



Sunnyvale

Design Review # 2022-7198 691 Toyon Avenue

Aastha Vashist, Senior Planner

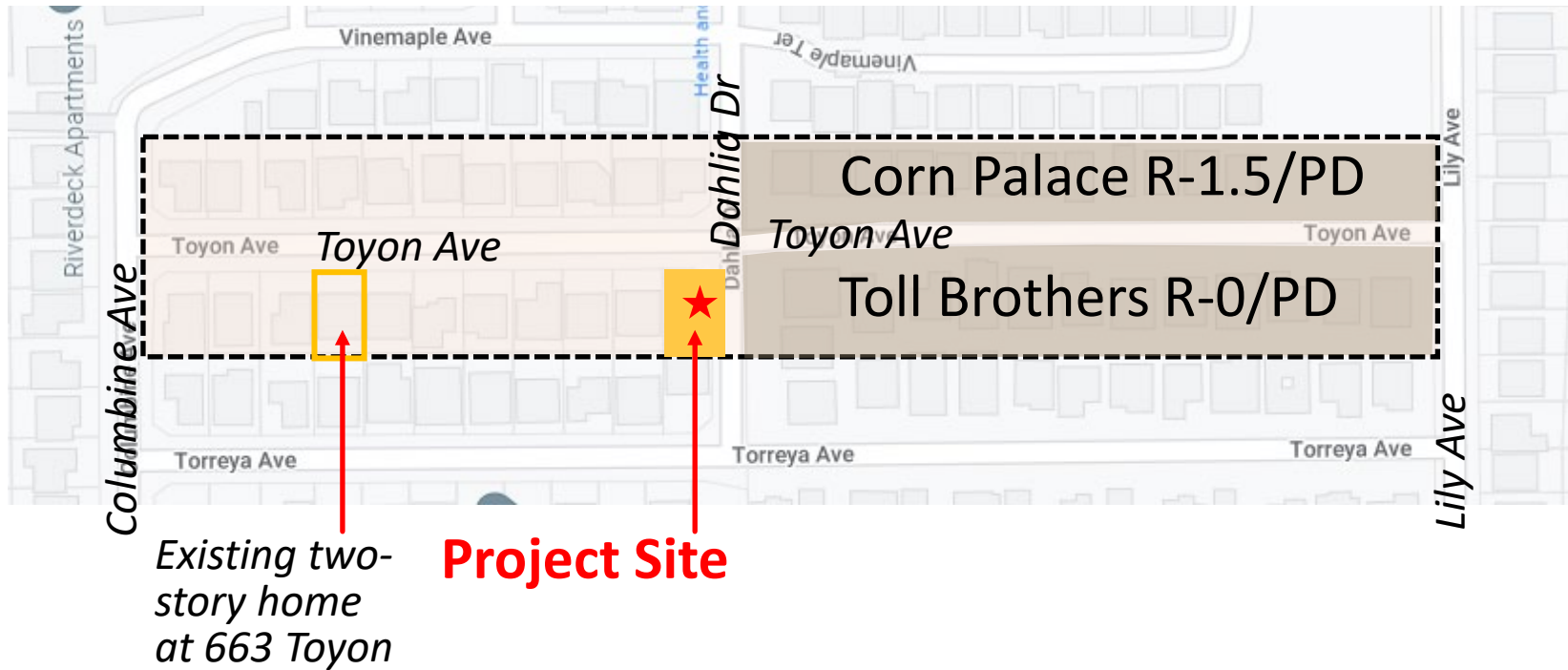
Planning Commission Hearing, November 14, 2022

Overview

- PC Design Review
 - ◆ 2,528 s.f. gross floor area
 - ◆ 45.4% FAR
 - ◆ 790 s.f. attached ADU
- R-0 zoning district
- 5,568 s.f. corner lot



