



Sunnyvale

845 Stewart Dr.  
PLNG-2025-0080

Wendy Lao, Senior Planner  
Planning Commission, October 27, 2025

# Overview - Project

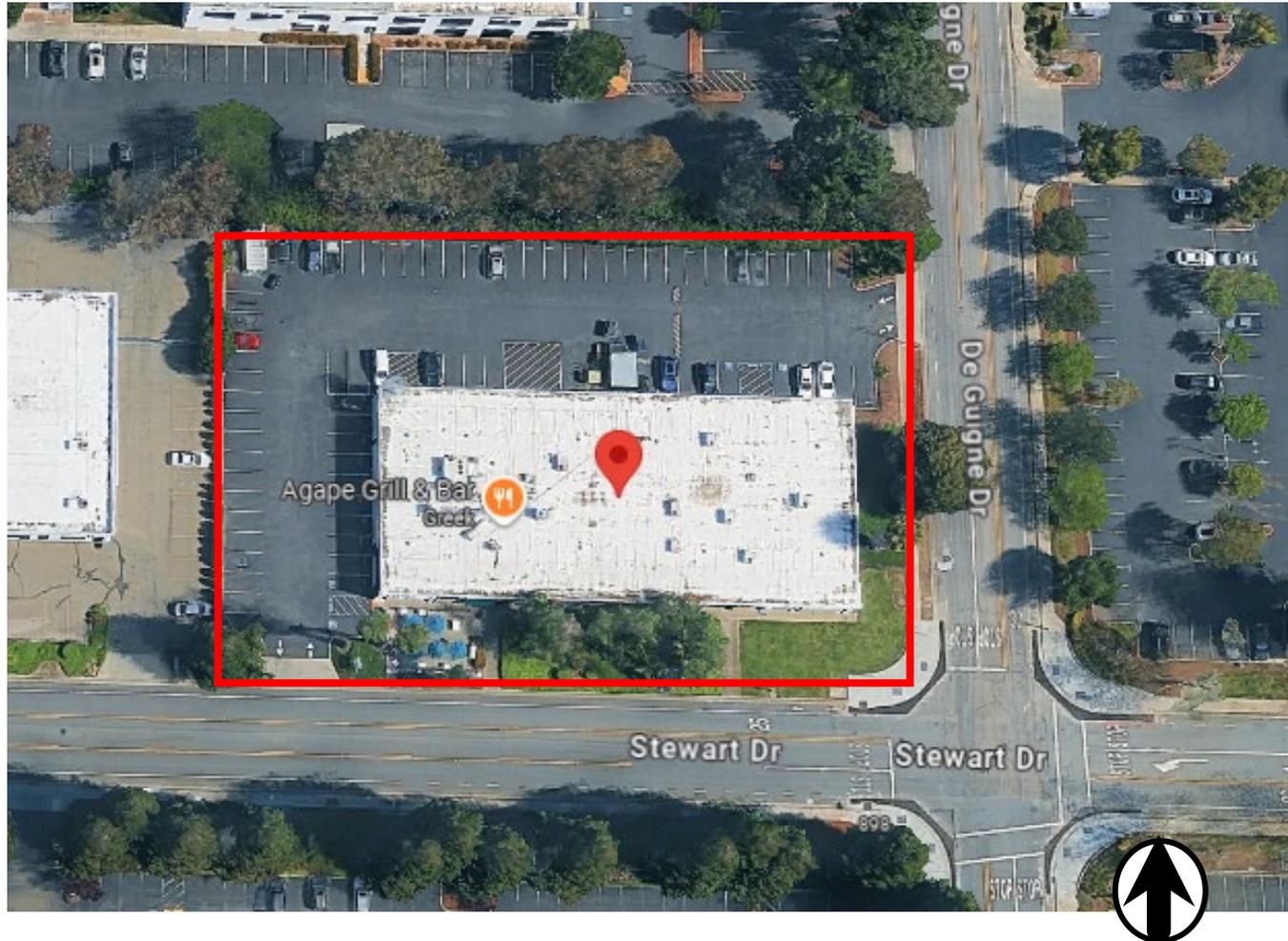
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- Special Development Permit -
  - ◆ Construct 28 townhome-style condominiums
- Vesting Tentative Map -
  - ◆ For Condominium purposes

