



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 20-0265, Version: 1

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### REPORT TO PLANNING COMMISSION

#### SUBJECT

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

**DESIGN REVIEW:** to allow a first story addition of 585 square feet to the rear of an existing two-story single-family home resulting in 3,838 square feet (3,331 square feet living area and 507 square feet garage and 42% floor area ratio).

**Location:** 1398 Bedford Avenue (APN: 320-29-013)

**File #:** 2019-7360

**Zoning:** Low Density Residential (R-1)

**Applicant / Owner:** Nick Bui for IP Architecture (applicant) / Long and Thuy Nga Lu (owner)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

**Project Planner:** Cindy Hom, (408) 730-7411, [chom@sunnyvale.ca.gov](mailto:chom@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:** Two-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 9,156-square feet residential lot and is currently developed with a two-story single-family home. The applicant proposes a 585-square foot first story addition resulting in a 3,838-square foot two story home and 42% floor area ratio (FAR).

A Design Review is required for an addition to an existing home to evaluate compliance with development standards and with the Single-Family Home Design Techniques. Planning Commission review is required for homes exceeding 3,600 square feet gross floor area or floor area ratios greater than 45%. The proposed project will exceed the 3,600 square feet threshold. 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 no previous Planning approvals and are no active neighborhood preservation cases on this property.

### **EXISTING POLICY**

#### **Applicable Design Guidelines:**

The proposed home is consistent with the adopted Single-Family Home Design Techniques since the proposed design maintains the existing form of houses, materials, and design elements of the neighborhood. It would have minimal visual impact to the neighborhood. Findings for the Single-Family Design Techniques are included in Attachment 3.

### **ENVIRONMENTAL REVIEW**

The Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Class 3(a) Categorical exemptions includes an addition to an existing single-family residence in a residential zoning district.

### **DISCUSSION**

#### **Present Site Conditions**

The neighborhood is comprised of one and two-story single-family homes. The subject property is an interior lot that abuts one and two-story homes on all sides. The existing home was built in the 1975 with traditional Ranch-style architectural features that includes a tile roof, stucco walls, wood shutters, interior gridded windows and a wide front porch entry. The neighborhood is similar and consists of traditional Ranch style elements such as simple building and roof forms that feature stucco, horizontal siding, brick accents, and varying window patterns. The subject property is currently developed with a 3,253-square foot two-story single-family home on a rectangular-shaped lot.

#### **Architecture and Site Layout**

The applicant proposes to construct a 585-square foot first floor addition to an existing two-story single-family home. The purpose of the new addition to allow enlargement of the existing kitchen and family room and construction of a new entertainment room addition. The proposed project will maintain the existing four bedrooms four bathrooms, and 507-square foot attached garage. No modifications are proposed to the front elevation or second floor.

The proposed project retains traditional elements of the existing home including the hip and gable roof form over the area of addition, stucco walls, and new windows and bifold patio door. The proposed roof material and walls will match the existing earth gray flat clay tile roof and tan stucco walls. The new windows and window trims will match the existing windows with single hung interior gridded windows on the side elevations and a new slider window and bifold patio door on the rear elevation. No protected trees are proposed to be removed.

Staff finds that the proposed addition is compatible with existing home and neighborhood. The addition will match the existing exterior colors and materials, and complement the neighborhood.

#### **Development Standards**

The proposed project complies with the applicable development standards as set forth in the

Sunnyvale Municipal Code (SMC). The Project Data Table for the proposed project can be found in Attachment 2.

**Floor Area and Floor Area Ratio:** A single-family home proposing a gross floor area greater than 3,600 square feet and requires Planning Commission review and approval. The proposed project has a gross floor area of 3,838 square feet on a 9,156-square foot lot, which results in 42% FAR.

Homes in the neighborhood range in size from 1,970-square feet to 5,884-square feet with an average of 2,851-square feet. The existing FARs in the vicinity range from 11% to 66%, with an average of 30%. The proposed 42% FAR would not appear to be out of character considering the surrounding homes are already two-story and there is already a precedent for higher FAR. Furthermore, the addition is located on the first floor at the back and would not be visible from the street. To ensure design consistency and compatibility with the neighborhood, the proposed addition is designed to:

- Use similar roof forms, materials and finishes to match the existing house, and
- Maintain an 8-foot wall plate height to match the existing first floor wall plate height.

Staff finds that the proposed addition will not result in a visual change to the front facade, provides the minimum setback requirements as well as design continuity with the rest with the neighborhood.

### **Neighborhood Impacts and Compatibility**

The proposed home design addresses neighbor privacy, scale and architectural design compatibility. The proposed first floor addition complies with the minimum required building setbacks. Based on the setbacks and location of addition, staff finds privacy impacts to be minimized. The proposed remodel utilizes high-quality materials that will complement the architectural style found in the neighborhood.

### **FISCAL IMPACT**

No fiscal impacts other than normal fees and taxes are expected.

### **PUBLIC CONTACT**

#### **Notice of Public Hearing**

- Published in the *Sun* newspaper
- Posted on the site
- 46 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 official notice bulletin board
- Posted on the City's website

**Public Contact:** Staff has not received any correspondence or phone calls from neighbors at the time of writing of this report.

### **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: Cindy Hom, Associate Planner

Approved by: Noren Caliva-Lepe, Principal Planner

### **ATTACHMENTS**

1. Site, Vicinity and Public Notice Mailing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Architectural and Site Plans
6. FAR Study
7. Colors and Materials Board