

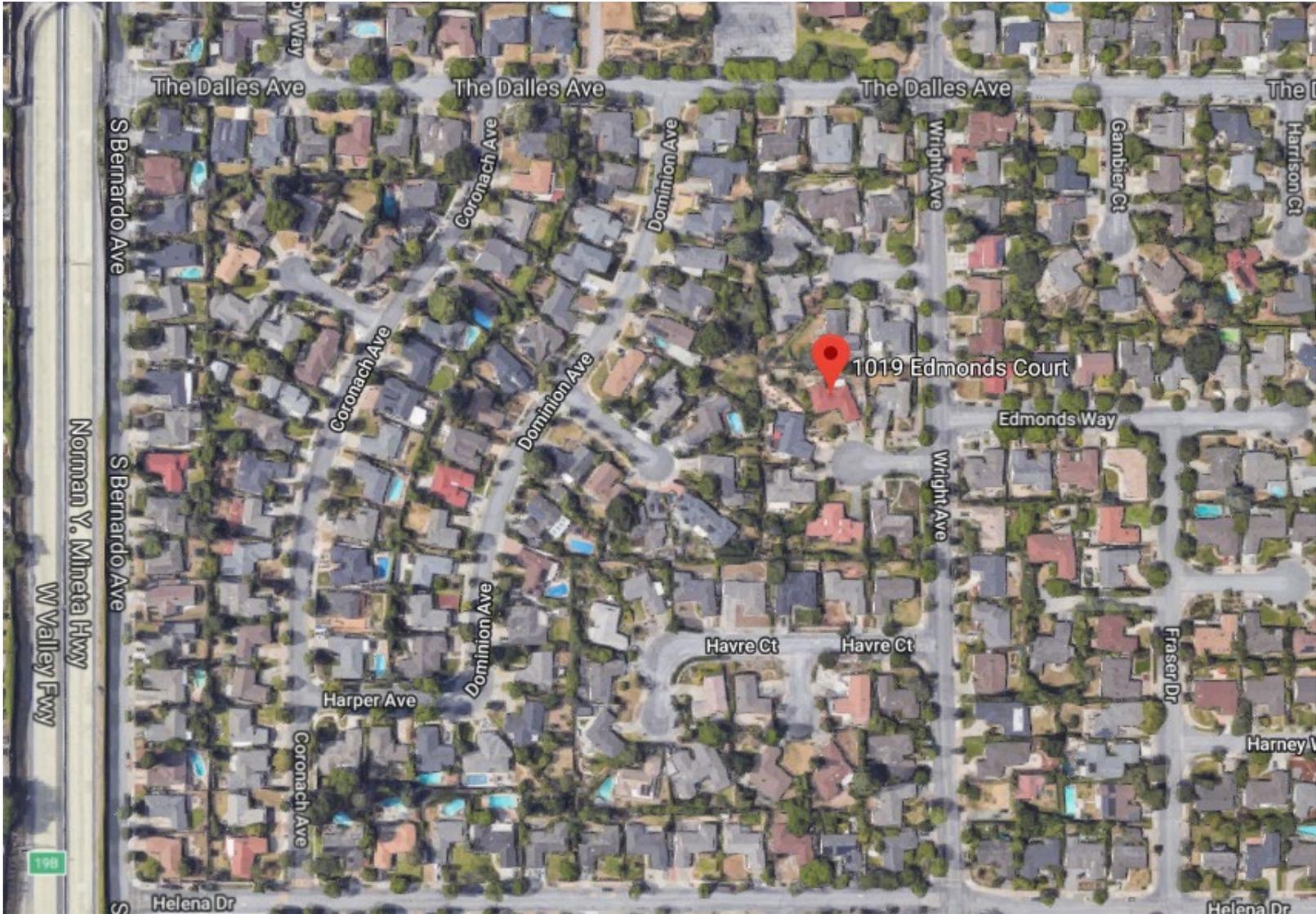


Sunnyvale

1019 Edmonds Court
2019-7191

Kelly Cha, Associate Planner
Planning Commission, June 10, 2019

Neighborhood



Immediate Neighborhood



Project Rendering



