

1171 Sonora Court: Project Description and Density Bonus Request Letter

Project Name: 1171 Sonora Court

Address: 1171 Sonora Court
Sunnyvale, CA 94086

APN: 205-50-024

Legal Description:

The land referred to is situated in the County of Santa Clara, City of Sunnyvale, State of California, and is described as follows: All of Parcel 1, as shown upon that certain Map entitled, "Parcel Map being a Resubdivision of Parcel "B", as shown on that certain Map entitled "Parcel Map" recorded in Book 384 of Maps, at Page 20 Santa Clara County Records, City of Sunnyvale, California", which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California on March 25, 1976, in Book 369 of Maps, at Page 15.

Excepting therefrom all oil, gas, petroleum and other mineral or hydrocarbon substances in and under the land, together with the right to use that portion only, of said land, which underlies a plane parallel to and 500 feet below the present surface of said land for the purposes of prospecting for, developing and/or extracting said oil, gas petroleum and other hydrocarbon substances from said land by means of wells drilled into said subsurface of said land from drill sites located on other land, with no rights of surface entry, as reserved in the Deed from Robert K. Chambers, et al, to West Bay Industrial Corp., dated May 13, 1974, recorded June 19, 1974, in Book B001 of Official Records, Page 243, Instrument No. 4812325.

Existing Uses and Major Proposed Physical Alterations:

Existing Uses

The existing 19,512 square feet commercial building is occupied by an independent manufacturer of parts for semiconductor and medical equipment.

Major Proposed Physical Alterations:

The 1171 Sonora Court project aims to enhance the community by creating a transit-oriented and sustainable development within the Lawrence Station Area Plan in Sunnyvale, CA. The proposed 7-story building will consist of 5 stories of fire-resistive wood framing above a 2-story concrete podium, offering a total of 172 units, including below-market-rate units and two on-site manager units. To promote walkability and activate the street, residential lobbies, management and service offices, and bike kitchen will be located at the street level. The design preserves existing evergreen trees to maintain the site's unique character, and amenities such as a pedestrian plaza, community terrace, and podium courtyard will be available for residents.

Parking will be accommodated with a ratio of 0.5 cars per unit, providing 89 parking spaces in the 2 - story podium garage. With contemporary architecture and thoughtful use of materials, this development seeks to create a vibrant sense of community while contributing much-needed below-market-rate housing.

Affordability Levels

This project meets the definition for a housing development under California’s AB1763 State Density Bonus Law as codified under Government Code Section 65195 b(1)(G), which provides that 100% units must be for lower income households, as defined by Health and Safety Code Section 50079.5¹, except that up to 20% of the units may be for moderate-income households, as defined in Health and Safety Code Section 50053².

The affordability level of units at 1171 Sonora Court shall be established based on specific requirements under various affordable housing funding sources, which shall be secured at a future time. The presently anticipated affordability mix for the development is shown in the following table:

% of Units	# Units	Affordability
79%	136	Lower Income (80% AMI) ³
20%	34	Moderate (110% AMI) ⁴
1%	2	NA – Manager’s
100%	172	

Government Code 65915(c)(1)(B)(ii) provides that rents for those developments meeting Govt. Code 65915(b)(1)(G)(above) shall be as follows:

- Moderate Units: Rent for at least 20% of the units shall be set at an affordable rent, as defined in Health and Safety Code Section 50053.⁵
- Lower Income Units: Rent for the remaining 80% of the units shall be set at an amount consistent with the maximum rent levels for a housing development that

¹ Defined as follows: “Lower income households” means persons and families whose income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. The limits shall be published by the department in the California Code of Regulations as soon as possible after adoption by the Secretary of Housing and Urban Development. In the event the federal standards are discontinued, the department shall, by regulation, establish income limits for lower income households for all geographic areas of the state at **80 percent of area median income**, adjusted for family size and revised annually.

² For moderate-income households, the product of 30 percent times **110 percent of the area median income** adjusted for family size appropriate for the unit.

³ See footnote 1

⁴ See footnote 2

⁵ See footnote 2.

receives an allocation of state or federal low-income housing tax credits from the California Tax Credit Allocation Committee.

