



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 19-0869, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

DESIGN REVIEW: To construct a second-story addition of 280 square feet to an existing two-story single-family home, resulting in 3,235 square feet (2,800 square feet living area and 435 square feet garage) and 49% floor area ratio (FAR).

Location: 1534 Sandpiper Court (APN: 313-23-037)

File #: 2019-7437

Zoning: Low Density Residential (R-0)

Applicant / Owner: Xu Engineering (applicant) / Pavan Kumar Golla and Lakshmanupama Tadikonda (owner)

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

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

REPORT IN BRIEF

General Plan: Low Density Residential (RLO)

Existing Site Conditions: Two-Story Single-Family Home

Surrounding Land Uses

North: One-Story Single-Family Home

South: One-Story Single-Family Home

East: One-Story Single-Family Home

West: One-Story Single-Family Home

Issues: Neighborhood Compatibility

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

BACKGROUND

Description of Proposed Project

The project site is 6,594 square feet in size and is currently developed with a two-story single-family home with an accessory dwelling unit (ADU).

The applicant proposes a 280-square foot second-story addition to an existing two-story home, resulting in 3,235 square feet total floor area and 49% floor area ratio (FAR).

The proposed project requires Planning Commission review because the proposed FAR exceeds 45%. 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 two previous Planning approvals on this property:

- Variance (1976-0016): This Variance allowed 6-foot side setback for the second floor, where 7 feet minimum was and is still required.
- Miscellaneous Plan Permit (2019-7369): This MPP allowed a new 697-square foot Accessory Dwelling Unit (ADU) on the first floor.

In addition to Planning approvals mentioned above, there are multiple Building Permits for minor changes. There are no active neighborhood preservation cases on this property.

EXISTING POLICY

Applicable Design Guidelines: The Sunnyvale Single Family Home Design Techniques provide recommendations for neighborhood compatibility, site layout, architecture, and design. These guidelines are referenced in the discussion and analysis below.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption (CEQA Guidelines, Section 15301) relieves this project from the requirements of the California Environmental Quality Act, which covers minor alteration or additions to an existing single-family home involving negligible or no expansion of the existing use.

DISCUSSION

Present Site Conditions

The cul-de-sac and immediate neighborhood are predominantly comprised of single-story single-family homes. Most of the homes in the cul-de-sac have more prominent garage and recessed front entry. The proposed project is in a neighborhood of ranch-style single-family homes originally built in late 1950s.

The subject property is currently developed with a 2,955-square foot two-story single-family home on a square-shaped lot. While the existing home follows the pattern found in the cul-de-sac with a prominent garage and recessed front entry, it is the only two-story house in the cul-de-sac.

Architecture and Site Layout

The existing two-story single-family home has Ranch-style architectural characteristics that are common in the neighborhood with recessed entry, garage in the front, hipped roofs, window shutters, brick veneer, stucco walls and composition shingle roofing

The proposed 280-square foot addition is to the back of the existing second floor. The addition follows the existing second floor wall on the left side and is recessed back one foot along the right side. The only visible portion of the proposed second-story addition from the street would be the top of the proposed hipped roof. All new windows associated with the addition will be located along the rear elevation. All exterior colors, materials and window design will match existing.

Minor modifications are also proposed to some of the existing windows. The two existing front façade windows on the second floor will also be slightly modified, with one being reduced in size and the second one being centered on the wall plane. Four new frosted-glass windows are also proposed along the second-floor side elevations, including one bathroom window on the left side, one staircase windows on the right side, and two bedroom windows on the right side.

Staff finds that the proposed addition and minor modifications to the existing home are compatible with the existing architectural style of the home and neighborhood.

Floor Area and Floor Area Ratio

The proposed 49% FAR requires Planning Commission review because it exceeds 45% FAR threshold. The proposed addition exceeds the threshold by 4%, which translates to 268 square feet of floor area above the 2,967 square feet at 45% FAR.

The existing FARs in the vicinity range from 22% to 54%, with an average of 30% (Attachment 6). The proposed project would be the second largest home, and one of three two-story single-family homes in the immediate neighborhood. The largest home in the neighborhood is located in a cul-de-sac just south of the project site at 1092 Durham Court with a gross floor area of 3,467 square feet and FAR of 54%.

The resulting mass and bulk of the home with the proposed addition is minimal as the project exceeds minimum setback requirements and the only visible portion of the addition from the street level is the top of the roof. The plate height of the addition is consistent with the existing plate height of 8 feet, and the side walls do not protrude out further than existing, which helps to minimize visual and privacy impacts to adjacent neighbors.

The existing home is one of three two-story single-family in the predominantly single-story single-family home neighborhood. With the proposed two-story addition of 280 square feet, the ratio of the second floor to the first floor would be 37.6%. The Single Family Home Design Technique Policy 3.4A states that “[t]he area of the second floor should not exceed the common standard of the neighborhood. For new second stories in predominately one-story neighborhoods, the second floor area should not exceed 35% of the first floor area (including the garage area).”

The proposed project exceeds the recommended guideline by approximately 62.5 square feet. The intent of the guideline is to minimize the visual bulk of the second floor. Staff finds that the intent of that guideline is met, as the addition is to the back of the second floor and is minimally visible from the street frontage. The increased setbacks, preservation of the 8-foot plate height and basic form of the addition also helps to reduce the mass from neighboring properties. The existing house at 1092 Durham Court has a second to first floor ratio of 52% and is located on a corner lot. Staff further finds that the proposed addition is less obtrusive than the home on Durham Court, as it is located on an interior lot.

Therefore, the proposed second floor addition is reasonable, meets the intent of the guideline, and is consistent with precedence set in the neighborhood

Development Standards

The proposed project complies with the applicable development standards as set forth in the Sunnyvale Municipal Code (SMC), such as lot coverage, parking, height and setbacks. 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 that would interfere with solar access by shading more than 10% of the roof of any structure on a nearby property. The

solar analyses for the proposed project illustrates that the proposed project does not shade more than 4% of the adjacent properties (See Sheets A7 of Attachment 5).

Neighborhood Impacts and Compatibility

As the only existing two-story single-family home in the immediate vicinity, the proposed home addresses neighbor privacy, solar access requirements, scale and architectural design compatibility.

The proposed addition to the existing second floor exceeds the minimum required setbacks from all four sides. Even with the two-story rear addition proposed, the rear setback exceeds the minimum requirement of 20 feet, and located at approximately 30 feet away from the rear property line. The proposed two-story addition is in the rear of the property and is flushed with the current second floor walls, which minimize the impacts on mass and bulk to the immediate neighbors.

The egress windows for the new bedrooms are oriented to the rear of the property to minimize the privacy impacts to the immediately adjacent neighbors on both sides. Several new windows are proposed in the existing second floor area on both sides of elevation, and they are frosted to minimize privacy concerns per Single Family Home Design Technique Policy 3.6C.

Based on the setbacks, location and orientation of the proposed addition, and location of windows, staff does not find any privacy impacts related to the proposed addition. The applicant proposes using the same exterior materials to maintain the consistency, and the proposed modification will complement the architectural style of the existing home and within the neighborhood.

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
- 51 notices mailed to property owners and residents within 300 feet of the project site

Staff Report:

- Posted on the City's website
- Posted 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

Alternative 1: Approve the Design Review with the Conditions of Approval in Attachment 4.

Prepared by: Kelly Cha, Associate Planner

Approved by: Noren Caliva-Lepe, Principal Planner

ATTACHMENTS

1. Vicinity and Mailing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. Neighborhood Comparison Table