



**CITY OF SUNNYVALE
REPORT
Planning Commission**

November 10, 2008

SUBJECT: **2008-0761 – Arbor Terrace Apartments** [Applicant] **EQR-Connor LLC** [Owner]: Application for a property located at **555 East El Camino Real** (S. Fair Oaks Ave.) in an R-4/ECR (High Density Residential/Precise Plan for El Camino Real) Zoning District.

Motion Special Development Permit to allow the conversion of an existing laundry room to a new studio apartment.

REPORT IN BRIEF

Existing Site Conditions Apartment complex

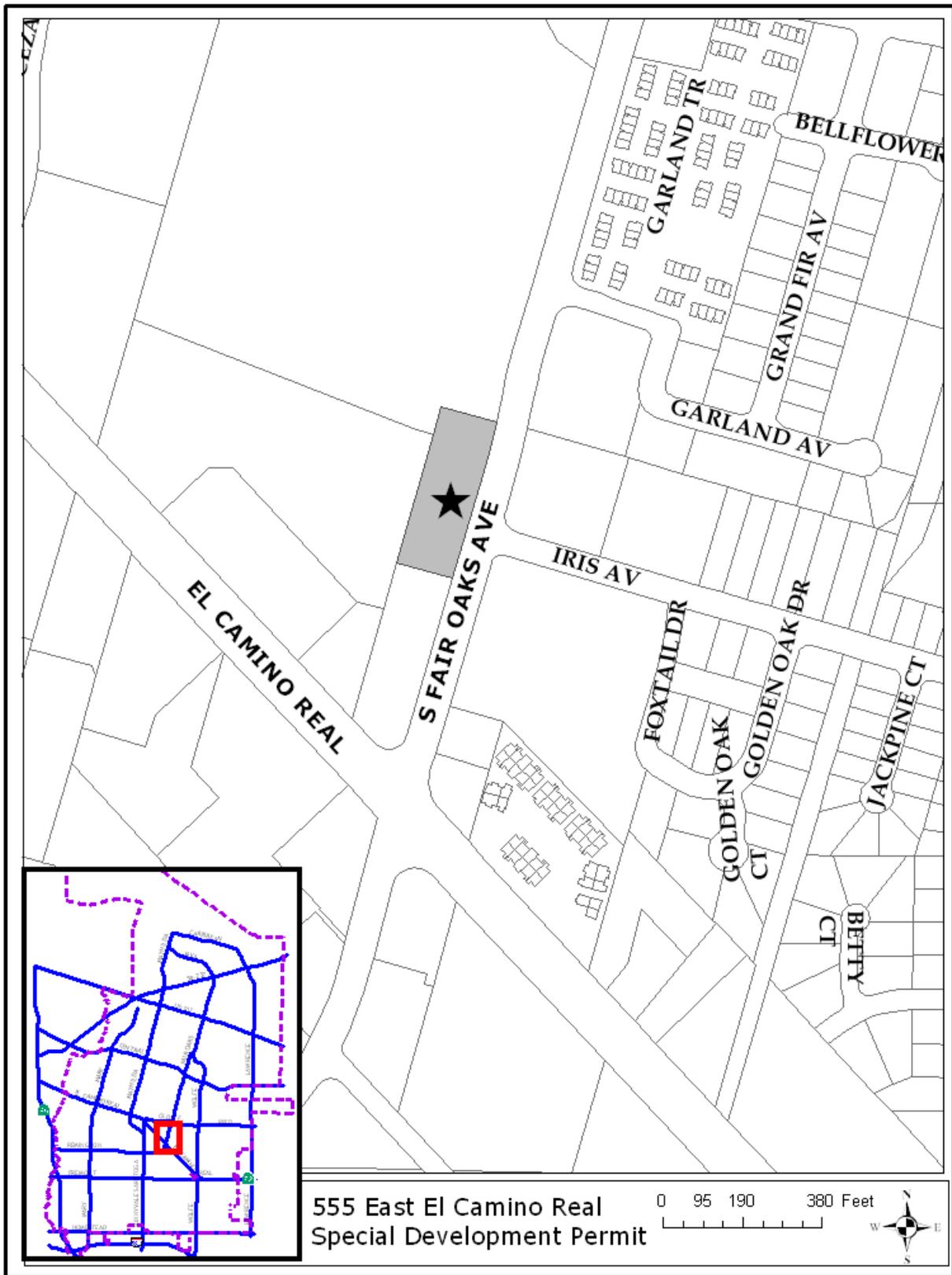
Surrounding Land Uses

North	Fair Oaks West Apartments
South	Restaurant (<i>Spoons</i>)
East	Cherrywood Condominiums
West	Arbor Terrace Apartments

Issues Density, adequate laundry facilities

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approval with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential- High density	Same	Same
Zoning District	R4/PD	Same	Same
Lot Size (s.f.)	51,836	Same	8,000 min.
Lot Coverage (%)	38.6%	Same	40% max.
No. of Units	24	25	43 max.
Density (units/acre)*	20	21	36 max.
Meets 75% min? *	20	21	27 min.
No. of Buildings On-Site	1	Same	Same
No. of Stories	2	Same	Same
Parking			
Total Spaces	41	45	45 min.
Accessible Spaces	1	1	2 min.
Covered Spaces	24	25	25 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

* The *Arbor Terrace apartments* site comprises two adjacent parcels with 24 units on the subject parcel (APN: 211-01-041) and 150 units on the adjoining parcel (APN: 211-01-040) for a total of 174 units combined. The existing density on the subject parcel at 21 units/acre is significantly less than the minimum required density of 27 units/acre; the combined density of the two parcels is 24 dwelling units/acre.

