



**CITY OF SUNNYVALE
REPORT
Planning Commission**

October 13, 2008

SUBJECT: **2008-0851:** Application for a property located at **1381 Arleen Avenue** (near Carlisle Wy.) in an R-0 (Low Density Residential) Zoning District.

Motion Design Review to allow a 340 square foot addition resulting in a total Floor Area Ratio (FAR) of approximately 46.5% where 45% FAR may be allowed without Planning Commission Review.

REPORT IN BRIEF

Existing Site Conditions Single-family home and detached shed

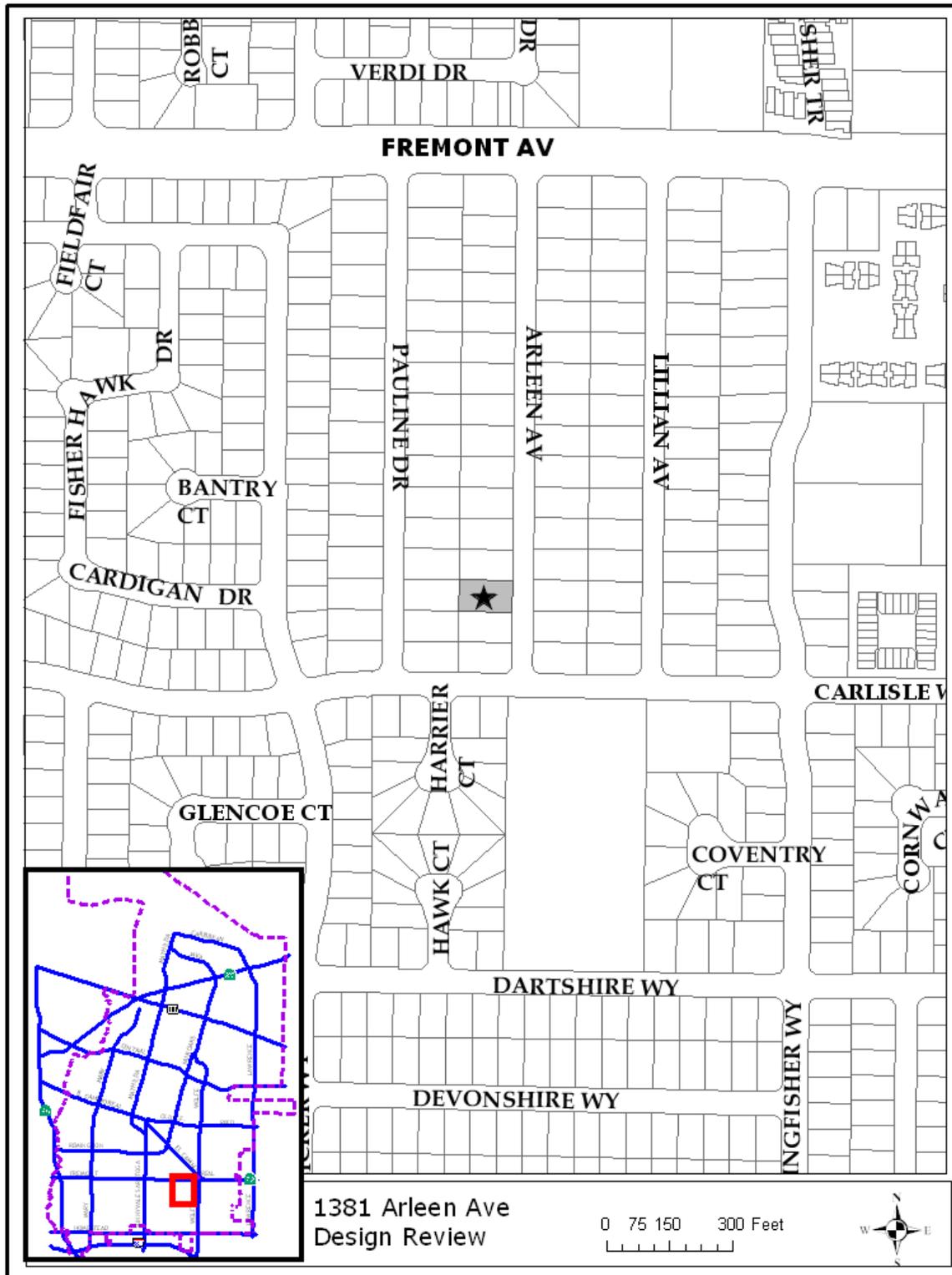
Surrounding Land Uses

- North Single family home
- South Single family home
- East Single family home
- West Single family home