Density Bonus Pursuant to Gov. Code 65915:

The site is currently zoned as Mixed-Use I (MXD-I/S) with building height limit of 85 feet and density from 36 du/ac to 68 du/ac (with incentives). The project provides a total of 172 units (132 du/ac density) with a mix of studio, one-bedroom, two-bedroom, and three-bedroom below market-rate units as well as two on-site manager units.

Per Govt. Code 65915(f)(3)(D)(ii), if such projects are also located with ½ mile of a major transit stop, the local jurisdiction “shall not impose any maximum controls on density”. Therefore, depending on the incentives that the development would otherwise qualify for, 1171 Sonora will request between 82 and 125 units pursuant to Gov. Code 65915.

Number of Existing Residential Units on the Project Site that Will Be Demolished: 0

Requested Concessions and Waivers:

This project is located within ½ mile of major transit stop. Per Govt. Code 65915(d)(2)(D), the state density bonus law currently allows this project up to 5 concessions. Note that the state density bonus law was amended in January 2024 when AB1287 went into effect, which increased the number of concessions allowed on projects. Per Govt. Code 65915 (k), a concession is defined to include a reduction of development standards that exceed the minimum building code requirements, as well as other regulatory concessions proposed by project sponsor, that result in identifiable and actual cost reductions to provide for affordable housing costs.

Further, per Govt. Code 65915(e)(1), a local jurisdiction may not apply, and applicants may request waivers from any development standards that have the effect of physically precluding the construction of a development at densities otherwise permitted under Govt. Code 65915.

Requested concessions and waivers for the 1171 Sonora Court project are listed below.

Concession #1: Minimum Ground Floor Plate Height

Citywide Objective Design Standards (ODS) require Table 2A specifies a minimum ground floor plate height of 14'.

The project proposes a 12' for the ground level to mitigate costs associated with increasing height, which is particularly costly at the concrete podium. Instead, the project utilizes a canopy

set at 14', which wraps around the front and side elevations, giving the impression of a floor plate set at 14'.

Concession #2: Roof Form – Flat roof Variation

ODS 3.7.2 mandates variations in cornice detail and height for buildings longer than 100 feet, with variations every 75 feet.

Variations in the roof line add significant framing costs. The project does not provide variation every 75ft. Variations are incorporated judiciously by using roof angles in strategic locations. Also, material changes are used to provide variation and visual interest.

Concession #3: Roof Form – Cornice Detail

ODS 3.7.2 calls for the cornice details shall be a minimum of 18 inches tall and 12 inches deep.

Cornices are proposed not above the roof line, but below the roof line at various locations to create the visual impression of building step-back at the 6th or 7th story without the cost of providing a step-back. The simplified cornice proposed is more appropriate in these locations for the desired effect, is in keeping with its contemporary aesthetic, and will still cast a shadow at many locations.

Concession #4: Individual lockable storage for residents

This project is required to provide 200 cubic of individual storage per studio and one-bedroom, and 300 cubic feet of storage for each other unit.

To provide individual lockable storage, the project would need to provide more than 40,120 cubic feet more constructed, protected space than required under California building code. The project proposes 4,800 cubic ft of individual lockable storage on the second floor which will provide 24 individual storage spaces –see 06. Architectural Plan Set_SDP Submittal #5 sheet A1.1. Given the high cost of construction in the Bay Area, it would be more efficient to focus on livable unit layouts that provide reasonable personal storage within each unit, as we have proposed. This concession would have no impact on public health and safety. This property will have 2 onsite property managers as well as other full-time maintenance and resident services staff that will assist residents in waste removal and bulk item pick-ups to prevent illegal dumping in the neighborhood or on the property.

Waiver #1: Street Setback

ODS Table 3A specifies a height step-back requirement for floor 3 and above, with a minimum of 5' from the public-street facing wall of floor 3, covering 70% of the total building elevation along the lot frontage.

