



Sunnyvale

1150-1170 Kifer Road
2022-7168

George Schroeder, Principal Planner
Planning Commission Study Session, January 9, 2023

Overview

- Special Development Permit and Tentative Parcel Map
- Proposed Project:
 - ◆ Construct an eight-story, 225-unit apartment building
 - Includes 36 low-income and 8 very-low income units
 - ◆ Parking structure within the first three levels
 - Existing offices would use two levels of parking structure
 - ◆ Relocate existing lot line
 - One lot each for offices and apartments

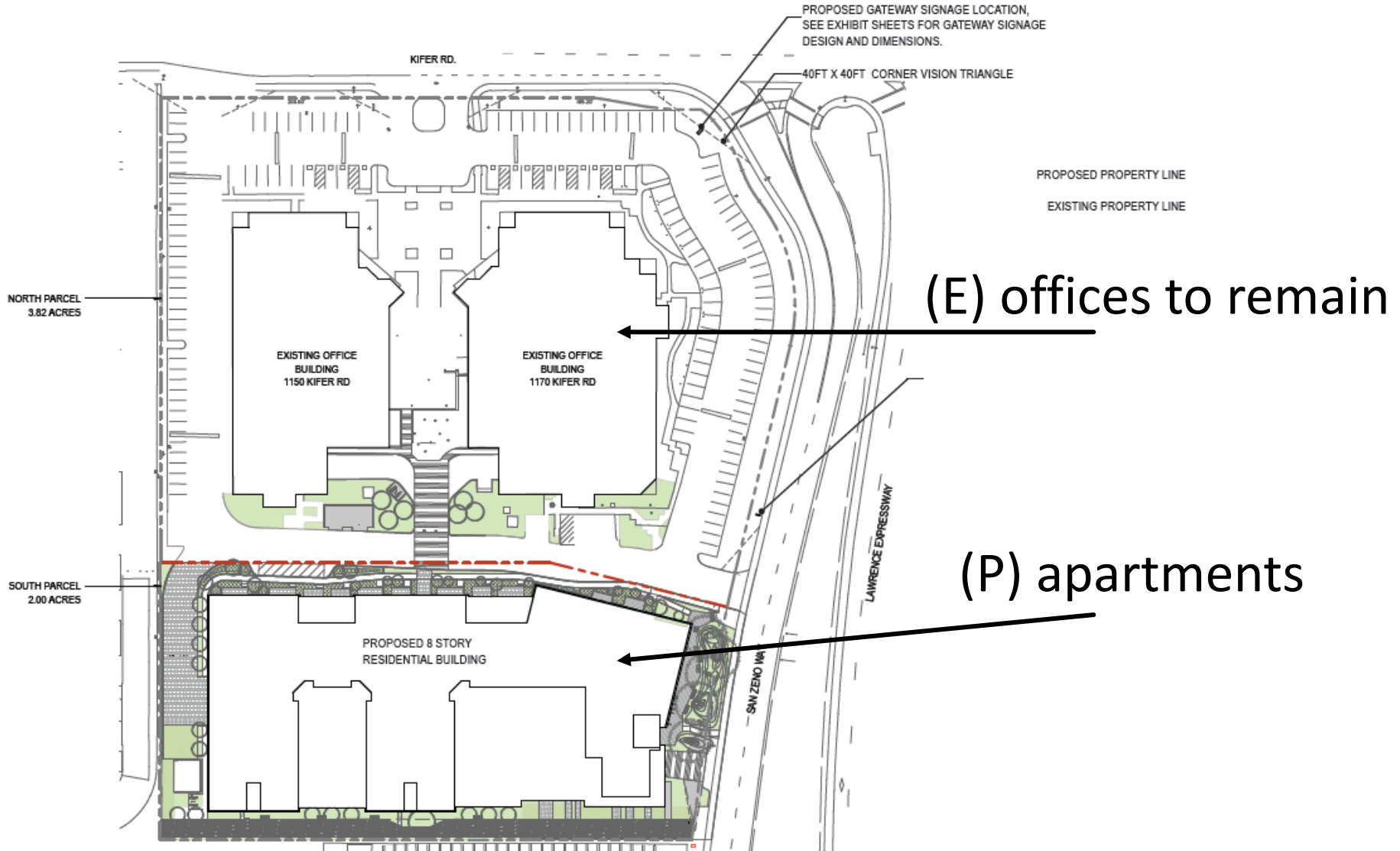
Background

- General Plan Designation: Transit Mixed-Use
- Specific Plan: Lawrence Station Area Plan (LSAP)
- Zoning: Flexible Mixed-Use I (MXD-I)
 - ◆ Residential:
 - Allowed: 45 du/ac (baseline)
 - ◆ Voluntary Incentives:
 - LSAP Incentives Program: up to 35 du/ac density incentive points
 - Green Building incentive
 - State Density Bonus
 - Proposed: 112.5 du/ac
 - ◆ Combination of LSAP incentives and State Density Bonus

