



Sunnyvale

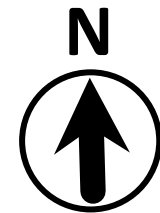
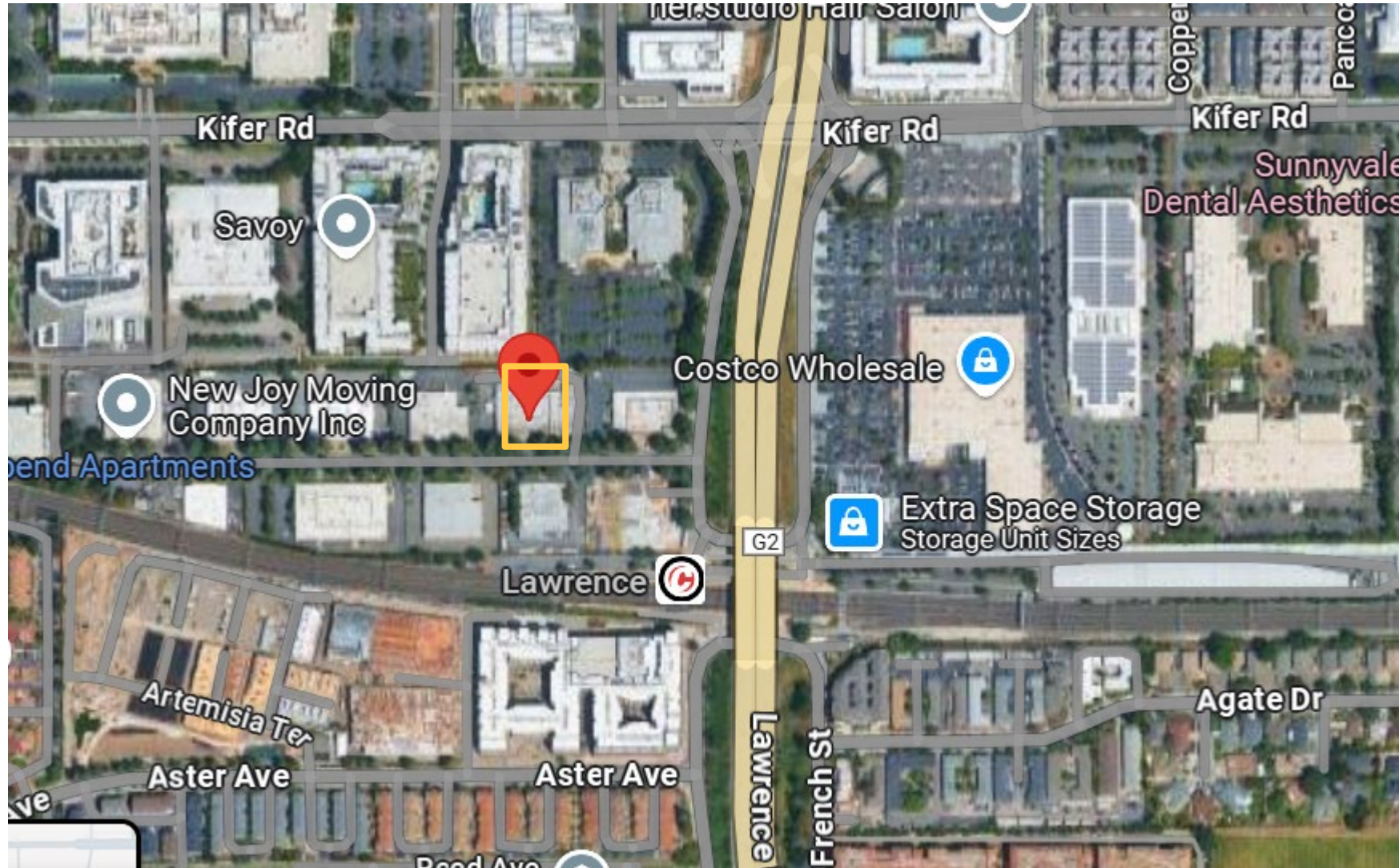
1171 Sonora Court
PLNG-2024-0003

Margaret Netto, Senior Planner
Planning Commission, July 28, 2025

Overview

- **Special Development Permit (SDP)** – demolition of existing industrial building and the construction of 172 seven-story apartment units.

