



Sunnyvale

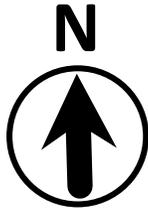
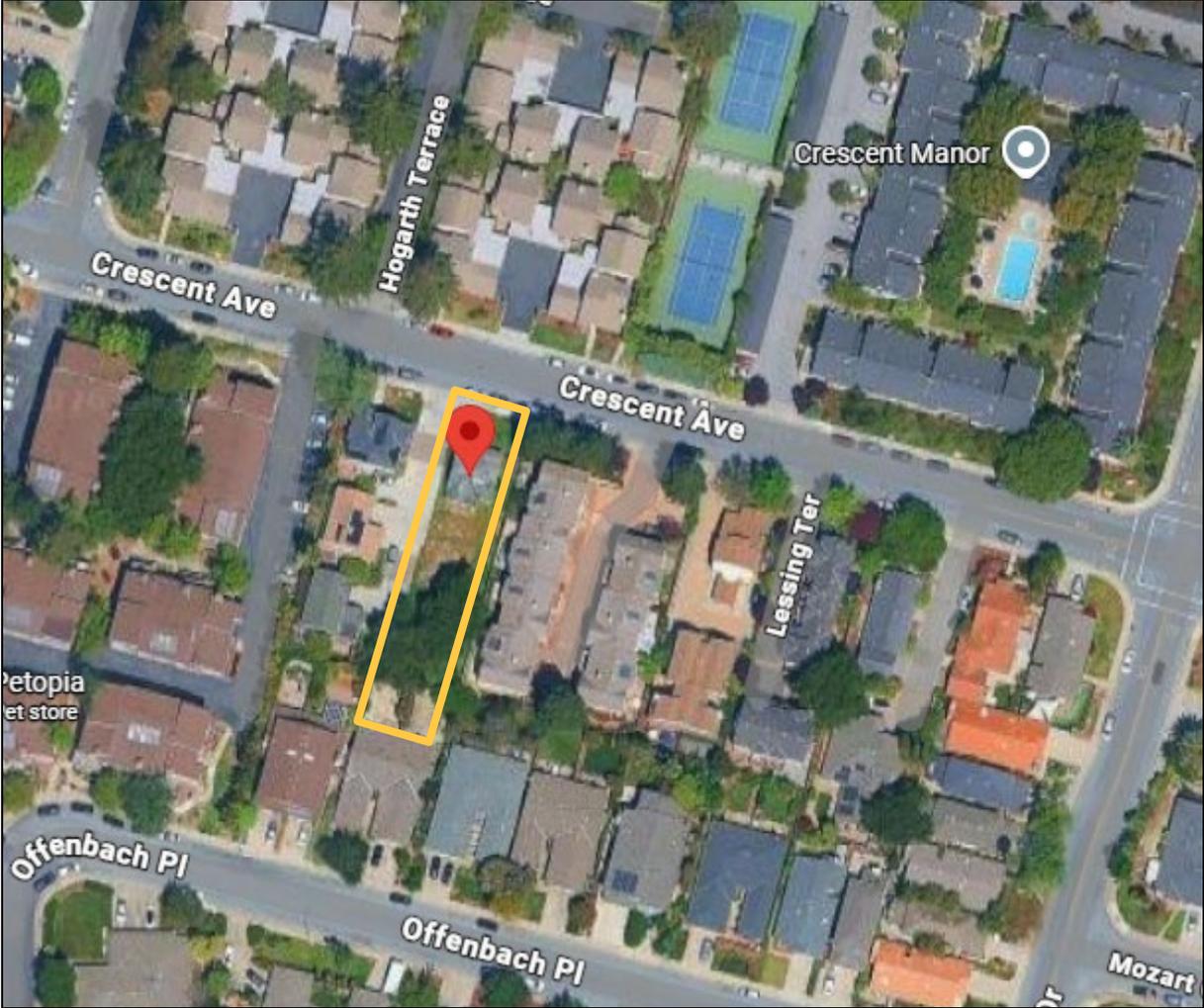
434 Crescent Avenue
PLNG-2024-0719

Margaret Netto, Senior Planner
Planning Commission Study Session, March 9, 2026

Overview

- **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
- **Resource Alteration Permit (RAP)** - to modify an historic resource