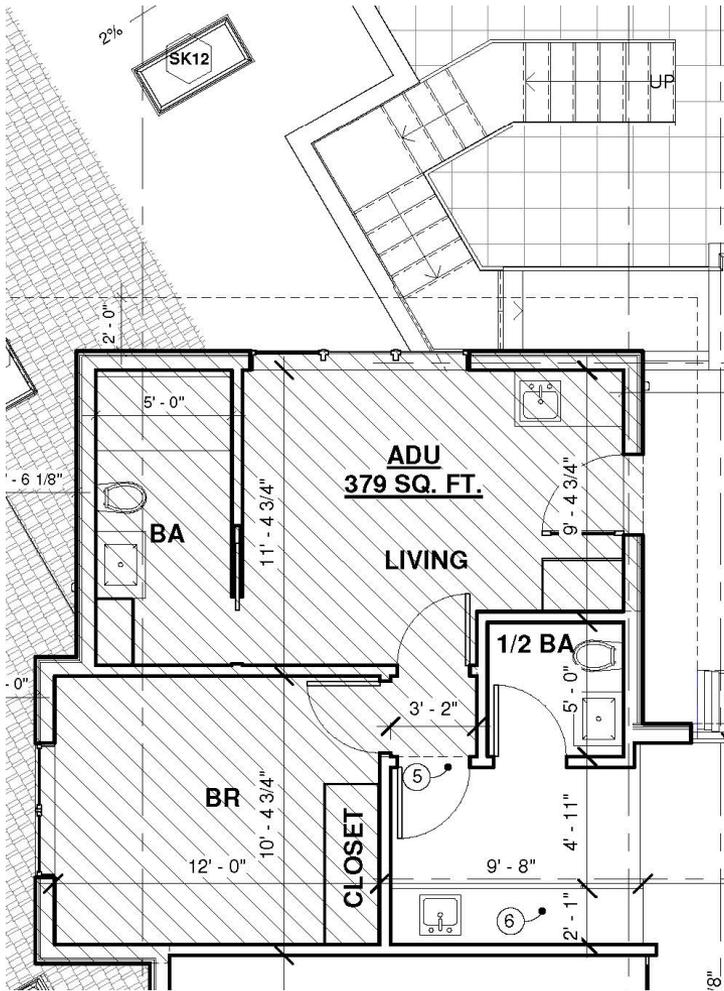
Background

Planning Commission on 2/11/19

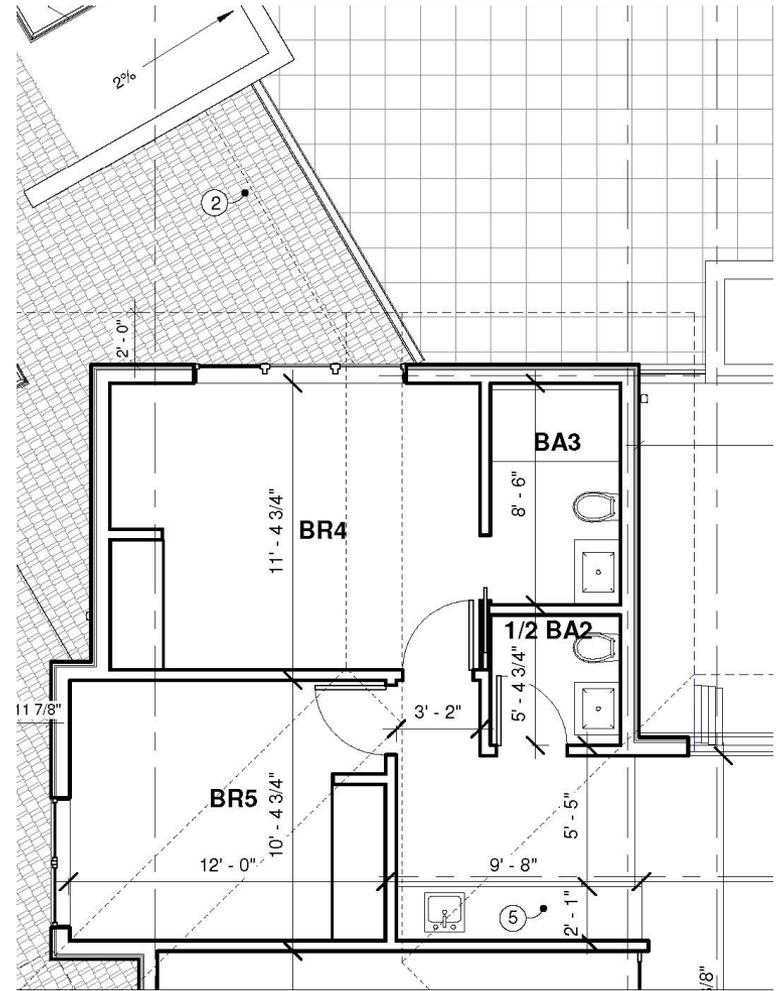
The direction provided by the Planning Commission on 2/11/19:

- Direct route to and from the ADU
- Cooking appliances and a better layout for ADU
- Size compatibility with the neighborhood
- Second floor balcony and window issues
- Relocation of garage to maintain courtyard aesthetic

