



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 19-0823, Version: 1

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### REPORT TO COUNCIL

#### **SUBJECT**

CONTINUED FROM AUGUST 13, 2019 TO AUGUST 27, 2019.

**Proposed Project:** General Plan Amendment Initiation request to study changing the General Plan designation of the site from Low Medium Density Residential to High Density Residential.

**Location:** 828 Morse Avenue & 560 E. Ahwanee Avenue (APN: 204-08-027 & 204-08-029)

**File #:** 2019-7301

**Zoning:** R-3/PD

**Applicant / Owner:** FNZ Architects Inc. (applicant) / Sia Vassoughi (owner)

**Environmental Review:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).

**Project Planner:** Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

#### **SUMMARY OF COMMISSION ACTION**

The Planning Commission considered this item on July 22, 2019. The Planning Commission voted 5-0 (two absent), to recommend approval of Alternative 1: Initiate the GPI request to analyze changing the land use designation from Low Medium Density to Medium or High Density Residential for the subject properties located at 828 Morse Avenue and 560 E. Ahwanee Avenue, provided an application for a Development Agreement is filed at the same time as the General Plan Amendment application. The purpose of the Development Agreement would be to ensure that existing residents are provided the opportunity to relocate within the planned new development and to address affordability options within the development.

Five members of the public, including residents of the existing apartments, spoke regarding the General Plan Amendment Initiation (GPI) request. Concerns were raised regarding the displacement of the current residents, as well as lack of parking in the area and safety of the adjacent public streets. As part of the motion, direction was given to staff to include a study for how to maximize the opportunities for current residents to move on site with the goal of reducing the number of times they would relocate. Minutes from the Planning Commission meeting are included in Attachment 7.

#### **PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

#### **ALTERNATIVES**

1. Initiate the GPI request to analyze changing the land use designation from Low Medium Density to Medium or High Density Residential for the subject properties located at 828 Morse Avenue and 560 E. Ahwanee Avenue, provided an application for a Development Agreement is

filed at the same time as the General Plan Amendment application. Applicant to pay all application fees and for any studies.

2. Initiate the GPI request to analyze changing the land use designation from Low Medium Density to High Density Residential for the subject properties located at 828 Morse Avenue and 560 E. Ahwanee Avenue (applicant's original request).
3. Initiate the GPI request to analyze changing the land use designation from Low Medium Density to Medium Density Residential for the subject properties at 828 Morse Avenue and 560 E. Ahwanee Avenue.
4. Deny the GPI request and retain the land use designation for the subject properties as Low Medium Density.

### **STAFF RECOMMENDATION**

Alternative 1: Initiate the GPI request to analyze changing the land use designation from Low Medium Density to Medium or High Density Residential for the subject properties located at 828 Morse Avenue and 560 E. Ahwanee Avenue, provided an application for a Development Agreement is filed at the same time as the General Plan Amendment application.

Staff supports the study of the site up to High Density Residential. The site is already developed at the high-density range and modifying the General Plan could reduce the potential for a net loss of units if the site were to be redeveloped. If approved, it would allow for increased housing opportunities for a site at the edge of a residential neighborhood that is also in close proximity to transit (within 0.4 miles of a major bus route along N. Fair Oaks Ave.). A potential redevelopment would allow for reinvestment of a site that has largely remained in its original form since the early 1960s.

Staff has previously communicated concerns about the current workload and the capacity to work on other General Plan Amendment studies. The requested General Plan land use density is the same as the current use of the property (over 36 dwelling units per acre), this is a small site comparatively speaking and the study would not require as many specialized studies (such as fiscal and market analysis). As this study is a legislative action and not subject to State permit streamlining requirements, the study could be subject to delays to assure other applications are processed within State required timelines.

Staff has significant concerns about the displacement of existing tenants at the complex, especially given the lower cost for rent at the property and longevity of some tenants. Staff supports the applicant's commitment to offer affordable units to new and existing tenants within the existing development. A Development Agreement to ensure that existing residents are provided the opportunity to relocate within the planned new development should be considered as part of the formal development application to ensure tenant protections are provided. As demonstrated with the tentative plans, appropriate site design and building massing can help mitigate visual and privacy impacts of a higher density project adjacent to lower density properties.

Prepared by: Ryan Kuchenig, Acting Principal Planner

Reviewed by: Amber Blizinski, Principal Planner

Reviewed by: Andrew Miner, Assistant Director, Community Development

Reviewed by: Trudi Ryan, Director of Community Development

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

**ATTACHMENTS**

1. Report to Planning Commission 19-0529, July 22, 2019 (without attachments)
2. Applicant's GPI Request Letter
3. Link to Applicant's Conceptual Site and Massing Plans (renderings updated after Planning Commission)
4. Vicinity and Noticing Map
5. General Plan Map of the Site and Vicinity
6. Zoning Map of the Site and Vicinity

**Additional Attachments for Report to Council**

7. Excerpt of Minutes of the Planning Commission Meeting of July 22, 2019