



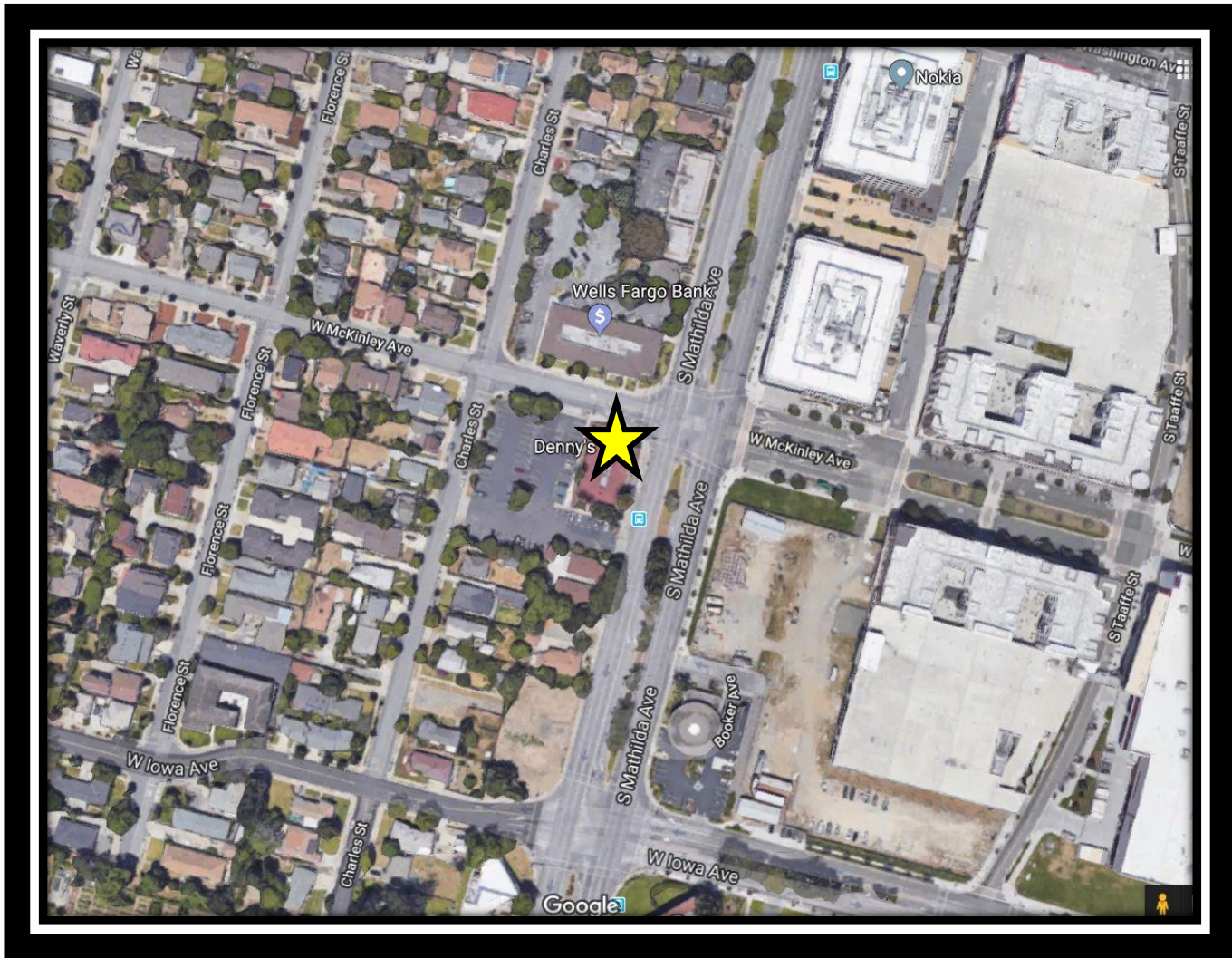
Sunnyvale

311 S. Mathilda Ave.
2017-7379

Momoko Ishijima

Planning Commission, June 25, 2018

Existing Site



Site Plan



SPECIAL DEVELOPMENT PERMIT – to redevelop the Denny’s site into a mixed-use development with 75 apartment units and a 4,860 sq. ft. restaurant;

VESTING TENTATIVE MAP – to create 75 residential condominium units and 1 commercial condominium unit.

STATE DENSITY BONUS – Provide 11% very low income units below market rate units for 35% more density

GREEN BUILDING – Provide 110 GreenPoint Rated Checklist for 5% more density

Project Rendering



Project Rendering



Concessions and Deviations

State Density Bonus Concessions

1. Maximum Building Height
 - 65 feet where requirement is 50 feet
2. Minimum Landscaping
 - 13.2% where requirement is 20%

Deviations to Development Standards

1. Maximum Building Stories
 - 5 stories where requirement is 4 stories
2. Front Setback on Charles St
 - 6'-4" where requirement is 10 feet
3. Recycling and Solid Waste Enclosure Distance
 - Less than the required 150 feet

Recommendation

Alternatives

1. Make the findings required by CEQA in Attachment 3, adopt the Mitigated Negative Declaration, and approve the Special Development Permit and Vesting Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4.
2. Make the findings required by CEQA in Attachment 3, adopt the Mitigated Negative Declaration, and approve the Special Development Permit and Vesting Tentative Map with the recommended findings in Attachment 3 and modified conditions of approval in Attachment 4.
3. Do not make the required findings and direct staff where changes should be made.
4. Deny the project.

Staff Recommendation

- Alternative 1