



Sunnyvale

434 Crescent Avenue
PLNG-2024-0719

Margaret Netto, Senior Planner
Planning Commission, July 13, 2026

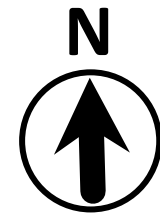
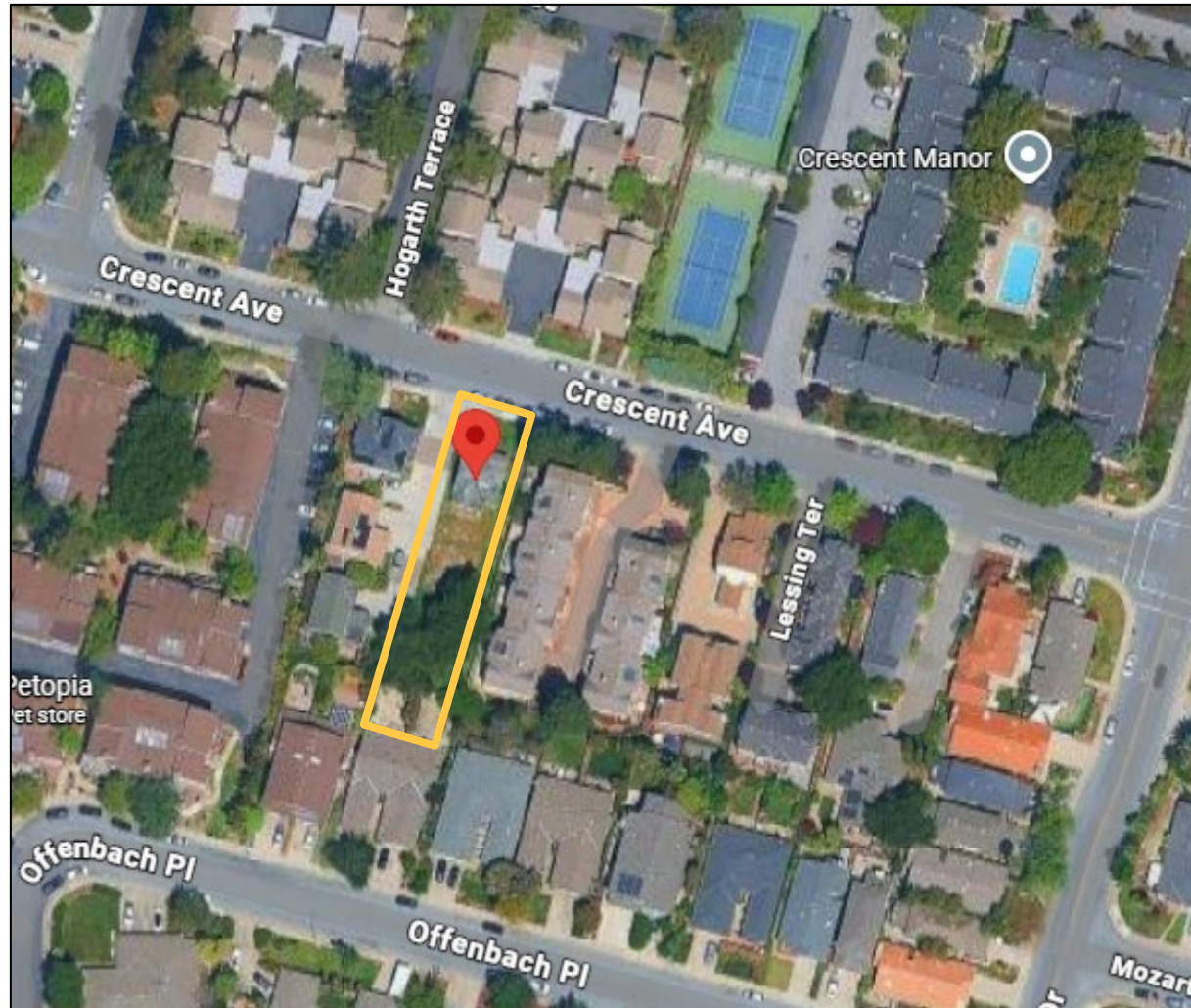
Overview

