



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 19-0351, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: Application on a 0.25-acre site:

DESIGN REVIEW: to allow construction of a solid roof over an accessory structure (gazebo) to the rear of an existing one-story single family home, resulting in 4,766 square feet (4,359 square feet existing home unchanged and 407 square feet accessory structure) and 43.4% floor area ratio (FAR).

Location: 1630 Manitoba Dr. (APN: 323-22-044)

File #: 2018-8016

Zoning: R-1 (Low Density Residential)

Applicant / Owner: Kikuchi + Kankel Design Group (applicant) / Kenneth and Donna Okumura (owner)

Environmental Review: A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(e) Categorical Exemption includes construction of accessory structures and installation of small new equipment and facilities in small structures.

Project Planner: Mary Jeyaprakash, (408) 730-7449, mjeyaprakash@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential (RLO)

Existing Site Conditions: One-Story Single-Family Home

Surrounding Land Uses

North: One-Story Single-Family Home

South: One-Story Single-Family Home

East: One-Story Condos (Rhonda Village)

West: One-Story Single-Family Home

Issues: Compliance with Single Family Home Design Techniques and gross floor area exceeds threshold for Planning Commission review

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

BACKGROUND

Description of Proposed Project

The project site is 0.25 acres in size and is currently developed with a one-story single-family home.

The applicant proposes to construct a solid roof over an already approved patio with an open trellis roof (Planning Application #2018-7792). The attached patio is 407 square feet in size, which includes an already approved outdoor kitchen. The existing single-story home is to remain unchanged.

Replacing the trellis roof (less than 50% solid) with a solid roof increases the floor area and lot coverage of the house. The project would result in a gross floor area of 4,766 square feet and 43.4% floor area ratio (FAR). See Site and Architectural drawings in Attachment 5. The proposed project requires Planning Commission review because the proposed gross floor area exceeds 3,600 square feet. See attachment 6 for Neighborhood Comparison Table.

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

The existing 4,359 square foot home was built in 1960. A Design Review permit was approved in 2018 for a front porch and two rear patios with trellis roofing, which is currently under construction. The front porch and patios did not count towards FAR and were, therefore, reviewed through a staff-level permit. There are no other Planning applications or active Neighborhood Preservation complaints on this property.

ENVIRONMENTAL REVIEW

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(e) Categorical Exemption includes construction of accessory structures and installation of small new equipment and facilities in small structures.

DISCUSSION

Architecture

The solid roof is designed to be architecturally compatible with the existing house, by using composition shingle roofing material and 5:12 roof pitch to match the existing house. The patio would continue to be open on three sides. No modifications are proposed to the existing home.

Development Standards

The proposed project complies with all development requirements, such as lot coverage, setbacks and height. The Project Data Table for the proposed project can be found in Attachment 2.

Neighborhood Impacts

Staff does not expect privacy or noise impacts to result with approval of the project. The proposal does not alter the existing setbacks or height of the house. The overall height of the patio is lower than the height of the house. The patio is located to the rear of the house, and is not visible from the street frontage. The patio is located almost 14 feet from the rear property line and the existing rear fence is approximately 8 feet in height. To further reduce visual impacts to the neighbors to the rear, staff recommends that at least one tree be planted between the patio and the rear fence (see Condition of Approval GC-7 in Attachment 4).

Applicable Design Guidelines: The proposed project 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 one comment from the neighbor directly in back of the patio regarding visual impacts (see Attachment 8). Staff clarified with the neighbor that the project currently under consideration is for the solid roof over the patio. Staff also clarified that the proposed roof is consistent with the existing roof pitch and is lower in height than the main house. Subsequent to the letter, staff also met with the neighbor, who then expressed support for staff's recommendation for planting of a tree. The property owner is also agreeable to the recommended condition.

Notice of Public Hearing:

- Published in the *Sun* newspaper
- Posted on the site
- 138 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: Approve the Design Review in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

Prepared by: Mary Jeyapakash, Associate Planner

Approved by: Noren Caliva-Lepe, Acting 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. Project Description Letter from Applicant
8. Public Comments and Pictures