



Sunnyvale

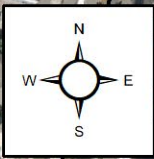
1104-1124 West El Camino Real
2018-7798

Jeffrey Cucinotta, Senior Planner
Planning Commission, November 27, 2023

Overview

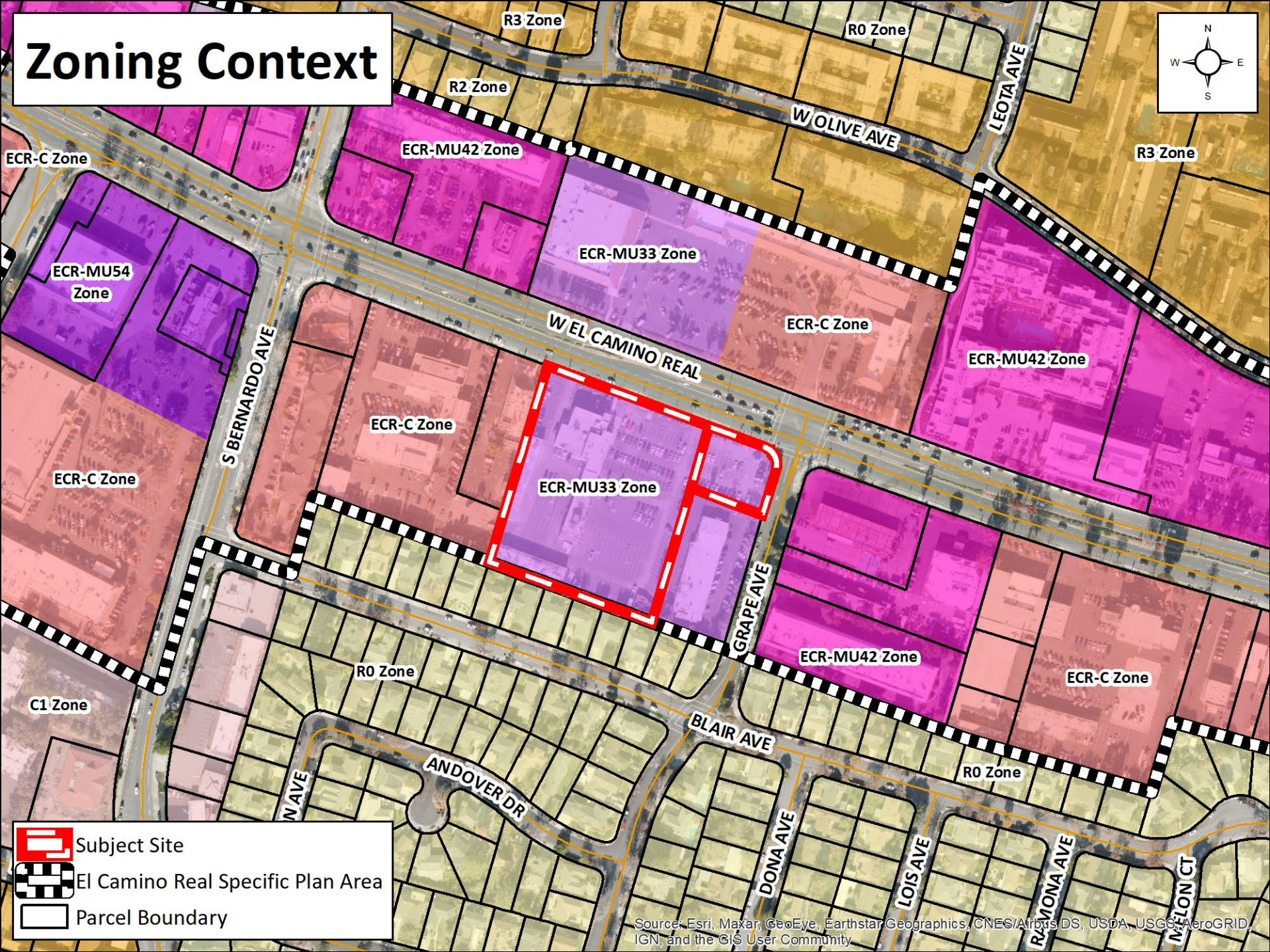
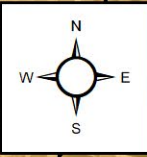
- **Special Development Permit (SDP)**
 - ◆ Demolish three existing used auto sales buildings
 - ◆ Construct a seven-story mixed-use building:
 - 31,361 sq. ft. commercial/retail
 - 111 multifamily residential units
 - ◆ Construct five, two-story single-family detached units
- **Vesting Tentative Map**
 - ◆ One mixed-use lot
 - ◆ Five single-family lots




