

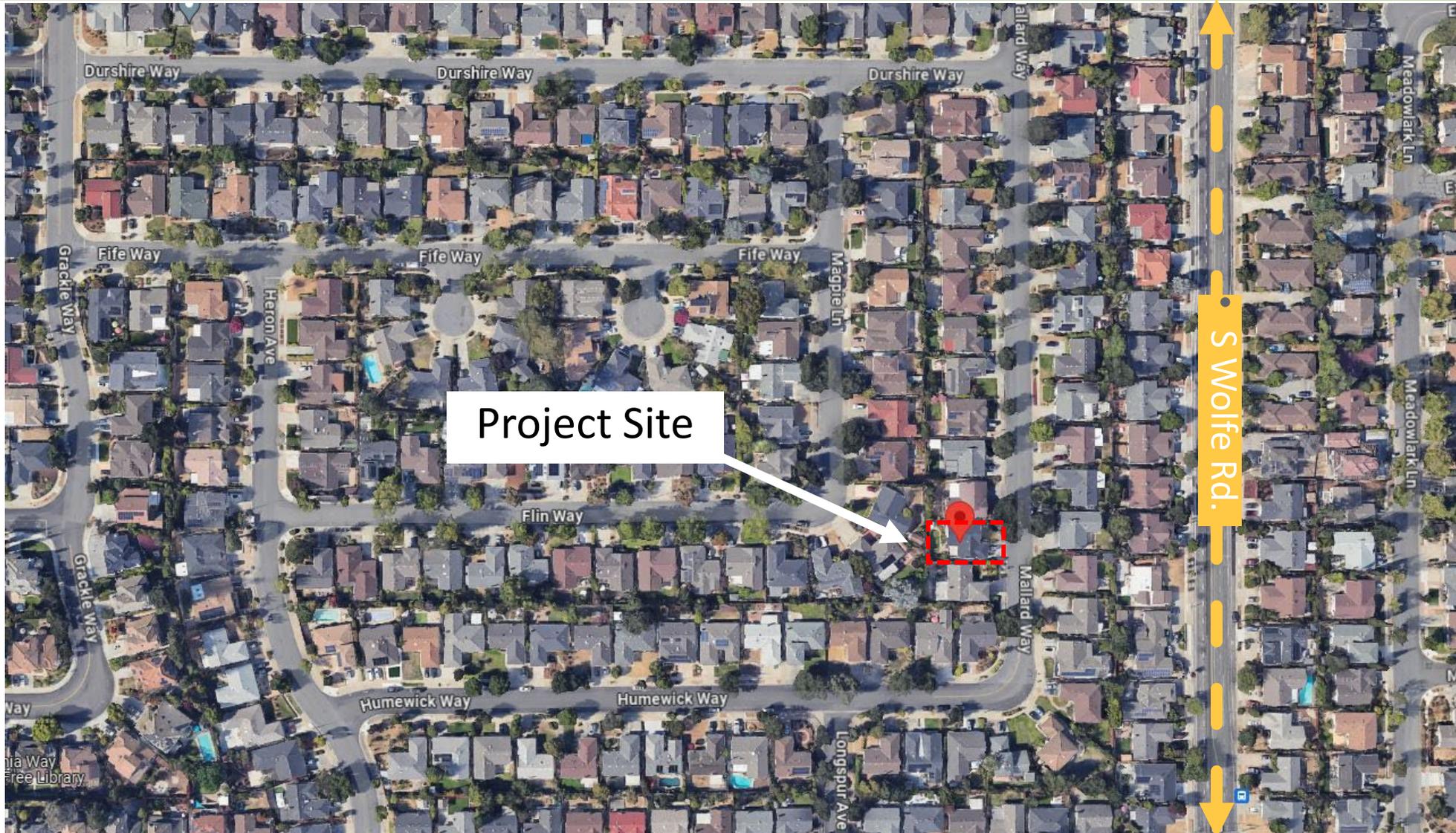


Sunnyvale

1585 Mallard Way
(PLNG-2023-0668)

Shila Bagley, Senior Planner
Planning Commission, April 8, 2024

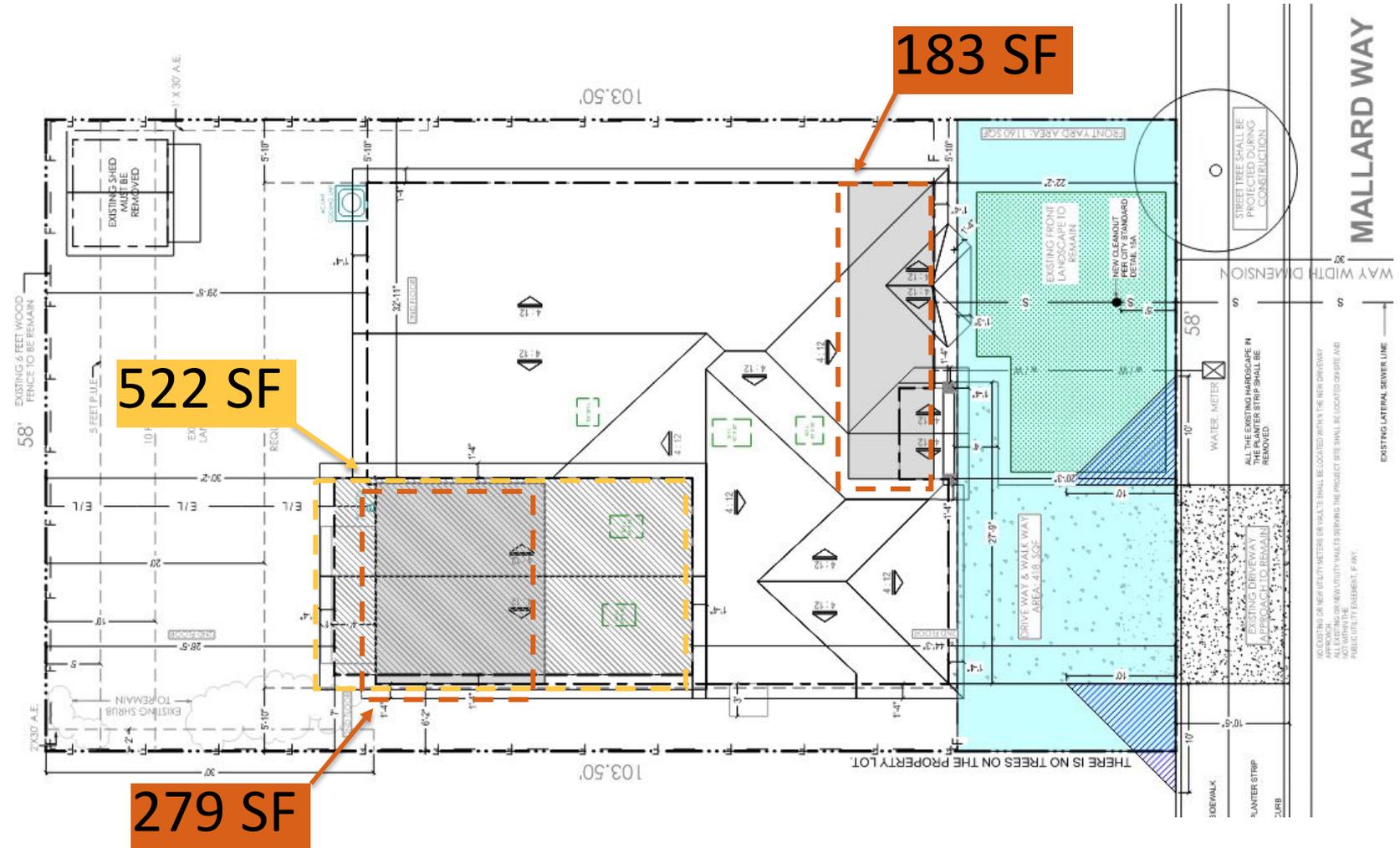
Site Context



Design Review

- **462 SF** First-Story Addition
- **522 SF** New Second-Story
- **2,920 SF** (2,452 SF Living Area and 414 SF Garage)
- **47.9% FAR** with Green Building Incentive

Findings - Project's design & architecture conform with applicable criteria & adopted guidelines for design review.



