



Sunnyvale

1534 Sandpiper Court
2019-7437

Kelly Cha, Associate Planner
Planning Commission, August 26, 2019

Neighborhood



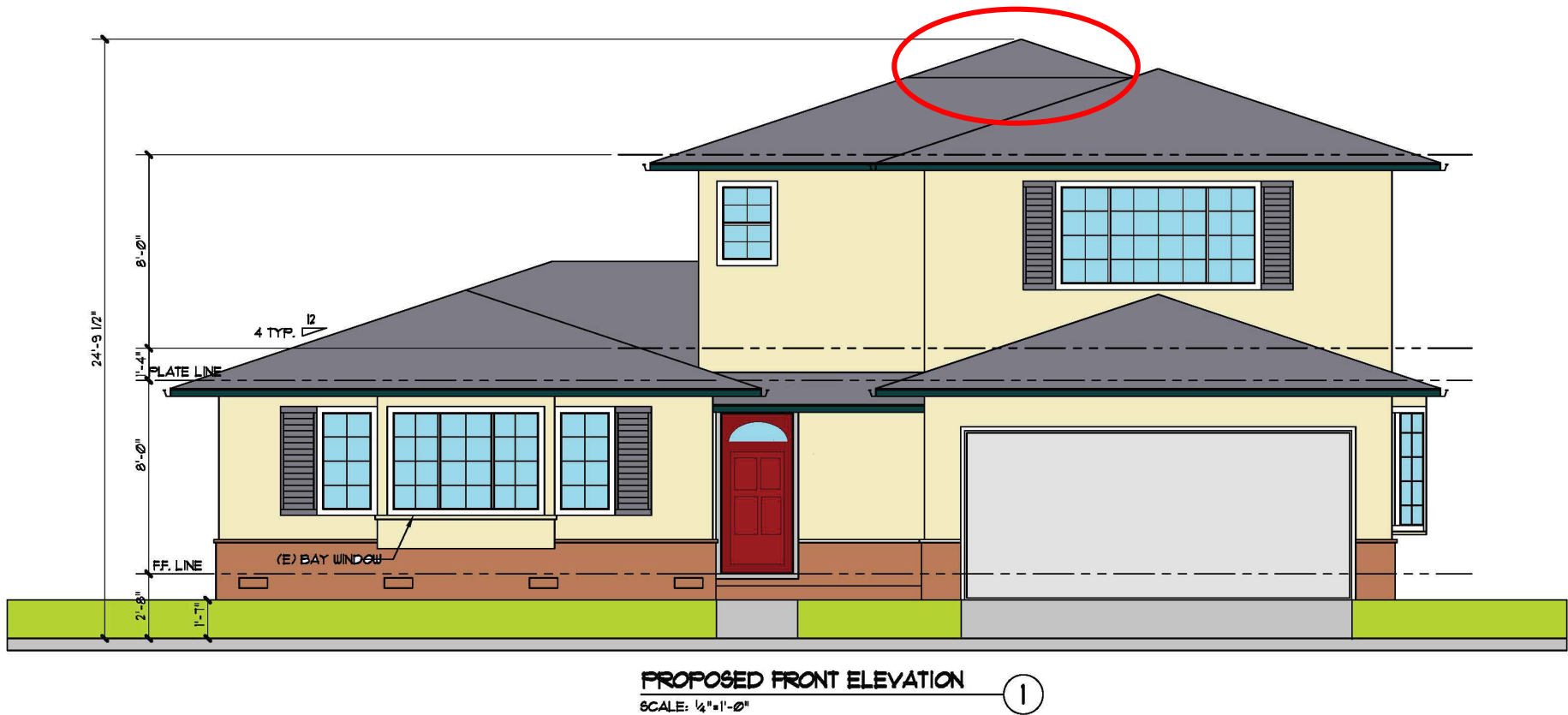
Immediate Neighborhood



Proposed Project

- Existing two-story home
- 280 square feet second-floor addition
- Floor Area: 3,325 square feet
- Floor Area Ratio: 49.1%

