



Sunnyvale

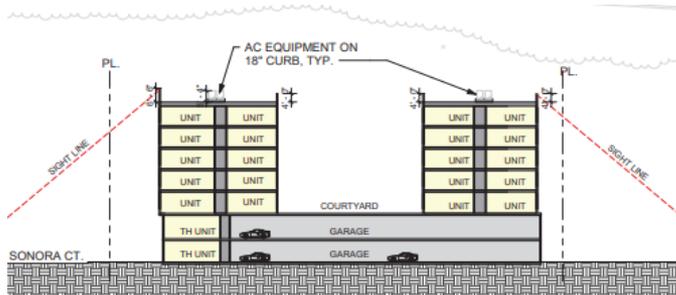
1178 Sonora Court  
2020-7393

Margaret Netto, Senior Planner  
Planning Commission  
November 8, 2021

# Site Context



# Site Plan



# Background

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- Notice of Funding issued - November 15, 2019
- Mid-Pen awarded funding - February 25, 2020
- Mid-Pen submitted application – July 1, 2020
- Neighborhood outreach meeting - April 5, 2021
- Planning Commission Study Session - July 12, 2021

# Project

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- 100% Affordable Housing Project
- State Density Bonus Law
  - 140 du/ac
- Concession-
  - Lockable Storage
- Waivers-
  - Front yard setback- Sonora Court
  - Upper Floor Setbacks
- Reduced Parking per State Density Bonus

