



Sunnyvale

937 Marion Way
PLNG-2024-0326

Wendy Lao, Associate Planner
Planning Commission, November 25, 2024



Site Context



Project History

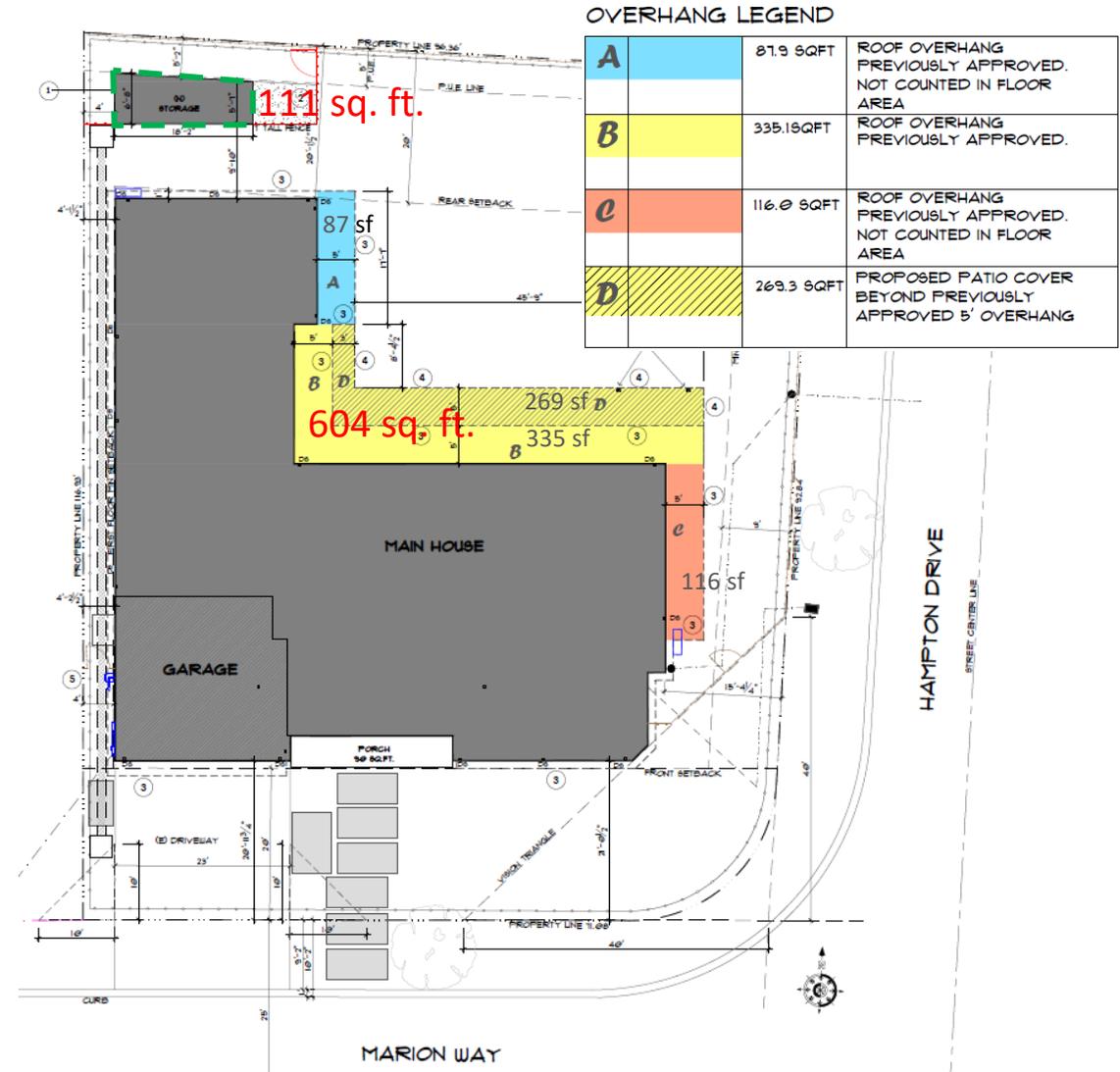
- 8/26/22: Planning application (PLNG-2022-7421) approved for new 3,599 sq. ft. house (3,600 sq. ft. max)
- 2024: During construction, applicant sought project modifications, including:
 - Larger rear patio with posts
 - New accessory structure
- 5/14/24: Planning Application (PLNG-2024-0326) requested for floor area of 4,314 sq. ft., exceeding 3,600 sq. ft. maximum



