

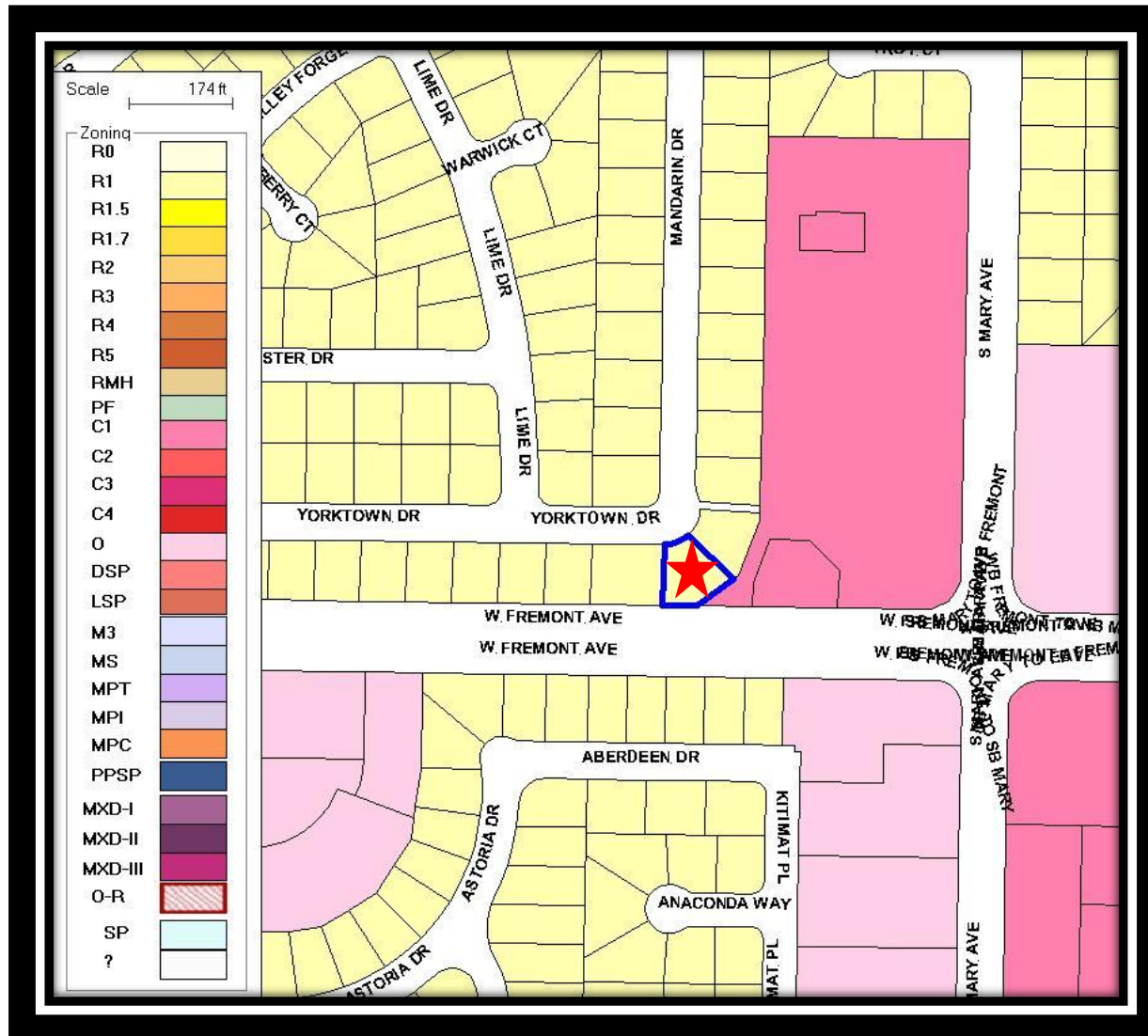


Sunnyvale

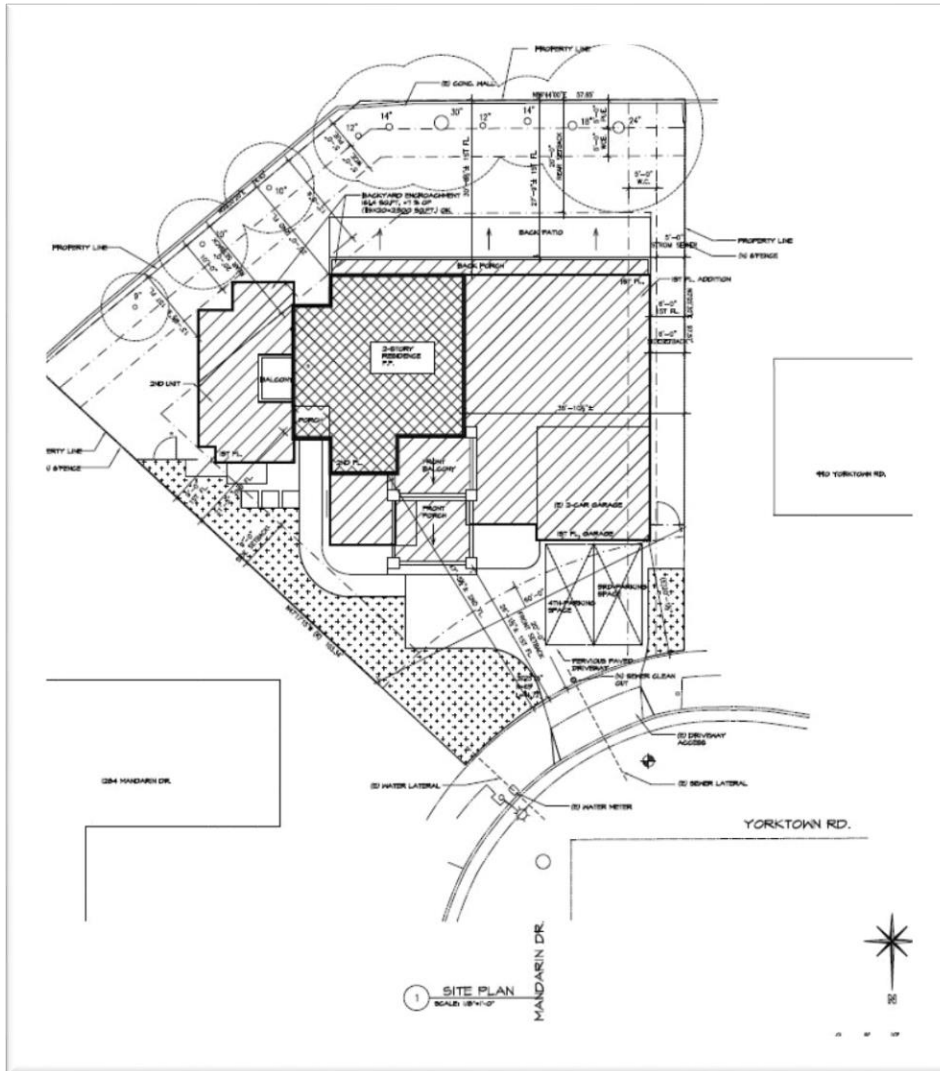
982 Yorktown Drive  
2018-7197

Planning Commission, July 23, 2018

# Zoning



# Lot Conditions and Project Proposal



- Zoning: R-1
- Lot Area: 8,986 s. f.
- Gross Floor: 4,361 s. f.
- FAR: 48.5% with ADU, 42.8% without ADU
- Lot Coverage: 39.9%
- Height: 2-stories; approx. 26'-4"

# Front Elevation



# Streetscape Elevation



- Modest 2<sup>nd</sup> floor addition (27% of 1<sup>st</sup> floor)
- 61'-4" combined sideyard setback
- Minimum windows on the sides

# 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.