



Sunnyvale

777 Sunnyvale Saratoga Road  
PLNG-2023-0807

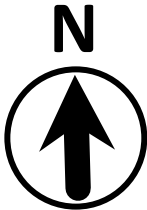
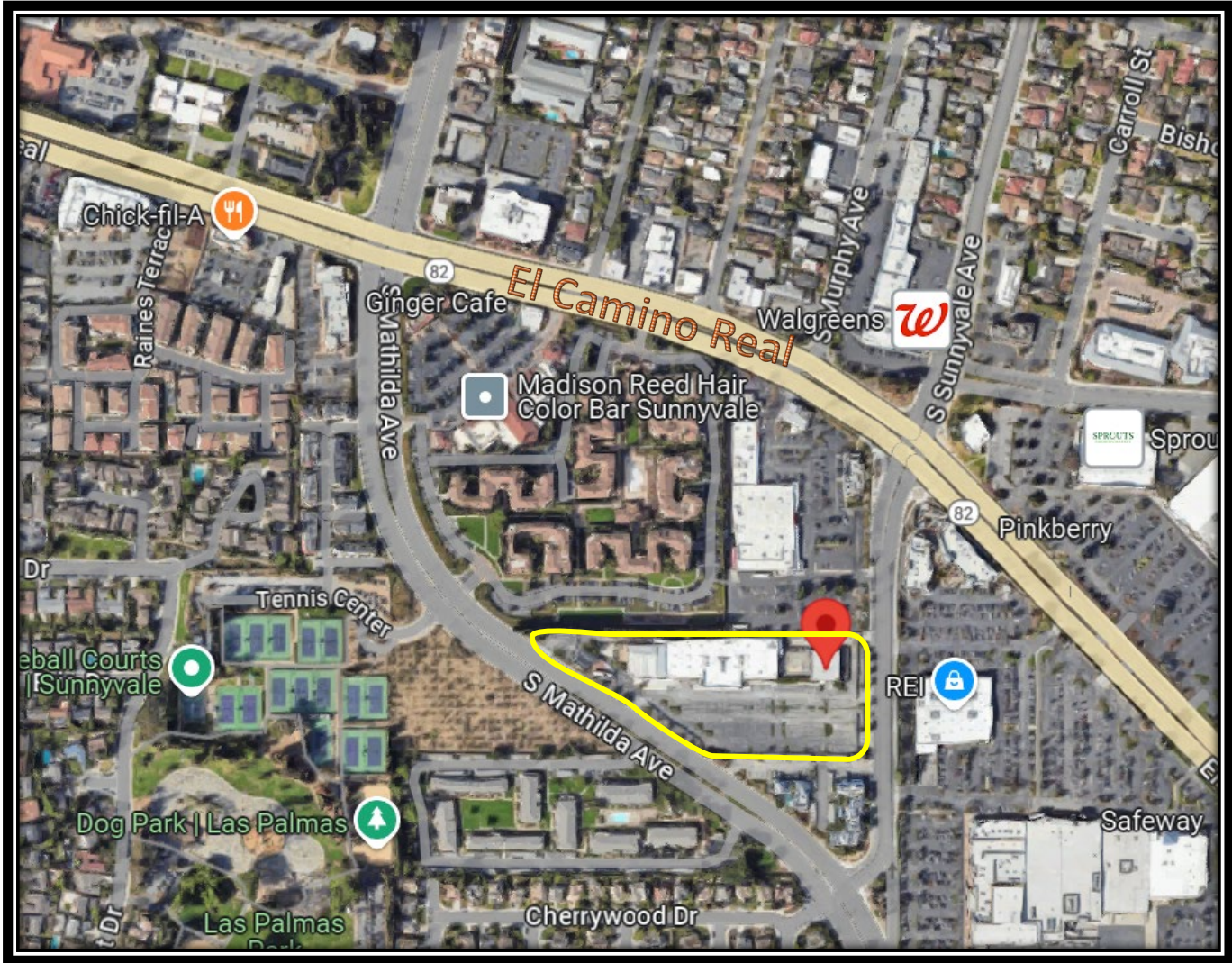
Momo Ishijima, Senior Planner  
Planning Commission, January 27, 2025

# Overview

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- **Special Development Permit (SDP)** – demolition of existing commercial center and the construction of 242 units (80 three-story condominium units; 162 seven-story apartment units); and 2,050 sq. ft. of commercial.
- **Tentative Map** - create 19 lots, and 80 condominium units

