



Sunnyvale

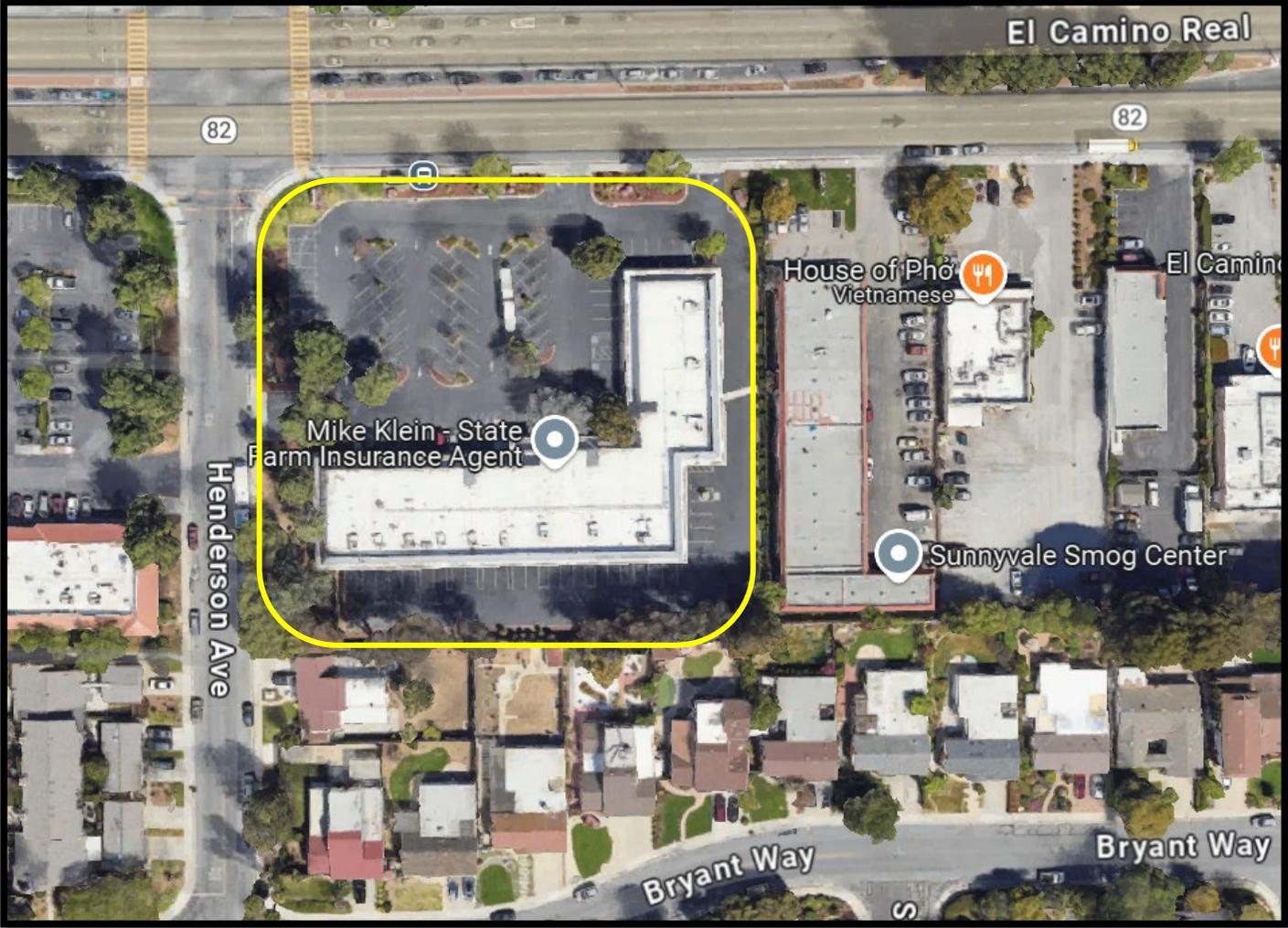
1040-1060 East El Camino Real
PLNG-2023-0880

