



Sunnyvale

1202 Kifer Road  
2021-7110

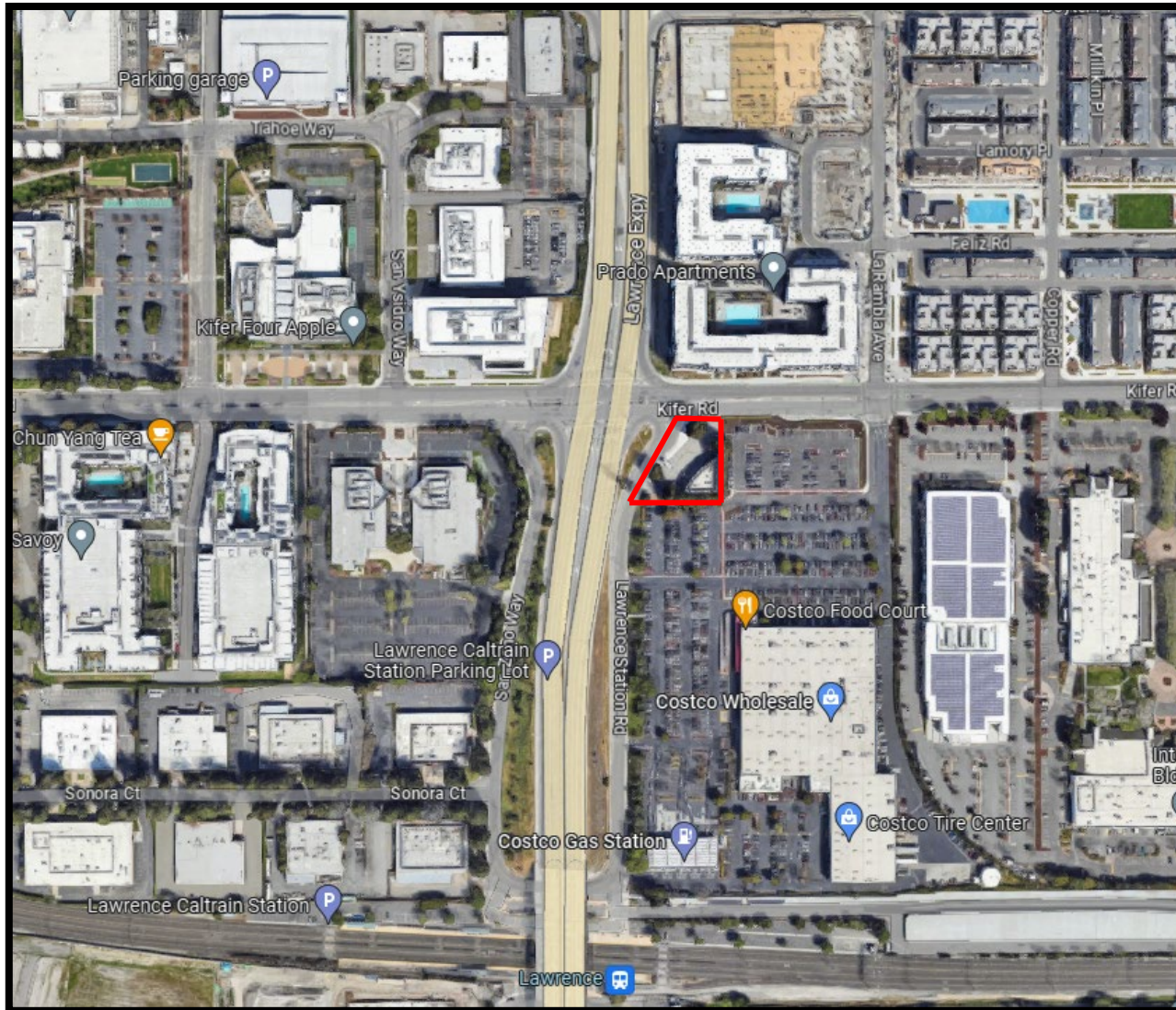
Momo Ishijima, Senior Planner  
Planning Commission, September 25, 2023