# North Elevation-Sonora Court



# East Elevation-San Zeno Way



# West Elevation



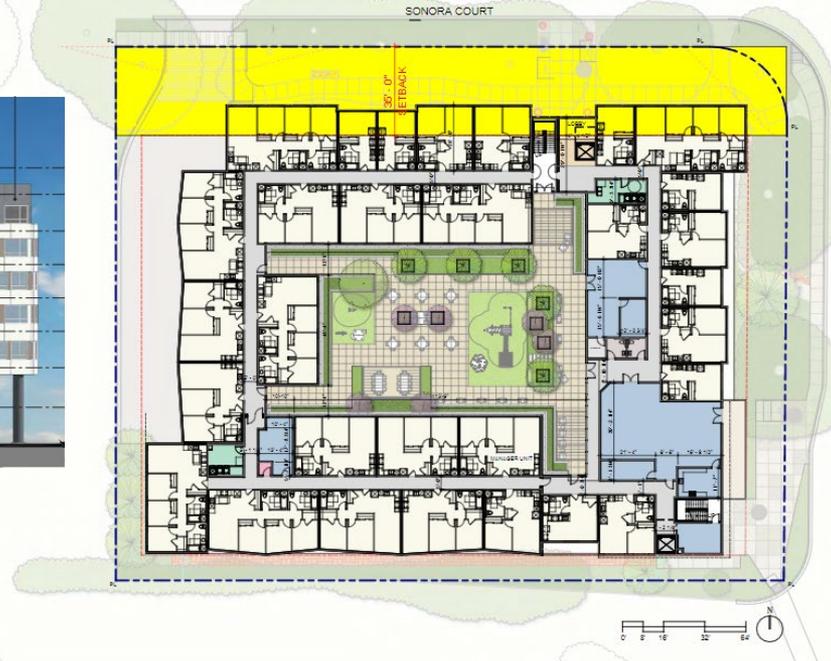
# South Elevation



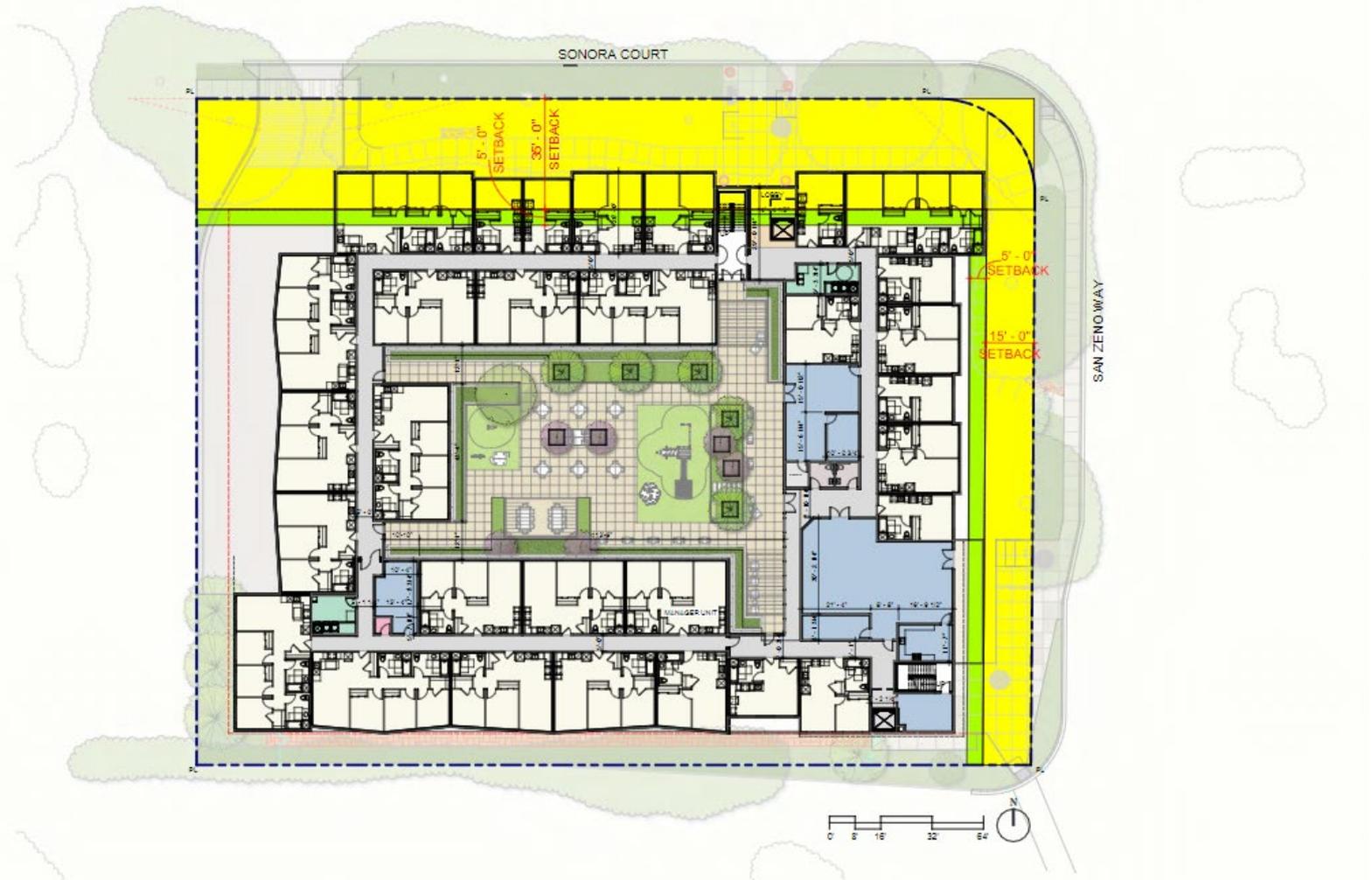
# Front Setback Waiver



25' - 3" from property line at levels 1 - 2  
23' - 0" from property line at levels 3 - 7



# Upper Floors Setback Waiver



# Development Standards

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- Landscaping and Tree Preservation
  - 25% (13,710 sf) landscaping proposed, 20% required
  - Preserves trees along Sonora Court and San Zeno
  - 2 protected trees removed, 17 replacement trees
- Parking
  - 134 spaces proposed, 88 spaces required per State Density Bonus Law
- Open Space
  - 78 sf per unit proposed, 50 sf per unit required

# Environmental

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- Staff correction to report – LSAP, not PPSP

## Environmental issues

- VMT – no impact
  - Noise – conditionally acceptable
- Project falls under previous LSAP EIR