Momo Ishijima, Senior Planner
Planning Commission, November 11, 2024

Overview

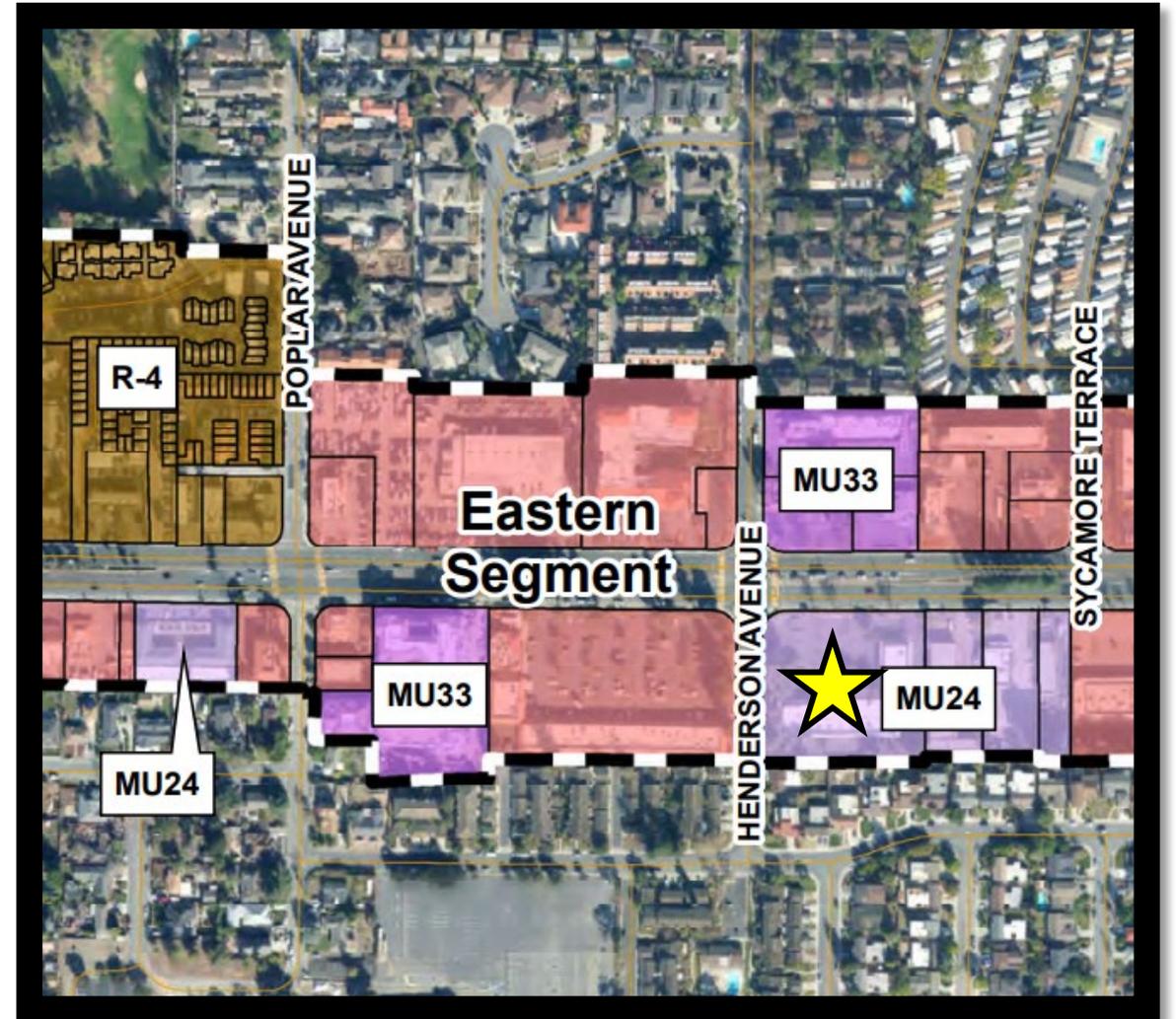
- **Special Development Permit (SDP)** – demolition of existing commercial center and the construction of 46 three-story condominium units;
- **Tentative Map** - create seven lots and four parcels, and 46 condominium units

