



File #: 21-0960, Version: 1

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

DESIGN REVIEW to allow a 796 square foot first floor addition to an existing one-story home, resulting in 4,452 square feet (3,784 square feet living area and 668 square feet garage) and 28% floor area ratio (FAR).

Location: 1258 Cranberry Avenue (APN: 202-32-046)

File #: 2021-7159

Zoning: R-1 (Low Density Residential)

Applicant / Owner: OPQ Design (applicant) / Sheryl L Sun Trustee & et al. (owner)

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

Project Planner: Kelly Cha, Associate Planner, kcha@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low Density Residential (RLO)

Existing Site Conditions: one-story single-family home

Surrounding Land Uses

North: One-story single-family homes

South: One-story single-family home

East: One-story single-family home

West: One-story and two-story single-family homes

Issues: Floor area

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

BACKGROUND

Description of Proposed Project: The project is located on a 15,808 square foot residential lot with an existing one-story single-family home. The applicant proposes to construct a single-story addition of 796 square feet in the rear of the existing single-family home, resulting in 4,452 square feet and 28% FAR.

A Design Review application 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 with a gross floor area exceeding 3,600 square feet or floor area ratios greater than 45%. The project results in a gross floor area of 4,452 square feet, which requires Planning Commission review and approval.

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

There are no previous Planning approvals for the site.

EXISTING POLICY

Applicable Design Guidelines: The City's Design Guidelines provide recommendations for site layout, architecture, and design. These guidelines are referenced in the discussion and analysis below.

ENVIRONMENTAL REVIEW

A Class 1 Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

DISCUSSION

Present Site Conditions: The project site is located in a residential neighborhood just west of De Anza Park, which is comprised of predominantly one-story single-family homes. The subject property is one of four larger lots within the block with lot sizes that range from almost 13,000 square feet to over 20,000 square feet, where a typical R-1 lot is approximately 8,000 square feet in size. The project site is one of two flag lots, along with its north neighbor at 1238 Cranberry Avenue. Both flag lots consist of long and narrow driveways that lead to the existing homes tucked at the back the lots. The neighboring property located in front of the project site is a designated Local Landmark two-story home (1234 Cranberry Avenue), also commonly known as the Wright Ranch house.

Architecture and Site Layout: The proposed single-story addition is to the rear of the existing single-story home. The additions are located on the left and right sides of the home. The left side addition expands the existing master bedroom with an office space, and the right side addition converts the covered patio area into an enclosed, habitable space. The addition would maintain the existing 8-foot-tall plate height and would increase the ridge height of the right side to match the height of the rest of the home. The new roof on the additions will match the existing 4:12 slope and will use the same composition shingle roofing material as well to provide continuous appearance with the existing home.

The applicant proposes to maintain the existing simple ranch style character. It would replace the front columns to allow windows a clear view of the front of the property and finishes with antique brick cladding to match the existing chimney and fireplace extension of the home on the other sides. To be consistent with the front façade, both side and rear elevations will be finished with siding as well. The applicant proposes to replace all the existing simulated divided light windows with another style of simulated divided light windows to bring in more sunlight and replace the garage doors with a new wood roll-up door. More details on materials and colors for the project can be found in Attachment 7.

Floor Area and Floor Area Ratio (FAR): A single-family home proposing a gross floor area greater than 3,600 square feet and a FAR greater than 45% requires Planning Commission review and approval. The proposed project has a gross floor area of 4,452 square feet on a 0.36-acre lot, which results in 28% FAR.

Homes in the neighborhood range in size from 1,976 square feet to 4,209 square feet with an average of 2,523 square feet. The existing FARs in the vicinity range from 19.1% to 33.0%, with an average of 24.4%. The proposed project will be the largest home in the immediate neighborhood in

terms of square feet and will be the third largest in terms of FAR. Therefore, the proposed addition is consistent with established precedent in the neighborhood. The detailed information of neighboring homes in the immediate neighborhood can be found in Attachment 6.

Staff finds that the additional floor area is appropriate for the neighborhood as the addition is located in the rear of the property and is not visible from Cranberry Avenue. The subject property is almost twice as large as a typical R-1 property, thus resulting in a proposed lot coverage of 28% where 45% is permitted for a single-story home. Therefore, the proposed mass and bulk of the addition is minimized and will not negatively impact the streetscape or the characteristics of the immediate neighborhood.

Landscaping and Trees: The property contains one protected tree in the front yard, which will not be impacted by the rear yard addition. All existing landscaping and trees will be maintained.

Development Standards: The proposed project complies with the applicable development standards as set forth in the SMC. The Project Data Table for the proposed project can be found in Attachment 2. No deviations are proposed.

FISCAL IMPACT

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

PUBLIC CONTACT

As of the date of staff report preparation, staff has received no comments from the neighbors.

Notice of Public Hearing

- Published in the *Sun* newspaper
- Posted on the site
- 61 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

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 based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

Prepared by: Kelly Cha, Associate Planner

Approved by: Noren Caliva-Lepe, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Radius Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. Neighborhood Comparison
7. Materials List