

**RESPONSE TO PLANNING COMMISSION QUESTIONS
RE: 4/8/2024 PLANNING COMMISSION AGENDA**

Agenda Item #: 2

Title: APPEAL of a decision by the Director of Community Development approving a DESIGN REVIEW to 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 and 414 square foot garage) that utilizes a Green Building incentive for a 47.9% floor area ratio (FAR).

Planning Commission Question: Increases in tax assessments without corresponding sales transactions around 1585 Mallard Way imply that renovations or remodeling was permitted in that area in recent years. Please provide the application and permit history for 880 Humewick Way and 1579 Mallard Way. If possible, please also provide all permits over \$50,000 within a quarter of a mile from 1585 Mallard Way since 2010.

Staff Response: Attached, please find the Building and Planning project histories for 1579 Mallard Way (pages 2-3) and 880 Humewick Way (pages 4-7). In the last ten years, there were 24 projects with a building permit valued at or above \$50,000 within 0.5 miles of 1585 Mallard Way (page 8).

City of Sunnyvale
Project History

Search Criteria:

Number: 1579
St. Name: Mallard
St. Type: Wy
APNs:

Return Criteria:

Address:
APN:

Permits	Project #	Address	Description	Filing Date / Decision Date	Decision / Decider

Project #	Address/ Permitee	Coordinator/ Status	Applied / Finaled	Value / Sq Ft.	Project / Construction	Occupancy / Bldg Type	Units	
Description								
Electrical	B18094705	1579 MALLARD WY EnerGov 1988Q3	Finaled	09/18/1988 10/20/1987	\$0 0	Remodel	1 Family	0
(none)								
Plumbing	B18057433	1579 MALLARD WY EnerGov 1961Q2	Don Wimberly Finaled	05/23/1961 07/24/1961	\$0 0	Remodel	1 Family	0
(none)								
Electrical	B18048343	1579 MALLARD WY EnerGov 1961Q2	Don Wimberly Finaled	05/18/1961 07/02/1961	\$0 0	Remodel	1 Family	0
(none)								
Plumbing	B18056652	1579 MALLARD WY EnerGov 1961Q1	Don Wimberly Finaled	03/31/1961 07/24/1961	\$0 0	Remodel	1 Family	0
(none)								
Building	B18053073	1579 MALLARD WY EnerGov 1961Q1	Don Wimberly Finaled	03/03/1961 07/24/1961	\$18,200 605	New	1 Family	1
RESIDENCE								

**City of Sunnyvale
Project History****Search Criteria:**

Number: 880
St. Name: Humewick
St. Type: Wy
APNs:

Return Criteria:

Address: 880 HUMEWICK WY
APN: 30930028

Permits	Project #	Address	Description	Filing Date / Decision Date	Decision / Decider
Tree Removal Permit - Staff	20050499	880 HUMEWICK WY	Info. provided by Applicant: "Location=Palm tree in right side yard. Reason=Tree is destroying fence and lifing paths creating safety hazards. Tree is overgrown and has become way too large for the space it was originally planted in. Tree size and proximity could affect house roof and foundation. Neighbor wants tree removed also." Back from SS 05/26/05--LM	05/23/2005 06/15/2005	Denied
Tree Removal Permit - Staff	20050519	880 HUMEWICK WY	Info. provided by Applicant: "To remove one Palm tree. The applicant recently applied on-line for another TRP for a nearby tree on the same property (2005-0499). Both trees are located along the right side of the property. The online permit is for the tree closer to the front of the house; this permit is for the tree closer to the rear. " Sent to SS 05/31/05; back 5/26	05/27/2005 06/15/2005	Denied