Issues Architectural compatibility with the neighborhood

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approval with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Same
Zoning District	R-0	Same	Same
Lot Size (s.f.)	9,281	Same	6,000 min.
Total Size (s.f.)	3,990	4,311	No max.
Lot Coverage (%)	28%	29%	40% max.
Floor Area Ratio (FAR)	42.9%	46.5%	45% max. without PC review
Building Height (ft.)	23'6"	Same	30' max.
No. of Stories	2	Same	2 max.
Setbacks (First/Second Facing Property)			
Front	22'5"	Same	20' min.
Left Side	7'10"	Same	4' min./12' combined
Right Side	5'	Same	4' min./12' combined
Rear	39'4"	Same	20' min.
Parking			
Total Spaces	2 covered + 2 uncovered	Same	2 covered + 2 uncovered min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS

Description of Proposed Project

The applicant proposes to remodel a small portion of the existing two-story single family home and add approximately 310 sq. ft. of space to the ground floor. The existing house is approximately 4,000 sq. ft. in size and includes five bedrooms, three bathrooms, a media room, living room, sun room, laundry, storage room and a 2-car garage. The applicant proposes to convert the sun room located at the back of the house to a bedroom, enlarge the kitchen and add a new storage room to the back of the garage. The total square footage of the resulting home would be 4,311 sq. ft. The proposed residence will total 46.5% FAR (Floor area ratio); additions that exceed 45% FAR require review by the Planning Commission.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2001-0014	Design Review to allow minor modifications to the exterior of the home	Staff level	1/23/2001
1999-0656	Design Review to allow a two story addition to the existing home	Staff level	5/3/1999

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor additions to existing single family homes.

Design Review

Site Layout: The lot sizes vary only slightly within the immediate neighborhood, ranging from approximately 9,000 square feet to 9,300 square feet in size. The addition conforms to all setback and lot coverage standards for the R-0 Zoning District. The proposed addition would be to the rear of the existing home and will not be visible from the public street. Moreover, the addition is single story and will not significantly impact any adjoining properties.

Staff noted that there is a 144 sq. ft shed located in the rear yard of the property that has not been included in the floor area ratio calculations. The

applicant has clarified that the existing shed shall be removed from the site. Staff has included a condition of approval requiring that the shed be removed prior to building permits being issued for the proposed remodel/addition.

The applicant proposes to convert the existing sun room at the rear of the house to a guest room with a wet bar and a bathroom. Staff noted that the proposed guest room has the potential of being converted to an accessory living unit. The applicant has clarified that he has no intention of using the room as an accessory living unit. Staff noted that the 9,281 sq. ft lot is substantially larger than the minimum 9,000 sq. ft. lot size required for an accessory living unit to be built on an R-0 lot. However, an accessory living unit would trigger the need for an additional parking space which would be difficult to provide on the subject property. Therefore, staff has included a condition of approval requiring a deed restriction stating that the guest room located at the rear of the subject property shall not be used as an accessory living unit and that the deed restriction shall be recorded prior to applying for building permits.

The following Guidelines were considered in analysis of the project site design:

Design Policy or Guideline (Site Layout)	Comments
Where significant additions to existing homes are planned, it is generally better to place these additions at the rear of the house or at the side, if side yard setbacks allow	Although the proposed addition is not significant, the portion of the house being remodeled is located to the side and the rear of the property and hence will not be visible from the street

Architecture: The proposed addition has been designed to match the style and character of the existing home.

Parking/Circulation: The existing house has a 2-car garage located to the right side of the property immediately adjacent to the front porch. No changes are proposed to the existing garage space. The proposed project meets parking requirements with two covered spaces and two uncovered spaces in the driveway area.

Landscaping: No trees are proposed to be removed as part of the subject project.