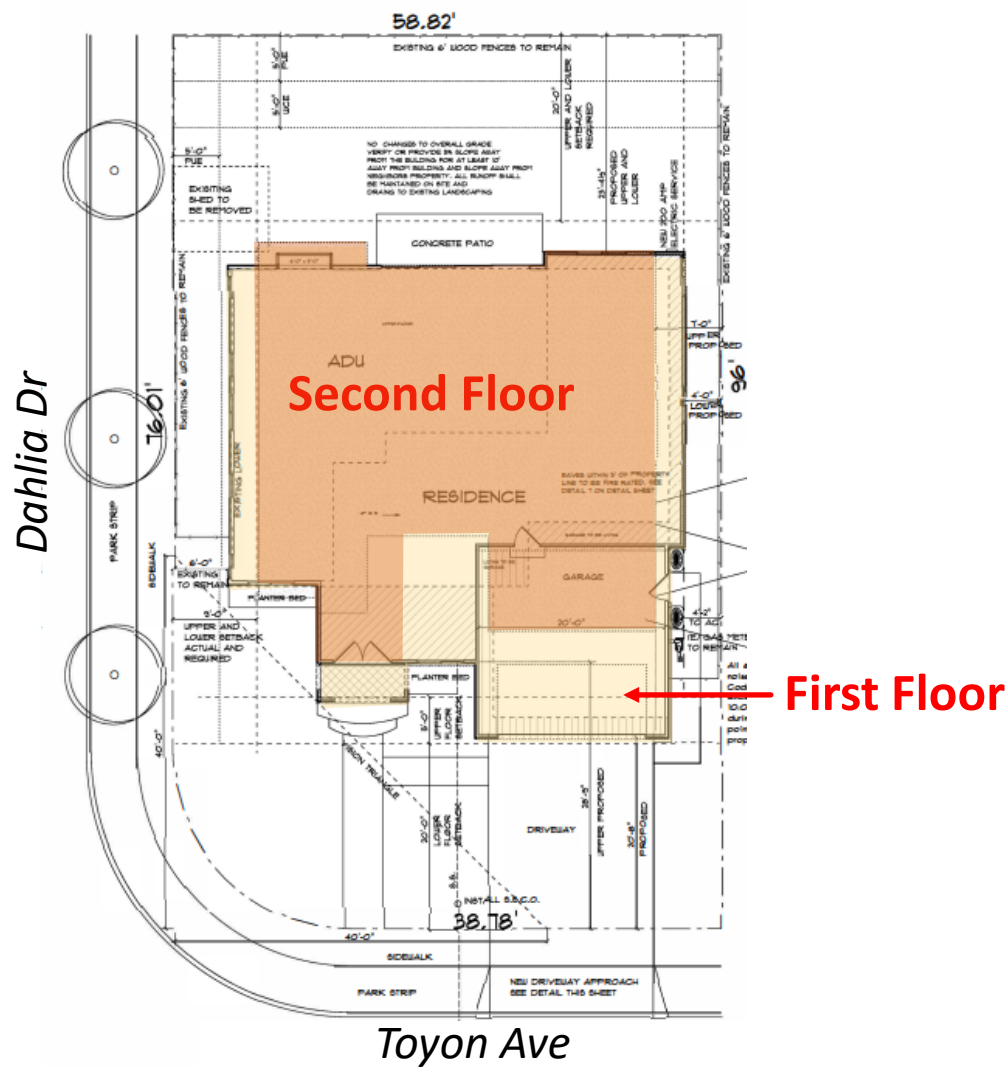
Neighborhood



Neighborhood Context



City of Sunnyvale – 691 Toyon Ave– November 2022



Exterior Elevations



Front (Toyon Ave)



