



Sunnyvale

1279 Palamos Ave.
File # 2020-7268

Cindy Hom

Planning Commission, October 11, 2021



Application

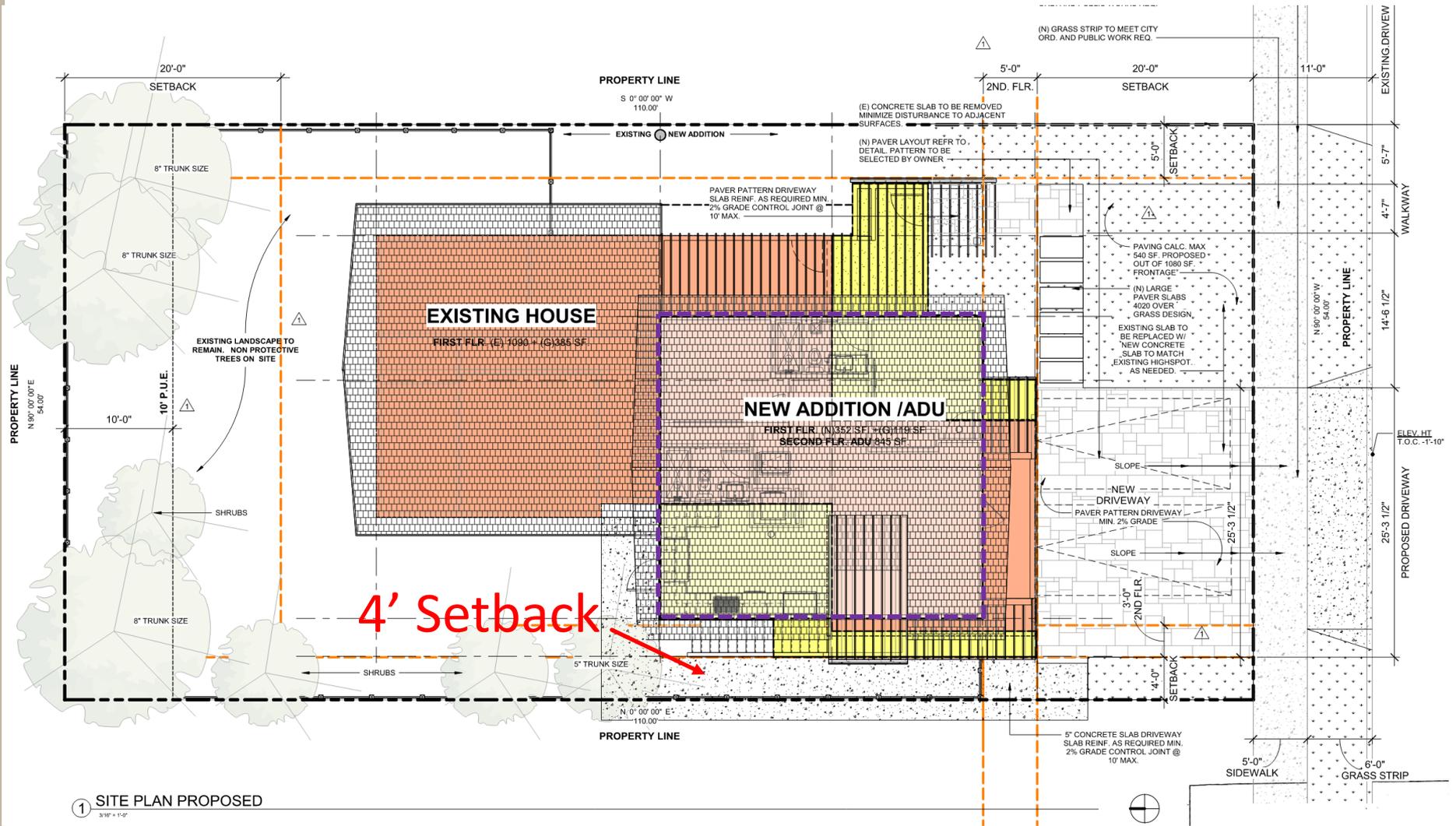
Design Review:

- 471 square foot one-story addition to main dwelling
- 845 square foot new second story ADU
- 47% FAR including ADU