Noticing & Staff Decision

Public Noticing

- February 5, to February 19

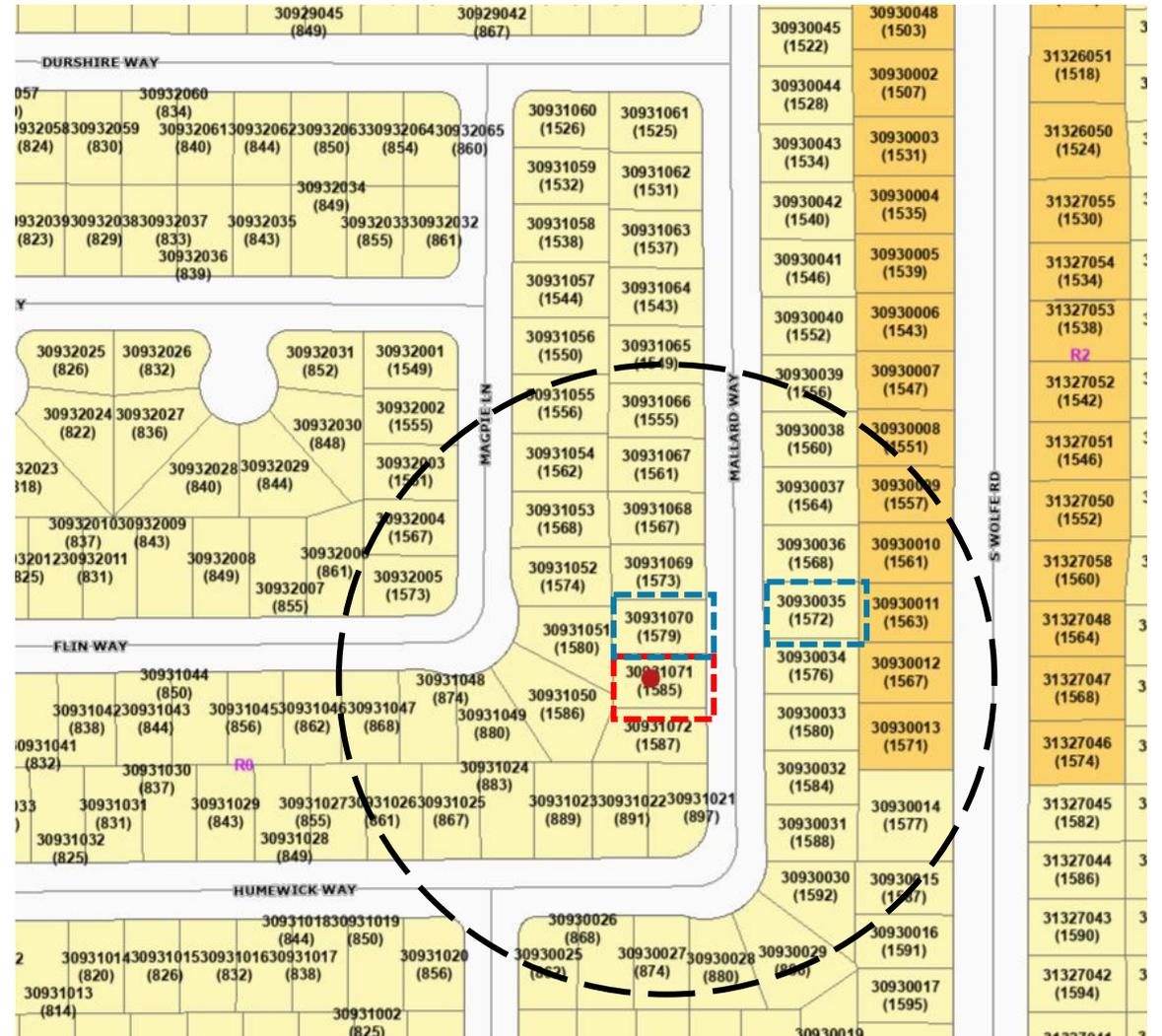
Feedback

- Construction Dust
- Shadow Impact

Approval

- February 20, 2024

3 Appeals



Appeal 1

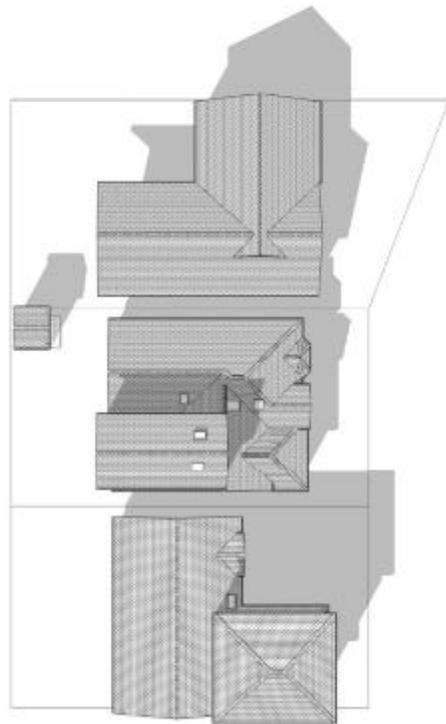
Appeal Filed on March 3, 2024:

- Solar Study/Obstruction of Natural Light
- Privacy Impacts
- Health Concerns (neighbor's)

