



Sunnyvale

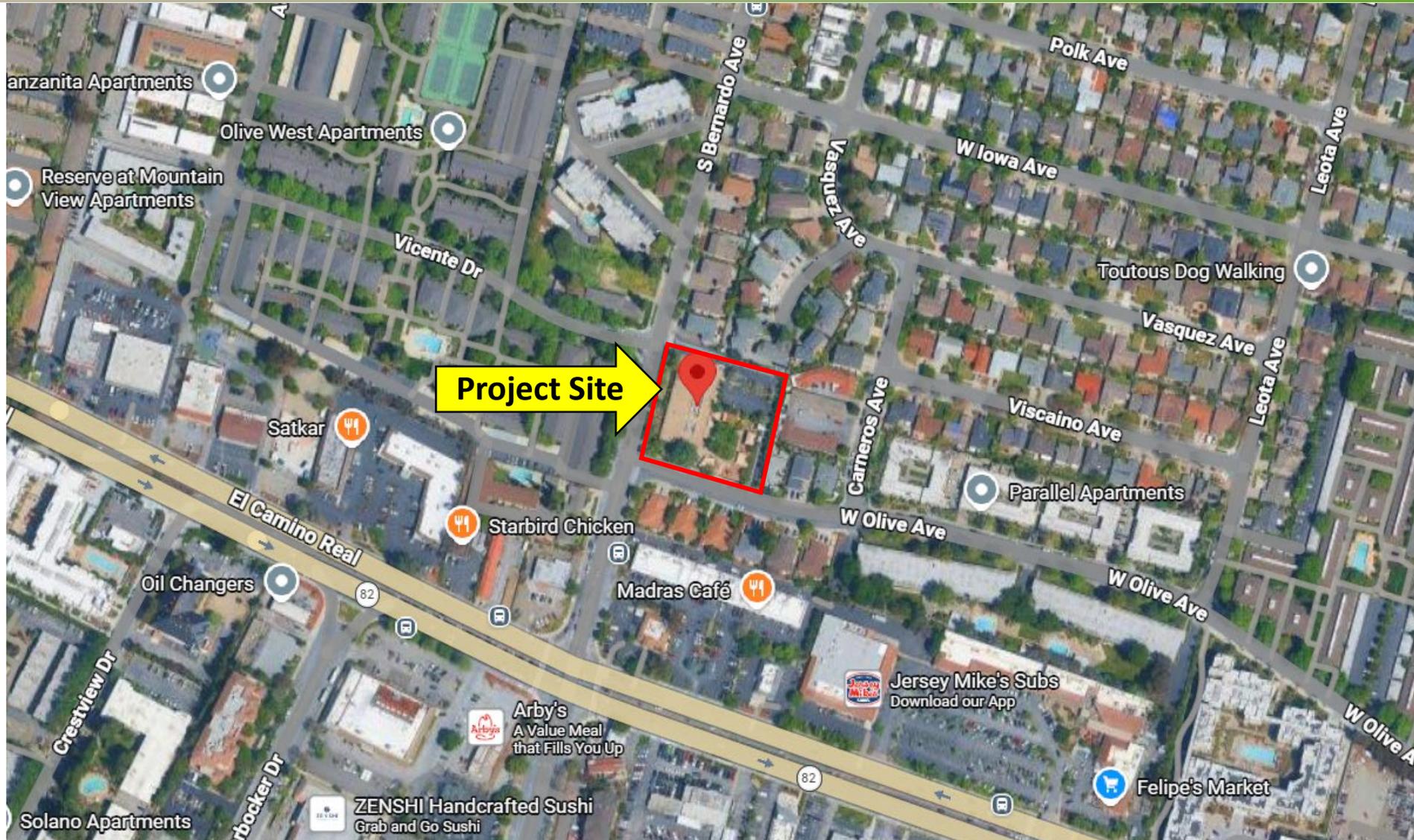
494 S. Bernardo Avenue
PLNG-2025-0384

Wendy Lao, Senior Planner
Planning Commission, February 9, 2026

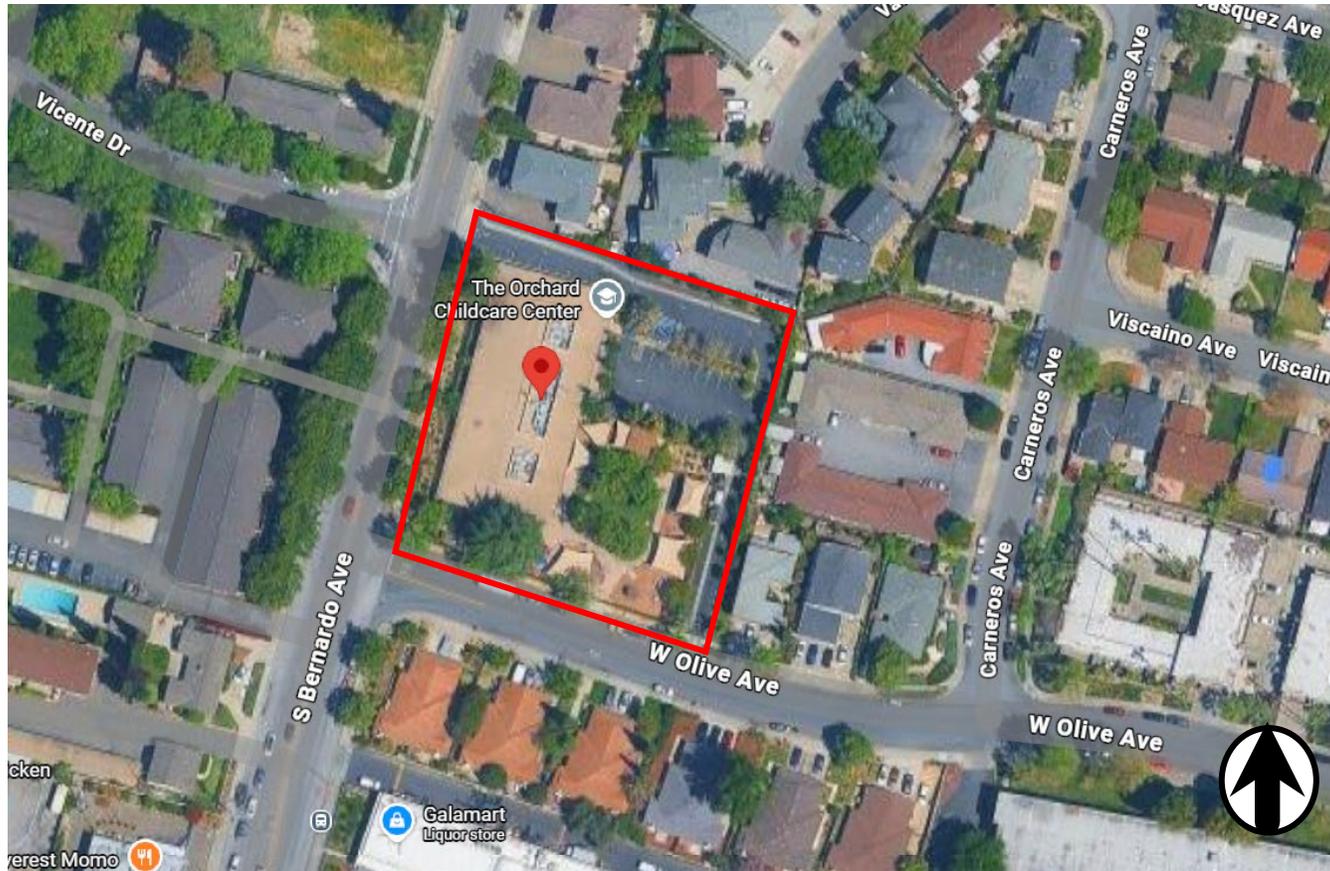
Overview - Project

- Special Development Permit -
 - ◆ Construct 28-unit, 3-story townhome development
- Vesting Tentative Map -
 - ◆ Subdivide existing lot into 28 lots and one common lot

Neighborhood Context



Existing Site - Background



- **Site Area:** 1.45 acre
- **GP Land Use:** Residential Medium
- **Zoning:** R3 (Medium Density Residential)
- **Site History:** Built – 1958

Site Plan



Building Elevations



West Elevation (S. Bernardo Ave.)



South Elevation (W. Olive Ave.)



East Elevation



North Elevation



KEY MAP

Street Elevations



S. Bernardo Ave.



W. Olive Ave.

Streetscape Elevation: Street Intersection



Streetscape Elevation: W. Olive Ave.



Requested Key Waivers

	Requirement	Proposal
Lot Coverage	40% max.	40.3%
Distance Between Buildings	20 ft. min.	12 ft.
Building Height	35 ft. max.	41 ft.
Front Yard Setback	20 ft. min.	15 ft.
Rear Yard Setback	20 ft. min.	12 ft.
Building Frontage at Front Setback	65-85% of building	100%
Loading Space	Min. 1 per building (350 sq. ft. min., 35 ft. min. length)	None (8 standard visitor parking spaces)
Landscape Buffer for Surface Parking	15 ft. min.	4.5 ft.
Mechanical Equipment in Front Setback	20 ft. min.	15 ft.
Building Module Width	30-50 ft. width	21-23 ft. width

Community Outreach Meeting

- February 5, 2026 – Virtual Meeting
- 7 Participants
- Support for housing, building design, and trees
- Concern about traffic and absence of dedicated loading zone
- 4 public comment letters: support and concern about housing; concern about traffic/safety and absence of loading zone

Focus Topics

- Feedback Requested
 - ◆ Site Layout
 - ◆ Architectural Design
 - ◆ Requested Waivers

Questions & Feedback

Thank you