Accessory Dwelling Unit



BEFORE

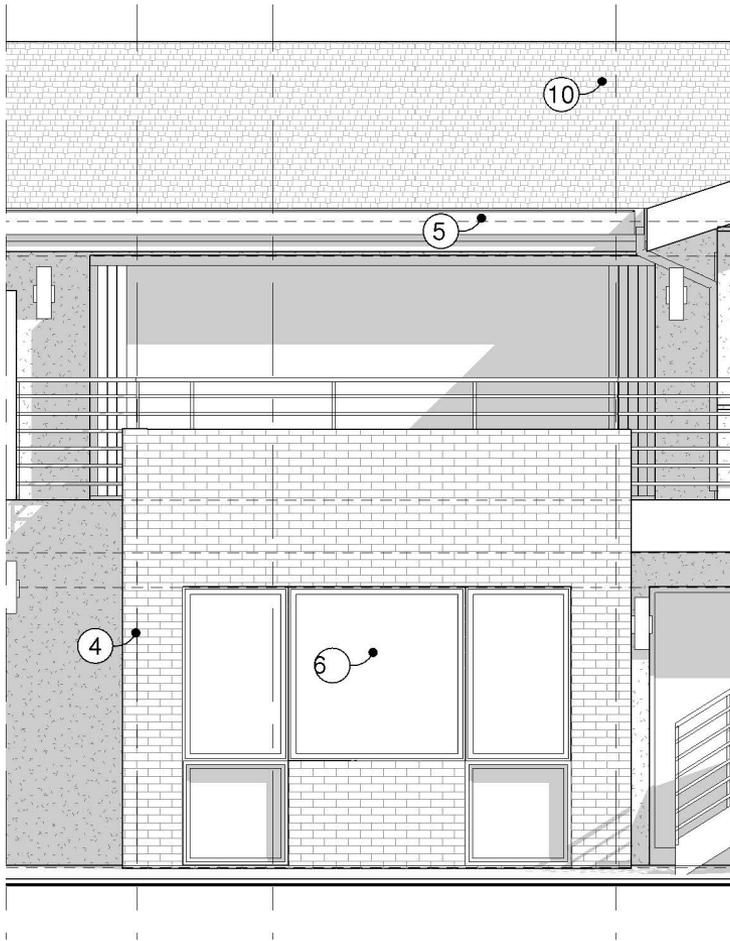


PROPOSED

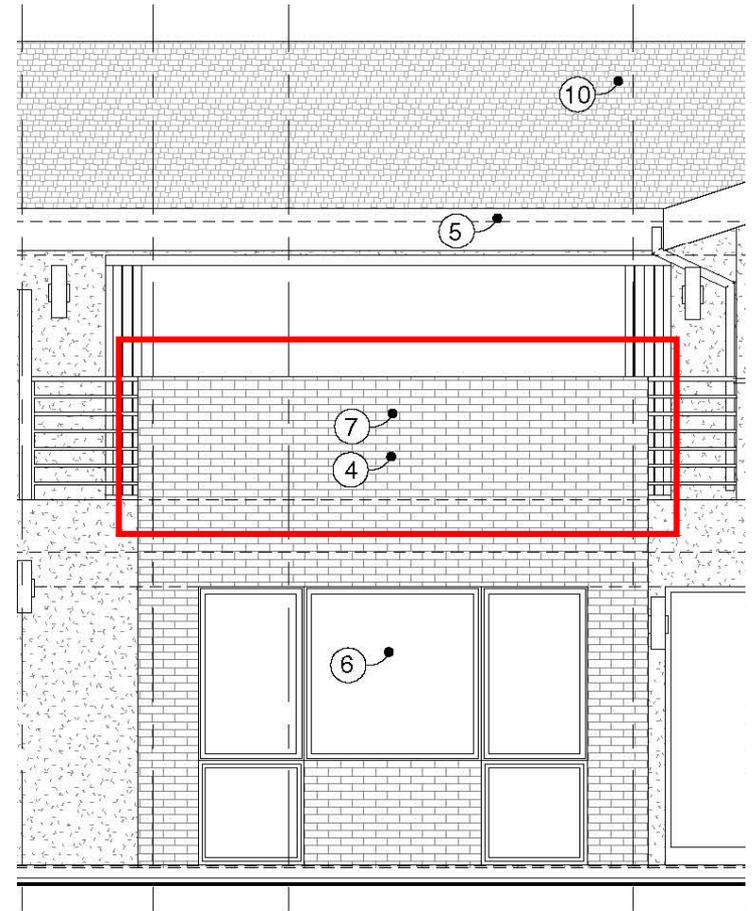
Size Compatibility

	BEFORE	PROPOSED
Total Floor Area	5,996 s.f. (incl. 495 s.f. garage)	5,672 s.f. (incl. 490 s.f. garage)
Total First Floor	4,717 s.f. (incl. 332 s.f. cov'd patio)	4,410 s.f.
Total Second Floor	1,279 s.f.	1,261 s.f.
1 st -to-2 nd Floor Ratio	27%	29%
Floor Area Ratio (FAR)	47.6%	45.0%
Lot Coverage	39.9%	37%