Rear

Exterior Elevations

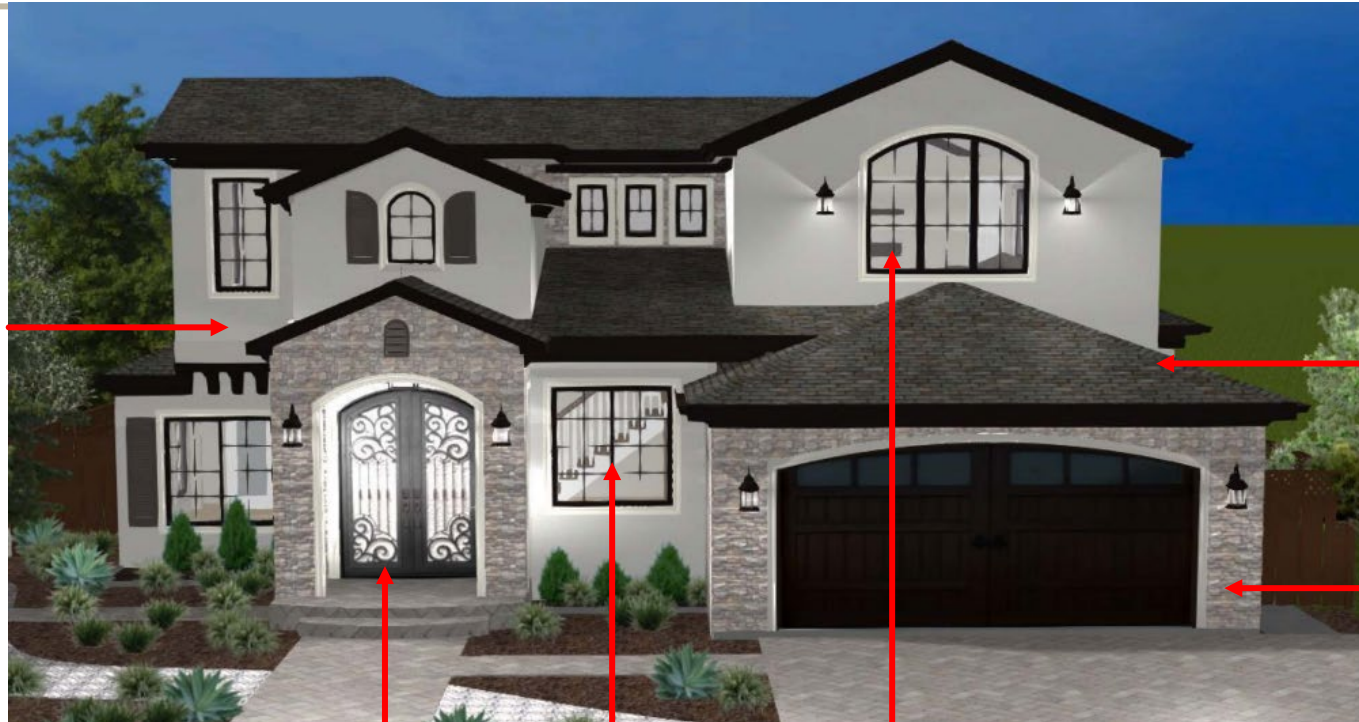


Side



Reducible Front (Dahlia Drive)

Architecture and Materials



Stucco

Comp
roof

Ledge
Stone

Metal
front
door

True divided
windows

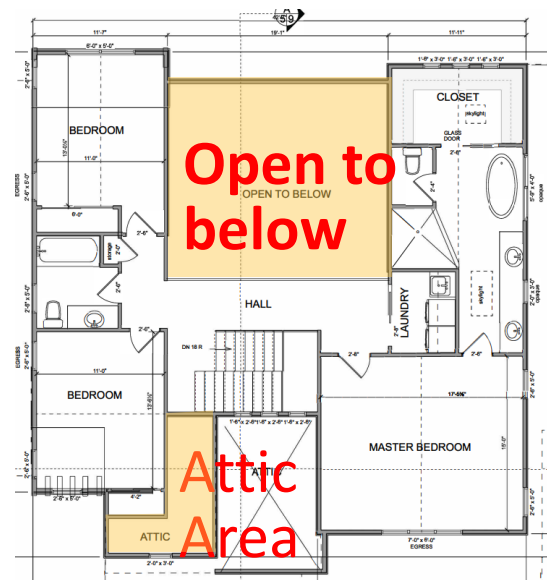
Neighborhood Compatibility

- **Neighborhood FAR: 27% to 49%**
 - ◆ Proposed: 45.4%
- **Proposed Building Height: 26'**
 - ◆ Existing two-story home at 663 Toyon Ave: 24'
- **High sill windows, Condition PS-1 (b), Attachment 4**



Second to First Floor Ratio: 35% per guideline

- ◆ Proposed: 53%
- ◆ Existing two-story home (663 Toyon): 33%
- ◆ Reduce second-to-first story ratio to max. 35%, Condition PS-1 (a), Attachment 4



2nd Floor Plan

Attic Area

Double height area



Front Elevation



Rear Elevation

Conclusion

Findings

As conditioned, the project meets Single-Family Home Design Techniques & development standards

Staff Recommendation

Alternative 1: Approve the Design Review with the Conditions of Approval in Attachment 4.