



Sunnyvale

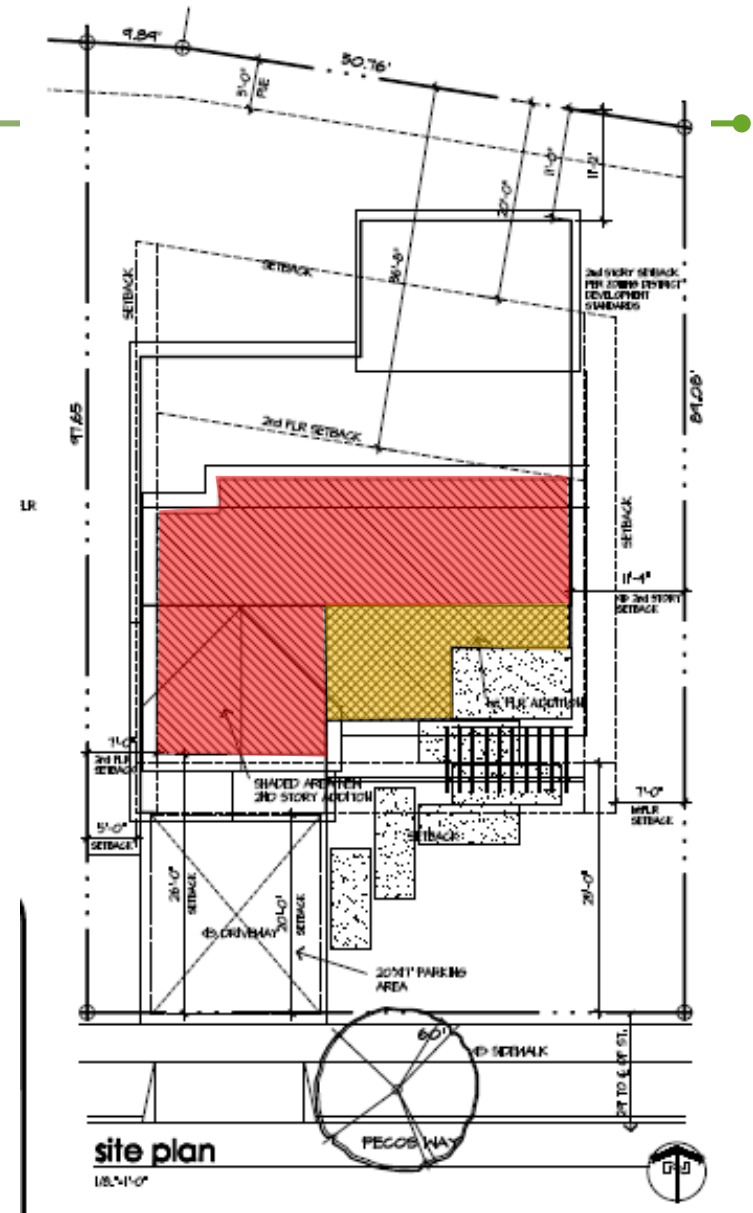
1235 Pecos Way.  
File # 2019-7599

Cindy Hom

Planning Commission, October 26, 2020

# Design Review Application

- 5,617-square feet residential lot
- 1st floor addition and new second story
- 50% FAR



