



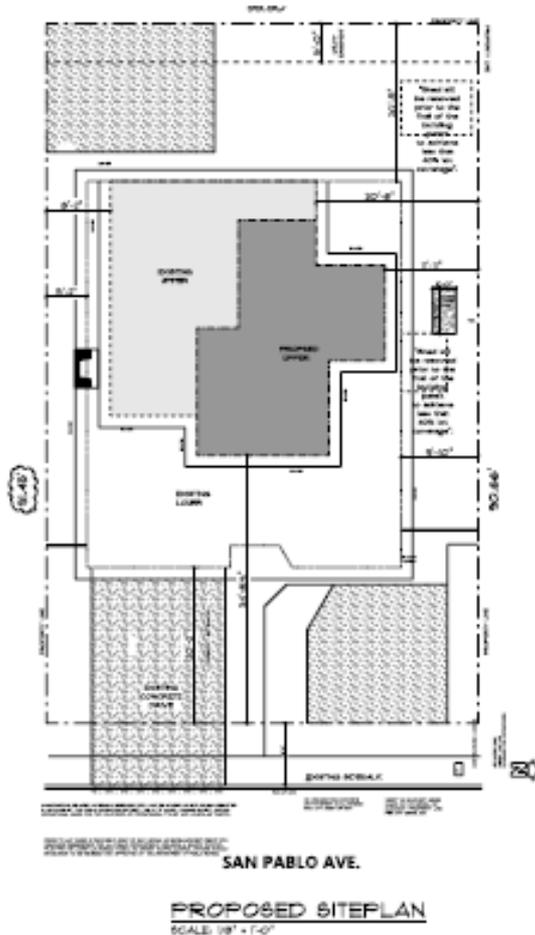
Sunnyvale

863 San Pablo Ave
2017-7797

Project Planner: Teresa Zarrin
Planning Commission, July 23, 2018

Background

Lot Conditions and Project Proposal



- Zoning: R-0
- Lot Area: 5,054 s. f.
- Gross Floor: 2,963 s. f.
- FAR: 59%
- Lot Coverage: 40%
- Height: 2-stories;
approx. 23'-2"

Architectural Rendering



Streetscape Elevation



- Second-story to first story ratio:
 - ✓ Existing house 25%, Proposed 50%
 - ✓ Right Neighbor – 35%, Diagonal Neighbor 42%
- The addition balances the appearance of the house on the streetscape.

Rear Elevation



REAR ELEVATION

SCALE: 1/4" = 1'-0"

- One new window on the rear elevation (on the left)
- 11 ft. inward from the existing second story wall
- 31 ft. from the rear property line, 51 ft. from rear neighbor

Side Elevations



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



ELEVATION NOTES

Shown shall be 1/2" thick and base coat applied over exterior sheetrock and
two layers of paper if building paper is not applied and 1/2" of backfill below
the roof and for exterior concrete work if building paper is not indicated on plans.

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

There are no new windows on the side elevations.

Recommendation

Alternatives

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