Site Context



Overall Site Plan

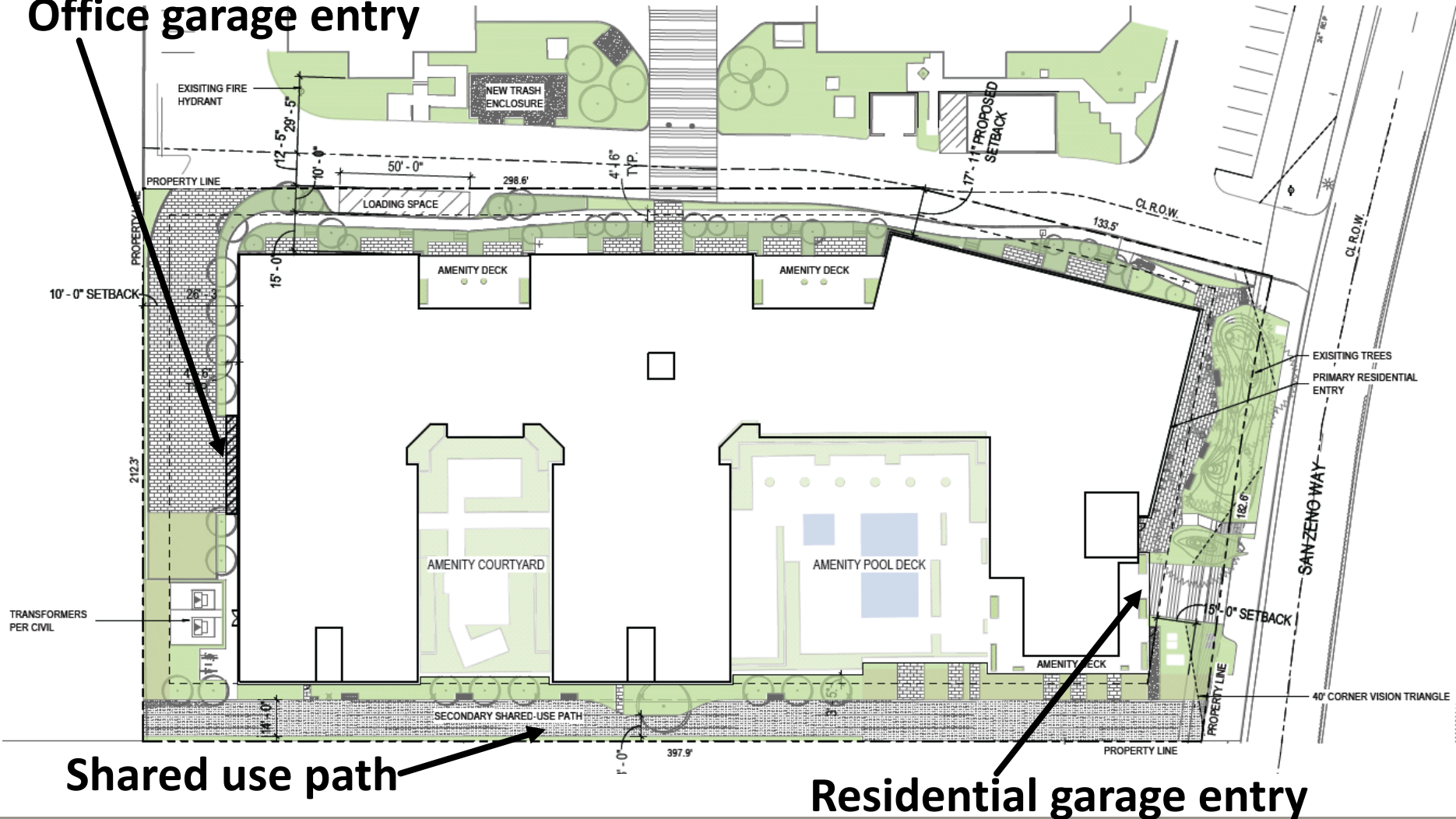


(E) offices to remain

(P) apartments

Enlarged Site Plan

Office garage entry

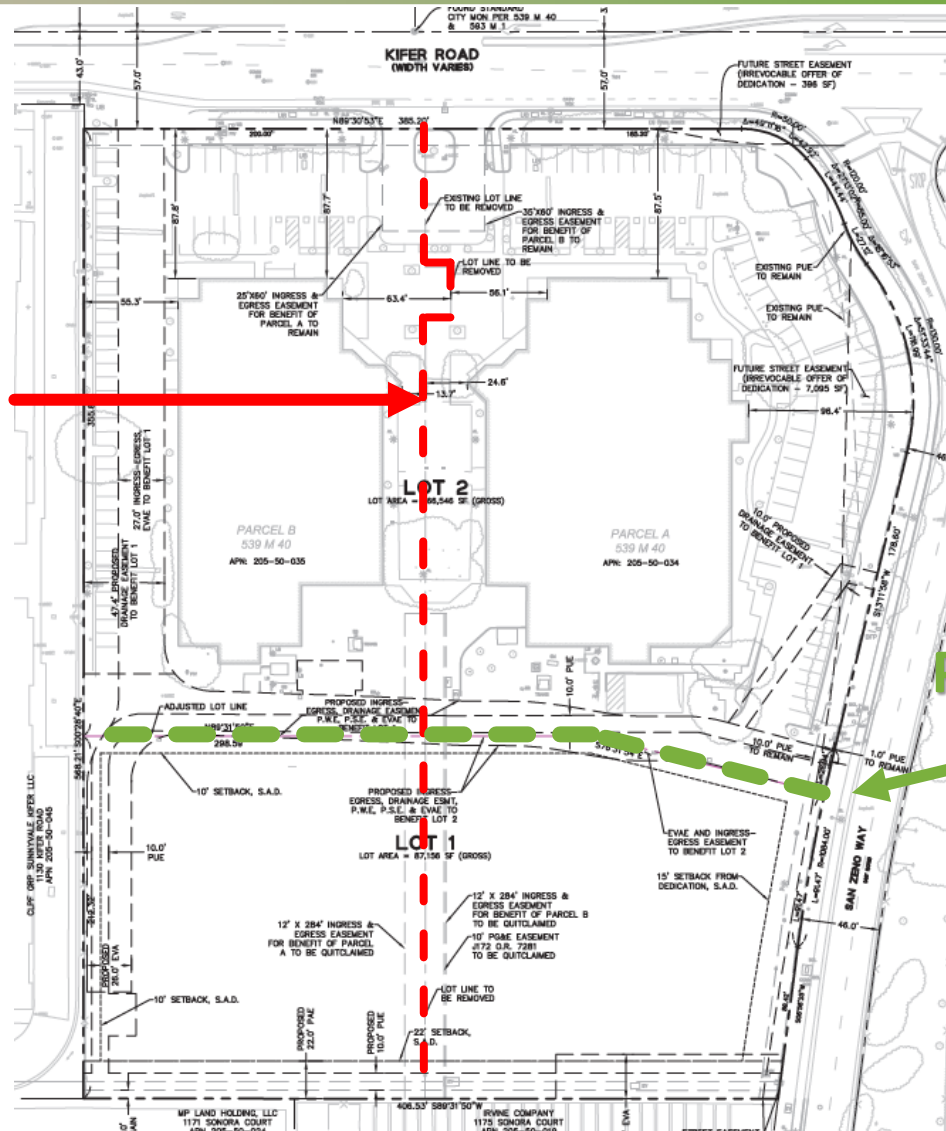


Shared use path

Residential garage entry

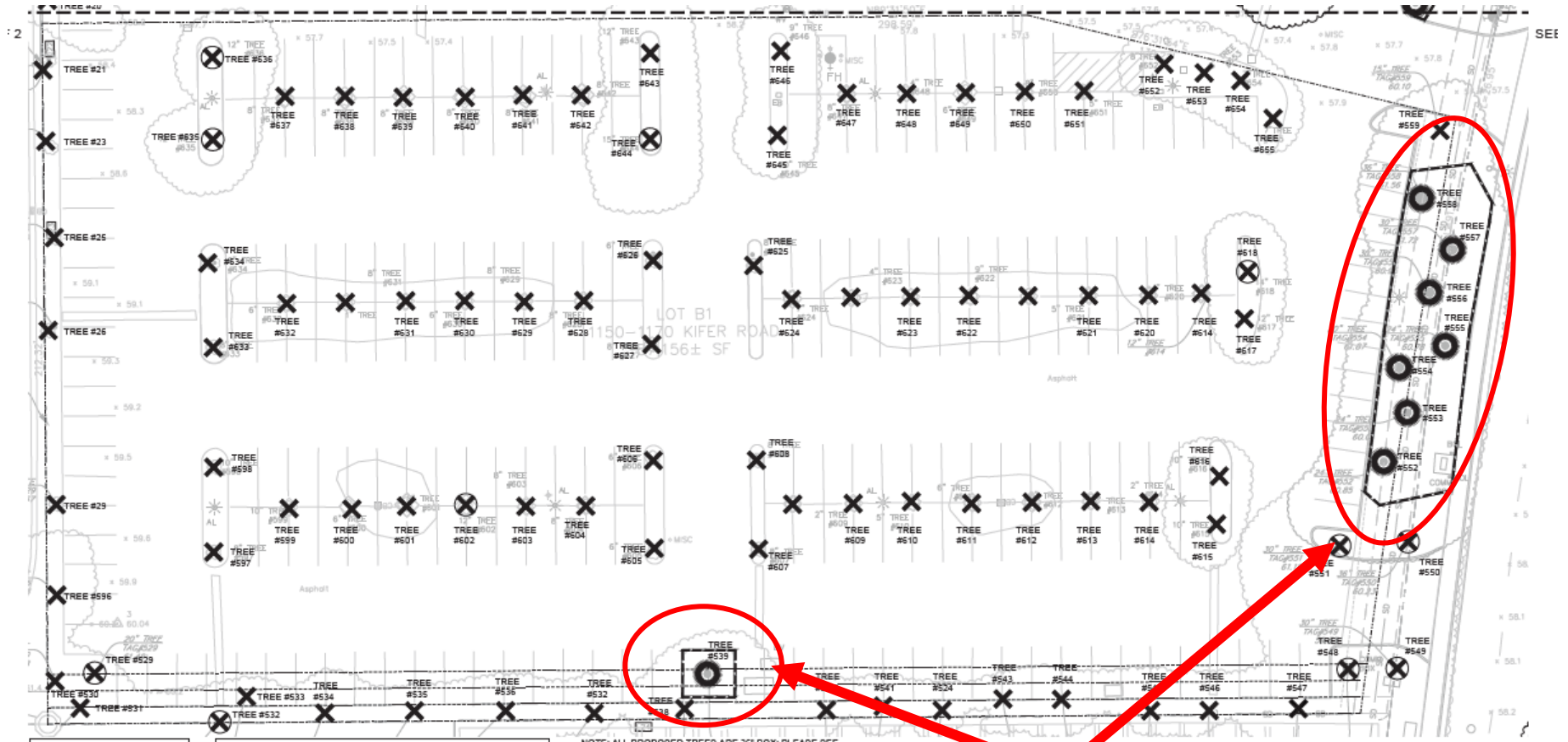
Tentative Parcel Map

Existing Lot Line



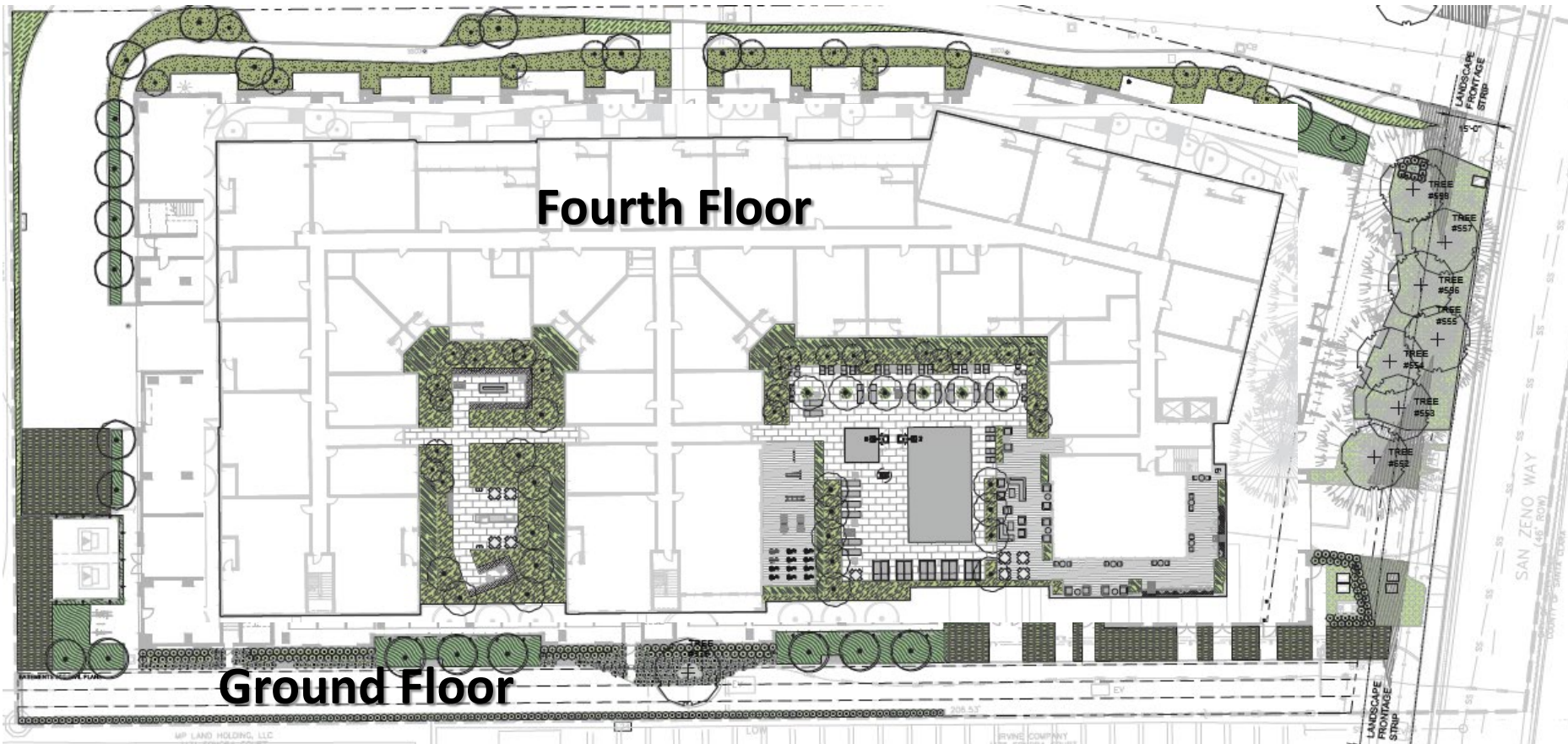
Proposed Lot Line

Proposed Tree Removals



Preserved trees

Proposed Tree Plantings



