



Sunnyvale

2020-7112

444 Old San Francisco Rd

Aastha Vashist, Senior Planner

Planning Commission, August 28, 2023

Project Overview

- 0.40-acre corner lot
 - ◆ **Special Development Permit (SDP)**
 - Demolish existing home and construct eight townhomes
 - On and off-site improvements
 - ◆ **Tentative Map**
 - Eight lots and a common lot



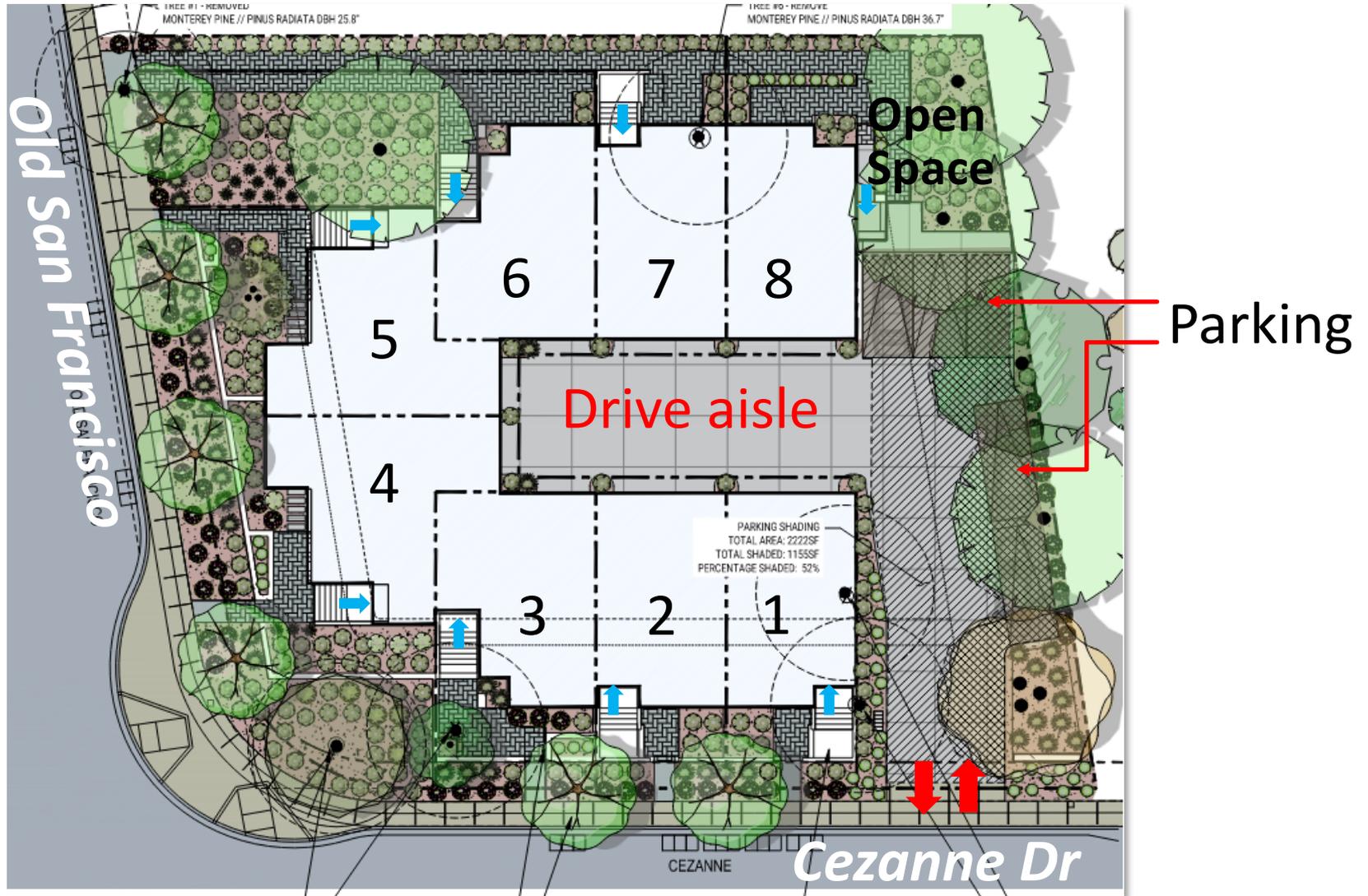
Neighborhood Context



Background

- General Plan: High Density Residential
- Zoning: R-4/PD
- General Plan Policy HE-4.3:
 - ◆ Build at least 75% of the max. allowable density
 - ◆ Substantial compliance
 - Max allowed: 13 units
 - 75% density: 9 units