Neighborhood Context



Existing Home



Crescent Avenue



Southeast corner



West facade

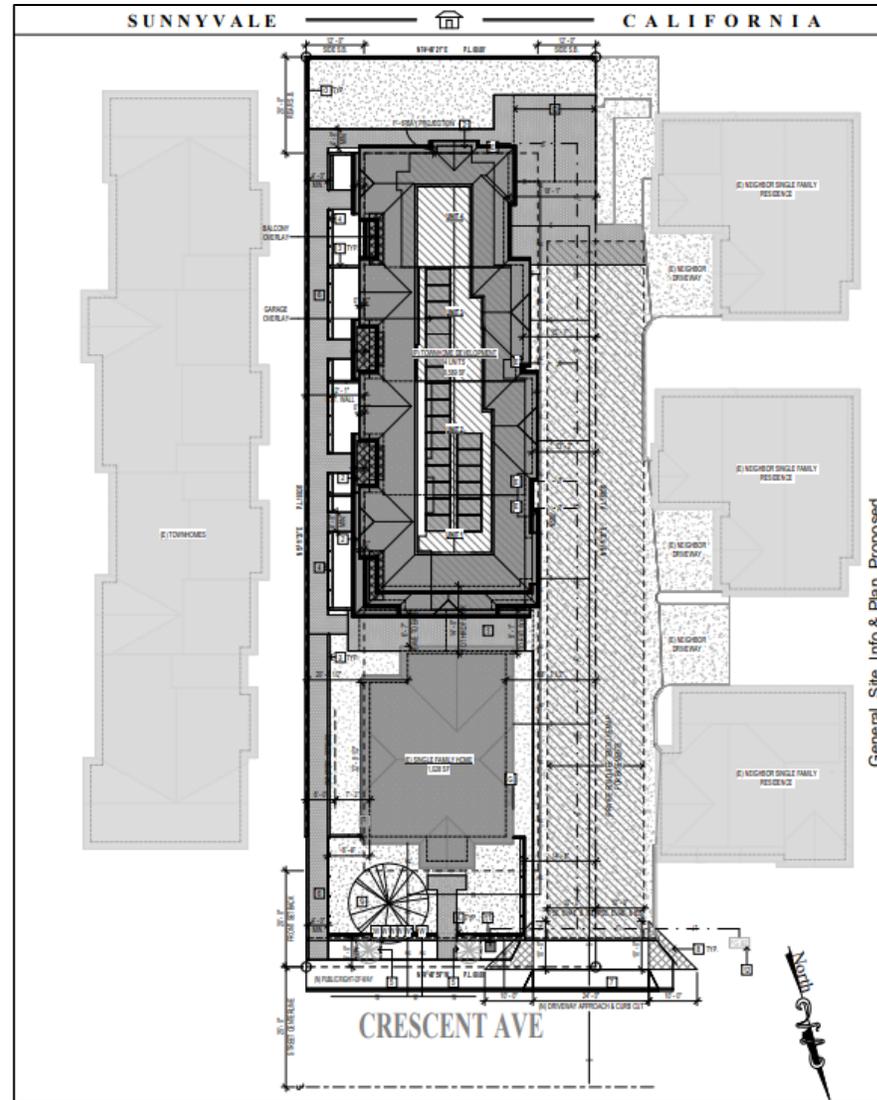
Background

- **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

Project

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

Site Plan



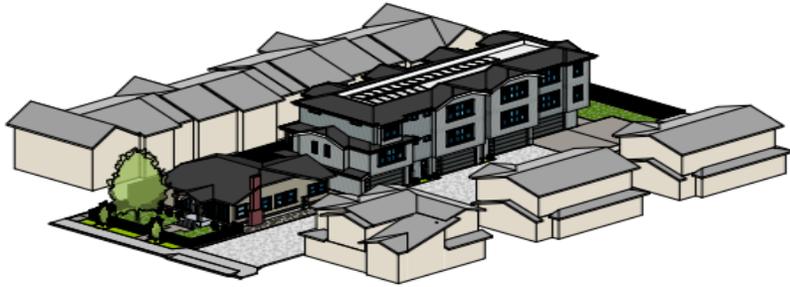
Front Elevation from Crescent Avenue



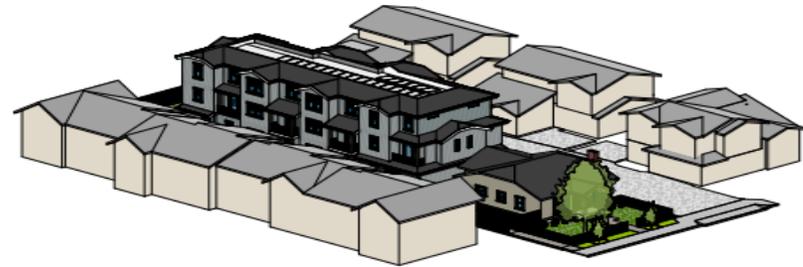
West Elevation (along driveway)



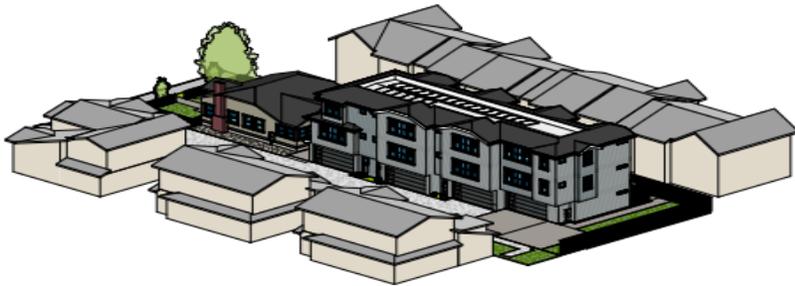
Aerial Elevations



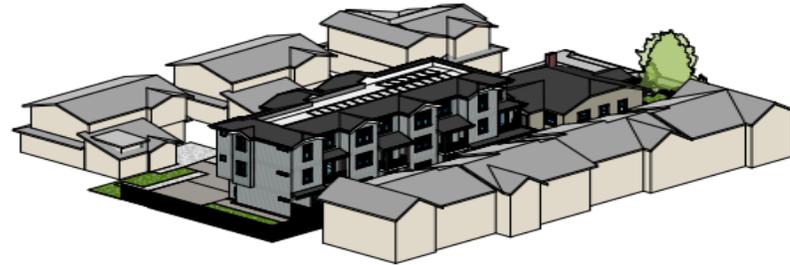
① Aerial North-West



② Aerial North-East



③ Aerial South-West



④ Aerial South-East

Community Outreach Meeting

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

Feedback Requested:

- Project Design and Site Planning
- Design details