The project seeks a waiver from this requirement as compliance would preclude our ability to create units on this frontage that meet the minimum unit sizes as required by the California Tax Credit Allocation Committee (CTCAC), a major funding source of this affordable housing project. This requirement would result in the loss of 30 units, precluding this project from building up to densities permitted under state density bonus law. The project proposes no additional setback above the 3rd floor.

Waiver #2: Division of Building Length

ODS Table 3B mandates vertical division of building elevations by major recesses at a maximum of 75' intervals, with major recesses at least 10' wide by 5' deep from ground level to roof level.

The project seeks a waiver from this requirement, as compliance would preclude our ability to create units on this frontage that meet the minimum unit sizes as required by the California Tax Credit Allocation Committee (CTCAC), a major funding source of this affordable housing project. A strict adherence to the requirement would result in a reduction of 24 units, precluding this project from building up to densities permitted under state density bonus law. The project instead proposes vertical building divisions via recesses on the South, West and North elevations that range from 5'-0" to 8'-8" wide of varying depths. The East façade provides a ±31ft wide area that is a few inches deep, but uses a change of color and the opening to the garage entry to create the desired effect of breaking up the building length.

CONCESSION #1: MINIMUM GROUND FLOOR PLATE HEIGHT

THE PROJECT UTILIZES A CANOPY SET AT 14', WHICH WRAPS AROUND THE FRONT AND SIDE ELEVATIONS, GIVING THE IMPRESSION OF A FLOOR PLATE SET AT 14'



B SOUTH ELEVATION SCALE: 1/16"= 1'-0"

*ALL BUILDING DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON FINAL STRUCTURE



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Sheet Title:

SOUTH
ELEVATION

Job No.
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EX - 1



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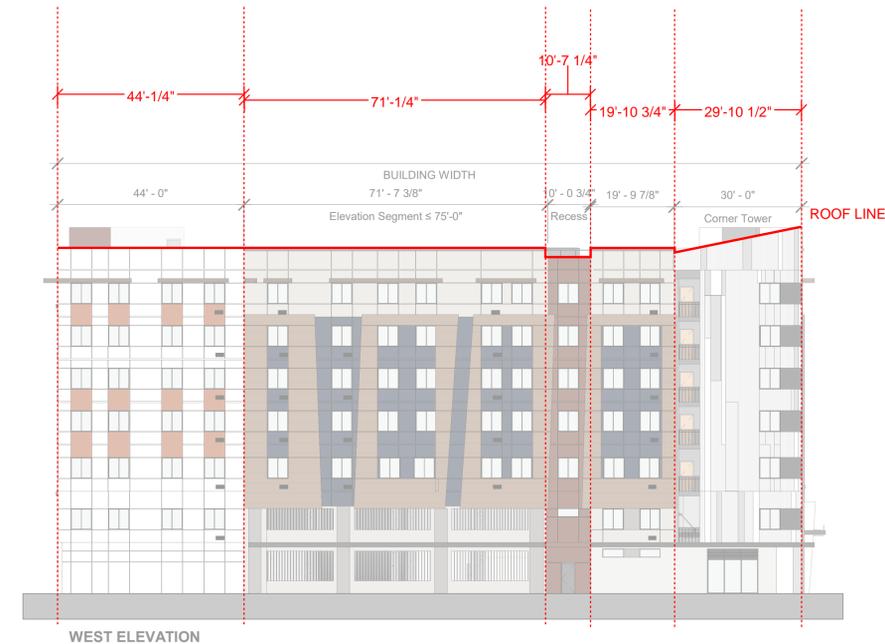
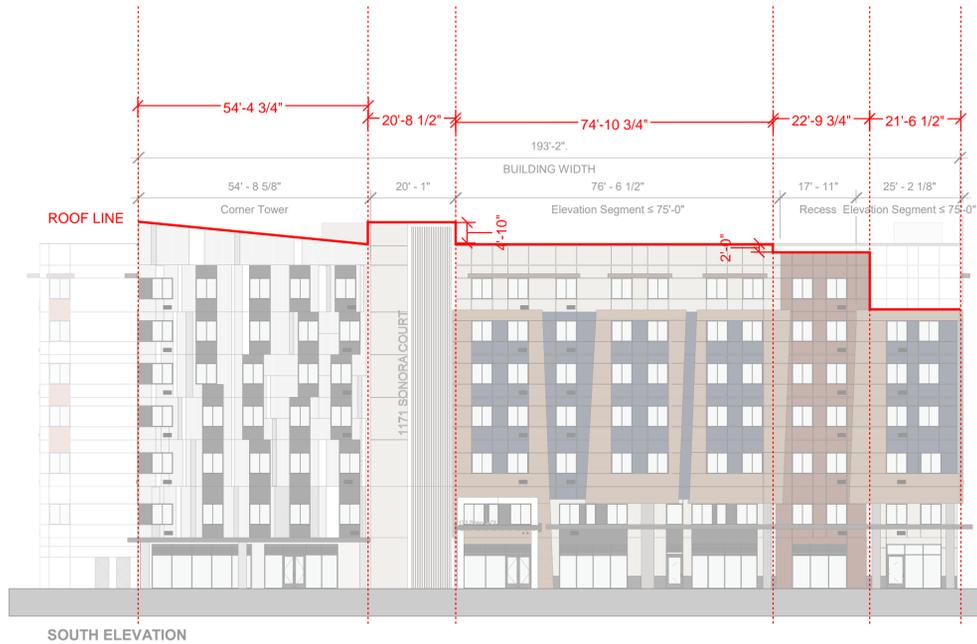
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CONCESSION #2: ROOF FORM – FLAT ROOF VARIATION