ANALYSIS

Description of Proposed Project

The applicant proposes to convert an existing laundry room facility to a studio apartment. No changes to the footprint of the building are proposed. The applicant proposes to provide additional parking on site. The applicant has indicated willingness to provide additional washer/dryer units in the remaining laundry rooms to meet the current needs of residents.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2006- 0443	MPP to allow exterior paint modification to apartment complex	Approved	4/28/06
1999-1148	MPP to allow two new ground signs to replace existing signs	Approved	11/2/99
1979-0529	SDP to allow 24 new apartments	Approved	10/9/79

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor alterations to existing facilities.

Special Development Permit

Detailed Description of Use: The applicant proposes to convert an existing laundry room at the apartment complex to a new studio apartment. The existing apartment complex (*Arbor Terrace Apartments*) includes two buildings located on two separate parcels adjacent to each other with shared access and a common leasing office. The subject lot is approximately 1.19 acres in size with a 20,000 sq. ft. apartment building on it. The building within which the subject laundry room is currently located has 24 apartment units including 23 two-bedroom and 1 three-bedroom unit. The proposed studio apartment will increase the unit count to a total of 25 units. The applicant proposes to provide additional covered and uncovered parking spaces to meet the increased parking demand generated by the proposed unit.

The two buildings in the apartment complex have a total of 174 apartments units combined and share laundry facilities that are located in the subject building. None of the apartments contain washers, dryers or options for hook-ups. Currently, there are a total of three laundry rooms with 15 washers and 14 dryer units. The removal of one laundry room will result in 12 washers and 12 dryer units available for shared use by all residents.

Staff has some concerns about the limited availability of washer and dryer facilities on site and recommends that the applicant provide at least an additional 3 washers and 2 dryers in the remaining laundry rooms. This would ensure that the units continue to have access to as many washer/dryer facilities as are currently available. Staff has included a condition of approval requiring that additional washer/dryer facilities be provided in the two existing laundry rooms to accommodate a total of at least 15 washers and 14 dryer units.

Site Layout: The subject lot has one 20,000 sq. ft. building with a frontage on Fair Oaks Avenue. Two separate driveways lead into the site from either side of the apartment building. Covered parking under carports is provided on the right side of the property with room to park up to 24 cars. Uncovered parking is provided on the left side of the property with a driveway that extends into the adjoining parcel (*also Arbor Terrace Apartments*). Although the two parcels have common driveways they do not share parking spaces. The apartment complex has ample landscaping that surrounds the building and parking areas on all sides. A trash enclosure is located immediately adjacent to the handicapped stall in the uncovered parking area.

Parking/Circulation: The site currently has a total of 41 parking spaces including 24 covered and 17 uncovered spaces. As part of the Special Development Permit (SDP 1979-4028) approved in 1979 to allow the construction of 24 apartment units, Planning Commission approved a deviation to allow 43 parking spaces where 46 spaces were required by Code. The applicant is proposing to provide a total of 45 parking spaces at the site including 1 additional covered space and 3 uncovered spaces increasing the total available parking at the site by 4 spaces (whereas only 1.5 additional spaces i.e., 1 covered and .5 uncovered space, are required for the new studio apartment).

As proposed, the site would have a total of 25 covered, 19 uncovered and 1 handicapped parking space for a total of 45 spaces located on either side of the building. The additional parking is accommodated on site by the removal of smaller landscaping areas. This removal of landscaping does not substantially affect the total available landscaping which exceeds code requirements overall.

The site currently provides one handicapped parking stall. The applicant may be required to upgrade the handicapped parking on site to meet building code requirements at the time of applying for building permits.

Compliance with Development Standards/Guidelines: The project meets all development standards and guidelines except that it is deficient in the total number of handicapped parking stalls available on site. Staff recommends that one uncovered parking stall be converted to a handicapped stall to provide a total of 2 accessible spaces on site. In addition, staff has included a condition of approval requiring that additional washer/dryer facilities be provided in the two remaining laundry rooms to accommodate a total of at least 15 washers and 14 dryer units. This condition ensures that the total available laundry facilities at the site are not reduced any further.

Expected Impact on the Surroundings: No significant impacts are expected from the proposed conversion of the laundry room to a studio apartment.

Fiscal Impact

Park Dedication fees: A Park dedication fee of \$ 9,408.96 will be charged for the addition of one new residential unit.

Transportation Impact Fee (TIF): A TIF fee of \$ 1,257.91 will be charged for the addition of one new residential unit.

Public Contact

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 1396 notices mailed to the property owners and residents within 300 ft. of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Special Development Permit. Recommended Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Special Development Permit with attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

Recommendation

Staff recommends Alternative 1.

Prepared by:

Surachita Bose
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Applicant
- E. Aerial view of subject property

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Housing and Community Revitalization Sub-element

Goal D: *Maintain diversity in tenure, type, size, and location of housing to permit a range of individual choices for all current residents and those expected to become city residents.*

Goal E: *Maintain and increase housing units affordable to households of all income levels and ages.*

Land Use and Transportation Element

Policy N1.2: *Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale (*Finding met*).

The project provides additional rental opportunities within a multi-family style of residential development. The additional unit would add to the choices available to residents in the City seeking rental housing.

2. The proposed use 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 met*).

No changes are posed to the exterior of the existing building. The proposed project is to convert an existing laundry room located within the footprint of the existing building to a studio apartment hence impact on the existing and adjacent properties would be minimal.

Recommended Conditions of Approval - Special Development Permit /Use Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- D. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received and approved prior to expiration date by the Director of Community Development.
- E. Additional washer/dryer facilities shall be provided in the two remaining laundry rooms to accommodate a total of at least 15 full-sized washers and 14 full-sized dryer units.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain required building permits.

