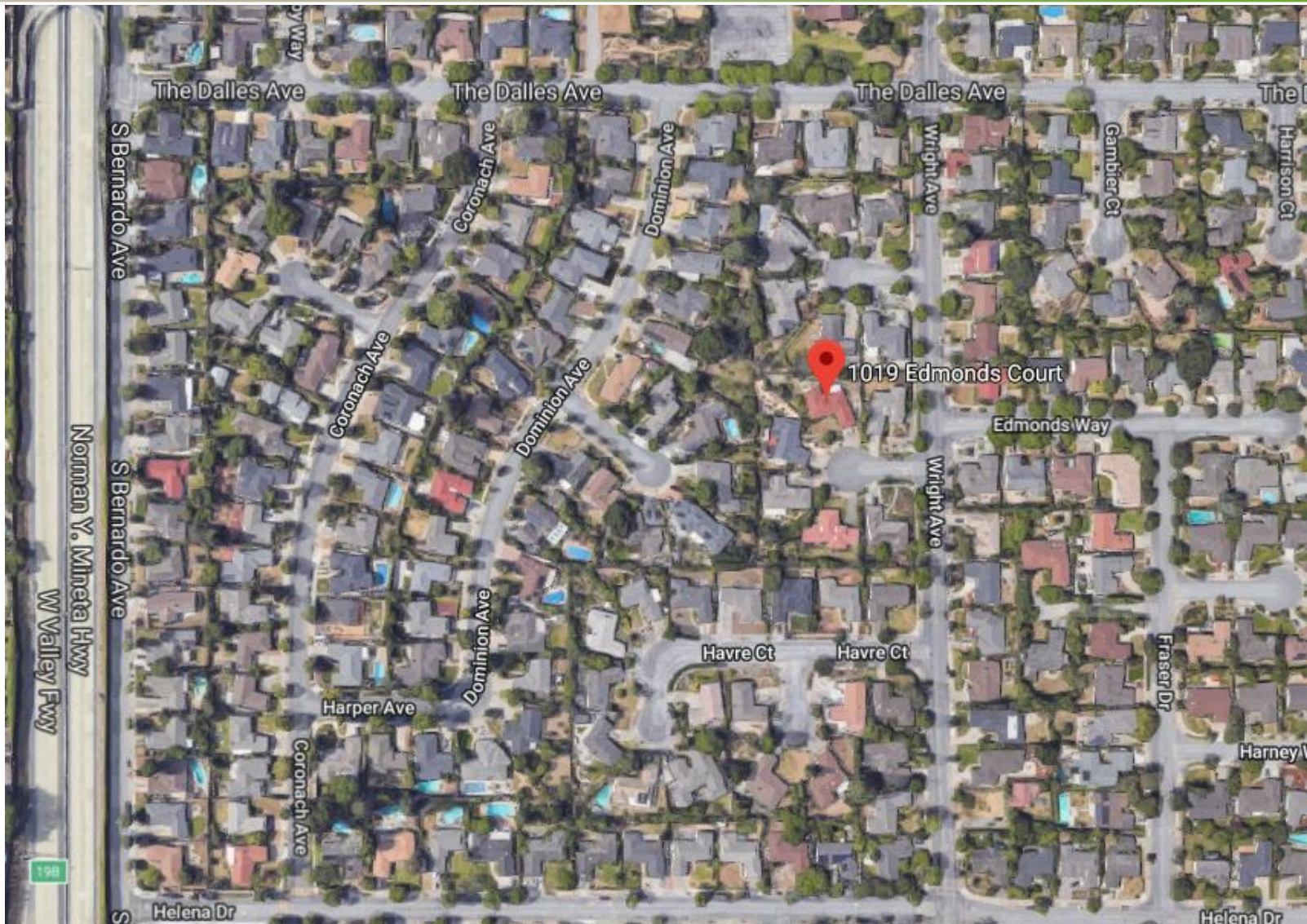




1019 Edmonds Court  
2019-7191

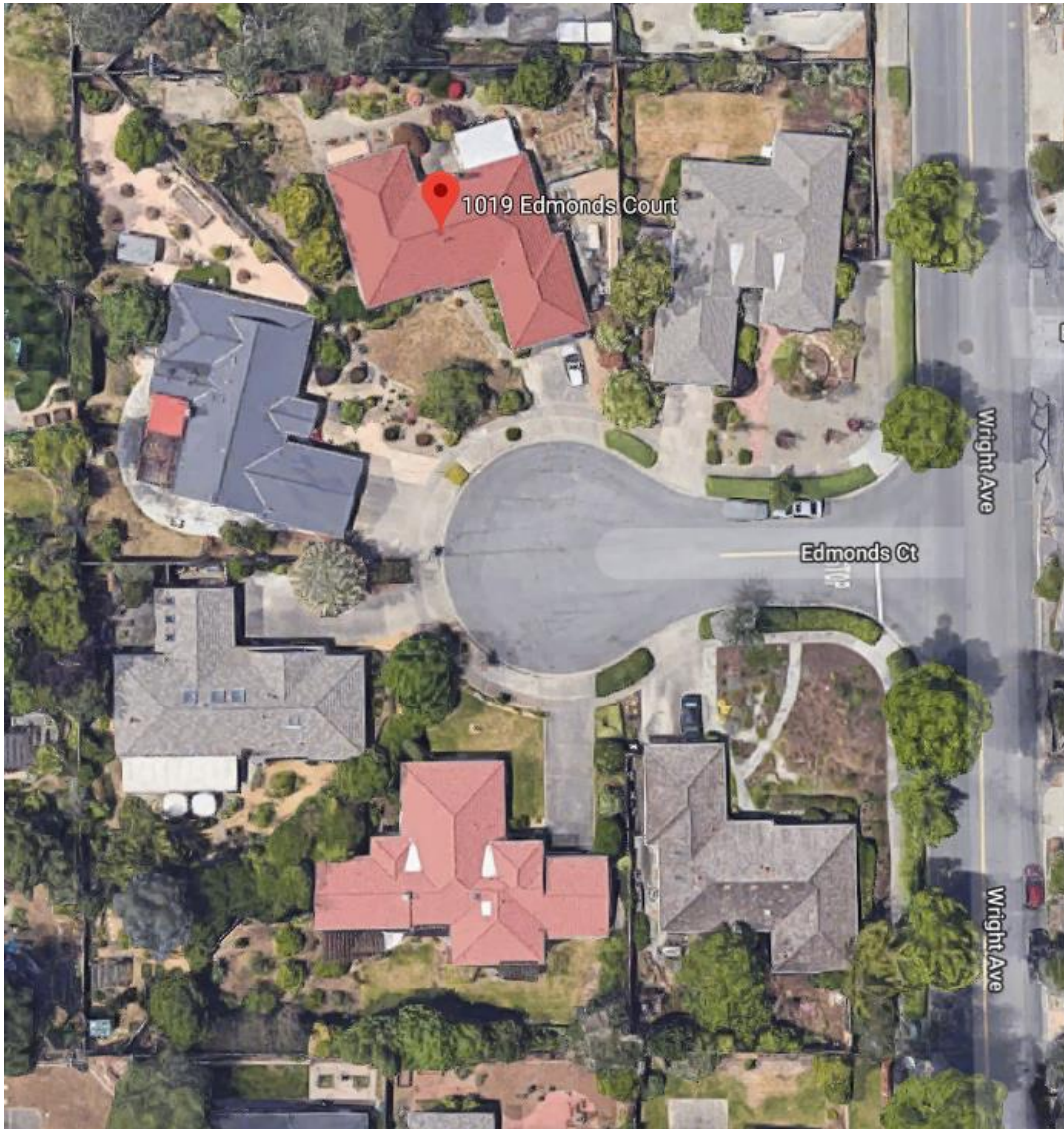
Kelly Cha, Associate Planner  
Planning Commission Study Session, May 13, 2019

