



City of Sunnyvale

Agenda Item-No Attachments (PDF)

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REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2017-7290

Location: 887 Spinosa Drive (APN:201-29-006)

Zoning: R-0

Proposed Project: **DESIGN REVIEW** to allow a 305 square feet first-floor addition and 492 square feet second-floor addition to an existing two-story single family residence resulting in 3,535 square feet floor area (3,068 square feet living area and 467 square feet garage) with 58.7 percent Floor Area Ratio (FAR).

Applicant / Owner: Phan Architects (applicant) / Andrew Trung and Donabel Le (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 Guidelines, Section 15301).

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

REPORT IN BRIEF

General Plan: Low Density Residential

Existing Site Conditions: Two-story single family residence

Surrounding Land Uses

North: Two-story single family residence

South: Two-story single family residence

East: Two-story single family residence across Spinosa Drive

West: Two-story single family residence along Savory Drive

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

Staff Recommendation: Approve with the recommended Conditions of Approval in Attachment 4.

BACKGROUND

Description of Proposed Project

The applicant proposes a first story addition of 305 square feet and second floor addition of 492 square feet to the existing 2,715 square foot, two-story single-family home, resulting in a total of 3,535 square feet and 58.7% Floor Area Ratio (FAR).

The subject property is located on a 6,020-square foot interior lot, which is similar to other surrounding lots of around 6,000 square feet. 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 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 (CEQA Guidelines, Section 15301) relieves this project from the requirements of the California Environmental Quality Act. (minor alteration or additions to an existing single-family home involving negligible or no expansion of the existing use).

DISCUSSION

Architecture & Site Design

The existing neighborhood is comprised of one and two-story single-family residences, with simple rectilinear forms. The house is in a neighborhood of single-family homes built from the 1940s to 1960s with a mix of ranch and modern style homes.

The existing two story house located in an interior lot has ranch-style characteristics with rectilinear form and gable end roofs. The proposed first floor and second floor addition would extend towards the street and contain 305 square feet gross floor area including a new office, foyer and entry porch. The pitch of the addition would match that of the existing home. The 492-square foot second floor addition, consisting of one new bedroom and expansion of the master bathroom and walk in closet, is proposed to be located at a 32-foot setback from the front property line. No tree removals are proposed as part of this application.

Exterior modifications are proposed to existing building facades that include replacement of clay tile roofs with slate roof tiles, the addition of reverse gable end roofs, repainting of the building façade, replacement of existing brick with stone veneer and the addition of window trims. The proposed overall color scheme includes blue tones for the wall siding materials and white for the trim (See Attachment 5, Site and Architectural Plans). The proposed modifications and building materials are compatible with the character of the existing building and adjacent buildings.

Floor Area and Floor Area Ratio

A single-family residential project with a floor area ratio greater than 45% requires review by the Planning Commission. The existing gross floor area of the homes in the neighborhood ranges from 26% to 49% with an average of 43%. See Attachment 6 for a gross floor area and floor area ratio comparison.

The proposed 58.7% floor area ratio would make the home the largest in the neighborhood by about 10%, however, the 3,535-square foot gross floor area is less than two other existing single-family homes in the neighborhood (591 Dawn Drive and 898 Savory Drive). The two-story single-family home at 592 Dawn Drive with 3,945 square feet floor area and 45% FAR was approved by the Planning Commission earlier this year (project number 2016-7999) and the existing two-story home at 898 Savory Drive has 3,536-square feet floor area on a 7,700 square feet lot was approved in year 1999 through a staff-level design review. See Attachment 6 for a gross floor area comparison.

Although the proposed gross floor area exceeds the 45% FAR threshold, the mass and bulk of the addition is similar to the existing two-story home and those in the immediate neighborhood. The proposed second floor addition with plate height matching the existing (8 foot), setbacks that exceed

the minimum from the front property line, the well-articulated building facade with offsets and high quality decorative elements help in minimizing the potential visual impact.

Since this neighborhood consist of several two-story homes and is not predominately one-story, the 35 percent second floor to first floor ratio design guideline is not applicable.

Neighborhood Impact and Compatibility

The surrounding two-story homes are similar in scale and height as the proposed second floor addition. The proposed home addresses neighbor privacy, solar access requirements, scale and architectural design compatibility.

The proposed addition to the existing second floor is in the front portion of the residence and significantly exceeds the minimum required setbacks from all four sides. The proposed design and location of the second floor helps in minimizing the privacy impacts on the neighboring properties.

The new second floor window facing the side yard will have high sill to minimize privacy impact on the neighboring property. The use of different wall material, wall offsets, horizontal projecting trim and roof segment help in breaking up two story wall surfaces and reducing the visual bulk of the second-floor addition.

Based on the setbacks and location of windows, staff does not find any privacy impacts related to the proposed addition. The applicant also proposes to utilize high-quality material for the addition and exterior modification that will complement the architectural style found in the existing residence and within the neighborhood and will enhance the existing streetscape.

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.

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 (shades 9% of the roof area of the adjacent two-story home on the right side).

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 (Attachment 3) 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
- 58 notices mailed to property owners and residents within 300 feet of the project site

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

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 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
7. Letter from the applicant