



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

File #: 17-0675, Version: 1

### REPORT TO THE ZONING ADMINISTRATOR

**File #:** 2017-7099

**Location:** 555 E Washington Avenue (APN: 209-02-003)

**Applicant / Owner:** Momentum A&E, Inc. (applicant) / Monument 3 Realty Fund Viii Ltd (owner)

**Proposed Project:**

**SPECIAL DEVELOPMENT PERMIT** to allow expansion and remodel of existing leasing offices of the Heritage Park Apartments complex.

**Reason for Permit:** A Special Development Permit is required to allow expansion of legal and nonconforming building

**Project Planner:** Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

**Issues:** Lot coverage

**Recommendation:** Approve with conditions

### BACKGROUND

	Existing	Proposed	Notes
<b>Zoning</b>	R-3/PD	No change	
<b>General Plan</b>	RMED	No change	
<b>Lot Size</b>	447,361 sq. ft. (10.3 acres)	No change	
<b>Lot Coverage</b>	45.73%	45.84%	40% max.
<b>Total Floor Area (Leasing Office)</b>	2,698 sq. ft.	3,209 sq. ft.	+511 sq. ft.
<b>Total Height (Leasing Office)</b>	31 ft. and 5 in.	No change	
<b>Residential Units</b>	278	No change	
<b>Parking Spaces</b>	442	No change	

<b>Previous Planning Projects related to Subject Application:</b> • MPP 2015-7226: Landscaping modification, including the removal of 24 trees • MPP 2012-7235: Replacing exterior siding and changing of paint colors • MPP 1998-0149: Addition of mezzanines to the upstairs of the two-bedroom, two-bathroom units	Yes
<b>Neighborhood Preservation Complaint</b>	No

<b>Deviations from Standard Zoning Requirements:</b> Deviation from Sunnyvale Municipal Code (SMC) 19.32.020 to allow an expansion that results in greater than 40 percent lot coverage.	Yes
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## **PROJECT DESCRIPTION**

The proposed project is to allow a 511-square feet addition to an existing leasing office within a multi-family apartment complex. The addition is to address the increased needs for equipment storage and to better serve its residents without interfering the leasing office business. The proposed 423 square feet on the first floor is to enlarge the existing maintenance room and relocate the mailboxes to outside, separate from the office area. The 88 square feet on the second floor is to increase the office space.

The project site has the lot coverage of 45.73 percent, which exceeds the maximum 40 percent lot coverage for R-3 Zoning District. Therefore, the proposed addition will increase the existing lot coverage incrementally. The project also proposes to replace the lost landscaped area due to the proposed expansion. No additional residential units are proposed; therefore, no additional parking spaces are proposed as part of this application.

In addition to an expansion of the existing leasing office, the project proposes to remodel the floor plan layout, including adding new windows, replacing doors, and adding a trellis feature in front of each leasing office entrance.

**Development Standards:** The apartment complex currently has 45.73 percent lot coverage, which exceeds the maximum lot coverage of 40 percent allowed for development in R-3 Zoning District. The proposed addition of 511 square feet to the existing leasing office will increase the lot coverage to 45.84 percent. However, SMC 19.90.030(a)(6) allows deviations from the maximum lot coverage through a Special Development Permit.

**Neighborhood Impacts / Compatibility:** The proposed project does not expect to have a detrimental impact to the surrounding neighborhood. The expansion of the first and second floors of the leasing office building do not significantly alter the form or massing of the existing building. The addition does not increase the height of the existing building which is 31 feet and 5 inches. Overall, the proposed design is consistent with the architecture of the existing apartment complex.

**Public Contact:** 920 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.

**Environmental Determination:** A Categorical Exemption Class 1, Existing Facilities, relieves this project from CEQA provisions. Class 1 Categorical Exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

## **FINDINGS**

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

1. The proposed project attains the objectives and purposes of the General Plan of the City of Sunnyvale. ***Finding Made***

General Plan Goals and Policies that relate to this project are:

### **Land Use and Transpiration Element (LUTE)**

- Goal F: Protected, Maintained, and Enhanced Residential Neighborhoods. Ensure that all residential areas of the city are maintained and that neighborhoods are protected and enhanced through urban design which strengthens and retains residential character.
- Policy 56: Improve and preserve the character and cohesiveness of existing residential neighborhoods.

### **Community Character Element**

- Goal CC-3: Well-Designed Sites and Buildings. Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts.
- Policy CC-3.2: Ensure site design is compatible with the natural and surrounding built environment

The proposed project, as conditioned, meets city policies and design guidelines in terms of compatibility and cohesiveness of its residential neighborhood characteristics.

2. The proposed project ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. ***Finding Made***

The proposed project, as conditioned, will not be detrimental to the public welfare or safety, improvements or uses within the immediate vicinity and within the project site. The expansion proposed is incremental, and the height of the leasing office remains the same at 31 feet and 5 inches. The expanded leasing office portion will have the similar architectural form and exterior materials as other buildings within the apartment complex.

## **ALTERNATIVES**

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

## **RECOMMENDATION**

Alternative 1: Approve the Special Development Permit with recommended Conditions in Attachment 2.

Prepared by: Kelly Cha, Associate Planner

Approved by: Ryan Kuchenig, Senior Planner

**ATTACHMENTS**

1. Vicinity and Noticing Map
2. Recommended Conditions of Approval
3. Project Plans