ROOF LINE



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EX - 2



: Architecture
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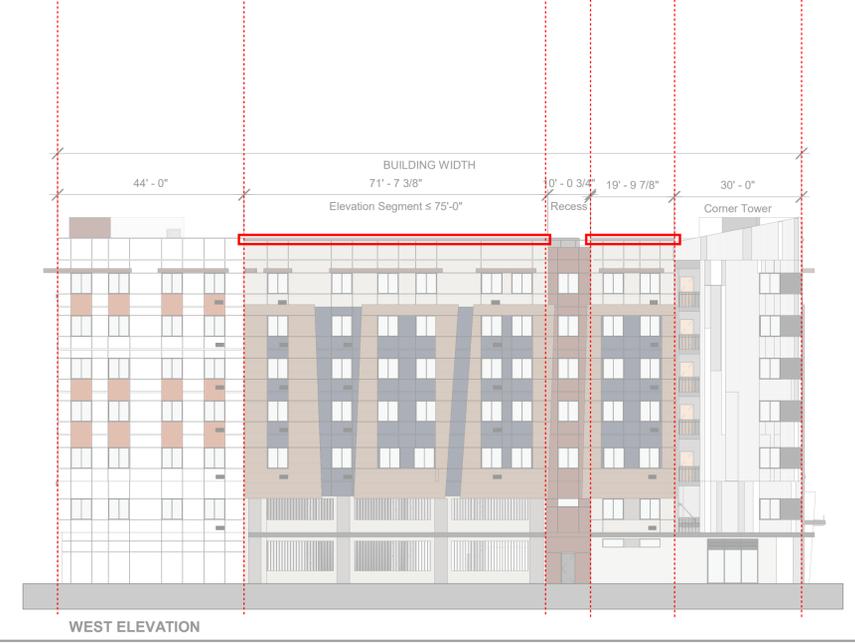
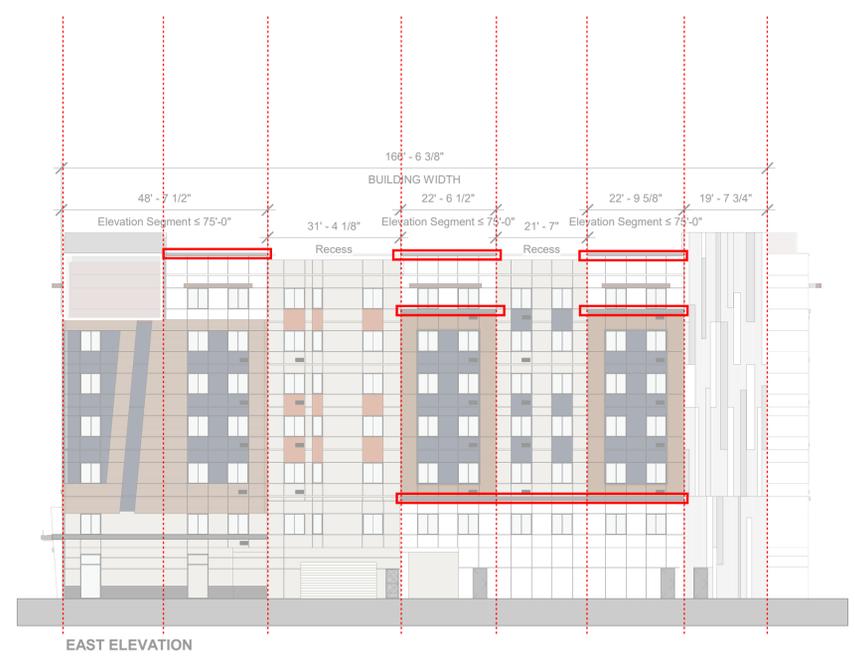
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CONCESSION #3: ROOF FORM – CORNICE DETAIL