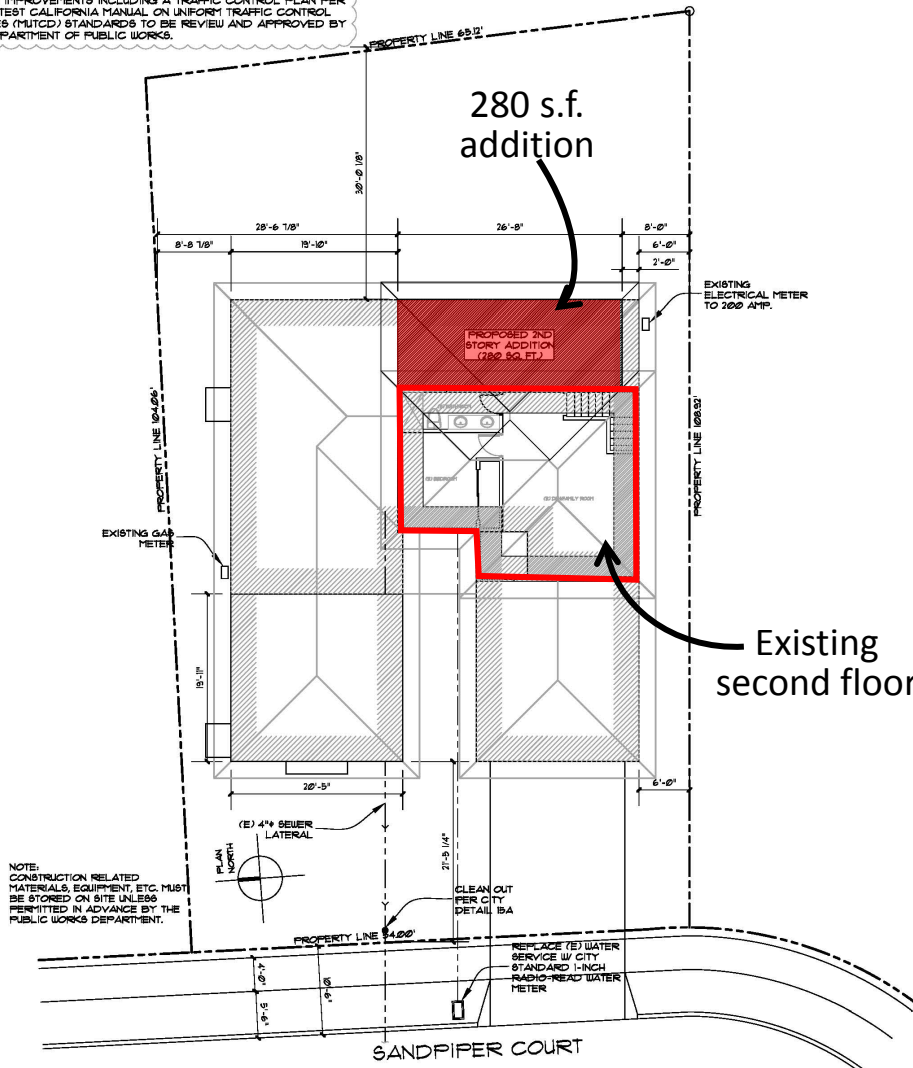
Project Rendering



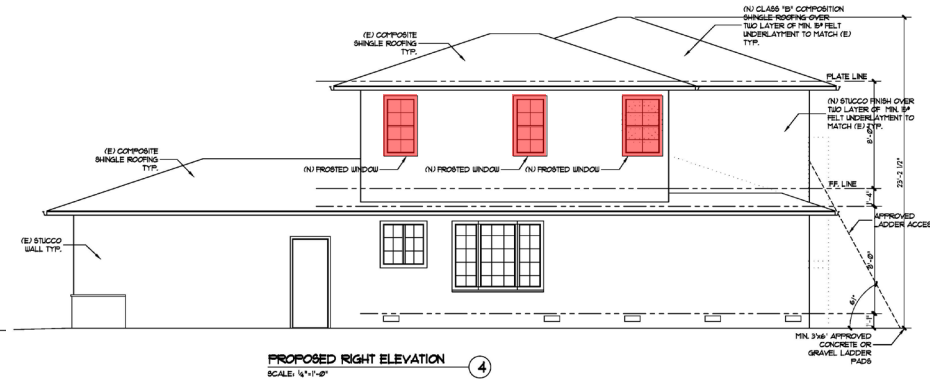
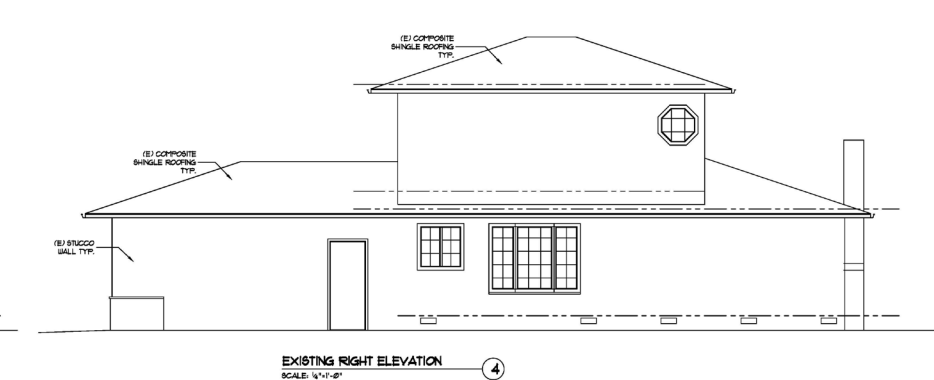
