



Sunnyvale

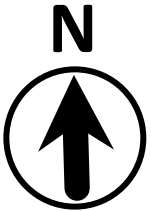
148 and 156 Crescent Avenue
2021-7265 and 2021-7826

Momo Ishijima, Senior Planner
Planning Commission, April 10, 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 Parcel Map** - create one lot and 19 condominium units
- **Resource Alteration Permit (RAP)** - remove 148 Crescent Avenue from the Heritage Resource Inventory and consider the impacts of a 18-unit townhouse development

Neighborhood Context



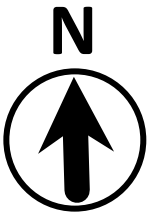
Existing Homes



156 Crescent Ave



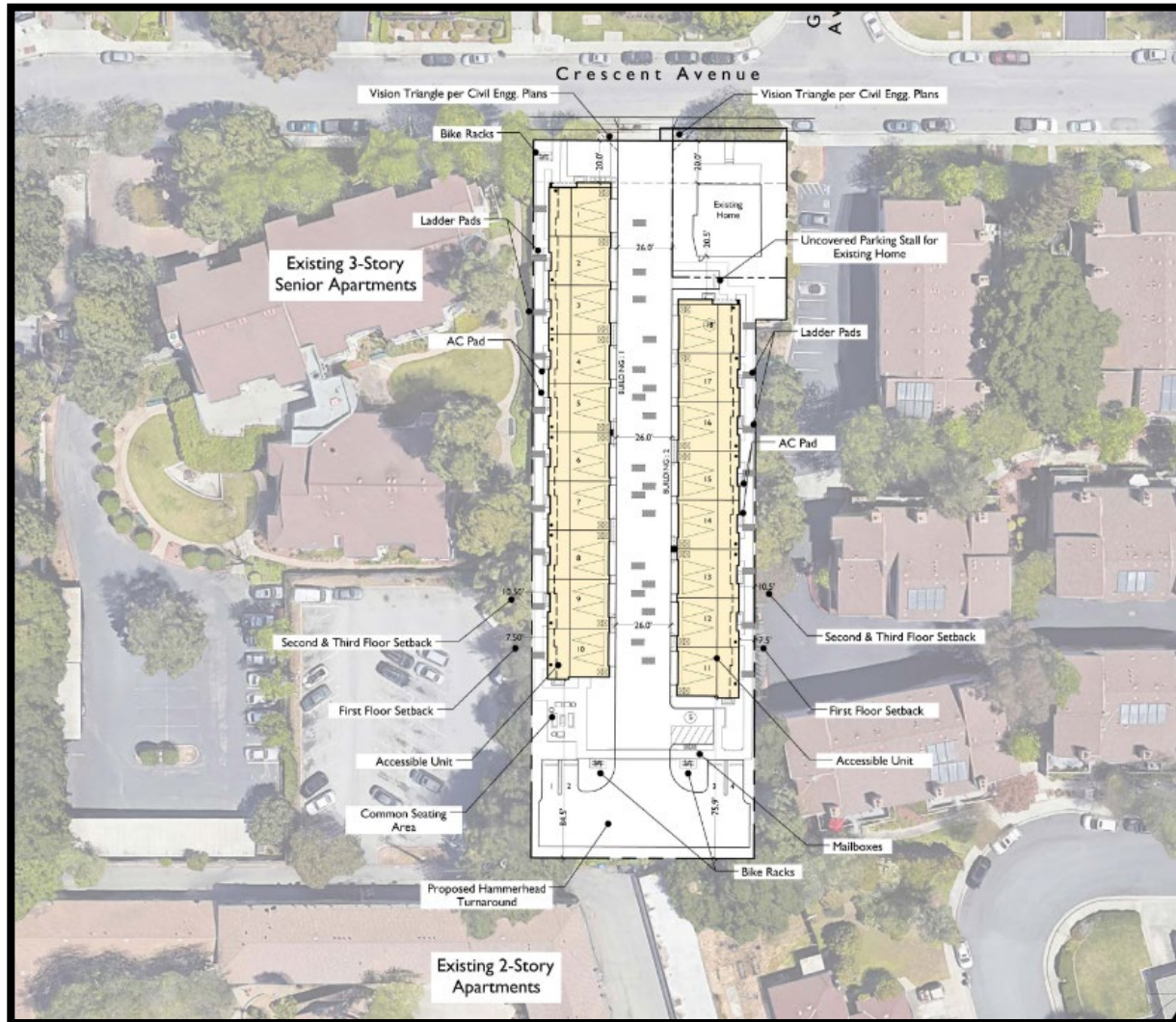
148 Crescent Ave



Background

- **Zoning:** R-3/PD (Medium Density Residential / Planned Development)
- **Residential:** 24 dwelling units per acre
- **Heritage Resource Inventory:** 148 and 156 Crescent Avenue part of the Easter Gables poultry farm subdivision

