

PROJECT DATA TABLE

As of the date of the SB-330 Preliminary Application submittal for the proposed project in February 2023:

- **General Plan Designation:** Village Mixed Use (VMU)
- **Zoning Designation:** Neighborhood Business (C-1)/Planned Development (PD)

Pursuant to Sunnyvale Municipal Code (SMC) 19.20.040(b), the project shall comply with all zoning standards that apply to residential uses in the lowest residential zoning district that would allow the density established by the General Plan for the site, which in this case in the R-3 Medium Density Residential zoning district (reserved for not more than 24 dwelling units per acre).

As such, R-3 zoning district standards will apply to the residential portion of the proposed development.

In addition, the proposed commercial portion/parcel of the proposed development shall comply with the zoning standards that apply to the C-1 zoning district.

DEVELOPMENT STANDARD	EXISTING CONDITIONS	MAXIMUM PERMITTED	PROPOSED PROJECT
Lot Size			
Overall Project	5.28 acres (229,968 sq. ft.)	-	5.28 acres (229,968 sq. ft.)
Residential Portion	4.44 acres (193,363 sq. ft.)	-	4.44 acres (193,363 sq. ft.)
Commercial Portion	0.84 acres (36,605 sq. ft.)	-	0.84 acres (36,605 sq. ft.)
Gross Floor Area			
Overall Project	58,549 sq. ft.	-	190,138 sq. ft.
Residential Portion	56,541 sq. ft.	-	167,034 sq. ft.
Commercial Portion	2,008 sq. ft.	-	23,104 sq. ft.
Lot Coverage			
Overall Project	25.5%	-	36.6% (84,485 sq. ft.)
Residential Portion	29.2%	40%	37.7% (72,985 sq. ft.)
Commercial Portion	5.5%	35%	31.4% (11,500 sq. ft.)
Floor Area Ratio (FAR)			
Overall Project	25.5%	-	82.7%
Residential Portion	29.2%	-	86.4%
Commercial Portion	5.5%	-	63.1%
Residential Density (Dwelling Units per Acre)			
Overall Project	-	24 du/acre	19.13 du/acre

RESIDENTIAL PORTION (R-3 Zoning District Standards)			
DEVELOPMENT STANDARD	EXISTING CONDITIONS	MIN. REQUIRED/ MAX. PERMITTED	PROPOSED PROJECT
Building Count	2	-	16
Building Height	1 story / 36 feet	Maximum 3 stories / 35'	3 stories / 40' 6"
Building Height (Within 75 feet of a property line shared with a property in a single family residence zoning district)	1 story / 36 feet	Maximum 30'	40' 6" (Buildings 1, 2, 5, & 15)
Front Yard Setback	Lawrence: 246' Lakedale: 4' 8"	Minimum 20'	Lawrence Expressway: Ranging from 7' 6" to 16' 3" (Buildings 8-13) Lakedale Way: 5' 2" (Building 1)
Side Yard Setback	19' 2"	Minimum 12'	10' (Building 15)
Rear Yard Setback	10' 6"	Minimum 25' 3"	10' 4" (Buildings 13-15)
Distance Between Buildings	-	Minimum 26'	16'
Usable Open Space	-	Minimum 40,400 sq. ft.	31,143 sq. ft.
Community Room/Clubhouse	-	Minimum 450 sq. ft.	None
Private Balcony Dimensions	-	Minimum 7' in any direction	4' in some areas for 85 of 101 units
Ground Equipment Screening Details	-	No mechanical equipment between the face of building and street	A/C units between the face of Buildings 1 and 8 and Lakedale Way
Vehicle Parking Count (Assigned Spaces)	-	Minimum 168 spaces	202 spaces (101 two-car garages)
Vehicle Parking Count (Unassigned Spaces)	-	Minimum 50 spaces	25 spaces
Bicycle Parking Count	-	Minimum 26 "Class I" (secure) spaces	Class I Secure: 101 two-car garages Class II Bicycle Racks: 36 spaces
Landscaped Area (Total)	-	Minimum 42,925 sq. ft.	58,046 sq. ft.
Landscaped Area (Parking Lot)	-	Minimum 20% of parking lot area	23.9%
Parking Lot Shading	-	Minimum 50% of parking area within 15 years of tree establishment	24%



Starred items indicate applicant-requested City Retail Incentive Program waivers to deviate from Sunnyvale Municipal Code requirements.

COMMERCIAL LOT (C-1 Zoning District Standards)			
DEVELOPMENT STANDARD	EXISTING CONDITIONS	MIN. REQUIRED/ MAX. PERMITTED	PROPOSED PROJECT
Building Count	1	-	1

COMMERCIAL LOT (C-1 Zoning District Standards)			
DEVELOPMENT STANDARD	EXISTING CONDITIONS	MIN. REQUIRED/ MAX. PERMITTED	PROPOSED PROJECT
Building Height	1 story / 16 feet	Maximum 2 stories / 40'	2 stories / 36"
Building Height (Within 75 feet of a property line shared with a property in a single family residence zoning district)	1 story / 16 feet	Maximum 20'	32'
Front Yard Setback	69' 7"	Minimum 70'	6.9"
Side Yard Setback	60' 2"	-	10' 6"
Rear Yard Setback	16' 6"	-	67'
Vehicle Parking Count	-	Minimum 93 spaces	51 spaces
Loading Space	-	Minimum 1 space	None
Bicycle Parking Count	-	Minimum 3 spaces	Class I Secure: 2 lockers (1 bicycle each) Class II Bicycle Racks: 6 spaces
Landscaped Area (Total)	-	Minimum 7,321 sq. ft. (36,605 sq. ft. [lot area] x 20%)	7,080 sq. ft.
Landscaped Area (Parking Lot)	-	Minimum 20% of parking lot area	36.9%
Parking Lot Shading	-	Minimum 50% of parking area within 15 years of tree establishment	37%
Solar Analysis	-	365-day study required	None provided

OVERALL PROJECT			
DEVELOPMENT STANDARD	EXISTING CONDITIONS	MIN. REQUIRED/ MAX. PERMITTED	PROPOSED PROJECT
Landscaped Buffer (Along western lot line)	-	Minimum 10'	4'-wide in some areas
Landscaped Buffer Wall Design and Height	6'-7'	Minimum 8'	Retain existing (6'-tall in some areas)
Landscaped Frontage Strip	-	Minimum 15'	5.2' in some areas

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