



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 20-0813, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: DESIGN REVIEW to allow a 70 square foot shed at 8 feet in height, resulting in 4,836 square feet gross floor area (4,360 square feet living area, 406 square feet garage and 70 square feet shed) and 44% Floor Area Ratio (FAR).

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

File #: 2020-7435

Zoning: R-1

Applicant / Owner: Kenneth and Donna Okumura

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

Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential

Existing Site Conditions: One-story single-family residence

Surrounding Land Uses

North: One-story single-family residence

South: One-story single-family residence

East: Two-story condominiums

West: One-story single-family residence

Issues: Neighborhood compatibility

Staff Recommendation: Approve the Design Review with recommended conditions in Attachment 4.

BACKGROUND

Description of Proposed Project

The applicant proposes an 8-foot-tall, 70-square foot accessory structure on a 10,980 square foot irregular-shaped lot with an existing one-story single-family residence resulting in 4,836 square feet gross floor area with 44% FAR.

In most cases, accessory structures in the rear yard that are up to 8 feet in height do not require a planning permit. However, a Design Review permit with Planning Commission approval is required in this situation because the accessory structure increases the building floor area on a lot that already exceeds 3,600 square feet. The permit evaluates compliance with the development standards and the City's Single-Family Home Design Techniques.

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

A Design Review permit (2018-8016) was approved by Planning Commission in 2019 to allow a solid roof over a 407 square foot attached patio resulting in 4,766 square feet gross floor area. A front porch and two rear patios with trellis roofing were previously approved through a staff-level design review permit (2018-7792). 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

Present Site Conditions

The project site is located within a residential neighborhood bordered by The Dalles Avenue in the north, South Mary Avenue in the west, Hollenbeck Avenue towards east and Homestead Road on the south. The immediate neighborhood is comprised of predominantly one-story single-family home residences that were mostly built in 1960s with Ranch-style architecture. The subject property is pie-shaped with a narrow street frontage that gradually widens along the north side (rear) of the property. The site is developed with an existing one-story house with Ranch-style characteristics, including hip roofs, exterior stucco and stone skirting finish. No modifications are proposed to the existing house.

Site Layout and Architecture

The applicant proposes to construct an 8-foot tall detached storage shed (utility building) that is 70 square feet in size for the purpose of storing common household items. The proposed shed will be located in the rear yard, with zero setback along the left side property line and a 5-foot setback along the rear property line. The proposed shed maintains clearance requirements for existing easements that run along the rear property line. The shed is designed to be architecturally compatible with the existing house by using composition shingle roofing material, lap siding for wall finish and 4:12 roof pitch.

Sunnyvale Municipal Code (SMC) Section 19.94.040 generally allows detached utility buildings up to 8 feet in height with no setback requirements or a Planning permit. However, the floor area of a utility building is counted towards the building floor area on a lot. The existing house is 4,766 square feet in size with a floor area ratio (FAR) of 43.4%. The proposed 70 square foot shed will result a gross floor area of 4,836 and 44% FAR. Planning Commission review is required to exceed 3,600 square feet or 45% FAR.

Development Standards

The proposed project complies with all the applicable development standards including lot coverage and distance between main and accessory structure requirements. As previously noted, the shed is not subject to setback requirements. The Project Data Table for the proposed project can be found in Attachment 2.

Neighborhood Impacts

Gross floor area and FAR are a measurement of bulk and mass. The proposed shed is small in size,

is tucked towards the back of the property and is not visible from the street frontages. The proposed 8-foot shed height is approximately the same height as that of the adjoining fence which will further minimize any visual impact to the surrounding neighbors. Therefore, staff does not expect visual, privacy or noise impacts to result with approval of the project.

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

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

Prepared by: Aastha Vashist, 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. Site and Architectural Plans
6. Neighborhood Comparison Table

