

PROJECT DATA TABLE – 460 PERSIAN DRIVE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Industrial to Residential Medium to High Density	Same	Industrial to Residential Medium to High Density
Zoning District	R-4/PD	Same	R-4/PD
Lot Size (s.f.)	57,645 (1.32 ac)	Same	8,000 min.
Gross Floor Area (s.f.)	24,014	104,727	No max.
Lot Coverage (%)	42%	55% (31,767 s.f.)	40% max.
Floor Area Ratio (FAR)	42%	182%	No max.
No. of Units	N/A	1 Bed-30 2 Bed-19 3 Bed-17 Total-66	1 unit for each 1200 sq. ft. (48) + 35% Density Bonus per SMC 19.18.025 (17 – rounded up) + 5% Add'l Green Building (2) 67 max.
Density (units/acre)	N/A	50 (w/ density bonus)	36 DU/Ac or 1 unit/1,200 s.f.
Meets 75% min?	N/A	Yes	36 min.
Unit Sizes, incl. garage (s.f.)	N/A	532-1,347 (793 avg.)	N/A
Building Height (ft.)	21'	52'	55' max.
No. of Stories	1	4	4 max.
No. of Buildings Onsite	1	1	N/A
Lockable Storage/Unit	N/A	300 cu. ft. per unit	300 cu. ft. min. per unit
Solar Shading	N/A	9% on west side property	10% max.
Trash Enclosure Distance	N/A	Within 150' of each unit	Within 150' of each unit
Setbacks			
Front (ft.) – Persian Dr.	25'	20' Level 1-2 20' Level 3 20' Level 4	20' min. Level 1-2 25' min. Level 3 31.5' min. Level 4

SDC



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
★ Left Side (ft.) – East	0'	9'	18' min.
Right Side (ft.) - West	64'	29'	20' min.
Rear (ft.) – South	69'	32'-10"	20' min.
★ Balcony Projection into Side Yard Setback	N/A	9' into required setback	Up to 3' into required setback
Total Landscaping (s.f.)	2,408/4%	12,035/21%	11,529/20% min. of lot area
★ Landscaping/Unit (s.f.)	N/A	179	375 min.
SDC Usable Open Space/Unit	N/A	205	380 min.
Private Useable Space/Unit	N/A	99	80 min.
Frontage Width (ft.)	Ranges 1-35'	20	15 min.
Parking Lot Shading (%)	Approximately 1-2 stalls shaded	50% min.	50% min. in 15 years
Water Conserving Plants	Unknown	80%	80% min.
Recreation Building (s.f.)	N/A	970	225 min.
Parking			
SDC Total Spaces	50	87	102 min.
Covered Spaces	N/A	84	66 min.
Compact % of unassigned	0	5%	Up to 10%
Tandem % of required covered	0	26%	Up to 50%
Accessible	5	3	Per CBC
Driveway Width (ft.)	20-24'	24'-26'	20' min.
Parking Space Maneuvering Area	20-24'	24'-26'	24' min.
Bicycle Parking	Unknown	64 secured	17 secured min.
Impervious Surface Area (s.f.)	55,191	32,272	No max.
Impervious Surface (%)	96%	56%	No max.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

SDC Indicates Concession per the State Density Bonus