



Sunnyvale

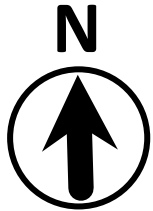
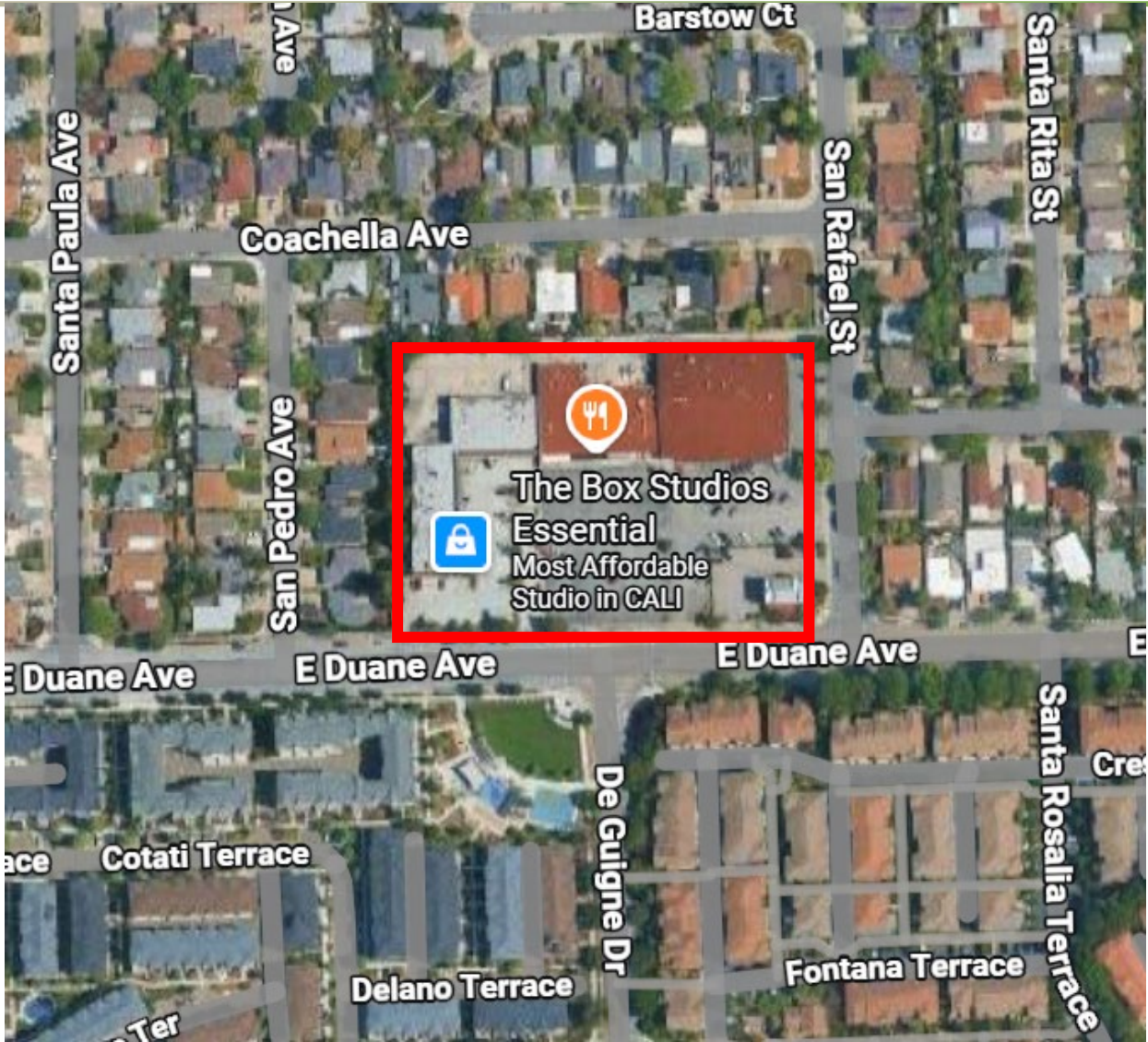
911 East Duane Avenue
PLNG-2024-0083