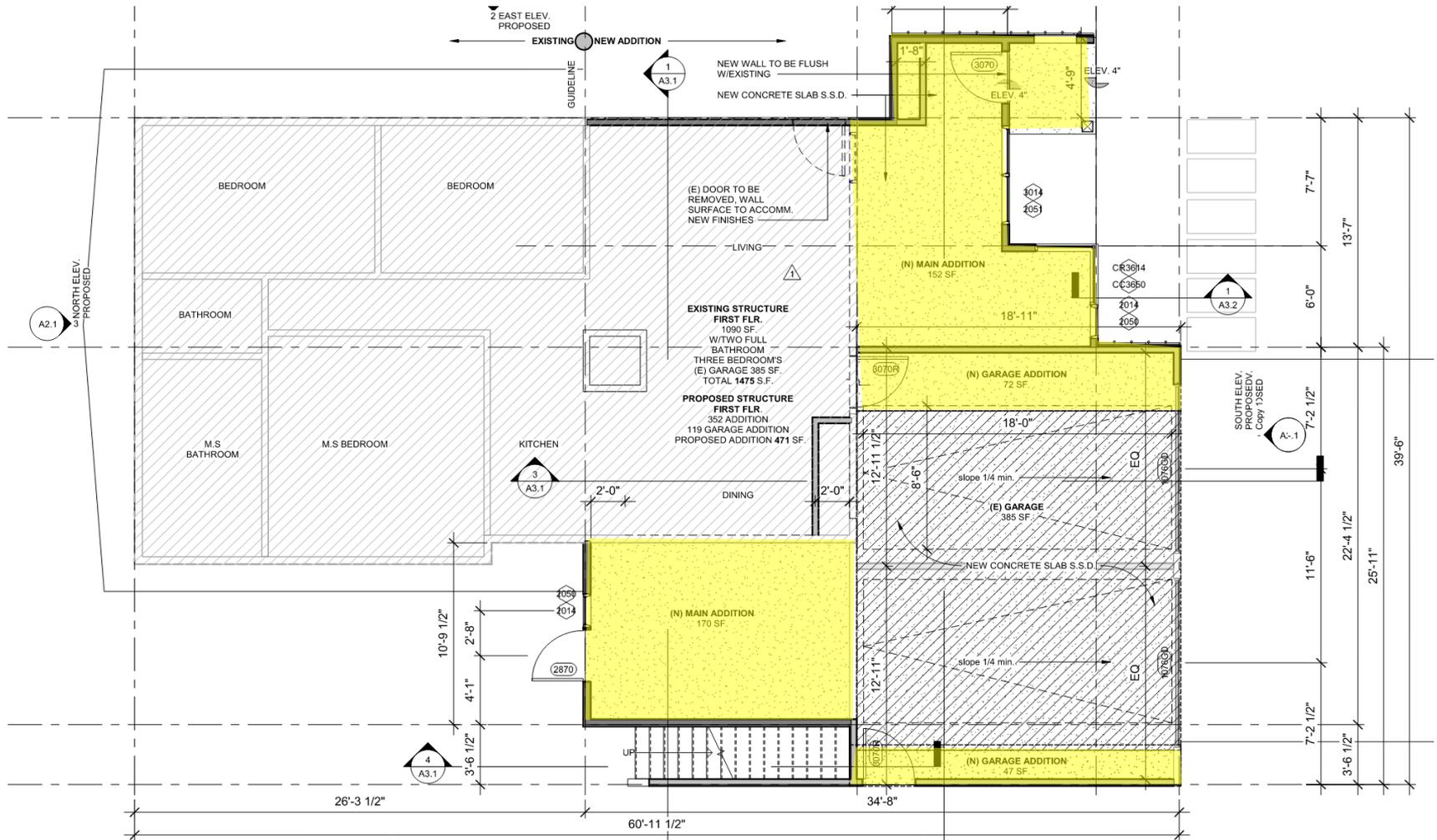
Variance:

Allow 4' setback 2nd floor setback to accommodate exterior staircase and landing for the proposed ADU

