



1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910

PROJECT DESCRIPTION LETTER

Project Location and Existing Setting

The approximately 1.98 gross acre project is comprised of a single parcel located at 1215 Bordeaux Drive in Sunnyvale (Assessor's Parcel Number [APN] 110-25-017). The site is Lot 14, as shown on that certain map entitled Tract No. 4515 Moffett Industrial Park No. 1-2, which map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California on December 2, 1968, in Book 245 of Maps Page(s) 14. The project site is situated at the intersection of Bordeaux Drive and 5th Avenue. The site is currently developed with one office building and surface parking lot (there are no existing residential uses on the site). The project site has a land-use designation of Moffett Park – Residential (MP-R) in the Moffett Park Specific Plan area.

The project site includes the following recorded easements:

1. Public Utility Easement 8129 137, on the Northerly 5 feet of land
2. Public Utility Easement 245 M 14, on the Easterly 10 feet of land
3. Pacific Telephone and Telegraph Company Easement H149 706, on the Northerly 10 feet of the Southerly 25 feet of land.

There are no species of special concerns known to occur on the project site, nor are there known historic or cultural resources (although the existing building was constructed in 1973).

There are no proposed point sources of air or water pollutants to occur on the project site.

Project Description

The project proposes to remove the existing office building (25,820 square feet) and surface parking and construct a new eight-story building with 265 multi-family residential units and 217 parking spaces. The building would consist of \pm 297,275 gross square feet (gsf). The total residential gross floor area in the building would contain \pm 255,796 gsf of residential floor area and \pm 39,869 gsf of garage. The project would consist of \pm 1,610 gsf of non-residential gross floor area. The first three levels of the proposed multi-family residential building would be Type I construction with five levels of Type III construction above. The multi-family residential building's roof would include screened mechanical units. The proposed height of the multi-family residential building would be \pm 84.75 feet above average grade, measured to the top of roof structure per California Building Code measurements. The proposed height of the residential building would be \pm 91



1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910

feet to top of parapet, measured from top of curb closest to the building per City of Sunnyvale Moffett Park Specific Plan definition. The project would include 40 total affordable units, including 24 low income and 16 very low income units.

The proposed building ground floor setback where storefront is proposed ranges from 0 feet to 15 feet. Ground floor amenity setback on a publicly-accessible open space ranges from 0 feet to 5 feet. Ground floor garage frontage along the publicly-accessible open space would be setback 0 feet. Ground floor with other uses would be setback between 5 feet and 15 feet.

Site Access, Parking, and Waste Management

The proposed project's garage would be accessed via 24-foot wide driveway on 5th Avenue. The multi-family building's resident loading space would be accessed from 5th Avenue.

The multi-family residential building would include a double-height parking garage on the ground floor of the building. The parking garage would have 217 total parking spaces, including 212 mechanical parking spaces and 5 traditional parking spaces. One Type C loading space would also be proposed within the residential parking garage. Electrical vehicle chargers would be provided in compliance with 2025 CALGreen, Section 4.106.4.2.2, 1.a. Multifamily parking facilities with assigned parking.

The project would also provide 268 long-term bicycle parking spaces and 28 short-term bicycle parking spaces.

Waste collection and trash staging would be accessed on 5th Avenue within the designated loading zone. The project would propose a timed and striped condition of the loading/trash staging zone.

Residential Open Space, and Amenities:

The proposed multi-family development would satisfy a portion of the Bordeaux Neighborhood Park on the ground floor to the north of the residential building. An entry plaza at the intersection of Bordeaux Drive and 5th Avenue would also be proposed for the project. An elevated podium courtyard area with a pool, spa, lounge/outdoor seating areas, and landscaping/bioretenion areas would be included.

The multi-family building would include approximately ± 28,238 square feet of residential open space through a combination of private open space and common open space. The multi-family residential project would include approximately ± 7,130 square feet of total amenity spaces such as ground floor lobby area, coworking, fitness, clubhouse, pool lounge, and roof terrace. The multi-family building also contemplates



1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910

approximately ± 1,610 square feet of total community serving retail/amenity space on the northeast ground floor corner fronting the Bordeaux Neighborhood Park.