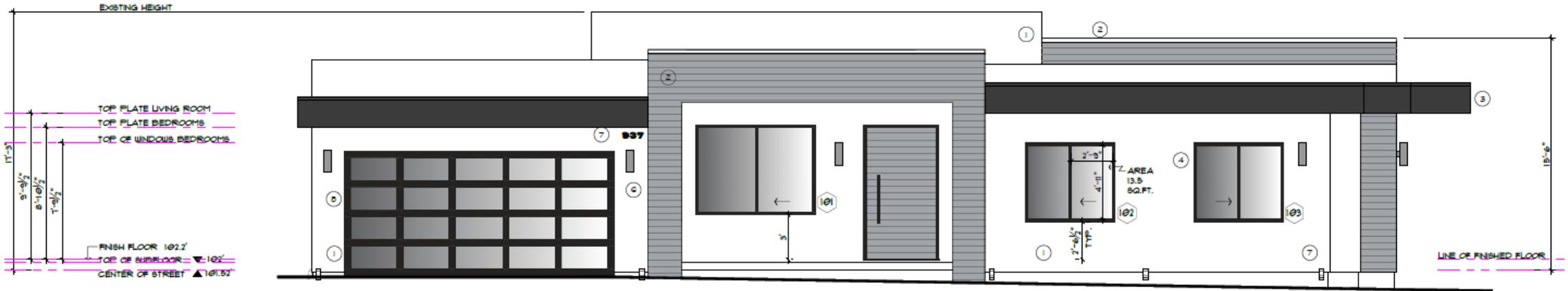
Design Review

Existing Area: 3,599 sq. ft.
 Patio Addition: 604 sq. ft.
Accessory Structure: 111 sq. ft.
Proposed Total: 4,314 sq. ft.

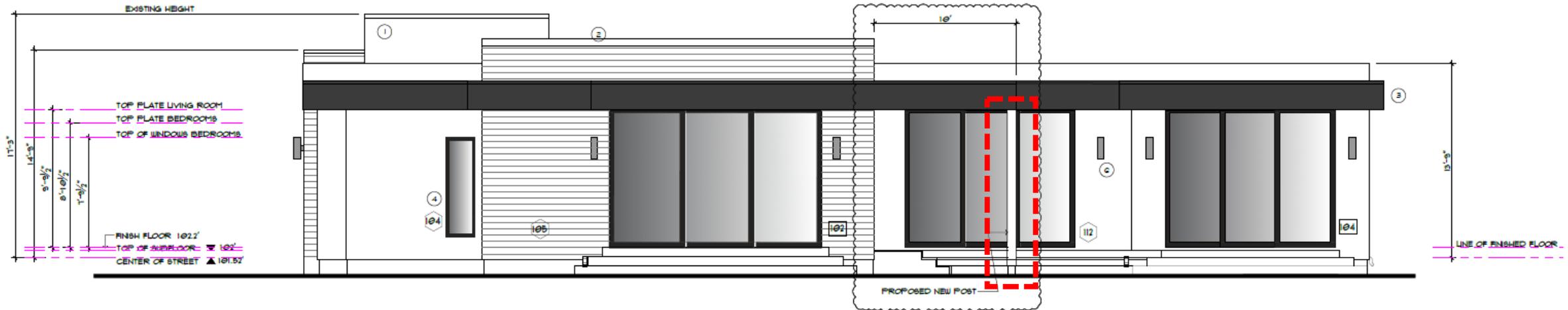
- 3,119 sq. ft. living area
- 480 sq. ft. garage
- 604 sq. ft. patio
- 111 sq. ft. shed
- **40.8% FAR**