Second Floor Balcony & Window

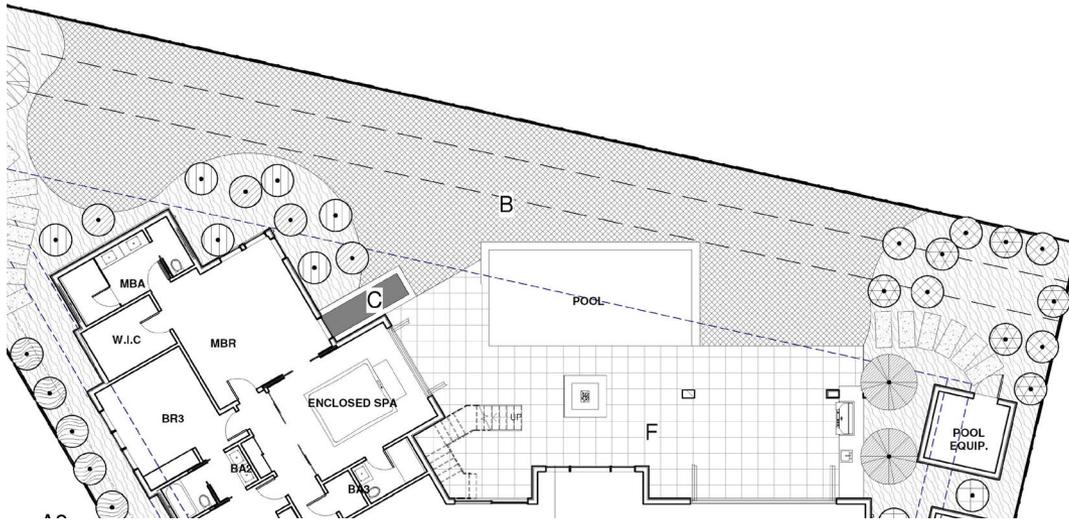


BEFORE

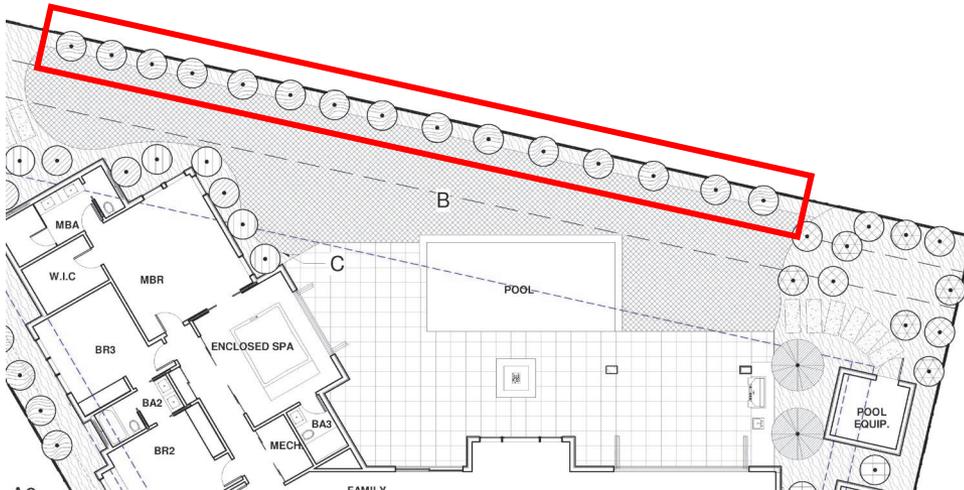


PROPOSED

