



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 21-0122, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

DESIGN REVIEW for a first-story addition of 293 square feet and second-story addition of 206 square feet to an existing two-story home resulting in 2,956 square feet (2,501 square feet of living area and 455 square feet garage) and 47.5% floor area ratio (FAR).

Location: 1519 Emperor Way (APN: 309-36-015)

File #: 2020-7639

Zoning: R-0 - Low Density Residential

Applicant / Owner: Emerald Design Group, LLC (applicant) / Tamer M Mahmoud and Dina M Hadi (owners)

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

Project Planner: Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential (0-7 du/ac)

Existing Site Conditions: Two-story single-family residence

Surrounding Land Uses

North: Single-family residence

South: Single-family residence

East: Single-family residence

West: Single-family residence

Issues: Neighborhood compatibility, floor area

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 existing single-family, single-story home is located on a 6,227-square foot project site mid-block on the west side of Emperor Way. The applicant proposes a 293 square foot first story addition and a 206-square foot second story addition to the rear of the house. The total floor area would be 2,956 square feet and 47.5% floor area ratio (FAR).

A Design Review is required for construction of an addition to evaluate compliance with development standards and with the Single Family Home Design Techniques. This project requires Planning Commission review because the total FAR on the site would exceed 45%.

See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Project Data Table of the project.

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 house, and materials and design elements of the neighborhood. It would have minimal visual impact to the neighborhood. Although the second story addition is over the first story addition, the second story is set in on two sides and the massing is broken up with a roof on the left side and the rear. Findings for the Single Family Design Techniques are included in Attachment 3.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act provisions. Class 1 Categorical Exemptions includes minor additions to an existing single-family residence.

DISCUSSION

Architecture: The existing neighborhood is comprised of a mix of one- and two-story residences constructed in 1970, which are primarily Ranch style with simple rectilinear forms. Modifications are proposed to the existing two-story residence to expand the family room and master bedroom to the rear of the house with a 293-square foot addition on the ground floor. A 206-square foot addition to the master bedroom and loft are also proposed on the second floor. The project also includes the remodel of the kitchen and first floor.

The existing residence has Ranch style characteristics with a front porch, a low-pitched roof form, and the front entrance recessed under a deep roof eave. The second story is located over the living area behind the garage and there are faux window shutters accenting the windows on the second floor. Most of the two-story homes in the neighborhood also have similar Ranch style design elements and the second story portion of the homes are located toward the rear. The proposed project retains many of the Ranch style architectural elements of the neighborhood including simple shapes and roof forms. The first story addition will not be visible from the street. The second story addition will be minimally visible from the street and is located more than 60 feet from the front property line.

The roof pitch of the existing home is 4:12, which will be maintained throughout including the addition. All new exterior colors and materials will match the existing. New side-sliding windows will also match the existing window style and trim.

Development Standards: The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code, such as lot coverage, parking, height and setbacks.

Floor Area Ratio: The existing two-story residence with the garage is 2,457 square feet (39.5% FAR). With the proposed addition, the floor area would total 2,956 square feet (47.5% FAR). The proposed FAR of 47.5% is slightly higher than the average-sized home found in the immediate neighborhood, including the two adjacent homes. An FAR greater than 45% or building size of 3,600 square feet or greater requires review by the Planning Commission.

The neighborhood consists of one- and two-story homes with two-vehicle garages. The FARs range between 29% and 55% with lot sizes averaging 6,469 square feet (Attachment 8). At 6,227 square feet, the project site is slightly smaller than the average lot size in the neighborhood. The proposed floor area at 2,956 square feet is comparable to other two-story homes in the neighborhood and the proposed FAR is within the range found in the neighborhood.

The property is not within a predominately one-story neighborhood. Therefore, Design Technique Policy 3.4A limiting the second floor to 35% of the first floor does not apply to this project.

Privacy: The project site is a rectangular shaped lot. The proposed first and second story addition is to the left side of the property in the rear. The setback on the left side is proposed to be 8 feet 8 inches on the first floor, which is greater than the existing setback of the house on the left side, which is 8 feet 1 inch. The setback to the second story would be 10 feet 5 inches which is greater than the minimum requirement for the second floor. The setback to the rear property line is 20 feet 8 inches to the first floor and 22 feet 4 inches to the second floor, both exceeding the rear setback requirement of 20 feet. The proposed project meets the current setback standards.

There are two small windows proposed on the right side on the second floor for the master bedroom. The distance from the property line to these windows is greater than 35 feet. There are no new windows proposed on the left side on the second floor. There is one full-sized egress window proposed towards the rear. The distance from the property line to these windows is 22 feet 4 inches. It should be noted that there are many mature trees that act as screening between the project site and the rear neighbors. Given the ample setback, location of the new windows, and existing mature landscaping, staff finds privacy impacts would be minimal and acceptable.

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
- 78 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

- Agenda Posted on the City's official notice bulletin board
- Posted on the City's website

Public Contact: At the time of preparation of the staff report, no correspondences from neighbors

were received.

Conclusion:

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review and the Recommended Conditions of Approval (Attachment 4). Recommended Findings and General Plan Goals are located in Attachment 3.

ALTERNATIVES

1. Approve the Design Review with the conditions 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

Recommend Alternative 1 to approve the Design Review with the conditions in Attachment 4.

Prepared by: Momoko Ishijima, Senior 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. Color Rendering
7. Color and Materials Board
8. FAR Analysis