CORNICE LOCATIONS



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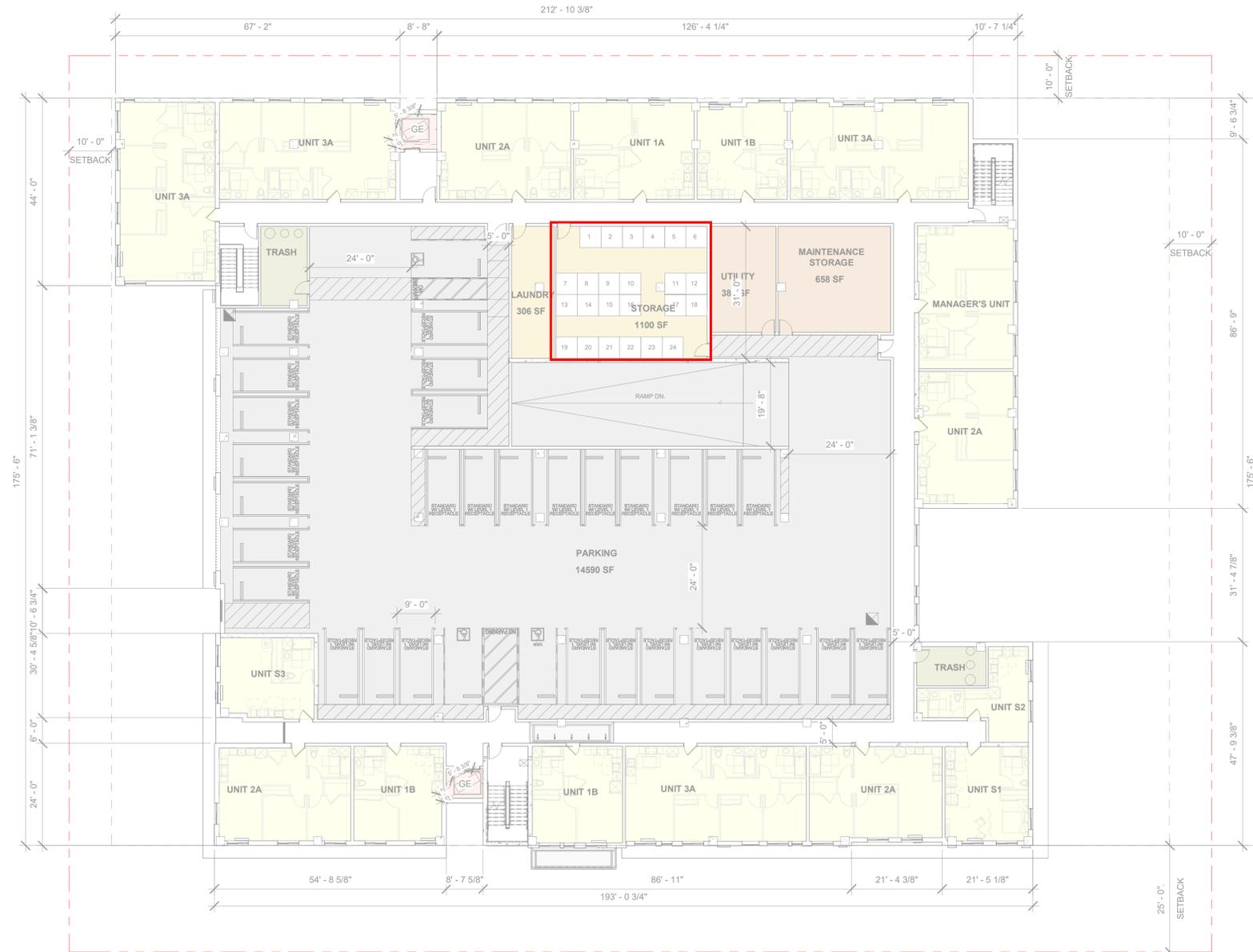
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EX - 3

