



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 18-0149, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

File #: 2017-7959

Location: 1058 Lois Avenue (APN:198-34-003)

Zoning: R-0

Proposed Project: **DESIGN REVIEW** to allow a 108 square feet first-floor addition and changes to second-floor windows to an existing two-story single-family residence resulting in 3160 square feet (2670 square feet living area and 490 square feet garage) with 52.7 percent Floor Area Ratio (FAR).

Applicant / Owner: Juan Carlos Navarro (applicant) / Nelson Lui And Nellie Wong (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: Mary Jeyaparakash, (408) 730-7449, mjeyaparakash@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential

Existing Site Conditions: Two-story single family residence

Surrounding Land Uses

North: One-story single family residence

South: One-story single family residence

East: One-story single family residence across Lois Avenue

West: One-story single family residence along Mango Avenue

Issues: Neighborhood compatibility, High Floor Area Ratio.

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

BACKGROUND

Description of Proposed Project

The applicant proposes a first-floor addition of 108 square feet and changes to second-floor windows to the existing 2,990 square foot, two-story single-family home, resulting in a total of 3,162 square feet and 52.7% Floor Area Ratio (FAR). The existing FAR is 49.8%. The property is located on a 6,000-square foot lot in a predominantly single story neighborhood.

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

A protected pine tree located in front of the house was removed in July 2017 (Planning Permit # 2017-7549). There are no other previous Planning applications or 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. Class 1 includes 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 mostly of one-story single-family residences. Two residences (including the project site) out of the 43 residences analyzed in the neighborhood are two-story single family residences. All houses in this neighborhood (except 1066 Lois Avenue - built in 2011) were built in 1953, with a mix of ranch and modern style homes.

The project site is an existing two story house. The proposal to the first-floor includes an addition of a 490-sq. ft. two-car garage, to correct the existing garage conversion that was done without a permit to create storage area and dining area. The proposed garage addition reduces the living area from 2,004-sq. ft. to 1,685-sq. ft. The proposal to the first-floor also includes relocation of the existing 79-sq. ft. entrance porch from the northwest corner to the middle of front façade and enlarge it to 94-sq. ft. with columns defining and accentuating the entrance. The roof pitch of the proposed porch matches with that of the existing home. The proposal to the second-floor includes remodeling but no additional square footage. The proposal is for additional windows to the sides and back of the house. All proposed side windows are either high-sill or frosted to preserve the privacy of neighbors. The overall project includes a remodel of most of the house including the kitchen and bathroom and relocating the stairs.

The existing house has ranch-style characteristics with rectilinear form. The proposed exterior modifications to the existing building façade include removal of siding and the addition of tapered columns, stone veneer band, exposed rafters above the porch and brackets supporting the gables above the second story windows. The tapered columns, exposed rafters and brackets are characteristics of craftsmen-style architecture which will complement the ranch-style characteristics. All exterior materials, finish, and color will match the existing exterior finish. 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 percent requires review by the Planning Commission. The existing and proposed floor area ratio of the project residence is 49.8 percent and 52.7 percent respectively. The existing gross floor area of the homes in the neighborhood ranges from 19.9 percent to 49.8 percent with an average of 27.5 percent. The project residence has the highest existing floor area ratio in the neighborhood. The proposal will increase it by about 2.9 percent. See Attachment 6 for a gross floor area comparison of neighborhood homes.

Although the proposed gross floor area is 2.9 percent over the existing and 7.7 percent over the 45

percent floor area ratio threshold, the addition is an improvement to the house and satisfies the parking space requirement. The two-car garage will create two additional parking spaces.

The existing house has a 45 percent second floor to first floor ratio. This ratio is not altered with the proposal.

Neighborhood Impact and Compatibility

The proposed home addresses neighbor privacy, scale and architectural design compatibility.

The proposed second floor windows facing the side yard are high-sill and the proposed window next to the stairs is frosted to minimize privacy impact on the neighboring property. Staff does not find any privacy impacts related to the proposed addition. The use of windows and setbacks will help to break up the mass of the two-story wall surfaces and reduce the visual impact of the existing second-floor.

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 proposed project does not include any additional square feet to the second-floor. There is no change in shading of the adjacent homes.

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
- 56 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: Mary Jeyaprakash, Associate 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. Community Support Letter