



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 21-0799, Version: 1

REPORT TO HERITAGE PRESERVATION COMMISSION

SUBJECT

Proposed Project:

RESOURCE ALTERATION PERMIT to allow a 250 square foot covered patio attached to an existing two-story single-family home, resulting in 5,594 square feet (4,768 square feet living area and 576 square feet garage unchanged) and 38% floor area ratio (FAR). The project includes a 14 square foot bay window, exterior stairs, a 393 square feet exterior deck, and replacement of doors and windows.

Location: 1029 Ranere Ct. (APN: 201-03-044)

File #: 2021-7340

Zoning: R-0 (Low Density Residential)

Applicant / Owner: Kohlsaatt and Associates Architecture (applicant) / Derek F Iwamoto and Tracia Chan (owner)

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

Project Planner: Mary Jeyaparakash, (408) 730-7637, mjeyaparakash@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential

Existing Site Conditions: Two-story single-family home

Surrounding Land Uses

North: One-story single-family home

South: One-story single-family home

East: Two-story single-family home (across Ranere Ct.)

West: One-story single-family home

Issues: Changes to Heritage Resource and Neighborhood Compatibility

Staff Recommendation: Approve the Resource Alteration Permit based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

BACKGROUND

Description of Proposed Project

The proposed project is located on a 14,679 square foot residential lot with an existing two-story single-family home, designated as a Heritage Resource. The applicant proposes to add a 250 square foot attached covered patio on the side of an existing 5,344 square foot home. The project includes a 14 square foot bay window, exterior stairs, a 393 square feet exterior deck, and replacement of doors and windows.

Per Sunnyvale Municipal Code (SMC) Chapter 19.96, Heritage Preservation Commission (HPC) review is required for material changes to the exterior appearance of any heritage resource. The project also further exceeds the single-family home gross floor area threshold of 3,600 square feet with the increase in floor area from 5,344 to 5,594 square feet. Therefore, HPC review includes evaluating the proposal with the Single-Family Home Design Techniques.

See Attachment 1 for a map of the vicinity and mailing area for notices, Attachment 2 for the Project Data Table and Attachment 5 for proposed project plans.

Previous Actions on the Site

The following table summarizes previous planning applications for the site.

File Number	Brief Description	Hearing/Decision	Date
2008-0704	Addition of an attached two-car garage to the side of the house	Staff/Approved	7/17/2008
2008-0336	Addition of a detached two-car garage in front of the house	Heritage Preservation Commission/Denied	6/4/2008
2006-0833	Addition of a detached two-car garage in front of the house	Heritage Preservation Commission and City Council/Denied	10/24/2006
2006-0478	Subdivision of one lot into two	Zoning Administrator/Approved	6/14/2006
2005-0799	Determination of historic significance for existing structures (to remove structures from the Heritage Resource list)	Heritage Preservation Commission/Denied	10/05/2006

There are no active Neighborhood Preservation cases on this property.

EXISTING POLICY

Single-Family Home Design Techniques:

The proposed home is consistent with the adopted Single-Family Home Design Techniques since the proposed design maintains consistency with the neighborhood through its form, materials, and design elements. This results in a minimal visual impact to the neighborhood. Findings for consistency with the Single-Family Design Techniques are included in Attachment 3.

General Plan Policy CC-5.2:

The proposed home is consistent with the purposes of the Heritage Preservation Ordinance. Findings for consistency with the General Plan Policy 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 the construction of a single-family residence in an urbanized area.

DISCUSSION

Present Site Conditions

The project site is located in the Cumberland South neighborhood. The site is mid-block on the west side of Ranere Court, south of Peekskill Drive. The subject house is surrounded by one and two-story single-family residences.

