



Sunnyvale

838 Azure St.
PLNG-2022-7324

Wendy Lao, Associate Planner
Planning Commission, August 6, 2025

Site Context



Project Overview

- **Special Development Permit (SDP)**
 - ◆ Construct four single-family homes
 - Over 45% FAR triggers Planning Commission review
 - ◆ Allow deviations
 - Front yard setback
 - Combined side yard setback – ground floor
- **Tentative Map (TM)**
 - ◆ Subdivide one lot into four lots

Existing Site - Background



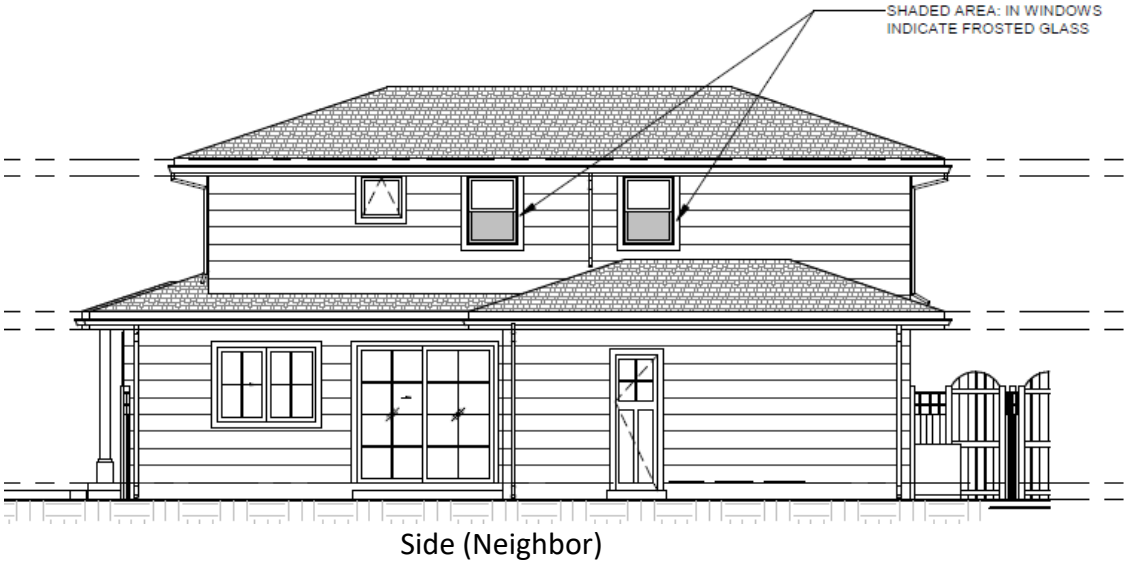
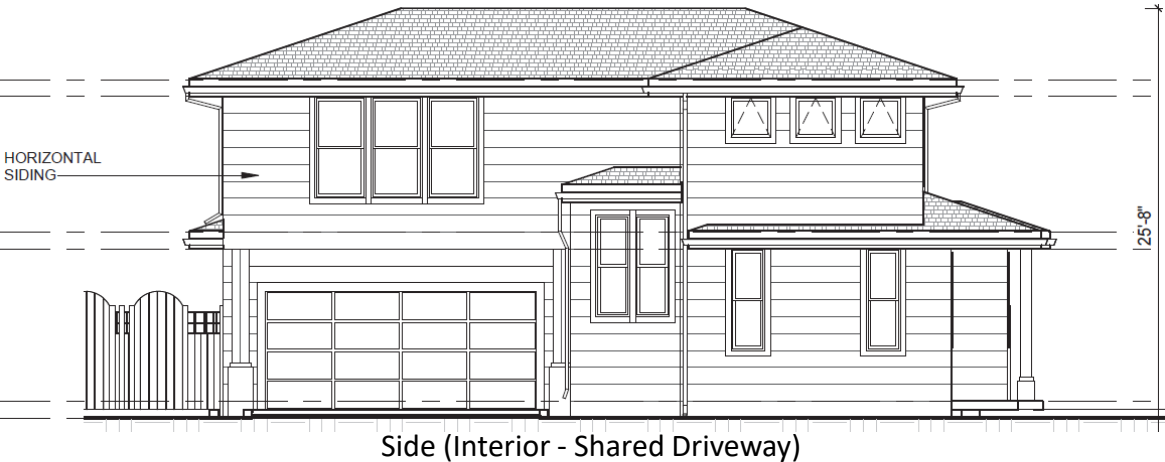
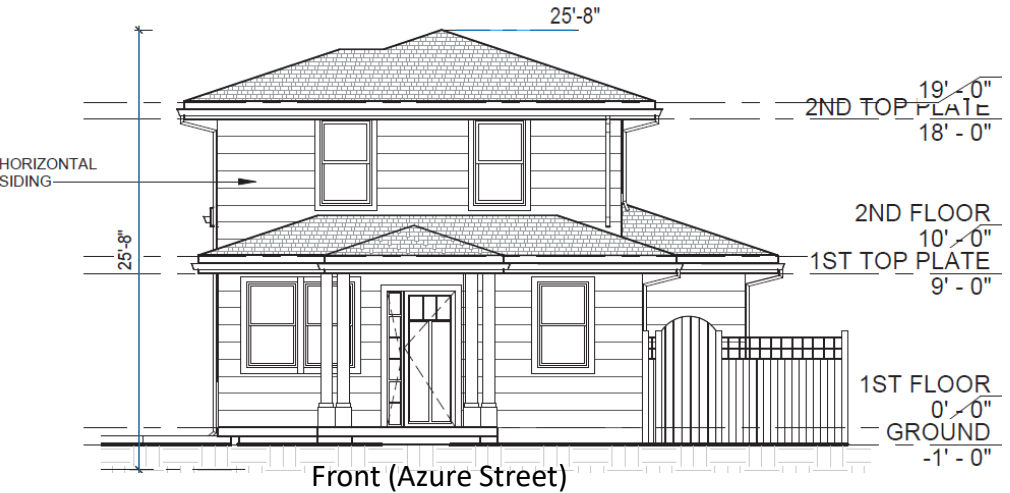
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- **Site Area:** 0.34 Acre
- **Zoning:** R-2/PD (Low-Medium Density Residential / Planned Development)
- **Site History:**
Built: 1956
Previous Approval: 2017
Demolition: 2020
New Application: 2022
- **CEQA:** Exempt (Class 32)