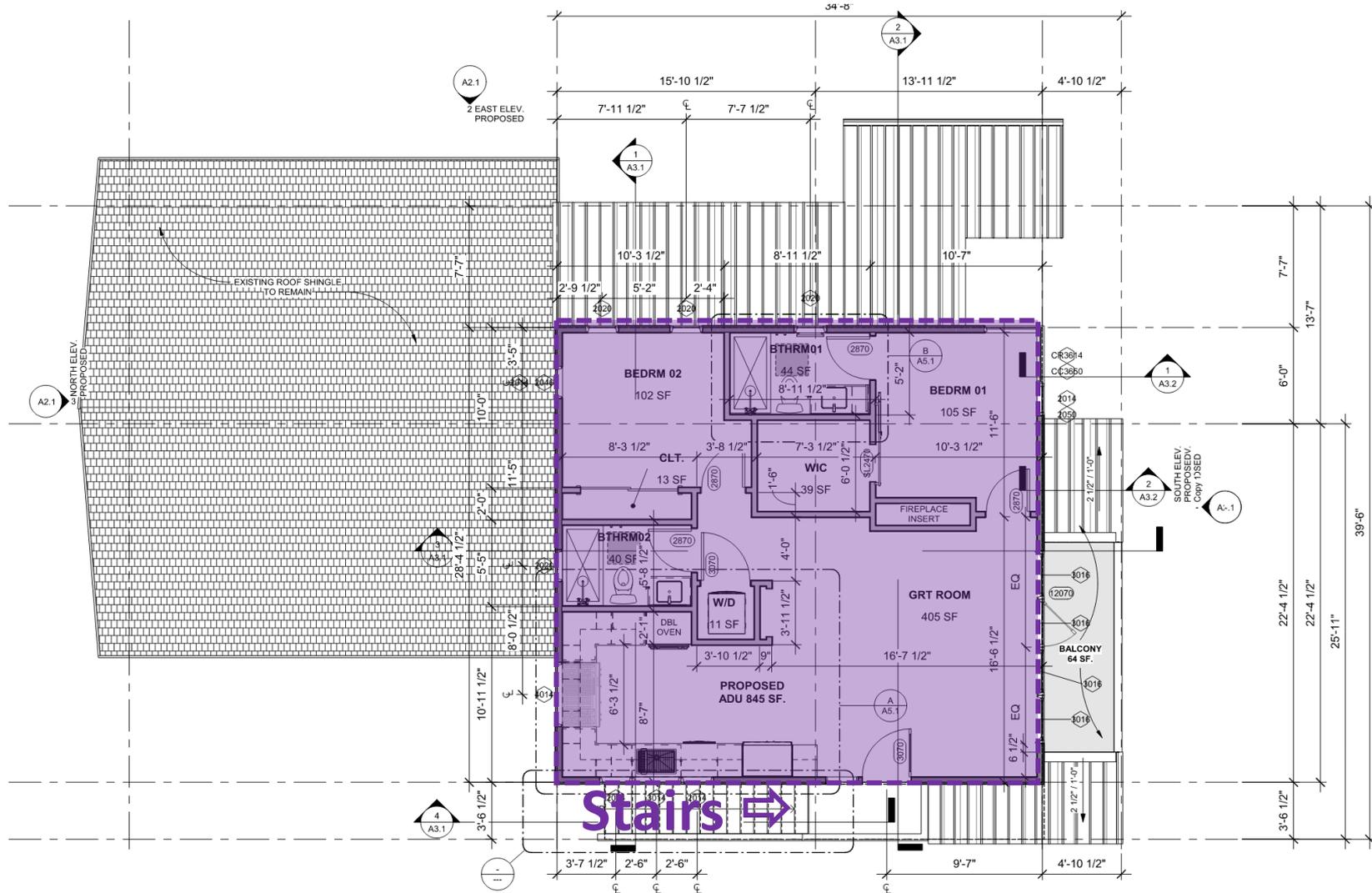
Site Plan



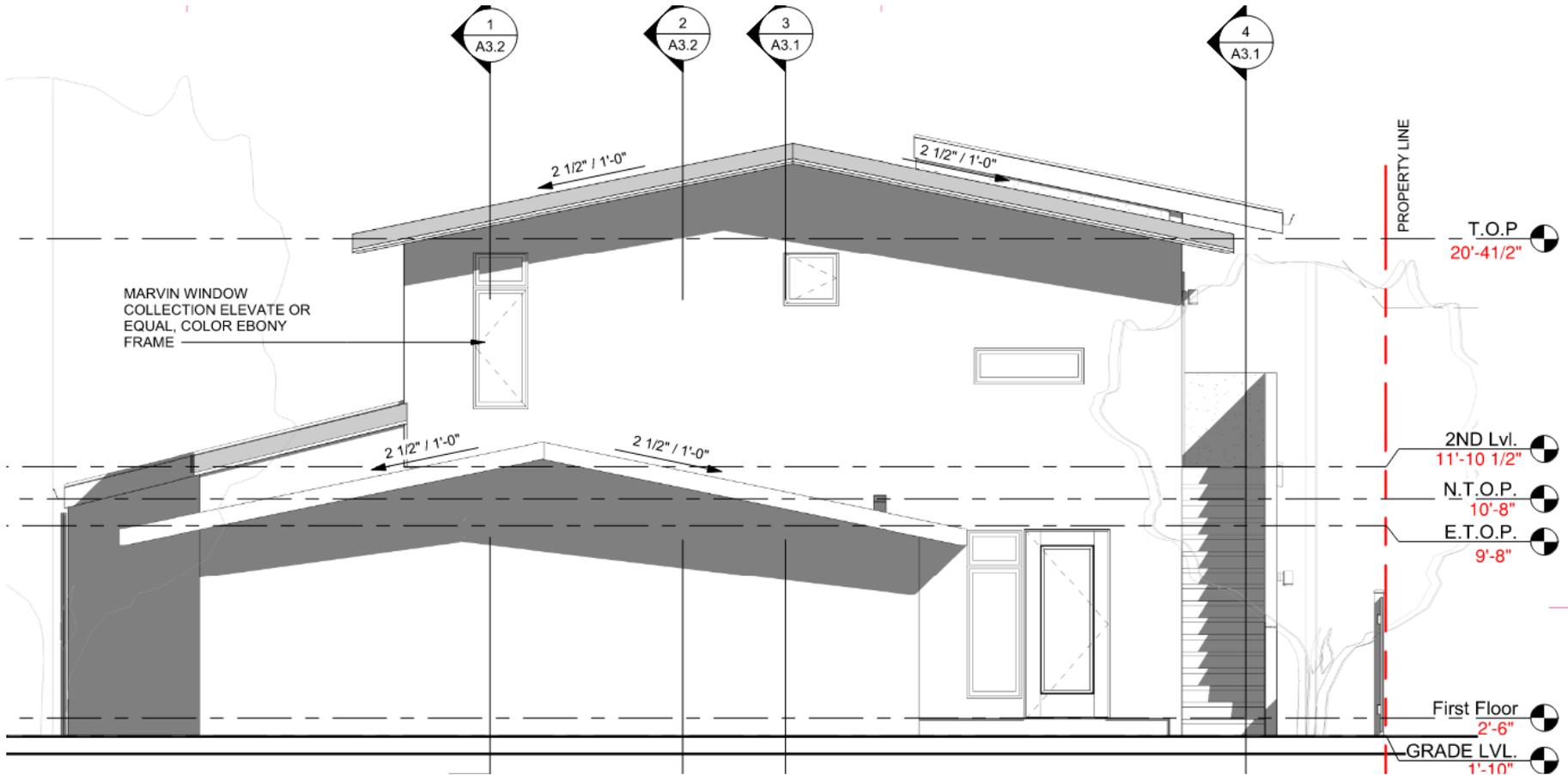