# Neighborhood





# Neighborhood





# Project Rendering



# Background

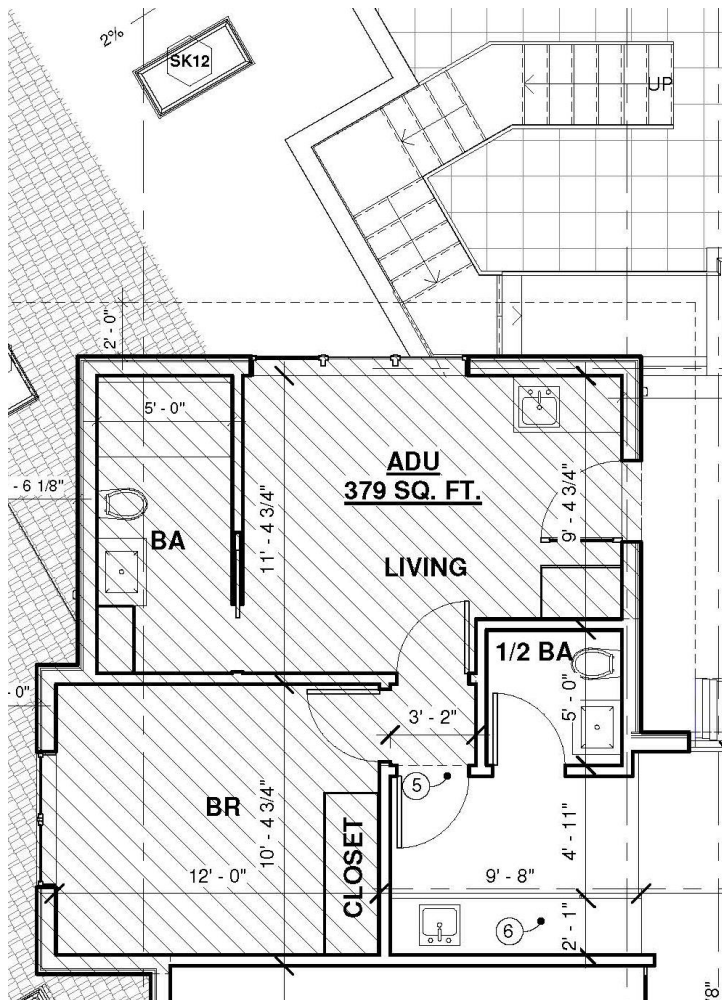
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Planning Commission on 2/11/19