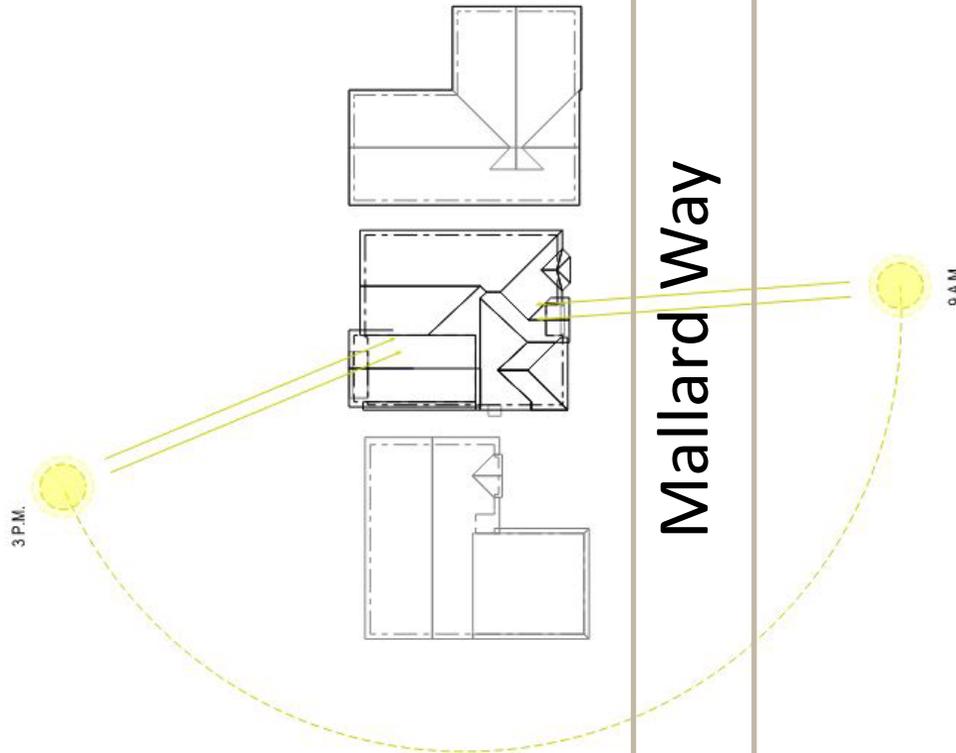


Solar Access and Shadow Analysis

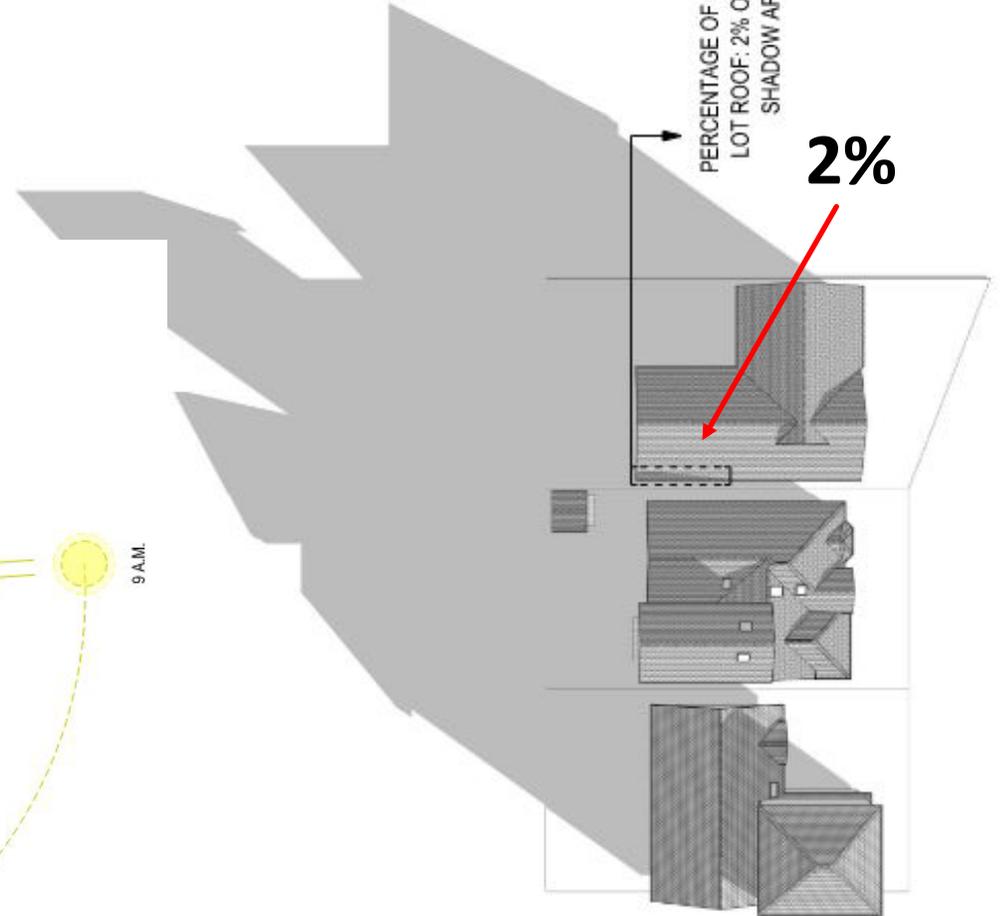