Neighborhood Context

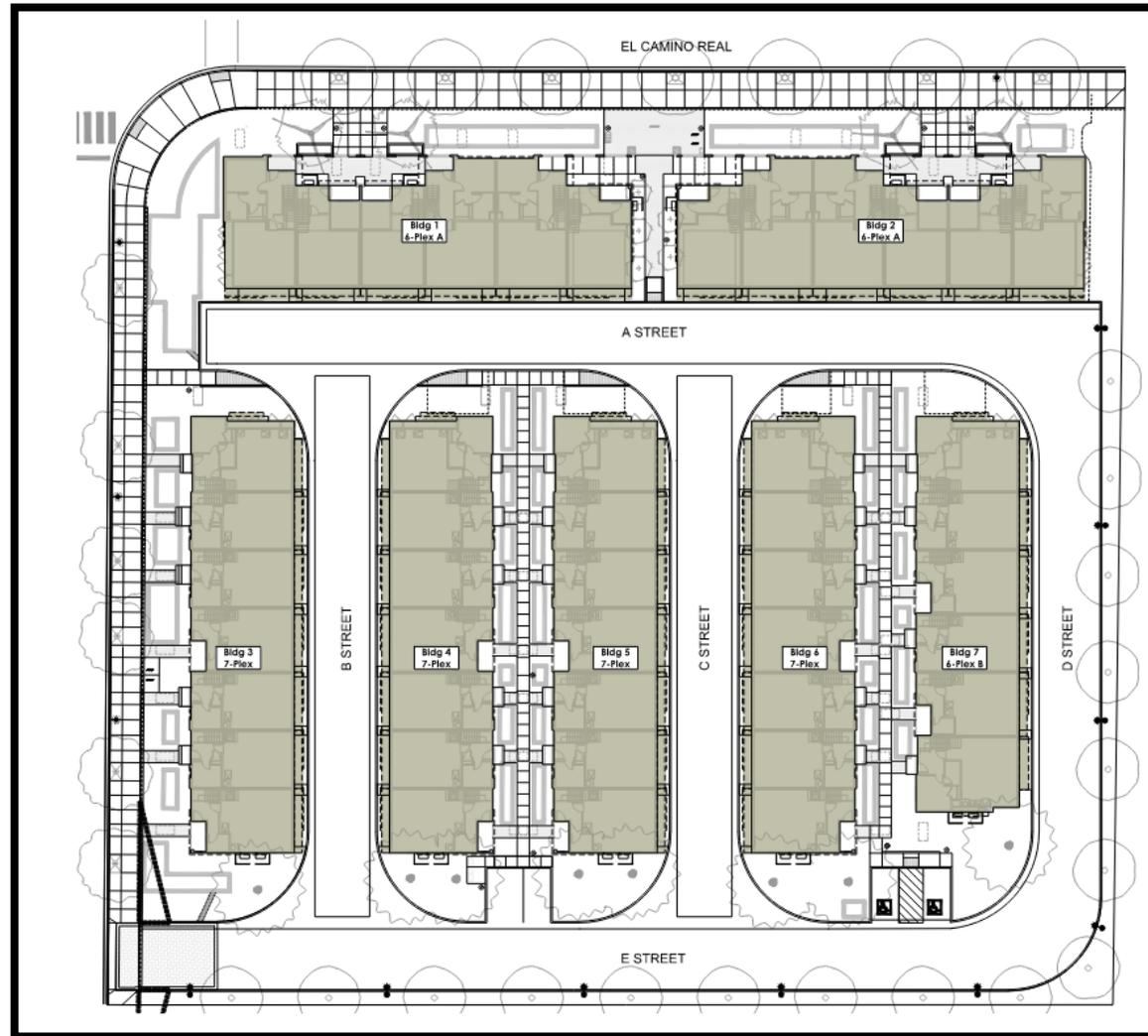


Background

- **Zoning:** ECR-MU24 (El Camino Real Specific Plan – Mixed Use 24)
- **Residential:** 24 du/ac (proposes 21.2 du/ac)



Site Plan



Streetscape Image – East El Camino Real



Streetscape Image – Henderson Avenue



Concession and Waivers

	PROPOSED	REQUIRED	NOTES
<i>Mixed Use & Multi-family Dwelling (CONCESSION)</i>	Residential only	Residential only not permitted	SMC 19.36.060 Footnote 7
<i>Min. Ground Floor Commercial</i>	None	12,300 sq. ft.	SMC 19.36.090
<i>Distance Between Buildings</i>	14' to 25'	26'-0"	SMC 19.48.030

Waivers

	PROPOSED	REQUIRED	NOTES
<i>Parking Shading</i>	22%	50%	SMC 19.46.120
<i>Min. Ground Floor Plate Height</i>	8'-0"	10'-0"	SMC 19.3.100B
<i>Loading Space</i>	None	Required	SMC 19.46.160
<i>Min. Garage Size</i>	405 & 417 sq. ft.	450 sq. ft.	Solid Waste Guidelines
<i>Min. Landscape Buffer</i>	4'-0"	10'-0"	SMC 19.48.030
<i>8' Pole Height</i>	12'-0"	8'-0"	ECRSP 4.6.2.a

Density Bonus Law

7 Below Market Rate units proposed to comply with the City's Below Market Rate Ownership Ordinance (SMC Chapter 19.76)

Applicant is entitled to one Concession/Incentive and any number of Waivers or reductions of developments standards that would physically prevent the project from being built at the permitted density (1 Concession and 8 Waivers requested).

Community Outreach & Planning Commission Study Session

- October 3, 2024 – onsite meeting
- 21 participants
- Concerns:
 - ◆ Privacy for south facing windows on 2nd and 3rd floor
 - ◆ Parking
 - ◆ Traffic on Henderson Ave and one point of ingress/egress
- Support:
 - ◆ Ownership instead of Rental
 - ◆ Removal of Eucalyptus trees on the south property line
- October 14, 2024
- Comments:
 - ◆ No commercial in mixed use zone
 - ◆ Unassigned parking
 - ◆ One point of ingress/egress
 - ◆ ECRSP EIR findings
- Support:
 - ◆ Housing units produced
 - ◆ Design and high quality materials

Staff Recommendation

Alternative 1: Approve the Special Development Permit and Tentative Map based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

CEQA: Pursuant to Section 15183 of the CEQA Guidelines project is consistent with the General Plan and the ECRSP.