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Elevations – Type A – Azure Street



***Lots 1 and 2 are Reverse Mirror Images**

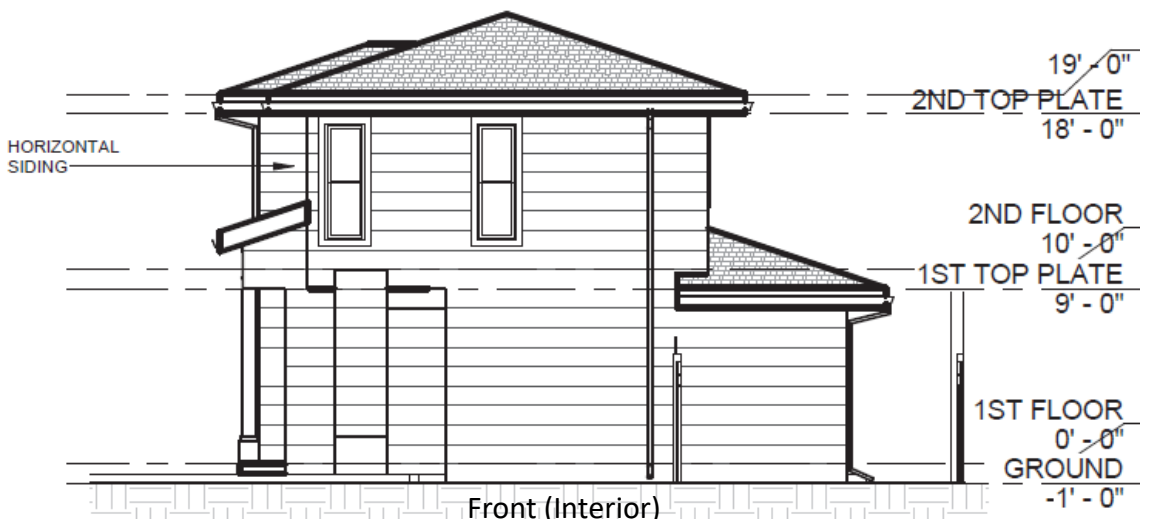
Elevations – Type B (Interior Lots)