# Neighborhood Context

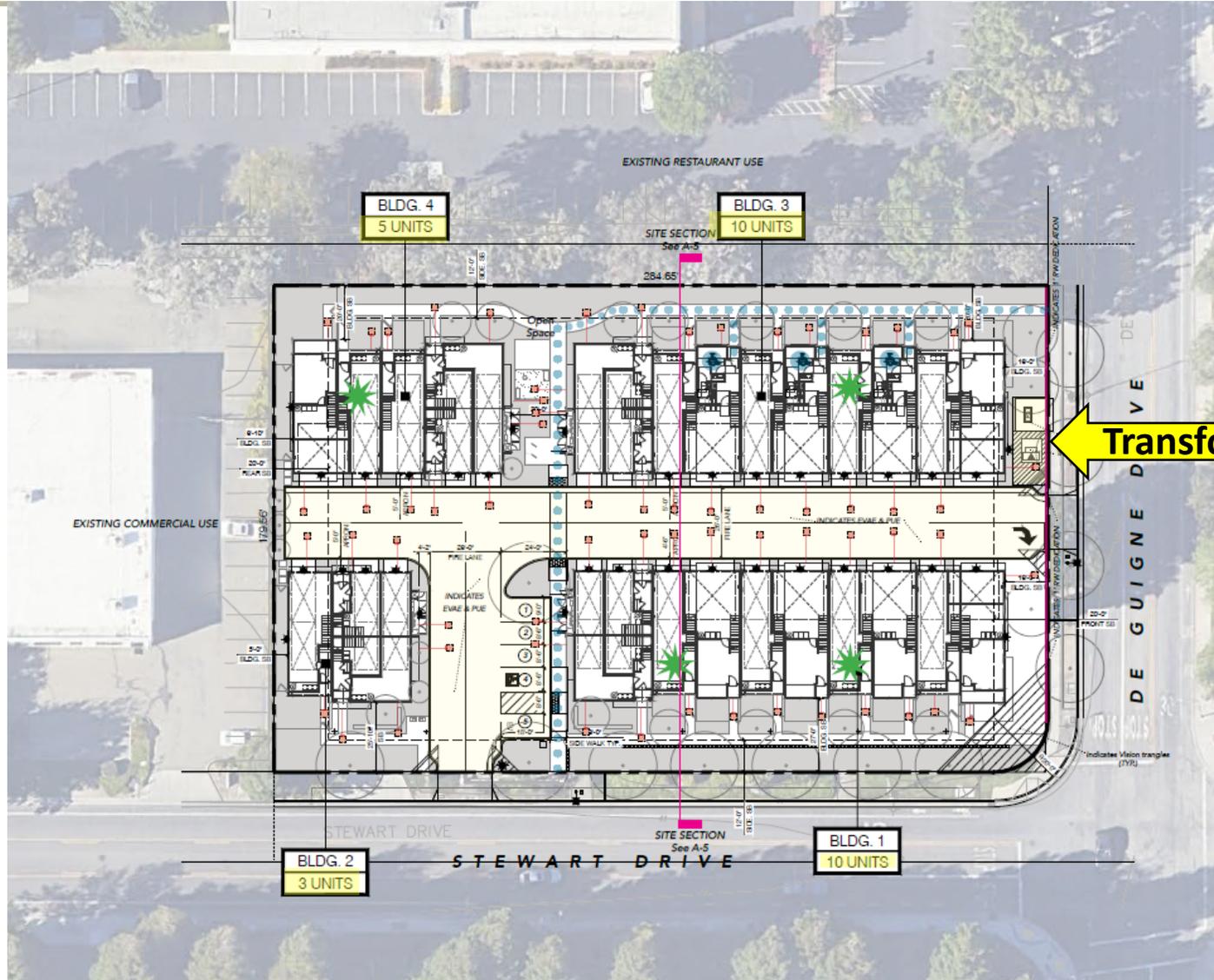


# Existing Site - Background



- **Site Area:** 1.16 acre
- **GP Land Use:** Residential Medium
- **Zoning:** MS/ITR/R3/PD (Industrial and Service /Industrial to Residential /Medium Density Residential /Planned Development)
- **Site History:** Built – 1974

# Site Plan



# Elevations – Buildings 1 & 3



*South Elevation along Stewart Dr.*



*East Elevation along De Guigne Dr.*



*North Elevation (interior)*



*West Elevation (interior)*

# Elevations – Building 2



*South Elevation (Stewart Dr.)*



*North Elevation (Interior)*



*West Elevation*



*East Elevation*

# Elevations – Building 4



*South Elevation*



*North Elevation (rear)*



*West Elevation (side)*



*East Elevation (side)*

# Streetscape Elevation (Stewart Dr.)



# Streetscape Elevation (De Guigne Dr.)



# Density Bonus Law

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- 15% Below Market Rate (BMR) units proposed:
  - ◆ 4 BMR (moderate income) townhome units
- State Density Bonus Law allows:
  - ◆ 1 Concession/Incentive (cost reduction) – 1 proposed
  - ◆ Unlimited Waivers (site constraint) – 16 proposed

# Requested Concession and Waivers

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- Street trees/utility line (c)
- Front setbacks (w)
- Rear setback (w)
- Building height (w)
- Lot coverage (w)
- Private balcony dimensions (w)
- Building entrances (w)
- Parking screening (w)
- Parking setback (w)
- Landscaped areas (w)
- Pedestrian Access (w)
- Loading Zone (w)
- Utilities & Mechanical Equip. (w)
- Transformers (w)
- Exterior Common Open Space (w)
- Surface Parking Landscaping (w)
- Parking lot shading (w)

# Public Outreach

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- Community Outreach Meeting: October 14, 2025
  - ◆ 2 Participants
  - ◆ Support: building design
