



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, November 22, 2021

5:30 PM

Telepresence Meeting: City Web Stream |
Comcast Channel 15 | AT&T Channel 99

Special Meeting: Study Session - 5:30 PM | Public Hearing - 7:00 PM

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

Special Teleconference Notice

Because of the COVID-19 emergency and the health orders issued by Santa Clara County and the State of California, this meeting of the Sunnyvale Planning Commission will take place by teleconference, as allowed by Government Code Subdivision 54953(e) and Resolution 1089-21 (reaffirmed November 16, 2021).

Public Participation

- *Watch the Planning Commission meeting on television over Comcast Channel 15 and AT&T Channel 99, or at <https://Sunnyvale.ca.gov/YouTubeMeetings> or <https://Sunnyvaleca.Legistar.com/Calendar.aspx>*
- *Submit written comments to the Planning Commission up to 4 hours prior to the meeting to planningcommission@sunnyvale.ca.gov or by mail to Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707.*
- *Teleconference participation: You may provide audio public comment by connecting to the teleconference meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):*

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

Meeting call-in telephone number: 833-548-0276 | Meeting ID: 918 2739 0357

Accessibility/Americans with Disability Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance to provide public comment, or for other special assistance; please contact the City at least 48 hours prior to enable the City to make reasonable arrangements to ensure accessibility to this meeting. The Planning Division may be reached at 408-730-7440 or at planning@sunnyvale.ca.gov (28 CFR 35.160 (b))

(1)).

5:30 P.M. STUDY SESSION

Call to Order

Call to Order via Teleconference

Roll Call

Study Session

The public may provide comments regarding the Study Session item(s). If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda.

A. [21-1026](#)

Proposed Project:

GENERAL PLAN AMENDMENT to consider increase the allowable residential units to 103 for the block, increase the amount of commercial square footage to 36,500 square feet, updates to design guidelines for the block and identify streetscape improvements for S. Mathilda Avenue.

Location: 510-528 S. Mathilda Ave. and 562-564 S. Mathilda Ave.

(APN's: 209-29-060, 209-29-061, 209-29-0057 and 209-29-076)

File #: 2018-7585

Zoning: DSP (Downtown Specific Plan)/Block 20

General Plan: Downtown Specific Plan

Applicant / Owner: Shawn Karimi/Sunnyvale Imaging and Shawn Taheri/Sam Cloud Barn, LLC

Project Planner: Shaunn Mendrin, (408) 730-7431,
smendrin@sunnyvale.ca.gov

B. [21-1069](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to demolish the existing single-family residence and construct 19 rental units within a four-story multi-family residential building. The applicant proposes three below market rate units and utilizes State Density Bonus Law to request concession and waivers from the required side yard setback, landscape area, usable open space, and private usable open space requirements.

Location: 444 Old San Francisco Road (APN: 211-01-031)

File #: 2020-7112

Zoning: R-4/PD

Applicant / Owner: Silicon Valley Wzredwood Capital, LLC (applicant and owner)

Project Planner: Aastha Vashist, (408) 730-7458,
avashist@sunnyvale.ca.gov

ATTACHMENTS

1. Site and Architectural Plans
2. Justification for the requested concessions and waivers by the applicant

Adjourn Study Session**7 P.M. PLANNING COMMISSION MEETING****CALL TO ORDER**

Call to Order via Teleconference

ROLL CALL**ORAL COMMUNICATIONS**

This category provides an opportunity for members of the public to address the Planning Commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow the Planning Commission to take action on an item not listed on the agenda. If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, please refer to the notice at the beginning of this agenda.

- 1.A** [21-1066](#) Approve Planning Commission Meeting Minutes of November 8, 2021

Recommendation: Approve Planning Commission Meeting Minutes of November 8, 2021 as submitted.

- 1.B** [21-1067](#) Approve the 2022 Planning Commission Annual Work Plan

Recommendation: Approve the 2022 Planning Commission Annual Work Plan as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

If you wish to speak to a public hearing/general business item, please refer to notice at the beginning of this agenda. Each speaker is limited to a maximum of three minutes.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

INFORMATION ONLY REPORTS/ITEMS

2. [21-1070](#) Planning Commission Proposed Study Issues, Calendar Year: 2022
(Information Only)

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Notice to the Public:

Any agenda related writings or documents on this agenda distributed to members of the Planning Commission are available by contacting the Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov. Agendas and associated reports are also available at sunnyvaleca.legistar.com/calendar.aspx 72 hours before the meeting.

Planning a presentation for a Planning Commission meeting?

To help you prepare and deliver your public comments, please review the "Making Public Comments During City Council or Planning Commission Meetings" document available on the City website.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in

writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

21-1026

Agenda Date: 11/22/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

GENERAL PLAN AMENDMENT to consider increase the allowable residential units to 103 for the block, increase the amount of commercial square footage to 36,500 square feet, updates to design guidelines for the block and identify streetscape improvements for S. Mathilda Avenue.

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File #: 2018-7585

Zoning: DSP (Downtown Specific Plan)/Block 20

General Plan: Downtown Specific Plan

Applicant / Owner: Shawn Karimi/Sunnyvale Imaging and Shawn Taheri/Sam Cloud Barn, LLC

Project Planner: Shaunn Mendrin, (408) 730-7431, smendrin@sunnyvale.ca.gov

REPORT IN BRIEF

Attached are the proposed revised changes to the Downtown Specific Plan (DSP) for Block 20. The proposed changes only affect future development on Block 20 of the DSP and include changes to the following chapters and appendices:

- **Chapter 5:** Change in Figure 5-1 to accommodate the change in the land use designation for the northern portion on Block 20 and Table 5-1 for the allowance of the additional commercial square footage and the additional dwelling units allocated to the block. The staff presentation will go over the proposed alternatives for unit allocation. A clarification has been added to page 5-3 regarding the allocation of commercial and office square footage. Additional text has been added to page 5-10 referring Block 20 Design to Appendix B.
- **Chapter 6:** Page 6-1 now includes a sentence referring to Appendix B for Block 20 Design Guidelines.
- **Appendix A:** Has not been included, but will be updated to reflect the determined unit allocation for Block 20 on page A-8.
- **Appendix B:** This is a new appendix that focuses on Block 20 by referring to existing design guidelines in Chapter 6 and new design guidelines specifically for Block 20.
- **City Council Minutes:** May 8, 2018 City Council Minutes excerpt (pages 9-12).

For additional background regarding the community outreach to date you may refer to the recording of the Zoom meeting and summary minutes for reference.

- [Community Outreach Presentation - July 14](https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27731)
<<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27731>>
- [Community Outreach Meeting #1 Recording](https://www.youtube.com/watch?) <<https://www.youtube.com/watch?>

[v=pf1H9snKbhk&t=2s>](#)

- [Question and Answer Summary <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27733>](https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27733)

A complete version of the existing DSP may be found at the following link:

[<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=22785>](https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=22785)

ATTACHMENTS

1. DSP Chapter 5, Figure 5-1 and Table 5-1, page 5-3, and page 5-10
2. DSP Chapter 6, page 6-1
3. DSP Appendix B
4. City Council Minutes, May 8, 2018

5.2.2 Land Use Plan

The Land Use Plan for the Downtown Specific Plan is depicted on Figure 5-1. A summary of the primary land uses is shown in Table 5-1, which provides additional land use detail on each Downtown block including the allowable number of residential units per block and gross floor area of commercial and office uses per block. Additional descriptions for each district are included in Section 5.4. The maximum number of dwelling units per lot shall be based upon the density ranges identified in the Specific Plan and as follows.

- ▶ The number of residential units specified is expressed in number of residential (dwelling) units per block (vs. units per acre) and excludes any residential units allowed through density bonus provisions. Each property is entitled to an allocation of the total units for the block based on a pro rata share determined by the size of the property compared to the total block size. The total number of units for a block can be increased by State housing law and density bonuses. The actual total number of units for the block may be greater based on use of State housing law and local density bonus provisions. Use of density bonus provisions by one property does not affect the allocation for another property.
- ▶ Additional development potential and building height are possible through the use of local and state density bonus programs or through provision of community benefits, identified in Section 5.2.3.
- ▶ The amount of commercial and office square footage specified is expressed in number of square feet per block. Each property is entitled to an allocation of the total compared to the block size.
- ▶ Commercial uses such as retail, restaurant, and other similar uses may be substituted for allowable office square footage, provided the use is allowed in the Downtown Specific Plan District, subject to being publicly accessible and approval of a miscellaneous plan permit.

5.2.3 Maximum Development Standard and Community Benefits

A. Maximum Development Levels

The maximum development potential is shown in Table 5-1. Additional development, beyond what is identified in Table 5-1, may be allowed through use of local or the State's Affordable Housing density bonus program (California Government Code section 65915 et. seq.), provision of community benefits, other citywide development incentive programs (such as a Green Building Program), or a combination of any of these techniques. If community benefits are being offered, a Development Agreement is required. The final development program is subject to environmental review.

B. Maximum Building Height

All land uses shall be subject to the maximum building heights specified in Table 5-1. Additional building height, beyond what is identified in Table 5-1, may be approved through the provision of open space and increased building setbacks around open space, as a concession associated with the State Housing Density Bonus provisions, Community Benefits, other citywide development incentive programs (such as a Green Building Program), or a combination of any of these techniques. All structures above the maximum height identified in Table 5-1 may require review and approval by the Federal Aviation Administration.

C. Community Benefits Program

A development agreement is required to memorialize the details and timeframe for providing community benefits. Examples of community benefits include, but are not limited to, the following.

- ▶ Affordable housing units;
- ▶ Contribution to a community benefit fund;
- ▶ Dedication of land for public improvements; and

Additional public and/or shared parking.

FIGURE 5-1 LAND USE PLAN

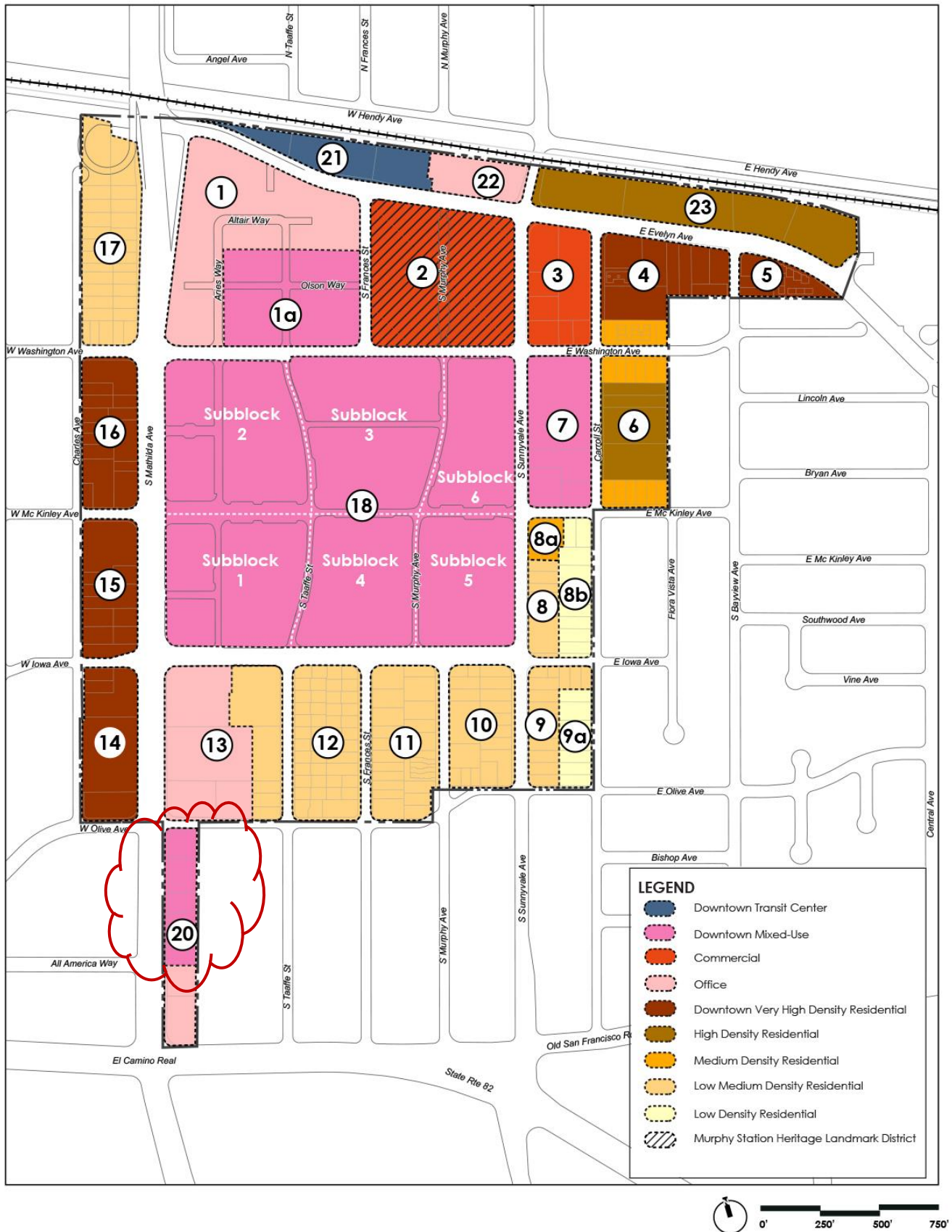


Table 5-1 Land Uses and Development Intensities [1]

Block #	Area Acres	Downtown Land Use Types	Residential Units per Block	Max. Office Sq. Ft.	Max. Commercial Sq. Ft.	Max. Building Height
Commercial Core District						
18	37.92	Downtown Mixed Use	817	709,000	642,000	75 ft. except 80 ft. for movie theater
Subtotal	37.92		817	709,000	642,000	
North Washington District						
1	5.87	Office	-	480,600	10,000	100 ft.
1a	4.35	Downtown Mixed Use	407	-	41,000	85 ft.
2	6.36	Commercial	-	80,000	171,000	36 ft.
21	2.35	Downtown Transit Center	-	-	-	85 ft.
22	1.46	Office and Commercial	-	56,200		85 ft.
Subtotal	20.39		407	616,800 [2]	222,000	
Sunnyvale/Carroll District						
3	2.95	Commercial	-	-	62,000	50 ft.
4	3.80	Downtown Very High Density Res.	160	-	-	40 ft. except 30 ft. on Washington and McKinley
	0.58	Medium Density Res.	13			
5	1.13	Downtown Very High Density Res.	46	-	-	40 ft.
6	2.33	High Density Res.	85	-	-	40 ft. except 30 ft. on Washington and McKinley
	1.16	Medium Density Res.	27			
7	5.92	Downtown Mixed Use	100	36,000	14,000	50 ft.
23	5.27	High Density Res.	191	-	-	50 ft.
Subtotal	23.14		622	36,000	76,000	
South of Iowa District						
8	1.14	Low-Medium Density Res.	15	-	-	30 ft.
8a	0.57	Medium Density Res.	12	-	-	30 ft.
8b	1.60	Low Density Res.	12	-	-	30 ft.
9	1.77	Low-Medium Density Res.	20	-	-	30 ft.
9a	1.17	Low Density Res.	8	-	-	30 ft.
10	1.92	Low-Medium Density Res.	47	-	-	30 ft.
11	3.68	Low-Medium Density Res.	49	-	-	30 ft.
12	3.79	Low-Medium Density Res.	51	-	-	30 ft.
13	4.71	Office and Commercial	-	176,100	21,000	50 ft.
	2.16	Low-Medium Density Res.	25			30 ft.
20	1.4963	High Density Res. Downtown Mixed Use	54 up to 103	16,400 36,500	-	40 ft.
	0.93	Office	-			30 ft.
Subtotal	24.93 25.07		290 up to 342	192,500 212,600	21,000	
West of Mathilda District						
14	2.83	Downtown Very High Density Res.	173	-	10,000	30 ft. on Charles; 50 ft. on Mathilda
15	2.80	Downtown Very High Density Res.	152	-	10,000	30 ft. on Charles; 50 ft. on Mathilda
16	3.12	Downtown Very High Density Res.	173	-	10,000	30 ft. on Charles; 50 ft. on Mathilda
17	4.65	Low-Medium Density Res.	48	-	-	30 ft.
Subtotal	13.40		546	-	30,000	
TOTAL	119.7892		2,682 up to 2,772	1,554,300 1,574,400	991,000	

Note:

[1] Refer to Section 5.2 for an explanation of the table and a description of the Downtown land uses and development options.

[2] Total includes the commercial area for Block 22.

DESIGN GUIDELINES

6.1 Purpose and Intent

The Design Guidelines (Guidelines) are intended to encourage high quality design and development, while allowing for creativity and flexibility within the Downtown Sunnyvale Specific Plan area. As described in the Downtown Vision (Section 3.1) and the Goals and Policies (Chapter 4) of this Specific Plan, the Design Guidelines aim to promote excellence in the design of the public and private realm by:

- ▶ Fostering a compact development pattern with new development that respects the existing urban grid system and reinforces the connectivity to existing Downtown destinations while also producing high-quality urban form and walkable Downtown blocks.
- ▶ Enriching the architectural vocabulary of Downtown with attractive buildings that relate to the historic buildings on Murphy Avenue, where applicable, and capitalizes on the unique opportunity to integrate new development with the historic Downtown fabric.
- ▶ Providing recommendations for high-quality outdoor gathering spaces and pedestrian-oriented amenities that are vibrant, safe, accessible, and contribute to fostering a strong sense of community.

The Guidelines will assist the community in the design and the evaluation of future site and architectural plans in Downtown Sunnyvale. To this end, the Guidelines include language that expresses a standard, which much be followed by using the terms: "shall," "must," or "required." Guidelines that are more qualitative and express design intent use the terms: "should," "may," "encouraged," and "discouraged."

The Design Guidelines are provided in ~~three~~four sections:

- ▶ **Section 6.2, "General Design Guidelines"** are applicable to all uses and address site layout and design; building form and articulation; architectural character and details; parking lots and parking structures; signage; open space and landscaping; streetscape; service facilities; and mechanical equipment. General Design Guidelines are indicated by the prefix "GG". These guidelines should be reviewed in conjunction with the Downtown District priorities (Chapter 5) and Circulation and Parking (Chapter 7).
- ▶ **Section 6.3, "Building Type-Specific Design Guidelines"** address low rise residential, mid- to high-rise residential, office, and ground floor retail development within mixed use buildings. Building Type-Specific Design Guidelines are indicated by the prefix "BT".
- ▶ **Section 6.4, "Commercial Core Design Guidelines"** address design guidelines for the Commercial Core district. These guidelines are to be addressed in addition to the General Design Guidelines in this chapter. The Commercial Core Design Guidelines are indicated by the prefix "CC".
- ▶ [Appendix B, "Design Guidelines for Block 20," summarizes and references the design guidelines in this chapter applicable to Block 20, including any proposed updates or additions to the guidelines for the block.](#)

For new single-family residences in the lower density areas in the Sunnyvale/Carroll, South of Iowa, and West of Mathilda districts, the Citywide Design Guidelines shall apply.

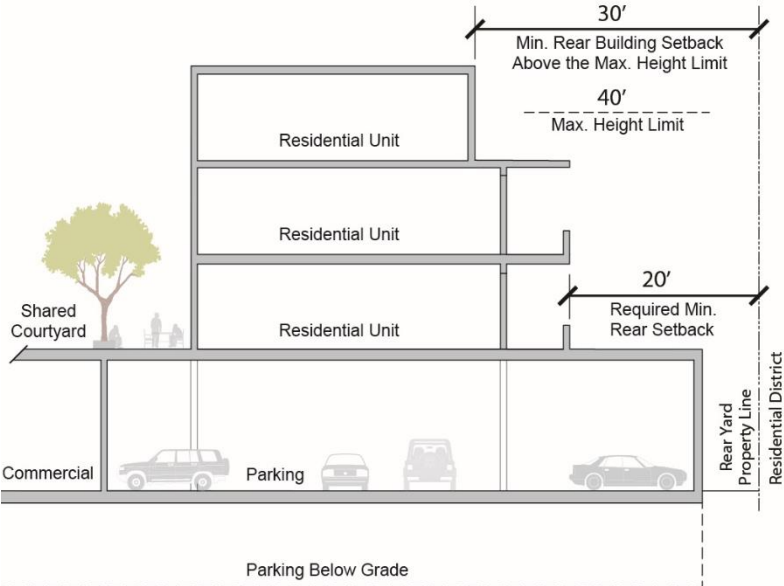


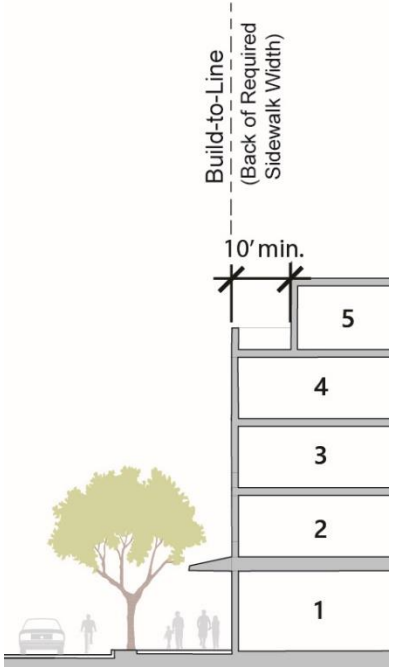
DESIGN GUIDELINES FOR BLOCK 20

The following design guidelines, shown in Table B-1, apply to Block 20 in the Downtown Specific Plan. Additions or proposed revisions to the Downtown Specific Plan are shown in red, underline or ~~strike-out~~ text.