Proposed 1st Floor Plan



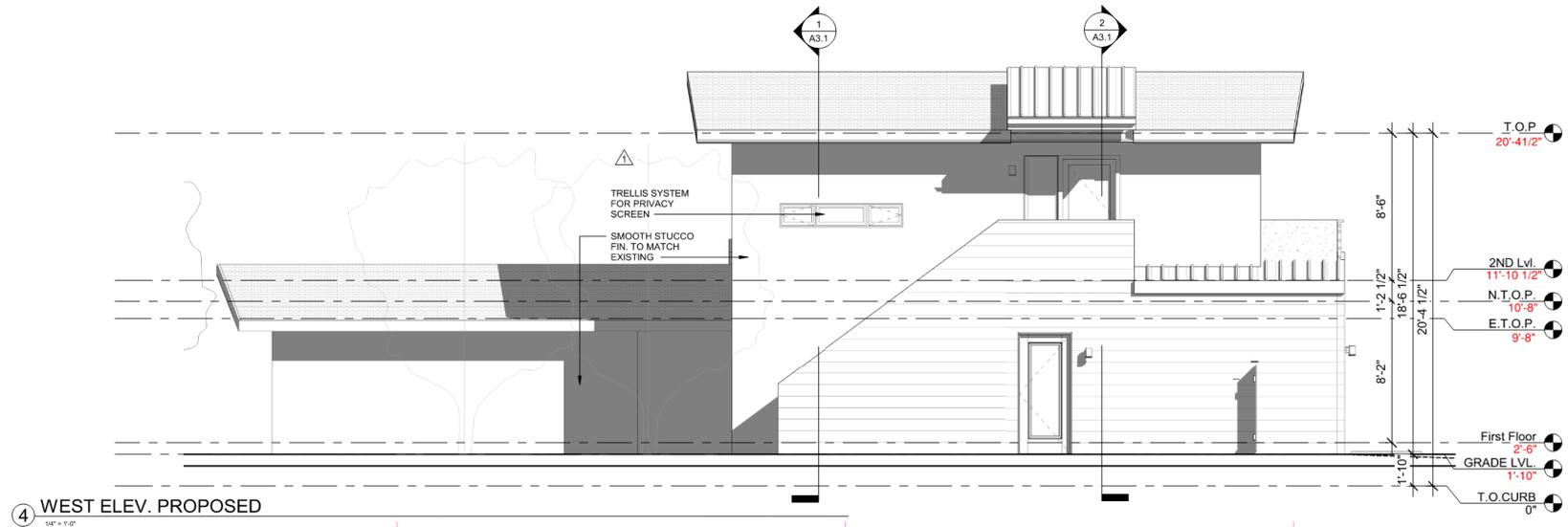