Neighborhood Context



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

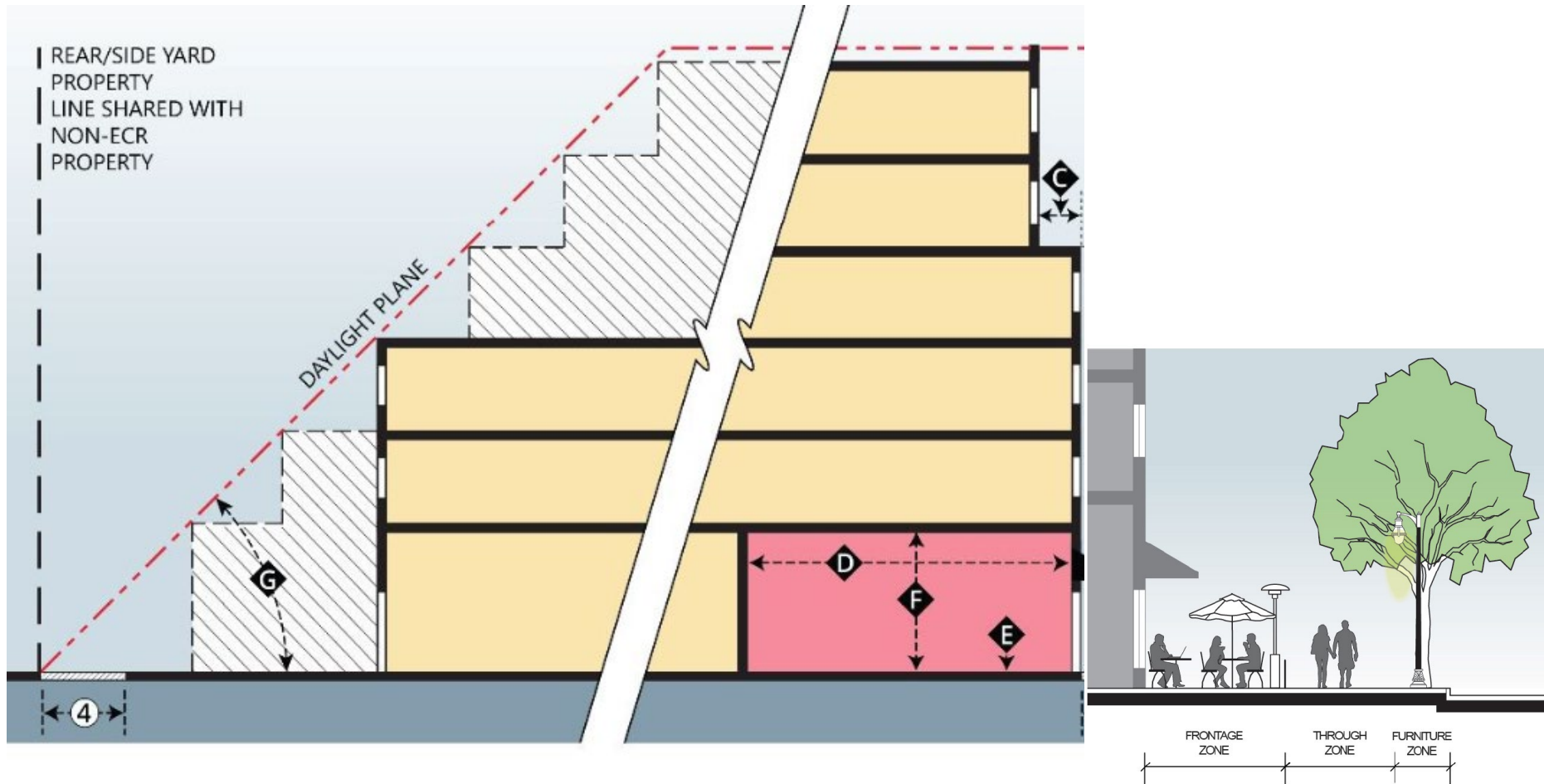
Zoning Context



-  Subject Site
-  El Camino Real Specific Plan Area
-  Parcel Boundary

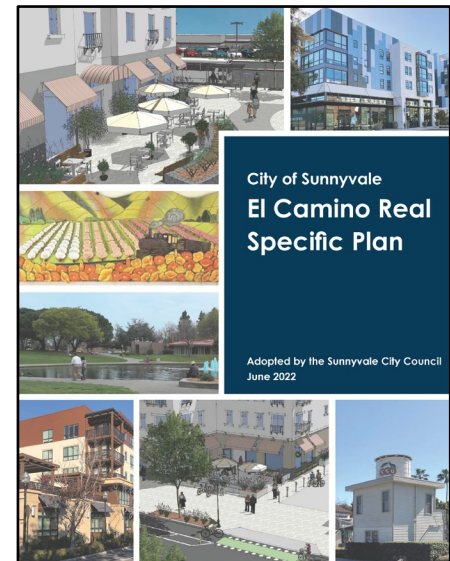
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Zoning Context



