. Site and Architectural Plans
6. Floor Area and Floor Area Ratio Table