



Sunnyvale

494 S. Bernardo Dr.
PLNG-2025-0384

Wendy Lao, Senior Planner
Planning Commission, August 6, 2026

Overview - Project

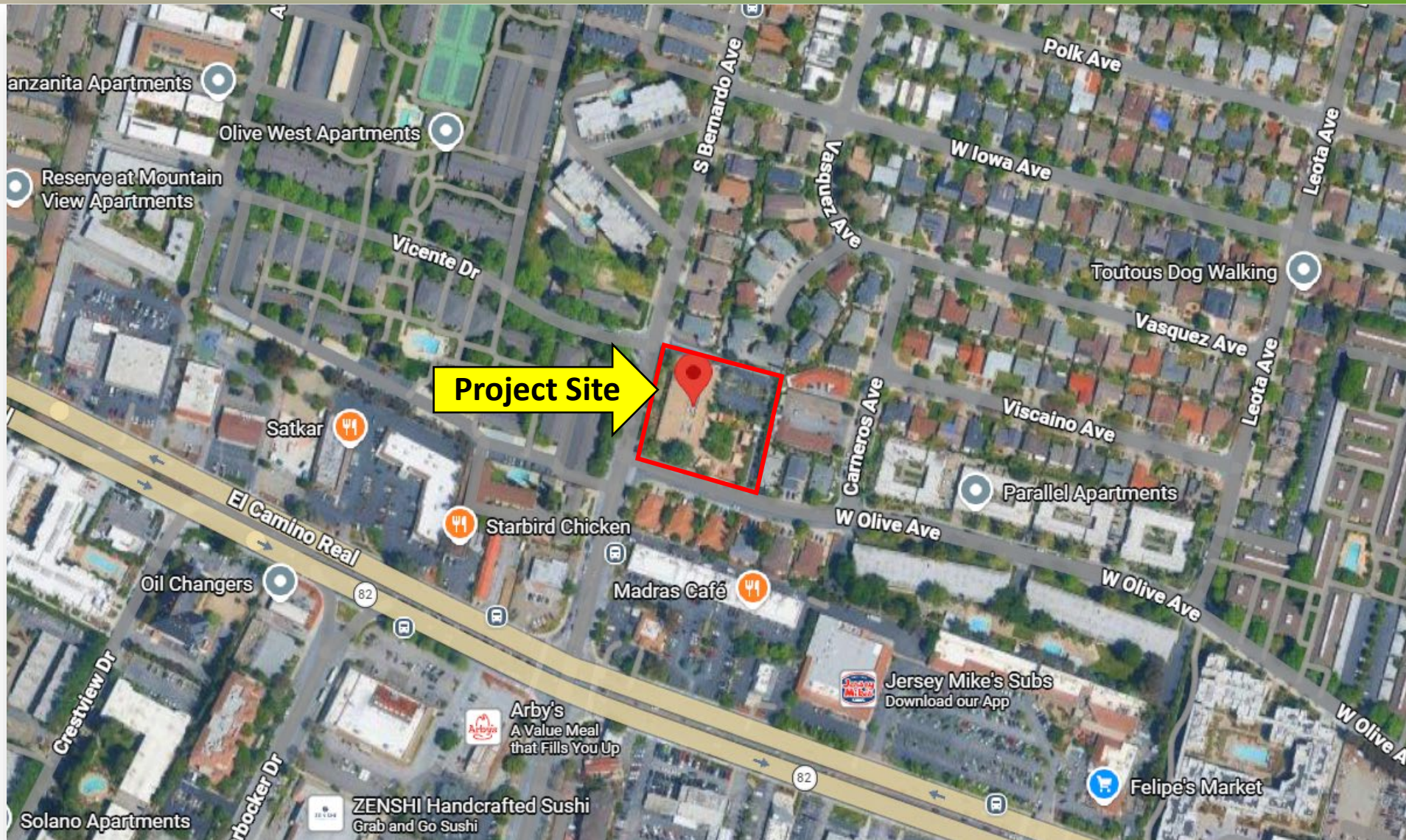
- **Use Permit:**

- ◆ Construct 28-unit, 3-story townhome development.