Background

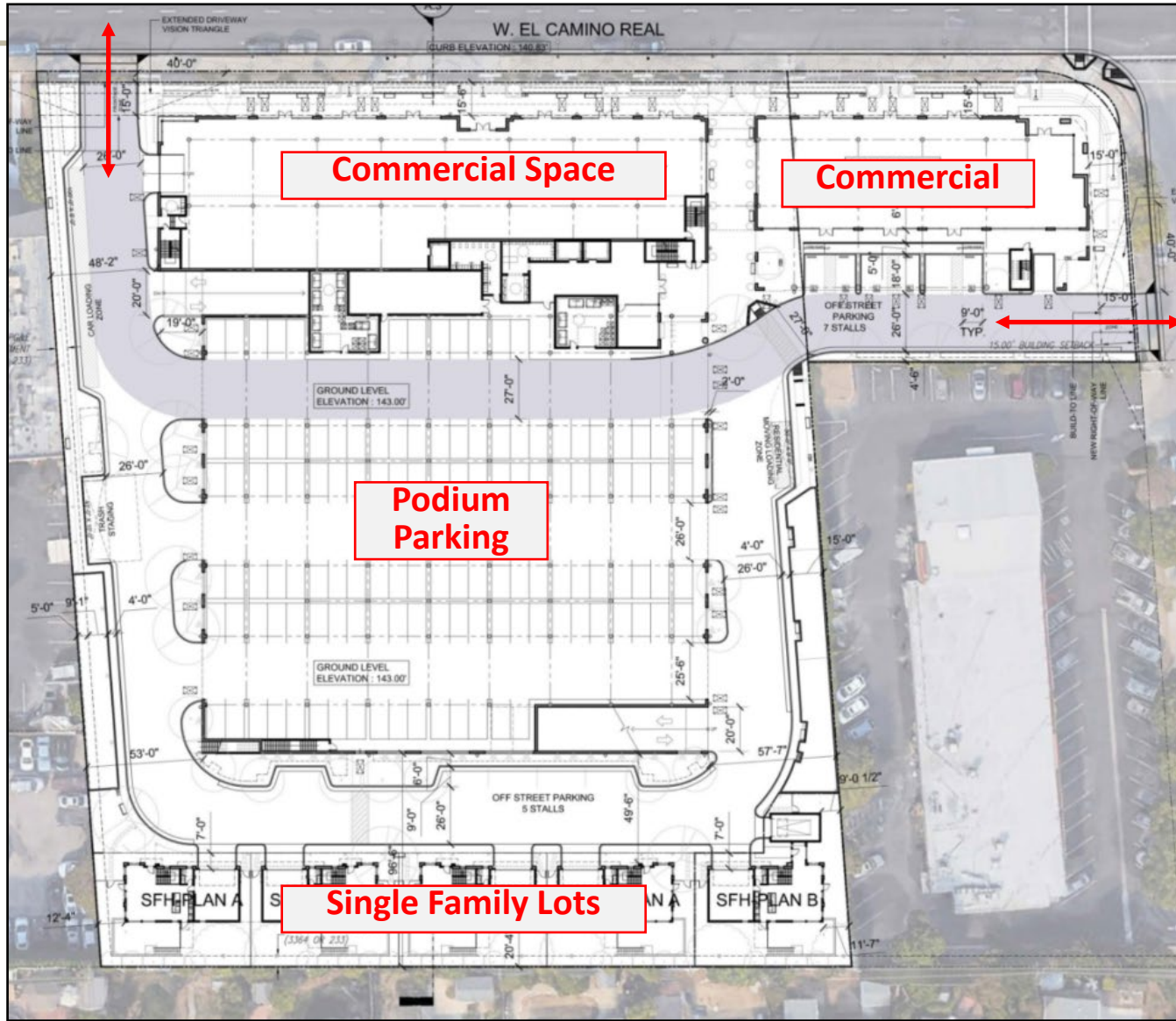
- **General Plan:** El Camino Real Specific Plan (ECRSP)
- **Zoning:** ECR-MU33 (El Camino Real Mixed-Use)
- **“Completeness Determination”:** November 2019
- **ECRSP:**
 - ◆ Effective date: September 2022