# Overview

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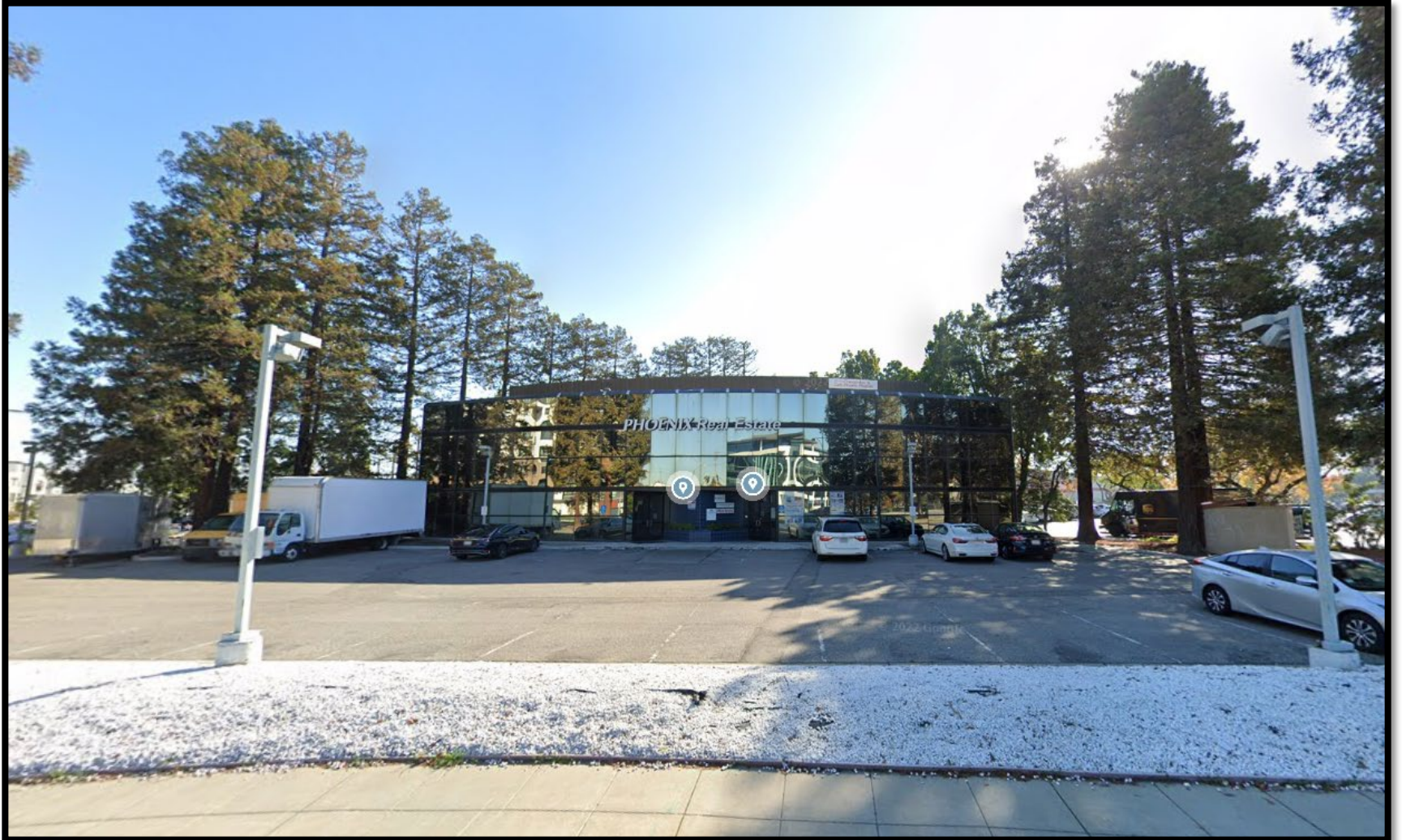
- **Special Development Permit (SDP)**
  - Demolition of an existing 2-story office building
  - Construction of a 7-story, 29-unit apartment building

