



Sunnyvale

1268 Poplar Avenue
2019-7117

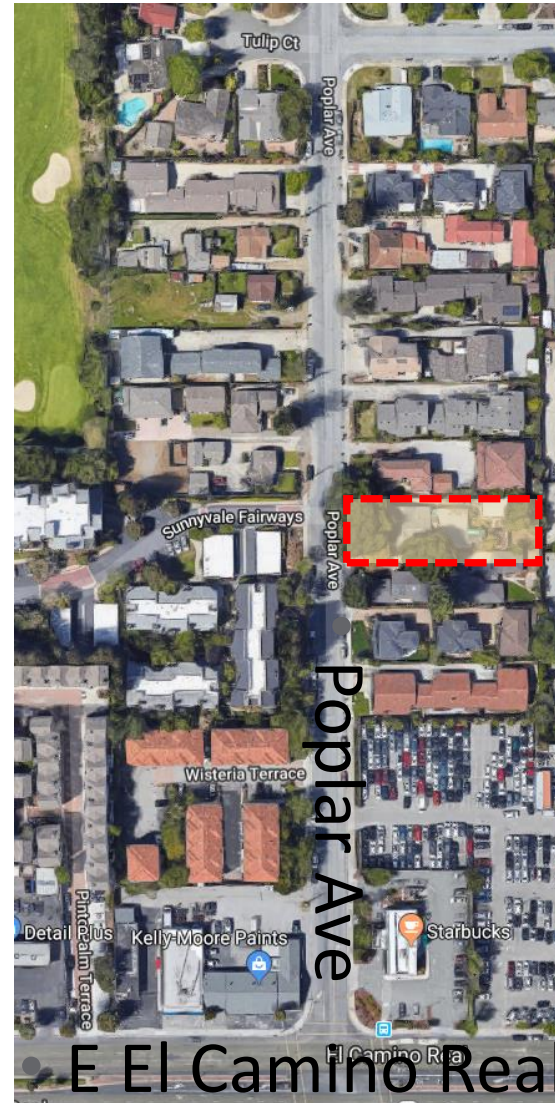
Project Planner: Aastha Vashist
Planning Commission Hearing, August 12, 2019

Background

- **Tentative Parcel Map:** subdivide one lot into three
- **Use Permit:** to allow lot width and areas less than minimum for R-2 zoning district.
- **Design Review** with PC review for three new single-family homes > 45% FAR.

