



Sunnyvale

640 Lakehaven Drive
PLNG-2023-0138

Mary Jeyaprakash, Senior Planner
Planning Commission, January 13, 2025

Site Context



Project Overview

- **Special Development Permit (SDP) –**
 - ◆ Construct six single-family homes
 - > 45% FAR triggers Planning Commission review
 - ◆ Allow deviations
 - Lot Area
 - Lot Width
 - Setbacks
- **Vesting Tentative Parcel Map (TM) –**
 - ◆ Create six single-family lots and one common lot

Existing Site - Background



- **Site Area:** 1.0 Acre
- **Zoning:** R-0/PD (Low Density Residential / Planned Development)
- **Site History:**
Built – 1939;
Fire – 11/2019;
Demo – 10/2021
Application – 3/2023
- **CEQA:** Exempt (Class 32)



Proposed Site Plan



Front Elevations



Lot - 1



Lot - 2 & 4



Lot - 3 & 5



Lot - 6

Streetscape Elevations



Elevation from Lakehaven Drive



Elevation from Private Street (within Site)

Street Views



View from Lakehaven Drive facing South



View from Private Street Facing North

Deviations

	DEVELOPMENT STANDARD	REQUIRED	PROVIDED
1	Lot Area (Lot 1 – Lot 6)	6,000 sq. ft.	4,350 sq. ft. – 5,105 sq. ft.
2	Lot Width for Interior Lots (Lot 2 – Lot 5)	57 ft.	56 ft. 2 in. – 56 ft. 3 in.
3	Front Setback – Average 1 st Story (Lot 1 – Lot 6)	20 ft.	17 ft. 3 in.
4	Front Setback – 2nd Story (Lot 1, 3, 5 & 6)	25 ft.	23 ft. 3 in. – 24 ft. 11 in.
5	Side Setback – 2 nd Story (Lot 1)	7 ft.	5 ft. 1 in.

Deviations



Legend:

 Average 1st Story Front Setback

 2nd Story Front Setback

 2nd Story Side Setback

Community Outreach & Planning Commission Study Session

- October 3, 2024 – Virtual Meeting
- 4 Participants
- Support:
 - ◆ Placement of open spaces next to adjacent homes
 - ◆ Compatible use - ownership homes
 - ◆ Good neighbor fence
- October 28, 2024
- Comments
 - ◆ Provide direct access from living spaces to backyard.
 - ◆ Reduce noise from Highway 101
 - ◆ Type of vegetation
 - ◆ Privacy from pedestrian bridge
- Support:
 - ◆ Compatible use - ownership homes
 - ◆ Different plan types of modern style

Staff Recommendation

Alternatives

1. Approve the SDP and TM
2. Approve the SDP and TM with modifications
3. Do not make findings and direct staff where changes should be made
4. Deny the project

Staff Recommendation

Alternative 1: Approve SDP and TM per the recommended findings and conditions of approval.

Questions?