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March 9, 2018

Cindy Hom  
City of Sunnyvale  
Fremont, CA 95050

Attention: Cindy Hom

Re: Project Name: **Mathilda**  
Project Address: **528 & 510 S. Mathilda Ave.- 566 & 562 S. Mathilda Ave**  
Project File Number: **General Plan Amendment Initiation Application**

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Dear Cindy,

We are applying for GPI for two projects in DSP block 20. 510 - 528 S. Mathilda Ave & 566-562 S. Mathilda . As part of the GPI Application, we are proposing the following justification.

**528 & 510 S. Mathilda Ave**

The project consists of 2 parcels, 510 - 528 S. Mathilda Ave on northern side of DSP Block 20 . Total project site is 31,537 SF. The project site has 8 apartments and 8,883 sf. of office building. DSP Block 20 allows maximum of 16,400 SF office use only on Southern side of Block 20. Currently the whole Block 20 has 19,400 SF office which includes existing 8,883 SF office at the project site. SiliconSage Builders is proposing to demolish all the existing structures on the site and would like to propose a 10,000 SF office at ground level with a possibility of a small café at the corner of Mathilda and Olive. We are also proposing 52 multifamily units in 4 stories above the ground floor office where 38 maximum units are allowed with 35% density bonus for providing 11% very low income housing in the project. It will have mix of 1,2,3 & 4 Bedroom units. Parking will be on grade behind the office use as well as in the basement. We are proposing a General Plan Amendment for following two items.

- Allow 10,000 SF of office use with a potential corner café
- Allow 5 story building with 52 units where maximum 38 units are allowed with 35% density bonus

**566 & 562 S. Mathilda Ave**

The project consists of 2 parcels, 566 - 562 S. Mathilda Ave on northern side of DSP Block 20 . Total project site is 19,185 SF. The project site has 1 Single Family Residence and 3,190 sf. of office building. DSP Block 20 allows maximum of 16,400 SF office use only on Southern side of Block 20. Currently the whole Block 20 has 19,400 SF office which includes existing 8,883 SF office at the project site. The owner is proposing to demolish all the existing structures on the site and would like to propose a 10,000 SF office at ground level. We are also proposing 36 multifamily units in 4 stories above the ground floor office. It will have mix of 1 & 2 Bedroom units. Parking will be on grade behind the office use as well as in the basement. We are

**SiliconSage™ Builders, LLC.**

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proposing a General Plan Amendment for following two items.

- Allow 10,000 SF of office use
- Allow 5 story building with 36 units

We feel this amendment proposal can be mutually beneficial to both the City of Sunnyvale, SiliconSage Builders and Mr. Karimi, owner of 562 & 566 S. Mathilda. This would create a more activated frontage along Mathilda Ave which is requirement of DSP Block 20 with commercial use such as a corner Café and Office Use as a continuation of our current mixed use building at 538 and 560 S. Mathilda ave on either sides. It is also creating an opportunity for our SiliconSage Office to expand and further solidify our presence in Sunnyvale. As our company is fast growing, this added square footage will ensure to meet our company's need for expansion.

Please contact me should there be any further questions.

Thank you,

Regards,



3. 12. 18

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Rodolfo Chacon, Director of Design SSB  
408-916-4412

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**SiliconSage™ Builders, LLC.**

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