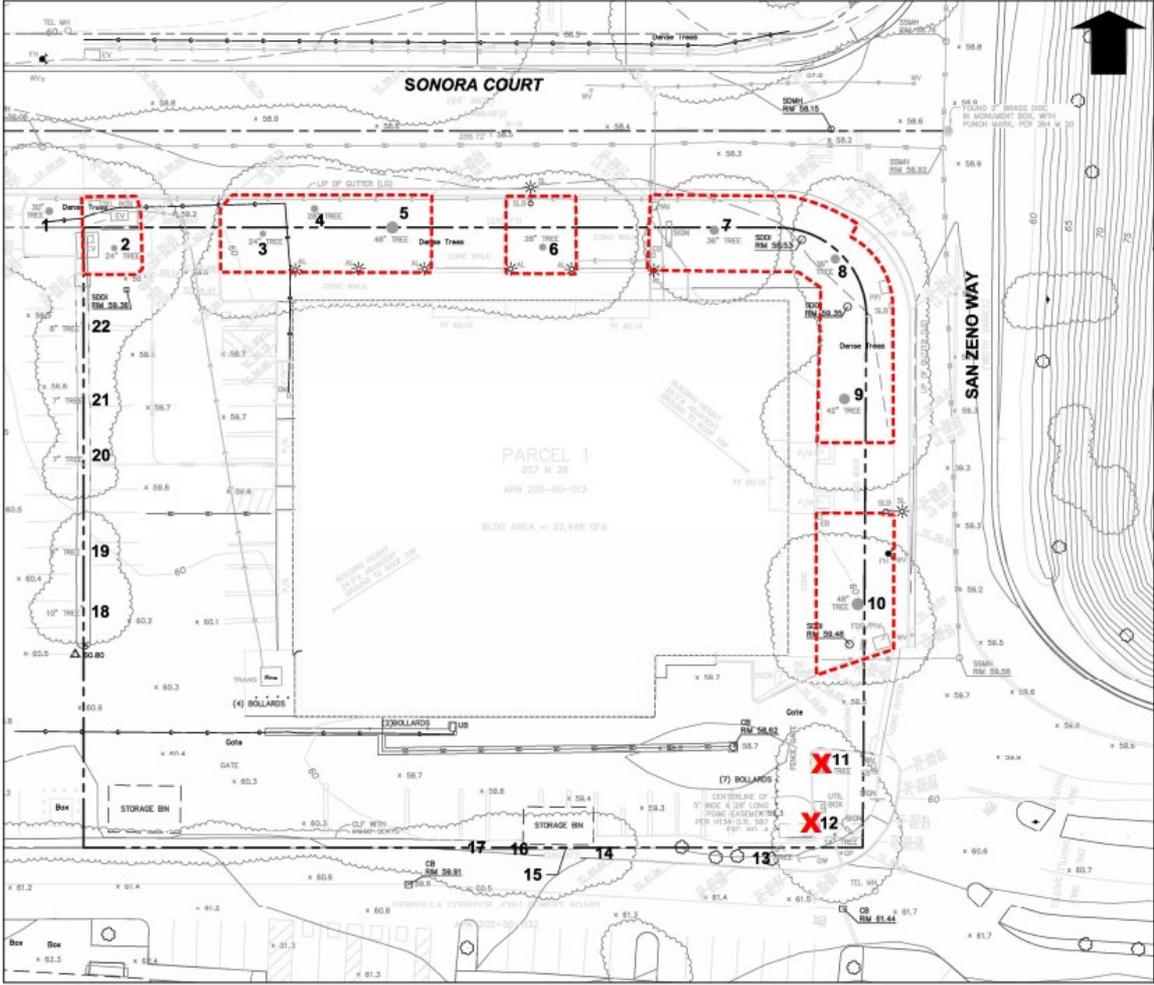
# Recommendation

## Staff Recommendation

### Alternative 1-Recommend to Planning Commission

- Make the required CEQA findings
- Approve the Site Development Permit subject to the LSAP Mitigation Monitoring and Reporting Program
  - Recommended findings in Attachment 4
  - Conditions of approval in Attachment 5
  - MMRP in Attachment 8

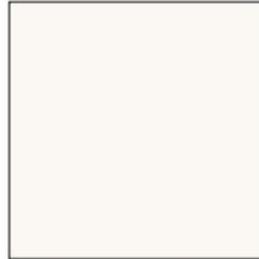
# Tree Removal Plan



# Color & Materials Palette



1a **RAINSREEN**  
NICHIIHA  
VINTAGEWOOD  
CEDAR



1b **RAINSREEN**  
NICHIIHA  
STOCK ILLUMINATION  
WARM WHITE



1c **STUCCO**  
BENJAMIN MOORE  
DAVENPORT TAN (HC-76)



1d **STUCCO**  
BENJAMIN MOORE  
SILVER SATIN (OC-26)



1e **STUCCO**  
BENJAMIN MOORE  
KENDALL CHARCOAL (HC-166)



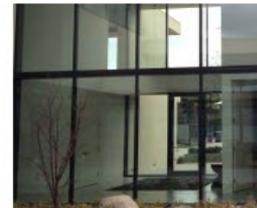
2a **VINYL WINDOW**  
VPI WINDOWS  
WHITE



