



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 19-0456, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

SUBJECT

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to allow construction of a 352 square foot second story bedroom addition above the garage of a two-story townhome unit.

Location: 767 Danforth Terrace (APN: 201-23-062)

File #: 2019-7113

Zoning: R-2/PD (Low-Medium Density Residential)

Applicant / Owner: Gabriel Olander

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Noren Caliva-Lepe, 408-730-7659, ncaliva-lepe@sunnyvale.ca.gov

BACKGROUND

Description of Proposed Project

The proposed project includes a 352 square foot addition on the second floor of an existing two-story townhome unit. The addition will be located on top of an existing two-car garage and will result in a fourth bedroom. No deviations from the required development standards are proposed.

See Attachment 2 for the Data Table of the project.

Previous Actions on the Site

The unit was built as part of a 40-unit townhome development in 1977, known as Old Orchard Townhouses. With the exception of minor building permits for re-roofing and water heater installations, no significant permit applications have been submitted for the development.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption (minor alterations/additions to existing structures) relieves this project from the California Environmental Quality Act (CEQA) provisions.

DISCUSSION

Site Layout and Architecture

The townhome unit is located at the northwest corner of the development and is not visible from any public streets. The unit is in the middle of a three-unit cluster of townhomes. Each of the townhomes in this cluster is two-story in size, with two-car garages and driveways facing a private street. The neighboring townhomes on either side of the subject townhome have living areas on top of their garages.

The applicant proposes to fill in the space on top of the garage with a new bedroom. The proposed

addition maintains the existing pattern and style of the overall townhome development, with the second floor addition lining up with the second floor walls of the adjacent townhomes. The addition will be recessed back over three feet from the garage door, creating a visual break in the mass of the building. All new exterior materials and colors will match existing.

Development Standards

The proposed project complies with all applicable development standards. Overall setbacks are unchanged, as the addition is interior to the site. The proposed bedroom addition will result in a negligible increase in the overall lot coverage, floor area ratio (FAR) and on-site parking for the development. No landscaping modifications are proposed as part of this application.

NEIGHBORHOOD IMPACTS/COMPATIBILITY:

The townhome development is adjacent to two and three-story multi-family homes, and single-family homes across the nearest public street on Danforth Drive. The proposed addition is interior to the site and will not be visible from the public street frontage. Visual and privacy impacts to adjacent homes will be minimal, as the addition will match the existing building pattern and architecture and new second floor windows will face interior to the site.

Staff finds that the proposed addition reasonably accommodates the property owner's request for additional living area, while complying with all required development standards and respecting visual and privacy considerations of neighbors. See Attachment 3 for the Special Development Permit findings.

PUBLIC CONTACT

279 notices were sent to surrounding property owners and residents within 300 feet of the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. No letters or calls were received from the public by staff.

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

ALTERNATIVES

1. Approve the Special Development Permit with Recommended Conditions in Attachment 4.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

RECOMMENDATION

Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment 4.

Prepared by: Noren Caliva-Lepe, Acting Principal Planner
Approved by: George Schroeder, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings
4. Standard Requirements and Recommended Conditions of Approval
5. Site and Architectural Plans