San Zeno Wy Rendering - Northeast



San Zeno Wy Rendering - Southeast



North Rendering



West Rendering



South Rendering



State Density Bonus Waivers Requested

- Lot Width (188' when 200' is required)
- Building setback to shared-use path (6'-2" when 10' req)
- Nine LSAP Objective Design Guidelines
 - ◆ Parking access from side, rear, or interior drive aisle
 - ◆ Three vertical building modules, 15' wide x 5' deep
 - ◆ 15' x 15' wall recesses every 175 feet of wall plane
 - ◆ Reduce building height every 100' within 15' of height limit
 - ◆ Additional 15' building setback above 50' in height
 - ◆ Reduced floor plate sizes above 75'
 - ◆ Blank walls no greater than 30' along shared-use path
 - ◆ 20' x 20' wall recesses every 200' along shared-use path
 - ◆ 6' high exterior walls in parking structure

Feedback Requested

- Overall site and architectural design
- Upper floor cornice treatment
- West elevation articulation

Planning Division Contact

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Backup Slides

Color and Material Board

Metal Panels

Windows

Brick Veneer

Cement Plaster

Cement Panels

MATERIAL BOARD
SUNNYVALE, CALIFORNIA

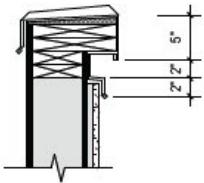
BDE ARCHITECTURE **SAN ZENO**

VINYL WINDOWS
ALUMINUM STOREFRONT WINDOW COLOR
WIRE CUT - BLACK ICE
WIRE CUT - ARCTIC WHITE THIN BRICK VENEER
PAINT - FIELD-APPLIED ON CEMENT PLASTER
SMOOTH FINISH CEMENT PLASTER (SAMPLE FOR TEXTURE ONLY)
MATT TEXTURE IN LARCH GFRP PANEL
DARK GRAY - OR SIM INSULATED METAL PANEL
CERACIAD Zen Garden Arabic White
CERACIAD Zen Garden Charcoal
BRISTOL BLACK CORRUGATED METAL PANEL
FIBER CEMENT PANEL

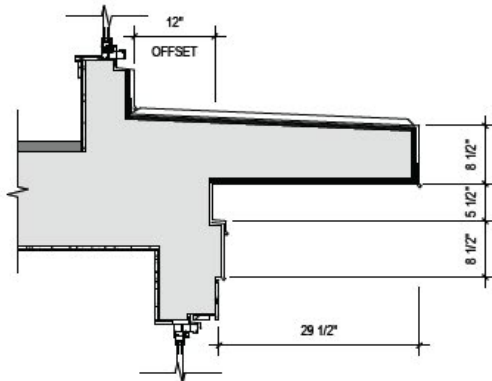
Color and Material Application



Building Cornices



1 CORNICE DETAIL AT PARAPET



2 CORNICE DETAIL AT WALL SHIFT