Project #	Address/ Permitee	Coordinator/ Status	Applied / Finaled	Value / Sq Ft.	Project / Construction	Occupancy / Bldg Type	Units
Description							
Electrical, Mechanical, Plumbing B20175248	880 HUMEWICK WY EnerGov 2017Q4	Daniel Luna Finaled	11/30/2017 01/30/2018	\$8,500 134	Remodel	1 Family	
KITCHEN REMODEL, LIGHTS, NO WALL OUTLETS							
Photovoltaic B20163358	880 HUMEWICK WY EnerGov 2016Q3	Chris Koelbel Expired	07/13/2016 04/03/2017	\$2,000 0	Remodel	1 Family	
INSTALL NEW PV SYSTEM							
Building, Electrical, Mechanical, Plumbing, Roofing B20122777	880 HUMEWICK WY EnerGov 2012Q3	Finaled	07/26/2012 11/19/2012	\$150 869	Remodel	1 Family	
EL & GAS METER RELEASE PER PG&E, FIRE DMGE REPAIR@REAR BDRM, REP AC, REROOF 1ST FLR AREA							
Building, Electrical, Plumbing B20052055	880 HUMEWICK WY EnerGov 2005Q2	Finaled	06/03/2005 01/18/2006	\$8,600 200	Remodel	1 Family	
RE 1ST FLR BATH (EXPAND SHOWER) & RE 2ND FLR TO CREATE ADD BEDRM (REPLACE 3 WINDOWS CLS IN SGD)							
Electrical B18141741	880 HUMEWICK WY EnerGov 1984Q4	Expired	10/04/1984	\$0 0	Remodel	1 Family	0
(none)							
Plumbing B18117207	880 HUMEWICK WY EnerGov 1984Q3	Expired	09/12/1984	\$0 0	Remodel	1 Family	0
(none)							

Address: 880 HUMEWICK WY
APN: 30930028

Permits	Project #	Address/ Permitee	Coordinator/ Status	Applied / Finaled	Value / Sq Ft.	Project / Construction	Occupancy / Bldg Type	Units
Description								
Plumbing	B18114873	880 HUMEWICK WY EnerGov 1984Q3	Expired	09/11/1984	\$0 0	Remodel	1 Family	0
SOLAR COLLECTORS								
Mechanical	B18100100	880 HUMEWICK WY EnerGov 1984Q3	Expired	08/29/1984	\$0 0	Remodel	1 Family	0
AIR OUTLET								
Building	B18100099	880 HUMEWICK WY EnerGov 1984Q3	Finaled	08/29/1984 03/08/1985	\$40,000 671	Addition	1 Family	1
SECOND STORY ADDITION								
Plumbing	B18056766	880 HUMEWICK WY EnerGov 1980Q3	Finaled	07/15/1980 09/20/1981	\$0 0	Remodel	1 Family	0
WATER HEATER								
Electrical	B18138110	880 HUMEWICK WY EnerGov 1972Q1	Finaled	03/21/1972 06/13/1972	\$0 0	Remodel	1 Family	0
(none)								
Building	B18128840	880 HUMEWICK WY EnerGov 1972Q1	Finaled	03/08/1972 06/13/1972	\$2,754 144	Addition	1 Family	1
DEN								

