



Sunnyvale

Specific Plan and General Plan Amendments Block 20 Projects 2018-7585

Margaret Netto
Planning Commission
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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

- 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

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

- 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

- 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

Recommend to City Council Alternatives 1 and 2:

- 1) Accept the Addendum to the previously certified DSP EIR Pursuant to CEQA Guidelines Section 1516; and
- 2) Adopt a Resolution to amend the General Plan and Downtown Specific Plan; and Adopt a Resolution to amend Figure 3-2 in the Land Use and Transportation Element of the General Plan.