



Sunnyvale

210, 214 Ahwanee Avenue  
2018-7006

Project Planner – Shetal Divatia

Planning Commission Public Hearing– August 10, 2020

# Background

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- 2017 - General Plan Amendment to High Density Residential and Rezoning to R-4/PD
- 2020 PC Study Session - January and July
- State Density Bonus Law
  - ◆ Reduced Parking
  - ◆ Waivers

# Neighborhood



# Proposed Site Plan



## PARKING SUMMARY

QUEST & RESIDENTS	REQUIRED	PROVIDED	NOTES
2-3 BEDROOM	2 CAR / DU	48 STALLS	48 STALLS
			38 ASSIGNED / COVERED 10 UNASSIGNED / UNCOVERED
TOTAL	48 STALLS	48 STALLS	STATE STANDARDS W/ DENSITY BONUS LAWS

## CAL GREEN GENERAL NOTES:

4.410.2 Recycling by Occupants: Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

## LEGEND

1 PERIMETER WALL TO BE DESIGNED W/ INPUT FROM NEIGHBORS	9 MAILBOXES	13 LINE OF UNIT ABOVE	21 VISION TRIANGLE
2 PROPERTY LINE	10 4'-0" WALKWAY	14 GAS METER LOCATION	22 WATER RETENTION BASIN
3 ELEVATOR	11 LANDSCAPE	15 TRANSFORMER	23 STORM WATER DRAINAGE PLANTER
4 EXIT STAIR	12 GUEST PARKING	20 FIRE HYDRANT TYP.	24 LOADING AREA

## COLOR LEGEND

GARAGE / COVERED PARKING	ELECTRICAL / EQUIPMENT	PEDESTRIAN CIRCULATION / PATH OF TRAVEL
LOBBY	TRASH / RECYCLING	VEHICULAR CIRCULATION / PATH OF TRAVEL
VERTICAL CIRCULATION	UNCOVERED PARKING	

SITE PLAN

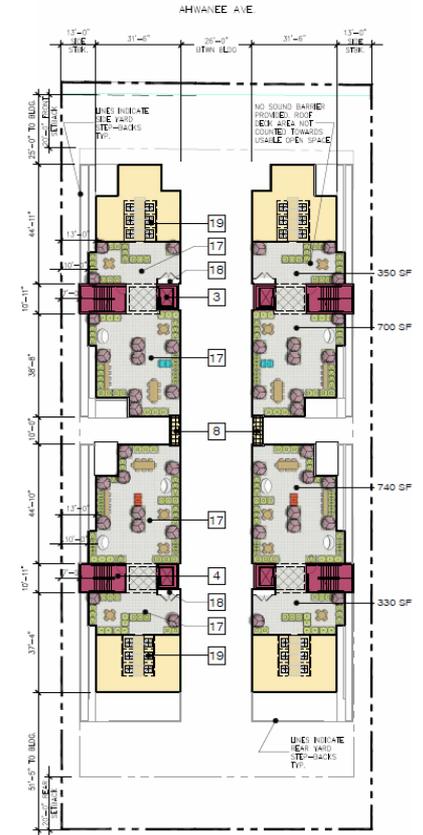
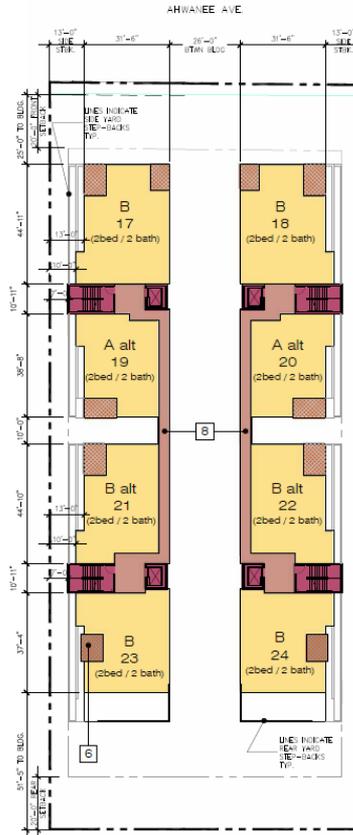
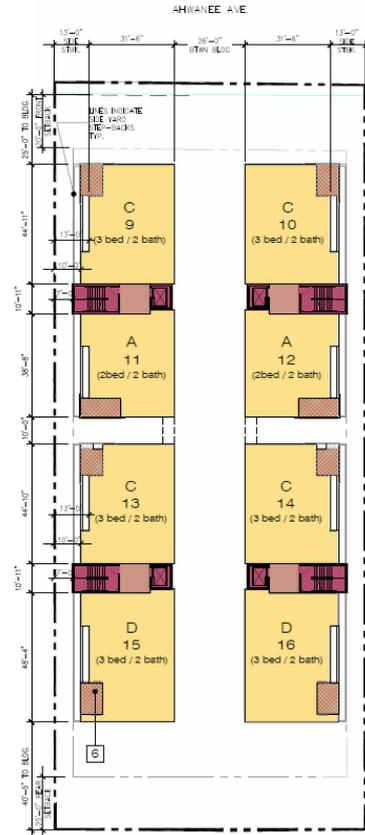
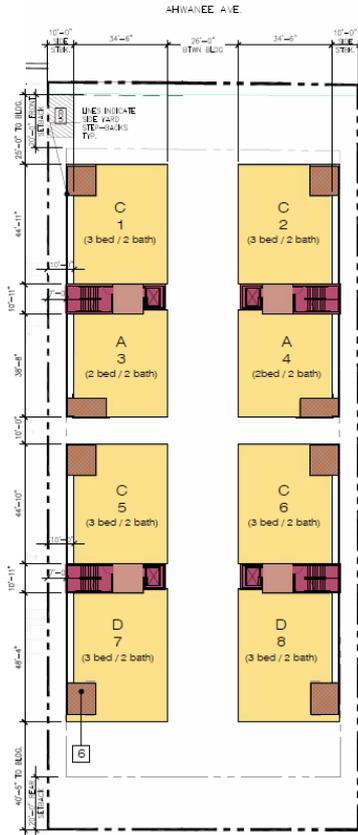
SUNNYVALE 24