Table B-1 Applicable Design Standards and Guidelines for Block 20

Guideline Section and Number	Design Topic	Proposed Standard or Guideline Updates
6.2 General Design Guidelines (GG)		
GG-A	Site Layout and Design	
GG-A.1 a, c, d	Activity Building Frontages	<p>Active building frontages should be created along the edges of Downtown parks, The Loop, and pedestrian priority streets, to activate these outdoor spaces and increase their security. Active building frontages include:</p> <ul style="list-style-type: none"> a. Mixed-use buildings with ground level commercial spaces, office lobbies, and/or residential entrances and <u>active</u> residential amenity spaces; along with private usable open spaces at the upper levels.
GG-B	Building Form and Articulation	
GG-B.2 a, b, c	Building Organization and Massing	<p><u>The following standards apply to all building types. Mid-rise and high-rise buildings</u>All buildings should <u>shall</u> be organized with a base, middle, and top as a fundamental design approach.</p> <ul style="list-style-type: none"> a. The building base should<u>shall</u> be differentiated with projections and <u>/or</u> setbacks and enriched with finer grain design details and decorative elements, such as awnings, canopies, arcades, entry<u>ies, and</u> window treatments;planter boxes, etc., and <u>landscape elements</u> to support a more pedestrian-oriented scale along the street. b. The middle and top portions of <u>mid-rise and high-rise</u> buildings, including the upper floors above the building base, <u>will need to</u>should be set back from the back of the sidewalk and articulated to create a regular rhythm and sense of pedestrian-scaled enclosure to the public realm. <u>Low-rise buildings and Smaller sites and</u> sites with shallow depths (<u>less than 100 feet</u>) may <u>not need to be setback at the upper floor, subject to propose incorporating</u> alternative design approaches to that

		<p>provide architectural interest through quality exterior materials and architectural features <u>and projections</u>.</p> <p>c. A building column grid system of 30 foot on center is commonly used for new mid-rise and high-rise buildings in the Downtown <u>proposing ground floor and/or underground garages. These structural bays and</u> should be referenced in the design of new buildings, to establish a consistent façade rhythm and commercial storefront widths along the street.</p>
GG-B.3 b, c	Building Organization and Massing	<p>New development which is adjacent to or across the street from <u>existing</u> lower-scale, <u>built</u> neighborhoods and historic districts should give special attention to scale and massing, to prevent significantly altering the existing neighborhood character. The height and massing of new development should be generally similar in scale to the adjacent district and step up to the maximum allowed building height, as suggested in Figure 6-2.</p> <p>b. <u>The height and massing of new development on Block 20 that shares a property line or alley with an adjacent residential district shall be no greater than the maximum height permitted for the block shown in Table 5-1 (Land Use and Development Intensities). Increases to the maximum height allowed by the Downtown Specific Plan, such as through State Density bonus, shall be placed a minimum depth of 30 feet from the rear yard property line, as shown in Figure 6-3.</u></p>  <p>FIGURE 6-3: BUILDING REAR YARD SETBACK FROM ADJACENT RESIDENTIAL LOT</p> <p><u>Building setbacks of a minimum 30 feet from the rear property line of an adjacent residential district is required for the portion of the building greater than the maximum permitted building height.</u></p> <p>c. <u>New development, at or above 4 stories or a maximum of 50 feet, shall step back a minimum of 10 feet from the build-to-line on Olive Avenue</u></p>

		<p>and Mathilda Avenue, rising up to the maximum permitted building height shown in Figure 6-4.</p>  <p>FIGURE 6-4: BUILDING STEP BACK at or above the 4th story is required across the street from a lower-scale district.</p>
GG-B.5 a, b, c	Façade Articulation and Variation	<p>Articulation of the building on the ground and upper floors is a priority, to avoid the appearance of a monolithic structure.</p> <ol style="list-style-type: none"> Continuous flat facades should<u>shall</u> be avoided and instead facades should be articulated through use of setbacks, recessed windows, awnings, balconies, bay windows, and breaks in the horizontal and vertical planes, <u>with a goal of providing breaks in the façade between 25-50 feet.</u> Commercial <u>and mixed-use</u> building facades should<u>shall</u> be articulated at least every 60 feet, to be more similar in scale to traditional commercial storefront <u>width and</u> patterns, such as<u>typical in</u> the Murphy Station Landmark District, consisting of lots that are more typically 25 feet and 50 feet in width.
GG-B.6 a, b, c, d, e, f (reformatted as indicated in updates to the right)	Façade Articulation and Variation	<p>A well-defined street edge is encouraged <u>along public streets in the Downtown, especially within the Commercial Core and North of Washington districts.</u></p> <ol style="list-style-type: none"> Ground floor facades <u>shall</u> address the street and define the public-realm edge by placing buildings along a build-to line behind the required sidewalk width (as defined in Section 7.5), to create a consistent but articulated setback along the streets <u>(Mathilda and Olive Avenues on Block 20).</u> [changed to a bullet point] A minimum ground floor setback of at least 30 inches from the back of sidewalks is encouraged every 100 feet or less. Setbacks

		<p>should be designed to activate the street with opportunities for window shopping, landscaping, outdoor dining, seating, covered walkways or overhangs, and other pedestrian amenities. [bullet point a in Chapter 6]</p> <p>c. Alternatively, the entire building or ground floor facade is encouraged to be further set back from the build-to-line, to provide additional public space on the street <u>and to define the public and private realms.</u> [bullet point b in Chapter 6]</p> <p>d. The height of the ground floor should<u>shall</u> be a minimum of 18<u>14</u> feet from floor to floor and. The ground floor facade should be designed with transparent storefronts that allow full visibility into retail, <u>service, office,</u> or common area spaces. [bullet point c in Chapter 6]</p> <p>e. Where residential <u>units are</u> proposed <u>on,</u> the first floor of residential units, they shall provide a should transition from the public realm with raised stoops, steps, or other transitional elements. [bullet point d in Chapter 6]</p> <p>f. Refer to Section 6.3 D for the design of ground floor retail uses within mixed-use buildings. [bullet point e in Chapter 6]</p>
GG-B.7	Façade Articulation and Variation	Buildings used as focal points at a street corner <u>(Olive and Mathilda Avenues)</u> should <u>shall</u> include special corner treatments, such as increased transparencies, pronounced entry features, wrap-around balconies or fenestrations, changes in materials, and/or increased height with accent roof elements.
GG-B.8	Façade Articulation and Variation	No changes.
GG-B.10, GG-B.11, GG-B.12	Building Tops and Roofs	GG-B.10 Variable heights and roof forms should be used to break up the building mass along a block. A uniform block of buildings built to the maximum height limit should <u>shall</u> be avoided. <u>Building heights may be increased by a maximum of 25 feet for towers, elevator and/or stairwell cores, chimneys, necessary mechanical appurtenances, and similar architectural or utility structures in accordance with SMC Section 19.32.030 (Building heights-Increased-When).</u>
GG-C	Architectural Character and Detail	
GG-C.1 to GG-C-4	General	GG-C.2 Building bases should <u>shall</u> be strongly defined with architectural features such as a stringcourse, a continuous horizontal band along the length of the building façade, step backs, or changes in materials and color. The base should be expressed with façade treatments and detailing that are scaled to pedestrians. Blank facades should be avoided, <u>especially along The Loop and pedestrian priority ways.</u>

GG-C.5	Windows	Where new development is planned near existing residential development, new windows and outdoor spaces should <u>shall</u> be carefully designed <u>sited and designed</u> to respect the privacy of adjacent and nearby neighbors by: <ul style="list-style-type: none"> a. Limiting direct views into the windows of other residential units <u>and private yards, when feasible.</u> b. <u>Incorporating landscaping, such as screen trees, to support the privacy of new and existing development.</u> c. <u>Incorporating translucent windows that support privacy while providing access to natural daylight.</u>
GG-C.6 to GG-C7	Windows	No changes.
GG-C.8 a, b, c	Windows	The use of transparent glass is required. <ul style="list-style-type: none"> c. Tinted glass; fritted glass; and decorative glass may be used to augment other decorative elements of the building on the upper floors <u>or used to address privacy issues.</u>
GG-C.9 to GG-C.11	Windows	No changes.
GG-C.12	Building Materials	No changes.
GG-C.13 to GG-C.14	Color	No changes.
GG-D	Parking	
GG-D.1, GG-D.3, GG-D.4	Parking Structure Location and Access	No changes.
GG-D.6 through GG-D.8	Design of Parking Structures	No changes.
GG-E	Signage	
GG-E.1	Color and Materials	No changes.
GG-E.3		Commercial signs shall consist of externally or internally-lit individual lettering <u>or .Signage externally lit signage</u> on awnings. Internally-lit cabinet signs are prohibited.
GG-F	Open Space and Landscaping	
GG-F.5, GG-F.7	Special Paving Materials	No changes.
GG-F.12	Usable Open Space and Common Open Space	Usable open space should be well landscaped <u>in accordance with SMC Chapter 19.37, "Landscaping, Irrigation and Usable Open Space,"</u> to enhance the aesthetics of individual developments.
GG-F.14		Common areas, located at upper-level floors for use by building residents and visitors, may qualify as usable open space. <u>Usable open space must be provided for multifamily residential and mixed-use</u>

		<p><u>developments as defined in SMC Section 19.37.100, "Usable Open Space Design Requirements" and the requirements for the Downtown Specific Plan blocks presented in SMC Section 19.28.90, "Block Development Criteria," except as noted below:</u></p> <p><u>a. Private balconies, solely used to meet usable open space requirements, must have a minimum dimension of five (5) feet in any direction and a minimum area of 50 square feet.</u></p> <p><u>b. Decks or rooftop patios and gardens must be a minimum of ten (10) feet in any direction and have a minimum area of 120 square feet.</u></p> <p><u>c. Podium level and central courtyard spaces that are used to provide daylight and natural ventilation to multifamily residential units must be a minimum average of 25 feet in any direction and have a minimum area of 1,000 square feet. The height of buildings above the courtyard space must rise no more than three (3) stories (30 feet) above the courtyard space; or otherwise, the minimum depth of the courtyard space shall be increased to match the height of the portion of the building rising above the courtyard.</u></p> <p><u>d. Usable open space shall be open to the sky.</u></p>
GG-F.17	Outdoor Common Areas and Spaces	No changes.
GG-F.20	Plant Palette and Landscape Materials	No changes.
GG-G	Streetscape	
GG-G.7, GG-G.8	Streetscape Elements	No changes.
GG-G.14, GG-G.15	Streetscape Furnishings	No changes.
6.3 Building Type Design Guidelines (BT)		
BT-D	Ground Floor Retail within Mixed-Use Buildings	
BT-D.1 through BT-D.7	Ground Floor Retail	No changes.

FRIENDLY AMENDMENT: Councilmember Griffith offered a friendly amendment to direct staff to investigate whether additional signage and/or noticing is necessary to make parking at Yahoo! more accessible. Councilmember Melton accepted the friendly amendment.

The motion carried by the following vote:

Yes: 4 - Mayor Hendricks
Councilmember Griffith
Councilmember Larsson
Councilmember Melton

No: 2 - Vice Mayor Klein
Councilmember Smith

Abstain: 1 - Councilmember Goldman

Council recessed at 10:03 p.m.

Council reconvened at 10:15 p.m. with all Councilmembers present.

- 3** [18-0368](#) APPLICATION WITHDRAWN - NO FURTHER ACTION REQUIRED.
Proposed Project: General Plan Amendment Initiation (GPI)
request to study changing the General Plan from Public Facility (P-F) to Medium Density Residential.
File #: 2018-7040
Location: 1050 West Remington Drive (APN: 202-26-007)
Zoning: P-F
Applicant / Owner: Catalyst Development Partners (applicant) / Church of Christ of Sunnyvale (owner)
Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).
- 4** [18-0371](#) Proposed Project: A request for a Downtown Specific Plan Amendment Initiation to study changes to the development intensities and standards for Block 20 of the Downtown Specific Plan to increase the number of allowable residential units, an increase to the square footage of office allowed, and

an increase in building height to allow up to five stories.

File #: 2018-7034

Location: 510 and 528 S. Mathilda Ave. (APNs: 209-29-060 and 061) and 562 and 566 S. Mathilda Ave. (APNs: 209-29-057 and 067)

Zoning: DSP (Block 20)

Applicant / Owner: SiliconSage Builders, LLC (applicant and owner 562 and 566 S. Mathilda Ave.) and Shawn Karimi (applicant and owner 510 and 528 S. Mathilda Ave.)

Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Vice Mayor Klein stated he owns property in the vicinity of the Downtown, recused himself, and left the room.

Councilmember Larsson stated he owns property in the vicinity of the Downtown, recused himself, and left the room.

Assistant City Manager Teri Silva stated she owns property in the vicinity of the Downtown, recused herself, and left the room.

Assistant Director of Community Development Andrew Miner provided the staff report.

Public Hearing opened at 10:45 p.m.

Applicant Sanjeev Acharya, Silicon Sage Builders, LLC President/CEO, provided information regarding the proposed projects.

Richard Mehlinger spoke in support of increasing the height limit to five stories to help ease the housing crisis.

Bill Weaver spoke in opposition to increasing the height to five stories.

Melinda Hamilton spoke in opposition to increasing the height to five stories.

Ray Johnson spoke in opposition to the proposal and asked that the Downtown Specific Plan be followed as it exists and without considering any amendments.

Anthony Ho spoke in support of increasing the height to allow for more housing.

Sonal Gupta spoke in opposition to increasing the height because it will encourage other projects to be the same height.

Anne Langer spoke in opposition to changing the specific plan to increase height.

Applicant Sanjeev Acharya provided closing remarks.

Public Hearing closed at 11:17 p.m.

MOTION: Councilmember Smith moved and Councilmember Griffith seconded the motion to approve Alternative 1: Initiate a Downtown Specific Plan Amendment study to consider amending the Downtown Specific Plan and provide direction to study/coordinate:

- a) Entire Block 20
- b) Change to Primary Uses land use designation from High Density Residential/Office to Mixed Use;
- c) Increase in maximum number of residential units, before any allowed density bonuses from 51 to 103 and densities no greater than the DSP Transit Mixed Use Designation (65 units to the acres);
- d) Increase in maximum office/commercial area from 16,400 square feet to 36,500 square feet;
- e) No increase in height limit;
- f) Updated development standards and design guidelines for proposed changes;
- g) Traffic analysis, market and fiscal analyses, environmental, public infrastructure and utility capacity, and parking, etc.; and,
- h) Community outreach and engagement.
- i) Revise design standards to ensure good architectural design and detailing, specifically at the ground floor pedestrian level (added by the Planning Commission)
- j) Improve the overall streetscape design on Mathilda frontage along Block 20, including sidewalk width, tree wells, and plant selection to accommodate estate size trees and tree shading (added by the Planning Commission).
- i) Remove parking from Mathilda (added by Council)

The motion carried by the following vote:

Yes: 4 - Mayor Hendricks
Councilmember Griffith
Councilmember Smith
Councilmember Melton

No: 1 - Councilmember Goldman

Recused: 2 - Vice Mayor Klein
Councilmember Larsson

Following action on this item, Vice Mayor Klein and Councilmember Larsson returned to the room and took their seats at the dais at 11:37 p.m.

MOTION: Councilmember Melton moved and Councilmember Griffith seconded the motion to continue to hear the balance of the agenda.

The motion carried by the following vote:

Yes: 7 - Mayor Hendricks
Vice Mayor Klein
Councilmember Griffith
Councilmember Larsson
Councilmember Smith
Councilmember Melton
Councilmember Goldman

No: 0

- 5** [18-0098](#) Authorization to Establish a Pension Trust Fund, Authorize the City Manager to Negotiate and Execute an Agreement with PFM Asset Management, LLC, and U.S. Bank National Association for the Sunnyvale Post-Employment Pension and Retiree Healthcare Benefits Program, Authorize the City Manager or his/her designee to serve as the Benefits Administrator, and Adopt an Investment Policy Statement for the Pension Trust Fund

Finance Director Tim Kirby provided the staff report.

Public Hearing opened at 12 a.m.



City of Sunnyvale

Agenda Item B

21-1069

Agenda Date: 11/22/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to demolish the existing single-family residence and construct 19 rental units within a four-story multi-family residential building. The applicant proposes three below market rate units and utilizes State Density Bonus Law to request concession and waivers from the required side yard setback, landscape area, usable open space, and private usable open space requirements.

Location: 444 Old San Francisco Road (APN: 211-01-031)

File #: 2020-7112

Zoning: R-4/PD

Applicant / Owner: Silicon Valley Wzredwood Capital, LLC (applicant and owner)

Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

ATTACHMENTS

1. Site and Architectural Plans
2. Justification for the requested concessions and waivers by the applicant

444 OLD SAN FRANCISCO ROAD HOMES



ZSD ARCHITECTS, INC.
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Los Altos CA94024
tel. 408.348.6885
cel. 408.464.5631



henryheng@yahoo.com
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PROJECT DESCRIPTIONS

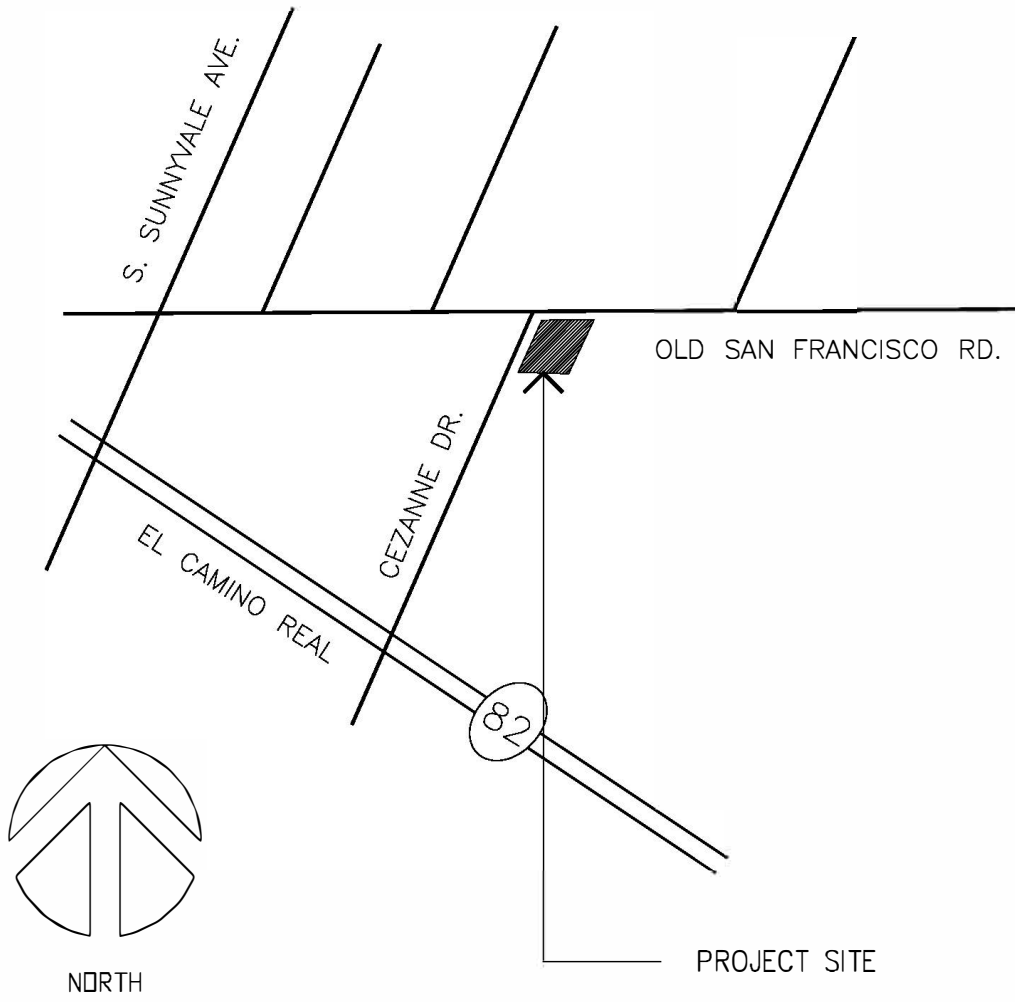
THIS PROJECT IS TO DEMO A ONE STORY SINGLE
FAMILY HOME AND BUILD FOUR STORY 19 UNITS
MUTI-FAMILY APARTMENTS

PROJECT DATA

ADDRESS: 444 OLD SAN FRANCISCO RD.
SUNNYVALE, CA
APN #: 211-01-031
NAME OF OWER: SILICON VALLEY WZREDWOOD CAPITAL LLC.
ZONE: R4 PD
LOT SIZE: 0.42 ACRES
18,590 SQ. FT.
NET LOT SIZE: 17,612 SQ. FT.
EXISTING BUILDING AREA:
1ST FLOOR: 2,035 ± SQ. FT.
GARAGE: 450 SQ. FT.
TOTAL: 2,485 ± SQ. FT.
AREA OF THIS IMPROVEMENT: 25,000 ± SQ. FT.
STORY OF THE BUILDING: 4
SETBACK:
FRONT (OLD SAN FRANCISCO): MIN. 20 FT + 5' PER FLOOR SETBACK
FRONT (CEZANNE): MIN. 20 FT + 5' PER FLOOR SETBACK
SIDE (OPPOSITE TO CEZANNE): MIN. 18 FT (9' + 3' PER FLOOR SETBACK)
BACK (OPPOSITE TO OSF): MIN. 20 FT
BIKE PARKING: 5
BUILDING COVERAGE: 39.6 %
F.A.R.: 1.41
HEIGHT CONTROL: 4 STORIES OR 55'



VICINITY MAP



APPLICABLE CODES

TYPE OF CONSTRUCTION: BASEMENT: I-B
L1~L4-V-A
OCCUPANCY: R-2
USE ZONE: R4
FIRE SPRINKLER SYSTEM: Y
CALIFORNIA BUILDING CODE: 2019
CALIFORNIA FIRE CODE: 2019
CALIFORNIA MECHANICAL CODE: 2019
CALIFORNIA ELECTRICAL CODE: 2019
CALIFORNIA PLUMBING CODE: 2019
CALIFORNIA GREEN BUILDING CODE: 2019
TITLE 24 ENERGY STANDARD: CA, 2019
CITY OF SUNNYVALE ZONING

UNIT MIX & PARKING

UNIT MIX: 19 IN TOTAL(3 AFFORDABLE UNITS; 5 BONUS UNITS)
BONUS: ONE-BEDROOM: 12; TWO-BEDROOM: 7
AFFORDABLE: 2 LOW INCOME UNITS
1 VERY LOW INCOME UNIT
PARKING: 29 SPACES

	1 BEDROOM		2 BEDROOM			GFA
FLOOR	UNIT-1A	UNIT 1B	UNIT-2A	UNIT 2B	COMMUNITY RM	
AREA	997	961	1,020	961	576	
4		3		2		5,992
3	3		2			6,284
2	3		2			6,284
1	3		1		1	6,311
B1						
SUBTOTAL	9	3	5	2	1	24,871
TOTAL	19				1	

PARKING	TANDEM	TYPICAL	ADA/EV	ASSIGNED	UNASSIGNED
B1	14	13	2	26	3
TOTAL	29			29	

DRAWING INDEX

ARCHITECTURAL
A0.00 COVER SHEET
A0.01 EXISTING SITE PLAN
A0.02 SITE ELEVATION
A0.03 SITE CONTEXT
A0.04 SOLAR SHADING ANALYSIS
A0.11 AREA DIAGRAM
A0.12 USABLE OPEN AREA
A0.12.a LANDSCAPE AREA
A0.13 EGRESS PLAN
A0.14 RESCUE WINDOW ACCESS PLAN
A0.15 STORAGE AREA PLAN
A1.01 SITE PLAN
A1.02 LANDSCAPE SITE PLAN
A1.03 PLANT SCHEDULE
A2.08 B1 FLOOR PLAN
A2.01 L1 FLOOR PLAN
A2.02 L2 FLOOR PLAN
A2.03 L3 FLOOR PLAN
A2.04 L4 FLOOR PLAN
A2.05 ROOF PLAN
A3.01 ENLARGED PLAN - TRASH ROOM
A5.01 ELEVATIONS
A5.02 ELEVATIONS
A5.03 SECTIONS

OTHER
LT.01 LIGHTING PLAN
LT.02 LIGHTING SPECS
APPENDIX
MATERIAL BOARD

444 OLD SAN FRANCISCO HOMES

SILICON VALLEY WZREDWOOD
CAPITAL, LLC

444 OLD SAN FRANCISCO
SUNNYVALE,
CALIFORNIA, 94086

408.348.6885 cel
408.464.6623 cel

PLANNING SUBMIT 2020.02.12
PLANNING RESUBMIT 1 2020.09.08
PLANNING RESUBMIT 2 2021.03.21
PLANNING RESUBMIT 3 2021.08.02
PLANNING RESUBMIT 4 2021.10.06
PLANNING RESUBMIT 5 2021.11.25