Site Layout



View from Old San Francisco Rd & Cezanne Dr

Siding

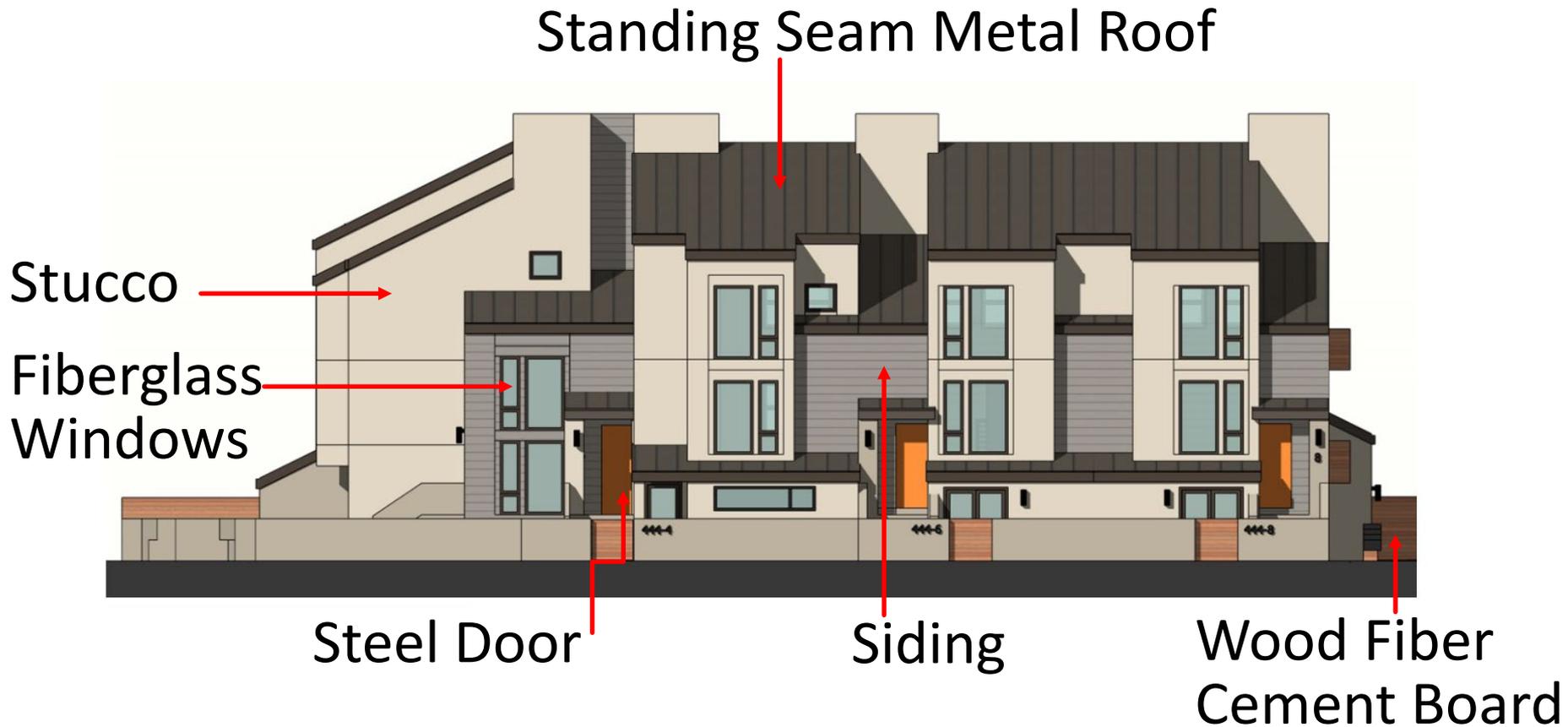
Standing Seam Metal Roof



Fiberglass
Windows

Stucco

West Elevation (Cezanne Dr)



North Elevation (Old San Francisco Rd)



East Elevation (Side)



Revised South Elevation (Rear)



Previous South Elevation (Rear)



Below Market Rate (BMR) Housing

- Required: 1.2 BMR units
- Proposed: In-lieu fee alternative to satisfy BMR housing requirement
 - ◆ Subject to:
 - Housing and Human Services Commission
 - City Council approval

Housing Legislation

- Housing Accountability Act (HAA)
 - ◆ Subject to objective standards
- SB 330
 - ◆ Subject to fees, ordinances, policies as of June 9, 2023

CEQA

- Class 32 Categorical Exemption
 - ◆ Infill development
 - ◆ Meets required findings (Attachment 3)

Deviations

Front Yard Setback

- Required: 20'
- Proposed: 13'-8" (Cezanne Dr) & 9'-6" (Old San Francisco)
- Justification:
 - ◆ Unique site shape
 - ◆ Large street frontage
 - ◆ 3-foot recess on upper floor levels

Deviations

Usable Open Space

- Required: 380 s.f./unit
- Proposed: 334 s.f./unit
- Justification:
 - ◆ Private patio location
 - Within front yard, which does not count per City code
 - ◆ If patios counted, there would be 496 s.f./unit

Discussion: Noise Level

General Plan's Safety and Noise Element

- Categorized:
 - ◆ Normally acceptable (up to 60 Ldn)
 - ◆ Conditionally acceptable (60-75 Ldn)
 - Requires detailed analysis
 - ◆ Unacceptable (over 75 Ldn)
- Noise Levels: 64 to 66 Ldn (conditionally acceptable)
- Six-foot solid fence attains normally acceptable level
 - ◆ Not recommended by staff; impacts streetscape

Recommendation

Staff Recommendation

Alternative 1:

- Find project is Categorical Exempt per CEQA (infill)
- Approve the Special Development Permit and Tentative Map