



Sunnyvale

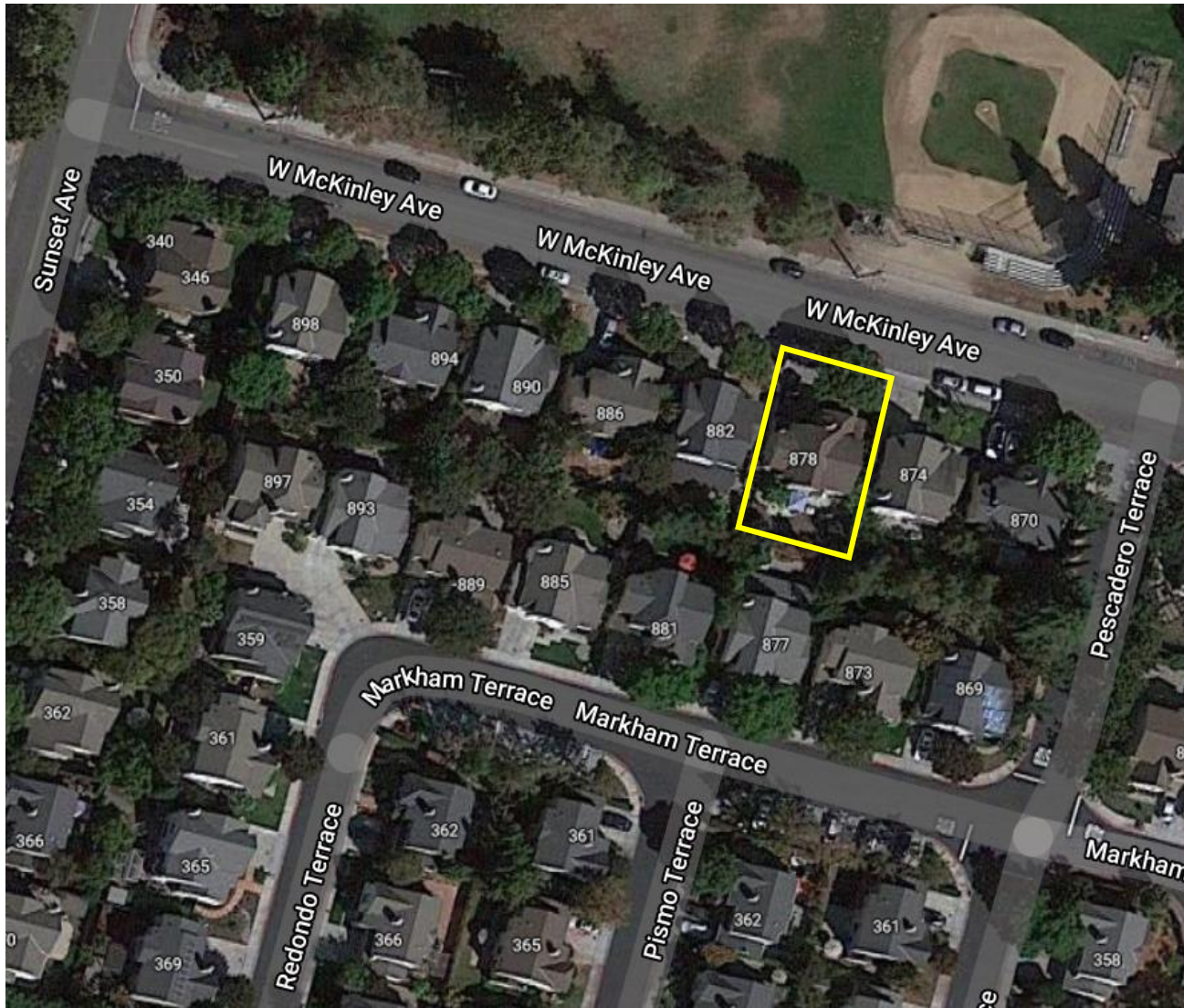
878 W. McKinley Av
2020-7591

Kelly Cha, Associate Planner
Planning Commission, April 26, 2021

Neighborhood



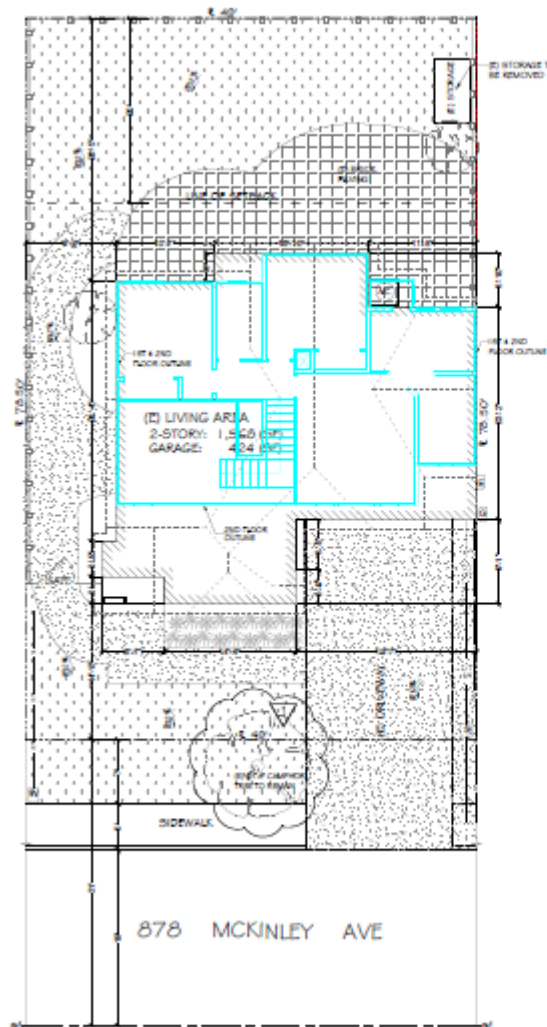
Immediate Neighborhood



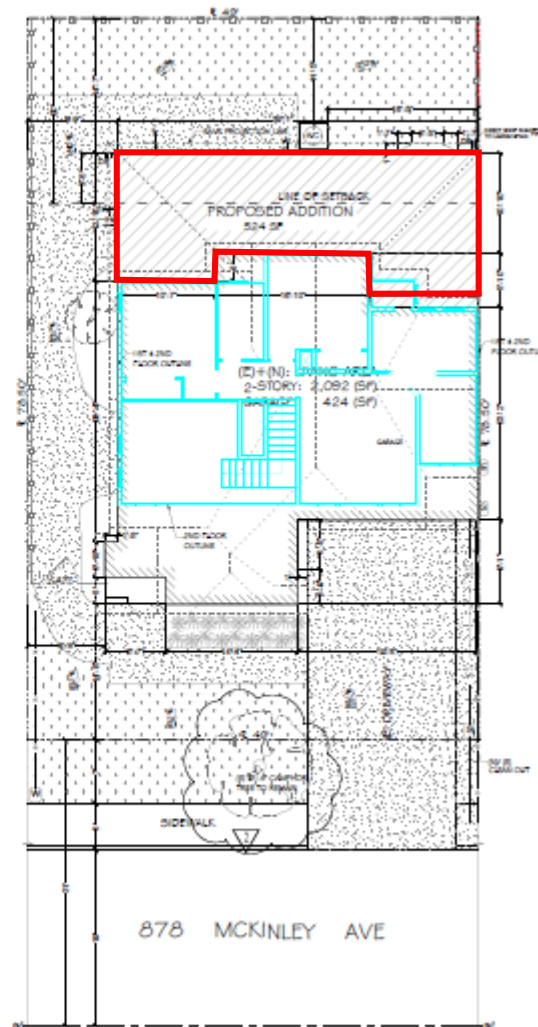
Proposed Project

- Existing 2-story SFH in a former Benner School site
- 524 square feet first-floor addition in the rear
- Floor Area: 2,551 square feet
- **Floor Area Ratio: 65%**
- **Lot Coverage: 45%**

Proposed Project



Existing

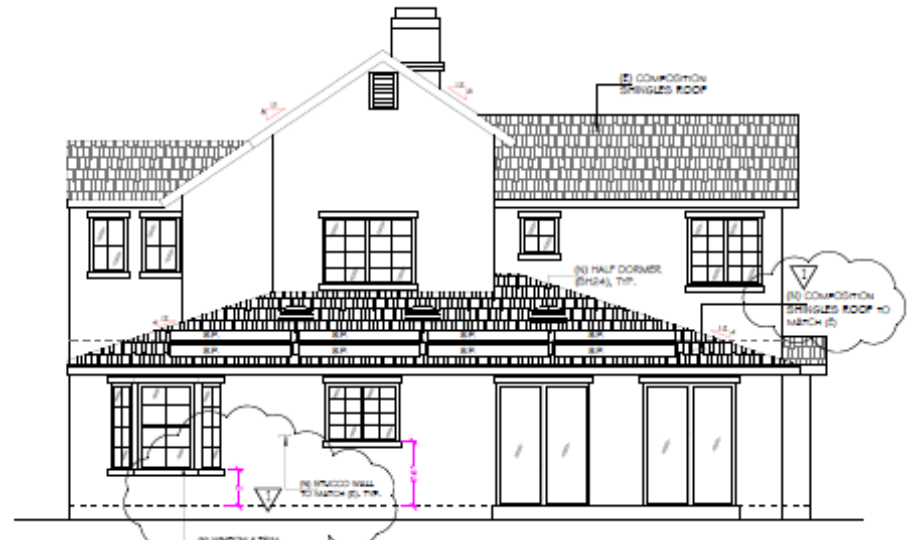


Proposed

Proposed Project



Existing



Proposed

Previous Similar Projects

Permit #	Address	FAR	Lot Coverage
1998-0572	382 REDONDO TR	53.3%	N/A*
1998-1128	378 PISMO TR	53.3%	N/A*
1999-0735	365 PESCADERO TR	53.3%	N/A*
1999-0744	366 REDONDO TR	53.3%	N/A*
1999-0998	381 PESCADERO TR	53.3%	N/A*
2000-0735	854 W MCKINLEY AV	51.0%	N/A*
2009-0164	386 PESCADERO TR	55.2%	N/A*
2012-7039	877 MARKHAM TR	57.0%	37.0%
2014-8042	866 MARKHAM TR	63.1%	42.0%
2015-7717	897 MARKHAM TR	55.8%	37.4%
2015-7801	865 MARKHAM TR	60.0%	38.3%
2015-7960	882 W MCKINLEY AV	60.4%	37.1%
2017-7300	373 PESCADERO TR	59.3%	34.9%
2020-7591	878 W MCKINLEY AV	65.1%	45.0%

