



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 20-0985, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: Related applications on a 9,207 square foot site:

DESIGN REVIEW to allow a first-story addition of 514 square feet to an existing two-story single-family home, resulting in 3,967 square feet (3,187 square feet living area and 780 square feet garage) and 43% floor area ratio (FAR).

Location: 1350 Elsona Drive (APN:320-08-044)

File #: 2019-7900

Zoning: Low Density Residential (R-1)

Applicant / Owner: Innovative Concepts / Ashok and Pushpa Saraf Trustee

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

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential

Existing Site Conditions: One-story single-family residence

Surrounding Land Uses

North: Two-story single-family home

South: South Peninsula Hebrew Day School

East: Two-story single-family home

West: One-story single-family home

Issues: Neighborhood compatibility

Staff Recommendation: Approve the Design Review based on the Findings in Attachment 3 and subject to the Recommended Conditions of Approval in Attachment 4.

BACKGROUND

Description of Proposed Project

The project site is 9,207 square feet in size and is currently developed with a 3,453 square foot two-story single-family home. The applicant proposes a 514 square foot first floor addition resulting in a 3,967 square foot two-story home and 43% floor area ratio (FAR).

A Design Review is required for an addition to an existing home to evaluate compliance with Zoning Code development standards and with the Single-Family Home Design Techniques. Planning Commission review is required for homes exceeding a total floor area of 3,600 square feet or a floor area ratio greater than 45%. The proposed project will exceed the 3,600 square feet threshold but is below the 45% FAR 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. Additionally, the proposed first floor addition would be located in an area resulting in minimal visual impact to the neighborhood. Findings for the Single-Family Design Techniques are included in Attachment 3.

ENVIRONMENTAL REVIEW

The Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Class 1(e) Categorical exemption includes additions to an existing single-family that is less than 50% of the floor area of the existing 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 located on a corner lot developed with an existing two-story home. The existing home was built in 1976 with Ranch-style architectural elements that include asphalt composition roof shingles, stucco walls, shake and shingle siding, sliding windows and a front porch entry. The neighborhood consists of traditional Ranch style elements such as simple building and roof forms that feature stucco, horizontal siding, brick accents, and varying window patterns.

Architecture and Site Layout

The applicant proposes to construct a 514 square foot first floor addition to the back of the existing two-story single-family home. The purpose of the new addition is to allow new bedrooms on the first floor to accommodate a multi-generational household. The proposed project will result in six bedrooms and an attached three car garage. No modifications are proposed to the front elevation or second floor.

The proposed addition is integrated into the overall design by utilizing styles, colors and materials that match the existing home. The addition consists of new windows consisting of three and two-panel slider windows that will match the existing windows, a new paneled door to the side yard, stucco walls, and asphalt composition roofing. No protected trees are proposed to be removed.

The existing roof pitch is at a 5:12 slope. The addition is designed with a 1½ :12 pitch to avoid blocking egress windows on the second floor. Although the Single-Family Design Techniques encourage similar roof pitches, the proposed roof form on the addition still meets the design standards in that it maintains hip and gable forms as the existing roof, reduces the height and bulk along the side yard, and will not substantially detract from the existing home given the addition is at the back of the house and away from the street frontage. A steeper roof slope would have resulted in a taller addition that would have conflicted with an existing window on the second floor.

Therefore, staff finds that the proposed roof pitch results in massing that is more appropriate for the house and adjacent neighbors.

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 3,967 square feet on a 9,207 square foot lot, which results in 43% FAR.

Homes in the neighborhood range in size from 2,311 to 3,984 square feet with an average of 3,125 square feet. The existing FARs in the vicinity range from 16% to 48%, with an average of 35%. The proposed 43% FAR would not be out of character with the neighborhood considering the surrounding homes are already two-story and there is already a precedent for higher FARs. Furthermore, the addition is located on the first floor in the rear and interior side yard and would have minimal visibility 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 façade and 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 styles and 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
- 32 notices mailed to property owners and residents within 300 feet of the project site

Staff Report

- Posted on the City'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 based on the Findings in Attachment 3 and subject to the Recommended 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 based on the Findings in Attachment 3 and subject to the Recommended Conditions of Approval in Attachment 4.

The proposed addition can be supported because it is located on the first floor on the interior side of the lot. The addition has been designed to be integrated with the existing home through the use of colors, materials and massing that match existing home and provide overall design consistency and continuity with the neighborhood.

Prepared by: Cindy Hom, Associate

Approved by: Shaunn Mendrin, 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. Colored Rendering and Materials Board