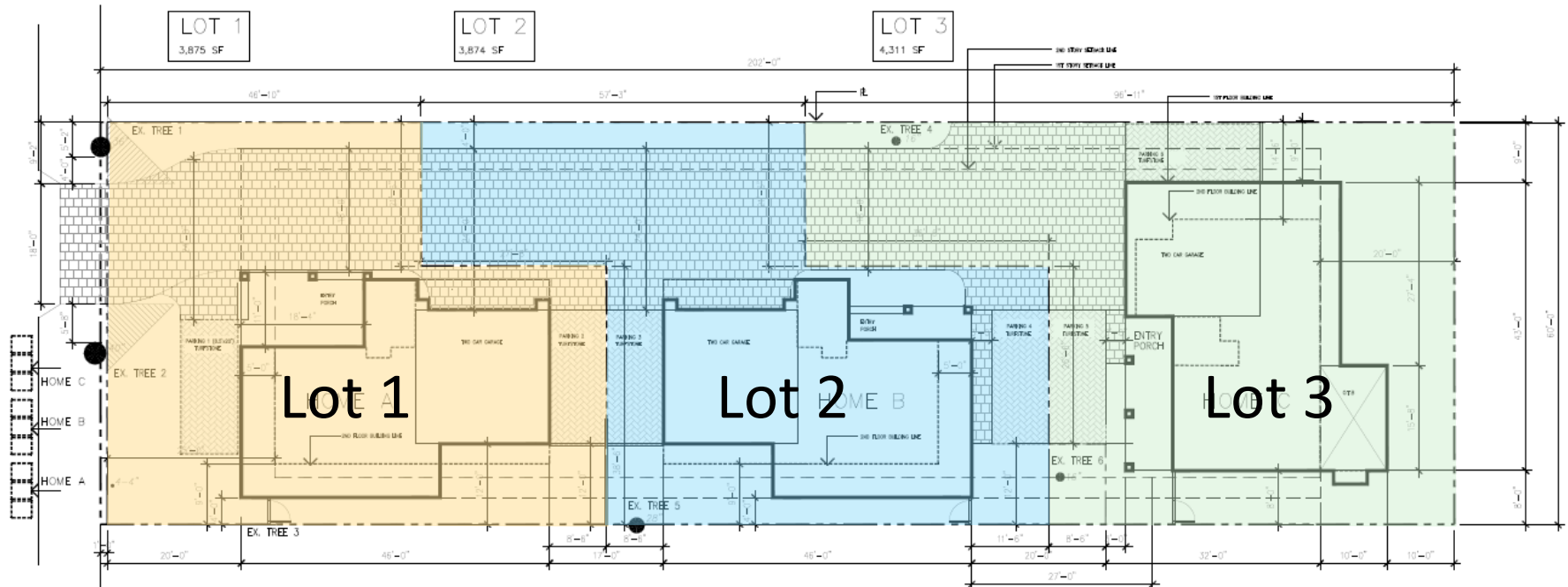
Location

- Ponderosa Neighborhood
- Mix of single family homes, duplex and multi-family units
- Narrow and deep lots



1268
Poplar

Site Plan



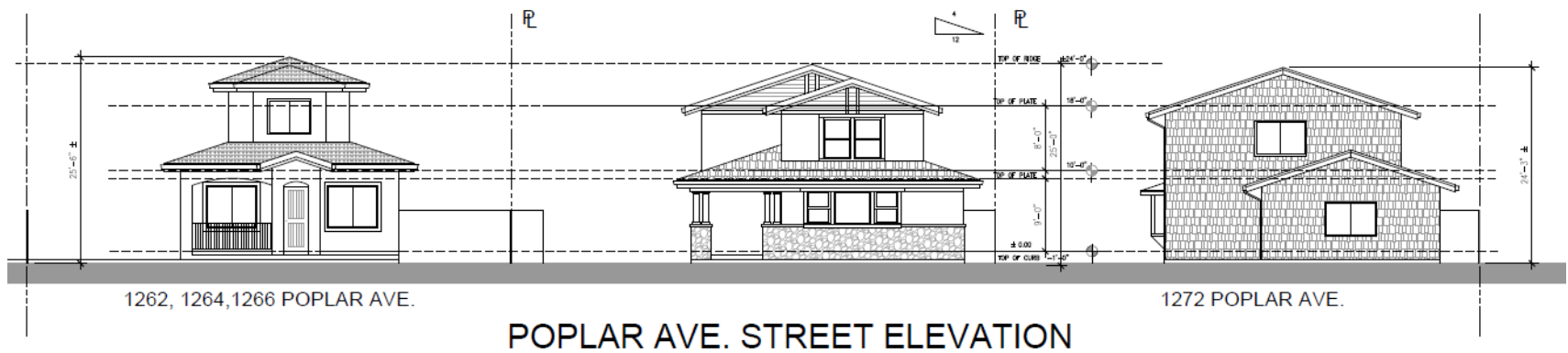
	Lot Size	Living Area	Garage	Floor Area	FAR
Lot 1 (Front)	3,875 s.f.	1,635 s.f.	400 s.f.	2,035 s.f.	52.5%
Lot 2 (Middle)	3,874 s.f.	1,667 s.f.	400 s.f.	2,067 s.f.	53.3%
Lot 3 (Rear)	4,311 s.f.	1,954 s.f.	400 s.f.	2,354 s.f.	54.6%
Total	12,060 s.f.	5,256 s.f.	1,200 s.f.	6,456 s.f.	53.5%

Project Rendering



Neighborhood Compatibility

- ◆ Meets setback from neighboring properties
- ◆ Compatible mass and scale
- ◆ Craftsman style architecture
- ◆ Similar lot width and areas



Recommendation

Conclusion

- Meets City's Single Family Home Design Techniques, development standards, General Plan and City Council Policy.

Staff Recommendation

Alternative 1: Approve the Use Permit, Design Review and the Parcel Map subject to recommended conditions of approval in Attachment 4.