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Date: 02-12-2020
Scale: N/A

COVER SHEET

A0.00

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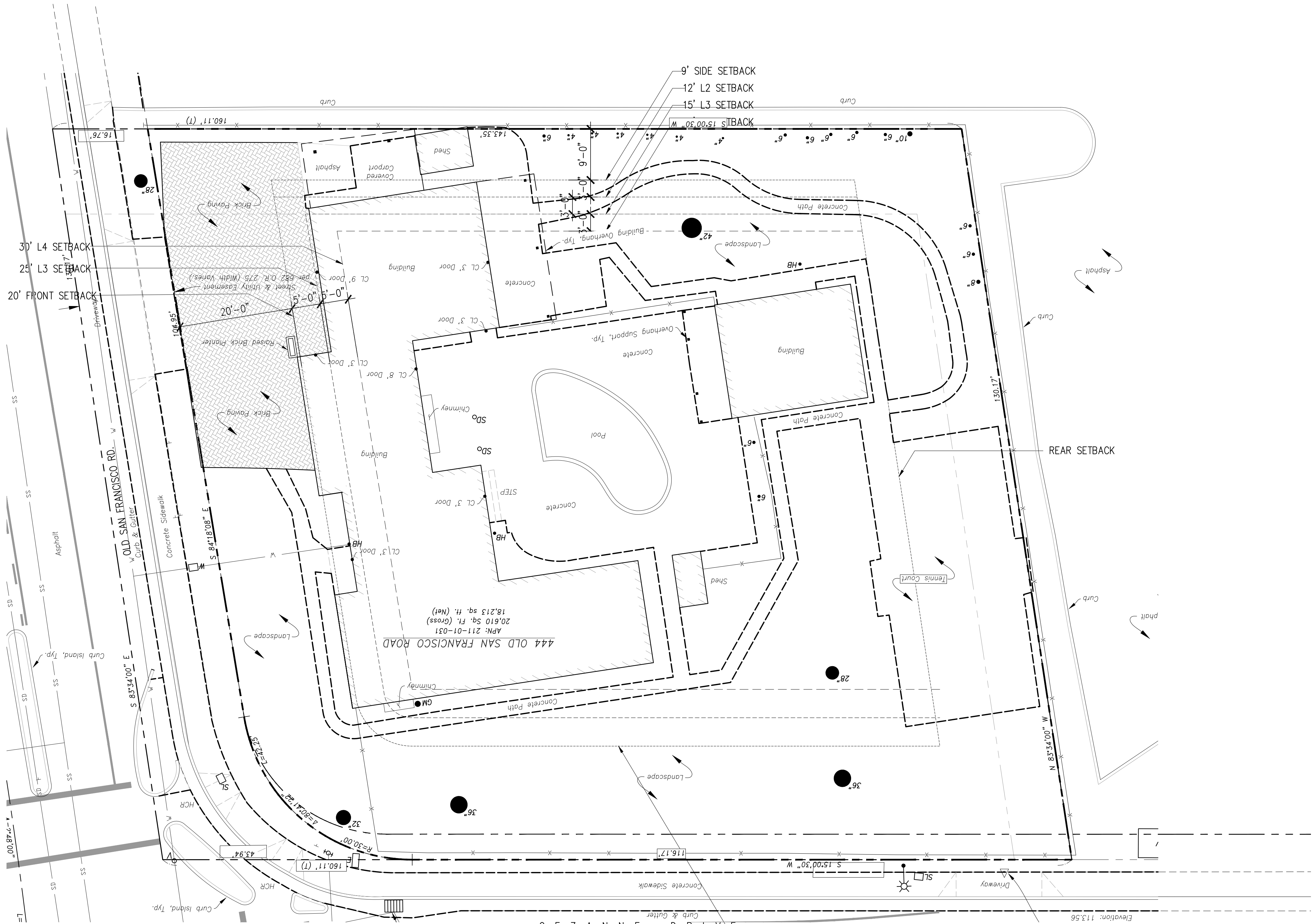


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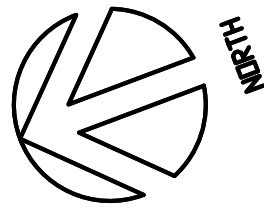


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EXISTING SITE PLAN

1"=10'-0"



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SILICON VALLEY WZREDWOOD CAPITAL, LLC

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PLANNING RESUBMIT	2020.09.08
PLANNING RESUBMIT 2	2021.03.21
PLANNING RESUBMIT 3	2021.08.02

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EXISTING SITE PLAN

A0.01

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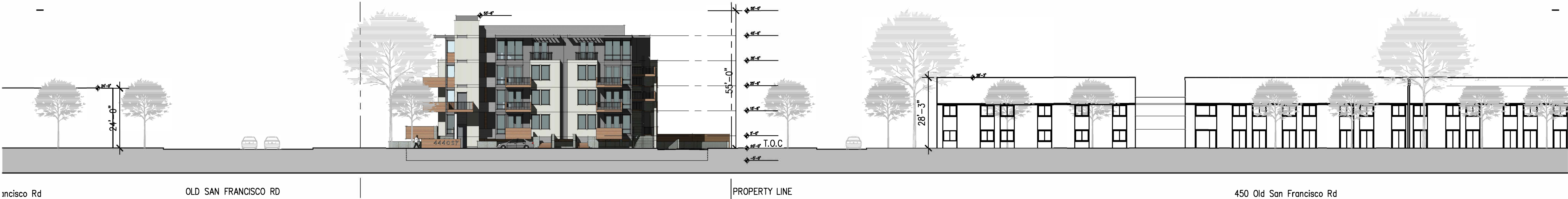


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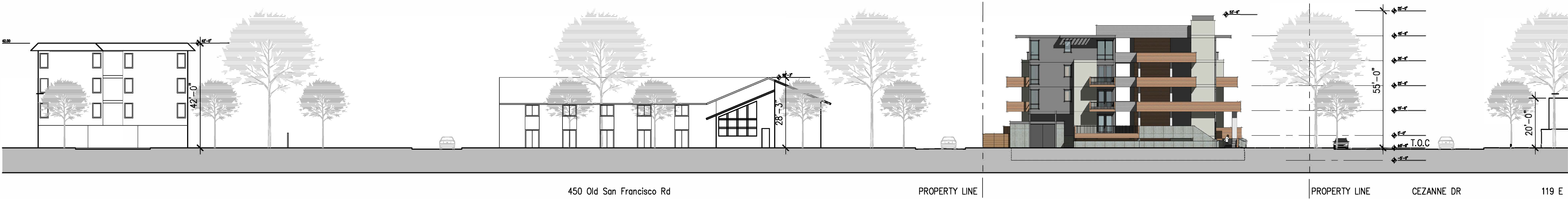
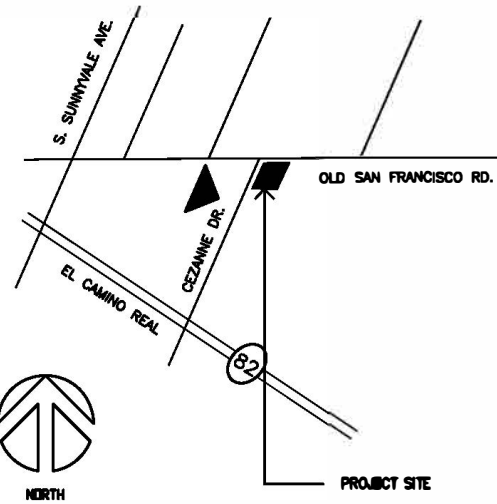
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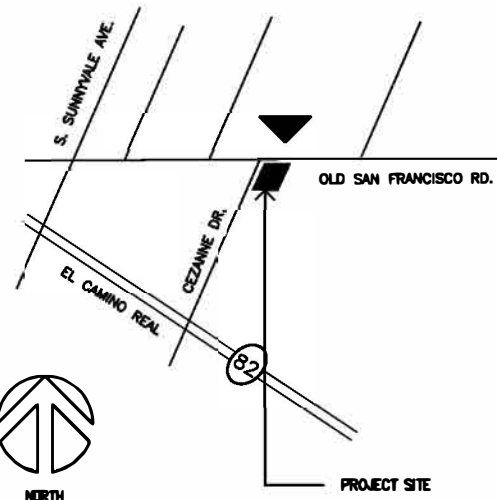
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EAST ELEVATION ALONG CEZANNE DR
1"=20'-0"



SOUTH ELEVATION ALONG OLD SAN FRANCISCO RD
1"=20'-0"



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PLANNING RESUBMIT 3	2021.08.02
PLANNING RESUBMIT 4	2021.10.06
PLANNING RESUBMIT 5	2021.11.25

Rev.	Date	Issue
Project No:	2020-01	
Date:	02-12-2020	
Scale:	N/A	

SITE ELEVATION

A0.02

444 OLD SAN FRANCISCO ROAD HOMES



1 Applewood Spruce apartments
655 S. Fair Oaks Ave.

2 Life's Garden Senior Housing
450 Old San Francisco Rd.

3 Life's Garden Senior Housing
450 Old San Francisco Rd.

4 Palo Alto Medical Foundation
301 Old San Francisco Rd.



SITE PHOTOS



CONTEXT SITE PLAN



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Date: 02-12-2020
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SITE CONTEXT

A0.03

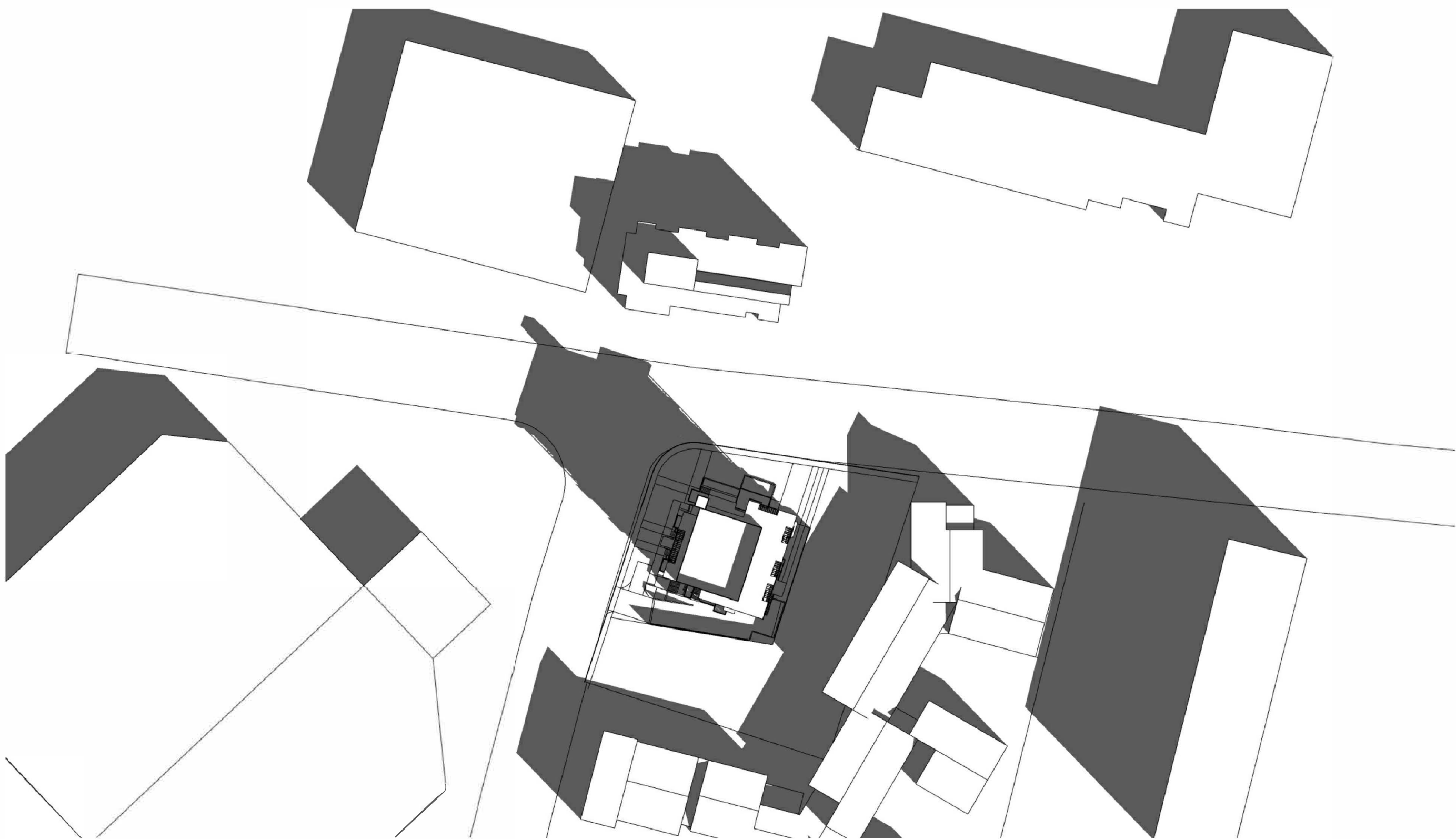


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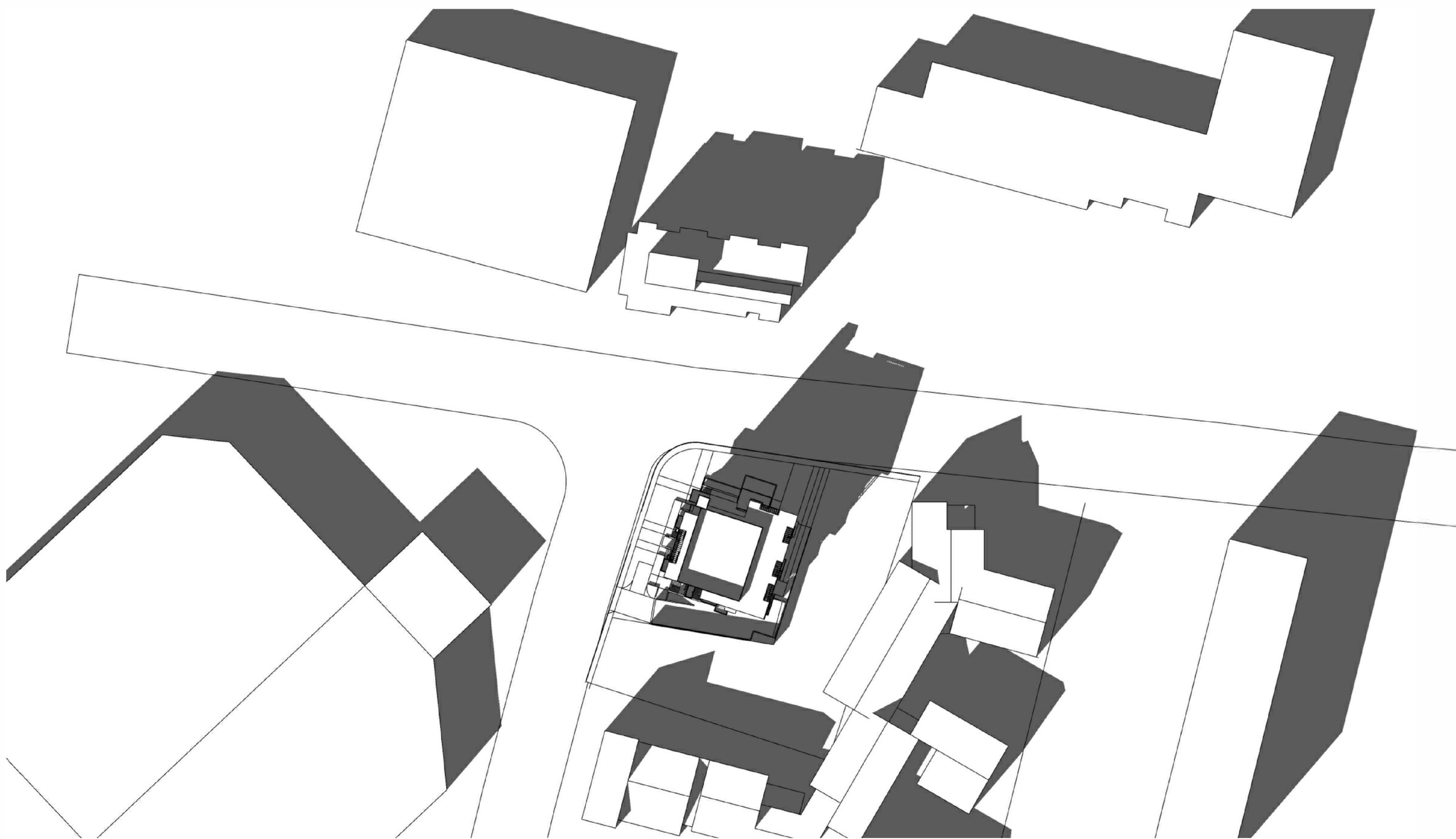
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DECEMBER 21 9:00 AM



DECEMBER 21 3:00 PM

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PLANNING RESUBMIT 2	2021.03.21
PLANNING RESUBMIT 3	2021.08.02
PLANNING RESUBMIT 4	2021.10.06

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SOLAR ANALYSIS

A0.04



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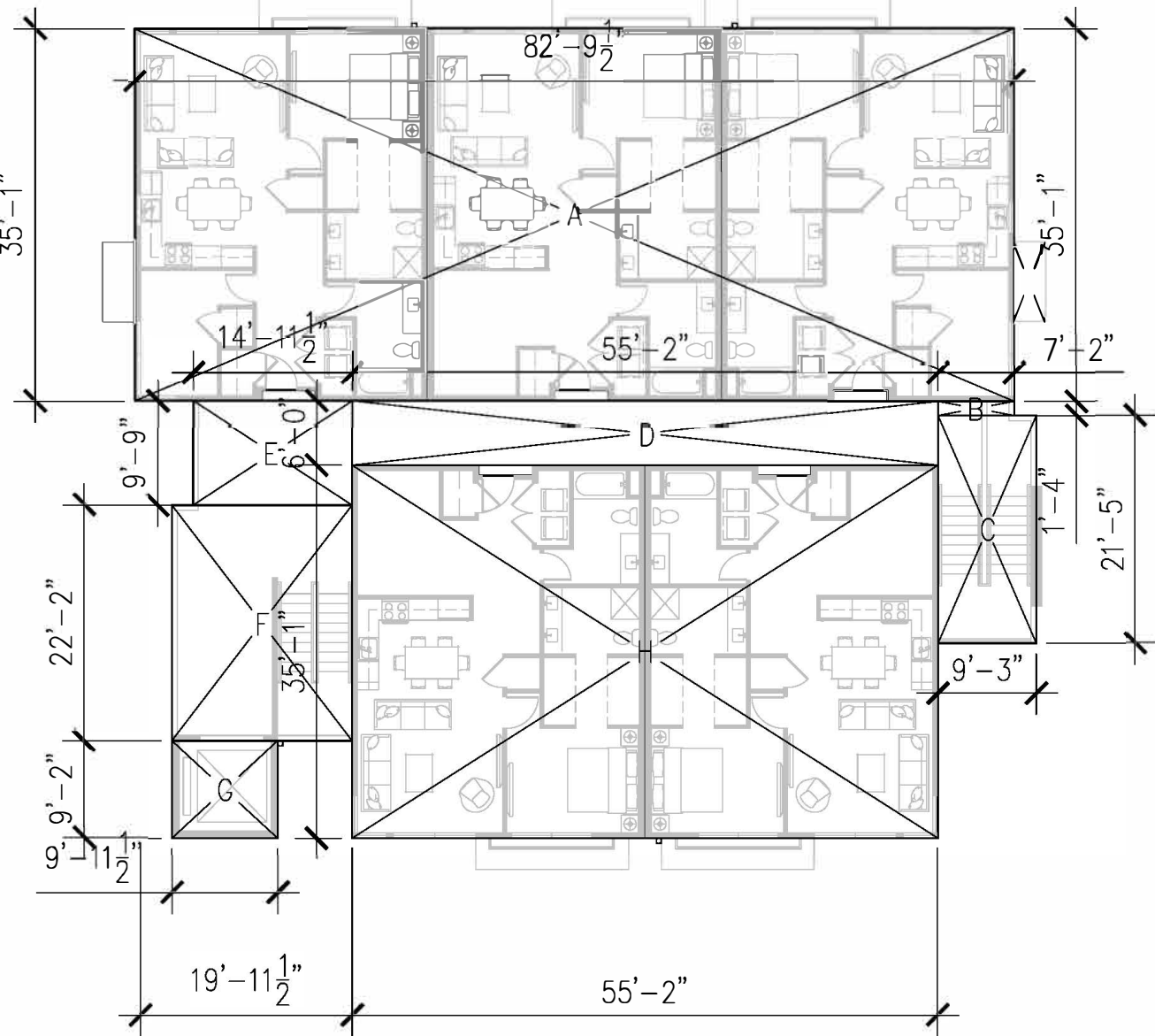
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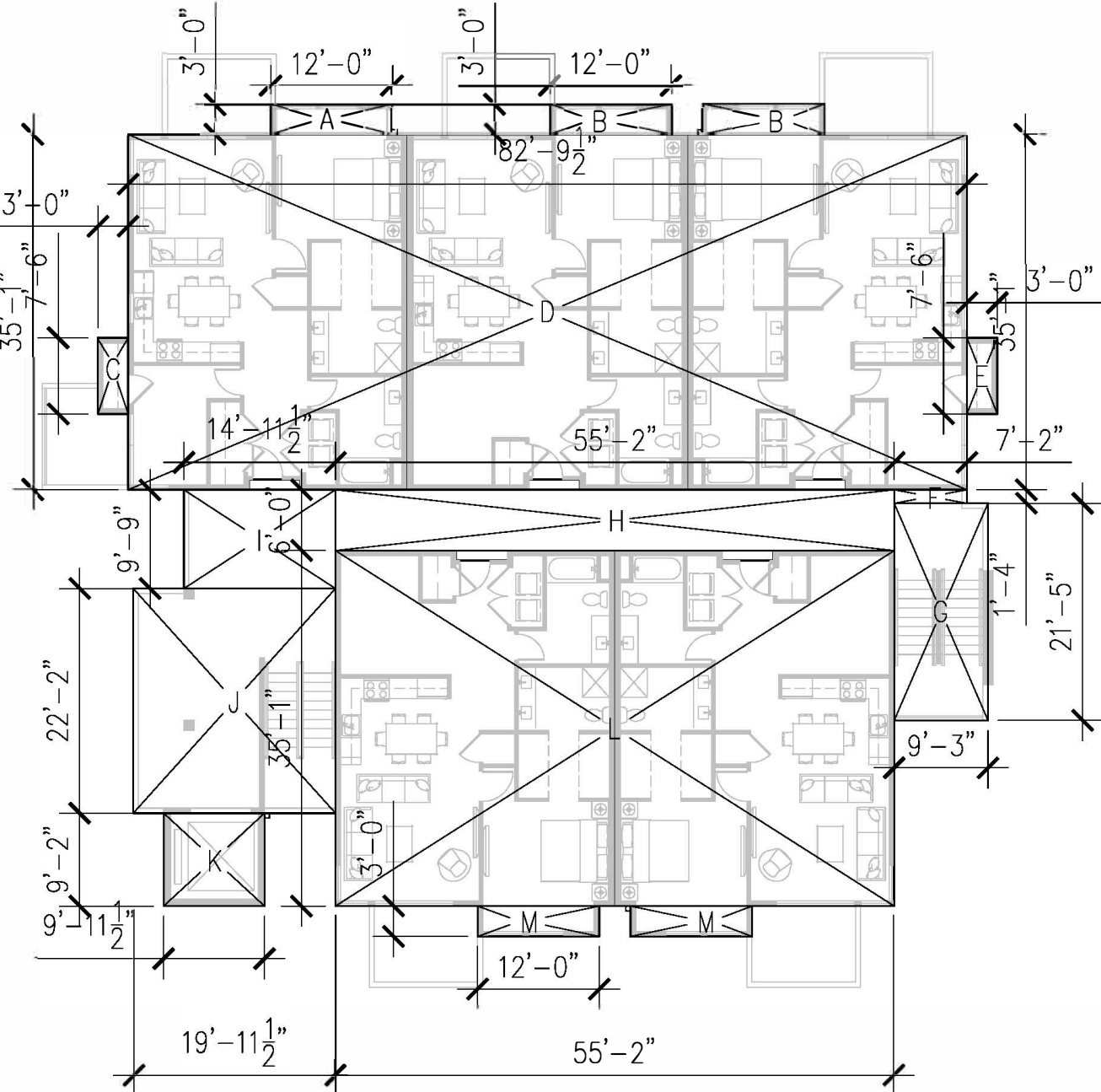
444 OLD SAN FRANCISCO ROAD HOMES