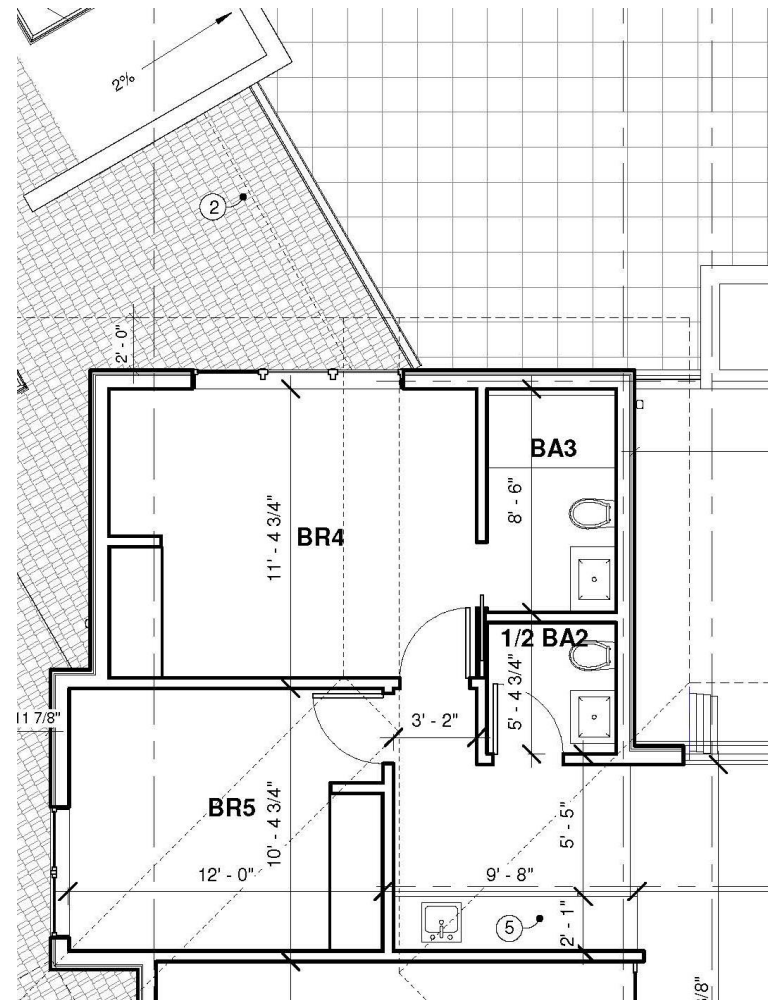
The direction provided by the Planning Commission on 2/11/19:

- Direct route to and from the ADU
- Cooking appliances and a better layout for ADU
- Size compatibility with the neighborhood
- Second floor balcony and window issues
- Relocation of garage to maintain courtyard aesthetic