Permit Number	Address	Permit Square Feet	Permit Description	Permit Application Date	Permit Issue Date	Permit Finaled Date	Permit Valuation
B20140807	1673 MEADOWLARK LN	569	569SQFT ADDITION TO FRONT CREATING NEW FRONT LIVING RM AND 4TH BDRM W/ FUL,L BATHRM, NEW 200A	3/11/2014	3/17/2014	7/25/2014	\$66,976.00
B20141373	1453 HAMPTON DR	495	495SQFT ADDITION TO REAR CREATING NEW MASTER SUITE W/ STUDY AND MASTER BTHRM	4/24/2014	4/24/2014	11/19/2014	\$55,440.00
B20141842	1646 HUMMINGBIRD LN	650	ADD 650 SF LIVING/DINING, DEN - EXPAND INTO GARAGE 15 SF FOR POWDER ROOM, 200A PANEL	5/28/2014	5/29/2014	12/12/2014	\$72,800.00
B20151501	928 KENNARD WY	1129	644 SF ADDN TO RELOCATE KITCHEN & FAMILY, 485 SF REML TO ADD 4TH BEDRM& OFFICE, UPG 200A PNL, NEW AC	4/20/2015	4/20/2015	5/6/2016	\$101,228.00
B20152799	1650 HERON AV	453	NEW ADDITION AT REAR YARD TO (E.) HOUSE. REMODEL THROUGH OUT,REROOF W/ NEW LIFETIME COMP	7/13/2015	7/13/2015	6/16/2016	\$90,000.00
B20152684	1601 LONGSPUR AV	1558	551SQFT ADD TO 1ST FLR,1007SQFT ADD TO NEW 2ND STORY,RMDL KTCHN AND BTHRM RSLT 5BDRMS,4BTHMS,40YR	7/6/2015	9/4/2015	12/6/2016	\$185,496.00
B20160670	1663 KINTYRE WY	811	811SQFT ADDITION TO FRNT, REAR, KTCHN RMDL,RMDL HALL BTHRM,NEW REAR FAM RM,200A	2/11/2016	5/2/2016	9/20/2017	\$101,832.00
B20165885	1454 HAMPTON DR	1886	1059SAQFT ADDITION, COMPLETE INT RMDL 827SQFT RESULTING 3BDRMS,2BTHRMS,200A,40YR,	12/13/2016	5/16/2017	3/13/2018	\$168,228.00
B20173511	1386 LILLIAN AV	860	RES ADDITION 860 SF	8/21/2017	8/21/2017	12/20/2018	\$300,000.00
B20175447	795 PRESTWICK CT	2108	461SQFT ADDITION, COMPLETE INT RMDL 1647SQFT, COMPLETE INT RMDL RESULT4BDRMS,4BTHRMS,200A,FAU,AC	12/13/2017	12/13/2017	10/9/2018	\$150,452.00
B20181730	1394 LILLIAN AV	3563	NEW 3123SQFT 1 STORY 3BDRMS,1OFFICE,4BTHRMS,440SQFT GARAGE *(1) (E) WALL TO REMAIN	4/18/2018	6/8/2018	3/19/2019	\$362,096.00
B20183010	808 KIRKALDY CT	608	378SQFT ADDITION TO REAR ELARGING 4TH BDRM, CREATE NEW 3RD BTHRM, RMDL UTIL RM,KTCHN/2 BTHRMS RMDL,	7/5/2018	8/9/2018	5/21/2019	\$56,136.00
B20184291	874 HUMEWICK WY	0	remodel 3 bathrooms and kitchen. replace 100amp panel to 200amp at same location,fau,ac, ducts	9/12/2018	9/12/2018	4/25/2019	\$125,000.00
B20185340	956 KINTYRE WY	1140	770SF (N) ADDITION AT FRONT & 370SF (N) NEW ADU (954) AT REAR RELOCATION OF E GARAGE DOOR,400A	11/16/2018	12/5/2018	8/5/2020	\$127,680.00
B20185082	1606 PEACOCK AV	2320	772SQFT ADDITION, COMPLETE INT RMDL 1548SQFT RESULTING 4BDRMS,3BTHRMS,200A,FAU,AC,40YR	11/2/2018	2/27/2019	7/14/2020	\$179,344.00
B20194149	1683 NIGHTINGALE AV	2322	NEW 4BDRMS,4BTHRMS 2,052 SQFT,(1681) NEW ADU STUDIO W/ BTHRM 270SQFT, (E)GARGE TO REMAIN	9/12/2019	10/1/2019	1/26/2021	\$260,064.00
B20194730	1591 FINCH WY	1543	DRYWALL, INSUALATION, 200 PANEL,LIGHTING, HVAC AND AC. KITCHEN/ BATH SINK SINK AT GARAGE, WINDOWS	10/11/2019	10/11/2019	9/16/2020	\$92,580.00
B20194848	1498 NORMAN DR	2612	NEW 744 SQ. FT. ADDITION AND COMPLETE INTERIOR REMODEL	10/21/2019	10/21/2019	5/11/2021	\$195,408.00
B20211235	1618 HERON AV	1862	710 SQ FT FRONT/REAR ADD. RESULTNG IN 4 BED 4 BATH 2214 SQ FT LVG SPC; INT REMOD; FAU TO ATTIC; 200A	3/30/2021	5/12/2021	2/12/2022	\$162,652.00
B20210642	1549 MEADOWLARK LN	4017	NEW 2,827SQFT 2 STORY 5BDRMS, 6BTHRMS, NEW 442SQFT GARAGE, NEW DET 748SQFT ADU 1545	2/17/2021	8/31/2021	Active	\$449,852.00
B20220421	1500 PARTRIDGE AV	32260	T.I. OF (8) BLDGS: INT REMODEL, (N) HVAC & LIGHTING - BASIS INDEPENDENT	1/27/2022	5/17/2022	9/8/2022	\$240,000.00
B20223371	928 KENNARD WY	800	COMBINE 2 BR & BA W/ WIC & BA REPURP BNUS RM AS BR RMDL HALL BA ELEC FP CHANGE 2 WDW SIZE 1 N WDW	8/5/2022	9/22/2022	12/20/2022	\$52,800.00