



Sunnyvale

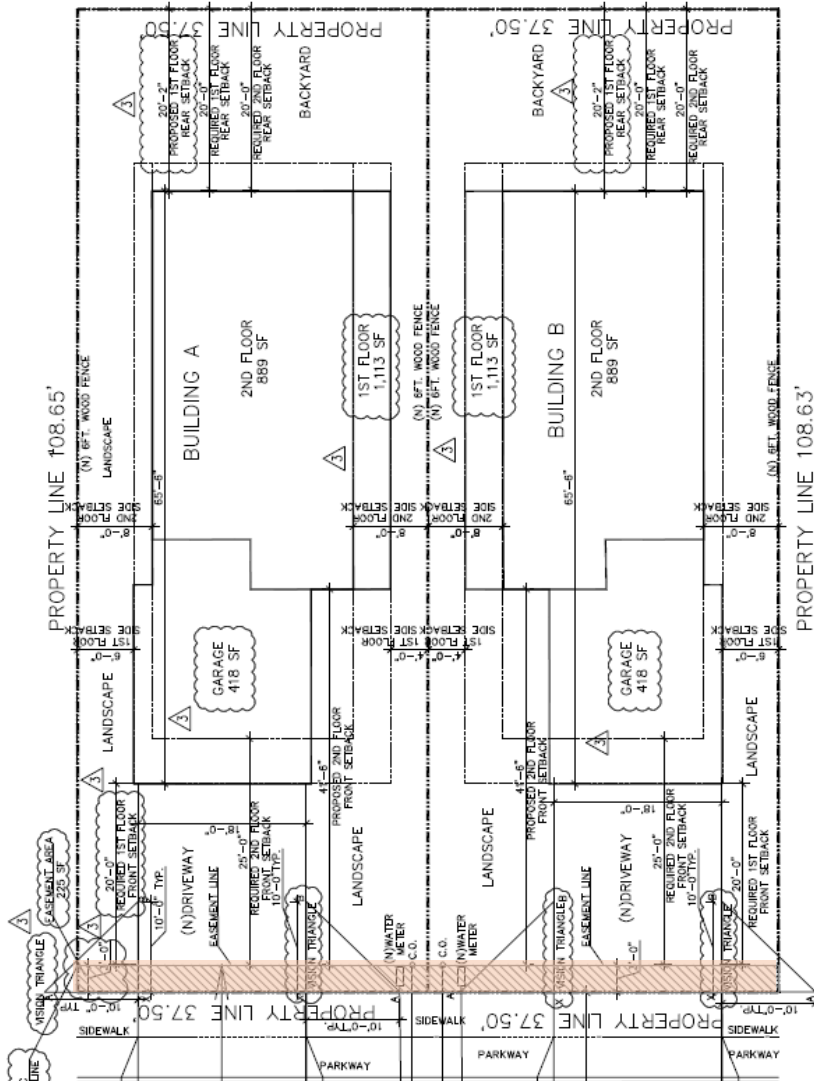
421 E. Washington Avenue
2017-8019

Cindy Hom, Associate Planner
Planning Commission Study Session, May 13, 2019

Background

- Planning Commission reviewed an application for a Tentative Parcel Map, Special Development Permit and Design Review Permit on 8/27/18.
- Item continued to a date uncertain.
- Designs Concerns

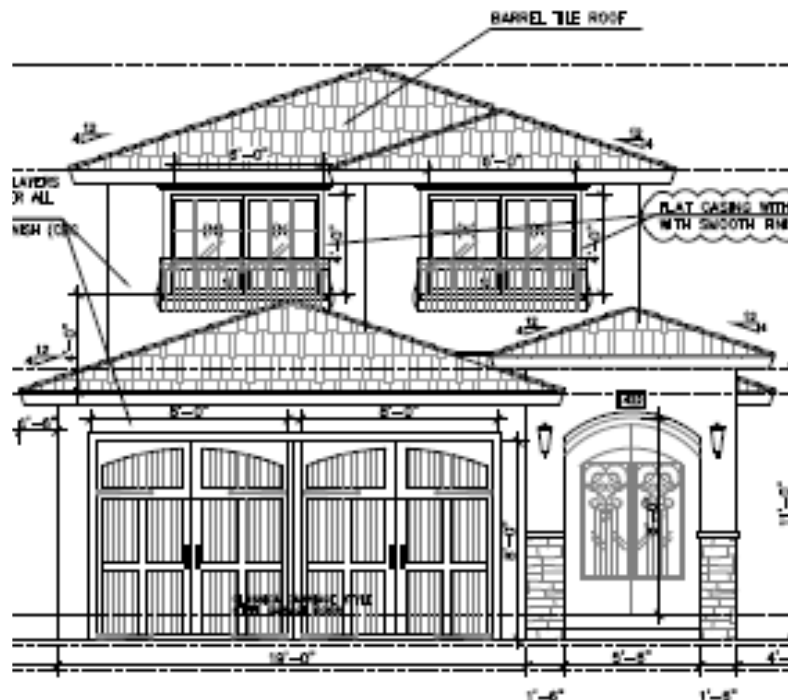
Original Proposal



- 2,420 square feet of Floor Area
- 60% FAR on a 4,074-square foot lot.
- 2-car garage
- Provided the minimum setbacks for 1st and 2nd story.
- 3' Street Easement Dedication