Margaret Netto, Senior Planner
Planning Commission, April 27, 2026

Overview

- **Special Development Permit (SDP)** to construct a mixed-use project consisting of 67 residential units (55 townhomes and 12 flats) and 18,535 square feet of retail (maintain 2,900 square foot Speedy's Tacos building) and construct new 15,635 square foot two-story retail building, for a total of 10% commercial FAR).
- **Tentative Map:** to subdivide one parcel into 17 lots and two common lots.

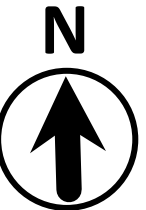
Neighborhood Context



Background

- **General Plan:** Village Mixed Use (VMU)
- **Zoning:** Commercial (C-1)
- **Residential:** 18 du/ac (proposes 15.9 du/ac)
- **Existing:** 58,700 sf. single story retail building, standalone 2,900 sf. Speedy's Taco building and surface parking

Site Plan



Streetscape Image – View across East Duane (Commercial building)



Townhomes Elevations



- EXTERIOR MATERIALS**
1. CONCRETE TILE "S" ROOFING
 2. EXTERIOR PLASTER FINISH
 3. EXTERIOR PLASTER FINISH OVER 2x4 FOAM TRIM
 4. WROUGHT IRON RAILING
 5. METAL AWNING
 6. INSULATED VINYL WINDOWS
 7. FIBERGLASS FRONT DOOR
 8. VINYL SLIDING GLASS DOOR
 9. SECTIONAL FLUSH PANEL ROLL-UP GARAGE DOOR
 10. METAL FASCIA GUTTER
 11. DECORATIVE CORSEL
 12. CLAY TILE ACCENT
 13. PAINTED METAL UTILITY DOOR
 14. METAL POT SHELF
 15. WOOD AC SCREEN



ALL WINDOW GLAZING IN THIS PROJECT HAS AN AVERAGE REFLECTIVITY OF < 50%

ELEVATION SHOWING BUILDINGS 1, 2, 6, 7, 8, 9, 10 & 11 SEE CIVIL SHT. C5 FOR LOCATIONS ON SITE PLAN



Townhome Elevations from Duane Avenue



UNIT 4R UNIT 1 UNIT 2 UNIT 1 UNIT 2 UNIT 4
REAR ELEVATION



UNIT 4R
RIGHT ELEVATION

- EXTERIOR MATERIALS
1. CONCRETE TILE "S" ROOFING
 2. EXTERIOR PLASTER FINISH
 3. EXTERIOR PLASTER FINISH OVER 2x4 FOAM TRIM
 4. WROUGHT IRON RAILING
 5. VINYL SLIDING GLASS DOOR
 6. INSULATED VINYL WINDOWS
 7. FIBERGLASS FRONT DOOR
 8. SECTIONAL FLUSH PANEL ROLL-UP GARAGE DOOR
 9. METAL FASCIA GUTTER
 10. DECORATIVE CORBEL
 11. CLAY TILE ACCENT
 12. PAINTED METAL UTILITY DOOR
 13. METAL POT SHELF
 14. WOOD AC SCREEN



UNIT 4
LEFT ELEVATION



UNIT 4 UNIT 2 UNIT 1 UNIT 2 UNIT 1 UNIT 4R
FRONT ELEVATION

ALL WINDOW GLAZING IN THIS PROJECT HAS AN AVERAGE REFLECTIVITY OF < 50%

ELEVATION SHOWING BUILDINGS 12, 13, & 14 SEE CIVIL SHT. C5 FOR LOCATIONS ON SITE PLAN



BUILDING 6 EXTERIOR ELEVATIONS
A07.2

399 254 Hacienda Village
Sunnyvale, CA
November 2025

Village Center Retail Preservation Incentive Program

- Project qualifies- incentive program
- BMR Requirements: Over 10% Retail, no BMR requirement
- Applicant is entitled to one Concession and unlimited Waivers or reductions of developments standards that would physically prevent the project from being built at the permitted
- The Concession and Waivers are called Deviations