3. FEES

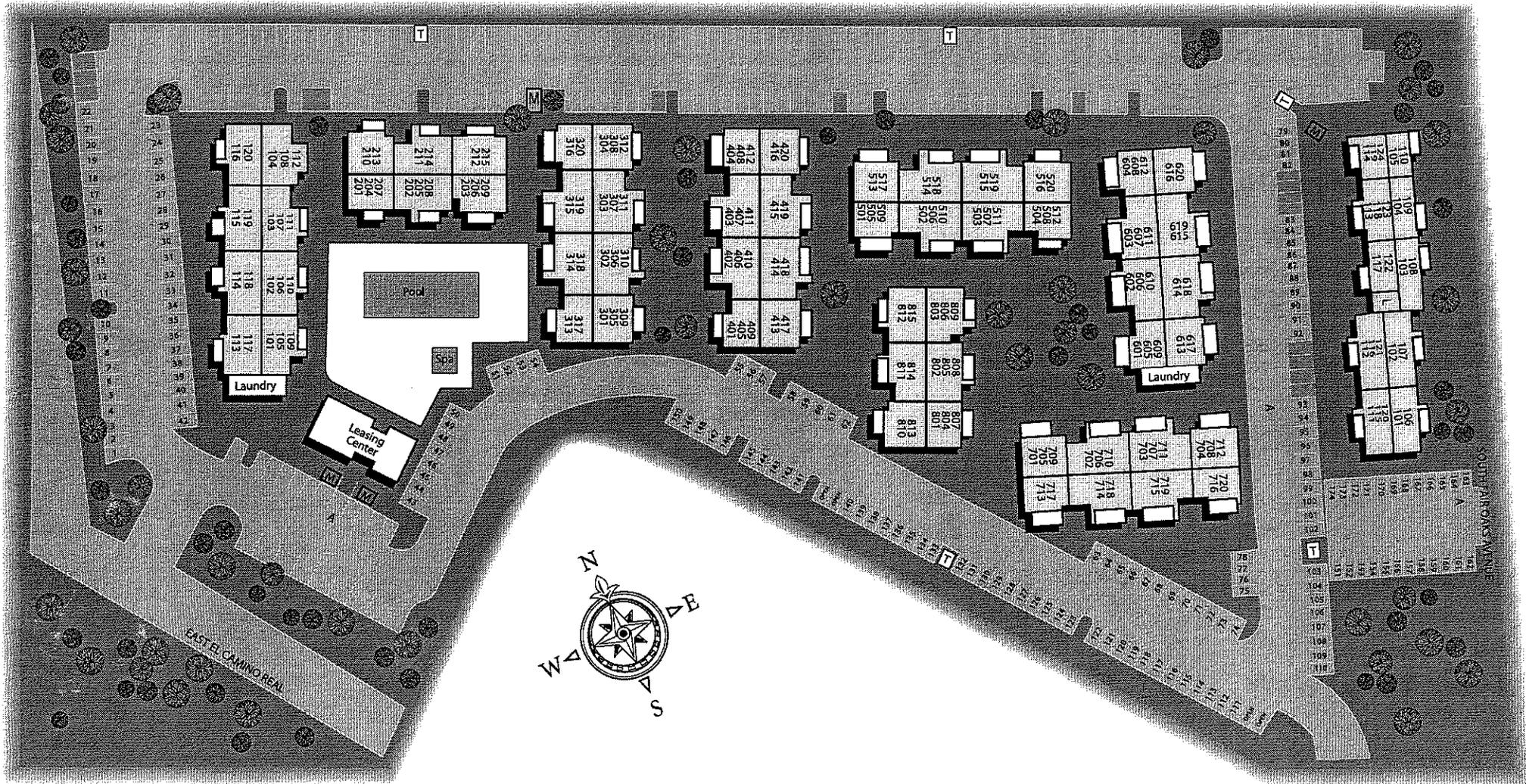
- A. Pay Traffic Impact fee estimated at \$ 1,257.91, prior to issuance of a Building Permit. (SMC 3.50)
- B. Pay Park In-lieu fees estimated at \$ 9,408.96, prior to approval of the Final Map or Parcel Map. (SMC 18.10)

4. TREE PRESERVATION

- A. No trees have been approved for removal as part of the proposed project.

5. STORAGE

- A. Unenclosed storage of any vehicle shall be prohibited.
- B. Unenclosed storage of any kind shall be prohibited on the premises.
- C. All exterior trash shall be confined to approved receptacles and enclosures.