- **Special Development Permit (SDP)** to construct 4 townhomes and maintain existing single-family home (Heritage Resource)
- **Tentative Parcel Map** to create 5 residential lots and 1 common lot

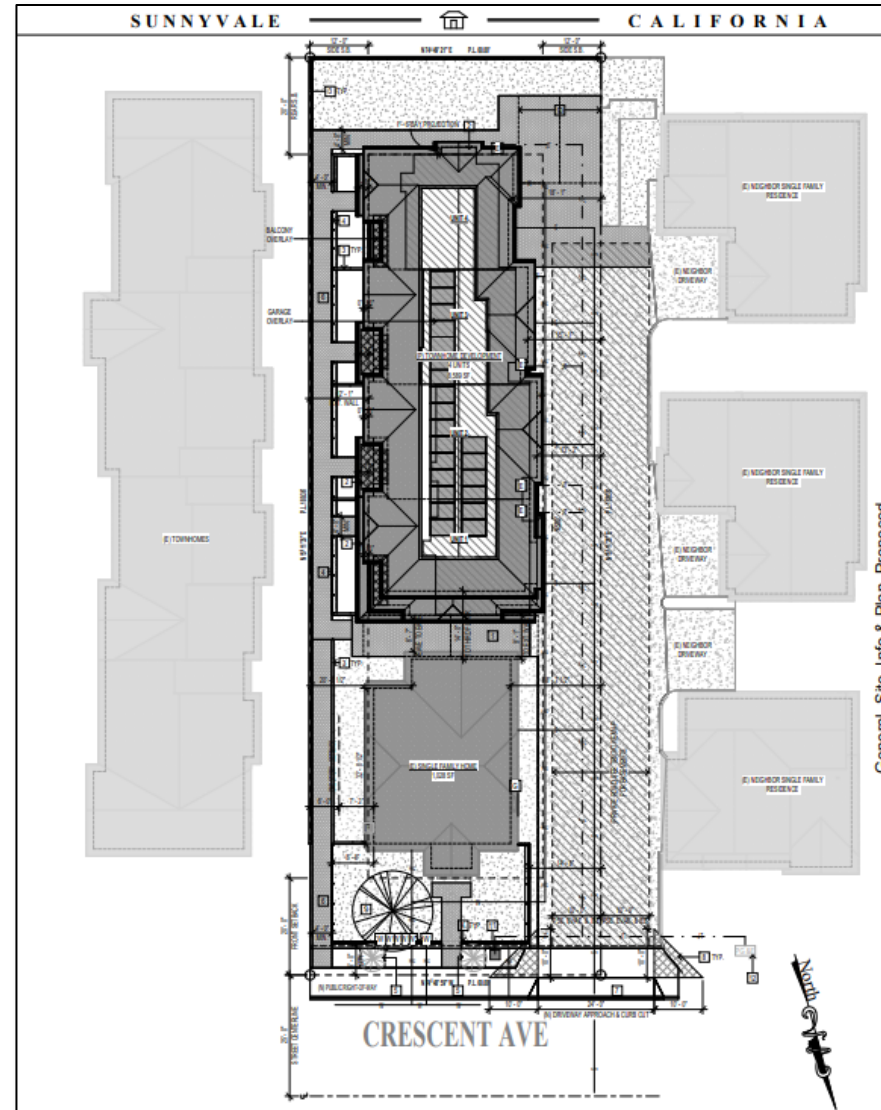
Approved Separately by Heritage Preservation Commission on July 1, 2026:

- **Resource Alteration Permit (RAP)** to modify the existing historic resource with the development of four three-story townhomes in the rear and the retention of a 960-square foot single family house

Neighborhood Context



Site Plan



Background

- **Zoning:** R-3/PD (Medium Density Residential / Planned Development)
- **Residential:** 24 du/ac (proposes 19 du/ac)
- **Heritage Resource:** 960 sf. single-story single- family home part of the Easter Gables poultry farm subdivision

Existing Home



Crescent Avenue



Southeast corner



West facade

Project

- Protected tree removal to the front
- Meets Citywide Objective Standards
- No deviations requested
- Retaining historic home