# Accessory Dwelling Unit



**BEFORE**



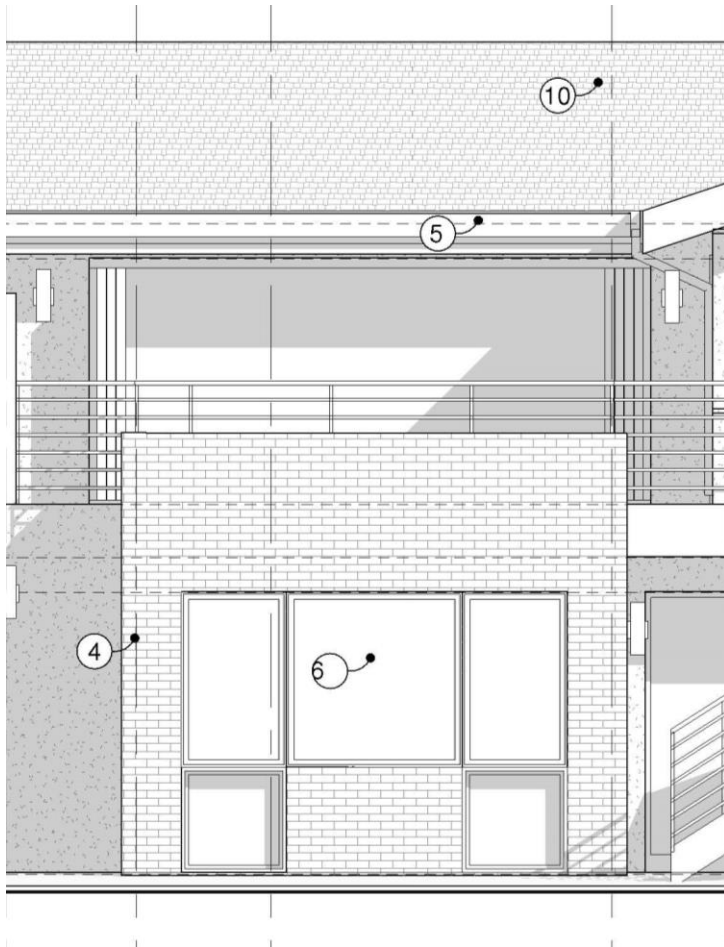
**PROPOSED**

# Size Compatibility

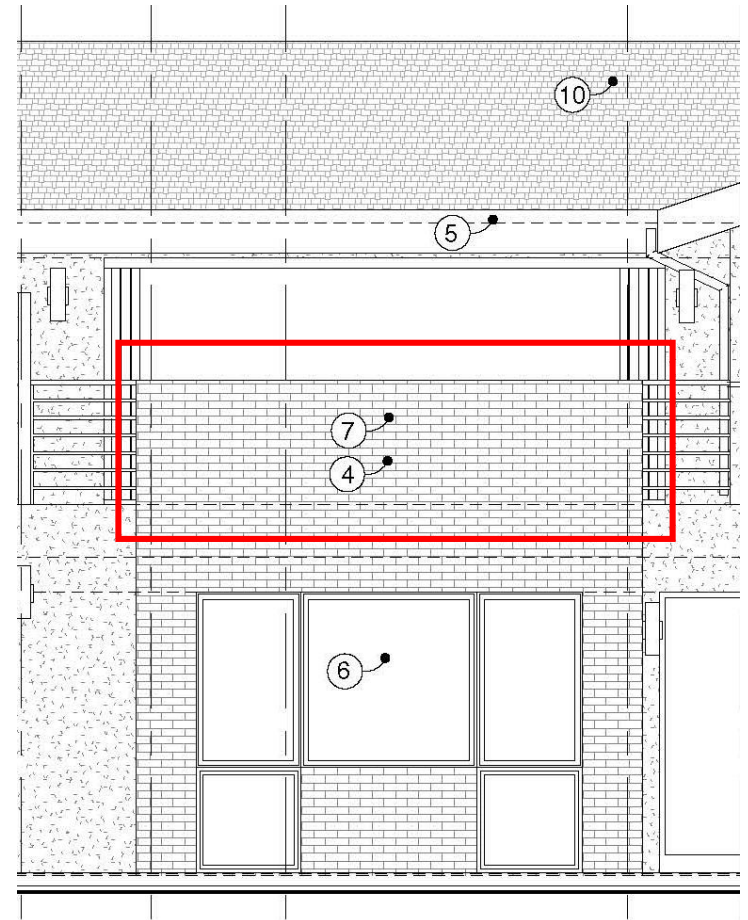
	BEFORE	PROPOSED
Total Floor Area	5,996 s.f. (incl. 495 s.f. garage)	5,672 s.f. (incl. 490 s.f. garage)
Total First Floor	4,717 s.f. (incl. 332 s.f. cov'd patio)	4,410 s.f.
Total Second Floor	1,279 s.f.	1,261 s.f.
1 <sup>st</sup> -to-2 <sup>nd</sup> Floor Ratio	27%	29%
Floor Area Ratio (FAR)	47.6%	45.0%
Lot Coverage	39.9%	37%