# Neighborhood Context



# Background

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- **Zoning:** ECR-MU54 (El Camino Real Specific Plan – Mixed Use 54)
- **Residential:** 54 du/ac (proposes 46 du/ac)
- Former Orchard Supply Hardware (OSH) site constructed in 1971
  - ◆ 2 buildings totaling appx. 38,000 sq. ft.
  - ◆ Nursery area appx. 15,000 sq. ft.
  - ◆ Closed in 2018



# Site Plan





# Streetscape Image – South Mathilda Avenue





# Streetscape Image – Sunnyvale Saratoga Road



# Density Bonus Law

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12 Below Market Rate (moderate income) townhome units proposed to comply with the City's Inclusionary Below Market Rate Ownership Housing Program Ordinance (SMC Chapter 19.67)

25 Below Market Rate (17 low income and 8 very low income) apartment units proposed to comply with the City's Inclusionary Below Market Rate Rental Housing Ordinance (SMC Chapter 19.77)

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 17 Waivers requested).



# Concessions and Waivers

	PROPOSED	REQUIRED	NOTES
<b><i>Window Recesses (CONCESSION)</i></b>	Residential only	3 inches from main wall plane	ECRSP 4.3.a
<b><i>Standards for Vehicle Access from Primary Street Frontage</i></b>	North driveway on S. Mathilda Ave deficient	5-foot pedestrian walkway, 3-foot landscaped area on both sides, 8-foot pole or bollard lights	ECRSP 6.2.a
<b><i>Maximum Building Height</i></b>	79'-2" to parapet 86' to elevator	75'-0"	SMC 19.36.100

# Waivers

	PROPOSED	REQUIRED	NOTES
<b><i>Fifth Story Stepback</i></b>	37.7%	10' stepback for 60%	SMC 19.36.100B.C
<b><i>Min. Daylight Plane Angle</i></b>	72° for one townhouse bldg	45° from lot line	SMC 19.36.100B.G1
<b><i>Min. Active Ground Floor Active Use Area</i></b>	2,050 sq. ft.	6,930 sq. ft.	SMC 19.36.100B.C

# Waivers

	PROPOSED	REQUIRED	NOTES
<b><i>Landscape – other landscape area</i></b>	16.1%	20% of lot area	SMC 19.36.130
<b><i>Individual Lockable Storage</i></b>	6,584 cubic feet	40,600 cubic feet	SMC 19.38.040
<b><i>Community Room or Club House Requirement</i></b>	None	450 sq. ft.	SMC 19.38.045



# Waivers

	PROPOSED	REQUIRED	NOTES
<b><i>Min. Ground Floor Commercial Area</i></b>	2,050 sq. ft.	12,302 sq. ft.	SMC 19.36.090 footnote [2]
<b><i>Min. Ground Floor Plate Height (commercial)</i></b>	11 feet	18 feet	SMC 19.36.100B.F1
<b><i>Building Length and Articulation</i></b>	Recesses provided but not meeting dimensional reqts	Major recesses every 75' of horizontal elevation	ECRSP 3.4.1.a

# Waivers

	PROPOSED	REQUIRED	NOTES
<b><i>Perimeter Landscape Requirement</i></b>	2'-0" north of apts and 3'-2" south of townhomes	10'-0" buffer	SMC 19.37.040(b)(1) and ECRSP 6.3.c
<b><i>Min. Setback and Landscape Standards</i></b>	None	10'-0" landscape buffer all around parking structure	ECRSP 6.4.1.a
<b><i>Visual Impact Standards</i></b>	9.9%	Above-ground parking structure wrapped in 75% active use	ECRSP 6.4.1.b

# Waivers

	PROPOSED	REQUIRED	NOTES
<b><i>Distance Between Buildings</i></b>	19'-0" and 22'-11" between the 5-plex and 10-plex bldgs	26'-0"	SMC 19.48.030
<b><i>Setback and Build-to-Line</i></b>	4-foot encroachment of living areas for apts	15 feet	SMC 19.36.100
<b><i>Parking</i></b>	299 parking spaces	339 parking spaces	SMC 19.36.120



# Community Outreach Meeting

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- December 18, 2024 – Washington Park Park Building
- 16 participants
- Concerns:
  - ◆ Parking
  - ◆ Seven-story apartment height
  - ◆ Construction timeline and lane closures
  - ◆ Funding for Affordable Housing development
- Support:
  - ◆ More Housing

## Feedback Requested:

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- Project Design and Site Planning
- Design details
- Concession and Waivers Requested