



Sunnyvale

# **Specific Plan and General Plan Amendments Downtown Specific Plan – Block 20 2018-7585**

Margaret Netto  
Planning Commission  
February 6, 2023



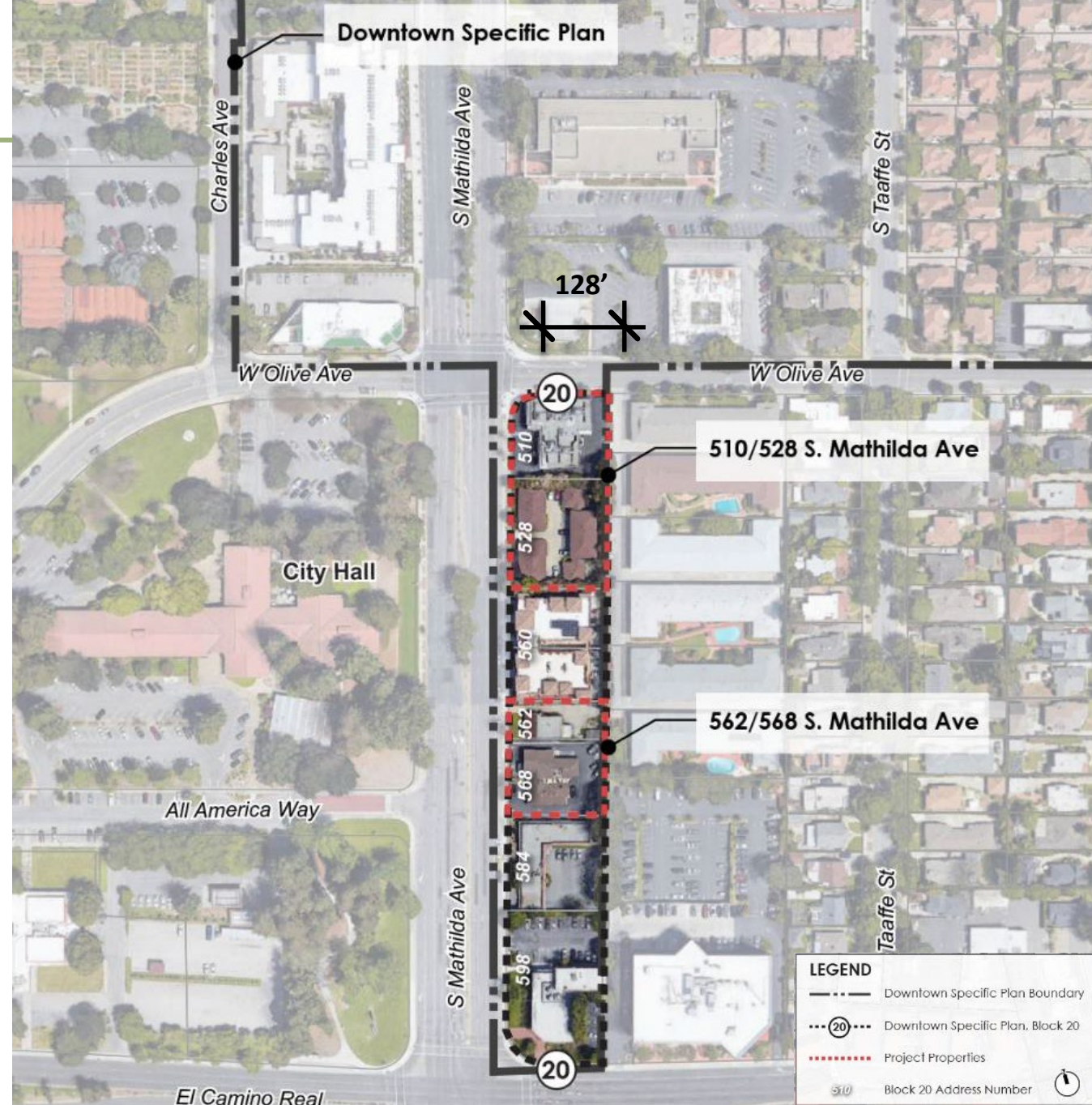
# Background

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- Previous public hearings:
  - PC recommended approval to CC: December 12, 2022
  - CC approved: January 10, 2023 (noticing concerns)
  - CC rescinded action: January 24, 2023
- Proper noticing conducted
  - City bulletin
  - Legal ad
  - Mailed notices
  - On-site notice boards
- Staff's analysis and recommendation to CC is unchanged

# General Plan Initiation

- Approved by CC: May 8, 2018
- Study entire Block 20
- Land use designation: High Density Residential/Office to Mixed Use
- Increase residential units from 51 to 103
- Increase commercial from 16,400 sf to 36,500 sf
- Update development standards
- No increase in height limit





# Proposed Project

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- Specific Plan Amendment (SPA) and General Plan Amendment (GPA)
- Projects to inform the Amendments:
  - 510-528 S. Mathilda Avenue (Karimi)
  - 562-568 S. Mathilda Avenue (Taheri)
- SPA:
  - Additional residential units/office sf
  - Modifications to design guidelines and development standards
- GPA:
  - Reflect increase in projected buildout

# Conceptual Project: 510-528 S. Mathilda Ave.

- Site Size: 31,537 sf (0.72 ac.)
- Housing above commercial
- Up to 60 feet height (5 stories)
- 10,230 sf ground floor commercial
- 43-46 units (60-65 units/acre)



# Conceptual Project: 562-568 S. Mathilda Ave.

- Site Size: 19,185 sf (0.44 ac.)
- Housing units over commercial
- Up to 46 feet (3+ stories)
- 4,240 sf ground floor office
- 25 units (56.8 units/acre)





# Residential and Commercial Allocation

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## Residential Allocation:

- SB 330 and State Density Bonus Law
- Studied 103 units
- Staff recommendation 70 units
- Applicant's Concept Project 86 units

## Commercial Allocation:

- Current DSP allows 16,400 sf
- Current allocation 26,278 sf
- Applicant's Proposed Allocation 14,470 sf
- Net new allocation 4,070 sf
- Total Allocation 30,348 sf

# Specific Plan and General Plan Amendments

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- Chapter 5 *Land Uses and Development Intensities*
  - High Density Residential to Downtown Mixed-Use
  - Downtown Mixed-Use acreage from 1.49 to 1.63 ac.
  - Remove Historic Resource reference 568 S. Mathilda Avenue
  - Residential units from 51 to 70
  - Office/Commercial from 16,400 to 36,500 sf
  - Maintain building height 40 ft
- Update Allocated Housing Units
- Design Guidelines for Block 20
- Update Buildout Scenario - LUTE



# Public Outreach

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- July 14, 2021-Neighborhood Outreach Meeting
- November 21, 2021-Planning Commission Study Session

# Recommendation

## CEQA

### Addendum to the Downtown Specific Plan Amendments Final EIR

#### Staff Recommendation

Alternatives 1, 2a, and 2b:

- 1) Rescind the December 12, 2022 Planning Commission
- 2) Recommend the City Council:
  - a. Accept the Addendum to previously certified 2020 DSP EIR, and
  - b. Adopt a Resolution to amend the General Plan and Downtown Specific Plan, Approve the DSP Amendments for Block 20, and Adopt a Resolution to amend the Land Use and Transportation Element of the General Plan.