



Sunnyvale

510 and 920 DeGugine Drive  
PLNG-2025-0230

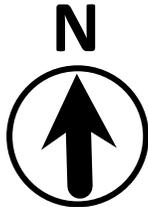
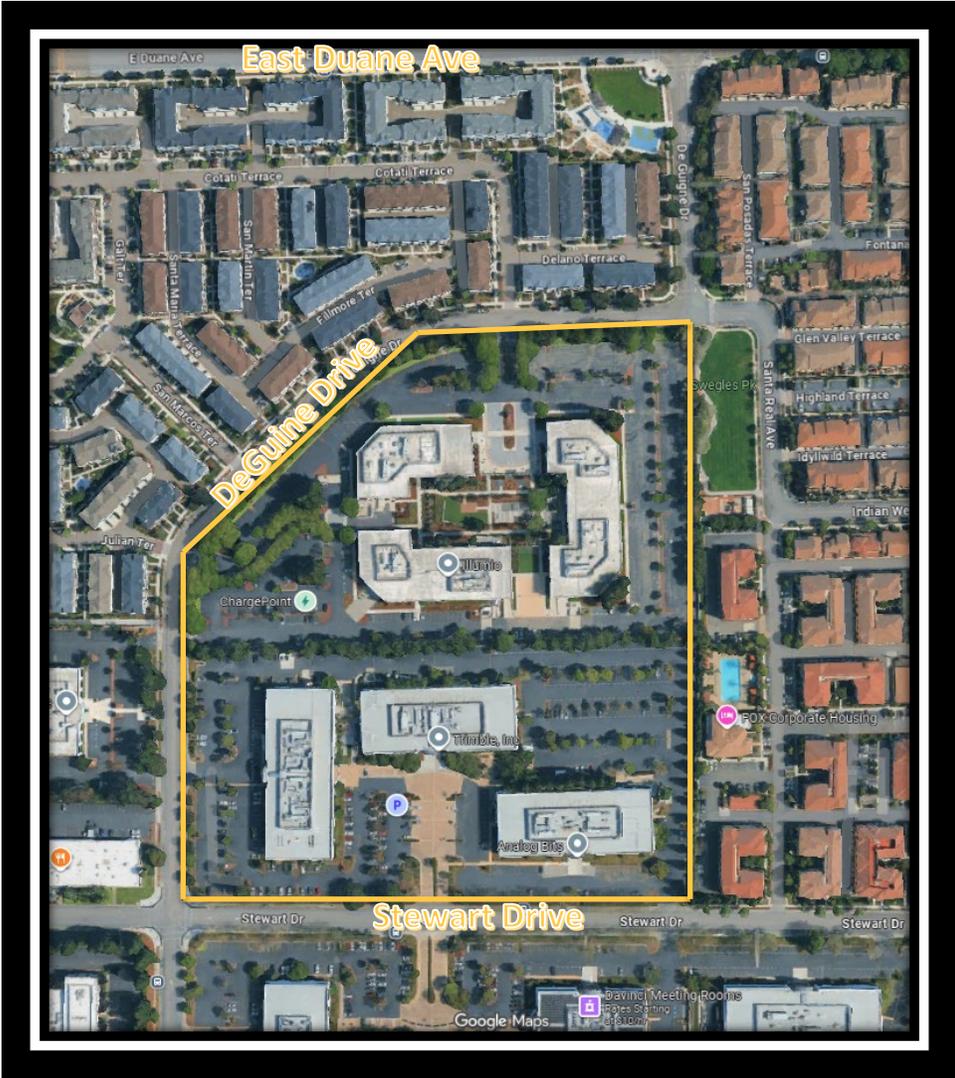
Momo Ishijima, Senior Planner  
Planning Commission, November 24, 2025

# Overview

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

# Neighborhood Context



# Background

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- **General Plan:** Medium Density Residential
  - ◆ **East Sunnyvale ITR/Med**
- **Zoning:** M-S (Industrial and Service)
- **Residential:** 24 du/ac (proposes 18 du/ac)
  
- 6 industrial buildings constructed in 1990 and 1998
  - ◆ 3 buildings totaling appx. 175,000 sq. ft.
  - ◆ 3 buildings totaling appx. 202,655 sq. ft.