Shortest Day of the Year: December 21st



3:00 PM



Mallard Way



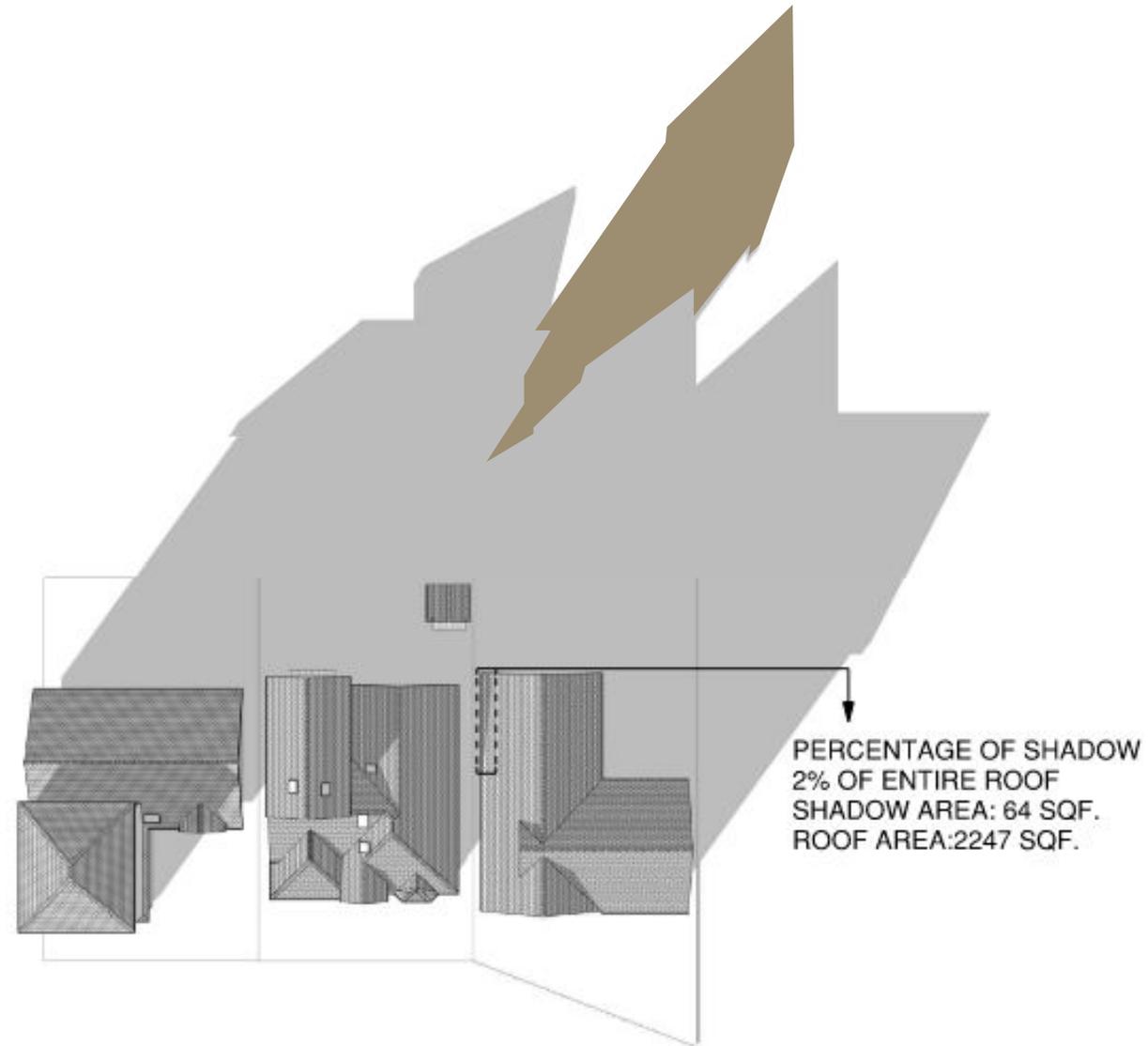