Second Floor Balcony & Window

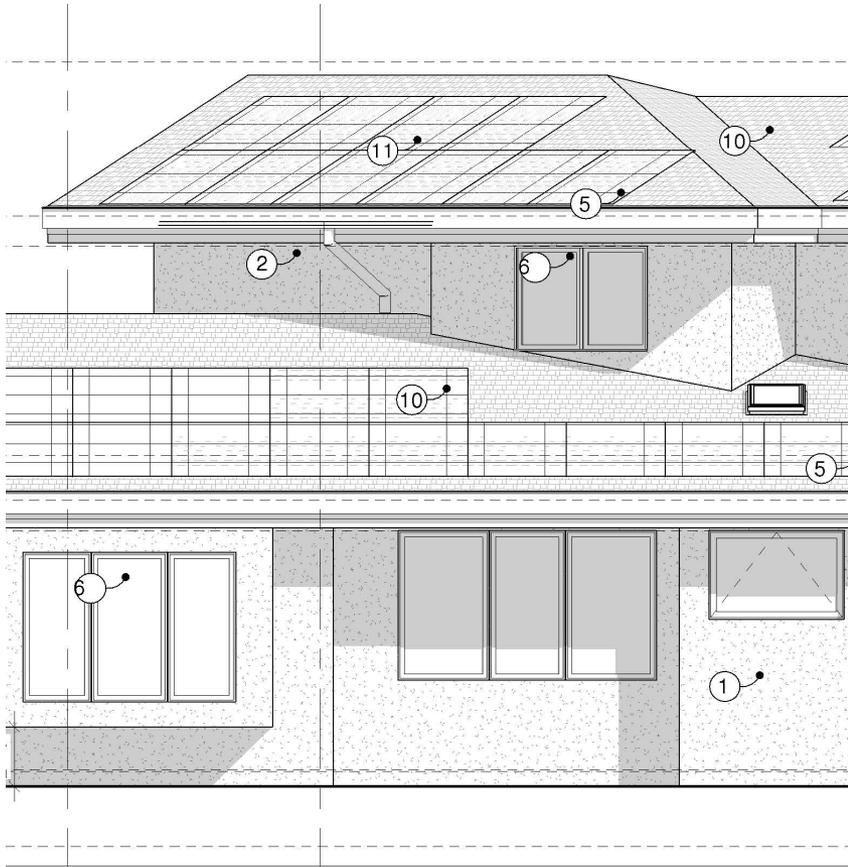


BEFORE

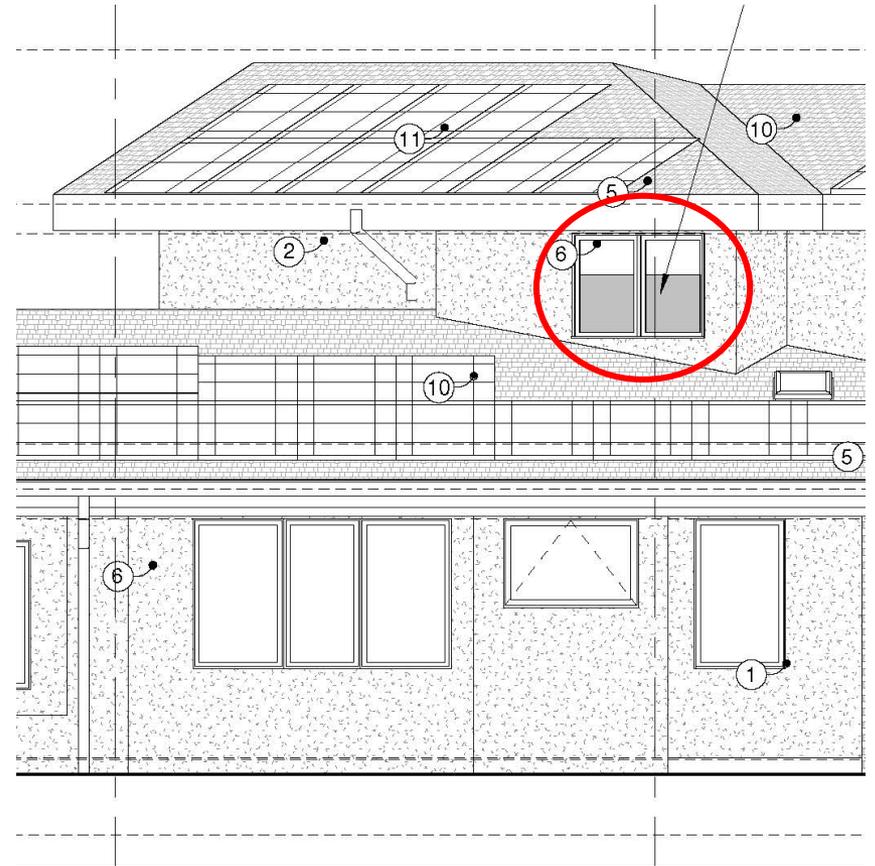


PROPOSED