# Site Plan



# Streetscape Image – DeGuigne Drive and Stewart Drive



# Interior Streetscape Image



# Density Bonus Law

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49 Below Market Rate (moderate income) units + 0.35 fractional in lieu 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 19 Waivers requested).

# Concessions and Waivers

	PROPOSED	REQUIRED	NOTES
<b><i>Prohibited Material (CONCESSION)</i></b>	EIFS	Use of Exterior Insulation Finish System	ODS 4.4.1.4
<b><i>Minimum Lot Area</i></b>	1,617~2,855 sq. ft. SFR lots	Min. 8,000 sq. ft.	SMC 19.32.020
<b><i>Maximum Building Height</i></b>	45'-0"	35'-0"	SMC 19.32.020
<b><i>Minimum Front Yard Setback</i></b>	3 feet internal lots	Min. 15 feet	SMC 19.32.030

# Waivers

	PROPOSED	REQUIRED	NOTES
<b><i>Fifth Story Stepback</i></b>	37.7%	10' stepback for 60%	SMC 19.36.100B.C
<b><i>Min. Daylight Plane Angle</i></b>	72° for one townhouse bldg	45° from lot line	SMC 19.36.100B.G1
<b><i>Min. Active Ground Floor Active Use Area</i></b>	2,050 sq. ft.	6,930 sq. ft.	SMC 19.36.100B.C

# Waivers

	PROPOSED	REQUIRED	NOTES
<b><i>Min. Avg. Front Yard Setback</i></b>	3.5 feet internal lots	Min. 20 feet	SMC 19.34.030
<b><i>Min. Side Yard Setback</i></b>	3.75 feet	Min. 12 feet	SMC 19.34.030
<b><i>Min. Total Side Yard Setback</i></b>	8 feet	Min. 15 feet	SMC 19.34.030
<b><i>Min. Rear Yard Setback</i></b>	2 feet	Min. 26 feet	SMC 19.34.030
<b><i>Distance Between Buildings</i></b>	7.5~25 feet	Min. 26 feet	SMC 19.48.030

# Waivers

	PROPOSED	REQUIRED	NOTES
<b><i>Open Space Amenities</i></b>	20 points	50 points	ODS 6.4 Table 6B
<b><i>Min. Ground Floor Plate Height</i></b>	8~9 feet	14 feet	ODS 2.2 Table 2A
<b><i>Trees in Common Open Space</i></b>	Cannot meet standard	1 per 300 sq. ft.	ODS 7.5.6
<b><i>Req. Building Frontage at Min. Front Yard Setback</i></b>	Cannot meet standard	65~85% of buildings at 15-foot setback	ODS 2.2 Table 2A

# Waivers

	PROPOSED	REQUIRED	NOTES
<b><i>Max. Building Setback from Min. Front Yard Setback</i></b>	Bldgs 153~156 are setback more than 25'	10' from 15' front yard setback	ODS 2.2 Table 2A
<b><i>Window and Glass Recesses</i></b>	Cannot meet standard	Min. 2" recess	ODS 4.3.1.1
<b><i>Common Open Space – External Accessibility</i></b>	80 points	120 points	ODS 62.1.2.2 Table 6A
<b><i>Lot Width</i></b>	29~48 feet	120 ft (interior) 82 ft (corner)	SMC 19.32.020

# Waivers

	PROPOSED	REQUIRED	NOTES
<b><i>Mechanical Equipment</i></b>	Cannot meet standard	Side setback if over 18" in ht.	SMC 19.48.100
<b><i>Vehicle Access to Garage</i></b>	Cannot meet standard	20 feet	ODS 5.2.1
<b><i>Private Open Space – Access Restriction</i></b>	Cannot meet standard	Ground floor private open space not have unsecured direct access to exterior	ODS 6.5.2.3

# Community Outreach Meeting

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- November 20, 2025 – 950 DeGuigne Drive Building
- 40+ participants
- Concerns:
  - ◆ Traffic
  - ◆ Commercial/Retail – accessibility to services
  - ◆ Parking
  - ◆ Noise and Construction Timeframe
  - ◆ Groundwater Contamination
- Support:
  - ◆ More Housing
  - ◆ BMR Program

## Feedback Requested:

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- Project Design and Site Planning
- Design details
- Concession and Waivers Requested