

PROPOSED PROJECT DESCRIPTION

148&156 Crescent Ave, Sunnyvale, CA 94087

This property is zoned R3/PD, Medium Density Residential District. The property currently has two single-family residences located on the 2 different lots. We are proposing to demolish the home and garage on 148 Crescent Ave, and keep the existing home on 156 Crescent Ave. All the buildings in the rear of both homes will also be demolished. The project would build 18 new townhome style condominiums and we would do exterior work and interior work to the home at 156 Crescent Ave.

Please see a list of the structures being demolished at 156 Crescent Ave:

- 1) Small warehouse- approx. 895 sq.ft.
- 2) Car port- approx. 406 sq.ft.
- 3) Large warehouse- approx. 5,814 sq.ft.

Please see the list of exterior improvements that will be made at 156 Crescent Ave:

- 1) New exterior paint
- 2) Siding will be repaired and replaced where necessary to match the existing facade
- 3) Gutters will be painted and replaced where necessary
- 4) Windows will be replaced and upgraded to double pane windows
- 5) The front door and back door will be repainted

Please see the list of interior improvements that will be made at 156 Crescent Ave:

- 1) Refurbish the floors
- 2) Update the bathroom fixtures and hard surfaces
- 3) New interior paint through out

The maximum gross density on the site allows up to 22.3 Units/Acre. We are proposing a total of 19 units under the Special Development Permit process.

The parcel is unique in that it's a very narrow parcel but extends out quite deep. In an effort to provide market rate and below market rate units, we've designed the site with a single drive aisle down the center of the site. Utilizing this approach, we're able to provide adequate 2 car parking garages for each unit and also provide 3 bedroom units for all the units. Furthermore, by keeping one of the existing houses on the site we're further restricted in providing adequate clearance from one building to the next. But keeping in mind the existing neighborhood and other existing multi-family units that are surrounding our site, we feel we have done a good job of designing something that will fit into the existing area and enhance the look and feel of the neighborhood.

Per the State Density Bonus Laws, we are providing 15% BMR Units and have requested the deviations outlined below to be permitted to help develop the site to it's full potential.

1. Side and combined building setback for 10-plex and 8-plex buildings
Side setback required: per 19.34.080 (b) 12' side yard measured at ground level
Side setback provided : 7.5' measured from first floor
10.5' measured from 2nd and 3rd floor
Combined side setback required: 24' per 19.34.080 (b)
Combined side setback provided : 15' measured from first floor
21' measured from 2nd and 3rd floor
2. Minimum Garage Size
Required : 450 sq.ft. if using single family cart service
Provided : 435 sq.ft. with 17'x18' clear parking area and trash bins storage area
3. Landscaping and open space
Required : Per 19.37.040
Useable Open Space of 400 sq.ft./unit and Other Landscaped Area of 425 sq.ft./unit
Provided : Total Landscaped Area Provided : 6,420 sq.ft. (337.9 sq.ft./unit)
Useable Common Open Space Area : 3,705 sq.ft. (195 sq.ft./unit)
(12' min. dimension)
4. Parking deviation required but will be achieved through state density bonus law concession
5. Distance between buildings is 26 feet- We aren't able to meet this criteria because the distance between Building 2 and 156 Crescent Ave (existing home) does not meet this criteria. We are seeking to preserve the existing home, therefore this deviation is being requested.
6. Per LA2.2 of the Citywide design guidelines, a 4' wide landscape strip should be provided along sides and rear of all projects.
Provided : 1' wide strip along sides and more than 4' wide strip along rear.