# Second Floor Balcony & Window



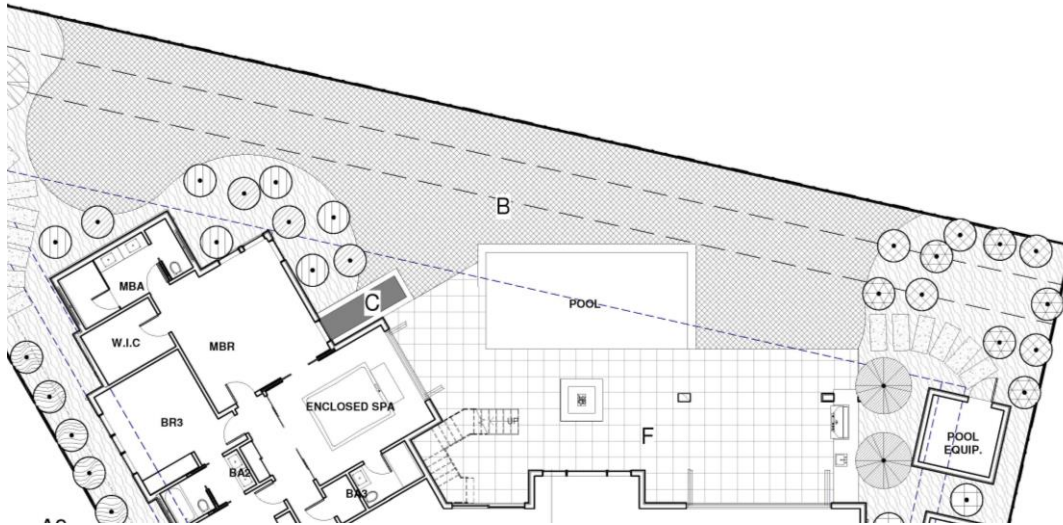
**BEFORE**



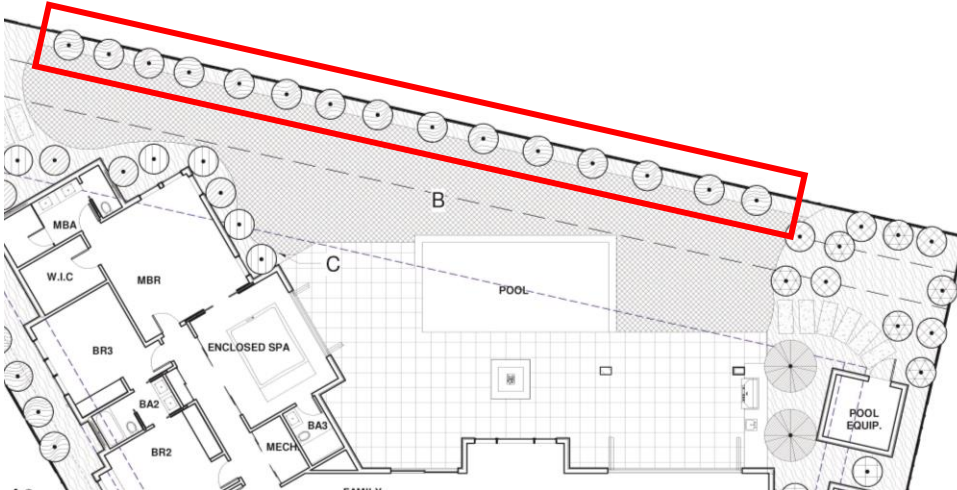
**PROPOSED**



# Second Floor Balcony & Window

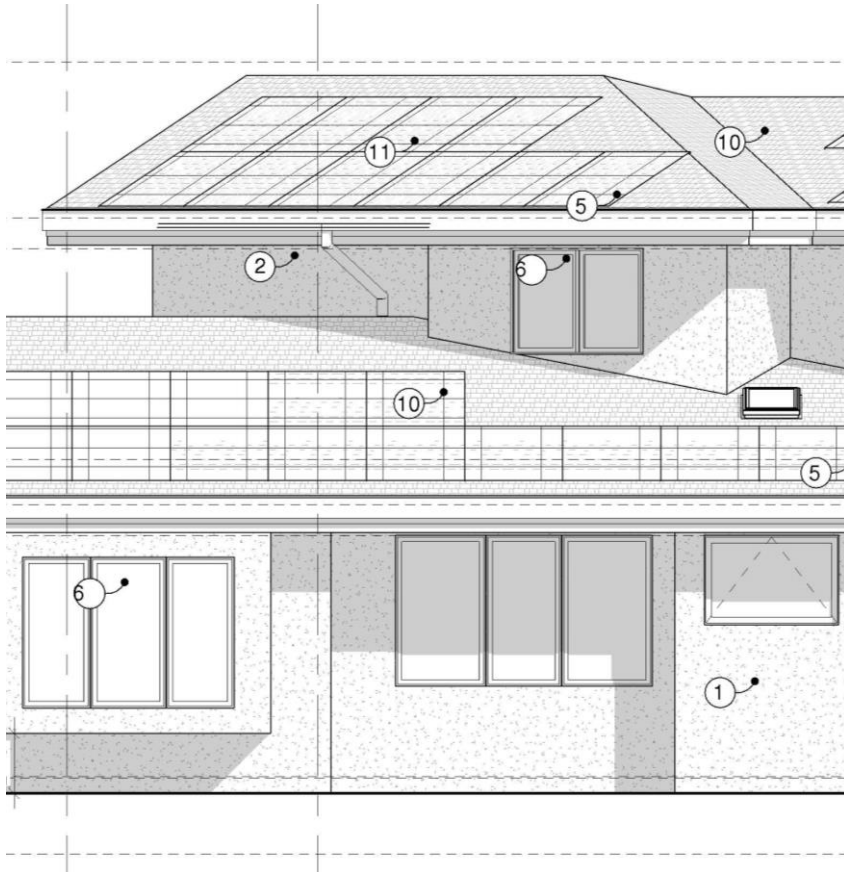