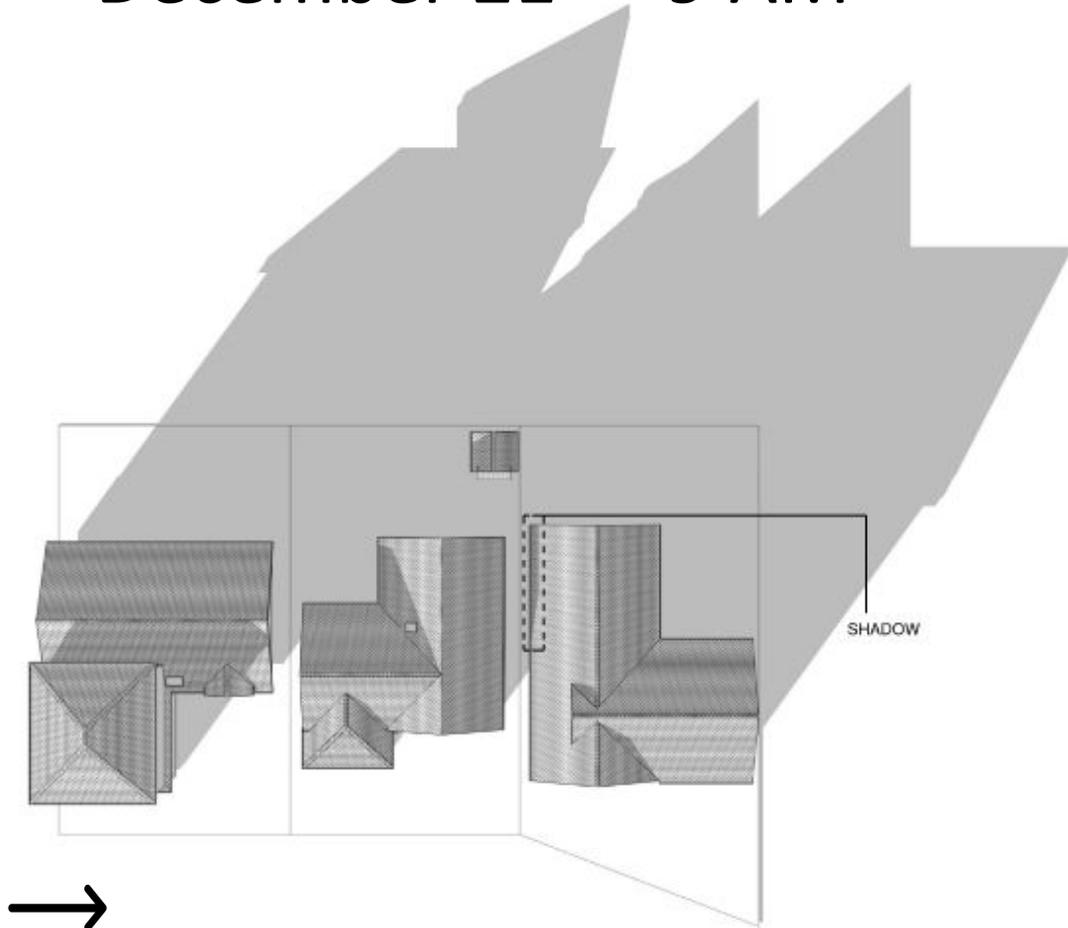
PERCENTAGE OF SHADOW ON THIS LOT ROOF: 2% OF ENTIRE ROOF. SHADOW AREA: 46 SQF.

