



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 20-0504, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

DESIGN REVIEW: to allow a first story addition of 110 square feet to an existing two-story single-family home resulting in 2,941 square feet (2,519 square feet living area and 422 square feet garage) and 47% floor area ratio.

Location: 442 Palo Verde Dr (APN: 213-03-030)

File #: 2020-7129

Zoning: Low Density Residential (R-0)

Applicant / Owner: Dennis Hayes & Associates (applicant) / Bernadette Tapella (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

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 a 6,278 square feet residential lot and is currently developed with a two-story single-family home. The applicant proposes a 110-square foot addition to the front and rear of the first floor, resulting in a 2,941-square foot two story home and 47% floor area ratio (FAR). All development standards, such as setbacks, height and lot coverage, are met. No modifications are proposed to the existing second floor.

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 the home, materials, and design elements of 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 two-story home was built in 1968.

Architecture and Site Layout

The applicant proposes to construct a 110-square foot first floor addition to an existing two-story single-family home. Approximately 33 square feet will be added to the front of the home by converting a portion of the front porch and a corner of the over-sized two-car garage in order to expand an existing bathroom and laundry room. The remaining floor area addition will be added to the back of the home to expand the existing kitchen and family room. The proposed project will maintain the existing five bedrooms, three bathrooms, and attached two-car garage. No modifications are proposed to the second floor.

The existing house was built with traditional Ranch-style architectural features including a tile roof, hip and gable roof forms, stucco walls, wooden shutters, interior gridded windows and a front porch. All new exterior wall and roof materials and colors, and windows and trims will match existing. The front addition is recessed approximately 7 inches from the existing porch columns to not compete with the look of the front porch. A decorative, arched window was added to the addition, to balance the look of the arched porch feature that is being maintained. A wood sill and beveled apron is added under the new window for additional articulation. The rear addition will not be visible from the street and will line up to the existing rear-facing wall. A bay window will be added to the rear addition, to match an existing rear-facing bay window.

The applicant also proposes to rebuild an existing rear deck and incorporate a new built-in BBQ and open trellis roof cover that are compliant with setback requirements (not counted towards lot coverage or FAR). 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 or 45% FAR requires Planning Commission review and approval. The proposed project has a gross floor area of 2,941 square feet on a 6,278-square foot lot, which results in 47% FAR.

Homes in the neighborhood range in size from 2,068 square feet to 2,949 square feet with an average of 2,468 square feet. The existing FARs in the vicinity range from 33% to 49%, with an average of 40%. The proposed 47% FAR would not appear to be out of character considering there is already a precedent for higher FAR in the immediate neighborhood. Furthermore, the modest addition is located on the first floor at the front and rear elevations of the home and under existing roofed areas. The proposed additions would not result in a visual change in the architectural character of the home. Staff finds proposed modifications maintain existing setbacks and has been designed to minimize mass and bulk from the street.

Neighborhood Impacts and Compatibility

The proposed design addresses neighbor privacy, scale and architectural design compatibility. The proposed addition is limited to the first floor and no modifications are proposed to the second floor. The front and rear additions maintain the existing character of the home and maintain compatibility with 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
- 57 notices mailed to property owners and residents within 300 feet of the project site

Staff Report

- Posted on the City of Sunnyvale's website

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

Reviewed by: Shaunn Mendrin, Principal 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. Site and Architectural Plans
6. FAR Study
7. Colors and Materials Board