
LETTER OF JUSTIFICATION

Apr 17, 2019

Ryan Kuchenig, Senior Planner
Department of Community Development
City of Sunnyvale
(408) 730-7431
rkuchenig@sunnyvale.ca.gov

Re: GPI – Application for a higher density R-4 development in R-3 zoned lots while maintaining the physical appearance of the current R-3 zoning by adhering to the regulation for R-3 physical characteristics, height, site coverage and setbacks.

Hi Ryan:

The proposed development is located at 828 Morse Ave and 560W Ahwanee Ave., Sunnyvale, CA and will replace the existing low density cinder block 1950s apartment complex.

The justification for higher density is to provide much needed housing, in particular low cost housing in the Bay Area's growing housing shortage. The existing complex has been providing low cost housing for more than 40 years. 20% of the existing tenants have been living there on an average of 10 years. The Owner would like to keep these tenants as much as possible. Therefore, the Owner intends to continue to provide low cost housing in the new development. A large percentage of the new apartments shall be for low cost housing.

The proposed development is comprised of seven separate apartment buildings that will be built in phases over the years. The first phase is to build a new building on an empty piece of land on the site. Next phases will be to relocate tenants in existing buildings to the newly completed buildings, prior to demolishing and rebuilding new buildings. This development in phases will minimize disruption to the existing tenants.

The impact of the proposed higher density development to its context is mitigated by adhering to the height, setback and lot coverage of the current R-3 zoning. The adjacent land use are highway 101 across the frontage road (Ahwanee Ave) at the northside, an R-4 zone occupied by mobile home park and empty piece of land (Carolina Ave) at the east side, single family housing at the south side, 2 stories apartment buildings across Morse Ave at the west side.

To respect the existing neighboring single family zone, the height of the proposed buildings will step down from 3 stories at the side facing Ahwanee Ave to 2 stories at the side adjacent to the single family buildings.

There are R-4 zone lots in the close proximity of the subject property at the intersection of Fair Oaks and Highway 101.

Please feel free to call if you have any question or would like to discuss in further detail.

Sincerely:



Queen Mein Foo, Principal Architect