



Sunnyvale

148 and 156 Crescent Avenue 2021-7265

Momo Ishijima, Senior Planner
City Council, August 29, 2023

Overview

- **Appeal by Neighbors** of a decision by Planning Commission approving:
 - ◆ **Special Development Permit (SDP)** for
 - 18 three-story condominium units, and
 - Minor improvements for existing single-family house
 - ◆ **Tentative Map** to
 - Create one common lot and 19 condominium units

Neighborhood Context



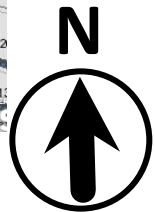
Zoning



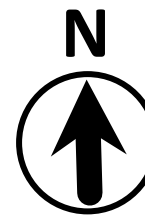
Heights



City of San Jose, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA 2013

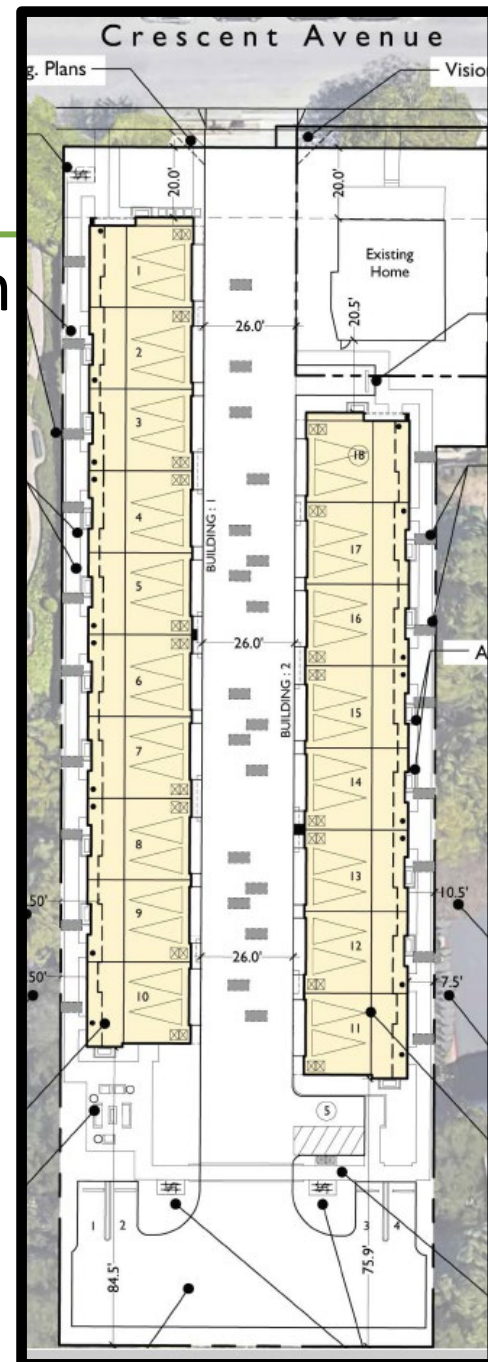


Project Images



Site Plan

Crescent Avenue Perspective
looking south



Background

- **Zoning:** R-3/PD (Medium Density Residential / Planned Development), 18-24 du/ac
 - ◆ Proposes **22.5 du/ac**
- **Heritage Resource Inventory:**
 - ◆ Easter Gables poultry farm subdivision
- **Heritage Preservation Commission April 8, 2023:**
 - ◆ Resource Alteration Permit approved 7-0
- **Planning Commission May 22, 2023:**
 - ◆ SDP and TM approved 4-0 (3 absent)

Appeal by Neighbors

- Number of Units
- Availability of Utilities
- Pedestrian Safety
- Parking and Trash/Blight
- Increased Crime
- Suggestions:
 - ◆ reduce units to 9 or 10 units and
 - ◆ add more parking

Staff Response to Appeal

- Within allowable R-3 density
- Capacity consistent with General Plan
- Meets maximum height requirement (35 feet)
 - ◆ Similar height as adjacent R-3 development
- Exceeds parking minimum per Density Bonus Law
- Street dedication to improve safety and visibility
- Adequate access for solid waste & emergency vehicles
- Construction Management Plan, Traffic Control Plan, and noise reduction measures
- Public Safety and City officials work to reduce incidents of theft and vandalism

Existing Homes



156 Crescent Ave



148 Crescent Ave

Front Elevation *(facing 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 (*facing south*)



Building 1



Building 2

Density Bonus Law

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

Neighborhood Impact

- **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

Planning Commission Action:

Approve

- Special Development Permit and Tentative Map
- Based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

Staff Recommendation:

Alternative 1: **Deny the Appeal** and affirm the Planning Commission decision to **Approve**:

- Special Development Permit and Tentative Map
- Based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.