A0.1

SITE PLAN
Sheet Title

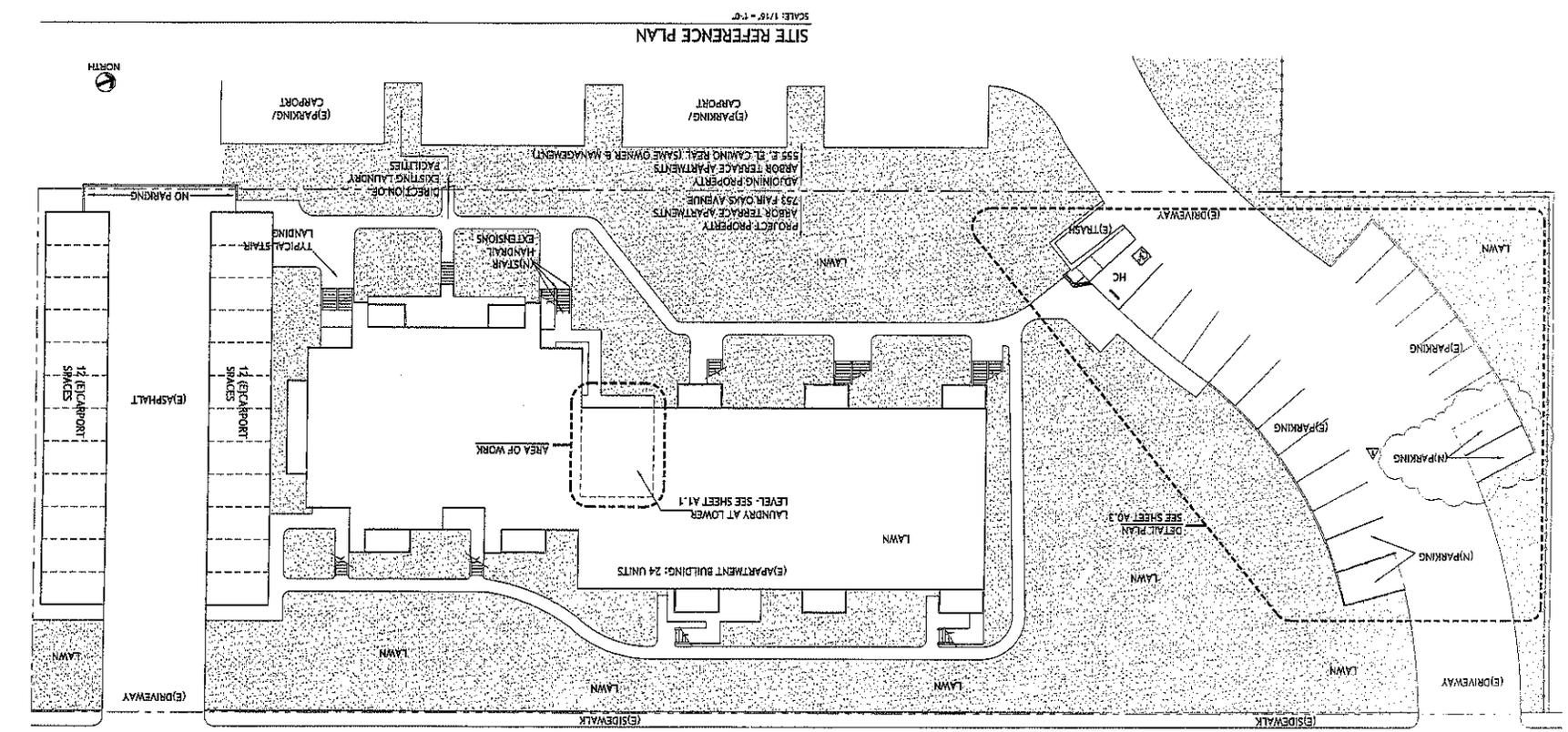
Project Location
753
FAIR OAKS
SUNNYVALE, CA

Folder Name
ARBOR TERRACE
APARTMENTS
CONVERSION LAUNDRY
ROOM TO
STUDIO APARTMENT

10-2-08
REVISION FOR PLANNING
8/17/08
REVISED SET
5-21-08
PROCESSED SET
5-21-08
PROJECT SET
5-21-08
DATE PREPARED

ATTACHMENT C
Page 3 of 13
CHARLES PLICK ARCHITECT
1001 D STREET
SUITE 202
SAN RAFAEL,
CALIFORNIA 94901
PHONE: 415-457-6035
FAX: 415-457-6036