A: 2905 SF
B: 10 SF
C: 198 SF
D: 331 SF
E: 146 SF
F: 376 SF
G: 91 SF
H: 1935 SF



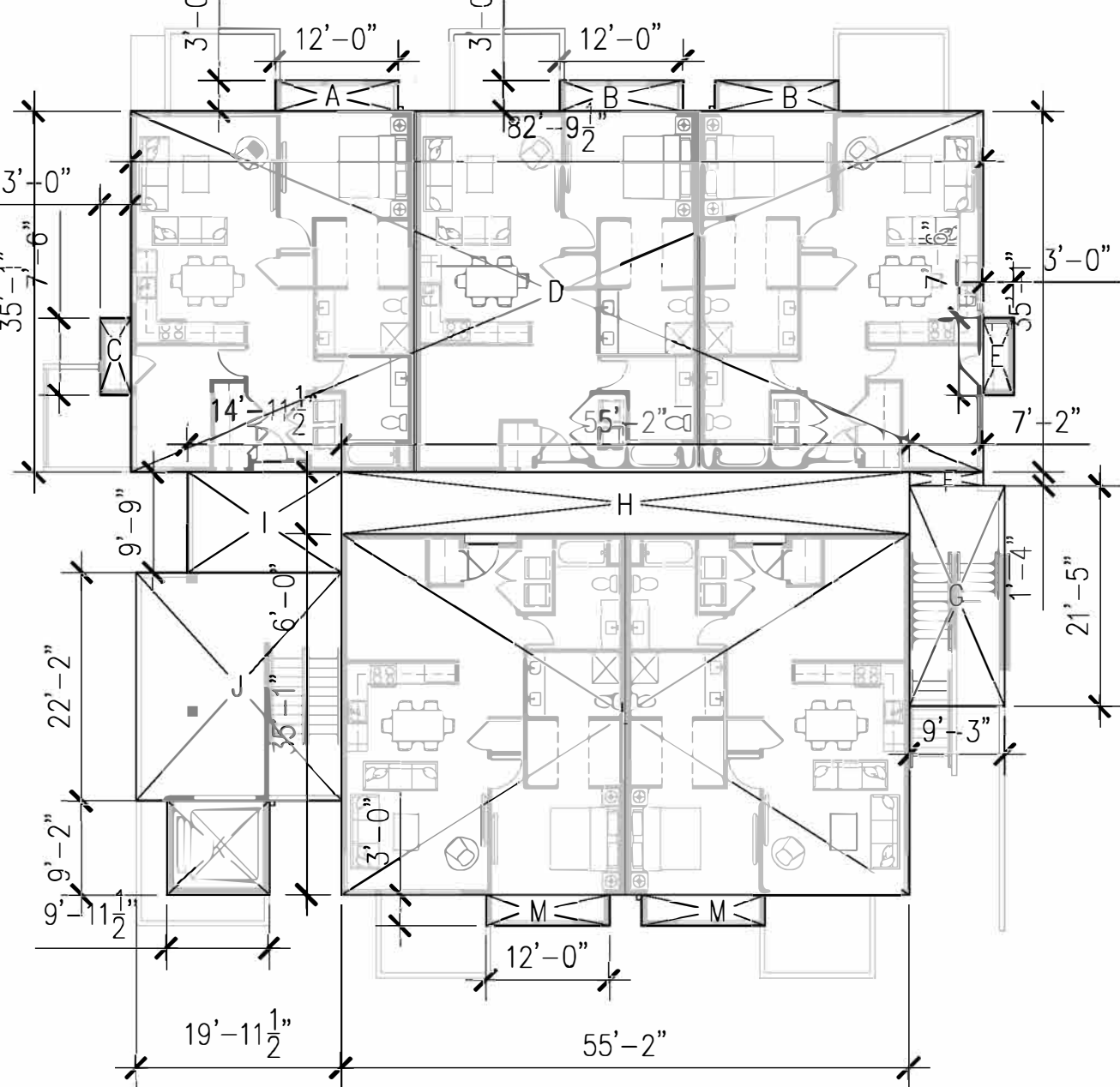
L4 AREA: 5,992

A: 36 SF
B: 72 SF
C: 23 SF
D: 2905 SF
E: 23 SF
F: 10 SF
G: 198 SF
H: 331 SF
I: 146 SF
J: 442 SF
K: 91 SF
L: 1935 SF
M: 72 SF

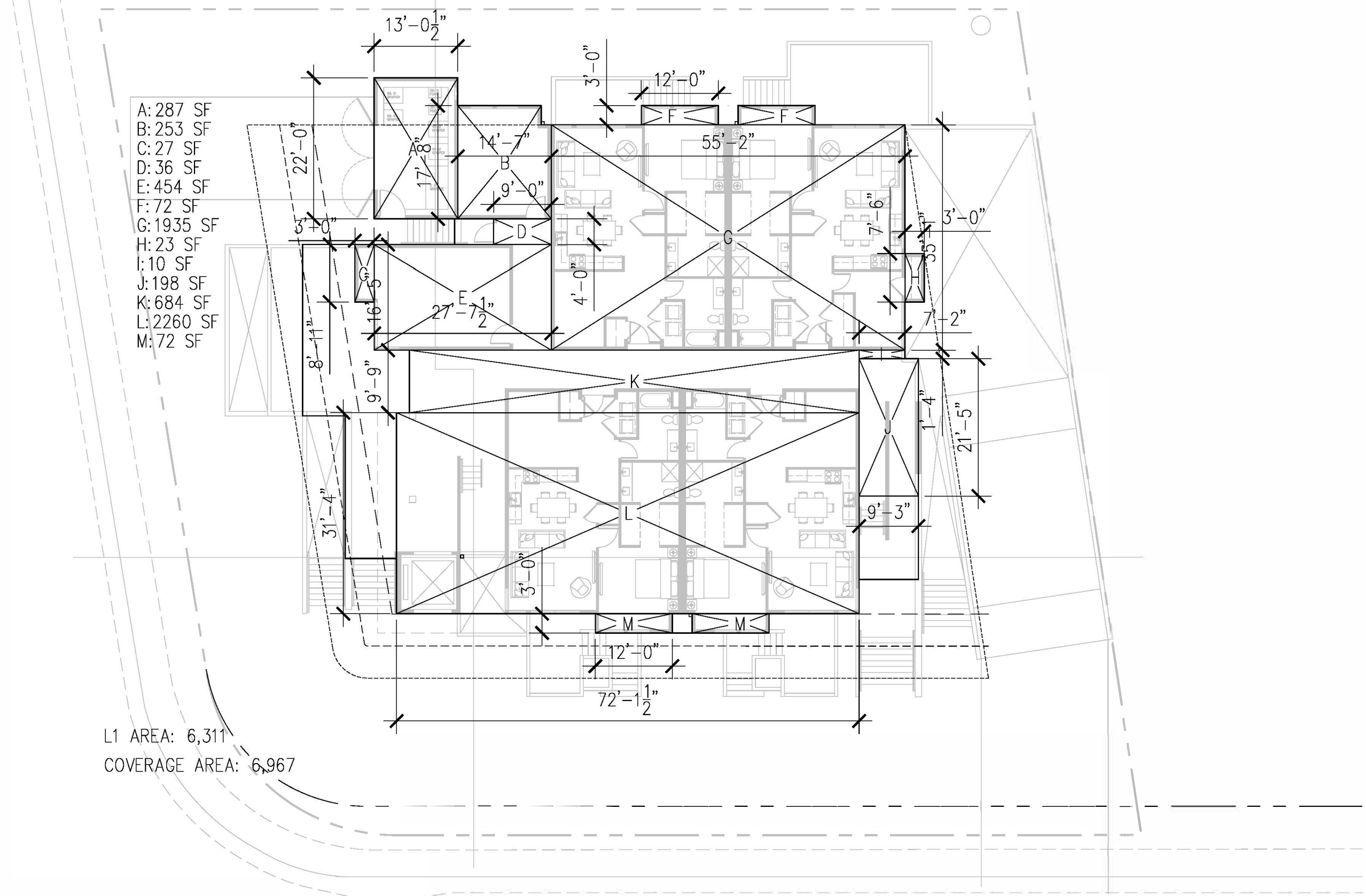


L3 AREA: 6,284

A: 36 SF
B: 72 SF
C: 23 SF
D: 2905 SF
E: 23 SF
F: 10 SF
G: 198 SF
H: 331 SF
I: 146 SF
J: 442 SF
K: 91 SF
L: 1935 SF
M: 72 SF



L2 AREA: 6,284



AREA DIAGRAM - L101
Scale: 1/16"=1'-0"

444 OLD SAN FRANCISCO
HOMES

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CAPITAL, LLC

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PLANNING SUBMIT	2020.02.12
PLANNING RESUBMIT 1	2020.09.08
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PLANNING RESUBMIT 4	2021.10.06
PLANNING RESUBMIT 5	2021.11.25

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AREA DIAGRAM & CALCULATION

A0.11



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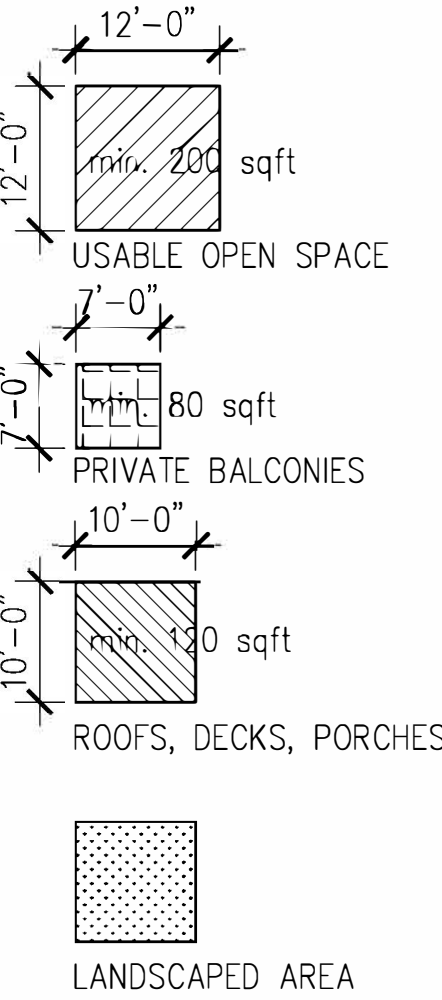
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LEGEND

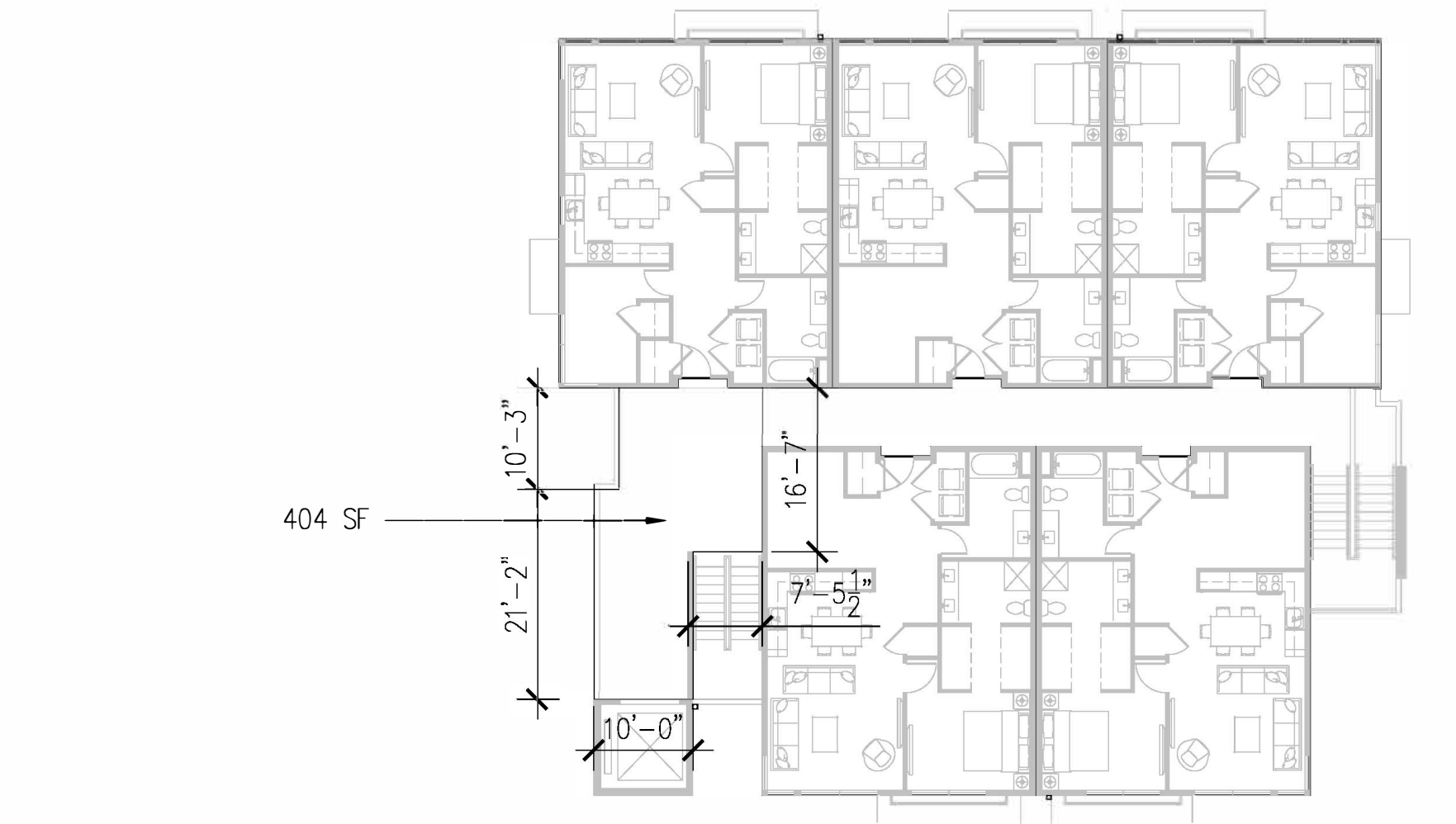


USABLE OPEN SPACE

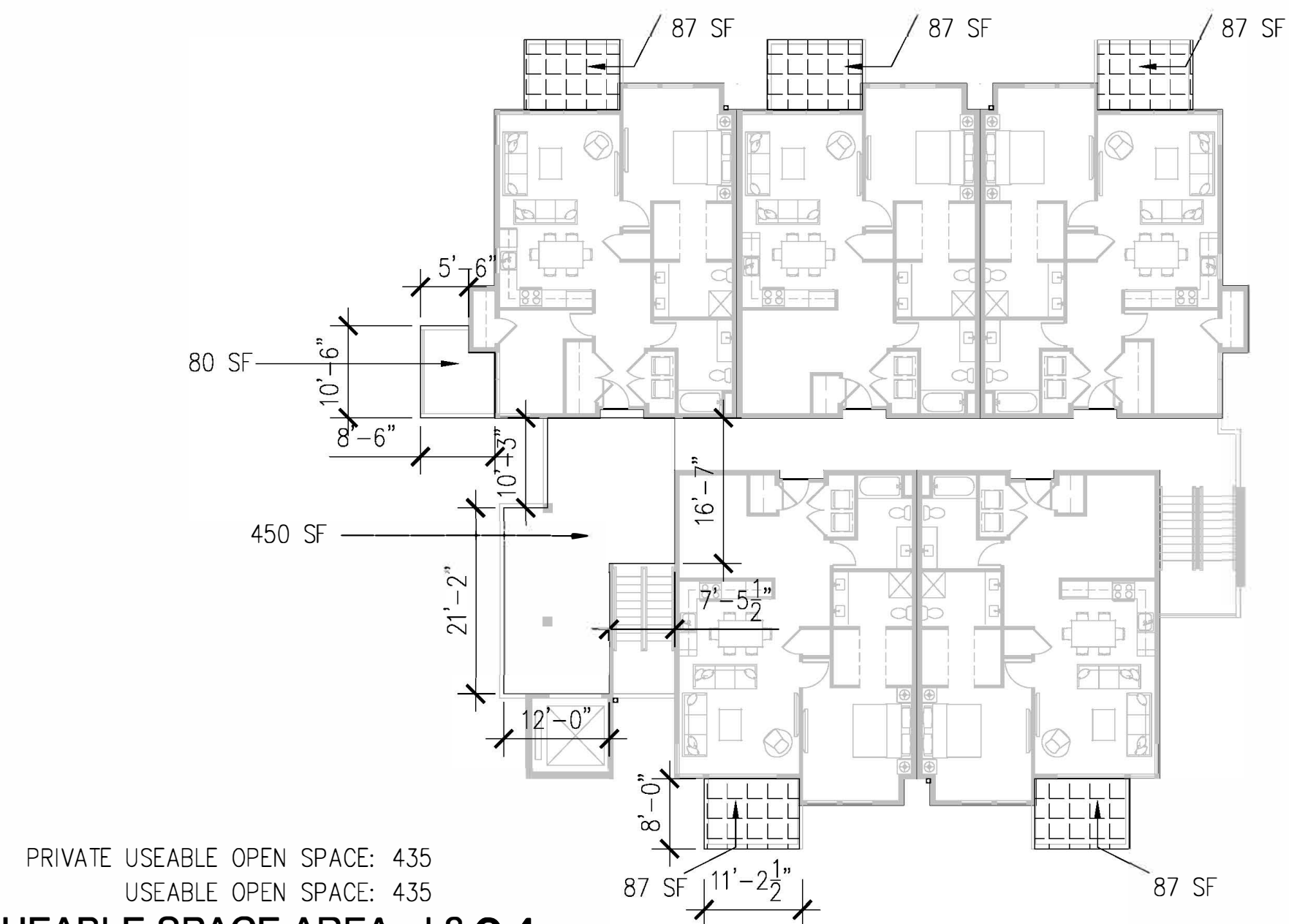
MIN. REQUIRED: 7,220 SF (380 SF/UNIT)
PROPOSED: 5,839 SF (307 SF/UNIT)

PRIVATE USABLE OPEN SPACE

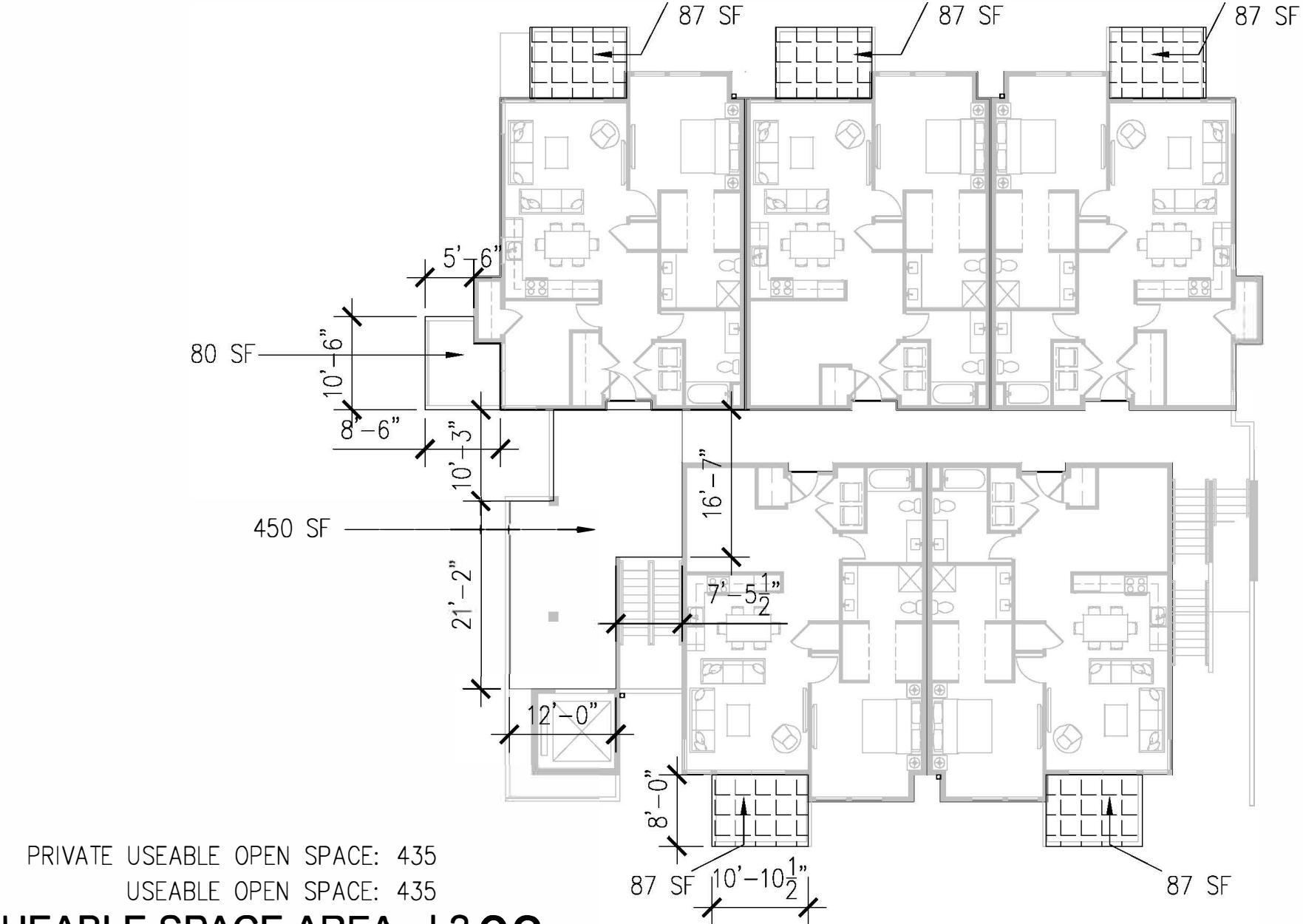
MIN. REQUIRED: 1,520 SF (80 SF/UNIT)
PROPOSED: 1,521 SF (80 SF/UNIT)



USEABLE OPEN SPACE: 0
UEABLE SPACE AREA - L405
Scale: 1/16"=1'-0"



PRIVATE USEABLE OPEN SPACE: 435
USEABLE OPEN SPACE: 435
UEABLE SPACE AREA - L304
Scale: 1/16"=1'-0"