Deviations (1 of 7)

	PROPOSED	REQUIRED	NOTES
<i>Underground Existing Utility Lines</i>	Not Underground	Underground	SMC 19.38.090 19.38.095 ODS

Deviations (page 2 of 7)

	PROPOSED	REQUIRED	NOTES
<i>Minimum Useable Open Space Dimensions and Area</i>	Private balconies and porches do not meet min. requirement	12-foot dimension in any direction and a min. area of 200 square feet	SMC 19.38.030 and Table 19.37.040
<i>Distance between buildings</i>	26-foot required between buildings	19.8-foot minimum setback	SMC § 19.48.030
<i>Height limit</i>	35-foot height limit	buildings would range from 35.9 to 39.9 feet in height	SMC § 19.32.020; Table 19.32.020.

Deviations (page 3 of 7)

	PROPOSED	REQUIRED	NOTES
<i>Parking</i>	216 spaces	245 spaces	SMC § 19.46.050; Table 19.46.050.
<i>Parking Lot Shading</i>	50% of parking area shaded within 15 yrs	15% of parking area will be shaded within 15 years	SMC § 19.46.120
<i>Landscape Strip</i>	7-foot	15-foot minimum landscape frontage strip	SMC § 19.37.040(c)

Deviations (page 4 of 7)

	PROPOSED	REQUIRED	NOTES
<i>Community Room</i>	No community room provided	250 square foot community	SMC § 19.38.045(b)
<i>Solar Shading</i>	Two lots exceed 10% threshold	Less than 10%	Submittal Checklist, SMC 19.32.020 and SMC 19.56.020
<i>Parking Location</i>	Parking located behind buildings	Not located behind buildings	Objective Design Standards 2.2

Deviations (page 5 of 7)

	PROPOSED	REQUIRED	NOTES
<i>Multi family transition</i>	Less than 50 points	50 points	Objective Design Standards 2.3
<i>Daylight Plane</i>	2 buildings do not meet the requirement	45 degrees	Objective Design Standards 3.3
<i>Pitched roof-eave projection</i>	Pitched roof eave projection: 1' provided	Pitched roof eave projection: 2' required.	Objective Design Standards 3.7

Deviations (page 6 of 7)

	PROPOSED	REQUIRED	NOTES
<i>Back Flow Preventer Screening</i>	Less than 50 points	50 points	Objective Design Standards 5.6
<i>External Accessibility / Pedestrian Pathway Design Approaches</i>	Less than 120 points	120 points	Objective Design Standards 6.2
<i>Open Space Amenities</i>	Less than 50 points	50 points	Objective Design Standards 6.4

Deviations (page 7 of 7)

	PROPOSED	REQUIRED	NOTES
<i>Parking lot landscaping</i>	15%	20%	SMC 19.46.120
<i>Recycling and solid waste enclosures shall be located within one hundred fifty</i>	One building does not meet min. distance-233'	150'	SMC 19.38.030
<i>Setbacks (Residential Front, Commercial front, rear and side)</i>	5-feet 5-feet 6-feet 5 Foot 10 Foot Side Setbacks Combined	15-feet 70-feet 20-foot 12 Foot Side Setback 21 Combined	SMC § 19.34.030; Table 19.34.030. SMC § 19.34.030 70

Community Outreach – April 9, 2026

- 80 participants with the following comments/concerns:
- Lack of grocery store
- Privacy and building orientation
- Design concerns
- Job loss
- Housing-retail imbalance
- Environmental impacts
- Density transition
- Walkability & Village fee;
- Housing diversity
- Parking and traffic

Comments Requested:

- Project Design and Site Planning
- Design details
- Deviations