



Sunnyvale

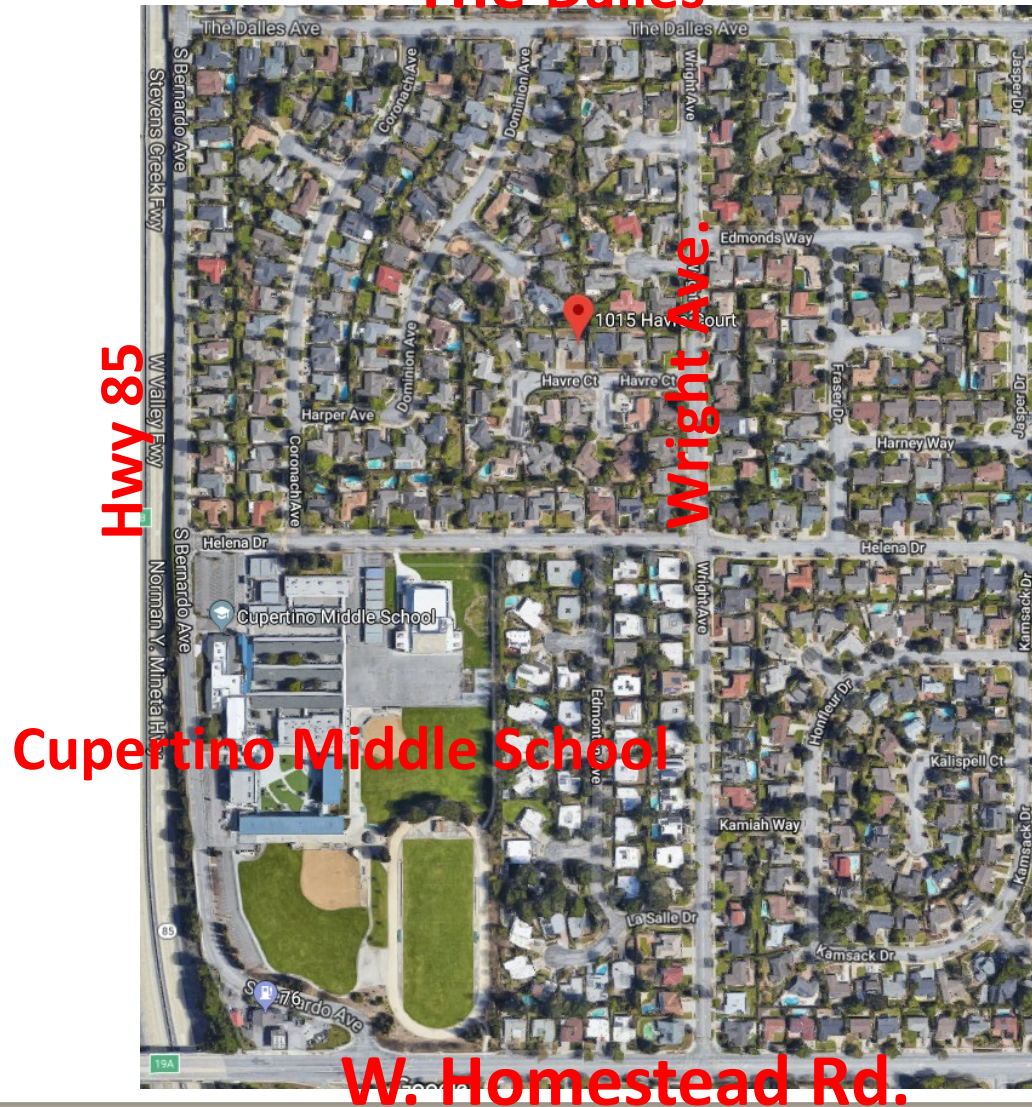
1015 Havre Ct.  
2019-7238

Project Planner: Teresa Zarrin

Planning Commission Hearing, September 9, 2019

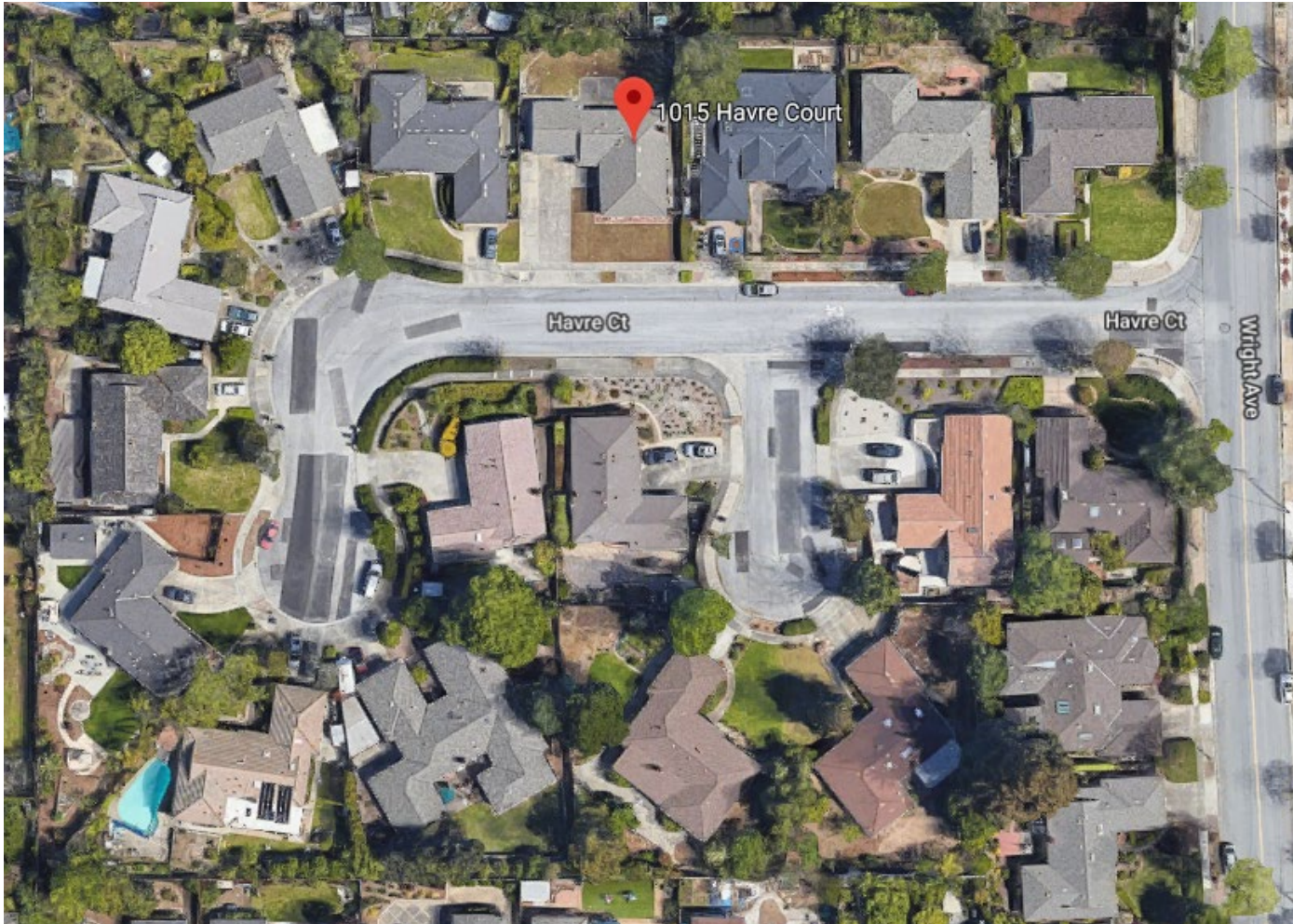
# Neighborhood

The Dalles





# Immediate Neighborhood – Havre Ct.



The original ranch homes are L-Shaped.

The remodeled homes are square or irregular shaped.

# Proposed Project

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- Existing 1,970 sq. ft. one-story home to be demolished
- Construct a Mediterranean-style home
- Floor Area: 3,839 square feet
- Floor Area Ratio: 44.4%

