



File #: 18-0532, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

DESIGN REVIEW: To allow a one-story addition of 308-s.f. and a two-story addition of 898-s.f. to an existing one-story single-family home, resulting in 3,435 square feet (2,592 square feet of living space and an 843-square foot 3-car garage) and 49% floor area ratio (FAR).

Location: 348 Morse Avenue (APN: 204-40-028)

File #: 2018-7431

Zoning: R-2

Applicant / Owner: KDG (applicant) / Ravi K Purushotma and Olwen T Reina (owner)

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).

Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Medium Density Residential

Existing Site Conditions: Single-story Single-family Residence

Surrounding Land Uses

North: Single-story Single-family Residence

South: Single-story Single-family Residence

East: Single-story Single-family Residence

West: Single-story Single-family Residence

Issues: Floor Area Ratio and Privacy

Staff Recommendation: Approve the Design Review with the conditions in Attachment 4.

BACKGROUND

Description of Proposed Project: The project site is 0.16 acres (7,000 square feet) in size and is currently a single-story single-family home with a detached, four-car garage in front. The applicant requests a 308-square foot addition to the existing first floor, and an 898-square foot second floor, resulting in 3,435 square feet and 49% floor area ratio (FAR). The project includes conversion of one covered parking spaces into a habitable space. Although the project reduces a parking space, it will exceed the existing parking standards for single-family homes to provide two covered and two uncovered parking spaces by providing a three-car garage and driveway space.

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

Previous Actions on the Site: There are no other previous Planning applications or active neighborhood preservation complaints for this property.

ENVIRONMENTAL REVIEW

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

DISCUSSION

Architecture and Site Layout: The project site is in a residential neighborhood north of Central Expressway, between N Mathilda and Fair Oaks Avenue. Except for one nonresidential building on the corner of the block on E Arques Avenue and Morse Avenue, the block is comprised of residential buildings with a mix of one- and two-story single-family homes and duplexes. Except for the corner lots, all other residential lots on Morse Avenue are the same size.

The project includes an addition of 308 square feet to the first floor, as well as conversion of one of four garage parking spaces of 285 square feet into living area. This addition and conversion makes the total gross floor of the first floor, including the remaining 3-car garage, to 2,537 square feet. With the proposed second floor addition of 898 square feet, the total gross floor area of the property would be 3,435 square feet and 49% FAR.

The applicant proposes to maintain the same hipped roof style and the same roof slope throughout the entire house. The exterior materials and the color for both additions on the first and the second floors would match the existing, using the wood siding panels. The new windows would be treated with shutters to add different texture. The shutters will be added to the existing garage windows to have a consistent look on the front façade which is the side of the garage.

Floor Area and Floor Area Ratio: A single-family home proposing a floor area ratio greater than 45% requires Planning Commission review. The existing floor area in the neighborhood ranges from 1,110 square feet to 2,590 square feet, with an average of 1,859 square feet. The existing FAR in the neighborhood ranges from 16% to 43%, with an average of 27%. The project with gross floor area of 3,534 square feet and an FAR of 49% would make it the largest home in the neighborhood. See Attachment 6 for a neighborhood comparison table of gross floor area and FAR.

Although the project exceeds 45% FAR, it provides second-floor setbacks exceeding the minimum requirements. The proposed second-story addition will be set back 40.5 feet from the front property line, when 25 feet is required for the second-story front yard minimum. The six properties in the immediate vicinity that are two-story also have the similar pattern of having greater front setback for the second-story. The project is compatible with the neighborhood pattern.

The proposed second floor to first floor ratio is 35%. The immediate neighborhood is considered a predominantly single-story neighborhood as defined by the Single-Family Home Design Techniques, and the project complies with the maximum second floor to first floor ratio.

Privacy: As shown in the site and architectural plans (Attachment 5), the project has a limited number of second-story windows overlooking both side yards. The project provides the minimum required side yard for both first and the second floor on its left side, but the proposed second-story window is small and has a high sill height (5 feet minimum) to minimize the side yard privacy impacts on the neighboring property. The right-side windows are required egress windows for both bedrooms

proposed on the second floor, and the egress window for the front-facing bedroom is located on the side because the front windows would not meet the height clearance without modifying the existing gable roof below. The other second-story windows in the front and rear are recessed far from the property lines, and staff does not find any related privacy impacts.

Development Standards: The proposed project complies with the applicable development standards as set forth in Sunnyvale Municipal Code (SMC). The Project Data Table for the proposed project can be found in Attachment 2.

Solar Access: SMC Section 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 at 9:00 a.m. and 3:00 p.m. Pacific Time on December 21st. As shown in the site and architectural plans (Attachment 5), the solar analyses for the project illustrates that the proposed second floor addition covers approximately 9.9% of the neighboring property's roof in the morning, and 8.8% in the afternoon. The neighboring properties do not have solar panels installed on their roof at this time. So, there is no interference with the solar collection on the neighboring properties.

Parking: The existing single-family home has four covered parking spaces in three garages, and two uncovered parking spaces on the driveway. Although the project proposes to convert one of covered parking spaces into a habitable space, the project exceeds the minimum parking standard required for single-family homes with three covered and two uncovered parking spaces.

Applicable Design Guidelines: The proposed home is consistent with the adopted Single-Family Home Design Techniques. The recommended Findings can be found in Attachment 3.

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

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.

STAFF RECOMMENDATION

Recommend Alternative 1 in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

Prepared by: Kelly Cha, Associate Planner
Reviewed 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. Neighborhood Comparison Table