



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0707, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2017-7213

Location: 925 Amador Avenue (APN: 205-06-045)

Zoning: R-0

Proposed Project: **DESIGN REVIEW** to allow a 507 square feet first-floor addition and 470 square feet second-floor addition to an existing one-story single family residence resulting in 2,509 square feet floor area (2,084 square feet living area and 425 square feet garage) with 48.3 percent Floor Area Ratio (FAR). The existing 8 feet 10 inch high, 120 square feet detached accessory structure (shed) is proposed to be demolished.

Applicant / Owner: Jimmy Dinh's Drafting (applicant) / Trinh Thai And Trung Du (owner)

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential

Existing Site Conditions: One-Story Single Family Residence

Surrounding Land Uses

North: One-Story Single Family Residence along Almaden Avenue

South: Two-Story Single Family Residence across Amador Avenue

East: One-Story Single Family Residence

West: One-Story Single Family Residence

Issues: Neighborhood compatibility, compliance with Single Family Home Design Techniques

Staff Recommendation: Approve with the recommended Conditions of Approval in Attachment 3.

BACKGROUND

Description of Proposed Project

The applicant proposes a first story addition of 507 square feet and second floor addition of 470 square feet at the rear of an existing 1,532 square foot, one-story single-family home, resulting in a total of 2,509 square feet and 48.3% Floor Area Ratio (FAR).

The subject property is located on a 5,200-square foot interior lot. The existing 8 feet 10-inch-high shed located in the rear yard of the main structure is proposed to be removed as part of this permit. The existing 120 square foot shed is a non-conforming structure that was constructed without the required planning permit.

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 45 percent Floor Area Ratio (FAR).

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

Previous Actions on the Site

There are no previous Planning applications and active neighborhood preservation complaints for this property.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

DISCUSSION

Architecture & Site Design

The subject property is located in the San Miguel neighborhood, just south of Highway 101. The immediate neighborhood is predominately single story and comprised of ranch style, single family homes with rectilinear forms that were mostly constructed in 1950s. The existing house is a one-story ranch-style home with a driveway leading to the attached two-car garage that is located at a setback of around 35 feet from the front façade.

The project consists of a 507-square foot addition to the rear of the home, which would include a new living area and bedroom. The second story addition is 470 square feet and would include two bedrooms and two bathrooms with wet bars. The first and second story additions would match the colors and materials of the existing house with the stucco and shingle roof material and maintaining the same roof pitch. No tree removals are proposed. The architectural style and exterior finishes of the house with the proposed addition are compatible with that of the existing house and the neighborhood.

Floor Area and Floor Area Ratio

The proposed 48.3 percent Floor Area Ratio (FAR) requires Planning Commission review since it is more than the 45 percent FAR threshold. The proposed addition exceeds the 45 percent FAR threshold by 3.3 percent. The 3.3 percent FAR translates to 169 square feet of floor area above the 2,340 square feet at 45 percent FAR.

The existing floor area ratio of the single-family homes in the neighborhood ranges from 19% to 55% with an average of 32%. The applicant's request for 48.3% FAR is less than two other existing single-family homes in the neighborhood. The proposed floor area and FAR is also less than the two-story single-family home with 2,886 square feet floor area and 55% FAR at the neighboring property towards the west (909 Amador Avenue), which was approved by the Planning Commission in year 2006 (project number 2006-0544). See Attachment 6 for a gross floor area comparison.

The subject property is in a predominately single story neighborhood and proposes a second to first floor area ratio of 23%. The project meets the City's Single Family Home Design Techniques' guideline for the new second-floor area to not exceed 35% of the first-floor area (including the garage) in predominately single story neighborhoods.

Neighborhood Impact and Compatibility

The proposed second floor addition is sensitive to the surrounding predominantly one story neighborhood. The location of the proposed second floor addition at a setback of 57 feet from the front property line helps in avoiding bulk near the front of the home. The eight-foot plate height, roof segment and projecting belt course between the first and second floor exterior walls further helps in mitigating the height of the second-floor wall area. In addition, the first-floor addition is proposed to be located at the rear of the existing home and not expected to have visual or privacy impacts to the surrounding properties. The second story windows facing the side yards will have obscured glass to minimize privacy impacts to the adjacent properties and therefore, the staff does not find any privacy impacts related to the proposed addition.

The applicant does not intend to use the second-floor addition with wet bars as Accessory Dwelling Unit. Staff recommends Condition of Approval (GC-2) which states that the conversion of interior space to an accessory dwelling unit shall require a separate planning permit.

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 the Attachment 2.

Per SMC 19.40.040, detached accessory structure that are over 8 feet in height should meet the required side and rear yard setbacks. The existing 8 feet 10-inch-high shed is located at 2 feet setback from the side property line and 3 feet setback from the rear property line, where 4 feet and 10 feet are the minimums required, respectively. As part of the current application, the subject property will be brought in compliance with the code by demolishing the existing non-conforming 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 proposed second floor addition will not shade the adjacent structures and, therefore, will not have any impact on the solar access of the adjacent properties.

Applicable Design Guidelines

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.

Conclusion

Staff has provided Findings in support of the project and recommended Conditions of Approval (Attachment 4).

FISCAL IMPACT

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

PUBLIC CONTACT

Notice of Public Hearing

- Published in the *Sun* newspaper

- Posted on the site
- 76 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.

See Attachment 1 for a map of the vicinity and mailing area.

ALTERNATIVES

1. Approve the Design Review with the 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

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

Prepared by: Aastha Vashist, 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 and Site Plans
6. Neighborhood Square Footage Comparison