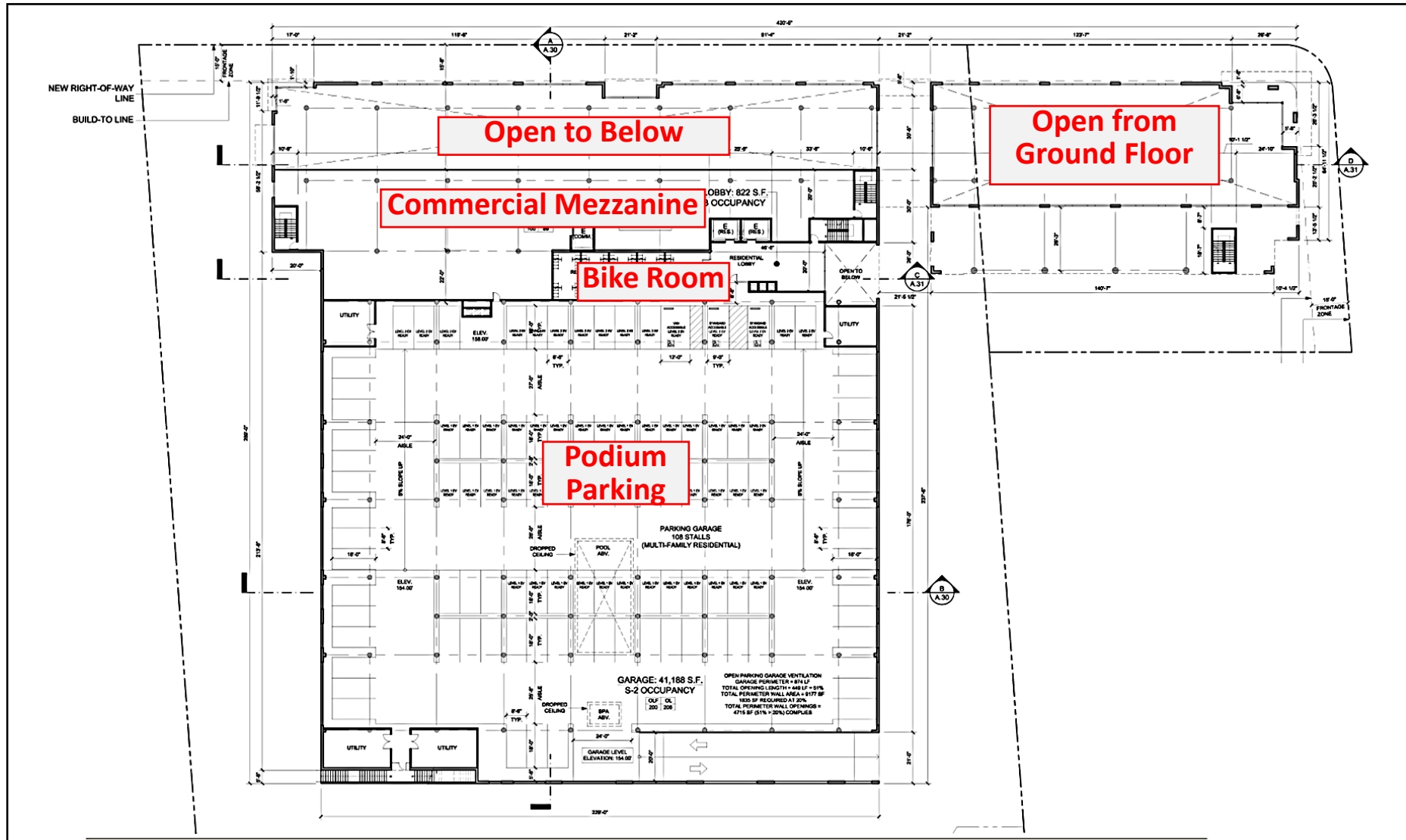
Proposed Development