2b **VINYL WINDOW**  
VPI WINDOWS  
ARCHITECTURAL BRONZE



3 **GLASS METAL RAILING**



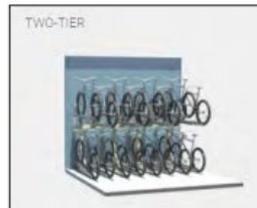
4 **GLAZING SYSTEM**



5 **DECORATIVE SCREENS OR SIMILAR**  
FINAL ARTWORK TBD



6 **GREEN WALL**

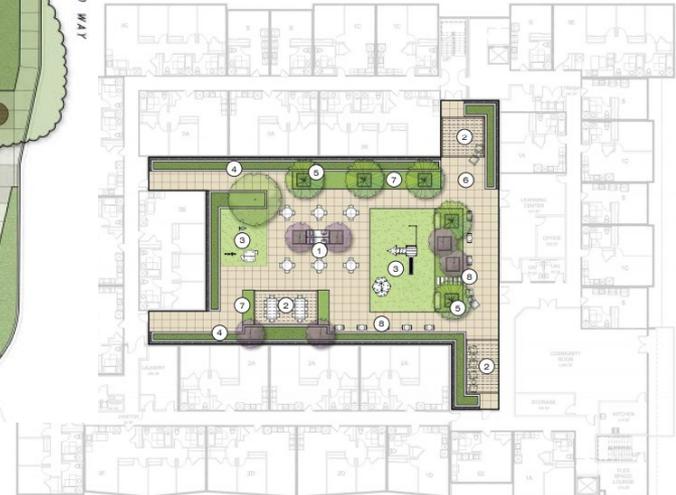


8 **TWO-TIER BIKE STORAGE**  
GROUND CONTROL SYSTEMS  
DOUBLE DOCKER

# Landscape Plan



PLANT LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WEEKS
<b>TREES</b>						
ACE PA	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	24" BOX	PER PLAN	5	M
ARB MA	ARBUTUS UNDOED 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	1	L
CER FO	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN	6	M
LAG MJ	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	PER PLAN	2	L
LOP CO	LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	PER PLAN	3	L
<b>SHRUBS, GRASSES, &amp; PERENNIALS</b>						
	ANNIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	5 GAL	3'-0" OC		L
	ASPIDISTRA ELATIOR 'ASAHI'	ASAHI CAST IRON PLANT	5 GAL	2'-0" OC		L
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GR.	5 GAL	2'-0" OC		L
	DIETES 'LEMON DROPS'	FORTNIGHT LILY	5 GAL	3'-0" OC		L
	HELICTOTICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	4'-0" OC		L
	LAVANDULA	LAVENDER	5 GAL	3'-0" OC		L
	ANGUSTIFOLIA MUNSTEAD					
	LIMONIUM PEREZII	SEA LAVENDER	5 GAL	3'-0" OC		L
	MIMULUS 'JELLYBEAN GOLD'	MONKEYFLOWER	5 GAL	2'-0" OC		L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC		L
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	3'-0" OC		L
	PHORMIUM RAINBOW MAIDEN	NEW ZEALAND FLAX	5 GAL	4'-0" OC		L
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PODOC.	15 GAL	4'-0" OC		M
	RIBES SANGUINEUM 'KING EDWARD'	CA CURRANT	5 GAL	4'-0" OC		L
<b>GROUNDCOVERS</b>						
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	2'-0" OC		L
	ARCTOSTAPHYLOS	MANZANITA	1 GAL	5'-0" OC		L
	EDMUNDSONII EMERALD CARPET					
	CEANOETHUS GRISELIS HORIZONTALIS	CALIFORNIA LILAC	1 GAL	6'-0" OC		L
	HEUCHERA MAXIMA	CORAL BELLS	1 GAL	2'-0" OC		L
	IRIS DOUGLASSIANA	DOUGLAS IRIS	1 GAL	2'-0" OC		L
	LIRIOPE MUSCARI 'VARIEGATA'	VAREC. LILYTURF	1 GAL	1'-6" OC		M
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC		M
	SEDUM RUPESTRE ANGELINA	STONECROP	1 GAL	2'-0" OC		L
<b>VINES</b>						
	FICUS PUMILA	CREEPING FIG	5 GAL	PER PLAN		M
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	PER PLAN		M
<b>STORMWATER PLANTING</b>						
	CAREX TUMULCOLA	BERKELEY SEDGE	1 GAL	2'-0" OC		L
	JUNCUS PATENS	CA GRAY RUSH	1 GAL	2'-0" OC		L



# Project Rendering

## View from the Northeast



# Project Rendering

## View from Southeast