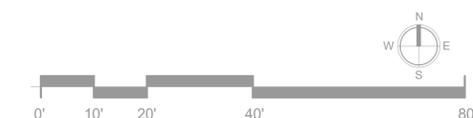
CONCESSION #4: INDIVIDUAL LOCKABLE STORAGE FOR RESIDENTS

LOCKABLE STORAGE:

24 x 200 CUBIC FT = 4800 CUBIC FT



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LEVEL 2 PLAN

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EX - 4

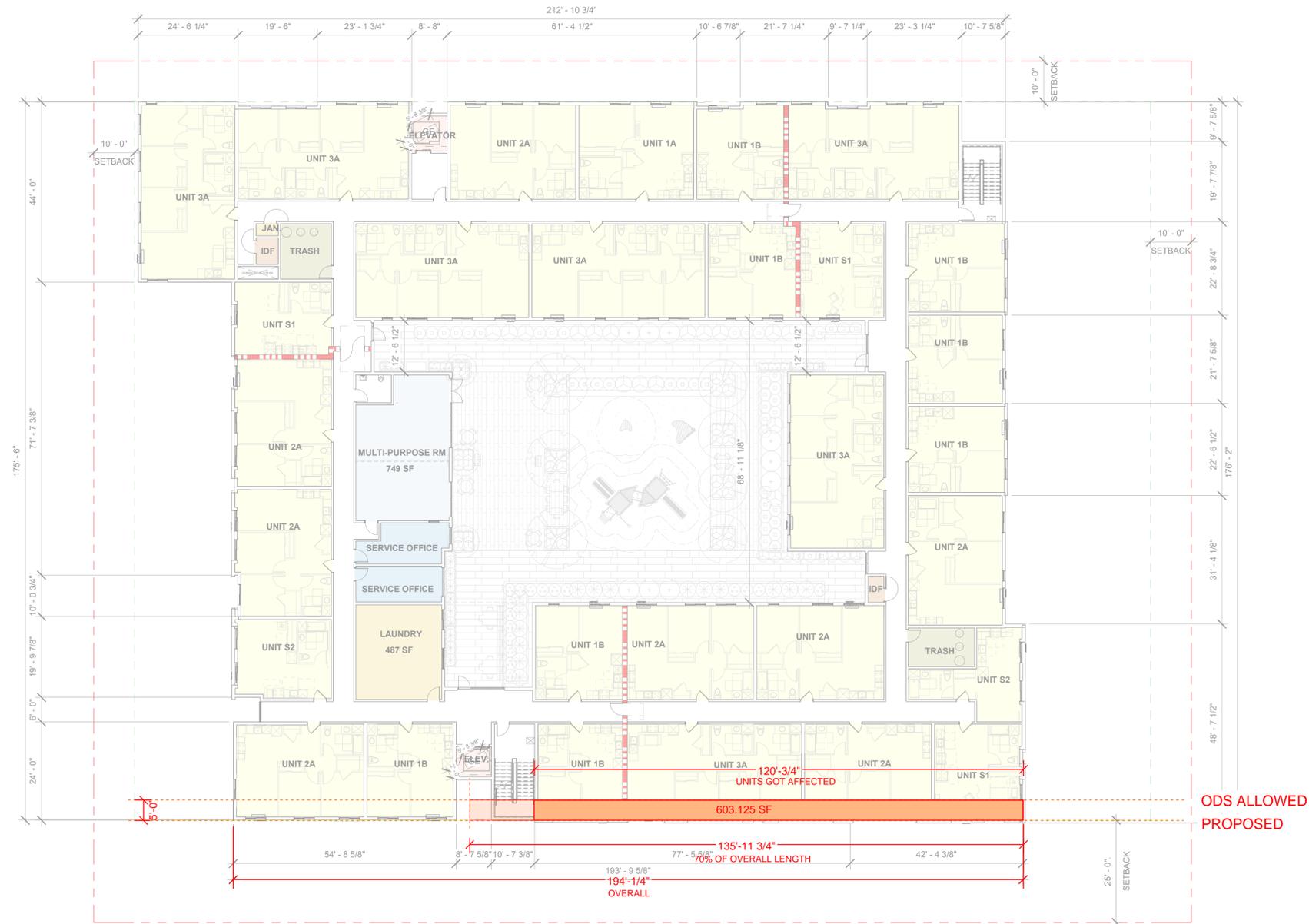
WAIVER #1: STREET SETBACK



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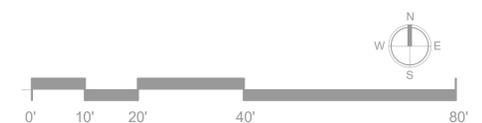
EX - 5

ODS TABLE 3A SPECIFIES A HEIGHT STEP-BACK REQUIREMENT FOR FLOOR 3 AND ABOVE, WITH A MINIMUM OF 5' FROM THE PUBLIC-STREET FACING WALL OF FLOOR 3, COVERING 70% OF THE TOTAL BUILDING ELEVATION ALONG THE LOT FRONTAGE.

LENGTH OF THE ELEVATOR ALONG THE LOT FRONTAGE = 194' - 1/4"
70% OF THE ELEVATOR LENGTH ALONG THE LOT FRONTAGE = 135' 11 3/4"

UNIT AREA LOST FROM L3 - L7 = 603.125 SF x 4 + 493.438 SF = 2905.938 SF

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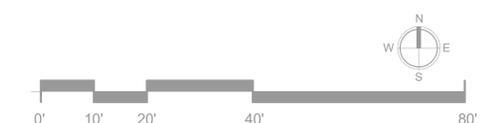
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LEVEL 7 PLAN