PRIVATE USEABLE OPEN SPACE: 435
USEABLE OPEN SPACE: 435
UEABLE SPACE AREA - L203
Scale: 1/16"=1'-0"

USABLE OPEN SPACE

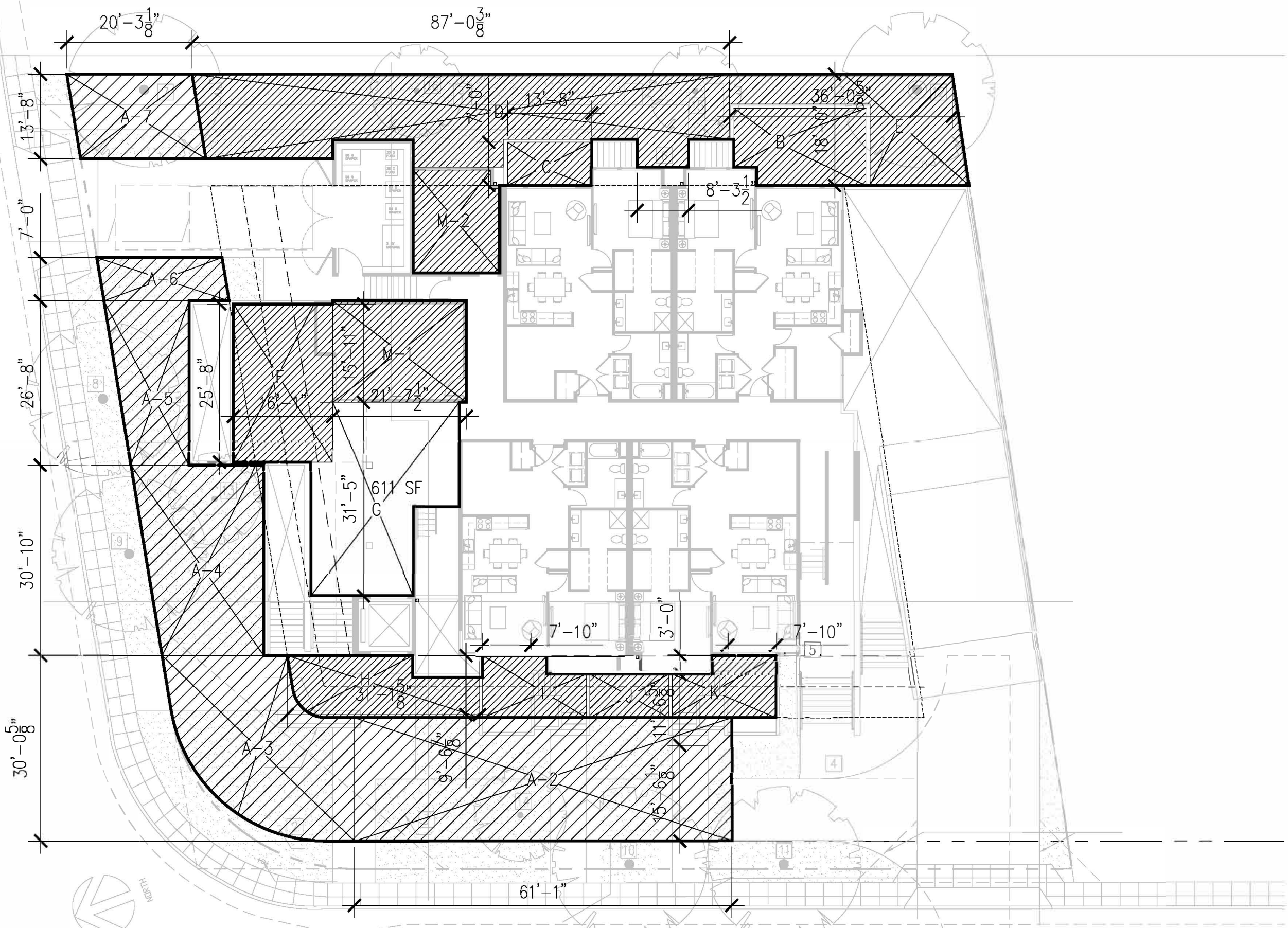
A-2: 1,222 SF
A-3: 671 SF
A-4: 580 SF
A-5: 309 SF
A-6: 142 SF
A-7: 277 SF

SUB TOTAL OF A: 1,601 SF (3,201 X 50%)

B: 256 SF
C: 95 SF
D: 1,076 SF
E: 429 SF
F: 413 SF
G: 0 SF
H: 263 SF
I: 150 SF
J: 91 SF
K: 150 SF
M-1: 355 SF
M-2: 229 SF

L1 OPEN AREA: 4,969
EXCLUDING CORRIDOR AREA: 1,914

USABLE OPEN SPACE: 5,839
UNIT COUNT: 19



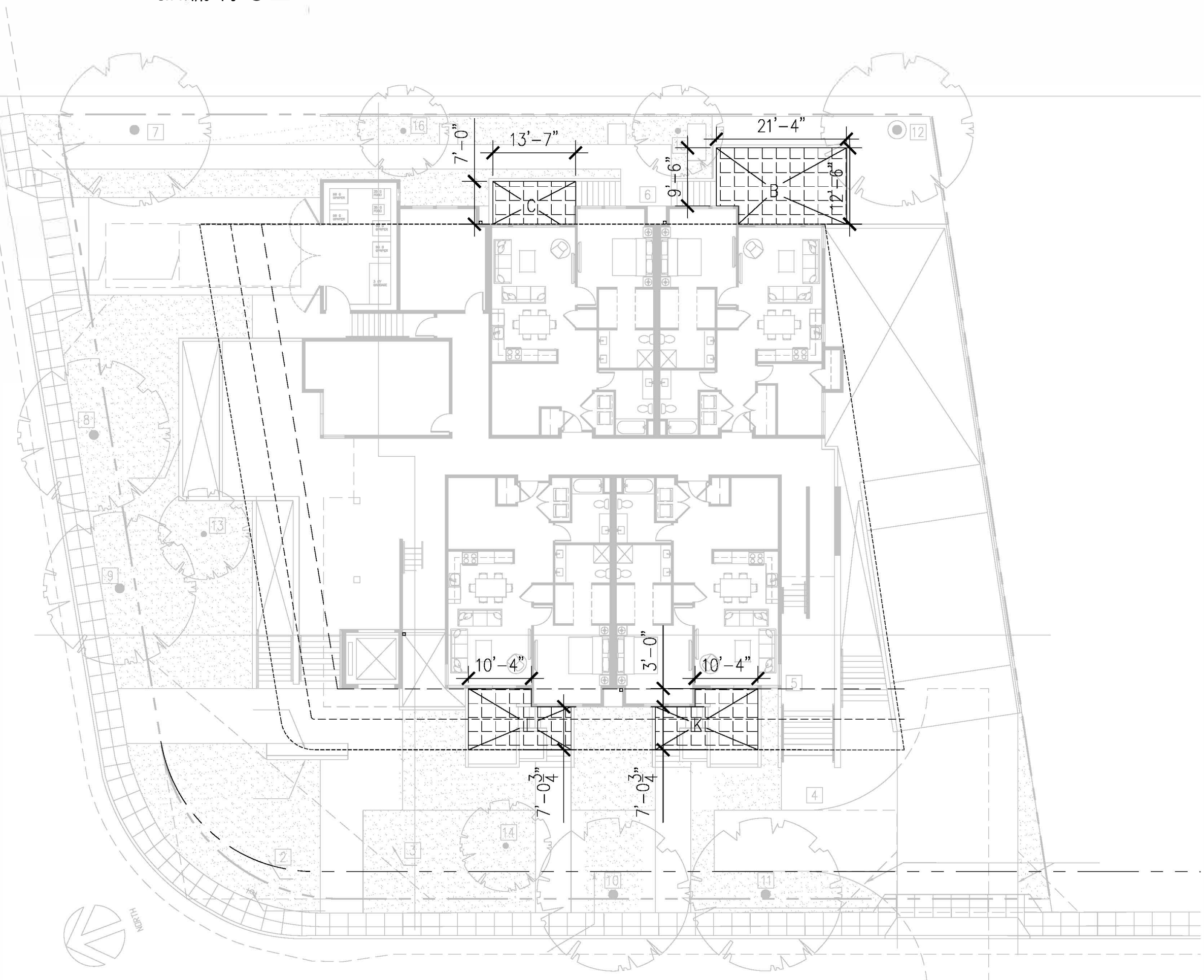
UEABLE OPEN SPACE - L102
Scale: 1/16"=1'-0"

PRIVATE OPEN SPACE

B: 204 SF
C: 95 SF
I: 150 SF
K: 150 SF

LEVEL 1 SUBTOTAL: 651 (B+C+I+K)
LEVEL 2 SUBTOTAL: 435
LEVEL 3 SUBTOTAL: 435

TOTAL: 1,521 (L1+L2+L3)
UNIT COUNT: 19



PRIVATE OPEN SPACE - L101
Scale: 1/16"=1'-0"

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USABLE OPEN AREA

A0.12



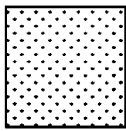
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LEGEND



LANDSCAPED AREA

LANDSCAPE AREA

- A: 91 SF
- B: 529 SF
- C: 426 SF
- D: 666 SF
- E: 483 SF
- F: 1,079 SF
- G: 337 SF
- H: 997 SF
- I: 374 SF

LANDSCAPE AREA: 4,982 SF
20% LOT AREA: 3,522 SF(17,612 X 20%)

UNIT COUNT: 19
LANDSCAPE PER UNIT: 262 SQFT/UNIT
(375 MIN. REQUIRED)

LANDSCAPE AREA 01

Scale: 1/16"=1'-0"

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LANDSCAPE AREA

A0.12.a



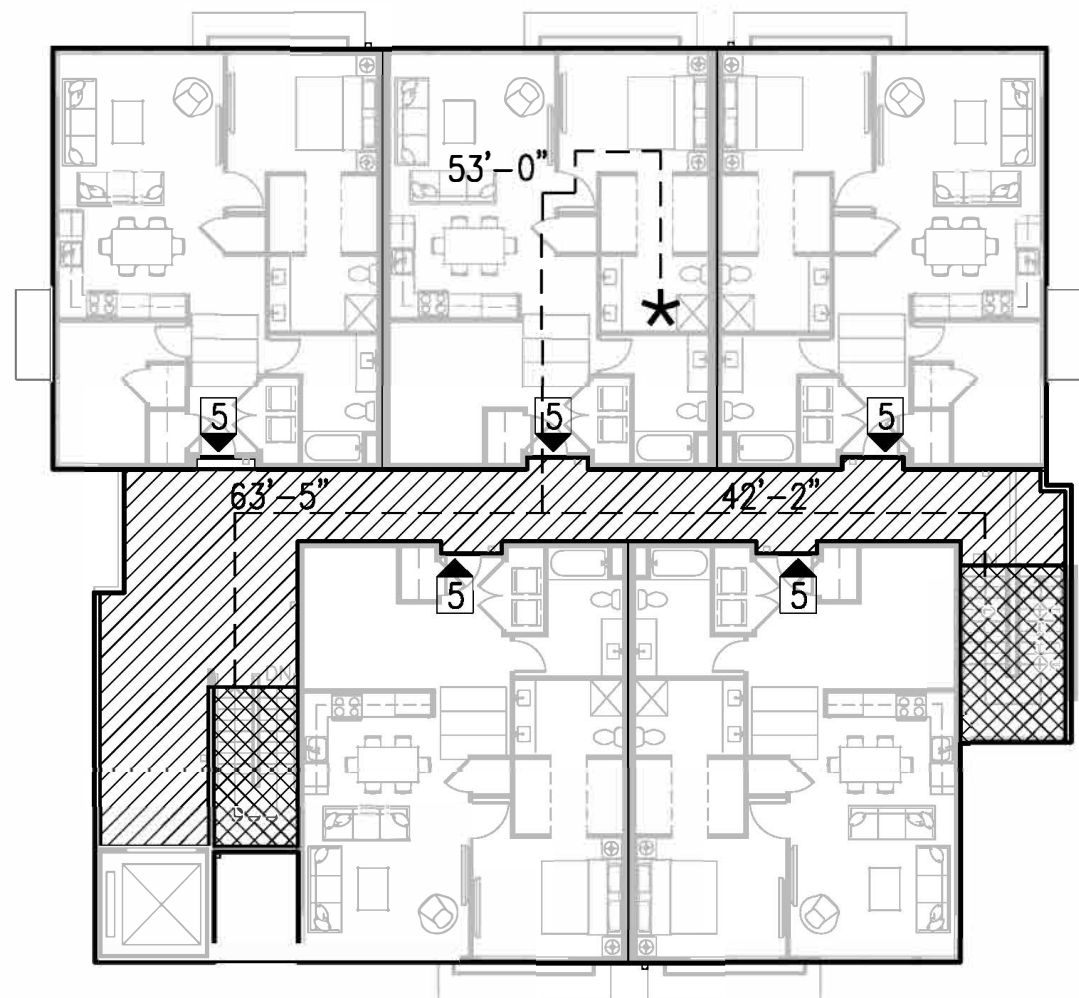
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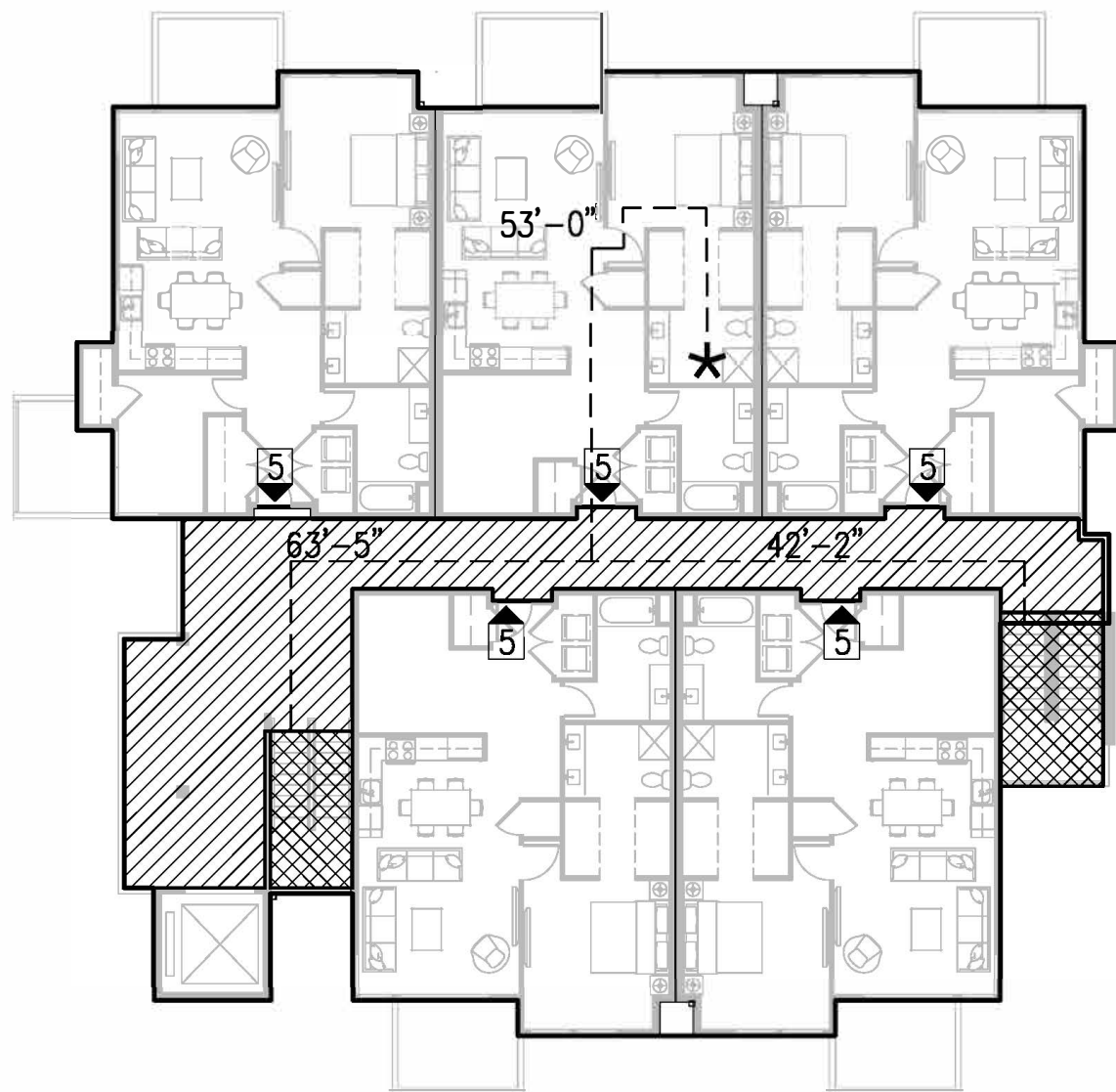
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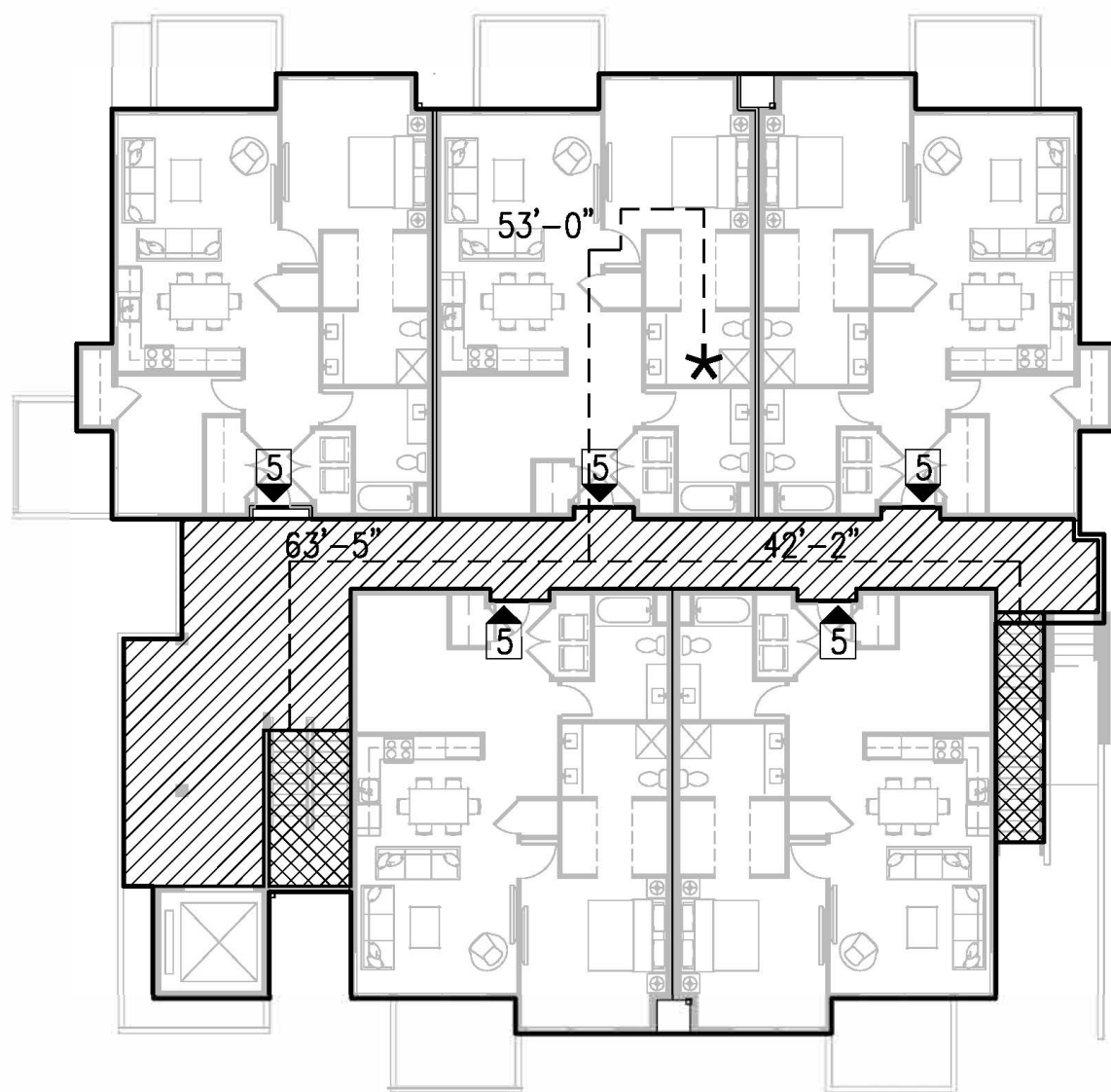
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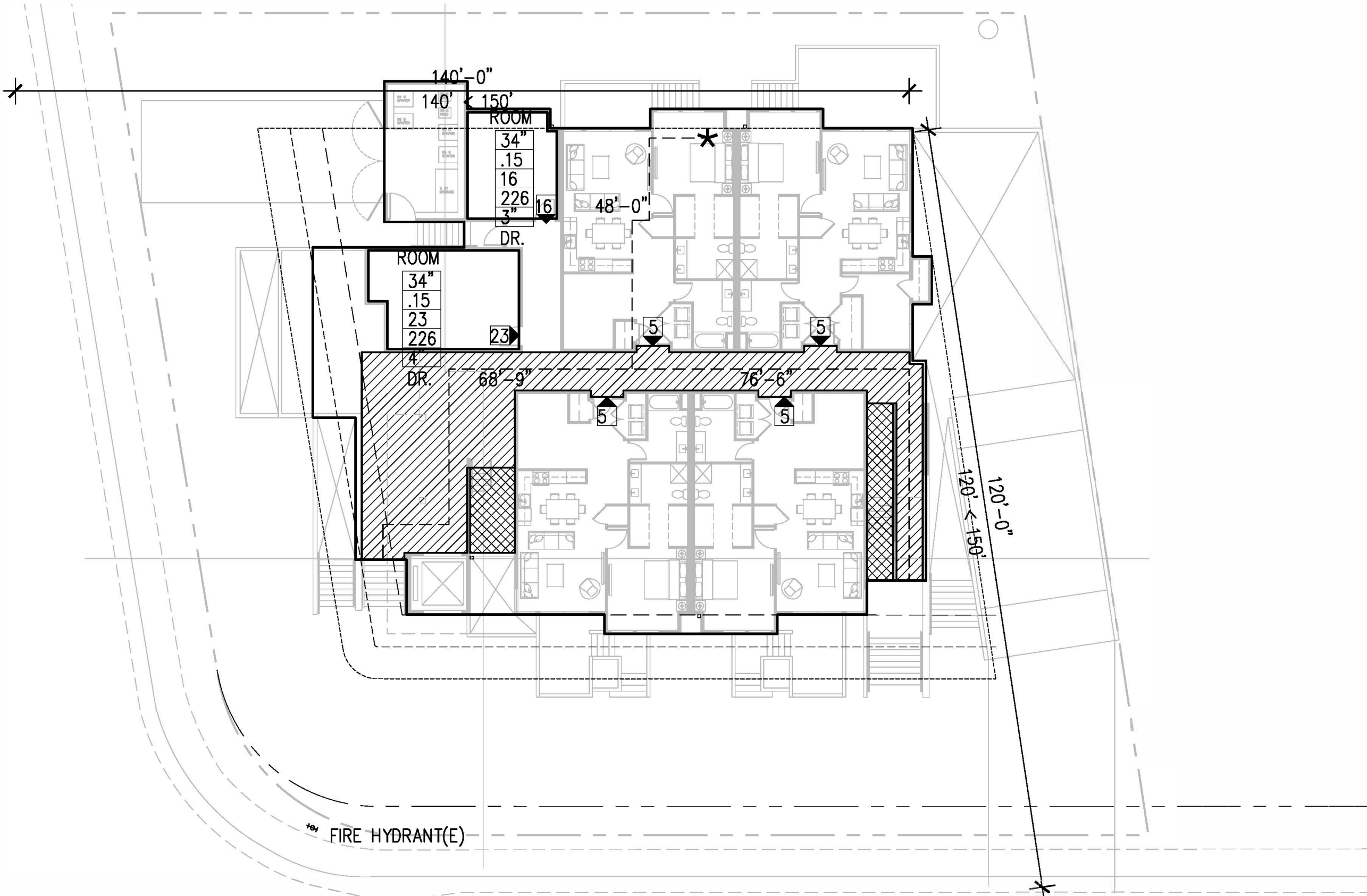
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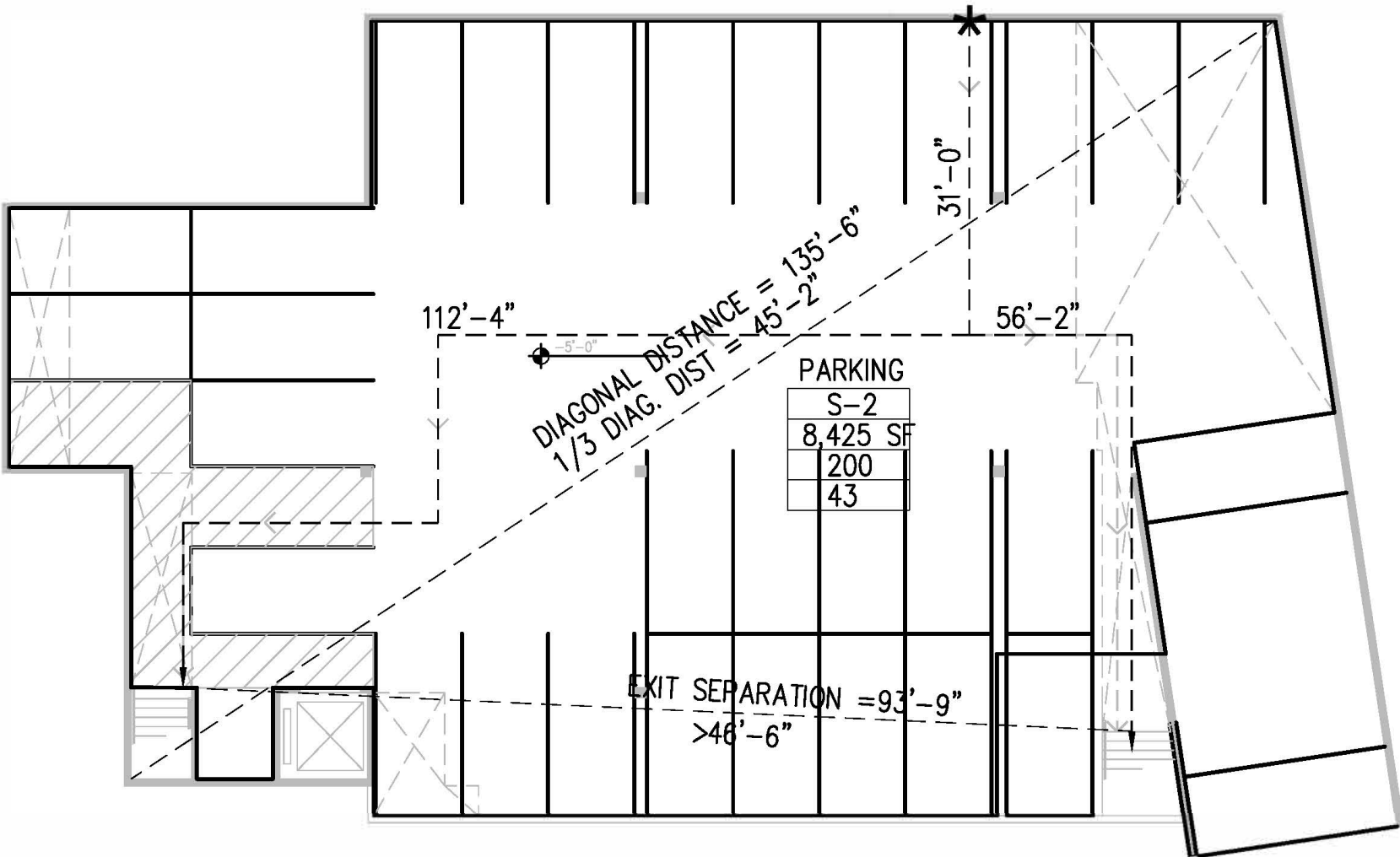
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CODE ANALYSIS - L1 02