Original Proposal

- Building A



- Building B



Architectural Rendering



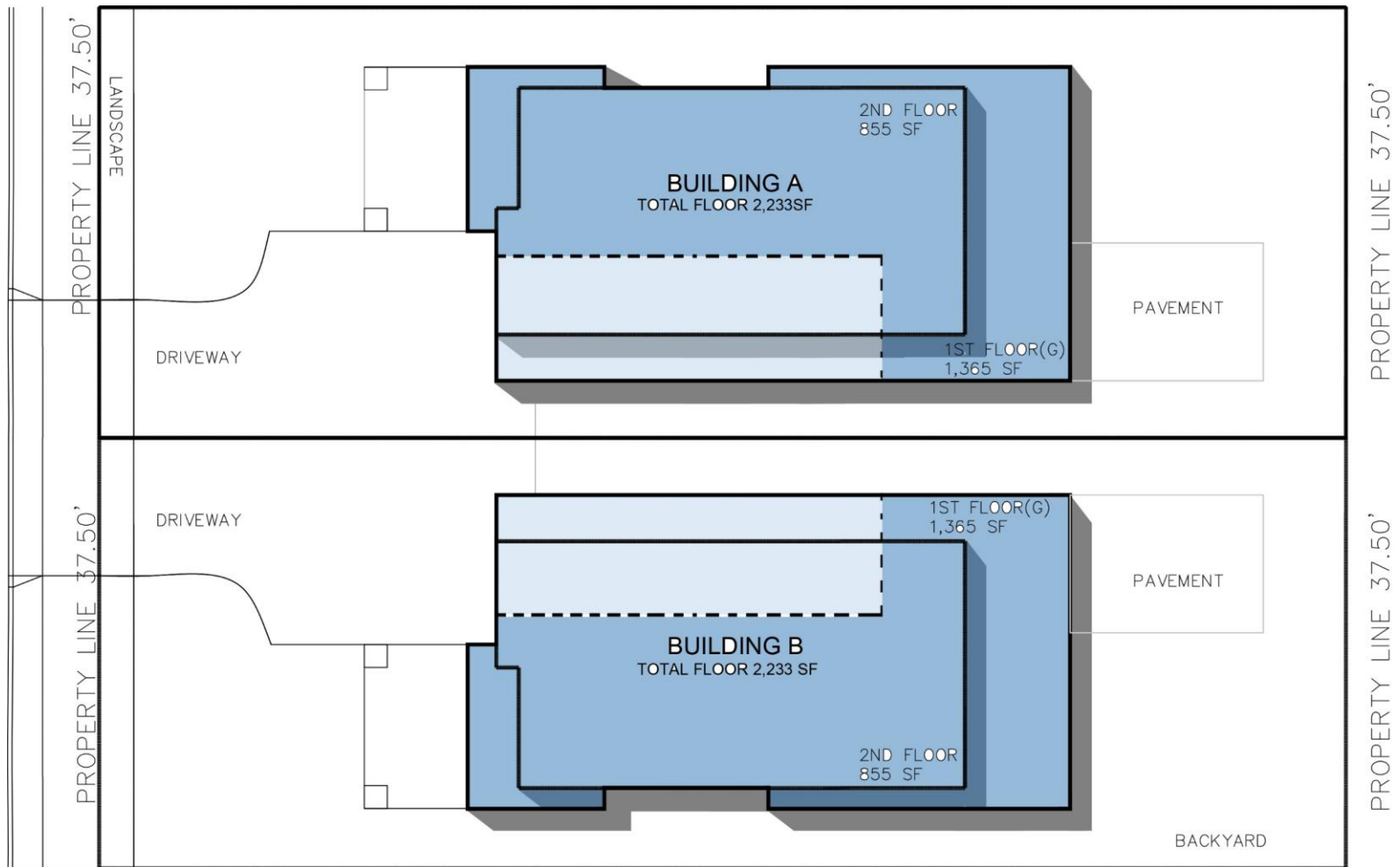
Streetscape Elevation



Direction Provided by the Planning Commission

1. Study alternative site layouts to minimize tunnel effect.
2. Consider other garage orientations to maintain design consistency with the neighborhood and reduce the visual prominence.
3. Explore ways to reduce the FAR and floor plate heights to minimize bulk and massing.
4. Correct inconsistencies with the design elements and materials.

Tandem Garage Concept



Preferred Concept