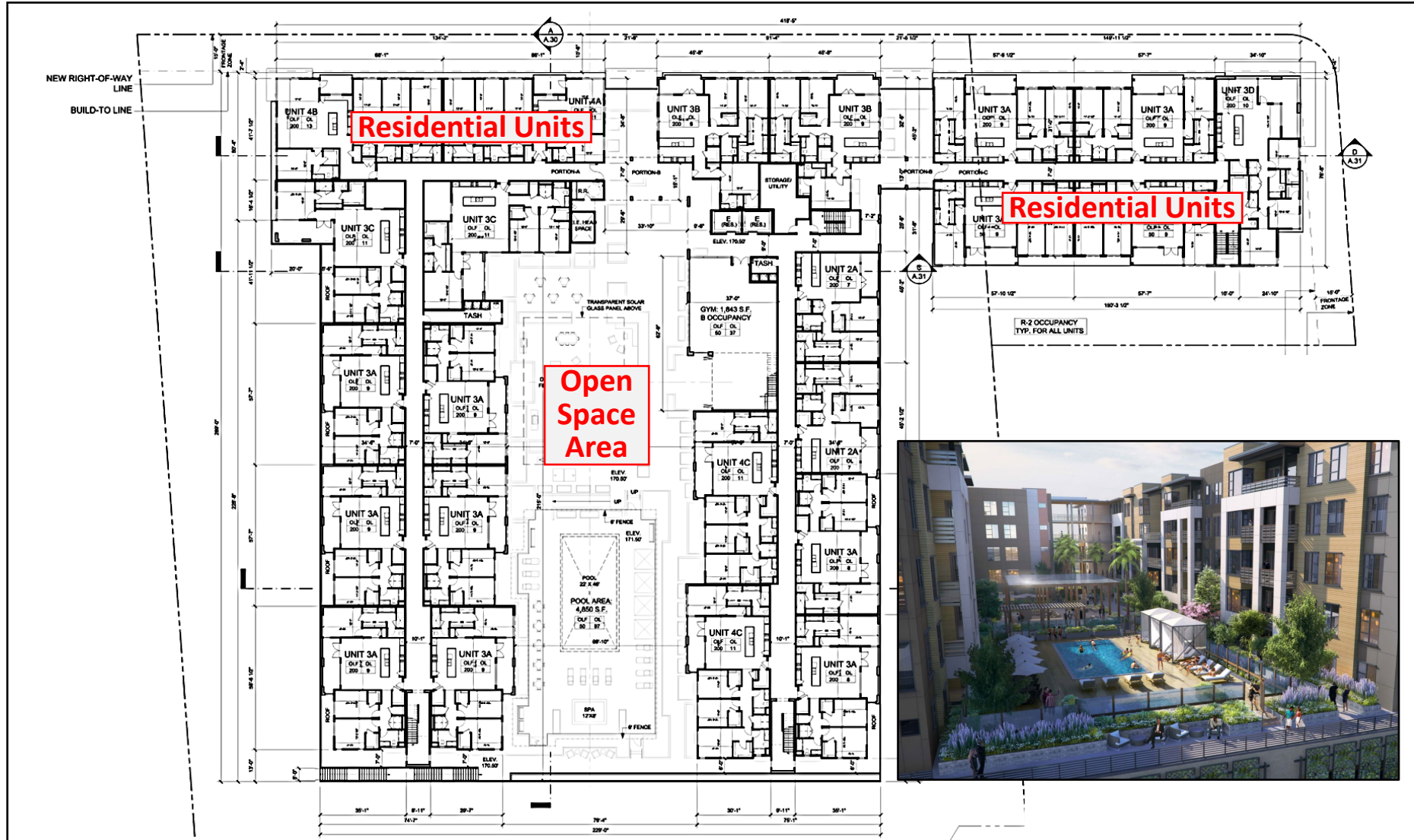
Proposed Site Plan