Site Plan



Streetscape Image



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)

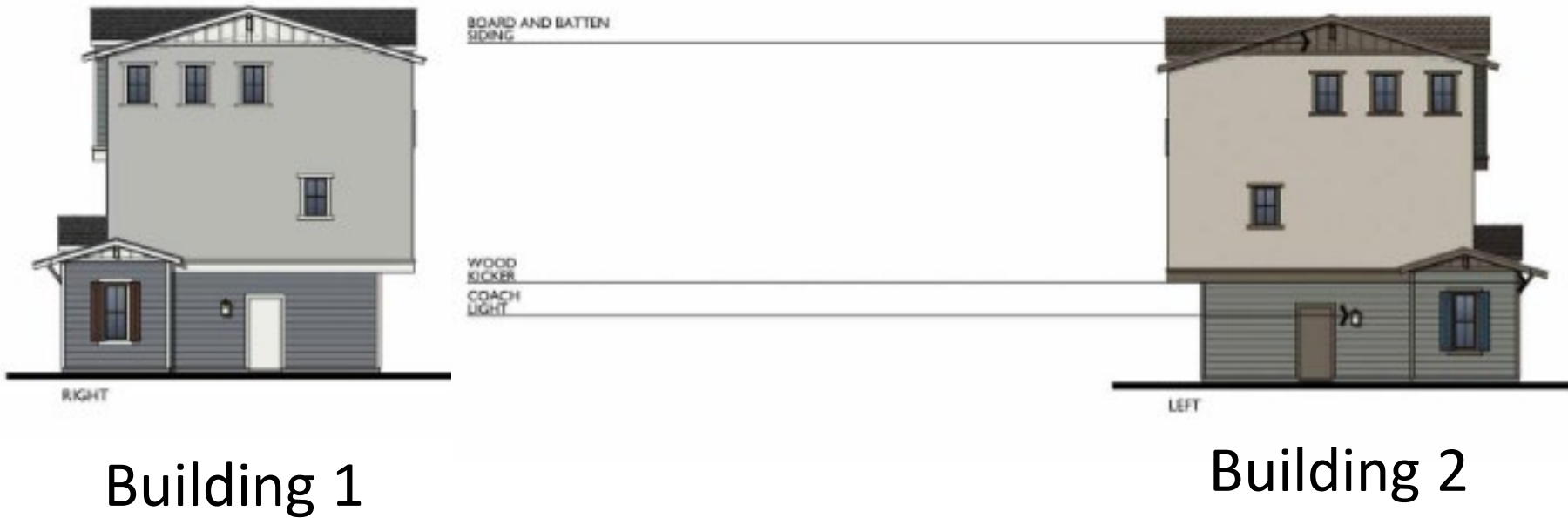


Building 1



Building 2

Rear Elevation



Waivers

	PROPOSED	REQUIRED	NOTES
<i>Side Setback (3F)</i>	10'-6"	12'-0"	SMC 19.34.050
<i>Combined Side Setback (1F & 2F)</i>	15'-0" 21'-0"	24'-0"	SMC 19.34.030
<i>Distance Between Buildings</i>	20'-6"	26'-0"	SMC 19.48.030
<i>Landscaping</i>	425 SF/unit	247 SF/unit	SMC 19.37.040
<i>Useable Open Space</i>	400 SF/unit	225 SF/unit	SMC 19.37.040

Density Bonus Law

2 Below Market Rate units proposed and paying an in-lieu fee for a fractional unit (0.7) to comply with the City's Below Market Rate Ownership Ordinance (SMC Chapter 19.76)

Applicant is entitled to any number of waivers or reductions of developments standards that would physically prevent the project from being built at the permitted density (5 requested).

- Lot is narrow and deep
- Retaining historical house

Feedback Requested: (Alternative Design)



Feedback Requested:

- Project Design and Site Planning
- Design details in relation to the historical structure which will be retained on the property
- Waivers Requested