SCALE 1" = 10'-0"

0 10 20 30 40 50



# Levels – 2, 3, 4 and rooftop



**LEGEND**

1 PERIMETER WALL (TO BE DESIGNED BY ADJACENT NEIGHBORS)	5 LOBBY	17 ROOF DECK
2 PROPERTY LINE	6 TYP. MIN. 80 S.F. PRIVATE DECK	18 ELEVATOR ROOM
3 ELEVATOR	8 EXIT BALCONY	19 MECH. EQUIP. AREA
4 EXIT STAIR	13 LINE OF UNIT ABOVE	

## SUNNYVALE 24

BUILDING PLANS  
24 UNITS



SCALE: 1" = 20'-0"



**WITHE MALCOLM ARCHITECTS** SD 03  
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# Front Elevation – View from Ahwanee Ave





# Side Elevations – east and west sides



SIDE ELEVATION

# Interior Elevation - View from driveway



# Colors, Materials and Details



1 COMPOSITE SHIPLAP SIDING



2 STONE VENEER  
\*SIDING VARIES BASED ON MANUFACTURER MIX



3 STUCCO  
20-30 FINE SAND FLOAT



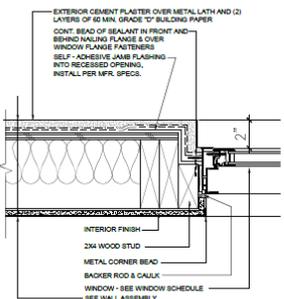
4 GARAGE ROLL UP DOOR



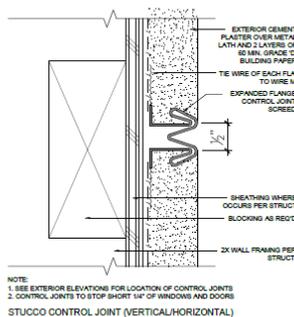
5 RAILING



6 MILGARD VINYL WINDOW  
BEDROOM WINDOWS TO BE STO 36-39  
OTHER LIVABLE AREA WINDOWS TO BE  
STO 33-36 TO MEET NOISE STANDARD  
44CD OR LOWER.