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EX - 6



WAIVER #2: DIVISION OF BUILDING LENGTH

ODS TABLE 3B SPECIFIES BUILDING ELEVATIONS SHALL BE VERTICALLY DIVIDED BY MAJOR RECESSES AT MAXIMUM 75' INTERVALS.

DIVISION STANDARDS:

1. AT LEAST 10' WIDE BY 5' DEEP FROM GROUND LEVEL TO ROOF LEVEL; AND
2. OF A COLOR OR MATERIAL THAT CONTRASTS WITH SURROUNDING VOLUMES, AND
3. INCORPORATED ANYWHERE WITHIN A 75-FOOT SEGMENT OF HORIZONTAL ELEVATION.

MIN. RESIDENTIAL SF LOST PER LEVEL ON SOUTH = 40 SF
UNIT AREA LOST FROM L2 - L7 = 40 SF x 6 = 240 SF

MIN. RESIDENTIAL SF LOST PER LEVEL ON EAST= 80 SF
UNIT AREA LOST FROM L2 - L7 = 80 SF x 6 = 480 SF

MIN. RESIDENTIAL SF LOST PER LEVEL ON NORTH= 120 SF
UNIT AREA LOST FROM L2 - L7 = 120 SF x 6 = 720 SF

MIN. RESIDENTIAL SF LOST PER LEVEL ON WEST= 35 SF
UNIT AREA LOST FROM L2 - L7 = 35 SF x 6 = 210 SF

TOTAL UNIT AREA LOST: 240 SF + 480 SF = 720 SF + 210 SF = 1650 SF



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