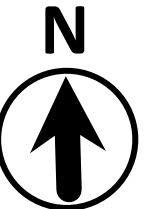
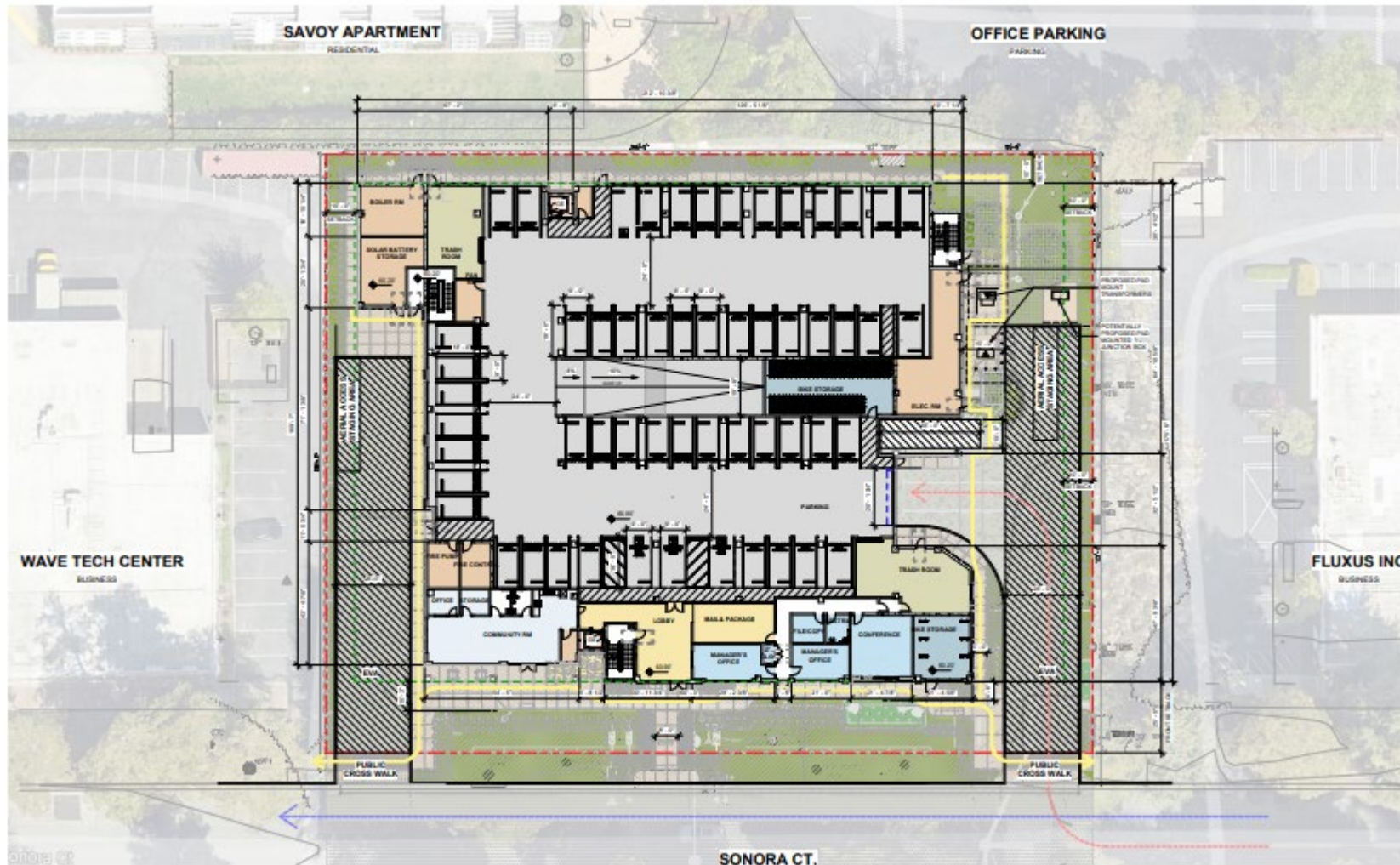
Neighborhood Context



Background

- **General Plan: TMU-Transit Mixed Use**
- **Zoning:** MXD-I/S (Flexible Mixed Use)
- **Residential:** 54 du/ac (proposes 132 du/ac)
- Existing: 19,512 sf. single story industrial building, surface parking

Site Plan



Streetscape Image – View from Southwest



Streetscape Image – View from the Southeast



Density Bonus Law

136 units (79 percent of the base density) low-income households

34 units (20 percent of the base density) moderate income households.

Applicant is entitled to four Concessions/Incentives and any number of Waivers or reductions of developments standards that would physically prevent the project from being built at the permitted density (4 Concessions and 2 Waivers requested).

Concessions

	PROPOSED	REQUIRED	NOTES
1. Ground floor plate height	12 feet	14 feet	ODS Table 2A
2. Roof Form-flat roof variation	Roof angles /material change	Cornice detail for buildings longer than 100 feet	ODS 3.7.2
3. Roof form-cornice detail	Cornices below the roof line, various locations	Cornice 18" tall x 12"deep	ODS 4.2.1.2

Concessions

	PROPOSED	REQUIRED	NOTES
4. Individual Lockable Storage	4,800 cubic feet 24 individual storage spaces	Studio-bedroom-200 cubic feet 2-bedroom-300 cubic feet	SMC 19.38.040

Waivers

	PROPOSED	REQUIRED	NOTES
1. Street Setback	None	Height step back for floor 3 – above, min 5'	ODS Table 3A
2. Division of Building Length	Elevation ranges approximately 5 to 9 feet.	75' intervals, 10' wide	ODS Table 3B

Community Outreach Meeting

- June 10, 2025– virtual
- 6 participants
- No comments or concerns

Feedback Requested:

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