  - ◆ Concerns: construction noise and dust
- Planning Commission Study Session: October 25, 2025
  - ◆ Building Design
  - ◆ Transformer
- 1 Public Comment letter: concerns about environmental contamination in nearby Superfund/clean-up sites

# Revisions to Conditions of Approval

- BP-56. ON-SITE PRIVATE WATER METER(S):

The developer shall install ~~individual private~~-water sub-meters for each residence, and for each ancillary building on-site, unless otherwise approved by the Building Division. [COA][BUILDING]

- BP-6. SOLID WASTE DISPOSAL AND RECYCLING DISPOSAL PLAN:

A detailed solid waste and recycling disposal plan shall be submitted for review and approval by the Director of Community Development prior to issuance of a building permit. The solid waste and recycling disposal plan and building permit plans shall demonstrate compliance with ~~current~~ applicable City requirements and guidelines for residential projects. [COA][PLANNING/ENVIRONMENTAL SERVICES]

- PF-1. LANDSCAPING AND IRRIGATION:

~~All~~ Landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy to the satisfaction of the Director of Community Development. [COA][PLANNING]

# Staff Recommendation

## Alternatives

1. Find the project exempt from CEQA and approve the Special Development Permit and Vesting Tentative Map.
2. Find the project exempt from CEQA and approve the Special Development Permit and Vesting Tentative Map with modifications.
3. Do not make findings and direct staff where changes should be made.
4. Deny the project.

## Staff Recommendation

Alt. 2: Find the project exempt under CEQA and approve Special Development Permit and Vesting Tentative Map with the findings in Attachment 2 and subject to the revised conditions of approval in Attachment 16.

# Questions & Feedback

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Thank you