Scale: 1/16"=1'-0"



CODE ANALYSIS - B1 01

Scale: 1/16"=1'-0"

OCCUPANT LOAD PER TABLE PER CBC TABLE 1004.1.2

ROOM	PROVIDED DOOR/STAIR WIDTH
34" 48"	OCCUPANT CAPACITY FACTOR
15 2	ACTUAL OCC. LOAD
95 95	MAX. OCCUPANT CAPACITY
226 220	REQUIRED DOOR/STAIR WIDTH
15 19"	
DR. ST.	

ROOM	OCCUPANCY TYPE
B	ROOM AREA
150 SF	OCCUPANT LOAD FACTOR
200	OCCUPANT LOAD
2	

- 0.5-HR RATED CORRIDOR PER CBC 1020 & 708
- EXIT ACCESS TRAVEL DISTANCE
- REMOTE LOCATION
- EXIT STAIR

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AREA DIAGRAM & CALCULATION

A0.13

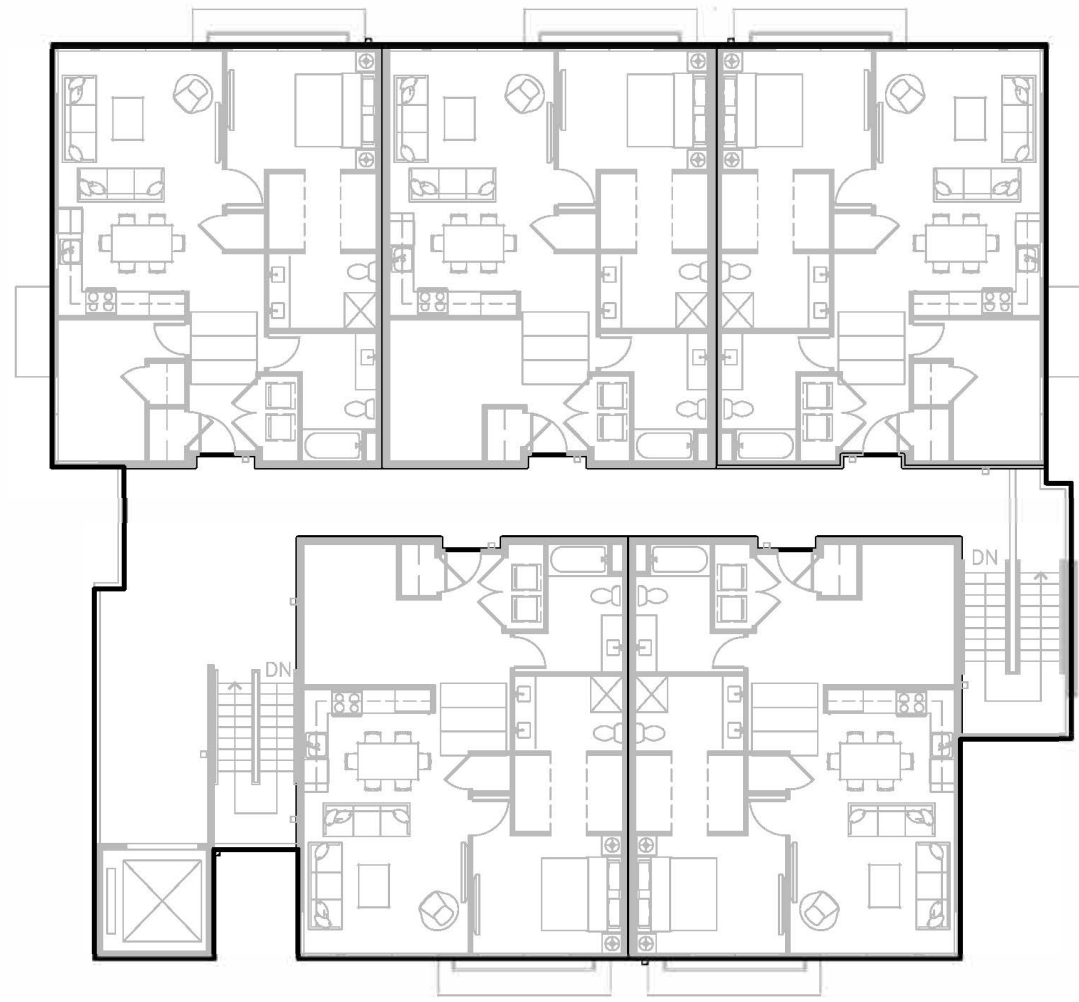


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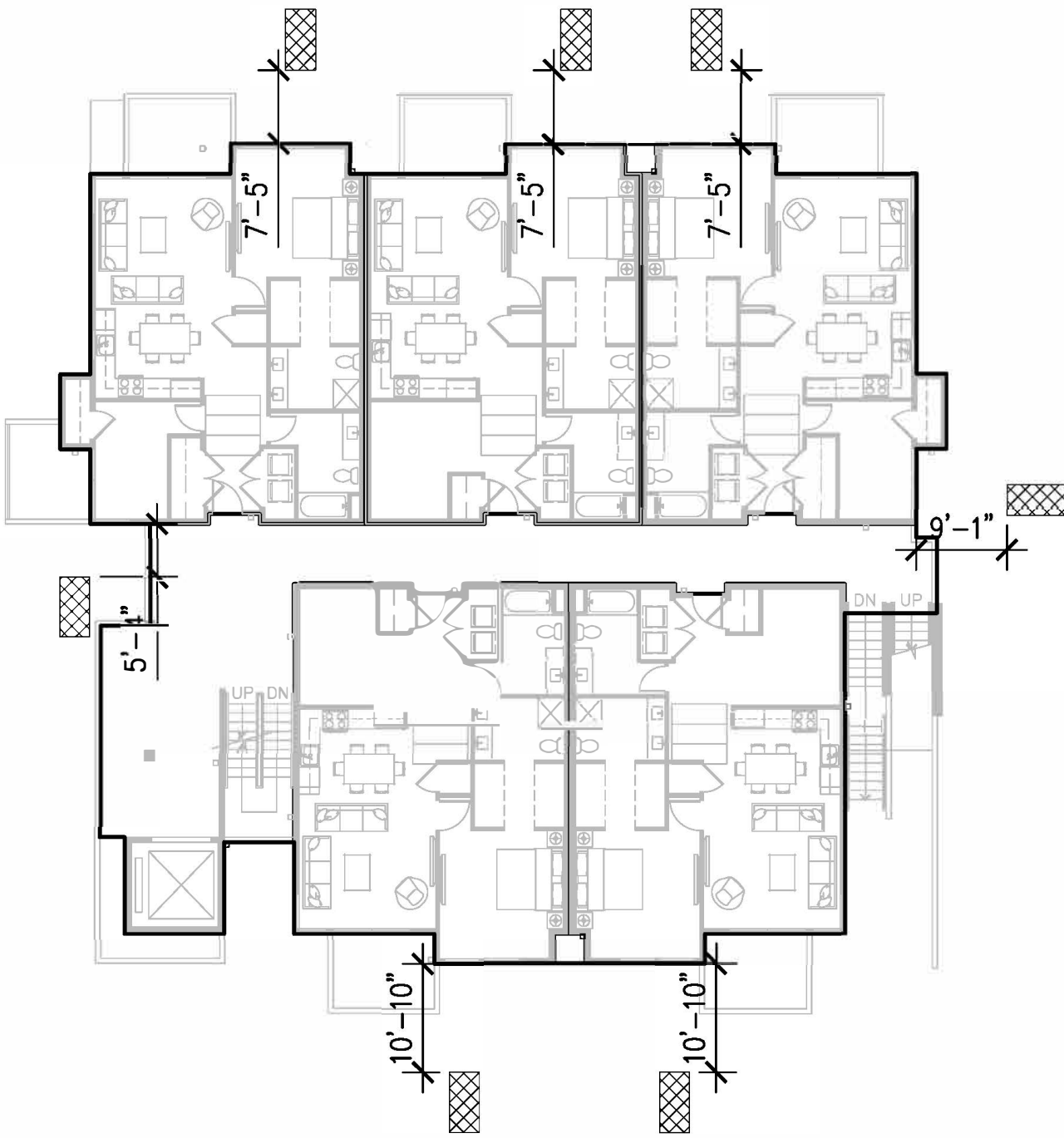
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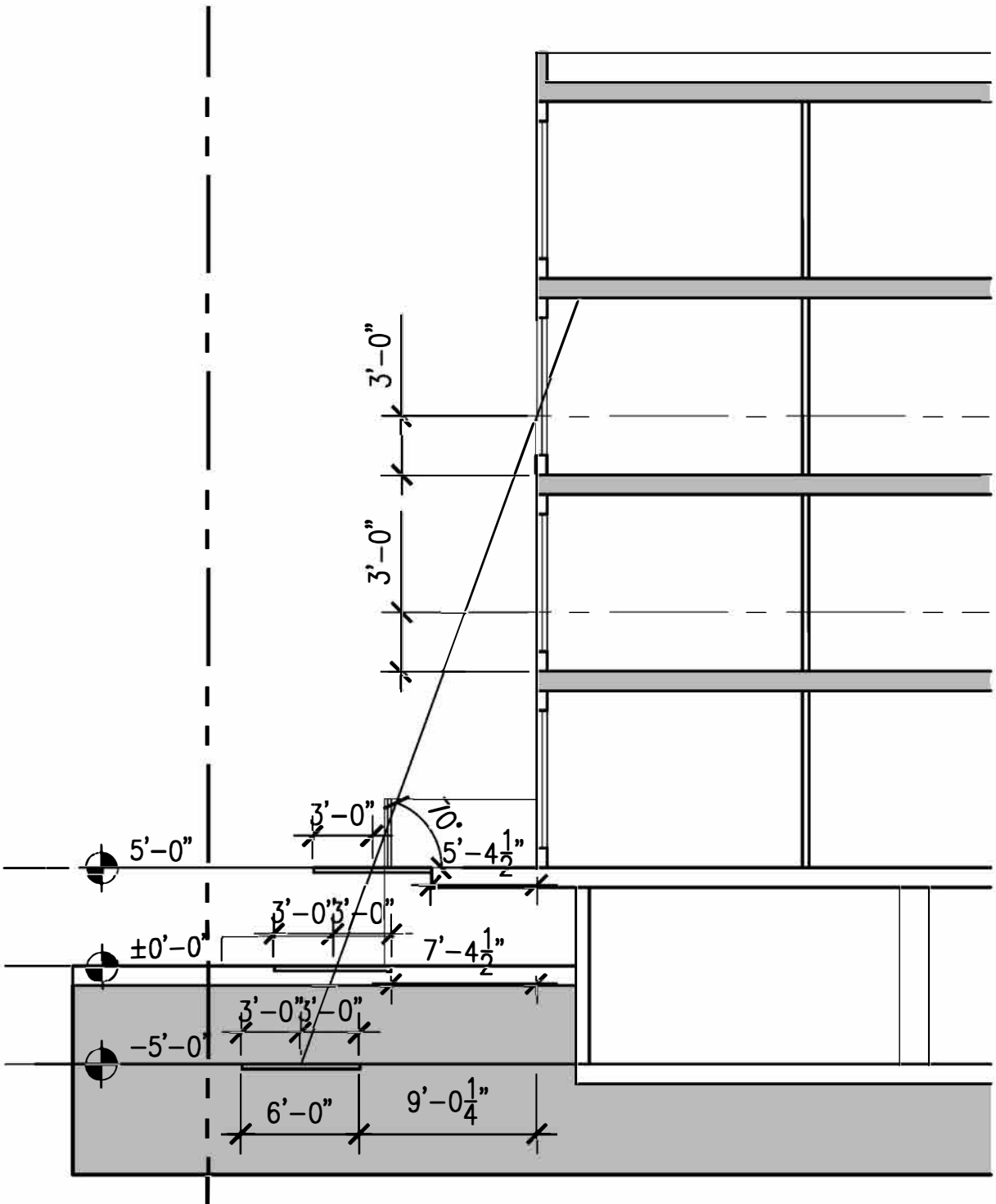
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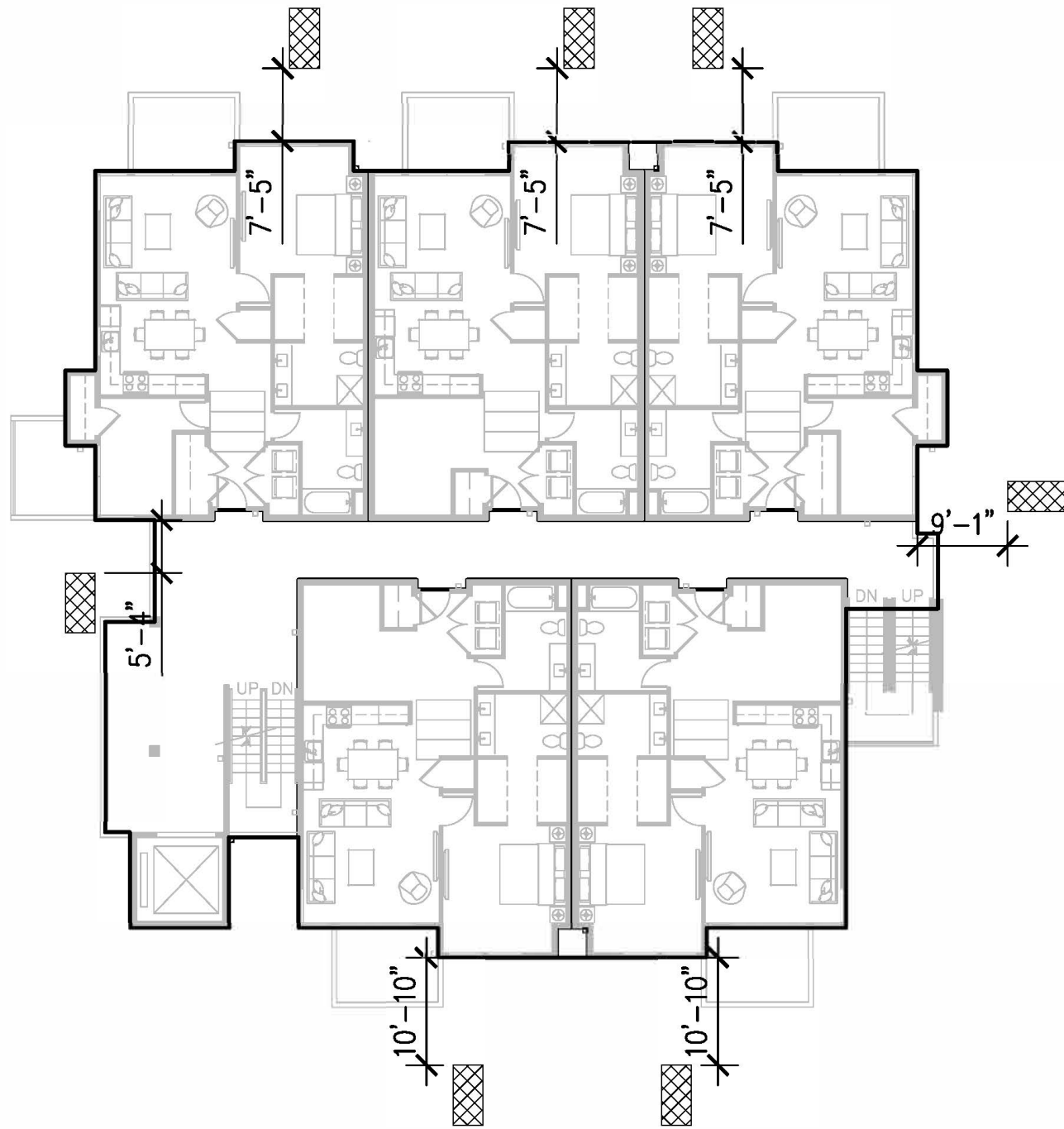
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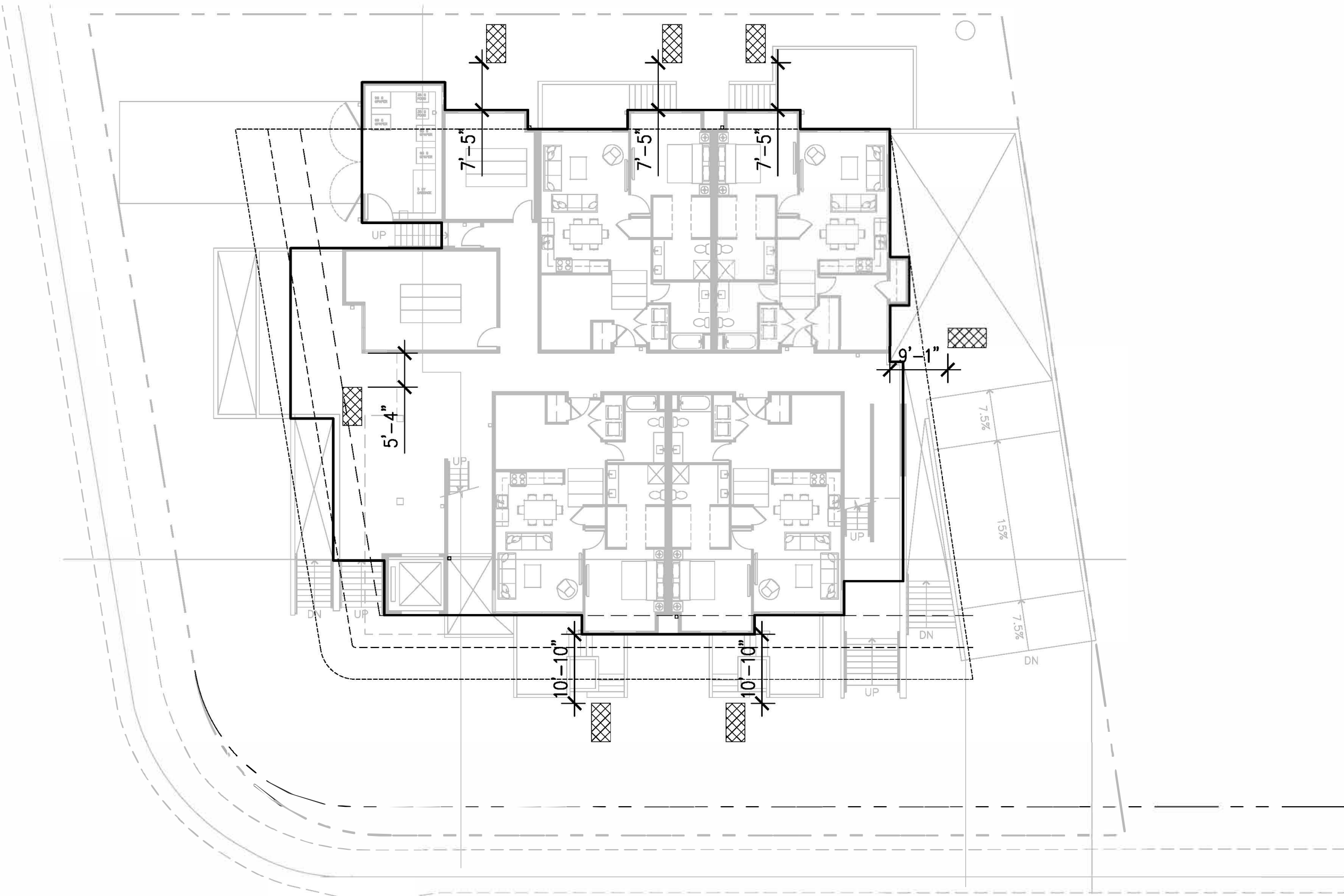
CODE ANALYSIS - L202
Scale: 1/16"=1'-0"



BUILDING SECTION
1/8"=1'-0"



CODE ANALYSIS - L303
Scale: 1/16"=1'-0"



CODE ANALYSIS - L101
Scale: 1/16"=1'-0"

ROOM	PROVIDED DOOR/STAIR WIDTH
34" 48"	OCCUPANT CAPACITY FACTOR
15 2	ACTUAL OCC. LOAD
95 95	MAX. OCCUPANT CAPACITY
226 220	REQUIRED DOOR/STAIR WIDTH
15" 19"	
DR. ST.	