# Project Rendering

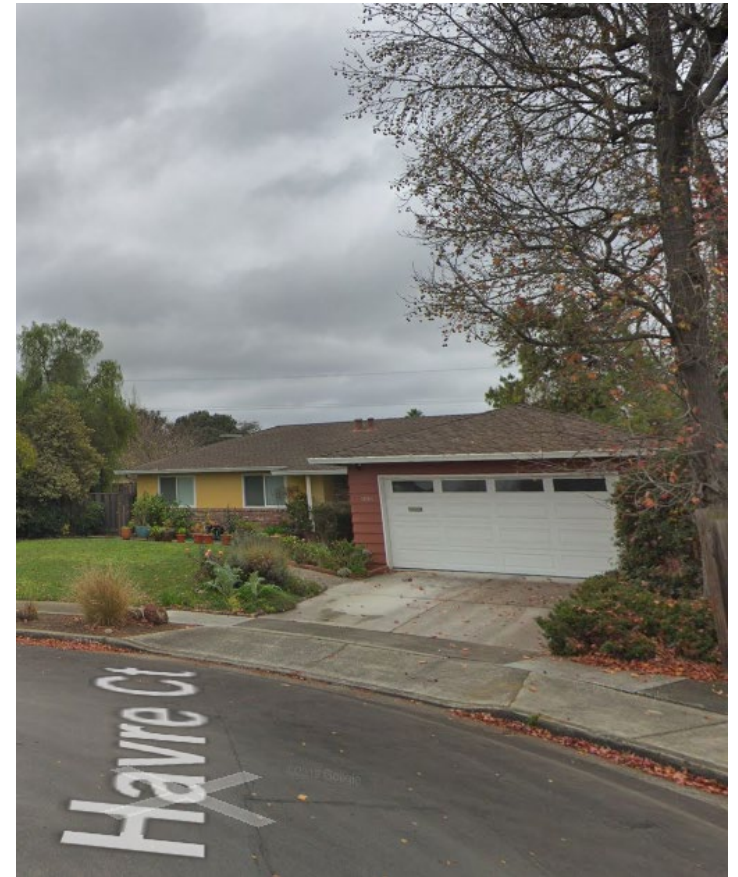


1015 HARVE CT, SUNNYVALE, CA 94087  
APN# 320-12-016

MAY, 2019



# Houses on Havre Ct. with Horizontal Veneer



# Homes with Horizontal Veneer (continued)





# Homes with Horizontal Veneer (continued)



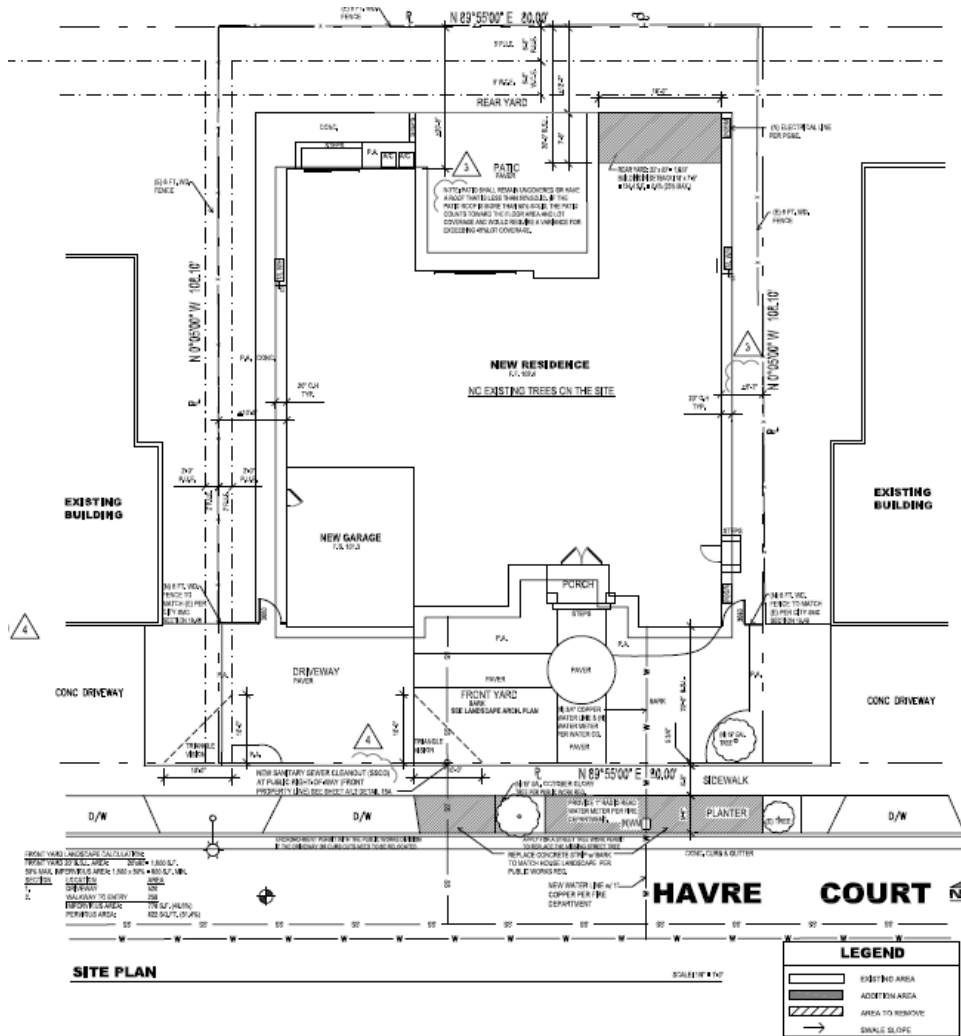


# Most Homes Have Grey Composition Shingle Roofs with 4:12 Pitch Slopes

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# Site Plan



Layout is roughly a square with two extensions in the rear yard.

# Neighborhood Compatibility

- Within the neighborhood floor area range (1,897 - 4,031 sq. ft.)
- One-story is compatible with one-story neighborhood.
- 18' tall from grade (average height is 15' from grade).
- Roof ridge is 48 ft., 34 ft. and 30 ft. from front, left, and right property lines respectively.





# Recommendation

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## 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.