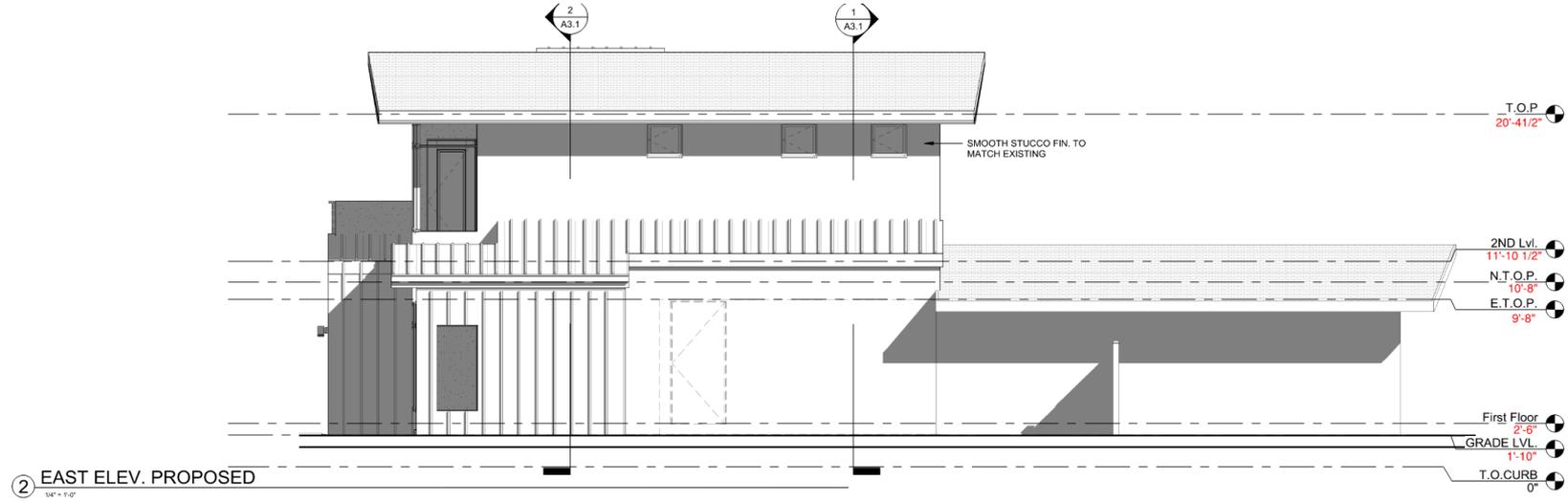
Proposed 2nd Floor Plan