BASIS
ARCHITECTURE
&
CONSULTING

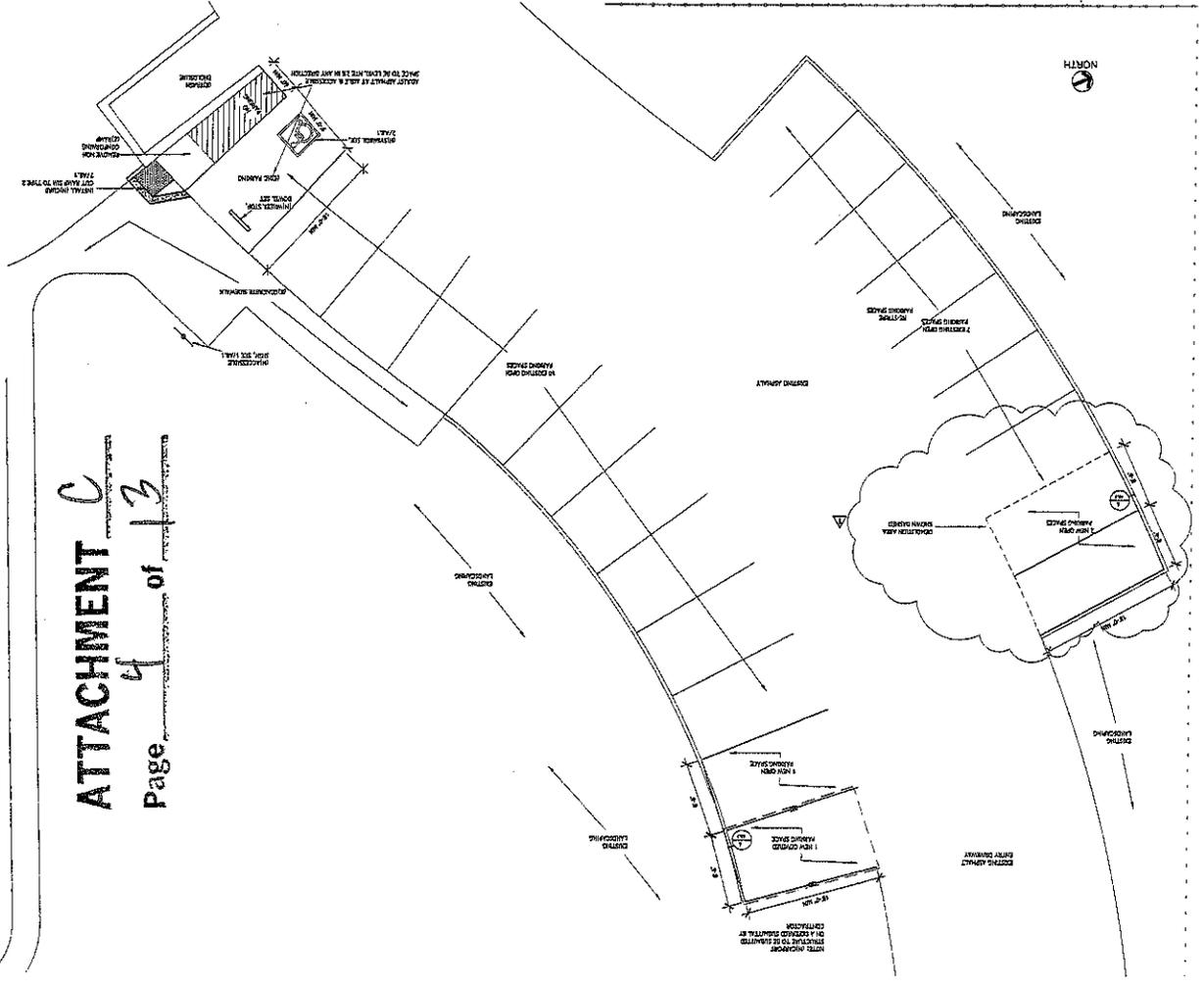


1001 D STREET
SUITE 202
SAN RAFAEL,
CALIFORNIA 94901
PHONE: 415-457-6035
FAX: 415-457-6036

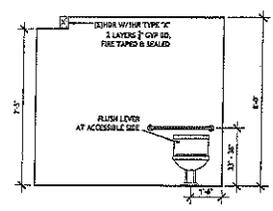
SITE INFORMATION - LOT COVERAGE:
 BALD PINE PLANTING = 15,000 SF APPROX
 CONCRETE WALLS & ETC. = 7,000 SF APPROX
 LANDSCAPING (LAWN, PLANTS, SHRUBS & TREES) = 39,000 SF APPROX
 39,000 / 82,000 = 47% LANDSCAPE LOT COVERAGE

FAIR OAKS AVENUE

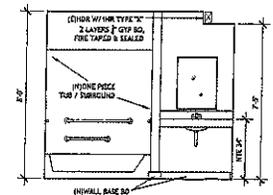
ATTACHMENT C
Page 4 of 13



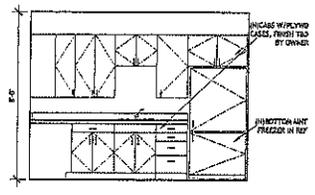
PROPOSED DETAIL SITE PLAN
SCALE: 1/8" = 1'-0"



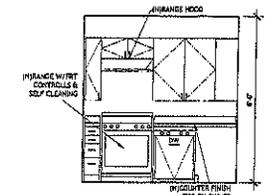
1 (N) BATHRM ELEVATION
SCALE: 3/8" = 1'-0"



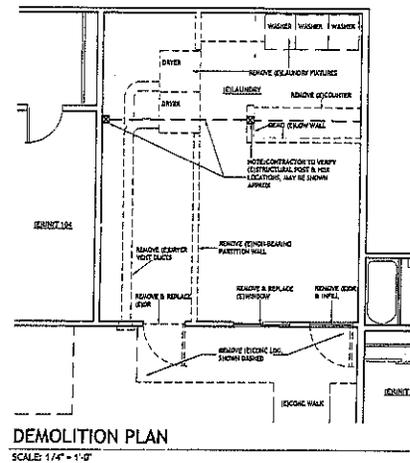
2 (N) BATHRM ELEVATION
SCALE: 3/8" = 1'-0"



1A (N) KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"

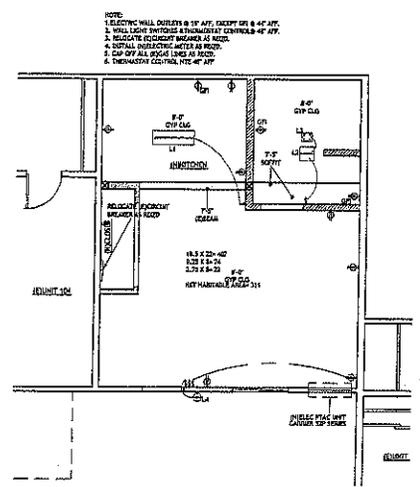


2A (N) KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"

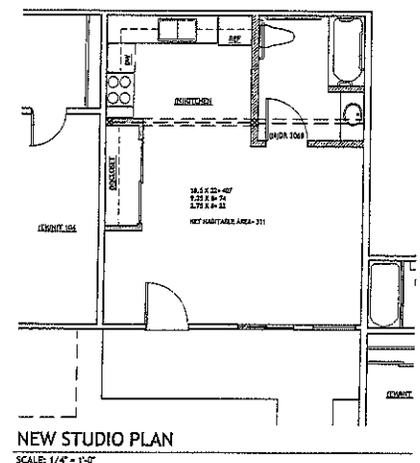


DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

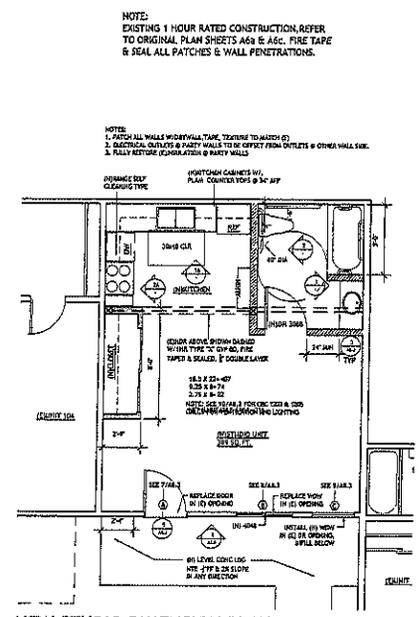
LIGHTING SCHEDULE					
LOCATION	TYPE	SIZE	SWITCH	NOTE	
L1	KITCHEN	2 LAMP AMERICAN FLOURESCENT	4" x 8" TRANSFORMER COILING ADJUST	SWT STOPPER ON SW	ON TOGGLE AS AUTO OFF, MANUAL ON SWITCH WITH OCCUPANCY SENSOR FOR SPOKETS TITLE 24
L2	LAVATORY	1 LAMP AMERICAN FLOURESCENT	4" x 8" TRANSFORMER COILING ADJUST	SWT STOPPER ON SW	ON TOGGLE AS AUTO OFF, MANUAL ON SWITCH WITH OCCUPANCY SENSOR FOR SPOKETS TITLE 24
L3	BATHROOM	1 LAMP AMERICAN FLOURESCENT	4" x 8" TRANSFORMER COILING ADJUST	SWT STOPPER ON SW	ON TOGGLE AS AUTO OFF, MANUAL ON SWITCH WITH OCCUPANCY SENSOR FOR SPOKETS TITLE 24
L4	EXTERIOR ENTRY	1 LAMP AMERICAN FLOURESCENT	4" x 8" TRANSFORMER COILING ADJUST	SWT STOPPER ON SW	ON TOGGLE AS AUTO OFF, MANUAL ON SWITCH WITH OCCUPANCY SENSOR FOR SPOKETS TITLE 24