# Neighborhood Context

★ 2-story home  
[ ] Project boundary





# Neighborhood Context





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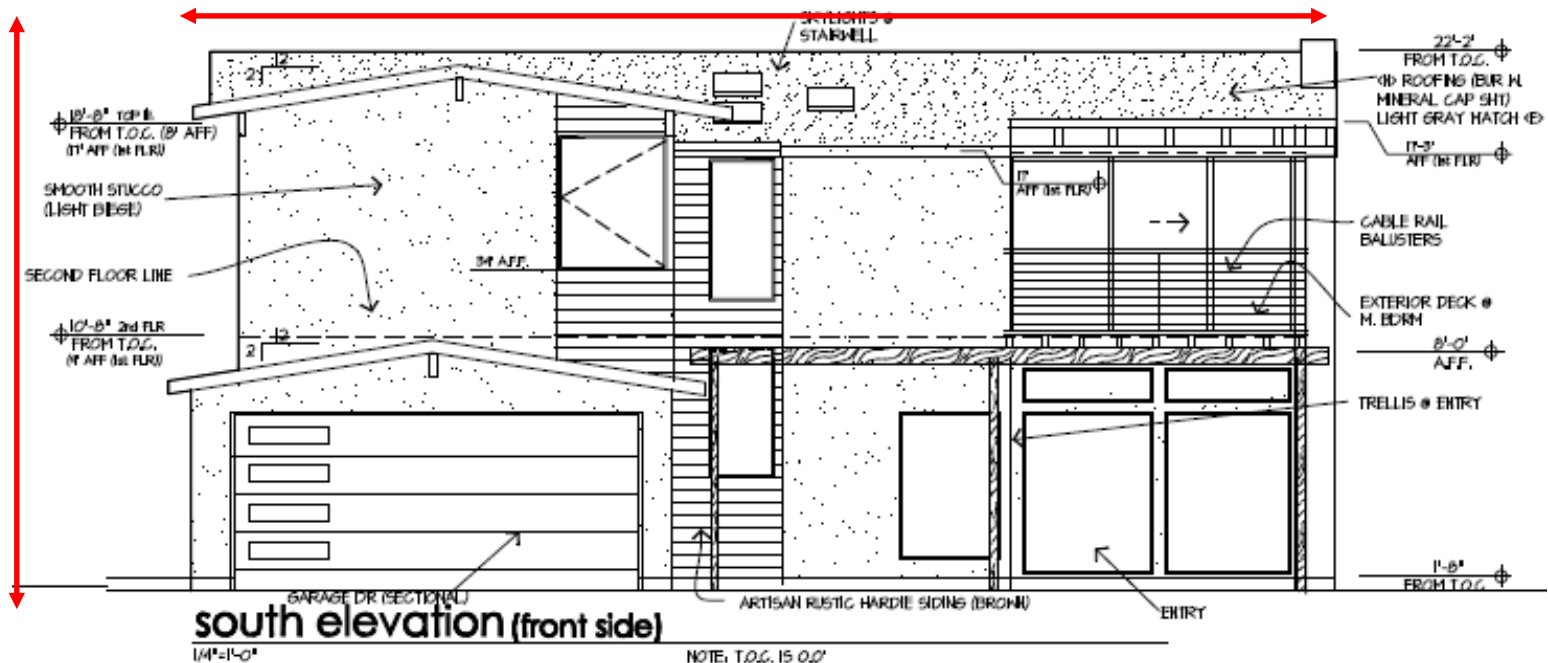




