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[Updated] Project Description for 434 Crescent Avenue APN 211-35-030

September 23, 2025

Margaret Netto, Planner
Community Development Department, City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94086

Dear Mrs. Netto,

We are pleased to submit our resubmittal package in response to the incomplete letter addressed to our project on 434 Crescent Avenue. We have prepared a brief description of our project below.

Existing Conditions

The site is approximately 11,340 SF and consists of one parcel (APN 211-35-030). There is an existing single family residence (~1028 SF) that is on the Sunnyvale Historic Resources Inventory at the front of the property and the rest of the lot is undeveloped. There is also a 10 foot PSE (Public Service Easement), IEE (Ingress & Egress Easement), & EVAE (Emergency Vehicle Access Easement) running parallel to the north-west property line.

Project Description

Our scope for this project will include 4 attached townhomes and rehabilitation of the existing historic residence. The proposed townhomes will have a first floor footprint of 3,906 square feet. The total area of construction will be 9,617 square feet.

The project will follow all setback guidelines per city of Sunnyvale's Municipal Code. A historical analysis of the property & proposed development has been completed by Page & Turnbull. The analysis found that the proposed development meets 9 out of the 10 rehabilitation standards and will not have a substantial adverse effect on the significance of the historical resource. The recommendations of the report include a 15 ft separation from the heritage house, specifying true divided lites, and proposing rectangular windows instead of circular windows. During this round of review we have revised the design to show a 9' - 1" ground floor separation and a 14' - 0" third floor separation from the heritage house as per agreement with the City planners. The proposed windows shall be true divided lites and the circular punch windows have been replaced with square windows.

The unit breakdown for the townhome development is (Unit 1) 3 bedroom ~2,150 SF, (Unit 2) 3 bedroom, ~ 2,321 SF (Unit 3) 3 bedroom, ~2,169, and (Unit 4) 2 bedroom ~1,949 SF. First two units feature a bedroom on the ground floor, and the ground floor bedroom of unit #1 complies with accessibility requirements. Each unit provides a minimum 430 SF garage and a 30-40 SF 2nd floor balcony. There will be a total of 8 covered parking spots (2 spots in each garage of the townhome units), 2 uncovered spots reserved for the historical house, and 2 uncovered spots reserved for guests. All of the units will be sold at market rate.

Best,

GKW Architects, Inc