**BEFORE**

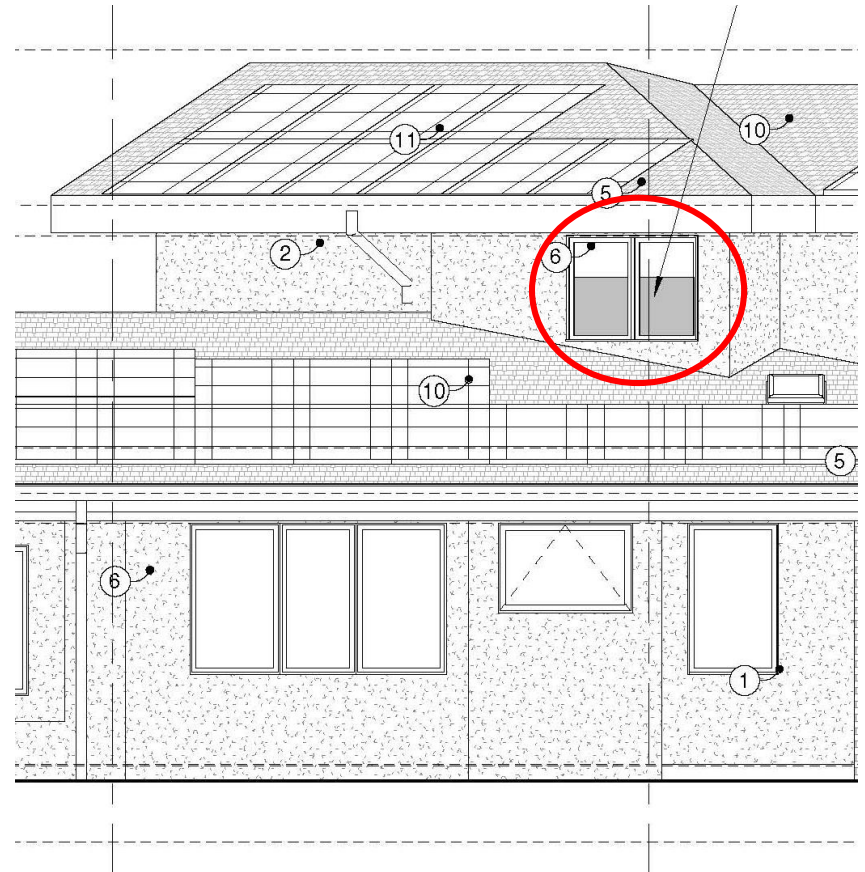


**PROPOSED**

# Second Floor Balcony & Window



**BEFORE**



**PROPOSED**





City of Sunnyvale – 1019 Edmonds Court – May 2019