ROOM	OCCUPANCY TYPE
B	ROOM AREA
150 SF	OCCUPANT LOAD FACTOR
200	OCCUPANT LOAD
2	

- 0.5-HR RATED CORRIDOR PER CBC 1020 & 708
- EXIT ACCESS TRAVEL DISTANCE
- REMOTE LOCATION
- 3'x6' LADDER PAD TO RESCUE WINDOW

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RESCUE WINDOW ACCESS LADDER PAD

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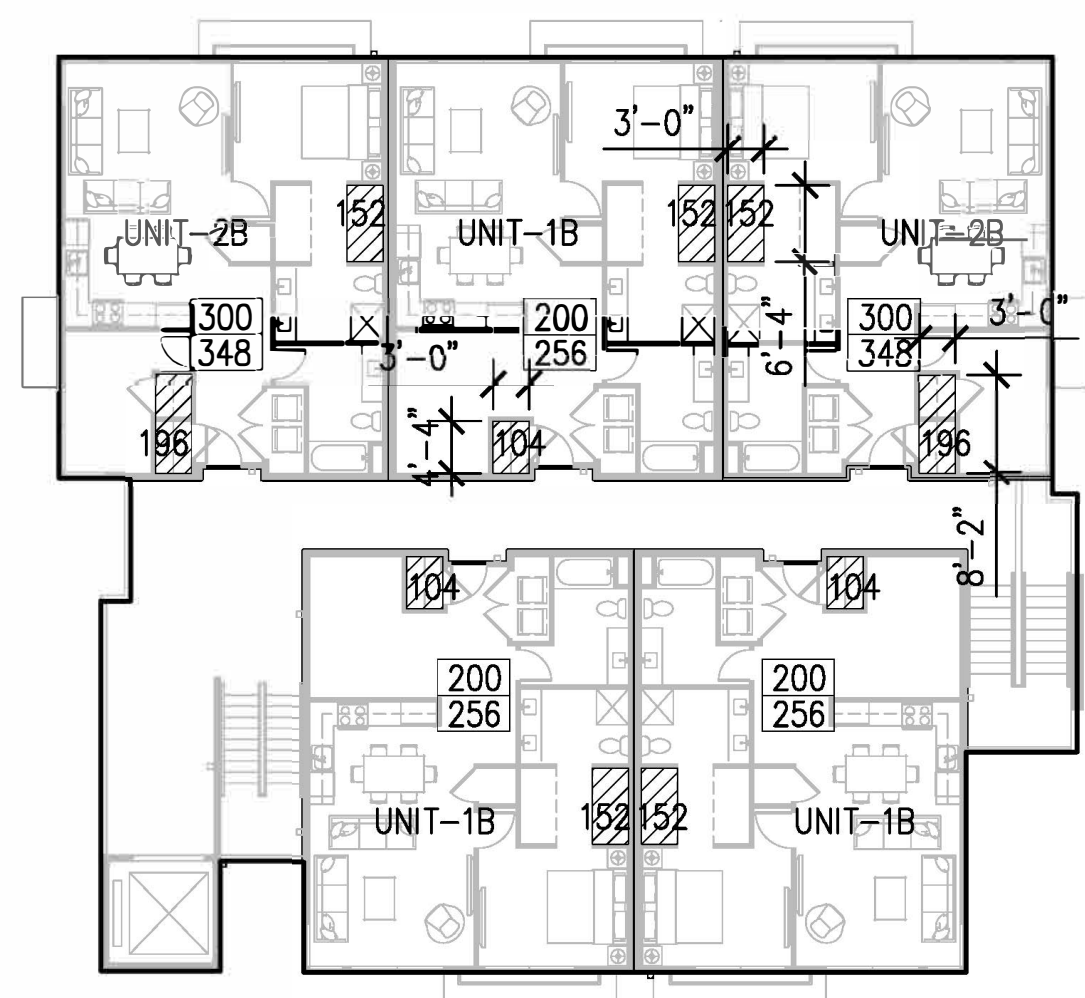


Figure 10 is a sample floor plan for a three-unit building. The plan shows three units: UNIT-1A, UNIT-1A, and UNIT-2A. Dimensions are provided for various areas: 3'-0" for the top section, 3'-0" for the middle section, 3'-0" for the right section, 6'-4" for the central corridor area, 10'-2" for the bottom section, and 10'-4" for the central corridor area. Room numbers include 300, 348, 196, 200, 256, and 104.

The floor plan of the second floor shows three units: UNIT-1A, UNIT-1B, and UNIT-2A. The plan includes room layouts, dimensions, and area calculations. Unit 1A has a total area of 200 sq ft and a sub-area of 104 sq ft. Unit 1B has a total area of 200 sq ft and a sub-area of 104 sq ft. Unit 2A has a total area of 300 sq ft and a sub-area of 348 sq ft. The plan also shows a central corridor and a staircase.

[illegible]

CODE ANALYSIS - B1 01
Scale: 1/16"=1'-0"

	1 BEDROOM		2 BEDROOM	
FLOOR	UNIT-1A	UNIT-1B	UNIT-2A	UNIT-2B
4		256		348
3	256		348	
2	256		348	
1	256		348	

UNIT #	LOCKABLE	STORAGE	WIDTH	DEPTH	HEIGHT	VOLUME
UNIT-1A	SPACE 1		4'-4"	3'-0"	8'-0"	104 Q.F.
	SPACE 2		6'-4"	3'-0"	8'-0"	152 Q.F.
TOTAL						256 Q.F.
UNIT-1B	SPACE 1		4'-4"	3'-0"	8'-0"	104 Q.F.
	SPACE 2		6'-4"	3'-0"	8'-0"	152 Q.F.
TOTAL						256 Q.F.
UNIT-2A	SPACE 1		8'-2"	3'-0"	8'-0"	196 Q.F.
	SPACE 2		6'-4"	3'-0"	8'-0"	152 Q.F.
TOTAL						348 Q.F.
UNIT-2B	SPACE 1		8'-2"	3'-0"	8'-0"	196 Q.F.
	SPACE 2		6'-4"	3'-0"	8'-0"	152 Q.F.
TOTAL						348 Q.F.

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LOCKABLE STORAGE

A0.15

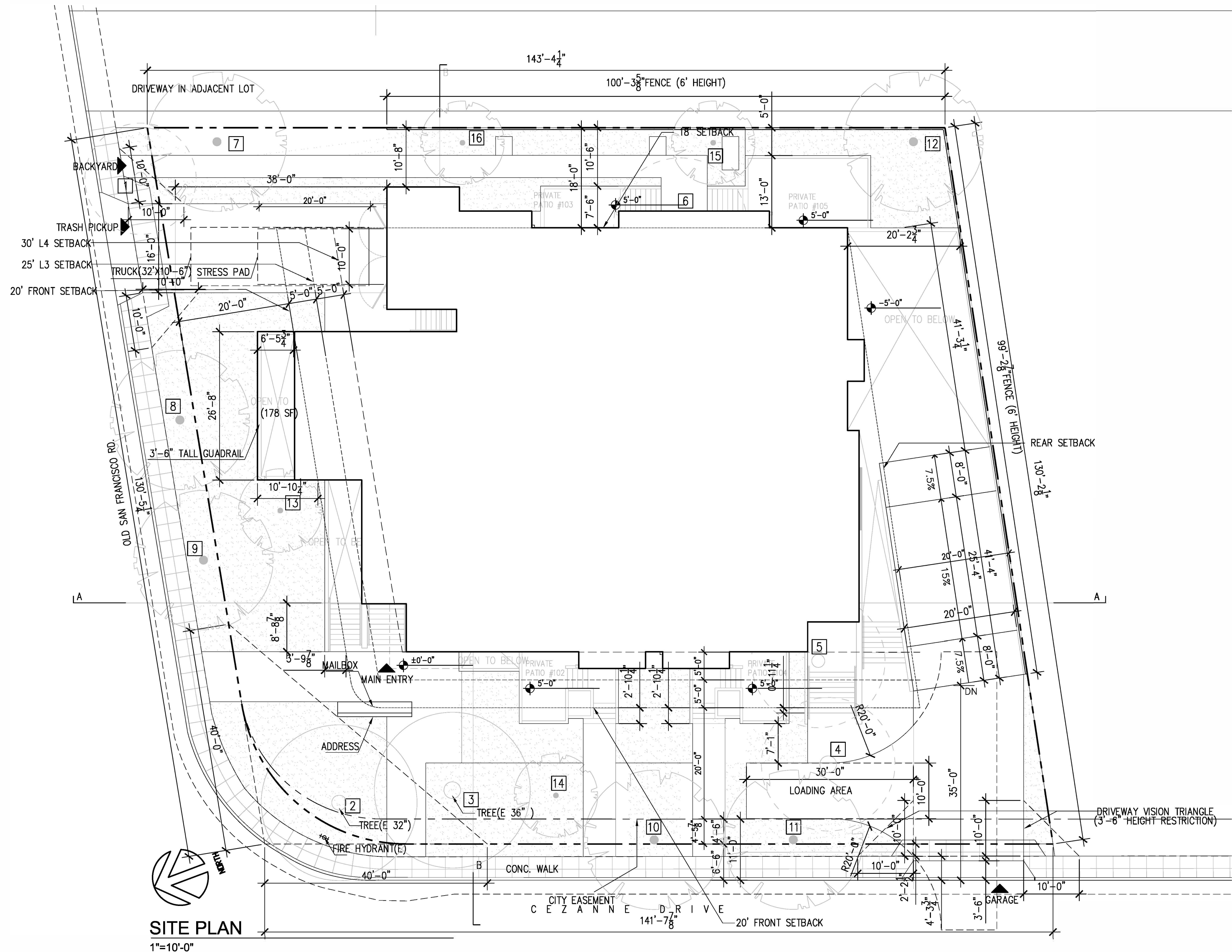


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SITE PLAN

A1.01



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Tree to be Removed	Replacement Tree(s)
12" - 18" diameter (36"-56" circumference)	One 24" box tree, or Three 15-gallon trees
18" - 24" diameter (56" - 75" circumference)	One 36" box tree, or Two 24" box trees
Over 24" diameter (greater than 75" circumference)	One 48" box tree, or Two 36" box trees, or Four 24" box trees

TREE SCHEDULE

	COMMON NAME	EXISTING TREE TYPE	DBH	NOTE
1	MONTEREY PINE	STREET TREE	25.8"	EXISTING TO REMOVE
2	MONTEREY PINE	PROTECTED TREE	33.8"	EXISTING TO REMAIN
3	MONTEREY PINE	PROTECTED TREE	35.3"	EXISTING TO REMAIN
4	MONTEREY PINE	PROTECTED TREE	35.2"	EXISTING TO REMOVE
5	MONTEREY PINE	PROTECTED TREE	32.5"	EXISTING TO REMOVE
6	MONTEREY PINE	PROTECTED TREE	36.7"	EXISTING TO REMOVE
7	JACARANDA		36"	NEW TO PLANT
8	JACARANDA		36"	NEW TO PLANT
9	JACARANDA		36"	NEW TO PLANT
10	JACARANDA		36"	NEW TO PLANT
11	JACARANDA		36"	NEW TO PLANT
12	JACARANDA		36"	NEW TO PLANT
13	JACARANDA		24"	NEW TO PLANT
14	JACARANDA		24"	NEW TO PLANT
15	JACARANDA		24"	NEW TO PLANT
16	JACARANDA		24"	NEW TO PLANT



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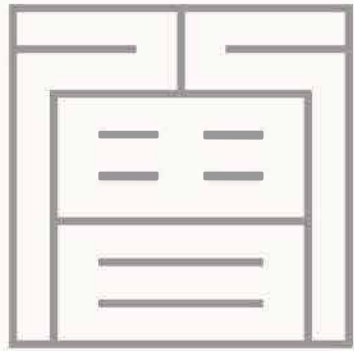
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LANDSCAPE SITE PLAN

A1.02



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PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	* WUCOLS	QUAN.	SIZE	SPACING
TREE						
JaMi	Jacaranda mimosifolia	Jacaranda	M	5	24" box	As Shown
Cam	Cinnamomum camphora	Camphor	M	2	36" box	As Shown
Chis	Quercus canbyi	Chisos Oak	L	3	36" box	As Shown
SHRUBS						
BeTh	Berberis thunbergii 'Atropurpurea'	Red-leaf Japanese Barberry	L	27	15 gal.	3' O.C.
CoPu	Coleonema Pulchrum 'Sunset Gold'	Golden Breath of Heaven	M	15	15 gal.	3' O.C.
CySp	Cytisus x spachianus	Broom	L	2	15 gal.	4' O.C.
DoVi	Dodonaea viscosa 'Purpurea'	Purple Hop Bush	L	4	15 gal.	4' O.C.
LaAn	Lavandula angustifolia	English Lavander	L	73	15 gal.	2' O.C.
MyCo	Myrtus communis 'Compacta'	Dwarf Myrtle	L	28	15 gal.	3' O.C.
NaNa	Nandina domestica 'Nana Purpurea'	Dwarf Sacred Bamboo	M	9	15 gal.	3' O.C.
PhFr	Photonia x fraseri	Fraser Photinia	M	24	15 gal.	4' O.C.
PrLa	Prunus laurocerasus	English Laurel	M	9	15 gal.	5' O.C.
RoOf	Rosmarinus officinalis 'Benenden Blue'	Rosemary	L	18	15 gal.	4' O.C.
TeFr	Teucrium fruticans 'Azureum'	Azureum Bush Germander	L	22	15 gal.	3' O.C.
PERENNIAL and GROUNDCOVER						
AgAt	Agave attenuata	Fox Tail Agave	L	27	15 gal.	3' O.C.
AgBl	Agave 'Blue Glow'	Blue Glow Agave	L	33	15 gal.	2' O.C.
AnBi	Anigozanthos 'Big Red'	'Big Red' Kangaroo Paw	L	22	15 gal.	2' O.C.
AsDe	Asparagus densiflorus	Foxtail Fern	M	55	15 gal.	3' O.C.
EcAg	Echeveria agavoides 'Romeo'	Romeo Wax Agave	L	40	5 gal.	18" O.C.
EuCh	Euphorbia characias 'wulfenii'	Euphorbia	L	4	15 gal.	4' O.C.
	Carex pansa	California Meadow Sedge	L	1,120 SF	Seeds	
	Festuca glauca 'Elijah Blue'	'Elijah Blue' Fescue	L	515	5 gal.	18" O.C.
PhMa	Phormium 'Maori Queen'	'Maori Queen' New Zealand Flax	L	4	15 gal.	3' O.C.
PhTe	Phormium tenax 'New Hybrids'	New Zealand Flax Hybrids	L	4	15 gal.	4' O.C.

* WUCOLS water usage level: H-High, M-Moderate, L-Low and VL-Very Low



Cam - 2



Chis - 3



JaMi - 5



TeFr - 22



NaNa - 9



CySp - 2



DoVi - 4



CoPu - 15



PrLa - 9



RoOf - 18



LaAn - 73



MyCo - 28



BeTh - 27



PhFr - 24



AgAt - 27



AgBl - 33



AnBi - 22



AsDe - 55



EcAg - 40



EuCh - 4



Carex Pansa - 1120 SF



Festuca glauca
'Elijah Blue' - 515



PhMa - 4



PhTe - 4

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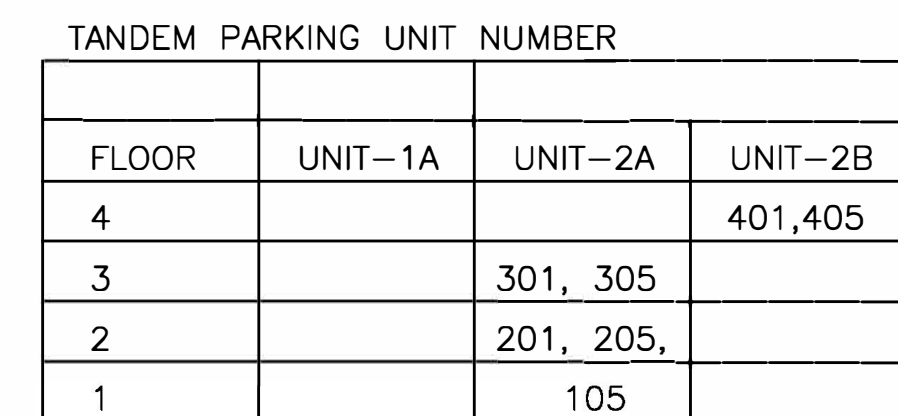
PLANT SCHEDULE

A1.03

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Scale:	N/A

BASEMENT PLAN

A2.0B



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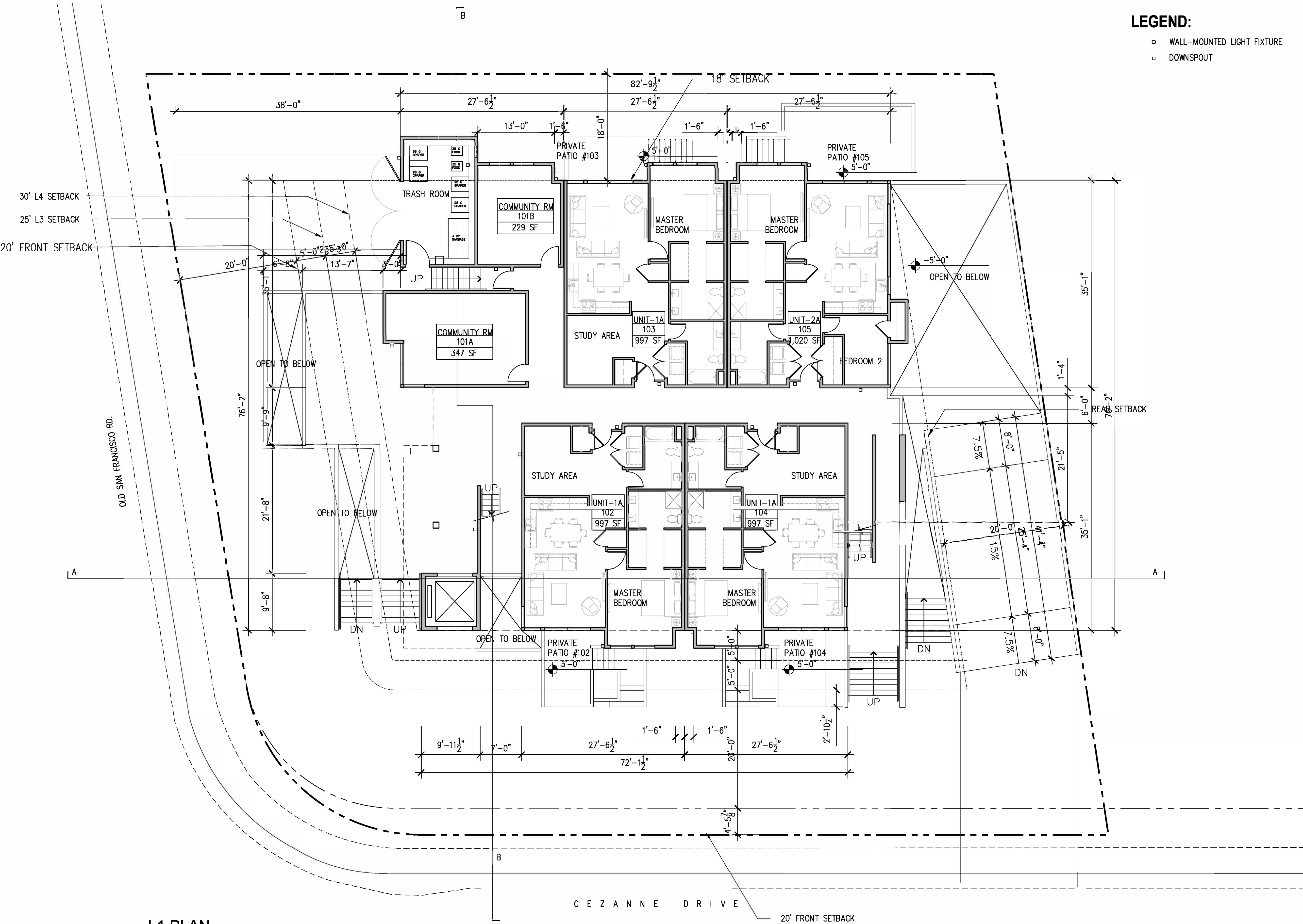


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444 OLD SAN FRANCISCO ROAD HOMES

LEGEND:

- WALL-MOUNTED LIGHT FIXTURE
- DOWNSPOUT



L1 PLAN
1/8"=1'-0"

