



Sunnyvale

434 Crescent Avenue  
PLNG-2024-0719

Margaret Netto, Senior Planner  
Heritage Preservation Commission, May 6, 2026

# Overview

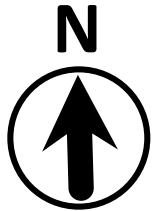
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- **Resource Alteration Permit (RAP)**-to modify the existing historic resource with the development of four three-story townhomes in the rear and the retention of a 960-square foot single family house

*Under a separate Review by Planning Commission*

- **Special Development Permit (SDP)**- the construction of a four-unit townhome project and associated site improvements and maintain the existing single-family home (historic resource)
- **Tentative Parcel Map**-create five residential lots and one common lot

# Neighborhood Context



# Project

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- Heritage Tree removal to the front
- Meets Citywide Objective Standards
- No deviations requested
- Retaining historic home

# Background

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



# Existing Home



Crescent Avenue



Southeast corner



West facade

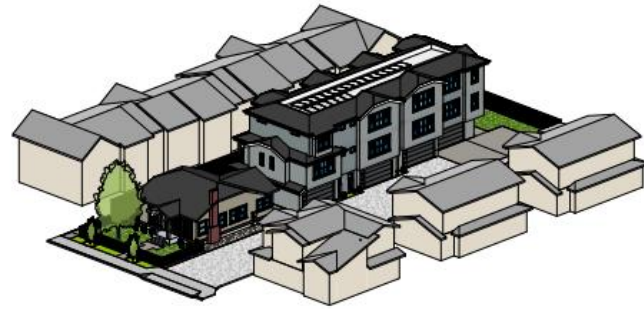
# Front Elevation from Crescent Avenue



# West Elevation (along driveway)



# Aerial Elevations



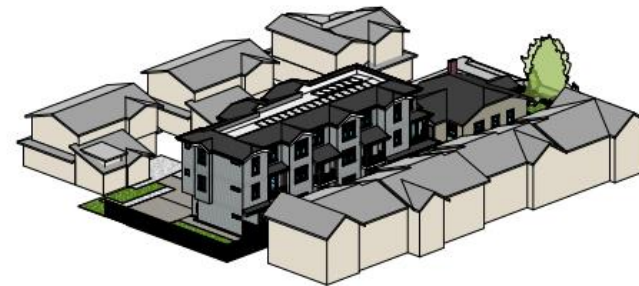
ⓐ Aerial North-West



ⓑ Aerial North-East



ⓒ Aerial South-West



ⓓ Aerial South-East

# Neighborhood Impact

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- 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

## Recommendations:

### **ALTERNATIVES**

1. Approve the Resource Alteration Permit based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 3.
2. Approve the Resource Alteration Permit with modified conditions.
3. Deny the Resource Alteration Permit and provide direction to staff and the applicant where changes should be made.

### **RECOMMENDATION**

Alternative 1: Approve the Resource Alteration Permit based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 3.