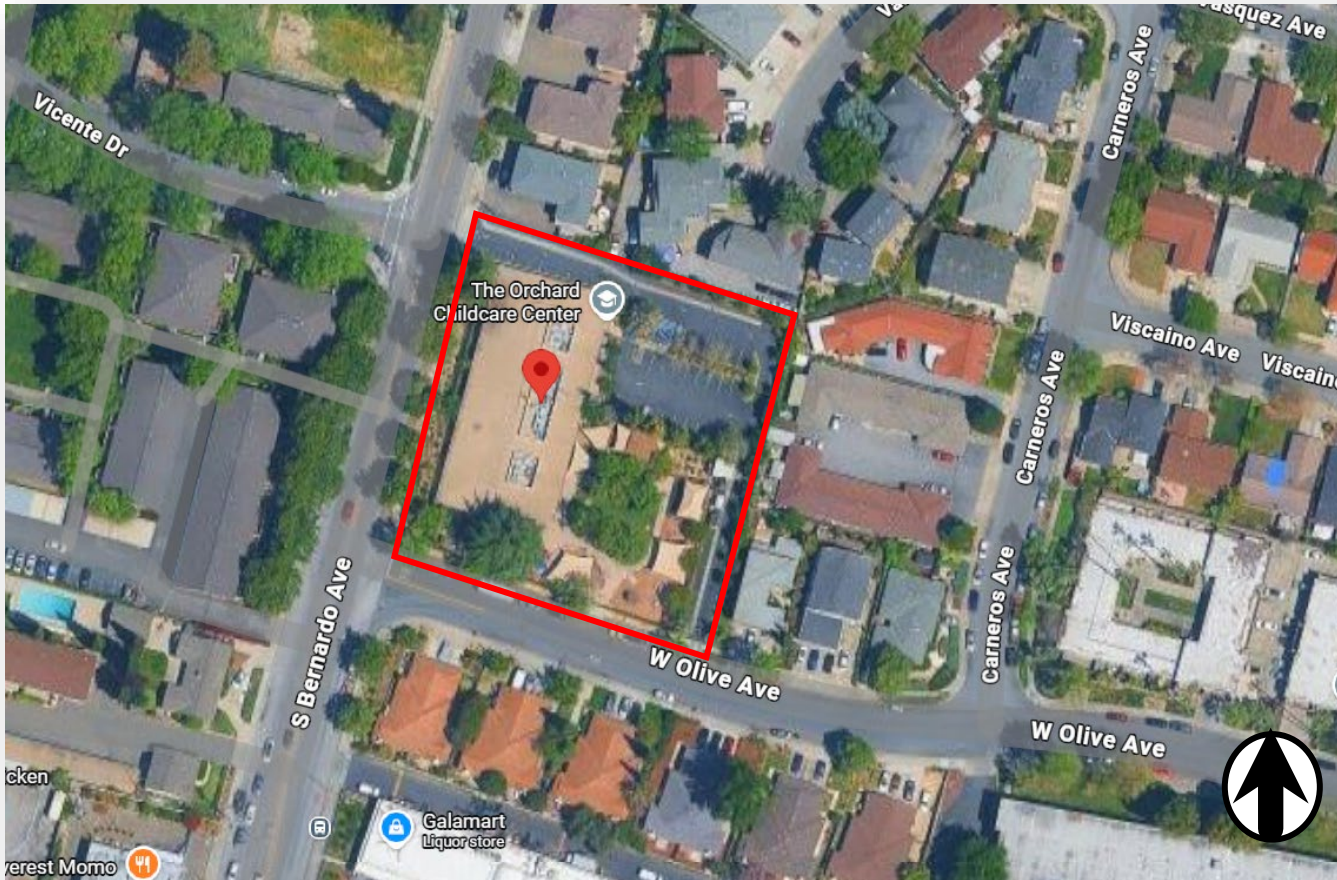
- **Vesting Tentative Map:**

- ◆ Subdivide existing lot into 28 lots and one common lot

Neighborhood Context



Existing Site - Background



- **Site Area:** 1.45 acre
- **General Plan Land Use:** Residential Medium
- **Zoning:** R3 (Medium Density Residential)
- **Year Built:** 1958

Site Plan



Building Elevations: 4-unit townhomes



West Elevation (S. Bernardo Ave.)



South Elevation (W. Olive Ave.)



East Elevation



North Elevation

Building Elevations: 5-unit townhomes



West Elevation (S. Bernardo Ave.)



South Elevation (W. Olive Ave.)



East Elevation



North Elevation

Building Elevations: 7-unit townhome



North Elevation



West Elevation



South Elevation



East Elevation

Street Elevations



S. Bernardo Ave.



W. Olive Ave.

Proposed Materials





RHUMBA ORANGE
SW 6642



HEARTFELT
SW 6586



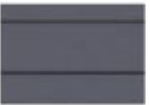
ELECTRIC LIME
SW 6921



IRON ORE
SW 7069

NOTE:
PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES.
GUTTERS & DOWNSPOUTS: ALL EXPOSED SIDES SHALL BE PAINTED - SW 7069 IRON ORE.
WINDOWS: 100 SERIES VINYL WINDOWS WITH BLACK FRAME OR EQUIVALENT BY ANDERSEN WINDOWS & DOORS OR EQUIVALENT.
GARAGE DOORS: PAINTED WITH ACCENT COLOR BY ANDERSEN WINDOWS & DOORS OR EQUIVALENT.
FRONT DOORS: PAINTED WITH ACCENT COLOR BY ANDERSEN WINDOWS & DOORS OR EQUIVALENT.

