



Sunnyvale

439 Nuestra Avenue
PLNG-2025-0105

Gabriela Ventura, Assistant Planner
Planning Commission, August 11, 2025



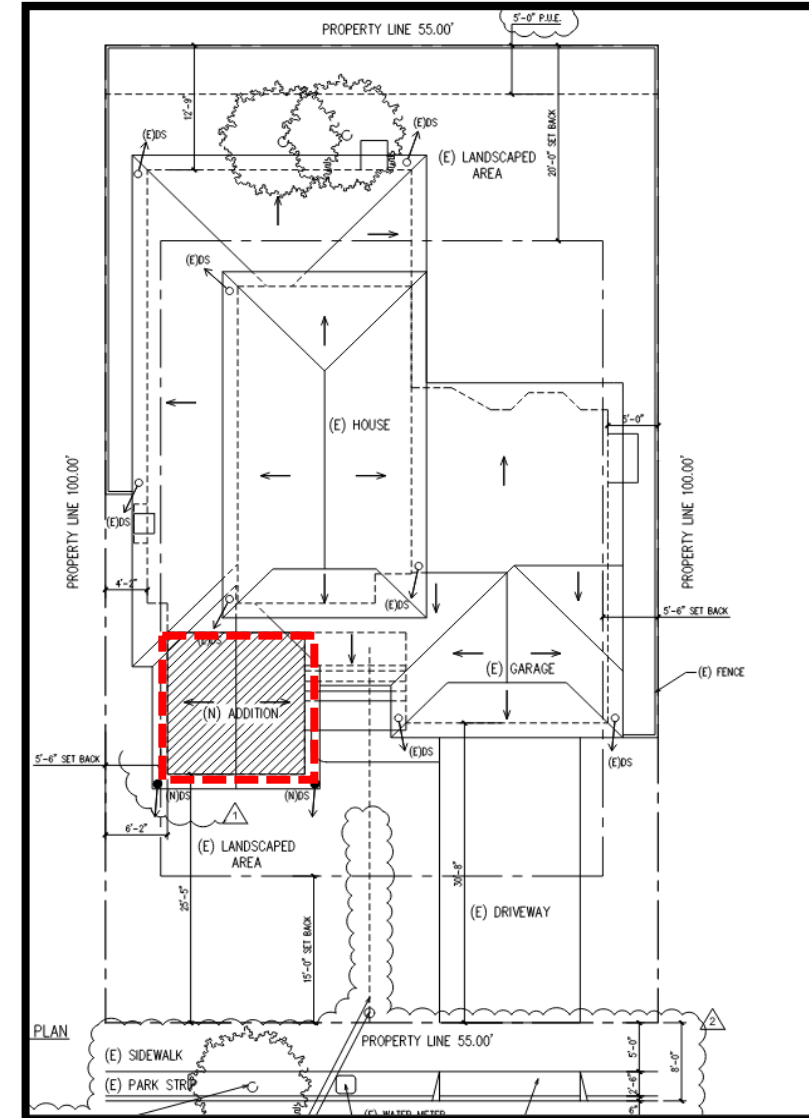
Site Context



Design Review

Project Data

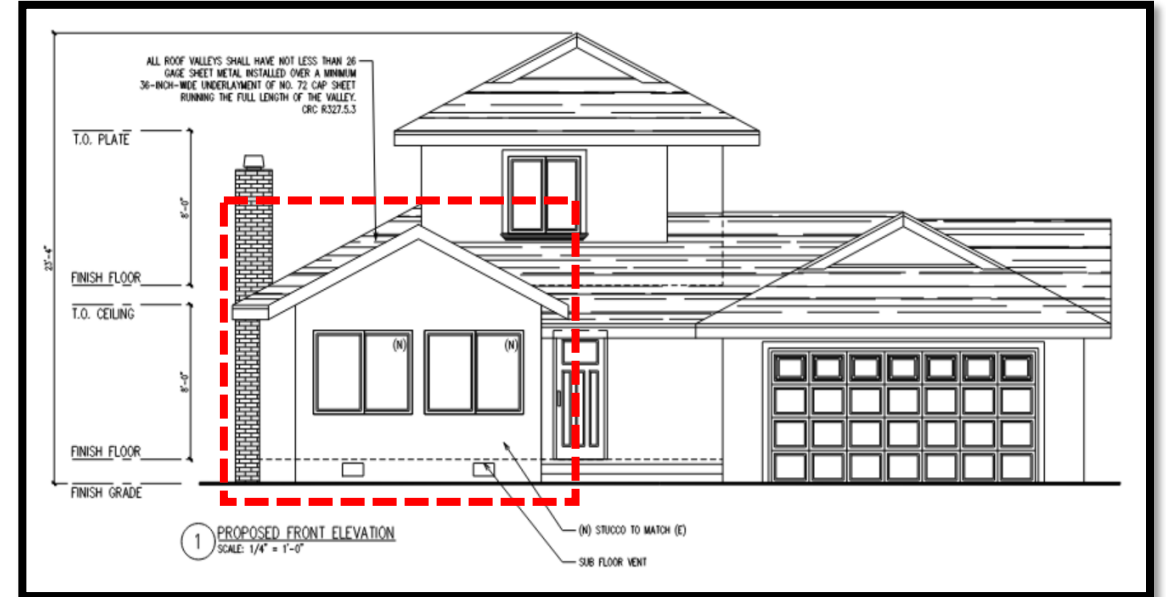
- Existing living area: 1,960 sq. ft.
- Existing garage: 434 sq. ft.
- 1st floor Addition: 193 sq. ft.
- **Proposed Total: 2,587 sq. ft.**
- **Lot Area: 5,500 sq. ft.**
- **FAR: 47%**