Compliance with Development Standards/Guidelines: The proposed home meets all the required setbacks and lot coverage requirements. The R-0 Zone does not restrict the overall floor area or FAR for a home, but instead utilizes floor area as a threshold that triggers Planning Commission review for homes over 45% FAR.

Expected Impact on the Surroundings: Staff does not expect that the proposed single-story addition to the existing two-story home will have a significant impact to the neighborhood. The surrounding neighborhood contains a mix of one and two-story homes that vary in size and the proposed home would match the character and size of homes in the neighborhood.

Fiscal Impact

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

Public Contact

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 12 notices mailed to the property owners and residents 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review Permit. Recommended Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Design Review with attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

Recommendation

Recommend Alternative 1.

Prepared by:

Surachita Bose
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed addition does not change the orientation of the home in any way; the addition is located to the rear of the existing home and includes a remodel and minor addition that will not be visible from the street.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home matches the scale and character of homes in the immediate vicinity of the subject property.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed addition will not block views or be any closer to the adjoining homes than what currently exists at the site.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed addition matches the quality of materials and design of the existing home.
<i>2.2.7 Preserve mature landscaping</i>	No trees are proposed to be removed as part of the project scope.

Recommended Conditions of Approval – Design Review

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 of this Permit:

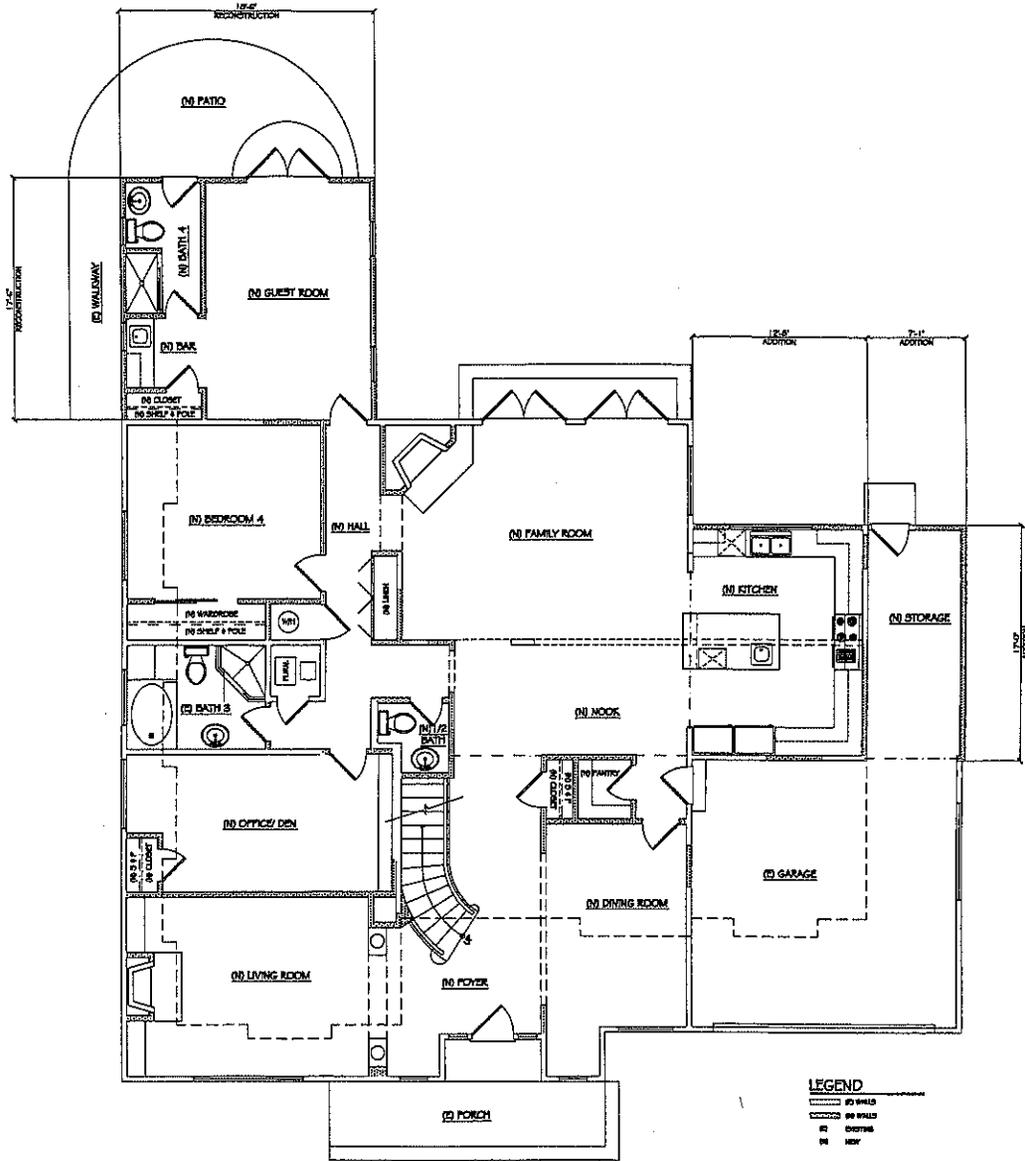
Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- D. The property owner shall record a deed restriction on the property to prevent the conversion of the guest room located at the rear of the property to an accessory living unit. The deed restriction process shall be completed prior to applying for building permits.
- E. The shed located in the rear yard of the property shall be removed prior to building permits being issued for the proposed remodel/addition.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain building permits