State Density Bonus Law Application:

The Project does not require a density bonus under the State Density Bonus Law (the “SDBL”), because it is being proposed at a unit count that is under the “realistic development capacity” of the Property under the City’s objective development standards. However, the Project is separately and independently eligible for each of the benefits of the SDBL, regardless of whether it seeks a bonus in units. The requirement to be eligible for each of the categories of benefits, is the provision of the requisite affordable units¹. The SDBL was updated in 2016 to make this clear – the definition of a “density bonus” was updated to make clear that at the election of the applicant, there may be “no increase in density.”²

In this case, the Project is providing 15% of the its total units as affordable to lower income families, or 40 total units. Accordingly, the Project is eligible for an up to 27.5% density bonus;³ one incentive/concession;⁴ any required waivers;⁵ and a parking reduction.⁶

The Project proposes 8 waivers at this time:

1. The Project proposes a 70-foot wide dedication area for Bordeaux Neighborhood Park, rather than 80 feet. If the Project did have to comply with this requirement, it would lose approximately 36 units, qualifying it for a waiver.
2. The Project’s partially enclosed interior courtyards does not satisfy the minimum width requirements of 55 feet or 80% of the highest height of adjacent facade, the project courtyards are minimized to maximize width for Bordeaux Neighborhood Park. If the Project did have to comply with this requirement, it would lose approximately 30 units, qualifying it for a waiver.
3. The Project does not meet the 20% green roof requirement, it does not propose a green roof. If the Project did have to comply with this requirement, it would lose approximately 7 dwelling units, qualifying it for a waiver.

¹ Govt. Code Section 65915(b)(1).

² Govt. Code Section 65915(f).

³ Govt. Code Section 65915(f)(1).

⁴ Govt. Code Section 65915(d)(2)(A).

⁵ Govt. Code Section 65915(e)(1).

⁶ Govt. Code Section 65915(p)(1).



1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910

4. The Project does not meet the 125 cu. Ft/unit residential storage requirement, it does not propose any separate storage other than typical in-unit closet space. If the Project did have to comply with this requirement, it would lose approximately 6 units, qualifying it for a waiver.
5. The Project's ground floor setbacks for use other than residential and storefront is a minimum of 0 feet at PAOS and minimum of 5 feet at 5th Avenue, instead of 18 feet. If the Project did have to comply with this requirement, it would lose approximately 54 units, qualifying it for a waiver.
6. The Project does not provide a Type A off-street loading zone, instead through collaborative iterations with planning and DPW, the project proposes an on-street loading zone within the modified 5th Avenue Right-of-Way. If the Project did have to comply with this requirement, it would lose 800 sq.ft, qualifying it for a waiver.
7. The Project contains 1 major façade break of 36' x 8', rather than the required 2 major façade breaks for facades longer than 250 feet of 20' x 10' and 20' x 20'. If the Project did have to comply with this requirement, it would lose approximately 6 units, qualifying it for a waiver.
8. The Project provides 265 Class I secured bicycle parking spaces at 1 bike parking space/1 unit and 28 Class II bicycle rack parking spaces at 1 bike parking space/10 units. The Project does not provide the 200 lockers that would otherwise be required for these spaces. If the Project did have to comply with this requirement, it would lose approximately 5,400 square feet or 7 units, qualifying it for a waiver.

The Applicant has not identified a specific incentive/concession at this point, but reserves the right to do so as the review process progresses. The Project is complying with City parking requirements (and is further eligible for AB 2097), and therefore does not need a parking reduction per the SDBL.

Affordable Housing Compliance Plan

Please see the enclosed form. Further, the Project is providing 15% of the its total units as affordable to lower income families, or 40 total units, which is consistent with both the Moffet Park Specific Plan and Zoning Code Section 19.77.050, as well as the SDBL. The units consists of 26 low income units and 14 very low income units.

The units will be evenly distributed throughout the Project. Affordable units shall be a pro-rata share by plan type. Average bedroom count shall be the same as the average bedroom count in the market rate units in the project. The exterior shall be consistent with the market rate units in the project in terms of details, materials, and visual appeal. There shall be no significant identifiable differences visible from the exterior.



1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910

Interiors finishes and amenities shall be consistent with those of the market rate units in the project and shall incorporate principles and specifications of universal design. Affordable rental units shall be renovated on a similar schedule as market rate units. With regard to timing, the entire Project will be constructed concurrently, including market rate and affordable units. Parking is provided consistent with state law. The Project will comply with the affordability term and occupancy requirements of Chapter 19.77 as well as the requirements of the SDBL with regard to the length of deed restriction, and the Applicant will enter into a Affordable Housing Regulatory Agreement as required by Chapter 19.77.