** Projects with no project data available for lot coverage*

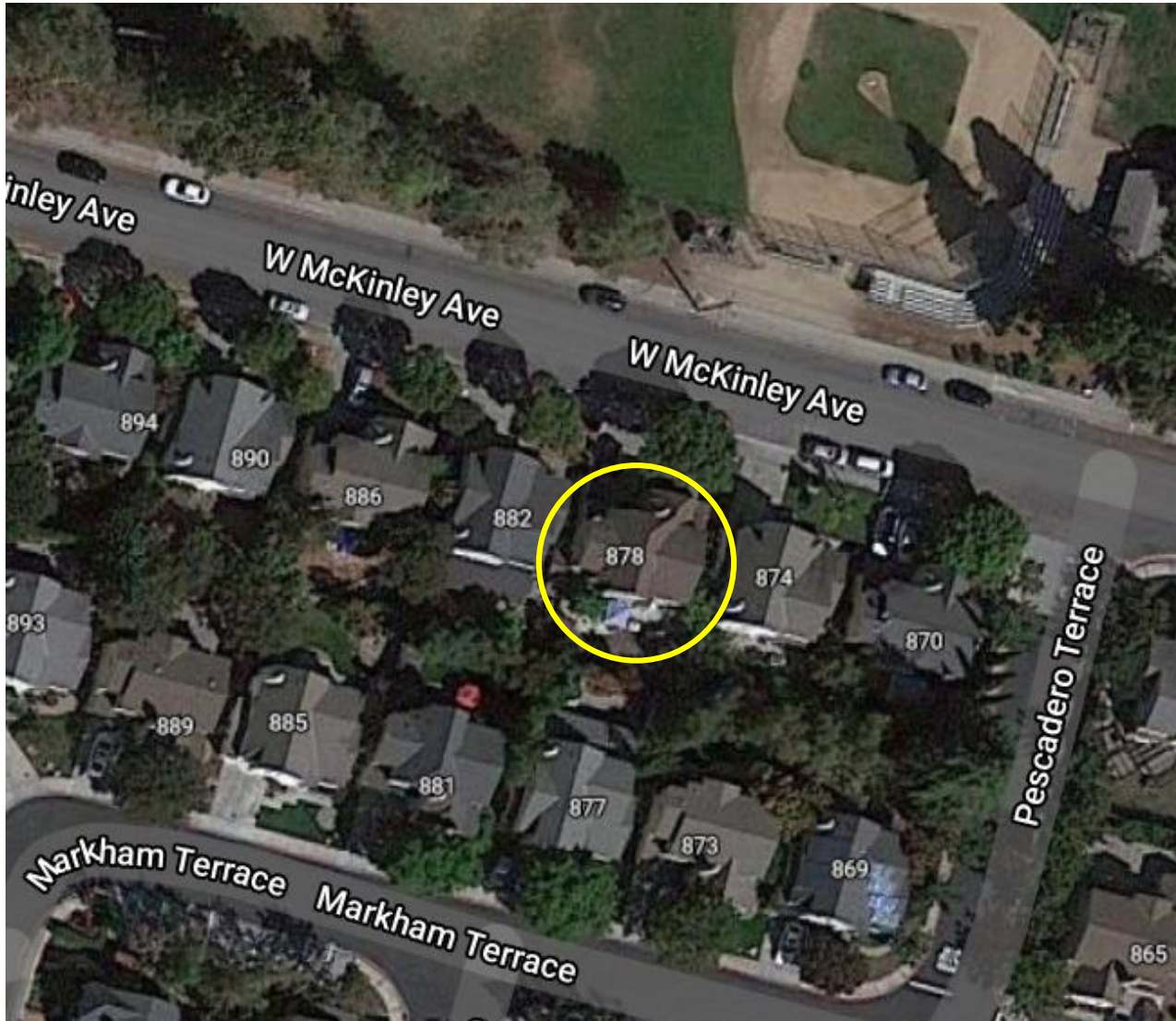
Bolded text indicates a project that was approved with a lot coverage exceeding 40%

Grey row indicates the proposed project at 878 W McKinley Ave (2020-7591)

Previous Similar Projects – 866 Markham Tr



Proposed Project Site Condition



Recommendation

Staff Recommendation

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

- ◆ Reduce lot coverage to 40%
- ◆ Reduce FAR to 60%