1ST STORY FLOOR PLAN

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

REVISIONS	BY

ADDITION TO RESIDENCE OF:
 JEFF AND PAMELA GREEN
 1361 ARLEN AVENUE
 SUNNYVALE, CALIFORNIA

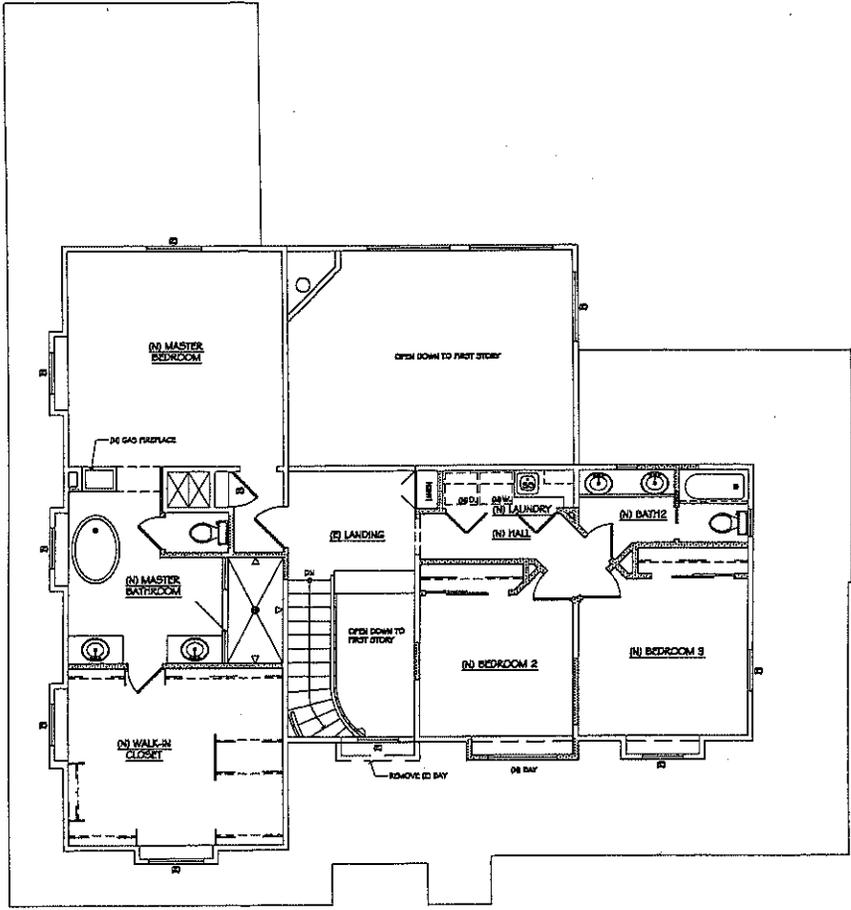
1ST STORY FLOOR PLAN

SCALE: 1/4" = 1'-0"
 DRAWN: JMR
 JOB: 06008

4
 of 7 SHEETS

LOUIS DORCICH
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 15000 BIRCHMOUNT AVENUE
 SUNNYVALE, CA 95088
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 FAX: (408) 440-9790