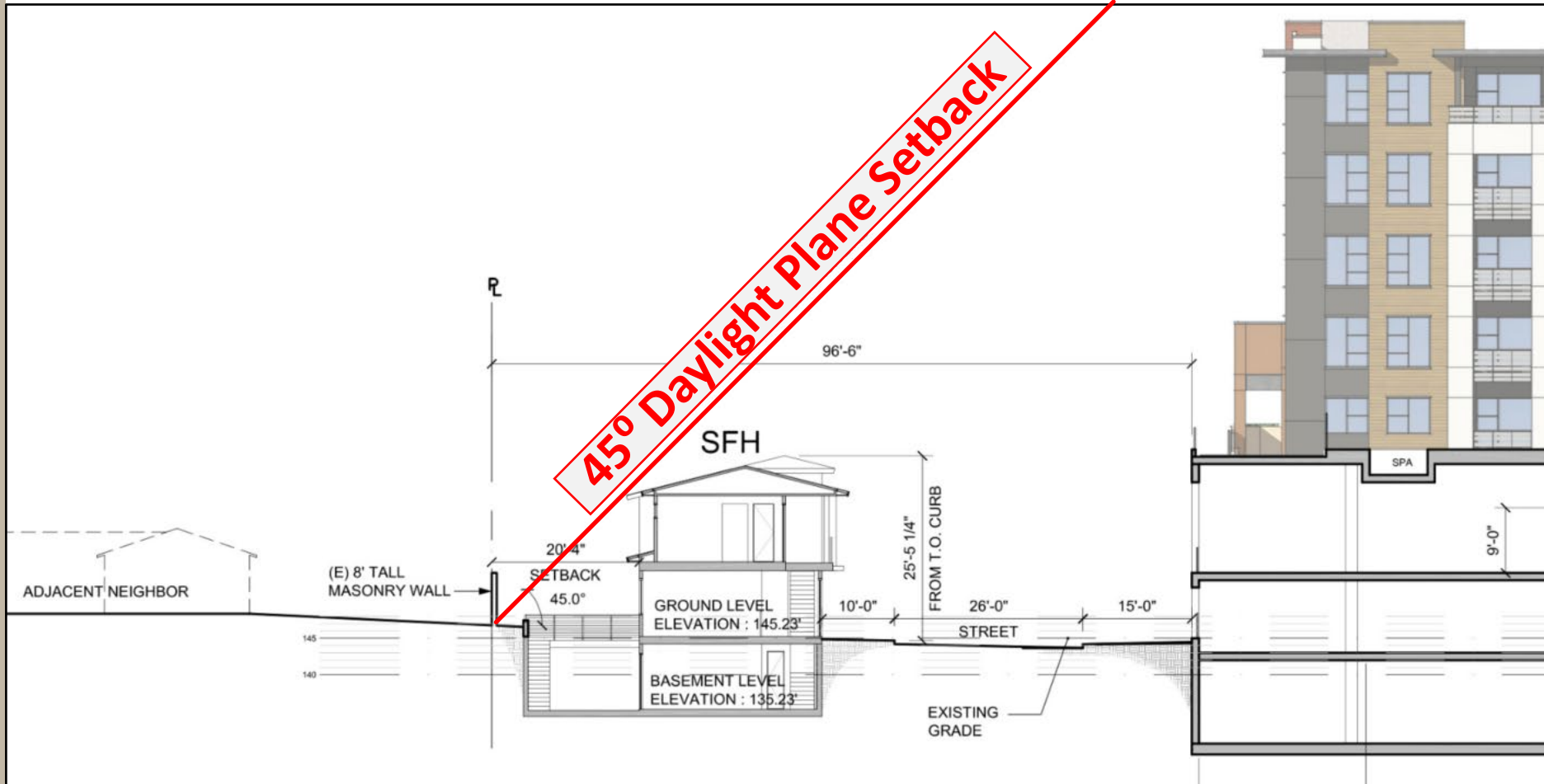
Floor Plan: Podium Building (2nd Floor)