Proposed Elevations – Main House

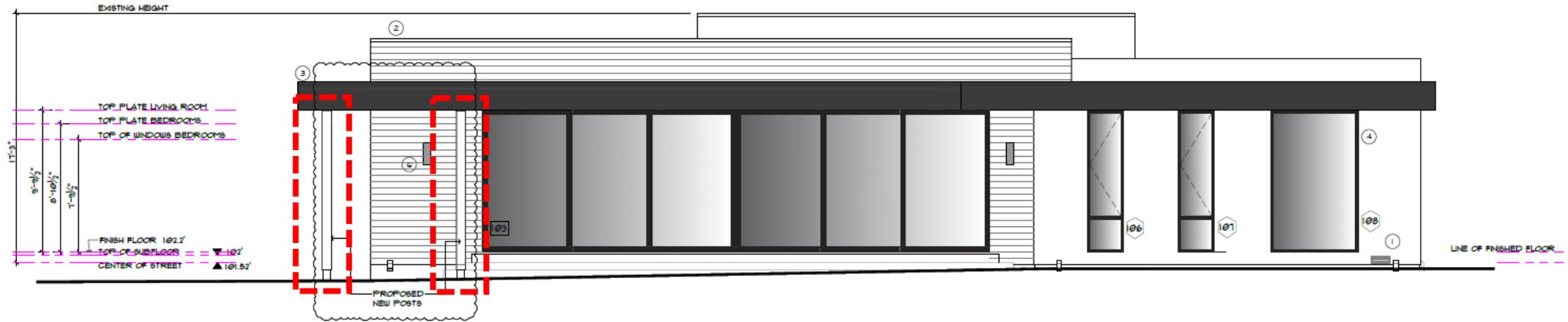


1 FRONT ELEVATION - EXISTING TO REMAIN
SCALE 1/4" = 1'-0"

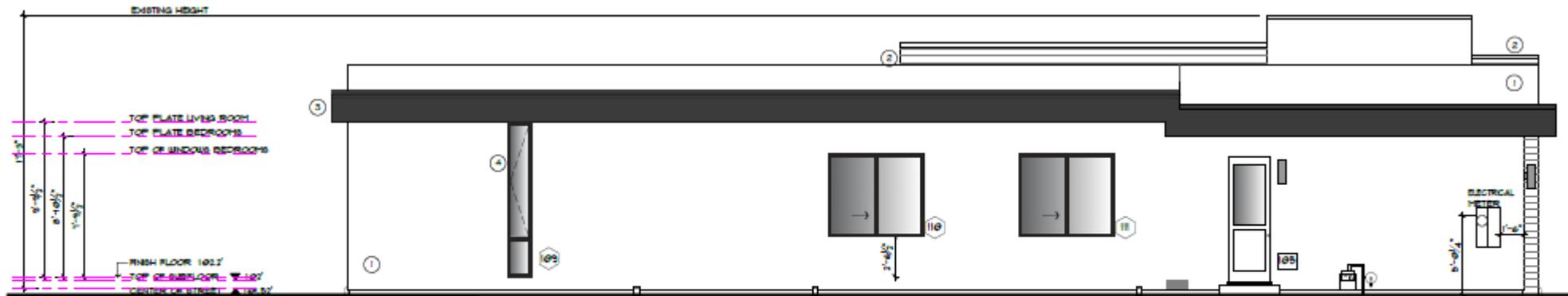


2 RIGHT SIDE ELEVATION WITH PROPOSED POSTS AND EXTENDED OVERHANG
SCALE 1/4" = 1'-0"

Proposed Elevations – Main House

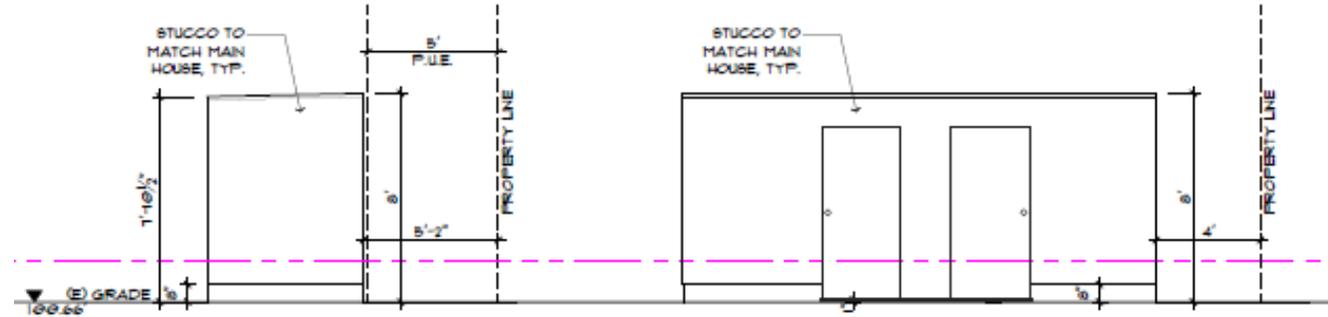


1 REAR ELEVATION WITH NEW POSTS
SCALE 1/4" = 1'-0"



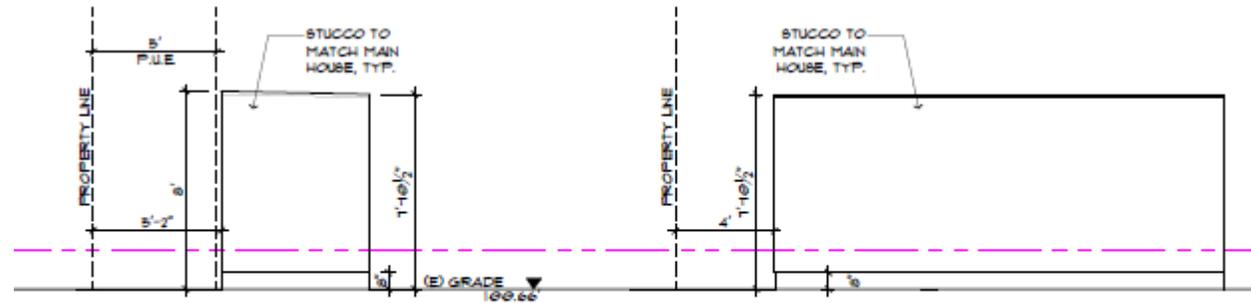
1 LEFT SIDE ELEVATION - EXISTING TO REMAIN
SCALE 1/4" = 1'-0"

