



Sunnyvale

148 and 156 Crescent Avenue
2021-7265

Momo Ishijima, Senior Planner
Planning Commission, May 3, 2023

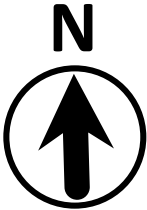
Overview

- **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

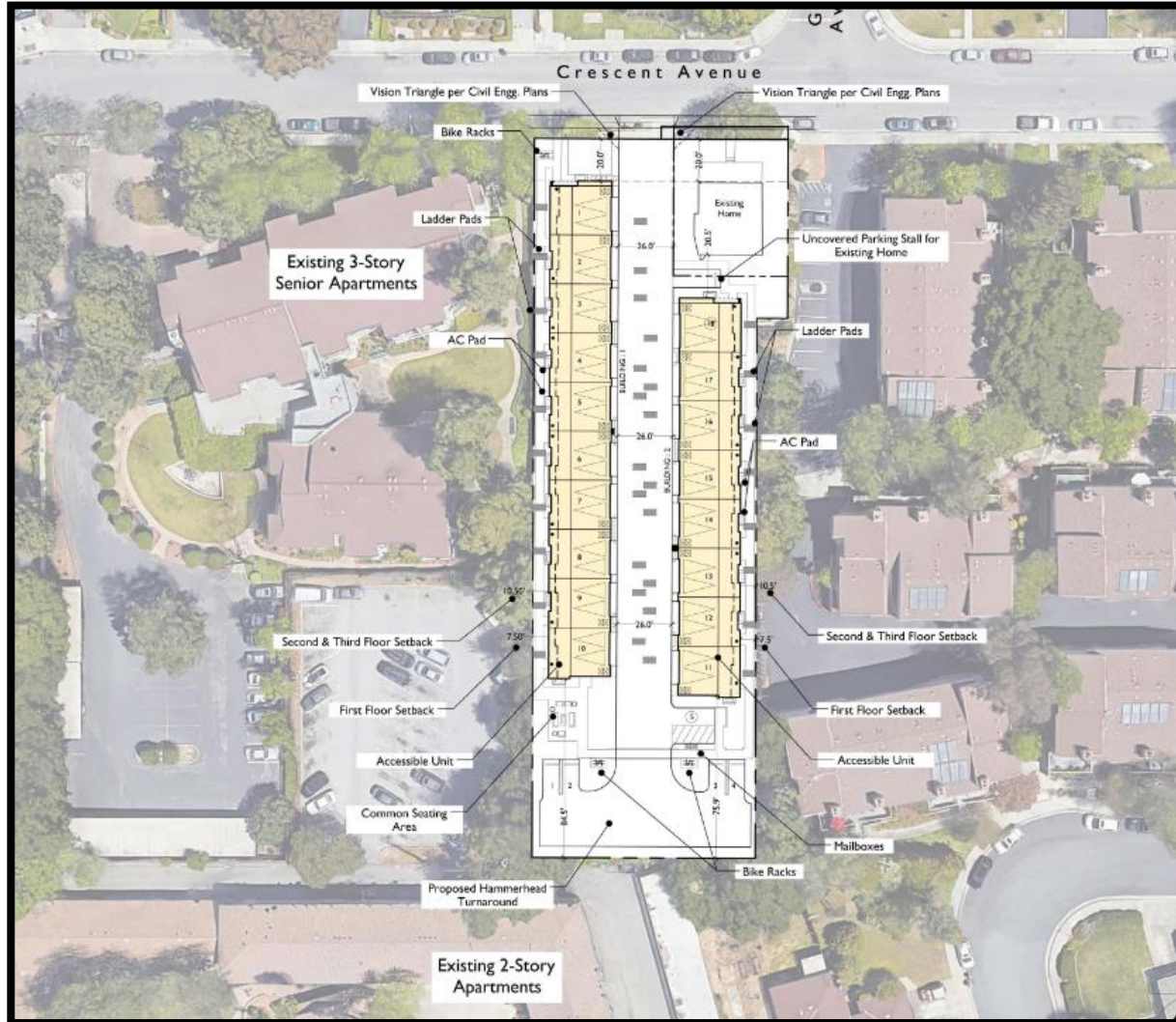
Under Separate Review by Planning Commission (#2021-7826)

- **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

Neighborhood Context



Site Plan



Background

- **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

Neighborhood Impact

- Site will no longer provide appearance as poultry farm
- 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

Recommendations:

ALTERNATIVES

1. Approve the Resource Alteration Permit based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 3.
2. Approve the Resource Alteration Permit with modified conditions.
3. Deny the Resource Alteration Permit and provide direction to staff and the applicant where changes should be made.

STAFF RECOMMENDATION

Alternative 1: Approve the Resource Alteration Permit based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 3.

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