NEW STUDIO REFLECTED CEILING/POWER PLAN
SCALE: 1/4" = 1'-0"



NEW STUDIO PLAN
SCALE: 1/4" = 1'-0"



NEW STUDIO DIMENSION PLAN
SCALE: 1/4" = 1'-0"

BASIS
ARCHITECTURE
&
CONSULTING

1001 D STREET
SUITE 202
SAN RAFAEL,
CALIFORNIA 94901
PHONE: 415.457.6033
FAX: 415.457.6036

CHARLES PIEK, ARCHITECT

ATTACHMENT
 Page 7 of 13

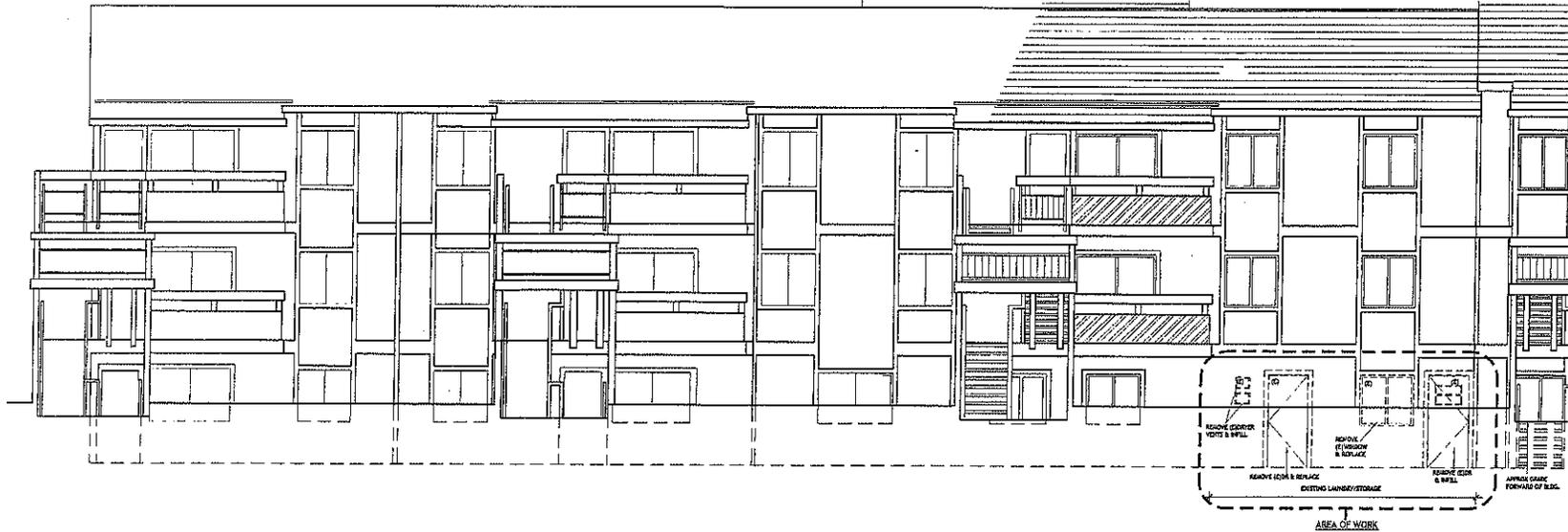
Date/Revision:
 PROGRESS SET 5-7-08
 PROGRESS SET 5-23-08
 PROGRESS SET 6-11-08
 BID/PERMIT SET 6-17-08

