



Sunnyvale

148 and 156 Crescent Avenue  
2021-7265

Momo Ishijima, Senior Planner  
Planning Commission, May 22, 2023

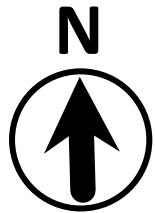
# Overview

- **Special Development Permit (SDP)** - construction of 18 three-story condominium units and minor exterior improvements for one single-family house (156 Crescent Avenue);
- **Tentative Map** - create one common lot and 19 condominium units

*Approved Separately by Heritage Preservation Commission (#2021-7265)*

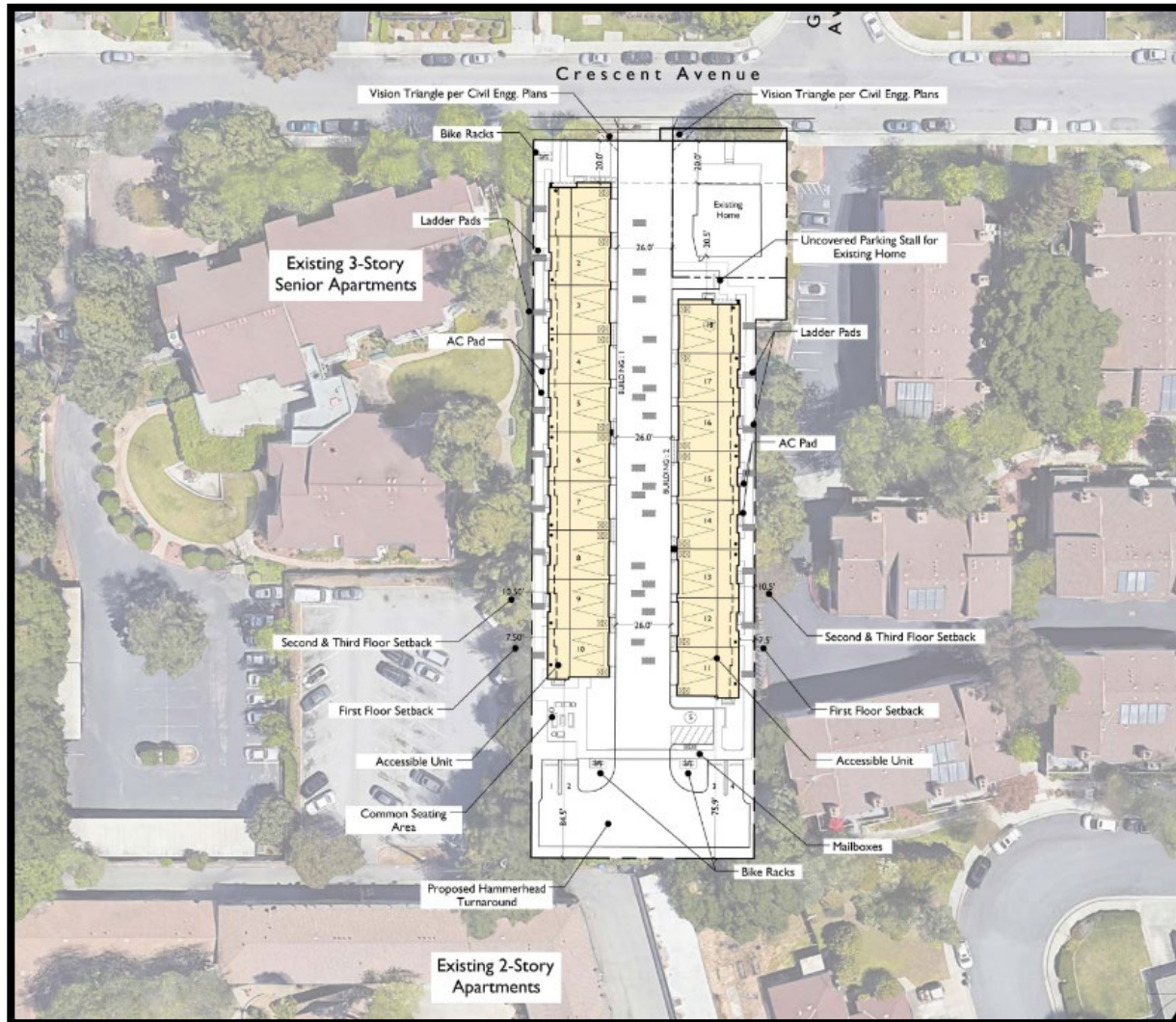
- **Resource Alteration Permit (RAP)** - remove 148 Crescent Avenue from the Heritage Resource Inventory and consider the impacts of a 18-unit townhouse development and minor exterior improvements on the house at 156 Crescent Ave
- Condition added to include a plaque to honor heritage resource and agricultural heritage

# Neighborhood Context





# Site Plan



# Background

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- **Zoning:** R-3/PD (Medium Density Residential / Planned Development)
- **Residential:** 18-24 du/ac (proposes 22.5 du/ac)
- **Heritage Resource Inventory:** 148 and 156 Crescent Avenue part of the Easter Gables poultry farm subdivision

# Existing Homes



156 Crescent Ave



148 Crescent Ave



# Front Elevation (Crescent Avenue)

Building 2

Building 1



156 Crescent Ave

# Side Elevations (along driveway)



Building 1



Building 2



# Side Elevations (along side property lines)



Building 1



Building 2

# Rear Elevation



Building 1



Building 2

# Density Bonus Law

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- 2 BMR units and paying in-lieu fee for 0.7
- Applicant is entitled to:
  - ◆ One concession – cost
  - ◆ Unlimited waivers – physical constraint
  - ◆ Reduced parking – automatic
- Applicant requests:
  - ◆ 6 waivers – narrow/deep lot, retains historic house
  - ◆ Reduced parking



# Waivers

	PROPOSED	REQUIRED	NOTES
Side Setback	7'-6" 10'-6"	12'-0"	SMC 19.34.050
Combined Side Setback	15'-0" 21'-0"	24'-0"	SMC 19.34.030
Distance Between Buildings	20'-6"	26'-0"	SMC 19.48.030
Landscaping	248 SF/unit	425 SF/unit	SMC 19.37.040
Useable Open Space	225 SF/unit	400 SF/unit	SMC 19.37.040
Garage Size	435 SF	450 SF	SMC 19.38.030

# Development Standards

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- Project complies with all other Development Standards (lot coverage, height, solar access)
- Transportation Demand Management Program for multi-family units
- Tree Preservation – 4 protected trees to be removed

# Neighborhood Impact

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- 156 Crescent Ave will maintain visible presence and heritage resource will be continue to be enjoyed
- 148 Crescent Ave will be demolished
- Proposed townhouse buildings will be similar height and density to surrounding multi-family developments
- Sufficient separation and landscaping will be maintained around heritage resource to preserve integrity
- Public input has been supportive of the project with some concerns related to construction traffic and noise



## Staff Recommendations:

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Alternative 1: Approve the Special Development Permit and Tentative Map based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