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 ATTACHMENT C



LEGEND
 ———— (S) WALLS
 - - - - - (E) WALLS
 ······ (E) OPENING
 --- (N) NEW



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

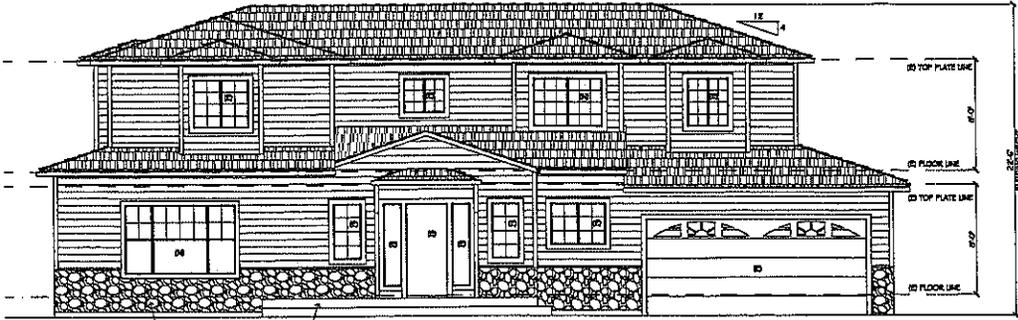
REVISIONS	BY

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 LICENSE NO. 130 - 9748
 1381 ARLEEN AVENUE
 SUNNYVALE, CALIFORNIA

ADDITION TO RESIDENCE OF:
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 1381 ARLEEN AVENUE
 SUNNYVALE, CALIFORNIA

SECOND STORY FLOOR PLAN
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 SCALE: 1/4" = 1'-0"
 DRAWN: LMR
 JOB: 09000

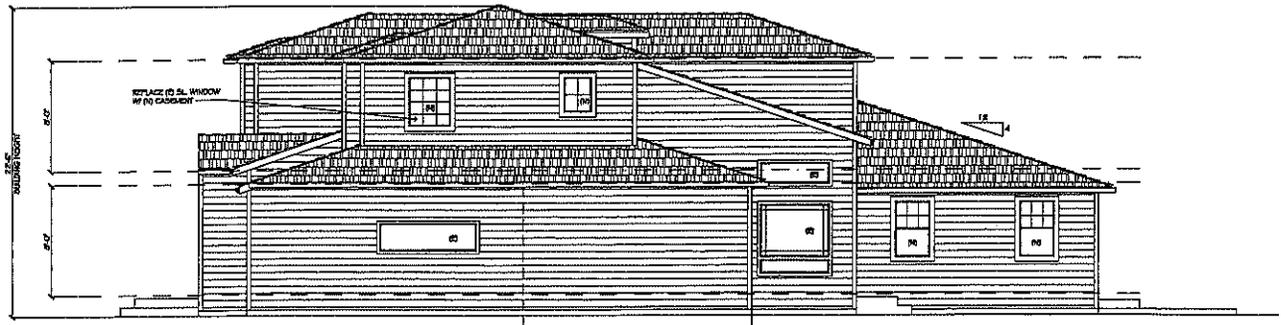
ATTACHMENT C



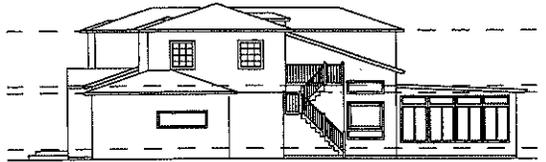
PROPOSED EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS