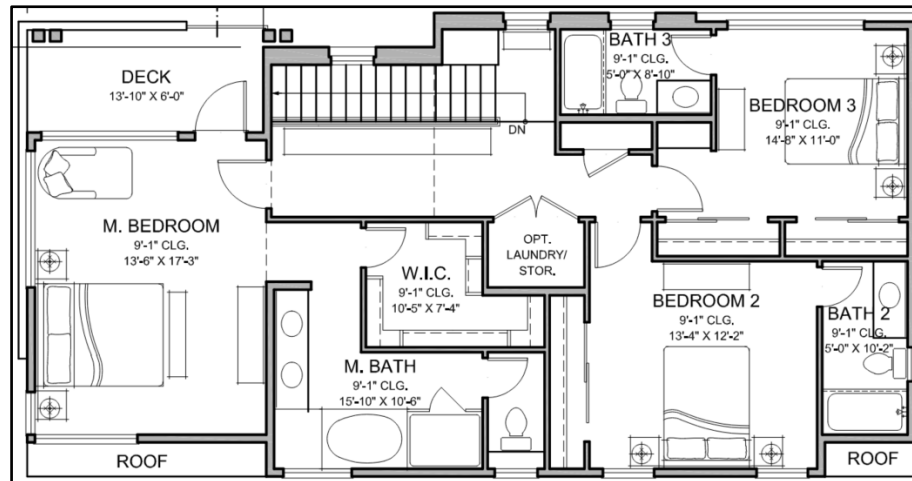
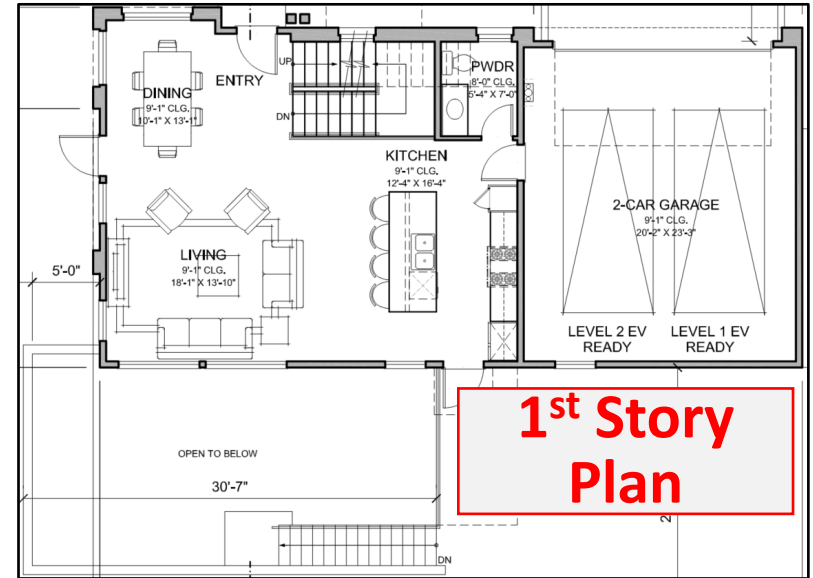
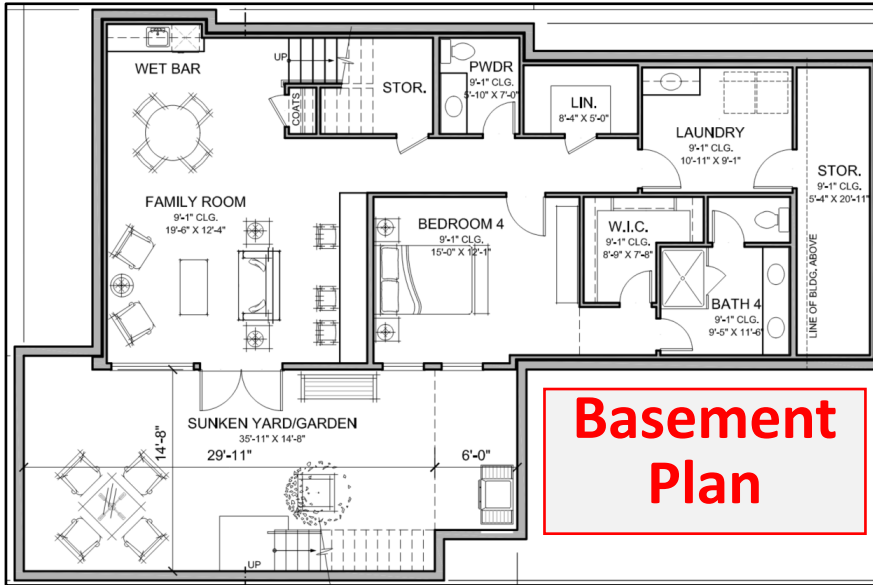
Floor Plan: Podium Building (3rd Floor)