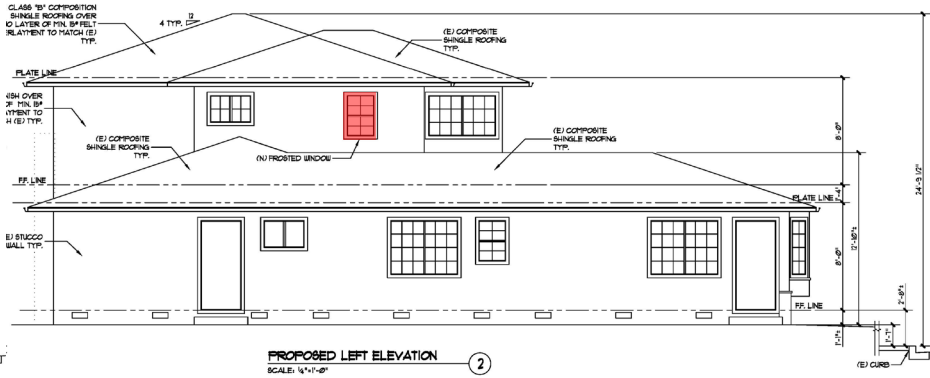
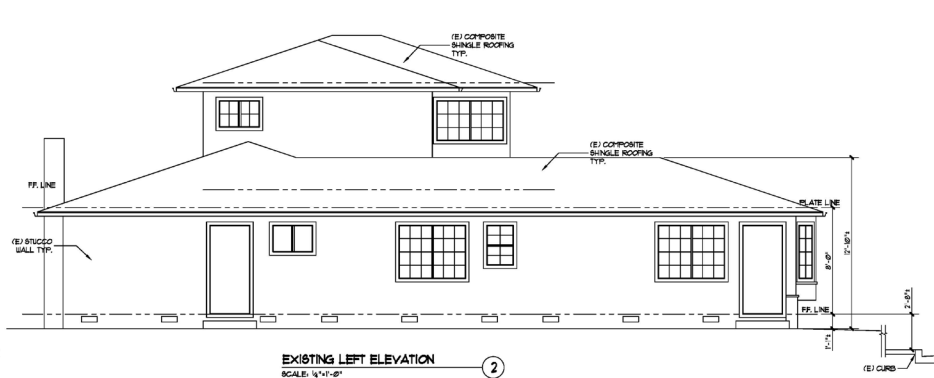
2nd floor to 1st floor ratio