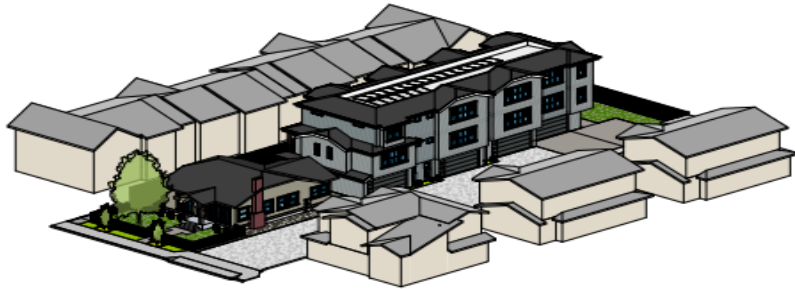
Front Elevation from Crescent Avenue



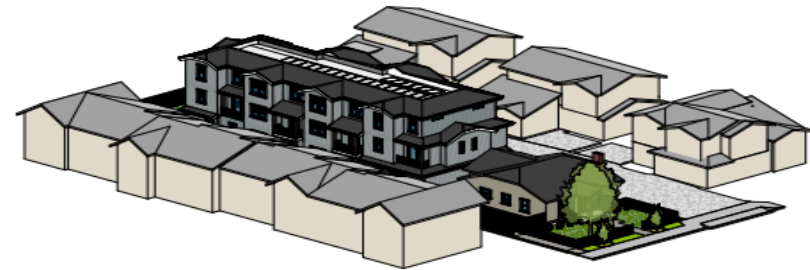
West Elevation (along driveway)



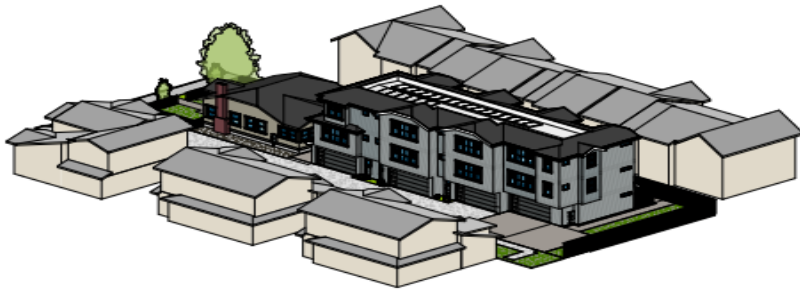
Aerial Elevations



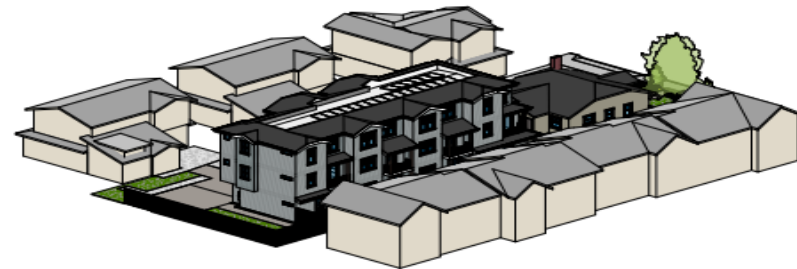
⑤ Aerial view, North-West



⑥ Aerial view, North-East



⑦ Aerial view, South-West



⑧ Aerial view, South-East

Neighborhood Impact

- Site will no longer provide appearance as poultry farm
- 434 Crescent Ave will maintain visible presence and heritage resource will be continue to be enjoyed
- Proposed townhouse buildings will be similar height and density to surrounding multi-family developments
- Sufficient separation and landscaping will be maintained around heritage resource to preserve integrity

Community Outreach Meeting

- January 8, 2026- virtual
- 4 participants
- Concerns with privacy, height and construction noise

Staff Recommendations

Alternative 1: Find the Project Exempt from CEQA under the Class 32 Infill Exemption and Approve the Special Development Permit and Tentative Map with the Recommended Findings in Attachment 3 and Recommended Conditions of Approval in Attachment 4.