Project Name:
**ARBOR TERRACE
 APARTMENTS**
 CONVERSION LAUNDRY
 ROOM TO
 STUDIO APARTMENT

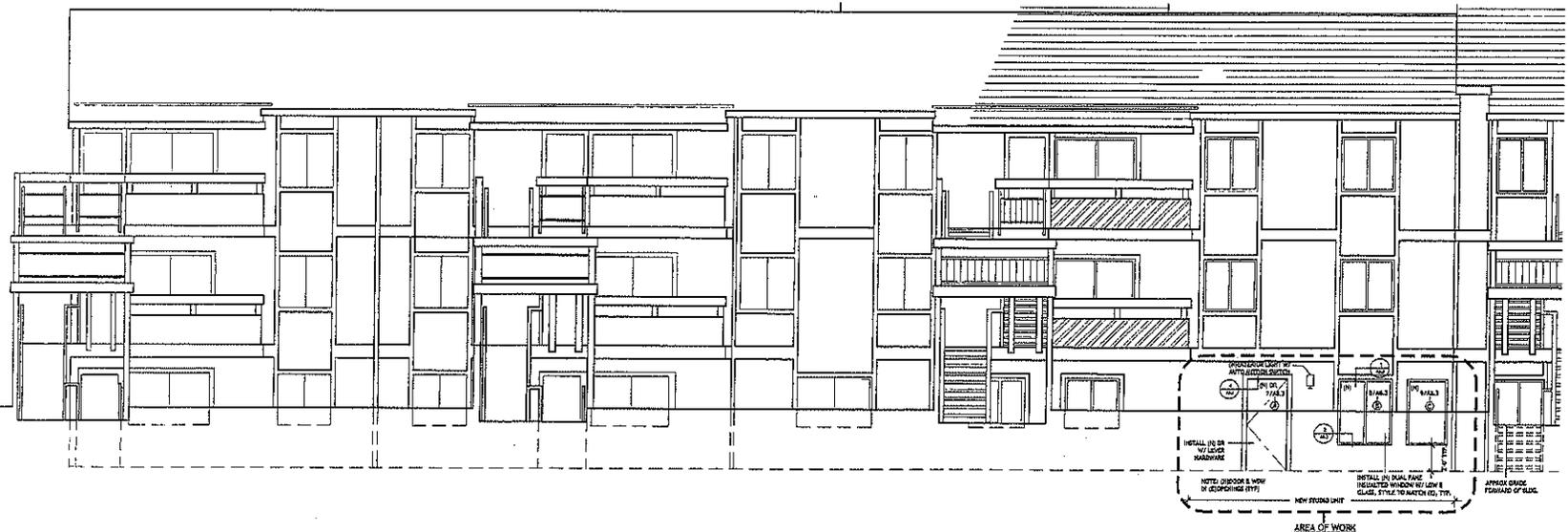
Project Location:
 753
 FAIR OAKS
 SUNNYVALE, CA

Sheet Title:
 EXTERIOR ELEVATIONS

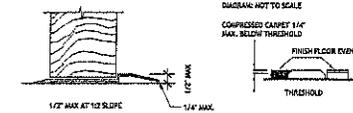
A2.0



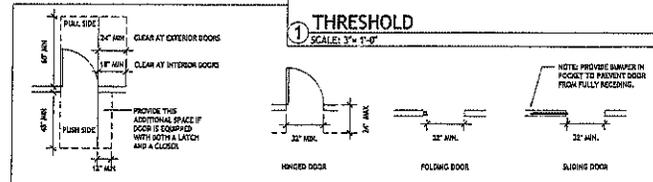
1 EXISTING WEST EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



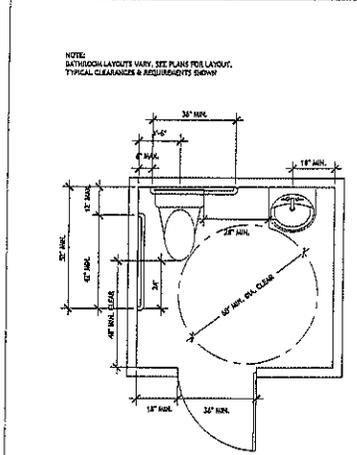
1 NEW WEST EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



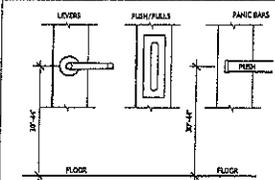
1 THRESHOLD
SCALE: 3/4\"/>



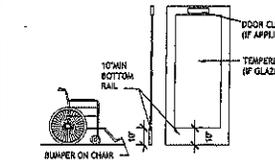
2 MIN. CLEARANCES AT DOORS
SCALE: 1/4\"/>



3 SINGLE OCCUPANCY BATHRM
SCALE: 1/2\"/>

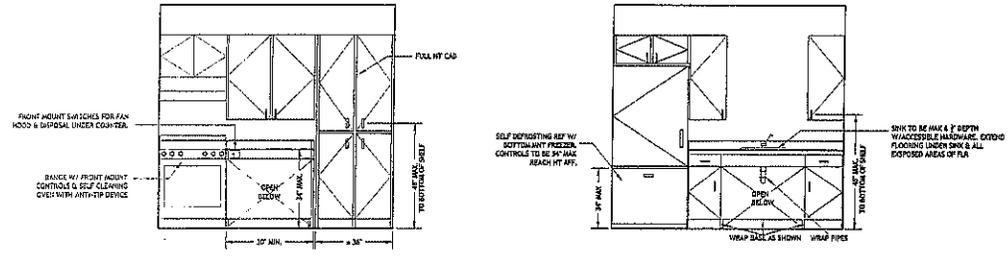


4 DOOR HARDWARE
SCALE: 1 1/2\"/>

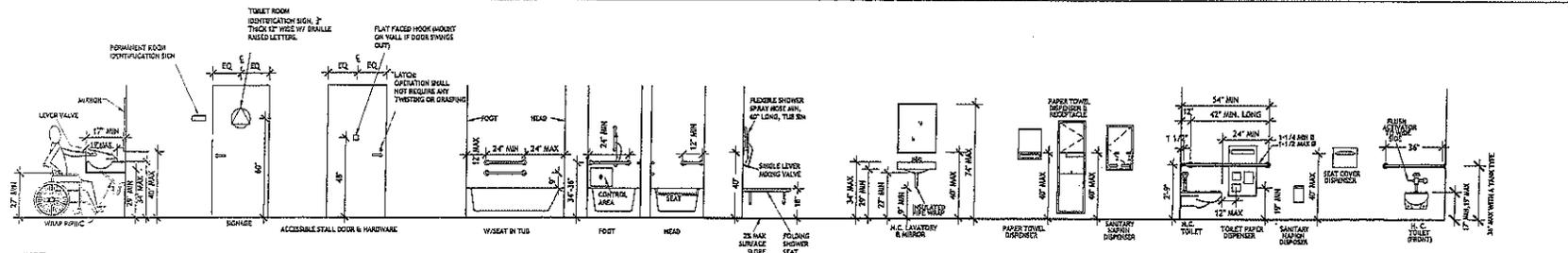


5 DOOR CLOSER AND KICKPLATE
SCALE: 3/8\"/>

NOTE: CABINET LAYOUTS VARY. SEE PLANS FOR LAYOUT. TYPICAL CLEARANCES & REQUIREMENTS SHOWN.



