



File #: 18-0728, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

REQUEST FOR CONTINUANCE TO AUGUST 29, 2018

File #: 2017-8016

Location: 330 N. Mathilda Ave. (APN: 204-30-016)

Applicant / Owner: Richard Beard Architects (applicant) / Peartree Apartments LLC (owner)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to allow site and building modifications that includes: demolition and replacement of an existing one-story clubhouse and outdoor pool and spa amenity area; removal and replacement of on-site trees, installation of 6-foot fencing and driveway gates for an existing 120- unit apartment complex. The request also includes deviations to allow a 20-foot building to building setback where 23-feet is required and to reduce the number of approved parking spaces from 194 to 189 parking spaces.

Reason for Permit: A Special Development Permit is required for minor deviations to development standards

Project Planner: Cindy Hom, Associate Planner

Issues: Setbacks, Parking, and Aesthetics

Recommendation: Continue item to August 29, 2018.

PROJECT DESCRIPTION

Table with 2 rows: Zoning District (Existing), Setback (Proposed)

Table with 2 columns: Previous Planning Projects related to Subject Application, Neighborhood Preservation Complaint, Deviations from Standard Zoning Requirements

Background

Parking

19.50.080. Additions or alterations.

Nothing contained in this chapter shall be construed to prohibit such additions or alterations to a building occupied by a nonconforming use as may be reasonably necessary to comply with any lawful order of any public authority made in the interest of the public health, safety or general welfare. (Ord. 2623-99 § 1; prior zoning code § 19.28.070 <http://qcode.us/codes/sunnyvale/view.php?cite= 19.28.070&confidence=5>).

Architecture

Neighborhood Impacts / Compatibility

Public Contact: xx notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. No letters or calls were received from the public by staff.

Public Hearing Continuation (remove if not needed)

Environmental Determination: A Categorical Exemption Class XX (minor alterations to existing structure) relieves this project from CEQA provisions.

FINDINGS

In order to approve the XX Permit the following findings must be made:

- 1.
- 2.

ALTERNATIVES

1. Approve the XX Permit with recommended Conditions in Attachment 2.
2. Approve the XX Permit with modifications.
3. Deny the XX Permit.

RECOMMENDATION

Alternative 1. Approve the XX Permit with recommended Conditions in Attachment 2.

Prepared by: _____, _____ Planner

Approved by: _____, _____ Planner

ATTACHMENTS

1. Vicinity and Noticing Maps
2. Standard Requirements and Recommended Conditions of Approval
3. Site and Architectural Plans
4. Letter from the Applicant
5. Site Photographs
6. Comment Letters