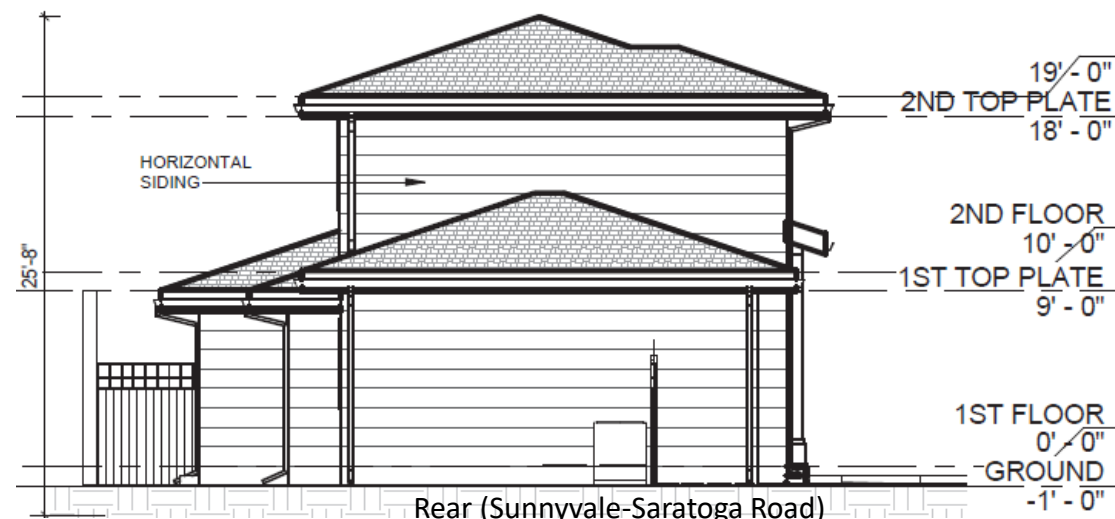
Side (Interior - Shared Driveway)



Side (Neighbor)



Front (Interior)



Rear (Sunnyvale-Saratoga Road)

***Lots 3 & 4 are Reverse Mirror Images**

Streetscape Elevations



Elevation from Azure Street

Street Views



Rendering from Azure Street looking northwest

Project Data Comparison

	Original 2017 Approval	Current Proposal
Number of Units	4	same
Number of Parking Spaces	8 residential 1 visitor	same
Building Height	28'-0"	25'-8"
Floor Area (FAR)	8,492 sq. ft.	8,186 sq. ft.
Front Setback – 1 st Story (Azure St.)	20'	20' to exterior walls; 18'-4.75" to porch posts
Front Setback – 2 nd Story (Azure St.)	25'	same
Side Setback – 1 st Story	6' (12' combined)	same
Side Setback – 2 nd Story	10' (24' combined)	13'-3" (26'-6" combined)
Rear Setback – 1 st Story (Sunnyvale-Saratoga Rd.)	10' (w/ 25% encroachment)	same
Rear Setback 2 nd Story (Sunnyvale-Saratoga Rd.)	20'	same