PUBLIC WORKS NOTE:

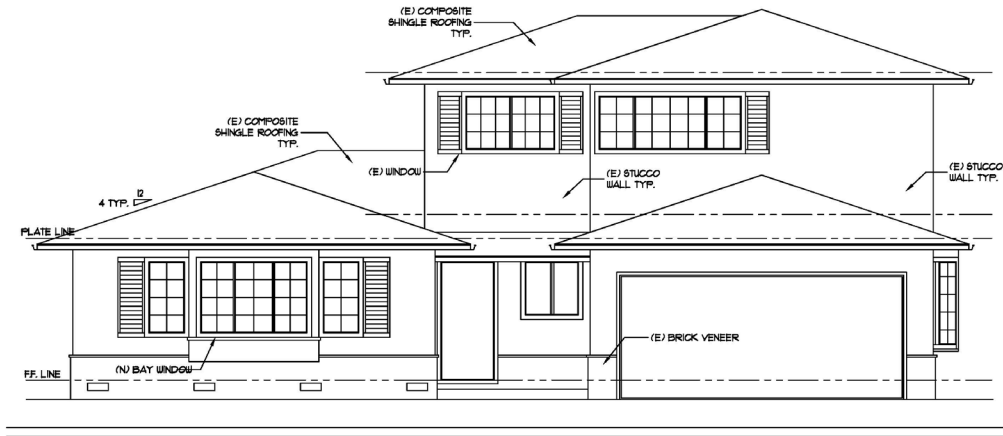
1. PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEW AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.



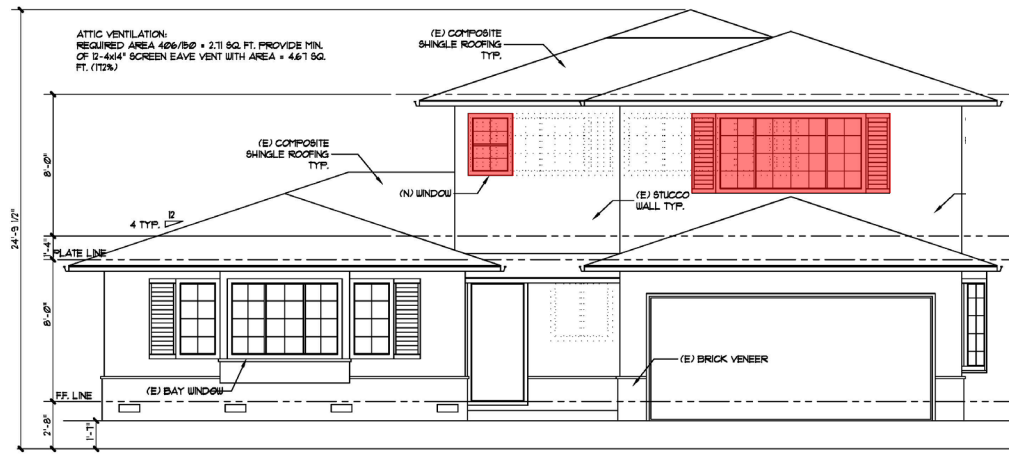
Privacy (Windows)



Street Front



Existing



Proposed

Recommendation

Conclusion

The project meets all the development standards and is consistent with the City's Single Family Home Design Technique.

Staff Recommendation

Alternative 1: Approve the Design Review with the Conditions of Approval in Attachment 4.