



Sunnyvale

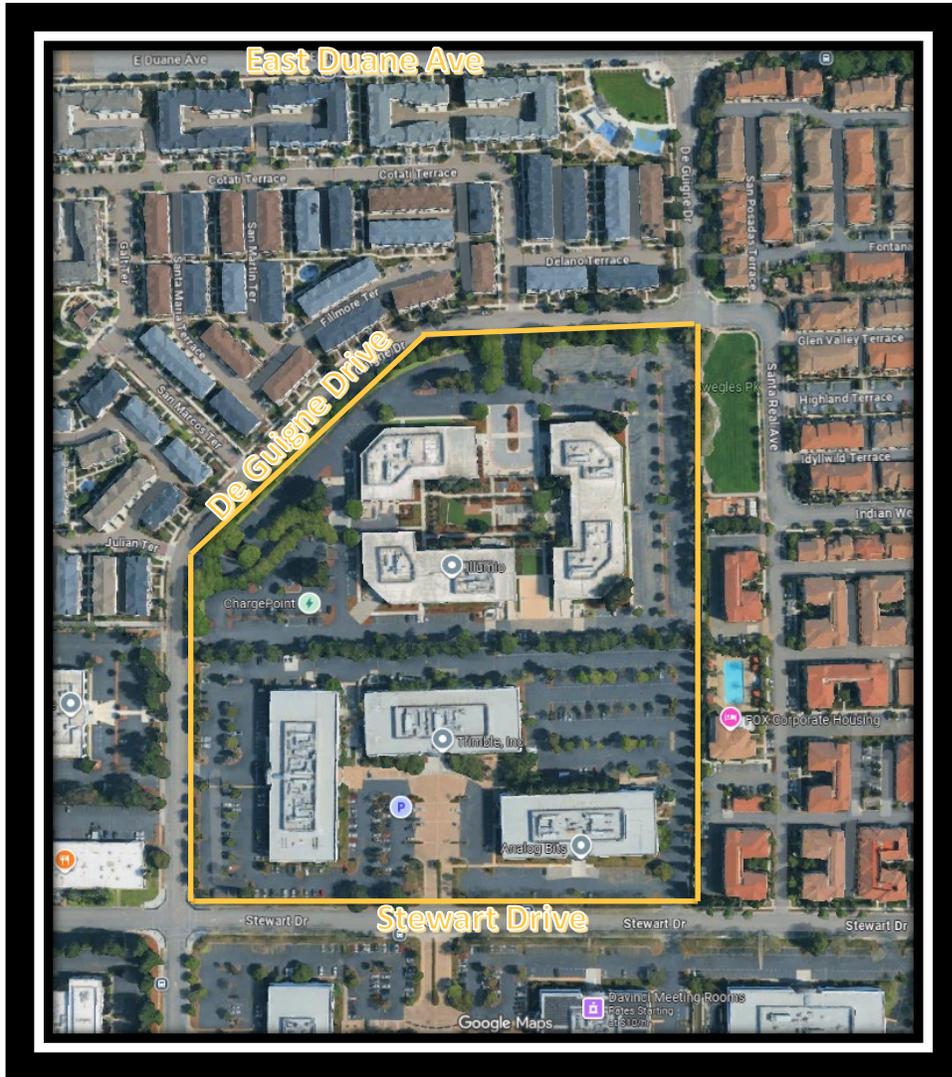
510 and 920 De Guigne Drive PLNG-2025-0230

Momo Ishijima, Senior Planner
Planning Commission, February 23, 2026

Overview

- **Use Permit (UP)** – demolish six industrial office buildings and the construct 329 units (370 units total with ADUs)
 - ◆ 151 detached single-family homes
 - ◆ 178 three story townhomes
 - ◆ 41 accessory dwelling units
- **Vesting Tentative Map** - create 151 lots, 178 condominium units, and 53 parcels

Existing Site and Neighborhood Context



- **Site Area:** 20.55 acres
- **Site History:** 381,000 sq. ft. total
 - Built 1990 and 1998
- **General Plan:** Medium Density Residential
 - East Sunnyvale Sense of Place Plan
- **Zoning:** M-S (Industrial and Service)
- **Density:** 24 du/ac (proposes 18 du/ac)

Site Plan



Streetscape Elevations



Townhomes – facing De Guigne Drive and Stewart Drive



Single-family homes – facing De Guigne Drive

Streetscape Image – Corner of De Guigne Drive and Stewart Drive



Streetscape Image – Stewart Drive and Multi-Use Path



Interior Rendering



Density Bonus Law

49 Below Market Rate (moderate income) units + a **0.35** fractional in lieu fee are proposed to comply with the City's Inclusionary Below Market Rate Ownership Housing Program Ordinance (SMC Chapter 19.67)

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**).

Requested Concession (1) and Waivers (17)

- **Concession** – Window Recess (ODS)

- **Waiver Sunnyvale Municipal Code**

- Max. Building Height
- Min. Front Yard Setback
- Min. Avg. Front Yard Setback
- Min. Side Yard Setback
- Min. Total Side Yard Setback
- Min. Rear Yard Setback
- Min. Lot Size
- Min. Lot Width
- Mechanical Equipment Setbacks

- **Waiver Objective Design Standards**

- Open Space Amenities
- Min. Ground Floor Plate Height
- Trees in Common Open Space
- Building Frontage at Front Setback
- Max. Building Setback from Min. Front Yard Setback
- Vehicle Access to Garage
- Loading Space
- Common Open Space External Accessibility

Public Outreach

- Community Outreach Meeting: November 19, 2025 – 950 DeGuigne Drive
 - ◆ 40+ participants
 - ◆ Concerns: Commercial/Retail – accessibility to services, traffic, parking, noise and construction timeframe, groundwater contamination
 - ◆ Support: More housing, BMR Program
- Planning Commission Study Session: November 24, 2025
 - ◆ Concession and waiver justifications
 - ◆ Questions: EIFS use, setbacks, planting of native species, accessible units, pedestrian access to internal units
 - ◆ Support: Architectural design, providing small lot single-family type homes, more housing

Alternatives

1. Make the required findings to approve the CEQA determination that the project is consistent with the LUTE EIR and no additional environmental review is required pursuant to CEQA Guidelines Section 15183 and approve the Use Permit and Vesting Tentative Map based on the Recommended Findings in Attachment 3 and Recommended Conditions of Approval in Attachment 4.
2. Make the required findings to approve the CEQA determination that the project is consistent with the LUTE EIR and no additional environmental review is required pursuant to CEQA Guidelines Section 15183 and approve the Use Permit and Vesting Tentative Map based on the Recommended Findings in Attachment 3 with modified Conditions of Approval in Attachment 4.
3. Do not make the required Findings and direct staff where changes should be made.

Staff Recommendation

Alternative 1:

- Make the finding to approve the CEQA determination;
- Approve the Use Permit and Vesting Tentative Map;
- Based on the Recommended Findings; and
- Subject to the Recommended Conditions of Approval