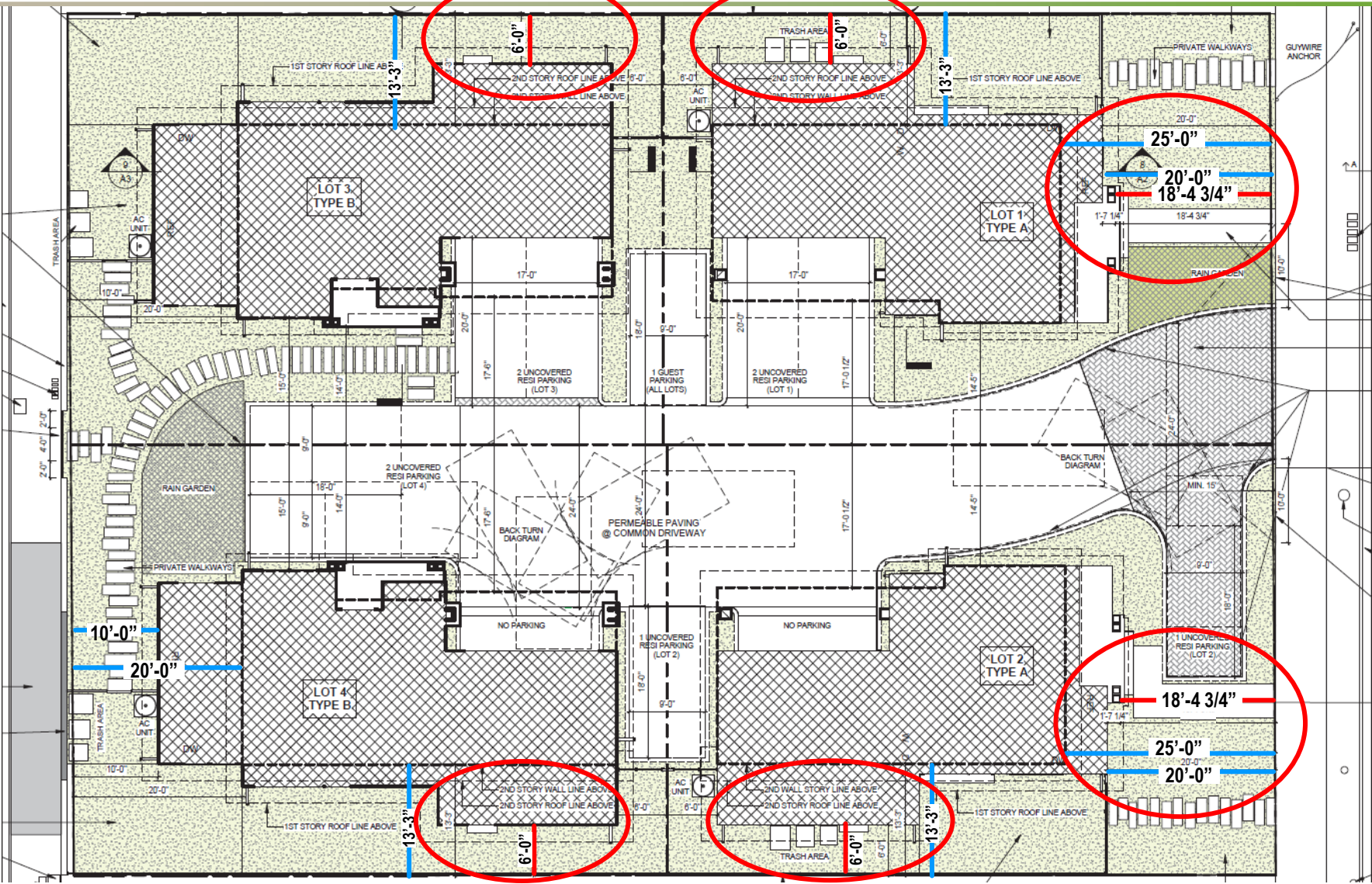
Deviations

	DEVELOPMENT STANDARD	PROVIDED	REQUIRED
1	Front Setback	20' to exterior walls; 18'-4.75" to porch posts	20'
2	Side Yard Setback – Ground Floor Individual Combined	6' 12'	4' 20'-6"

Deviations

Sunnyvale Saratoga Rd

Aure St



Community Outreach

- December 19, 2023– Virtual Meeting
- 12 Participants
- Comments:
 - ◆ Tree screening
 - ◆ Size of upper-story windows
 - ◆ Construction timeline
 - ◆ Want construction to avoid vacant lot & illegal dumping

Staff Recommendation

Alternatives

1. Approve the SDP and TM
2. Approve the SDP and TM with modifications
3. Do not make findings and direct staff where changes should be made
4. Deny the project

Staff Recommendation

Alternative 1: Approve SDP and TM per the Recommended Findings and Conditions of Approval.



Questions?