



Sunnyvale

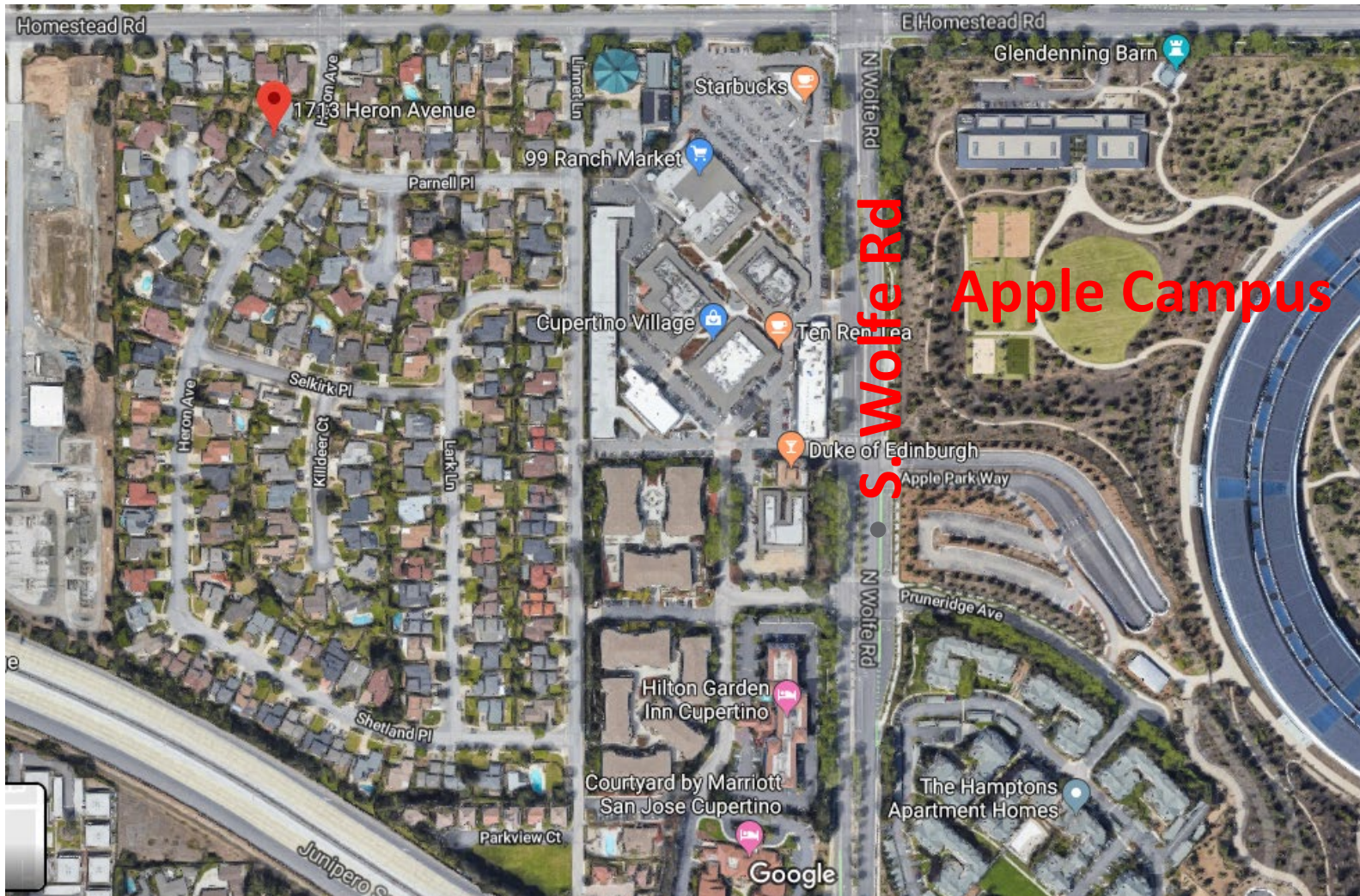
1713 Heron Ave.
2019-7198

Project Planner: Teresa Zarrin

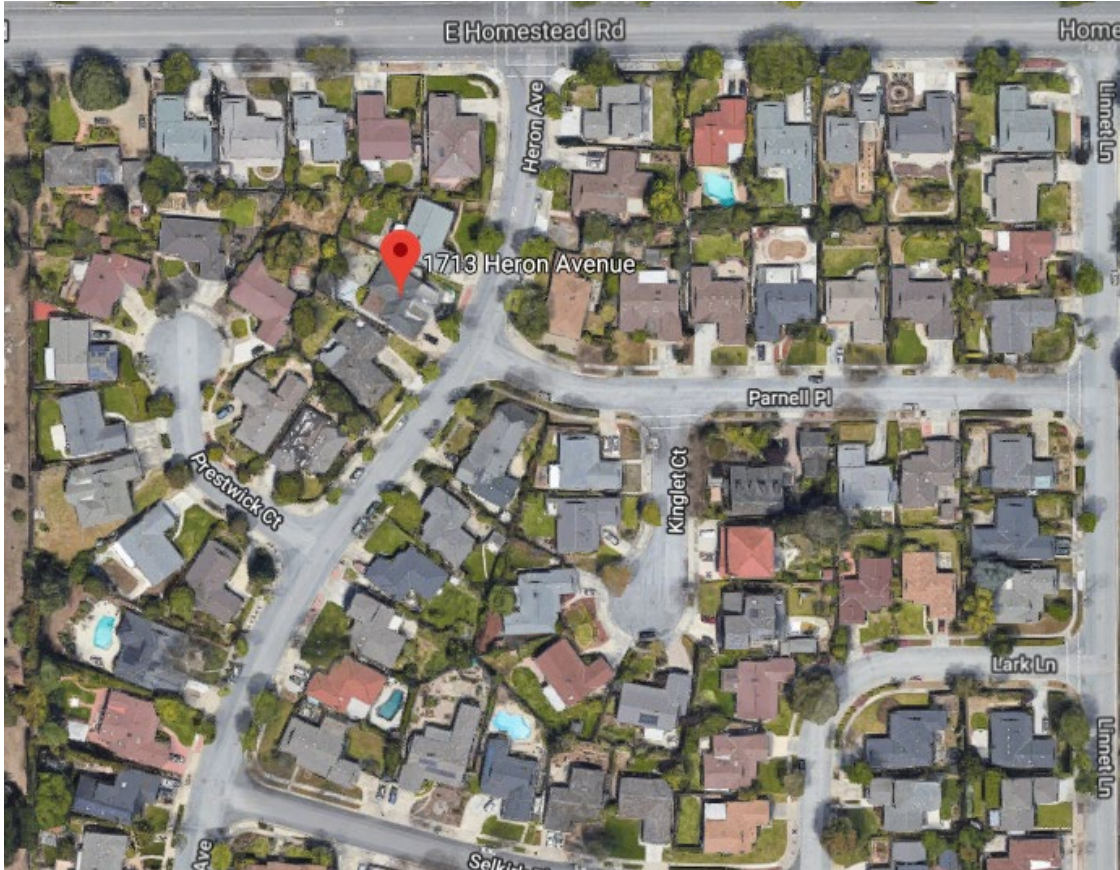
Planning Commission Hearing, September 9, 2019

Neighborhood

E. Homestead Rd.



Immediate Neighborhood



One and two story homes – mostly ranch with a few remodeled homes.

Proposed Project

- Existing one-story home
- 688 square foot one-story addition in the left and rear of the house
- 557 square foot covered patio on the left rear of the house
- Floor Area: 3,674 square feet
- Floor Area Ratio: 44.4%

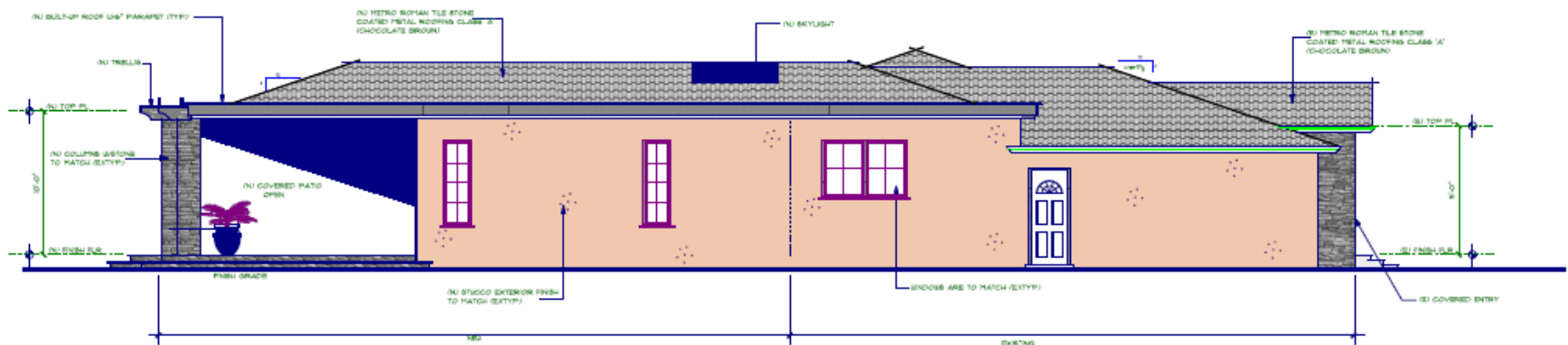
Existing Photo and Proposed Front Elevation



[illegible]

