



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 16-0464, Version: 1

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### REPORT TO PLANNING COMMISSION

#### **SUBJECT**

**File #:** 2015-8009

**Location:** 319 W Duane Avenue (APN: 204-26-011)

**Zoning:** R0

#### **Proposed Project:**

**DESIGN REVIEW:** To allow a 1,039 square foot addition (413 sq. ft. at first floor and 626 sq. ft. for a new second floor addition) resulting in a total of 2,549 sq. ft. (2,149 sq. ft. living space, 400 sq. ft. garage) residence at 49% Floor Area Ratio (FAR). Proposal also includes modification to an existing 6-foot tall non-conforming fence located in the required front yard.

**Applicant / Owner:** Hammerschmidt Construction / Nora Grasham

**Environmental Review:** Categorical Exemption Class 3 (a) that includes construction of single family residence in a residential zone.

**Project Planner:** Shétal Divatia, Planner, (408) 730-7637, [sdivatia@sunnyvale.ca.gov](mailto:sdivatia@sunnyvale.ca.gov)

**NOTE:** *Consideration of this item has been continued to the special Planning Commission meeting of Monday, May 16, 2016.*

#### **REPORT IN BRIEF**

**General Plan:** Low Density Residential (0-7 du/ac)

**Existing Site Conditions:** Single-family residence

#### **Surrounding Land Uses**

**North:** Single-family residence

**South:** Single-family residence

**East:** Single-family residence

**West:** Single-family residence

**Issues:** Floor Area Ratio

**Staff Recommendation:** Continue item to Planning Commission Public Hearing on May 16, 2016.