Rear Elevation



Side Elevations



Colors and Materials



ROOF EAVES
ASH GRAY PLANKS



EXTERIOR SIDING
ARTISAN LAP SIDING



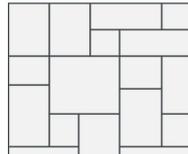
STANDING SEAM



STANDING SEAM
METAL ROOF ASSEMBLY



GARAGE DOOR
ASH GRAY PLANKS



PAVER PATTERN

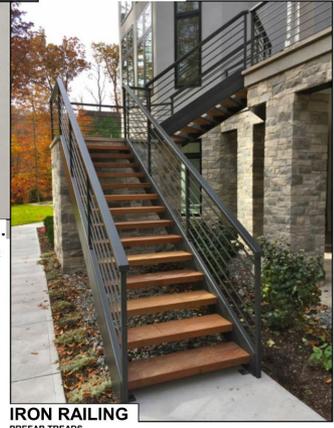


PAVER PATTERN
LIGHT GRAY LARGE FORMAT



SMOOTH FIN.
STUCCO COLOR:
LIGHT GRAY

WINDOW FRAME



IRON RAILING
PREFAB TREADS

Proposed Streetscape Elevation



Architectural Renderings



Architectural Renderings



Architectural Renderings

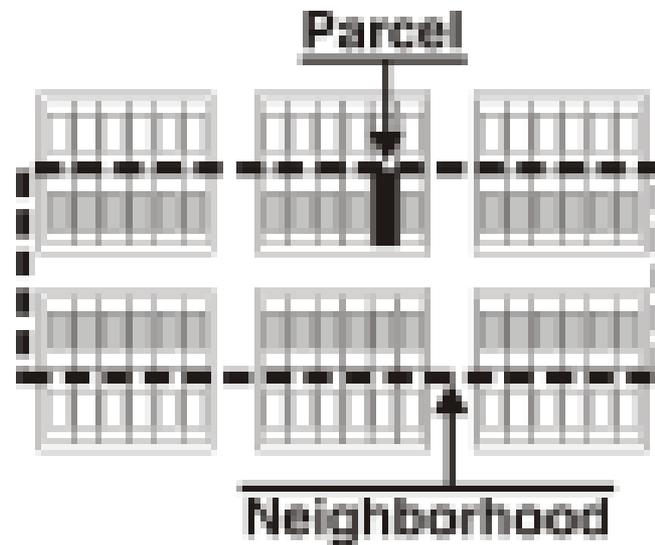


Applicant's Request for Alternative Design

Design Element	Code Requirement or Design Guideline	Complies	Variance Required
Covered Exterior Porch and wrapped Balcony	<p>Zoning Requirements</p> <ul style="list-style-type: none"> • 2nd Floor Building Setbacks (side and front) • Max Size of attached ADU 	No	Yes
4":12" Pitch Roof	<p>Single Family Design Techniques</p> <p>3.5 ROOF - Relate roofs to those on nearby homes.</p> <ul style="list-style-type: none"> • RF -3 Use roof forms, orientation and ridge heights similar to neighborhood. • RF-4 Use roof pitches similar to older homes in the immediate neighborhood. 	No	

Neighborhood Block

For the purposes of assessing neighborhood character and scale for implementation of these design techniques, a neighborhood is defined as both block faces within the same and immediately adjacent block.



Alternative Concept 1



Alternative Concept 2



Recommendation

Alternatives

1. Approve the Design Review and Variance subject to the Findings in Attachment 3 and Conditions of Approval in Attachment 4.
2. Approve the Design Review and Variance with modified conditions.
3. Deny the Design Review and provide direction to staff and the applicant where changes should be made.

Staff Recommendation

Alternative 1: Approve the Design Review subject to the Findings in Attachment 3 and Conditions of Approval in Attachment 4.