Daylight Plane

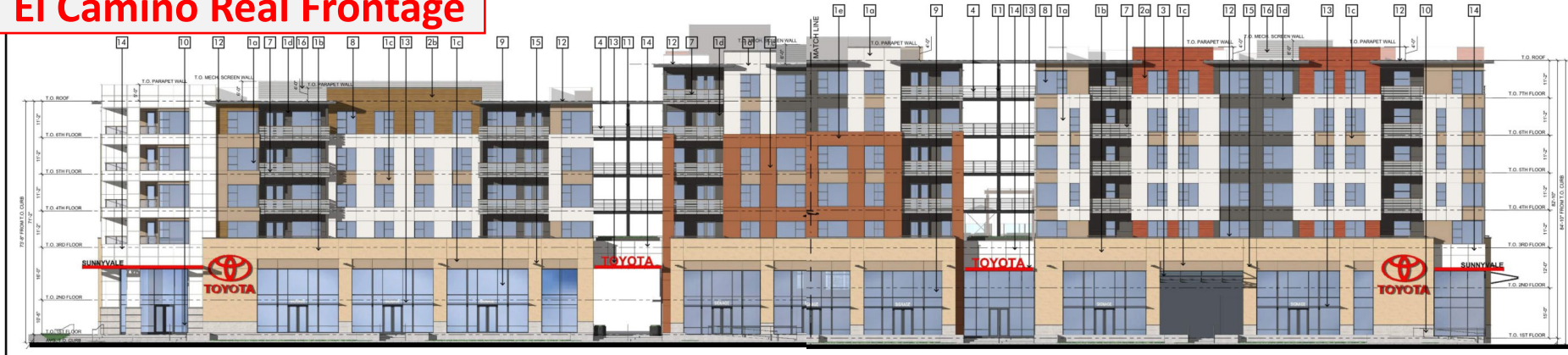


Single Family Units

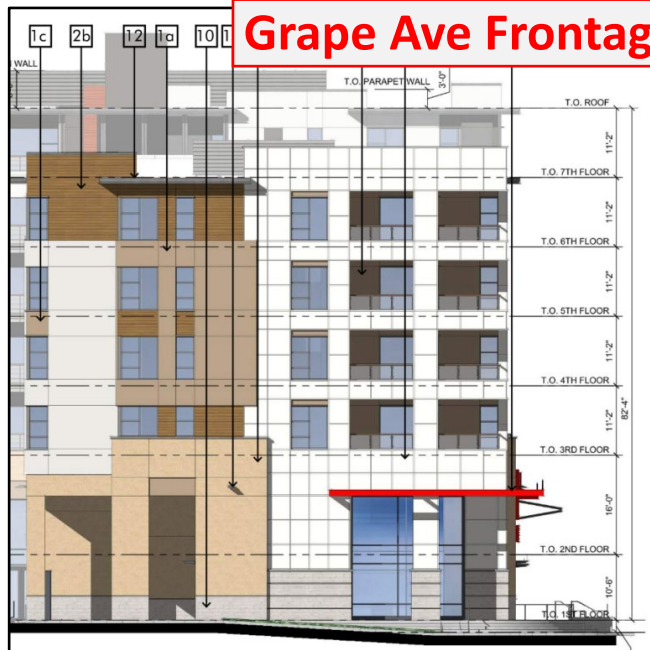


Architectural Elevations (street facing)

El Camino Real Frontage



Grape Ave Frontage



Architectural Elevations (Mixed-Use Building)



West Elevation

Architectural Elevations (Mixed-Use Building)



South Elevation

Architectural Elevations (Mixed-Use Building)



East Elevation

Additional Renderings



Southwest View

Southeast View



Architectural Elevations (Single Family Homes)

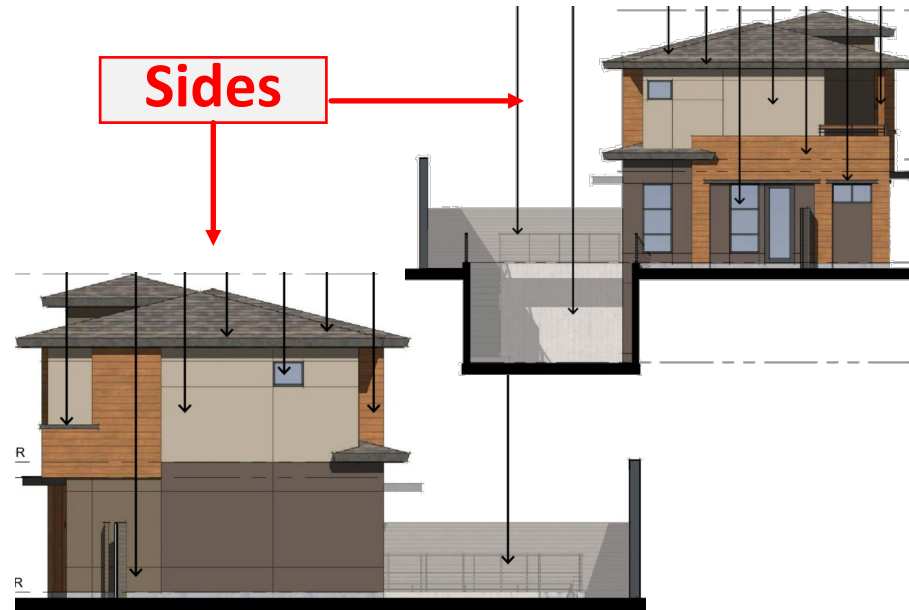
Front (Different Color Schemes)



Rear



Sides



SDP Deviations Requested

	Code Standard	Proposed
Building Height (Maximum Permitted)	85'	90' 10"
Building Stepback from Build-to Line (Minimum Required)	10'	Ranging from 2' 4" to 6' in some areas
Landscaped Area (Minimum Required)	31,014 sq. ft. (20% of lot area)	27,219 sq. ft. (17.5% of lot area)

Feedback Requested:

- Project Design and Site Planning
- Deviations Requested

Thank you!