MATERIALS

A ASPHALT SHINGLE ROOF CHARCOAL BY TIMBERLINE SERIES	B STANDING SEAM AWNING TAYLOR METAL ROOFING	C ADHERED BRICK VANEER SHADOWDANCE BY CREATIVE MINES	D HORIZONTAL LAP SIDING SW 6244 NAVAL	E VERTICAL LAP SIDING SPRUCE - VINTAGEWOOD BY NICHIBA	F BOARD & BATTEN SIDING SW 7757 HIGH REFLECTIVE WHITE	G STUCCO SW 7757 HIGH REFLECTIVE WHITE	H STUCCO SW 7066 GRAY MATTERS	I CEMENTITIOUS PANEL SW 7069 IRON ORE	J STUCCO SW 7068 GRIZZLE GRAY	K FENCE WOOD
										

Streetscape Rendering



Intersection of S. Bernardo Ave. and W. Olive Ave. looking northeast

Streetscape Rendering



Perspective from W. Olive Ave. looking north

Density Bonus Law

- **Four (4)** Below Market Rate (moderate-income) units are proposed
- Proposed project includes: **1 Concession and 16 Waivers** requested.

Requested Concession (1) and Waivers (16)

- **Concession (1):** Building articulation requirement of 100 points; 50 points proposed
- **Waivers (16):**

		Required	Proposed
1	Lot Coverage	40% max.	40.3%
2	Distance Between Buildings	26' min.	13.4' to 13.9' (varies)
3	Building Height	35' max.	40'-8"
4 & 5	Setbacks – Front & rear	20'	15' (front) and 12' to 15' (rear)
6	Parking	64 spaces min.	63 spaces + 1 dual-use parking/loading zone
7	Loading Zone	One loading zone per building. 35' and 350 sf. Min.	One for entire site; standard size of 8.5' x 22' shared with parking
8	Building Frontage at Front Setbacks	65% (min.) to 85% (max.)	100%
9	Private Balcony	7' in any direction, and 80 sf minimum.	5'-6" and 66 sf (Unit Type B), or 6'-6" and 92.6 sf (Unit Type C)
10	Residential Buffer for Surface Parking	15' min.	4'-6" between visitor parking & side property line
11	Landscape Buffer	8' min. planted area	4'-6"
12	Ground Floor Plate Height	14' min.	8'-1"
13	Division Standards	30' (min.) to 50' (max.)	21'-1" to 23'-1"
14	Parking Lot Shading Requirements	50%	0.7%
15	Roof Eaves	2' min.	6" to 12"
16	Pedestrian Walkway	5' min. for first 50 feet adjacent to vehicle access lane	None

Public Outreach/Comments

- **February 5, 2026 – Neighborhood Community Meeting**
 - ◆ 7 Participants
 - ◆ Support for housing, building design, and tree plan
 - ◆ Questions and concerns about traffic, safety, loading zone
- **February 9, 2026 - Planning Commission Study Session**
 - ◆ Questions: building design, landscaping, parking, and dual-use loading zone
- No additional public comments as of date.

Environmental Review

CEQA: AB 130 Statutory Exemption Findings

-  Site is 1.45-acre in size, which is less than 20-acre max.
-  Site is located in incorporated municipality and urban area
-  Site has previously been developed with urban use, and is currently surrounded by urban residential uses
-  Project is consistent with General Plan medium-density residential designation by providing 19.3 DU/AC
-  There is no historical resource on site.

Alternatives

1. Find the project is exempt from CEQA per AB 130; and approve the Use Permit and Vesting Tentative Map with the Recommended Findings in Attachment 2 and subject to the Recommended Conditions of Approval in Attachment 3.
2. Find the project is exempt from CEQA per AB 130; and approve the Use Permit and Vesting Tentative Map with modified conditions.
3. Do not make the required Findings and direct staff where changes should be made.

Staff Recommendation

Alternative 1:

Find the project is exempt from CEQA per AB 130; and approve the Use Permit and Vesting Tentative Map with the Recommended Findings in Attachment 2 and subject to the Recommended Conditions of Approval in Attachment 3.

Questions & Feedback

Thank you