



**Date:** 02/21/2024

Azadeh Masrouf  
4010 Moorpark AVE 101  
San Jose, CA 95117

**Project:** PLNG-2023-0668

**Submittal:** 4

**Address:** 1585 MALLARD WY

**Description:** Construct a first-story addition of 462 square feet and a new 522 square feet second-story addition to an existing one-story single-family home, resulting in 2,920 square feet (2,452 square foot living area, 414 square foot garage) and 47.9% floor area ratio (FAR).

The Department of Community Development, Planning Division has reviewed your application for a Miscellaneous Plan Permit (MPP) at the above referenced address. Please refer any questions to Shila Bagley at sbagley@sunnyvale.ca.gov or (408) 730-7418.

The Planning Division has APPROVED your application subject to the following conditions:

1. Exterior Materials and Colors: Exterior materials and colors shall be consistent throughout the entire home.
2. Building Permits: Obtain Building Permits. The Building Permit plan set shall substantially conform to the Planning Permit set approved on 2/20/2024, including all the mark-ups. Any substantial modifications shall require approval from the Director of Community Development.
3. Trees: No protected tree removals are part of this permit. Provide tree protection plan for all preserved protected trees on the site (per SMC 19.94.120.)
4. Green Building: New buildings and building upgrades shall comply with the Green Building Program of the City of Sunnyvale, if applicable. Building plans must clearly show the voluntary Green Building incentives for staff level design review with a FAR up to 50% with all electric appliances for the entire home (e.g. no gas line connection)
5. Conditions of Approval: Building Permit plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans.
6. Expiration: This approved Design Review shall be null and void if not exercised within two years from the approval date.
7. Revision: If the project is deemed a major residential remodel or new construction due to 50% or more of the existing exterior walls being impacted during the building permit plan check process, a revision to the approved Design Review shall be required before issuance of the building permit. Requirements associated with a major residential remodel or new construction must be included in the Design Review plan revision.
8. General Condition: The shed in the rear yard must be removed.



Sunnyvale

If you are in disagreement with this decision, you may appeal the decision to the Planning Commission within fifteen (15) calendar days of the date of this notice. Appeals must be submitted in writing along with an appeal fee. Planning Fees are subject to change every fiscal year, please verify fees with Planning Division staff.

**Planning**

**Reviewer:** Shila Bagley, sbagley@sunnyvale.ca.gov, (408) 730-7418

General Comments: pending noticing

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