Second Floor Balcony & Window

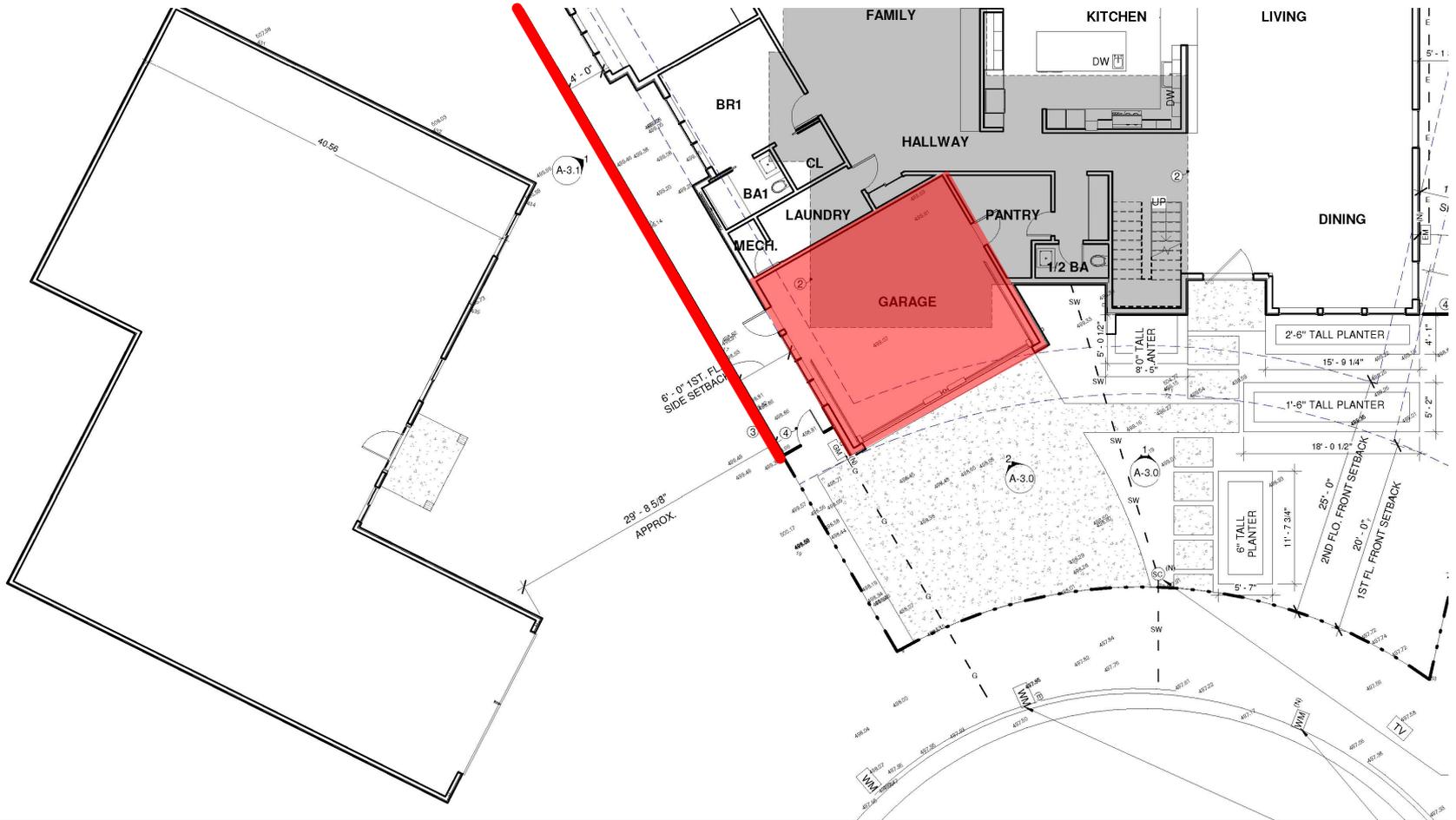


BEFORE



PROPOSED

Garage Location - Before



Garage Location - Proposed

