



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 20-0862, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

SUBJECT

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to construct a 511-s.f. addition to an existing leasing office of the Heritage Park Apartment complex, resulting in 45.84% of lot coverage.

Location: 555 East Washington Avenue (APN: 209-03-021)

File #: 2020-7443

Zoning: R-3/PD

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

Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

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

BACKGROUND

Description of Proposed Project: 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.

The same project has been approved under a permit SDP 2017-7099, but no building permit was submitted within two years of the approval and the permit was expired on July 26, 2019. This project is seeking approval for the same proposal as the expired permit.

Previous Actions on the Site:

Previous Planning Projects related to Subject Application: Yes

- SDP 2017-7099: Expansion and remodel of existing leasing offices of the Heritage Park

Apartments complex. The approval has expired on July 26, 2019.

- 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

Active Neighborhood Preservation Complaint: None.

ENVIRONMENTAL REVIEW

A Class 1 Categorical Exemption (Existing Facilities) relieves this project from the California Environmental Quality Act (CEQA) provisions.

DISCUSSION

Development Standards: The apartment complex currently has 45.73% 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%. However, SMC 19.90.030(a)(6) allows deviations from the maximum lot coverage through a Special Development Permit. The table below shows relevant project data for the proposed changes.

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

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

778 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.

ALTERNATIVES

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

Prepared by: Kelly Cha, Associate Planner

Approved by: Momoko Ishijima, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Maps
2. Recommended Findings
3. Recommended Conditions of Approval
4. Site and Architectural Plans