



Sunnyvale

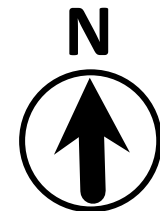
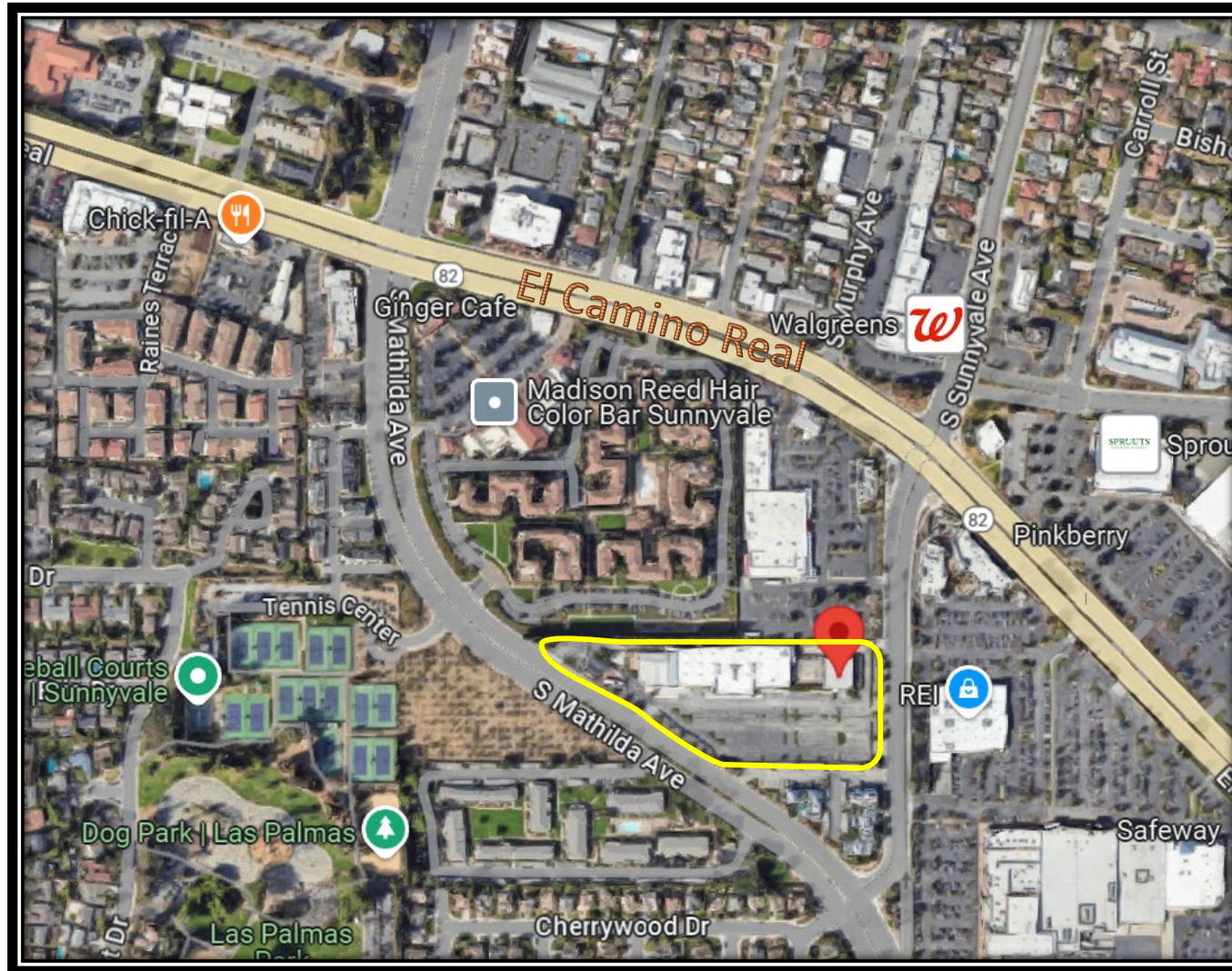
777 Sunnyvale Saratoga Road PLNG-2023-0807

Momo Ishijima, Senior Planner
Planning Commission, April 28, 2025

Overview

- Special Development Permit (SDP):
 - ◆ Demolish former OSH site (closed in 2018),
 - ◆ Construct 242 residential units (46 units per acre) and 2,050 sq. ft. commercial
- Tentative Map:
 - ◆ 31 lots
 - ◆ 80 condominium units
- Environmental Review

Neighborhood Context



Site Plan



Streetscape Image – South Mathilda Avenue



Streetscape Image – Sunnyvale Saratoga Road



Density Bonus Law

- 15% Below Market Rate (BMR) units proposed:
 - ◆ 12 BMR (moderate income) townhome units
 - ◆ 25 BMR (17 low income and 8 very low income) apartment units
- State Density Bonus Law allows:
 - ◆ 1 Concession/Incentive (cost reduction) – 1 proposed
 - ◆ Unlimited Waivers (site constraint) – 16 proposed

Concessions and Waivers

- Window Recesses (Concession)
- Standards for Vehicle Access from Primary Street Frontage (Waiver)
- Maximum Building Height (Waiver)
- Fifth Story Stepback (Waiver)
- Min. Daylight Plane Angle (Waiver)
- Min. Ground Floor Active Use (Waiver)
- Landscape – usable open space and other landscape (Waiver)
- Individual Lockable Storage (Waiver)
- Community Room or Club House (Waiver)
- Min. Ground Floor Commercial (Waiver)
- Min. Ground Floor Plate Height Commercial (Waiver)
- Building Length and Articulation (Waiver)
- Perimeter Landscaping (Waiver)
- Setback and Landscape around Parking Structures (Waiver)
- Visual Impact (Waiver)
- Distance Between Buildings (Waiver)
- Setback and Build to Line (Waiver)

Public Outreach

- Community Outreach Meeting: December 18, 2024
 - ◆ 16 participants
 - ◆ Concerns – parking, height, construction impacts
 - ◆ Support – more housing
- Planning Commission Study Session: January 14, 2025
 - ◆ Concession and waiver justifications
 - ◆ Parking – 299 total proposed
 - 160 townhome garage spaces (2 parking spaces per unit)
 - 121 apartment units (0.75 spaces per unit)

Alternate Compliance to BMR Requirements

- Ultimate Project
 - ◆ 80 market rate townhomes
 - ◆ 160 affordable apartments + 2 market rate caretaker units
 - 50% Very Low Income
 - 50% Low Income
 - ◆ 15% BMR units → 66% BMR units
- Housing and Human Services Commission Recommendation
- City Council Decision

Staff Recommendation

Alternative 1: Approve the Special Development Permit and Tentative Map based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

CEQA: Pursuant to Section 15183 of the CEQA Guidelines project is consistent with the General Plan and the ECRSP.