



Sunnyvale

1325 Elsona Court
2018-7139

Kelly Cha

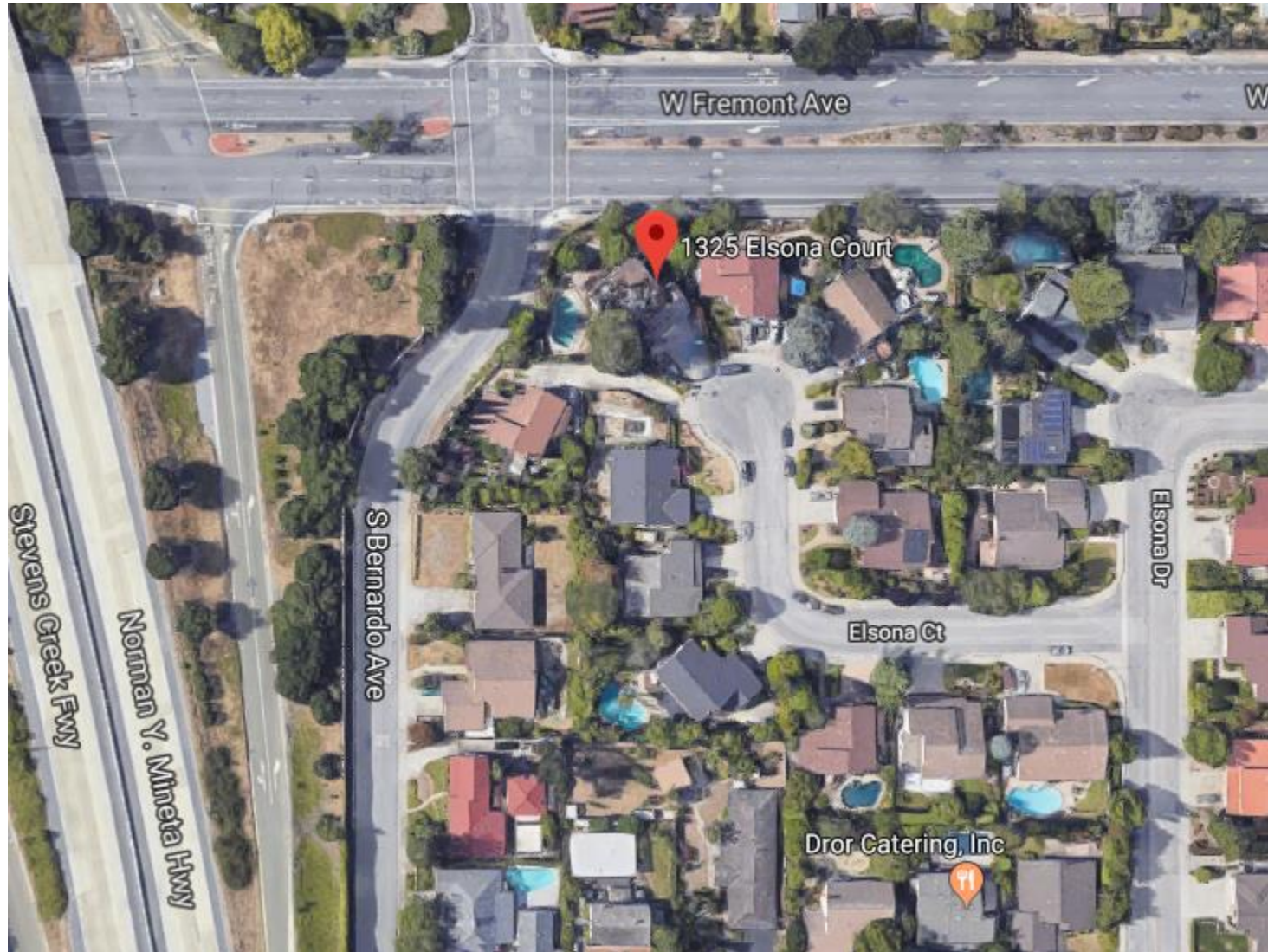
Planning Commission, 6/11/2018

Background

Lot Conditions and Proposed Project

- Zoning: **R-1**
- Lot Area: **11,687 s.f.**
- Gross Floor Area of main home: **4,342 s.f.**
- Gross Floor Area of ADU: **694 s.f.**
- Floor Area Ratio (excluding ADU): **37.5%**
 - ◆ Floor Area Ratio with ADU: 43.1%
- Lot Coverage: **30.2%**
- Height: **approx. 29 feet** (27 feet from finished grade)