# Neighborhood Context



# Front Elevation



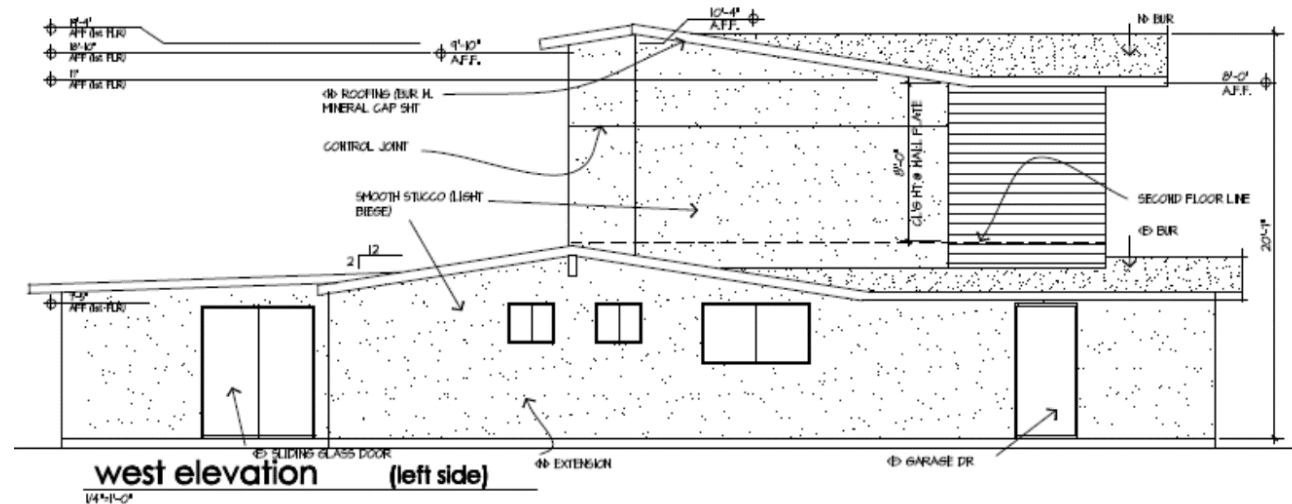
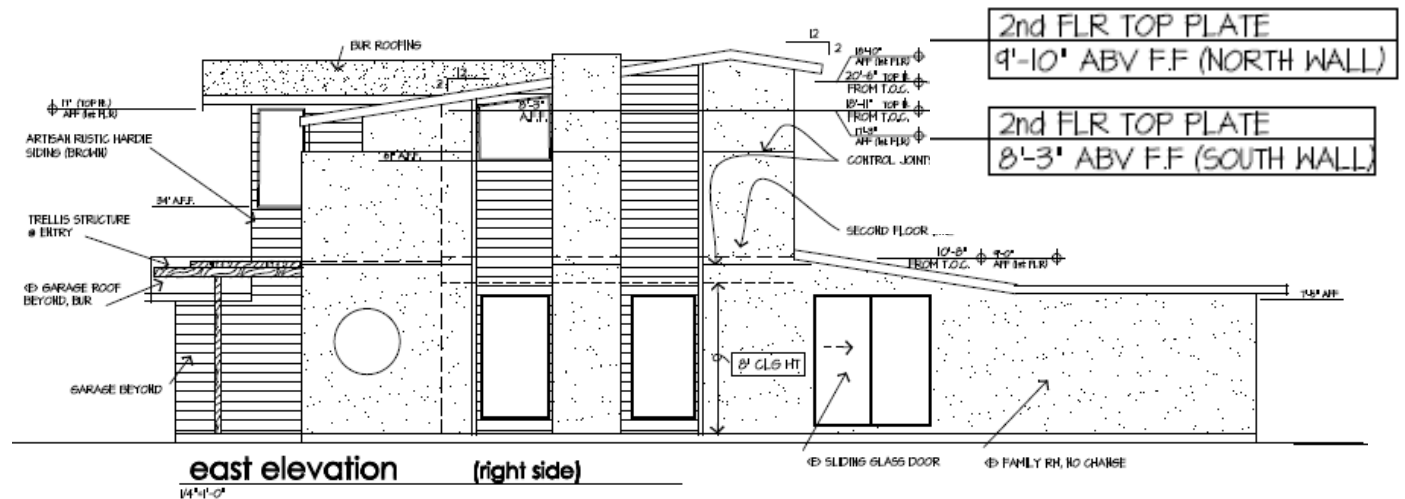
## Issues:

- Bulk and Massing generated by the proposed second story.
- Insufficient setbacks and transition to adjacent one-story homes.
- Height is emphasized with vertical articulation
- Inconsistent with entry patterns