SUNNYVALE 24



7 TRASH ROLL UP DOOR  
PAINT TO MATCH GARAGE DOORS



8 ROOF SHINGLES



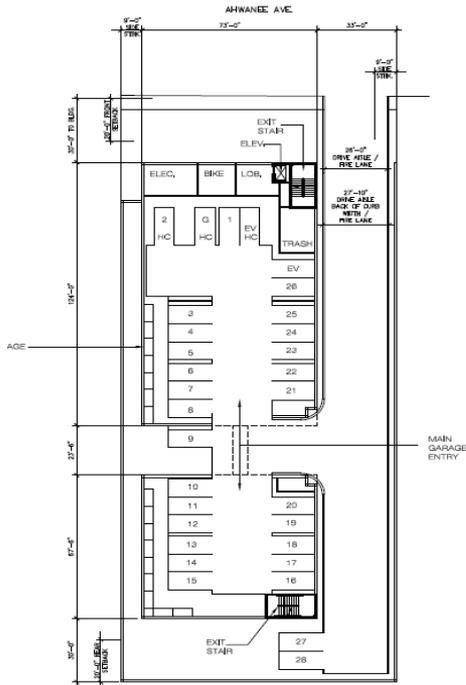
9 EXTERIOR DOOR



10 METAL CANOPY

MATERIAL BOARD

# Site Layout Options 14 & 15 DU - Waivers



GROUND LEVEL BUILDING PLAN  
28 PARKING STALLS +  
1 GUEST HC + 2 EV STALLS

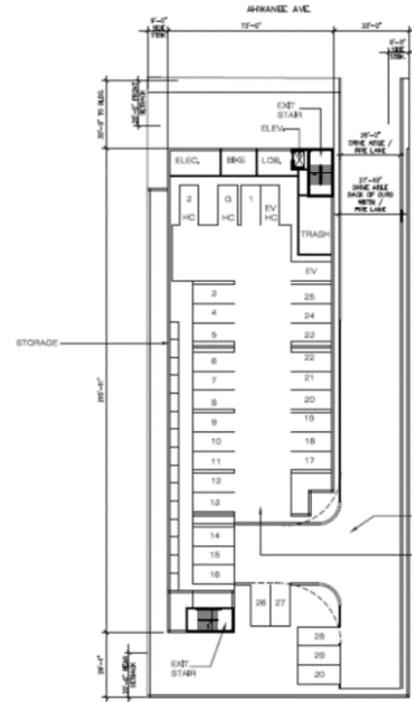
## SINGLE BUILDING - OPTION 1 (14 UNITS)

	REQUIRED	PROVIDED
DENSITY	28 DU/AC MIN / 35 DU/AC MAX.	19 DU/AC
LOT COVERAGE	14,209 SF.	13,984 SF.
BUILDING HEIGHT	59'	59 SF.

PARKING SUMMARY			
	REQUIRED	PROVIDED	
RESIDENTS	2 CAR / DU	28 STALLS	28 STALLS
GUEST			
3 BEDROOM	0.5 CAR / DU	3.00 STALLS	
4 BEDROOM	0.55 CAR / DU	4.55 STALLS	
TOTAL		7 STALLS	1 STALL
EV STALLS		2 STALLS	2 STALL
TOTAL			31 STALLS

LANDSCAPE SUMMARY		
REQUIRED	PROPOSED	
375 S.F. / DU	(375 S.F. x 14 DU = 5,250 S.F.)	7,500 S.F. = 535 S.F. / DU

USABLE OPEN SPACE SUMMARY			
	REQUIRED	PROPOSED	
COMMON	300 S.F. / DU	(300 S.F. x 14 = 4,200 S.F.)	4,200 S.F. = 300 S.F. / DU
PRIVATE	80 S.F. / DU	(80 S.F. x 14 = 1,120 S.F.)	1,120 S.F. = 80 S.F. / DU
TOTAL	380 S.F. / DU	(380 S.F. x 14 = 5,320 S.F.)	5,320 S.F.



GROUND LEVEL BUILDING PLAN  
30 PARKING STALLS +  
1 GUEST HC + 2 EV STALLS

## SINGLE BUILDING - OPTION 1 (15 UNITS)

	REQUIRED	PROVIDED
DENSITY	28 DU/AC MIN / 35 DU/AC MAX.	20 DU/AC
LOT COVERAGE	14,209 SF.	13,974 SF.
BUILDING HEIGHT	59'	59 SF.

PARKING SUMMARY			
	REQUIRED	PROVIDED	
RESIDENTS	2 CAR / DU	30 STALLS	30 STALLS
GUEST			
3 BEDROOM	0.5 CAR / DU	4 STALLS	
4 BEDROOM	0.55 CAR / DU	4.55 STALLS	
TOTAL		8 STALLS	1 STALL
EV STALLS		2 STALLS	2 STALL
TOTAL			33 STALLS

LANDSCAPE SUMMARY		
REQUIRED	PROPOSED	
375 S.F. / DU	(375 S.F. x 15 DU = 5,625 S.F.)	7,500 S.F. = 500 S.F. / DU

USABLE OPEN SPACE SUMMARY			
	REQUIRED	PROPOSED	
COMMON	300 S.F. / DU	(300 S.F. x 15 = 4,500 S.F.)	4,500 S.F. = 300 S.F. / DU
PRIVATE	80 S.F. / DU	(80 S.F. x 15 = 1,200 S.F.)	1,200 S.F. = 80 S.F. / DU
TOTAL	380 S.F. / DU	(380 S.F. x 15 = 5,700 S.F.)	5,700 S.F.

### OPTION 1 - BUILDING PLANS 14 UNITS



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### OPTION 2 - BUILDING PLANS 15 UNITS



## Alternatives

- Approve the Project
- Modify the Project
- Deny the Project

## Staff Recommendation

- Approve the Project subject to recommended Conditions of Approval and make CEQA Determination