6 ACCESSIBLE KITCHEN ELEVATIONS W/TYP. REQUIREMENTS
SCALE: 1/2\"/>



NOTES:
(1) GRAB BARS AND TOILET SEAT AND ALL ASSOCIATED FASTENERS SHALL SUSTAIN 250 POUND FORCE IN DIRECT LOAD, POINT LOAD OR SHEAR AT ANY POINT. GRAB BARS SHALL NOT ROTATE WITH RISK FITTINGS.
(2) WALL SURFACES SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/4\"/>

7 MOUNTING HEIGHTS FOR BATHS AND OTHER
SCALE: 3/8\"/>

10/27/2008

Surachita Bose
Dept. of Community Development
456 West Olive Ave.
Sunnyvale, CA 94088-3707

ATTACHMENT D
Page 1 of 1

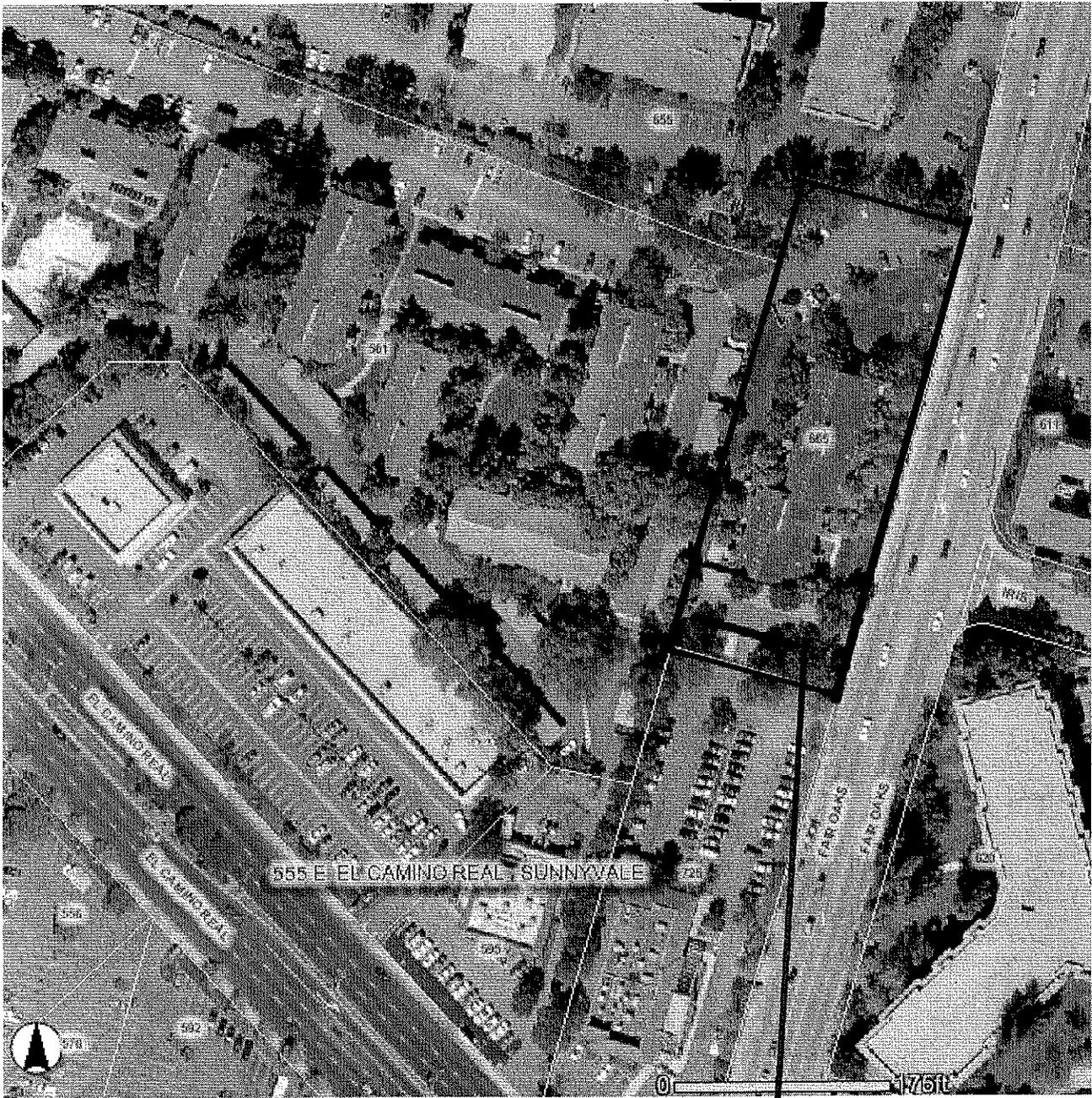
Re: Arbor Terrace Apartments
555 E. El Camino Real
Sunnyvale, CA 94087

Laundry room and property details in response to plan check comments

Currently the property as a whole consists of 60 one bedroom apartments, 113 two bedroom apartments, and 1 three bedroom apartment totaling 174 apartments. None of the apartments contain washers, dryers or connections.

The Laundry room that is being proposed to convert to a new apartment currently contains 3 washing machines and 2 dryers. The two other laundry rooms available to our residents are equipped with 6 washers and 6 dryers at each location, one of which is only about 130 feet away from the laundry room that is proposed to be converted into an apartment. The laundry rooms are used regularly and we will add additional washers and dryers to meet the demand of our residents.

Thank you,
Andrew Atwood
Construction Service Manager
Equity Residential
2400 Camino Ramon #320
San Ramon, CA 94583
C: (209) 601-0054
F: (312) 707-9814



↓
SUBJECT PROPERTY