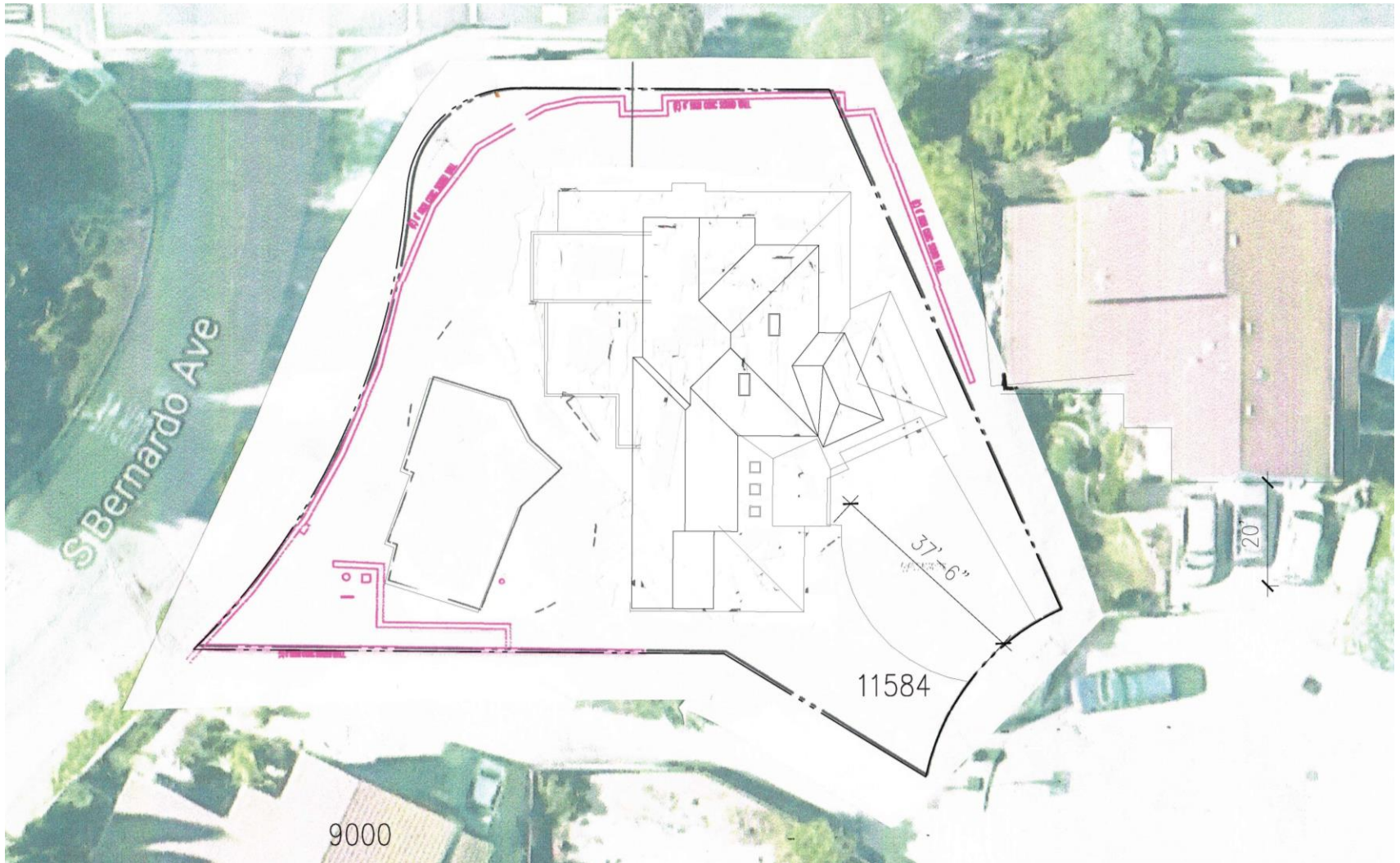
Neighborhood



Project Rendering



Site Plan



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.