# Right Elevation

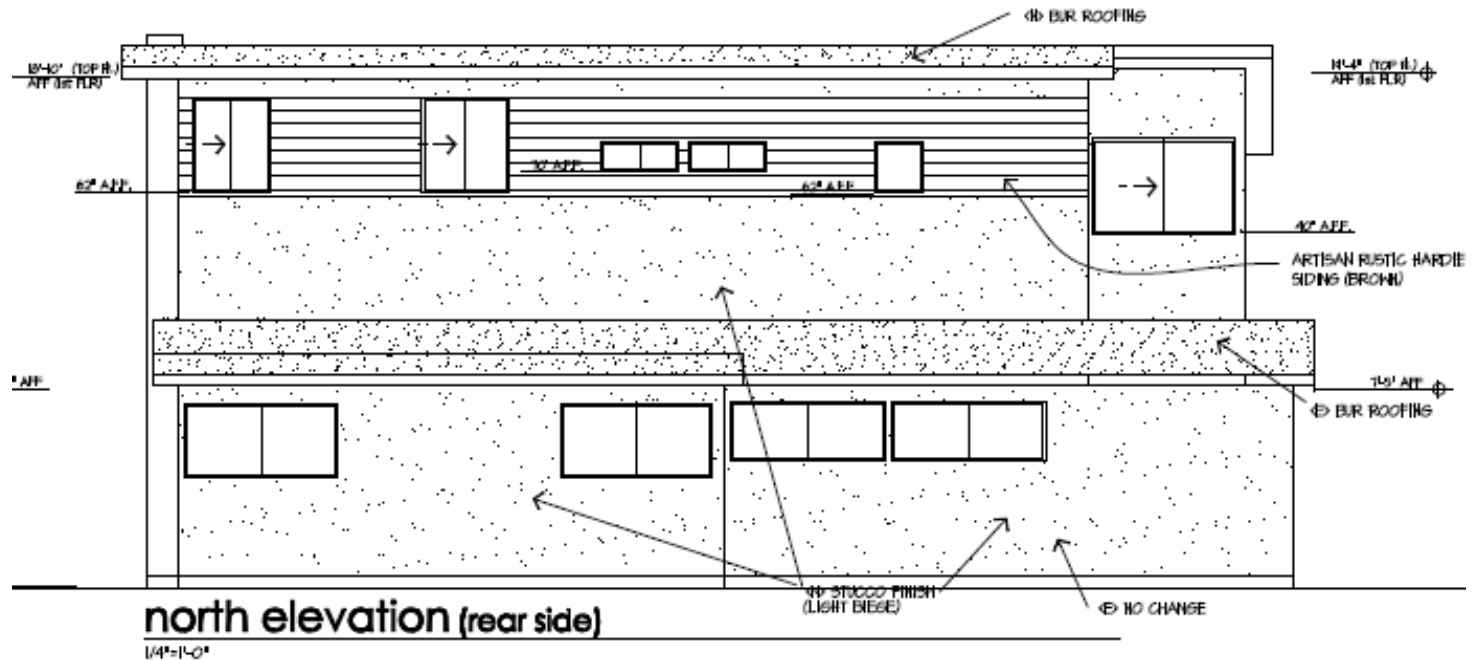
## Issues:

- Visual conflicts with tall, two-story walls





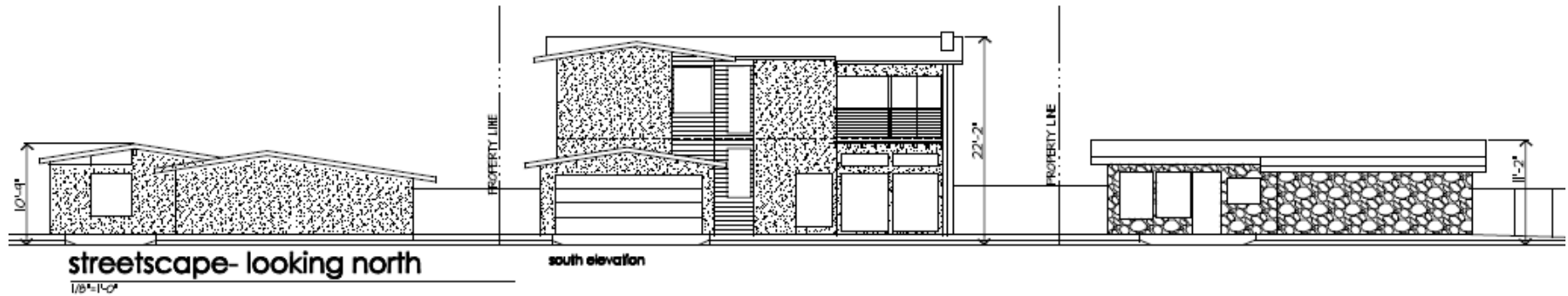
# Rear Elevation



## Issues:

- 2<sup>nd</sup> floor appears tall.
- Minimal material break between 1<sup>st</sup> and 2<sup>nd</sup> floor.

# Streetscape Elevation



# Recommendation

## Alternatives

1. Deny the Design Review and direct with changes.
2. Approve subject to the Findings in and Conditions of Approval.
3. Approve with modified conditions.

## Staff Recommendation

Alternative 1: Deny the Design Review and provide direction to staff and the applicant where changes should be made.