2%

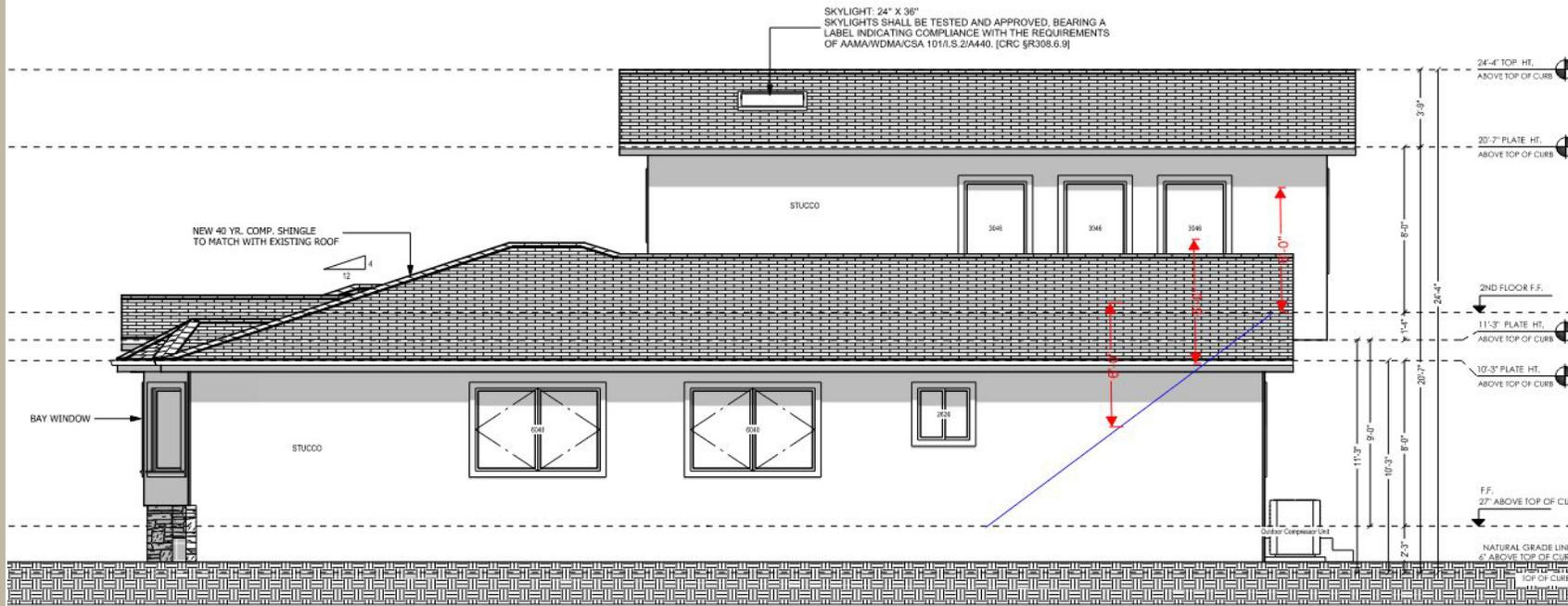
9:00 AM

Before & After

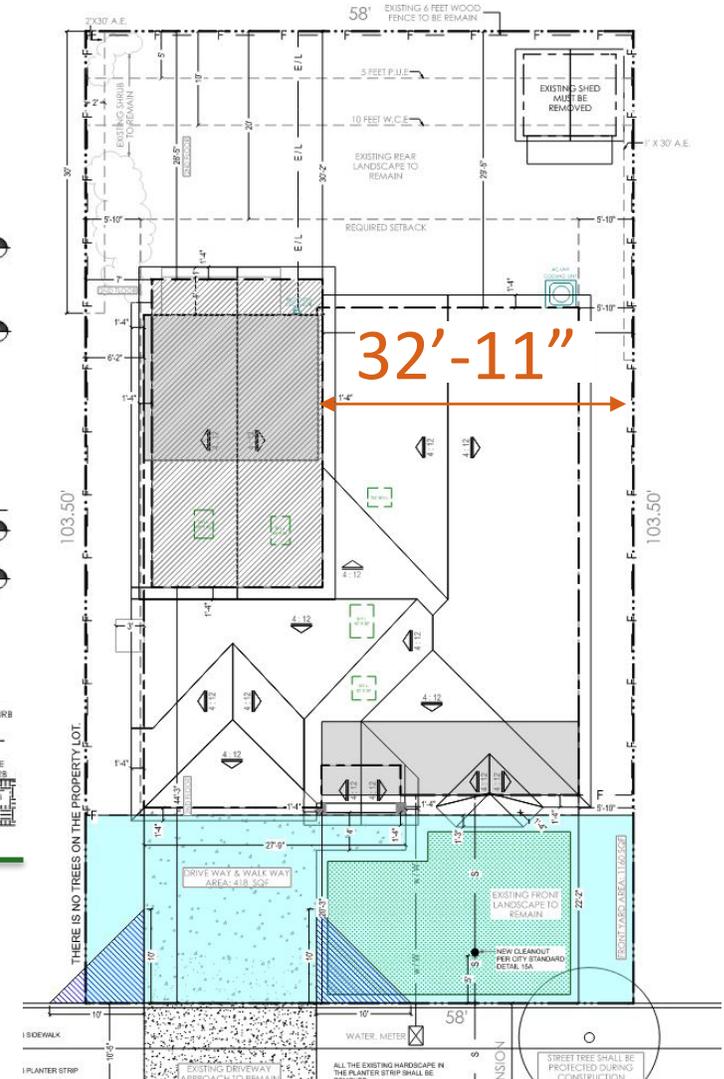
December 21st - 9 AM



Privacy Impact



Proposed Right (North) Side Elevation



Design Review Findings

Proposed Project Compliance with Applicable Code and Design Guideline

- Zoning: R-0 (Allows Two-Story Homes)
- Height: Approximately 24 feet (30 feet Max. Allowed)
- Roof Pitch: 4:12 (Similar to Other Homes in Neighborhood)
- Second-to-First-Floor Ratio: 33% (Not Exceeding 35%)
- Plate Heights:
 - 9 feet - 1st floor
 - 8 feet - 2nd floor



Appeal 2

Appeal Filed on March 4, 2024:

- Construction Noise & Dust
- Loss of Privacy
- Neighborhood Incompatibility



Construction Noise and Dust

- Typical Construction Timeline
- Construction Time
 - 7 a.m. to 6 p.m. (Monday – Friday)
 - 8 a.m. to 5 p.m. (Saturday)
 - No construction on Sundays or federal holidays
- Prohibition of Loud Equipment
- Sunnyvale General Plan Policies & Bay Area Air Quality Management District



BAY AREA
AIR QUALITY
MANAGEMENT
DISTRICT

A HEALTHY BREATHING ENVIRONMENT FOR EVERY BAY AREA
RESIDENT

Privacy Impacts & Neighborhood Compatibility



Street Tree



Appeal 3

Appeal Filed on March 5, 2024:

- Construction Dust
- Construction Noise



Recommendation

Alternatives

1. Deny the appeal; uphold Design Review approval
2. Deny the appeal; approve the Design Review with modified conditions
3. Grant the appeal; deny the Design Review
4. Grant the appeal; deny the Design Review with modified findings for denial.

Staff Recommendation

Alternative 1: Deny the appeal; uphold Design Review approval