557 square
feet covered
patio in rear

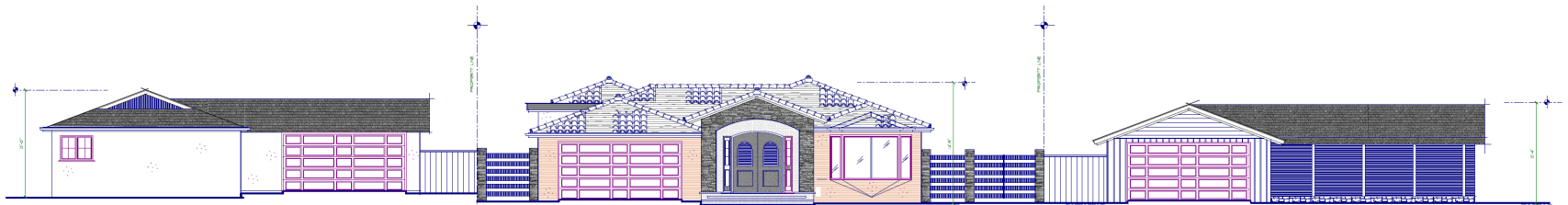
Left Elevation



10 foot plate height behind garage, but because of the design, there is no increase in height from existing.

Neighborhood Compatibility

- Within the neighborhood floor area range (1,986 - 4,063 square feet).
- One-story is compatible with one and two-story neighborhood.
- From the street, the addition is only visible on the left side of the house.



1721 Heron Ave.

1713 Heron Ave.

1709 Heron Ave.

Recommendation

Conclusion

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

Staff Recommendation

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