# Neighborhood Context





# Existing Homes

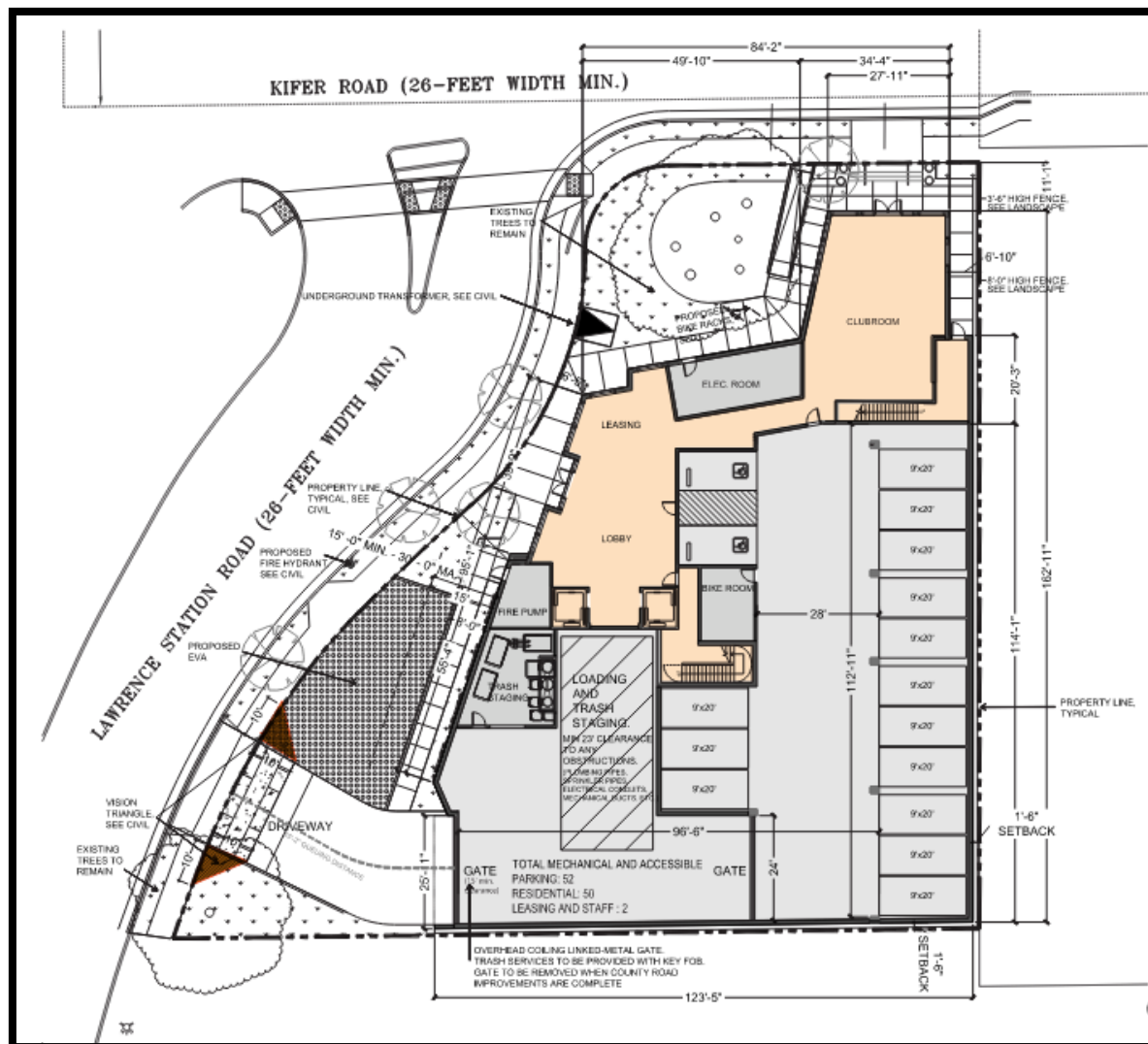


# Background

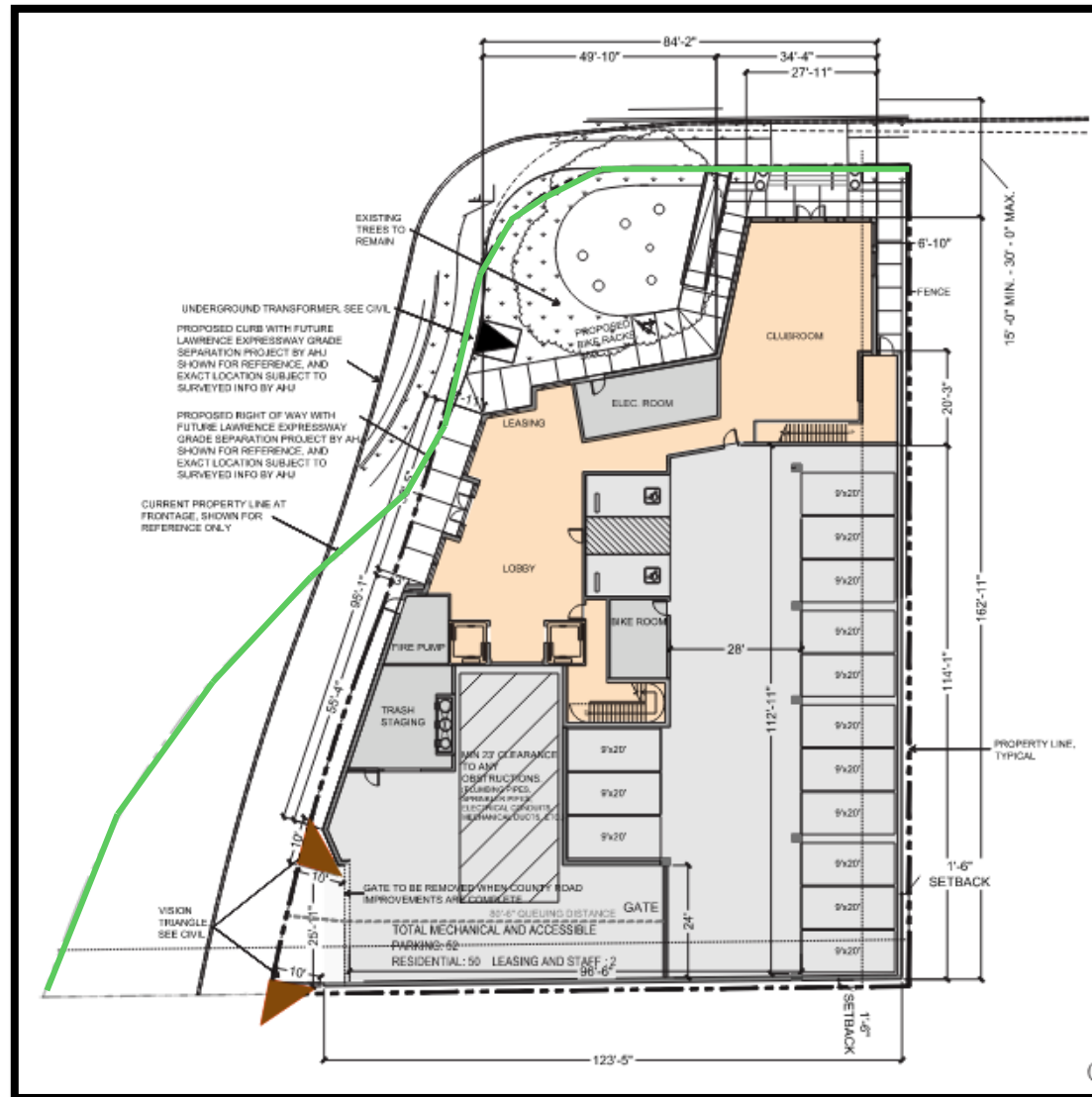
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- **General Plan:** Lawrence Station Area Plan / Transit Mixed Use
- **Zoning:** LSAP / MXD-I – Lawrence Station Area Plan / Flexible Mixed Use I
- **2016 Lawrence Station Area Plan:** Allows residential in MXD-I at 36 to 68 du/ac (proposes 54.7 du/ac)

## City of Sunnyvale 1202 Kifer Road – September 2023



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# Streetscape Image (northwest)



# Streetscape Image (northeast)





# Streetscape Image (southeast)



# Streetscape Image (southwest)



# Waivers

|  | PROPOSED               | REQUIRED             | NOTES                           |
|--|------------------------|----------------------|---------------------------------|
|  |                        |                      |                                 |
| <b>Front Setback<br/>(Lawrence Stn Rd)</b> | 6'-5"<br>(avg. 20')    | 15'-0"<br>(avg. 20') | SMC 19.35.070<br>(Ord. 3103-16) |
| <b>Front Setback<br/>(Kifer Rd)</b>        | 11'-1"<br>(avg. 28.5') | 15'-0"<br>(avg. 20') | SMC 19.35.070<br>(Ord. 3103-16) |
| <b>Side Setback</b>                        | 1'-6"                  | 10'-0"               | SMC 19.35.070<br>(Ord. 3103-16) |
| <b>Rear Setback</b>                        | 1'-6"                  | 10'-0"               | SMC 19.35.070<br>(Ord. 3103-16) |
| <b>Min. Frontage<br/>Landscape Width</b>   | 6'-5" &<br>11'-1"      | 15'-0"               | SMC 19.37.040                   |



# Density Bonus Law

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4 Below Market Rate units proposed and paying an in-lieu fee for a fractional unit (0.35) to comply with the City's Below Market Rate Ownership Ordinance (SMC Chapter 19.76)

Applicant is entitled to any number of waivers or reductions of developments standards that would physically prevent the project from being built at the permitted density (6 requested).

- Lot is irregular shape
- Project designed for future right-of-way

# Feedback Requested:

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- Project Design and Site Planning
- Waivers Requested