



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 18-0889, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

DESIGN REVIEW: to allow a 1,330-square foot addition (631 square feet at first floor and 699 square feet at second floor) to an existing one-story single-family home, resulting in a total gross floor area of 4,132 square feet (3,282 square feet of living area and 855 square feet 3-car garage) and 38% Floor Area Ratio (FAR).

VARIANCE : to allow a reduced front yard setback (14'-9") for a portion of the first floor where a minimum of 20 feet is required.

Location: 1498 Norman Drive (APNs: 313-14-049)

File #: 2018-7568

Zoning: R-1

Applicant / Owner: Juan Carlos Navarro (applicant) / Bino Jacob (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: Shila Behzadiaria, (408) 730-7456, sbhezadiaria@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential

Existing Site Conditions: Single-story Single-family Residence

Surrounding Land Uses

North: Single-Family Residence

South: Single-Family Residence

East: Santa Clara Unified School District Property

West: Single-Family Residence

Issues: Floor Area and Setback

Staff Recommendation: Approve with conditions

BACKGROUND

The project site is 0.24 acres (10,721 square feet) triangular-shaped lot located within the Raynor neighborhood. The neighborhood is one of the newest neighborhoods, which was annexed into Sunnyvale in 1979. Most of the houses in the neighborhood were constructed between 1950 and 1980. The lots are typically rectangular shaped, 75 feet wide and 125 feet in depth with a detached garage in the rear yard that is close to the side and rear property lines.

The project site is currently developed with a 1,828-square foot, single-story, single-family home and an 855-square foot three-car detached garage. The house was built in 1951 within part of Santa Clara County's unincorporated area. The building as originally constructed in the County does not meet the current Sunnyvale front setback requirements.

Description of Proposed Project

The project entails connecting the existing detached garage to the main building with the proposed 631-square foot first floor addition, remodeling the entire first floor, and constructing a new 699-square foot second-story accessory dwelling unit (ADU). The proposed project will result in a total gross floor area of 4,132 square feet (3,282 square feet of living area and 855-square foot, 3-car garage) and 38% 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 other previous Planning applications related to this site. There have been neighborhood preservation complaints within the last two years including but not limited to outside storage of junk and debris, obstruction of the corner vision triangle due to overgrown vegetation, and multiple housing code, such as unpermitted accessory structures and tenants living in a non-habitable accessory building. Currently, there are no active neighborhood preservation cases 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

Site Layout: The project site is on the corner of Dunford Avenue and Norman Drive in a residential neighborhood south of El Camino Real, between South Wolf Road and Lawrence Expressway. The block is comprised of residential buildings with mostly one-story single-family homes. Except for the subject property that is 10,700 square feet, all the other lots on the same side of the street are 9,600 square feet and mostly developed with a one-story building and a detached garage. The property is adjacent to a single-story, single family home to the north, and the grounds of Peterson Middle School to the east.

Architecture: The applicant proposes to change the roof style from a gabled roof to a hipped roof style, with a slightly steeper roof slope for the entire house. The existing wood siding panels are proposed to be removed and replaced with stucco and stone veneer wrapped around the building. The exterior materials for both additions on the first and the second floors would match, and the entire house will be painted with a neutral color similar to other homes in the neighborhood. The applicant is proposing to remove the existing chain link fence in front of the property and replace it with a new 3-foot wood fence.

Floor Area and Floor Area Ratio: The applicant proposes to increase the total gross floor area to 4,132 square feet, including a 699-square foot ADU and 855-square foot, 3-car garage, which exceeds the 3,600 square feet threshold necessitating Planning Commission review.

The existing floor area for homes in the neighborhood ranges from 1,016 square feet to 3,826 square feet, with an average of 2,135 square feet, and the existing FAR in the neighborhood ranges from 11% to 40%, with an average of 24%. The house with a gross floor area of 3,826 square feet and an FAR of 40% would make it the largest home in the immediate neighborhood. See Attachment 6 for a

neighborhood comparison table of gross floor area and FAR.

The project is compatible with the neighborhood pattern. The proposed second floor to first floor ratio is 20%, which complies with the 35% guideline for second story additions in predominately single-story neighborhoods.

Privacy: As shown in the site and architectural plans (Attachment 5), the project will have one second-story window overlooking the left side yard. The project provides an 18-foot setback for the second-story on the left side yard where a minimum of 7 feet is required. To minimize the side yard privacy impacts on the neighboring property, the applicant is proposing that the window overlooking the left side yard be obscured vision glass.

The rear-side windows proposed on the second floor meet the minimum setback requirement of 20 feet and they do not overlook any residential properties. The right-side windows proposed on the second floor are 92 feet away from the Dunford Way property line. Therefore, staff does not find any privacy impacts associated with either the right side or rear side windows.

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

Solar Access: There is no interference with the solar collection on the neighboring property. 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 only shades less than 1% of the neighboring property's garage roof in the afternoon. Currently, the neighboring property does not have solar panels installed on their roof.

Applicable Design Guidelines: The proposed home is consistent with the adopted Single-Family Home Design Techniques, and It would have minimal visual impact to the neighborhood. Staff has included findings for the Single-Family Home Design Techniques in Attachment 3.

Setbacks: The applicant requests approval for a Variance to deviate from the front setback requirement. The existing house's front setback does not meet the Sunnyvale municipal code requirement with the front setback measuring 10 feet 10 inches, where the requirement is 20 feet. The applicant is proposing to remove the existing porch and replace it with a new porch, which will slightly increase the front setback to 14 feet 9 inches. The existing front setback is legal nonconforming. The applicant is proposing to lessen the nonconformity and improve the aesthetic appearance of the front elevation. Due to the unusual shape of the lot, the existing layout of the home and the minimal impact of the addition to neighborhood, staff is recommends supporting the Variance request. See Attachment 3 for Variance Findings.

Landscaping and Tree Preservation

There are multiple mature trees on the site. The applicant proposes to preserve all the trees. The applicant is not proposing additional landscaping at this time. Water efficient landscaping is required only when a new home is constructed.

Offsite improvements: The City is requiring the applicant to provide a right-of-way easement onsite for the future public sidewalk extension along the street frontage. The Public Works Department has provided the applicant with instructions regarding the sidewalk dedication easement in the Conditions of Approval in Attachment 4. The property owner is required to execute the easement deeds prior to receiving an encroachment permit and prior to building occupancy.

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
- 52 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 and the Variance with the Conditions of Approval in Attachment 4
2. Approve the Design Review and the Variance with modified conditions.
3. Deny the Design Review and the Variance 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: Shila Behzadiaria, 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
7. Variance Justification