



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 19-0554, Version: 1

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### REPORT TO THE ZONING ADMINISTRATOR

#### SUBJECT

##### **Proposed Project:**

**SPECIAL DEVELOPMENT PERMIT:** to allow a 360 square foot single-story addition to an existing duplex, resulting in 2,486 gross square feet and 28.7% FAR (floor area ratio).

**Location:** 1087 Greco Avenue (APN: 211-22-005)

**File #:** 2018-7918

**Zoning:** R-3/PD (Medium Density Residential)

**Applicant / Owner:** Sunnyvale Construction Co./Alicia L. Inafuku Trustee

**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](mailto:ncaliva-lepe@sunnyvale.ca.gov)

#### BACKGROUND

##### Description of Proposed Project

The proposed project includes a 360 square foot single-story addition to an existing duplex. A Special Development Permit is required for a minor addition to an existing property that is zoned PD (Planned Development). No deviations are proposed from the required development standards.

See Attachment 2 for the Data Table of the project.

##### Previous Actions on the Site

The duplex was built in 1950. With the exception of minor building permits for re-roofing and electrical repairs, no significant permit applications have been submitted.

#### 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 existing site is developed with a duplex, with one unit sited towards the front of the lot and the second unit at the back. An existing garage provides shared parking between the two units. The proposed addition creates a third bedroom and front porch to the unit in the back. No modifications are proposed to the unit in the front or to the existing shared garage.

The existing unit in the back currently has a flat roof. As part of the proposed project, the applicant proposes to modify the roof into a gable with a 4:12 pitch. The overall height of the unit would increase from approximately 9 feet to 13 feet. Horizontal siding is proposed at the top of the gable

ends to help break up the mass. All exterior colors and materials will match existing.

### **Development Standards**

The proposed project complies with all applicable development standards, such as parking, setbacks, height, lot coverage, FAR and landscaping. Overall setbacks are unchanged, as the addition is interior to the site. The proposed addition will result in a small increase in the overall lot coverage and FAR, which are below the maximum permitted. No landscaping modifications are proposed as part of this application.

### **NEIGHBORHOOD IMPACTS/COMPATIBILITY:**

The duplex is primarily adjacent to two-story multi-family homes, with the exception of a single-story single-family home along the right side. The proposed addition is interior to the site and will be minimally visible from the public street frontage. Visual and privacy impacts to adjacent homes will be minimal, as the existing exterior setbacks will be maintained and the increased height of the new roof is well below the maximum permitted height of 35 feet.

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**

654 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, Senior Planner

Approved by: Amber Blizinski, Principal Planner

### **ATTACHMENTS**

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