Front Elevation



EXISTING

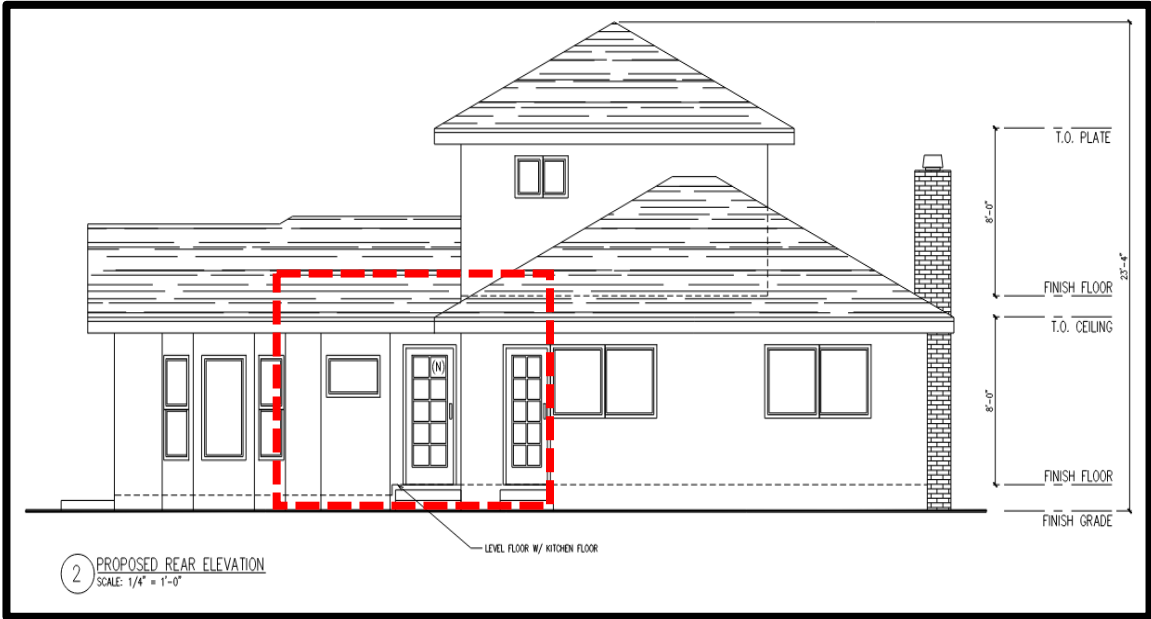


PROPOSED

Rear Elevation

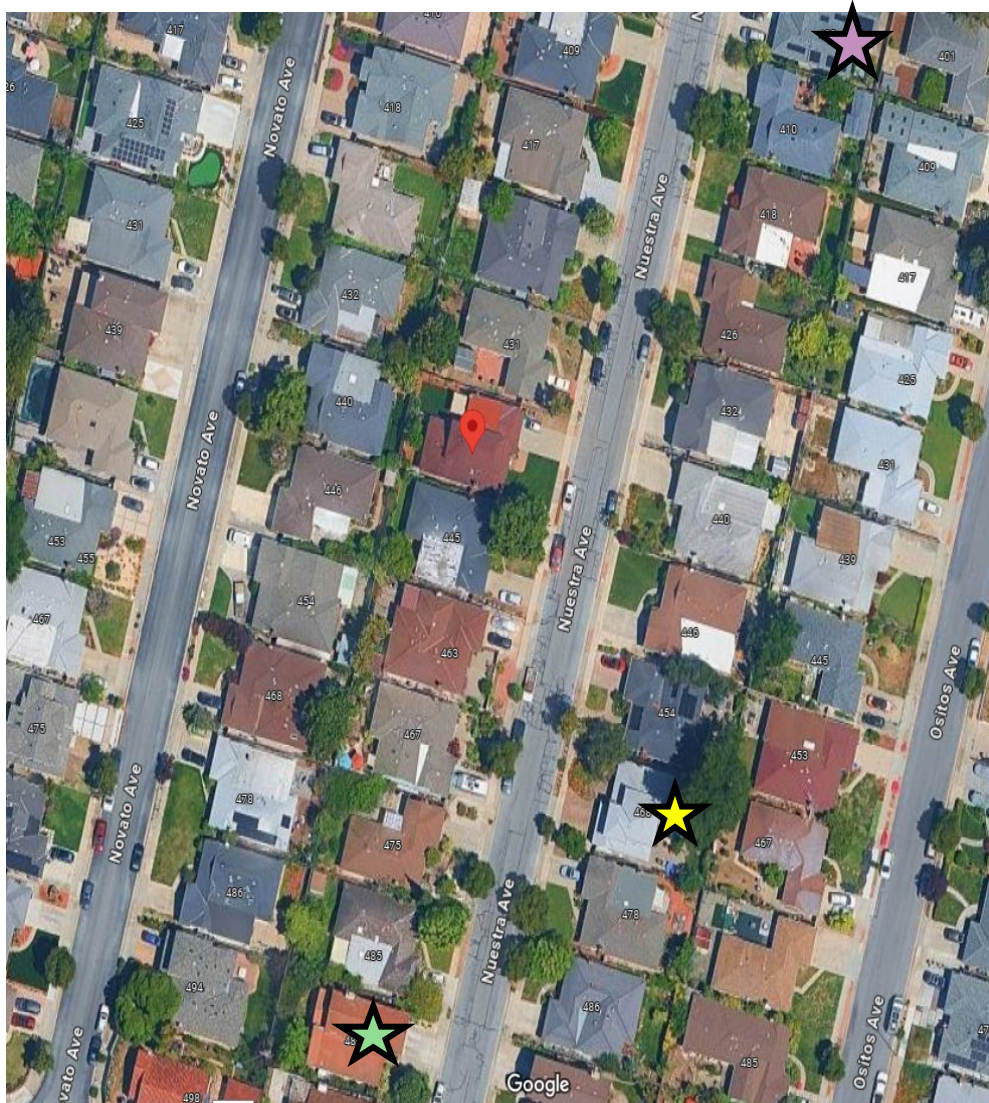


EXISTING

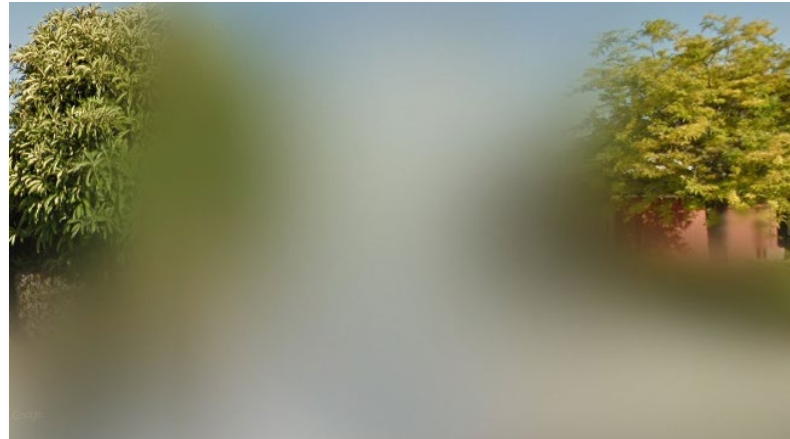


PROPOSED

Neighborhood Context



1,652 sq. ft. single-family
(28% FAR)



2,699 sq. ft. single-family
(49% FAR)



2,440 sq. ft. single-family
(44% FAR)

Recommendation

Alternatives

1. Approve the Design Review application with the Recommended Findings and Conditions of Approval
2. Approve the Design Review application with modifications
3. Do not make findings and direct staff where changes should be made

Staff Recommendation

1. Alternative 1: Approve the Design Review application with the Recommended Findings and Conditions of Approval