(S) ROOF VENTERS TO REMAIN
(S) LANDING AND STEPS FINISHED W/ SLATE TO REMAIN

SETBACK (S) SL WINDOW
W/ (N) CASING

REVISIONS	BY

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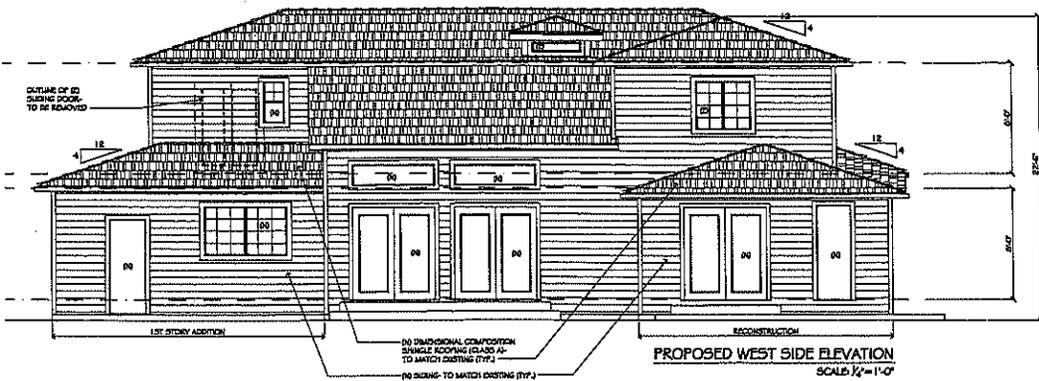
ADDITION TO RESIDENCE OF:
JEFF AND PAMELA GREEN
1361 ARLEN AVENUE
SUNNYVALE, CALIFORNIA

PROPOSED AND EXISTING
ELEVATIONS

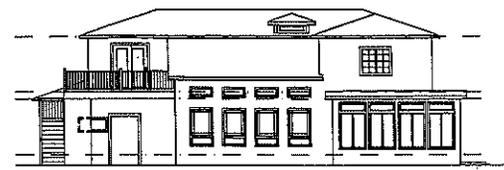
SCALE AS NOTED
DRAWN: JMR
JOB: 06008

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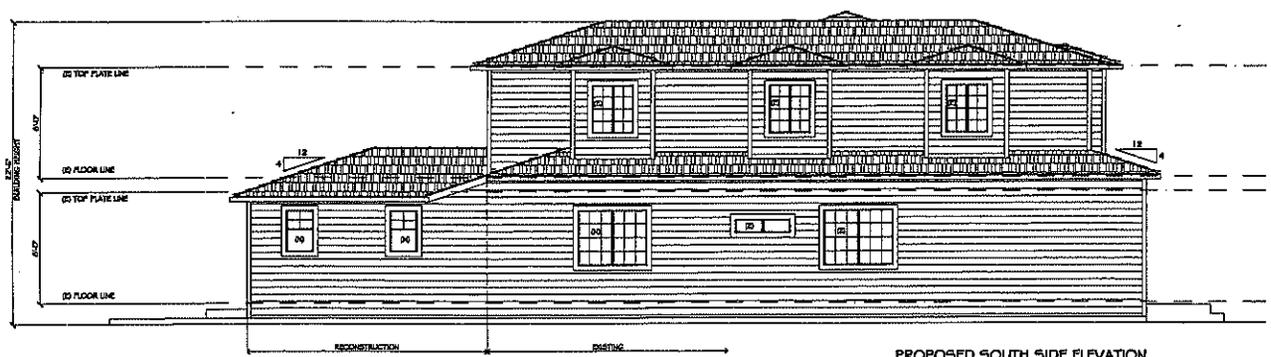
ATTACHMENT C



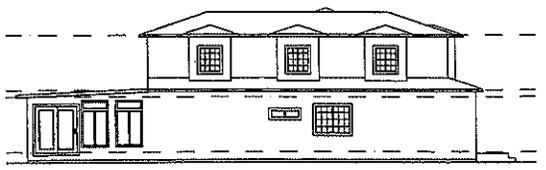
PROPOSED WEST SIDE ELEVATION
SCALE: 1/2" = 1'-0"



EXISTING WEST SIDE ELEVATION
SCALE: 1/2" = 1'-0"



PROPOSED SOUTH SIDE ELEVATION
SCALE: 1/2" = 1'-0"



EXISTING SOUTH SIDE ELEVATION
SCALE: 1/2" = 1'-0"

ELEVATIONS

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PROPOSED AND EXISTING
ELEVATIONS

SCALE: AS SHOWN
DRAWN: JMR
JOB: 06066

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ATTACHMENT C