Proposal

The proposal includes the following modifications to the main house:

1. **Covered Patio and Deck:** This addition is located on the south side of the main house behind the detached garage and accessible from the kitchen. The proposal includes addition of a deck with steps down to the side yard, and wooden trellis with solar roof over portion of the deck. The trellis roof and posts are partially visible from the street.
2. **Replacement Stucco Wall:** The existing wooden fence connects the detached garage with the main house, and is visible from the street. The proposal includes replacement of this fence with a six-foot tall stucco wall in place with metal guard above.
3. **Bay window:** The addition of a bay window replaces two windows on the south side of the house. It extends from the dining area into the proposed patio area and is partially visible from the front elevation.
4. **Exterior Steps:** The proposal includes addition of exterior steps to the rear (for basement access) and to the front (for the main entrance).
5. **Replacement Doors and Windows:** The project includes replacement of all exterior first and second story doors (at balconettes) and windows of the main house, matching the existing style, color, and material.

Site Layout

The lot includes a main house and a detached two-car garage on the southeast side of the property. The main house is developed in split levels with the first story raised above the basement on one side and two stories on the other side. There are no changes proposed to the attached two-car garage or landscaping.

Architecture

The existing single-family residence was originally constructed in 1934. The house is representative of Spanish Eclectic-style residential architecture with features associated with Mediterranean Revival style. The prominent architectural elements of the house that are consistent with this architectural style are as follows:

1. Two-story main house, raised above a high basement;
2. Asymmetrical blocky massing;
3. Hipped red-barrel-tile roof;
4. Textured stucco walls with beige accent;
5. Wrought iron grillwork over windows;
6. Balconettes with wrought iron grillwork;
7. Gutter with crown moldings;
8. Narrow arched accent windows; and
9. Rectangular casement windows.

The proposal is designed to utilize and match the above-listed architectural elements in color, material, and style, to preserve the integrity of the heritage resource. The proposed stucco wall and exterior steps will match the existing painted stucco material. All replacement doors/windows and associated details are proposed to match the existing style.

A historical evaluation of the proposal's features and materials was completed by Archives & Architecture LLC (see Attachment 7). The evaluation found that the proposed additions are substantially compatible with the *Secretary of the Interior's Rehabilitation Standards for the Treatment of Historic Properties*. The evaluation concludes that the proposed addition matches the existing home in architectural style, character, and quality. Additionally, the evaluation found that the proposal is compatible with the home's character-defining architectural features and protects the historic integrity of the heritage resource.

Development Standards

The proposed project complies with all applicable development standards set forth in the Sunnyvale Municipal Code (SMC), such as setbacks, lot coverage and height. The Project Data Table for the proposed project can be found in Attachment 2. The proposed project results in 5,594 square feet gross floor area and 38% FAR. Homes in the neighborhood range in size from 2,381 square feet to 5,344 square feet with an average house size of 2,858 square feet. The existing FARs in the neighborhood range from 21% to 39%, with an average of 30%. The proposed 38% FAR is within the range of existing FARs. See Attachment 6 for neighborhood FAR analysis.

Neighborhood Impacts and Compatibility

The proposed deck is over four feet above grade, leveling with the adjoining living areas of the main house. The deck faces the neighbor's garage, and it is substantially setback from the side and rear neighboring properties to minimize the privacy impact. The Sunnyvale's Single-Family Home Design Techniques recommends decks over two feet above grade to maintain a minimum ten-foot setback, whereas the proposed deck is setback over 20 feet from the side and 17 feet from the rear property line. Staff finds that the proposed deck will not impact the privacy of the neighboring properties.

The proposed additions will not alter the main roofline of the house. The flat trellis roof over the proposed patio will not increase the bulk of the house and the location of the proposed patio on the side helps to minimize visual impacts along the streetscape. Therefore, the development pattern of the neighborhood is maintained. Staff finds that the additions are compatible with the house and the neighborhood.

FISCAL IMPACT

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

PUBLIC CONTACT

Notice of Public Hearing

- Published in the *San Jose Mercury News* newspaper
- Posted on the site
- 66 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 Resource Alteration Permit with the Conditions of Approval in Attachment 4.
2. Approve the Resource Alteration Permit with modified conditions.
3. Deny the Resource Alteration Permit and provide direction to staff and the applicant where changes should be made.

STAFF RECOMMENDATION

Alternative 1: Approve the Resource Alteration Permit based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

Prepared by: Mary Jeyaprakash, Associate Planner

Approved by: George Schroeder, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. Neighborhood FAR Information
7. Historical Evaluation Report prepared by Archives and Architecture LLC