



April 11, 2016

Vitaly Eliashberg and Lena Govberg
1169 Sesame Drive
Sunnyvale, CA 94087

Subject: Design Review Approval – 1169 Sesame Drive
File No.: 2016-7031

Dear Mr. Eliashberg and Ms. Govberg:

The Department of Community Development has reviewed your application for a new two-story home with an attached garage and a basement, resulting in a total floor area of 3,600 square feet (3,200 square feet living area and 400 square feet garage) and a Floor Area Ratio of 32%. The existing single-family home will be demolished. The project also includes a 6-foot tall fence (5 feet from the ground and 6 feet from the top of curb) within the front yard, set back approximately 20 feet from the front property line.

Staff has considered comments received from neighbors and reviewed the additional line-of-sight drawings and revisions made to the project. After reviewing the additional information, staff finds that the project complies with applicable development standards contained in the Sunnyvale Municipal Code (setbacks, height, lot coverage, etc.) and further finds that the project's design and architecture will conform to the Eichler Design Guidelines established by the City Council, provided that the following conditions of approval are met:

1. Remove the large rear-facing window within "Jacob's Room" and replace with compatible wall material.

Please note the project is also subject to the following standard requirements:

1. All building permit drawings and subsequent construction and operation shall conform to the approved planning application, or as conditioned by staff.
2. No protected trees (38-inch trunk circumference as measured 4.5 feet from grade) are approved for removal as part of this permit.
3. A landscaping and irrigation plan is required if 1,000 square feet or more of new landscaping is installed, subject to Sunnyvale Municipal Code Chapter 19.37 or as amended by ordinance.



4. Obtain a building permit.

This decision may be appealed by the applicant/owner or the owner of any property within 300 feet of the project site within fifteen (15) days of the date of the decision. The deadline for appeal is 5:00 p.m. on **April 26, 2016**. The appeal must be accompanied with a letter outlining the key issues and an appeal fee of \$161.00. The appeal will be heard before the City's Planning Commission, whose decision is considered final. If you have any questions regarding this permit, please feel free to contact me at (408) 730-7659 or ncaliva-lepe@sunnyvale.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Noren Caliva-Lepe".

Noren Caliva-Lepe
Associate Planner

Cc: Ian Ayers, Ayers Architect, 26969 Moody Rd., Los Altos Hills, CA 94022
Andrew Miner, Planning Officer, City of Sunnyvale
Trudi Ryan, Director of Community Development, City of Sunnyvale