Proposed Elevations – New Accessory Structure



6 EAST SIDE ELEVATION

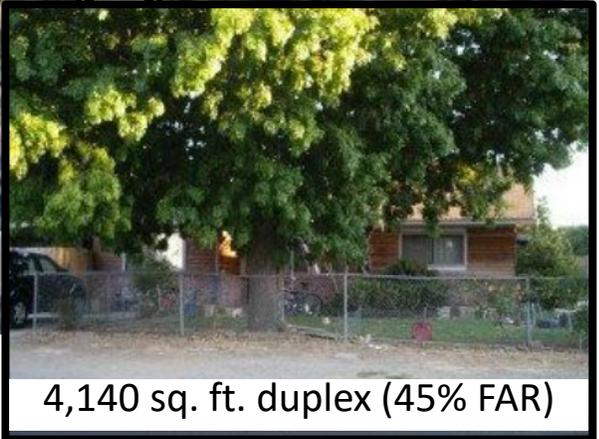
7 NORTH SIDE ELEVATION



8 WEST SIDE ELEVATION

9 SOUTH SIDE ELEVATION

Neighborhood Context



Staff Recommendation

Alternatives

1. Approve the Design Review application
2. Approve the Design Review application with modifications
3. Do not make findings and direct staff where changes should be made

Staff Recommendation

Alternative 1: Approve the Design Review application with the Recommended Conditions of Approval