



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

February 8, 2012

File Number: 2011-7905

Permit Type: Use Permit

Location: 1344 S. Bernardo Avenue (APN: 320-08-012)

Applicant/Owner: Edwin O'Farriel/Jerome O'Conner

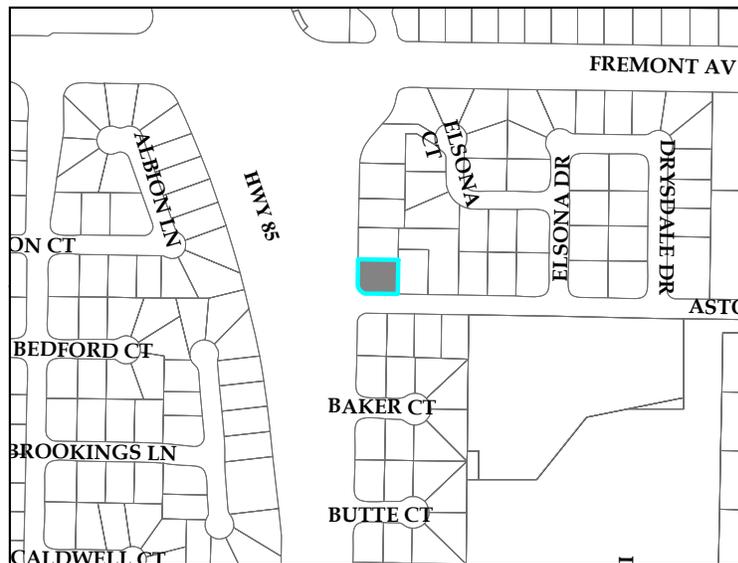
Staff Contact: Gerri Caruso, (408) 730-7591, gcaruso@ci.sunnyvale.ca.us

Project Description: To allow Use Permit for a detached 630 square foot garage on a single family property in an R-1(Low-Density Residential) Zoning District.

Reason for Permit: A Use Permit is required for a detached accessory utility building over 450 square feet.

Issues: Architectural Compatibility and Site Development Pattern/Intensity

Recommendation: Approve with Conditions



500

Feet

PROJECT DESCRIPTION

	Existing	Proposed	Required
General Plan:	Residential Low Density	Same	Residential Low Density
Zoning District:	R-1	Same	R-1
Total Sq. Ft.	2,820	2,950	N/A
Sq. Ft. Proposed Garage	500	630	Per use permit
Floor Area Ratio	31.9%	33.4%	45% without PC review
Lot Coverage	35%	35.7%	40%
Rear Yard Coverage	unknown	17.6%	25%
Bldg. Height (garage)	12 ft.	15 ft.	15 ft.
Parking:	2 covered 2 driveway	Same	2 covered 2 driveway

Previous Planning Projects related to Subject Application	Yes
---	------------

Previous Permits: The existing house and garage were moved to this site in 1974. Variances were approved for reduced side and rear yard setbacks. The existing house and proposed garage meet setbacks under the current code.

Use Description: The applicant proposes to demolish an existing sq. ft. detached garage and replace it with a larger 650 sq. ft. garage in the same location. The proposed garage would match the architecture and materials of the existing home and would be 15 feet in height. A storage room adjacent to the house will also be demolished.

Floor Plan: The proposed accessory utility building would have garage space for two vehicles and a large storage room.

Parking: With the new garage, the residence would meet required parking for a single-family home with two covered spaces and two driveway space.

Public Contact: ## notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. ## response letters were received. Staff received ## calls regarding the proposal.

Environmental Determination: A Categorical Exemption Class 1 (minor changes in use) relieves this project from CEQA provisions.

FINDINGS

In order to approve the Use Permit the following findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

**General Plan Policy LT-2.1a Prepare and update land use and transportation policies, design guidelines, regulations and engineering specifications to reflect community and neighborhood values.
(Previously LUTE Action Strategy C1.1.1)**

The Sunnyvale Single Family Design Techniques call for accessory structures to relate to the design of the main structure through similar roof pitch, overhangs, materials and details. The proposed garage has a similar roof pitch as compared to the main house. Exterior materials (roofing and siding) also match.

Staff was able to make the findings as the design meets the guidelines described above.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties.

The proposed structure would replace a similar garage already on the site. When combined with the additional storage space, there would be no anticipated additional impacts to surrounding properties than currently exists.

Staff was able to make the finding.

ALTERNATIVES:

1. Approve the Use Permit with recommended Conditions in Attachment A.
2. Approve the Use Permit with modifications.
3. Deny the Use Permit.

RECOMMENDATION

Alternative 1. Approve the Use Permit with recommended Conditions in Attachment A.

Reviewed by:
Shaunn Mendrin
Senior Planner

Prepared By: Gerri Caruso, Principal Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
February 8, 2012**

Planning Application 2011-7905

1344 S. Bernardo Avenue

Use Permit for Detached Accessory Utility Building over 450 sq. ft. (garage)

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. USE EXPIRATION:

The approved use Permit for the use shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

GC-3. PERMIT EXPIRATION:

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)

BP: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

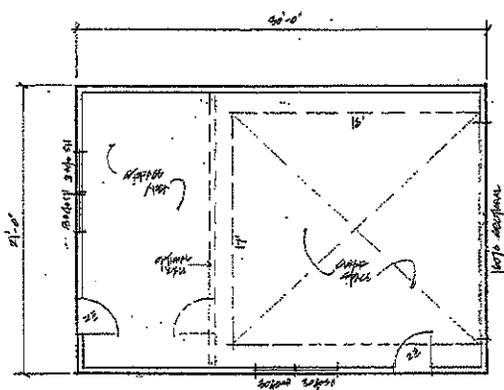
BP-3. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

DC: THE FOLLOWING SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. BLUEPRINT FOR A CLEAN BAY:

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]



GARAGE FLOOR PLAN

Scale: 1/4" = 1'-0"

REVISIONS	BY

RESIDENCE OF
MR. & MRS. O'CONNOR
 1344 S. BERRY
 BERKELEY, CALIF. 94707

GARAGE PLAN

ES
 1944

EDWIN S. O'FARRELL
 408-287-3920