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1ST FLOOR PLAN

A2.01

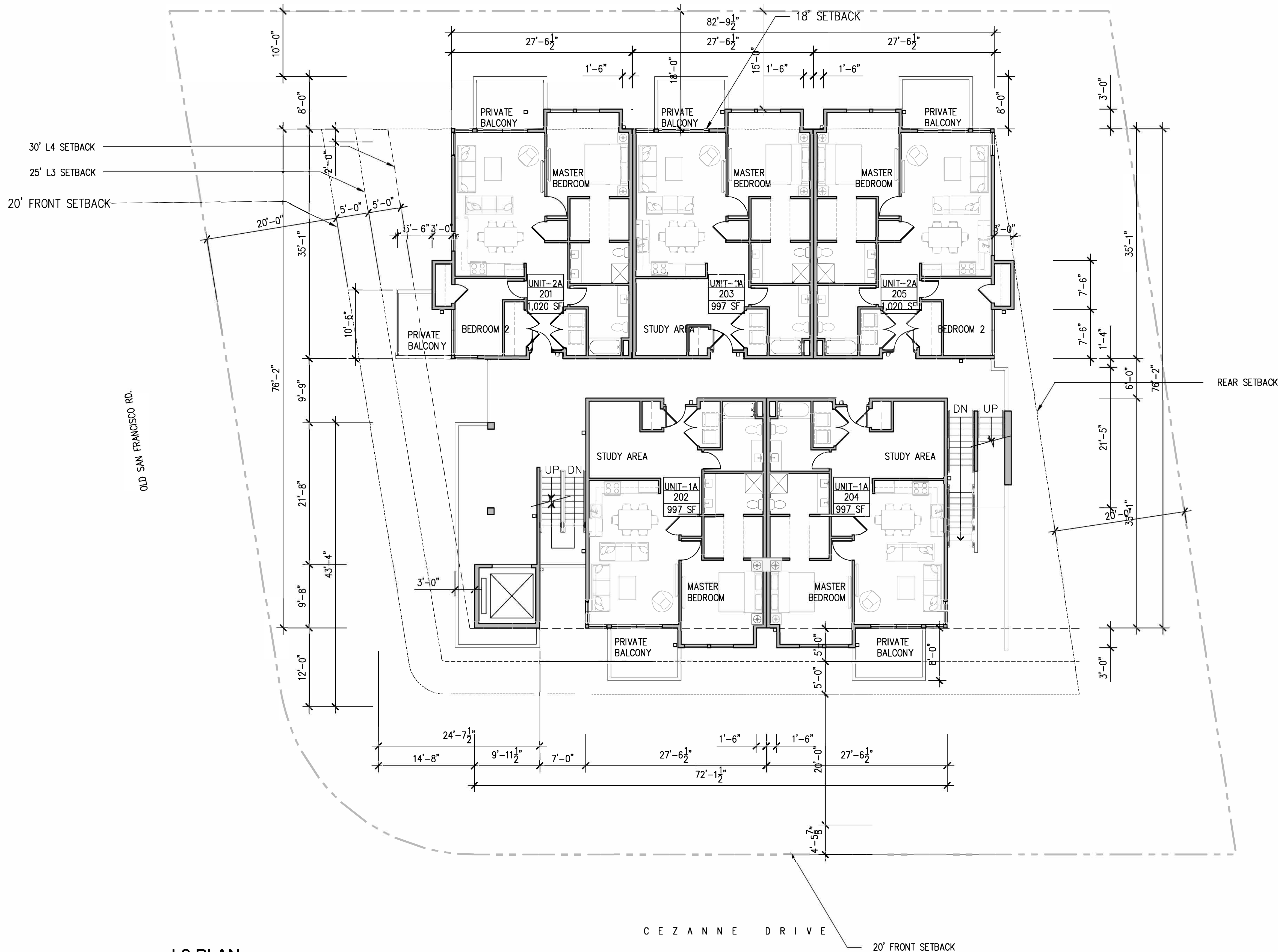


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L2 PLAN
1/8"=1'-0"

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PLANNING RESUBMIT 1	2020.09.08
PLANNING RESUBMIT 2	2021.03.21
PLANNING RESUBMIT 3	2021.08.02
PLANNING RESUBMIT 4	2021.10.06
PLANNING RESUBMIT 5	2021.11.25

Rev.	Date	Issue
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Project No: 2020-01
Date: 02-12-2020
Scale: N/A

L2 FLOOR PLAN

A2.02

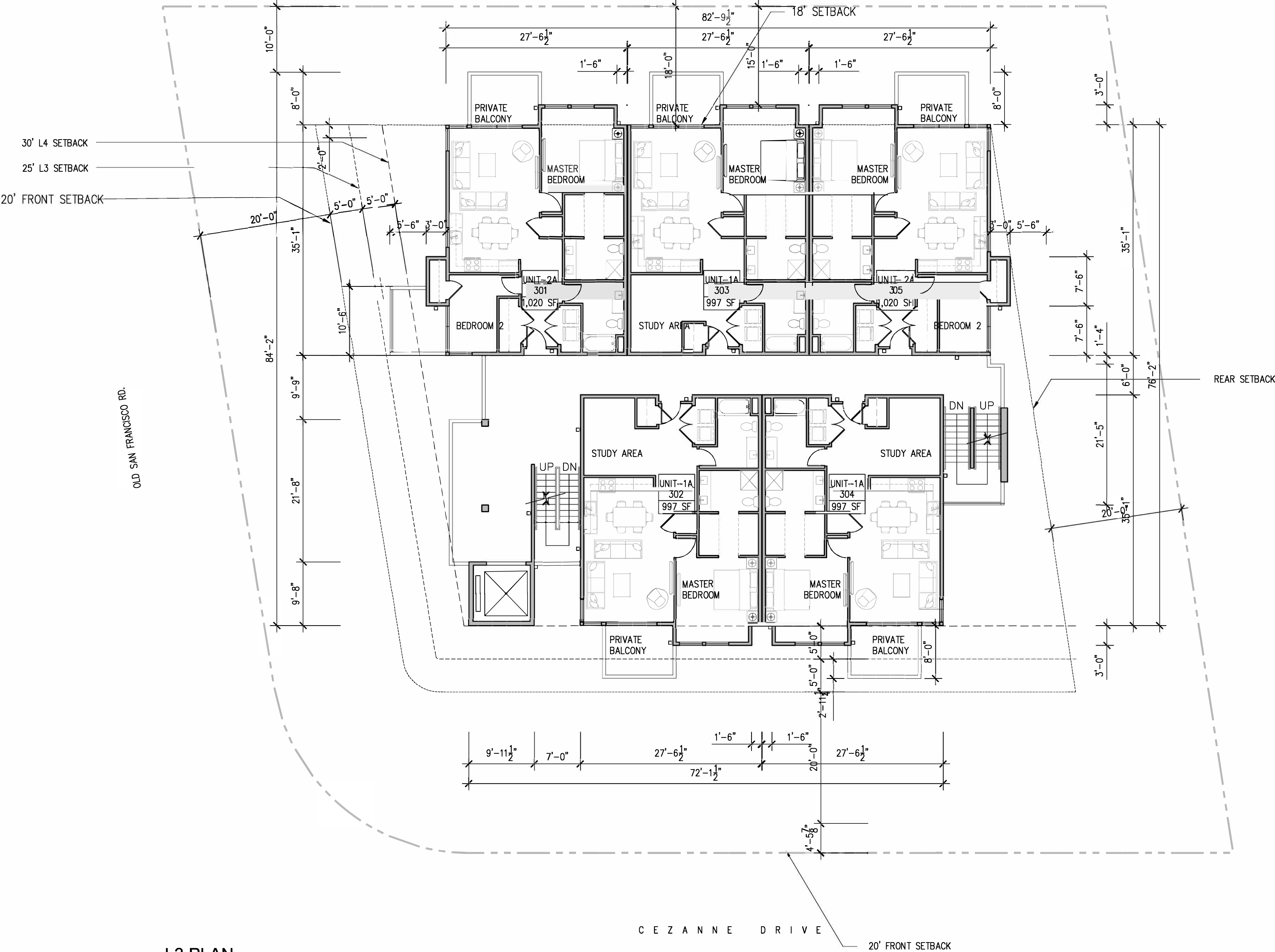


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L3 PLAN
1/8"=1'-0"

444 OLD SAN FRANCISCO HOMES

SILICON VALLEY WZREDWOOD CAPITAL, LLC

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CALIFORNIA, 94086

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408.464.6623 cel

PLANNING SUBMIT	2020.02.12
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PLANNING RESUBMIT 3	2021.08.02
PLANNING RESUBMIT 4	2021.10.06
PLANNING RESUBMIT 5	2021.11.25

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L3 FLOOR PLAN

A2.03

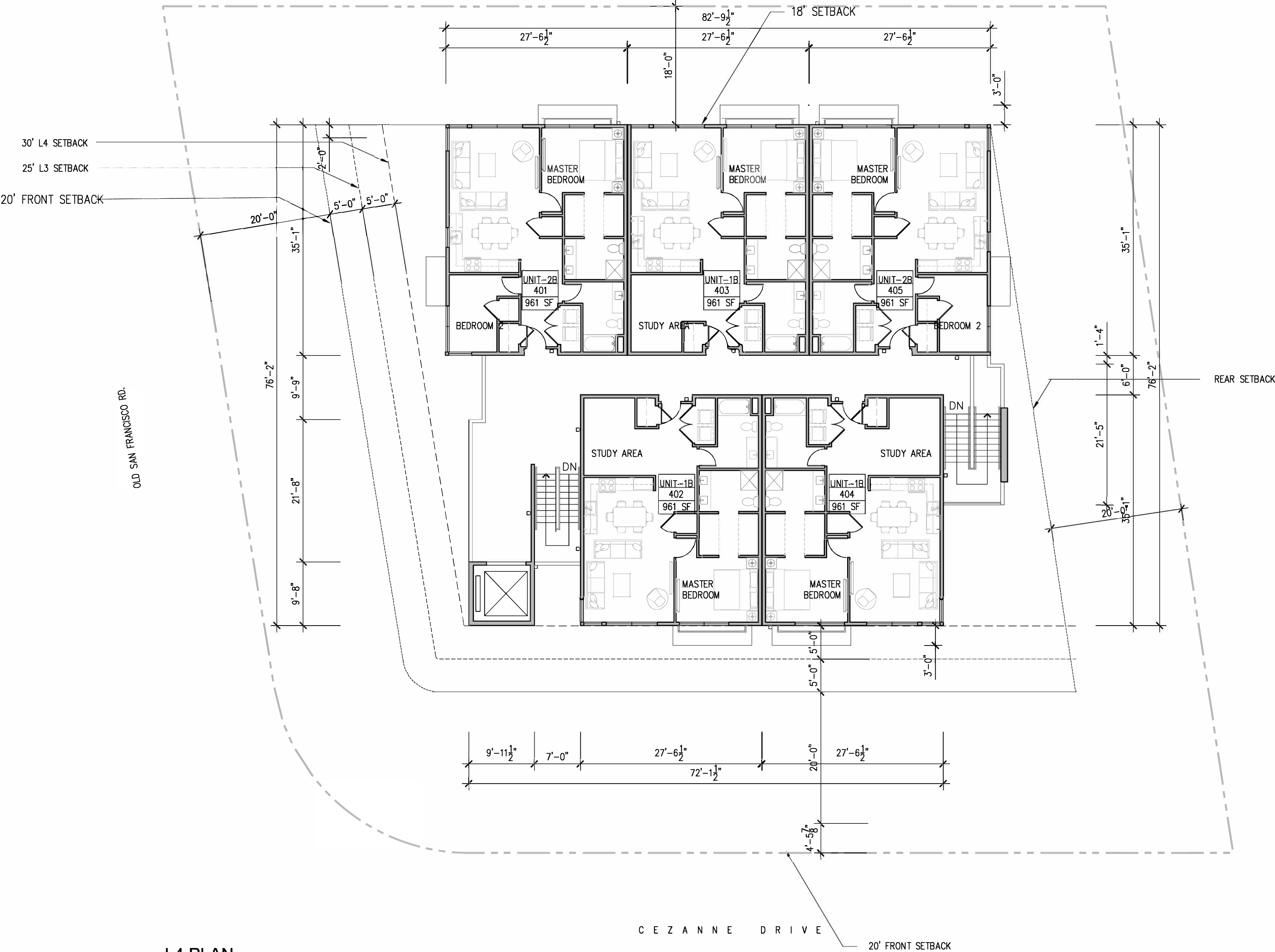


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L4 PLAN
1/8"=1'-0"

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PLANNING SUBMIT	2020.02.12
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PLANNING RESUBMIT 5	2021.11.25

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Scale: N/A

L4 FLOOR PLAN

A2.04



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Scale: 1/8" = 1'-0"

Solar Panel Specs

Wattage
425 W

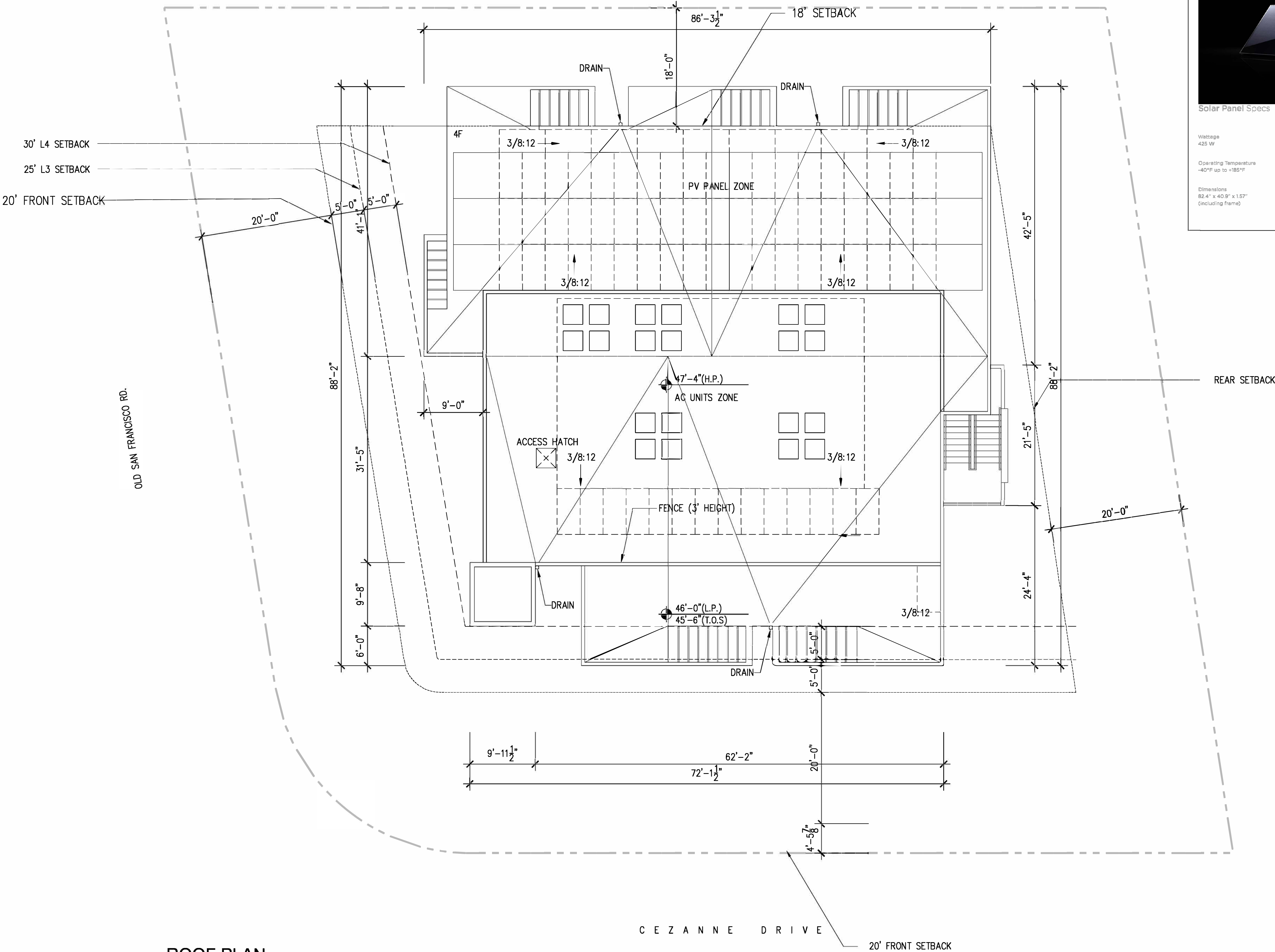
Operating Temperature
-40°F up to +185°F

Dimensions
82.4" x 40.9" x 1.57"
(including frame)

Certifications
UL 1703, CE-Compliant,
IEC 61215 (Ed. 2),
IEC 61730 (Ed. 1)

Inverter Power
3.8kW / 7.6kW
97.5% efficiency

Inverter Dimensions
28" x 18" x 6"



ROOF PLAN
1/8"=1'-0"

444 OLD SAN FRANCISCO
HOMES

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CAPITAL, LLC

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PLANNING RESUBMIT 5	2021.11.25

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ROOF PLAN

A2.05



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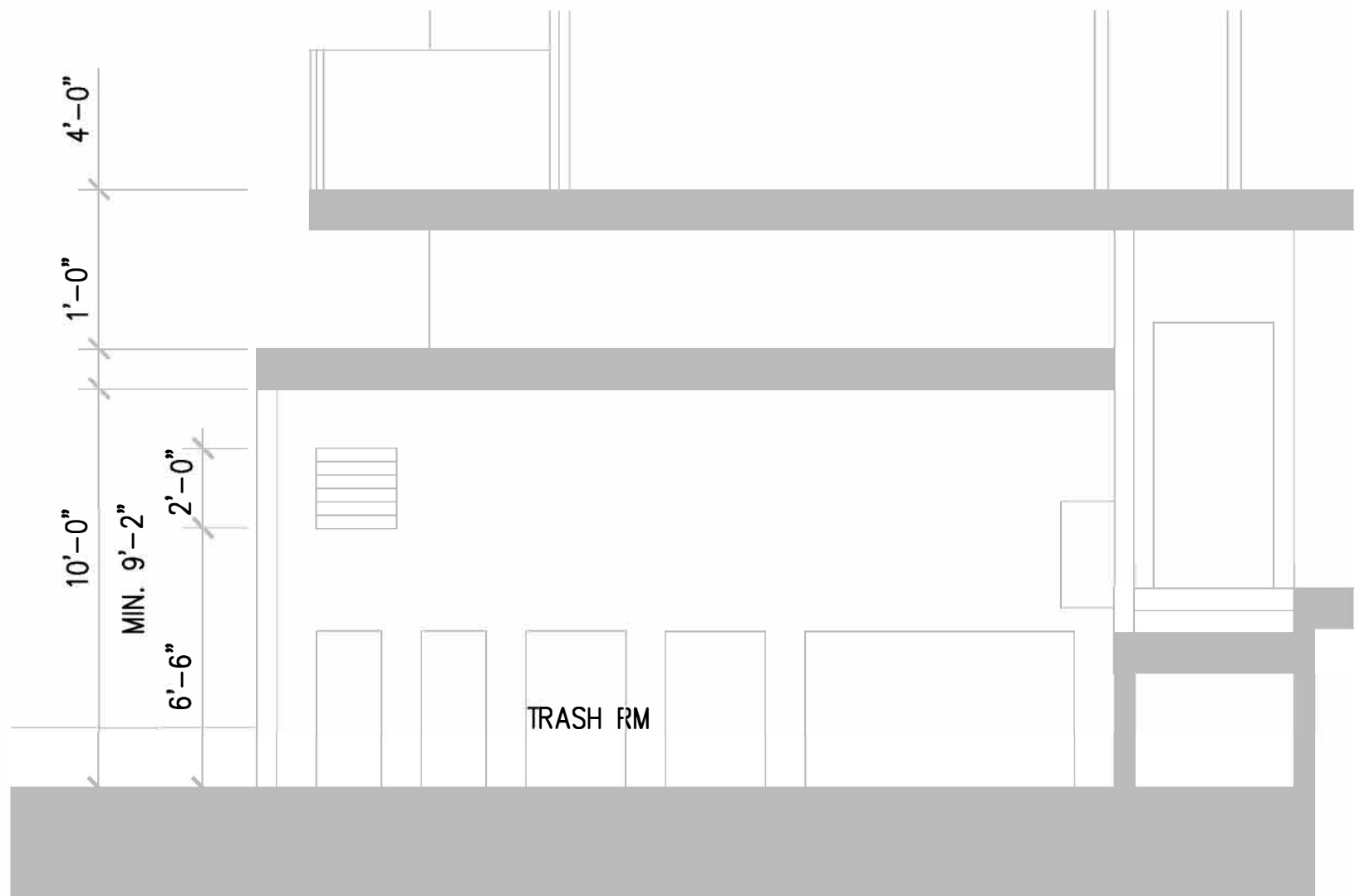
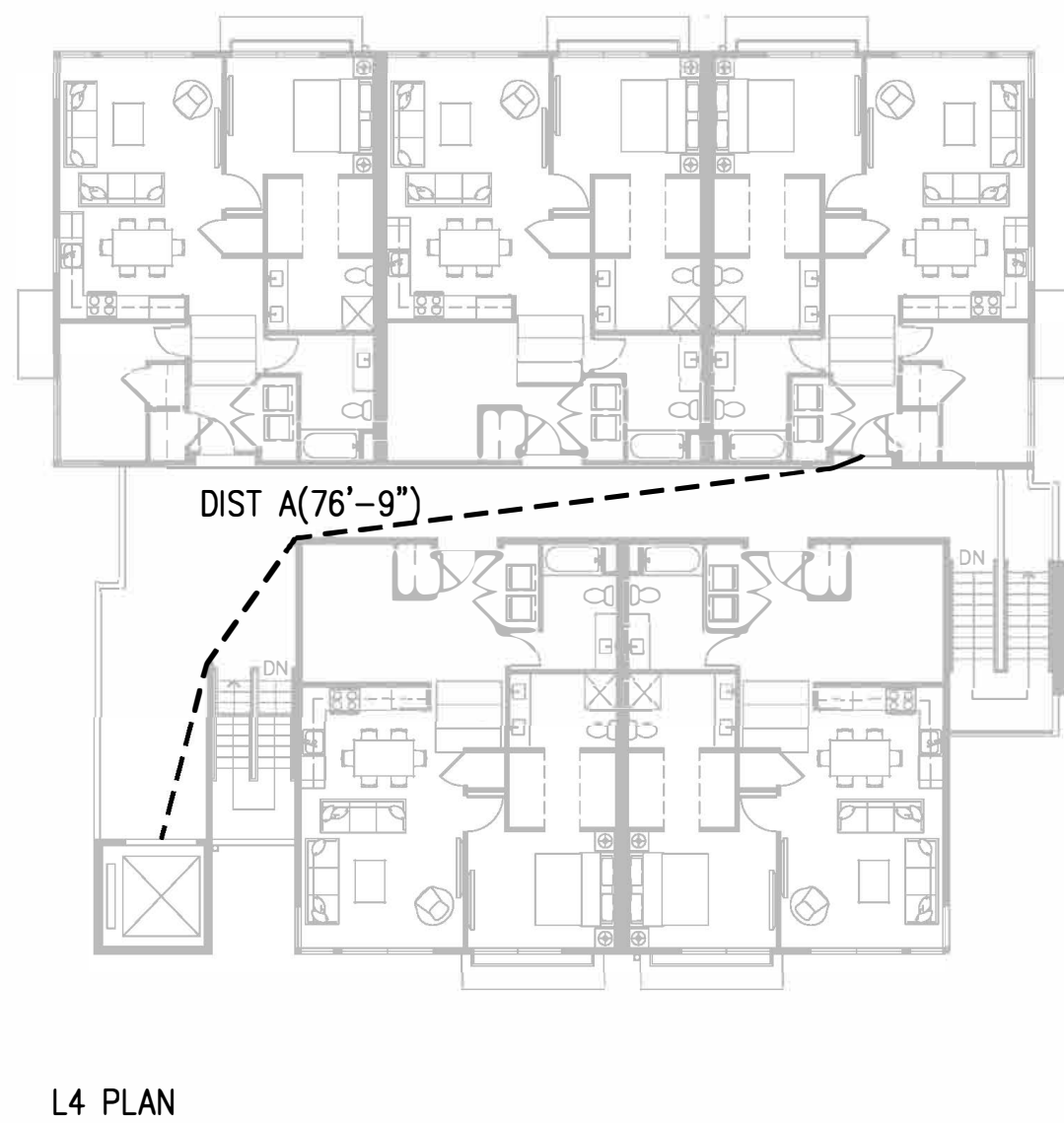
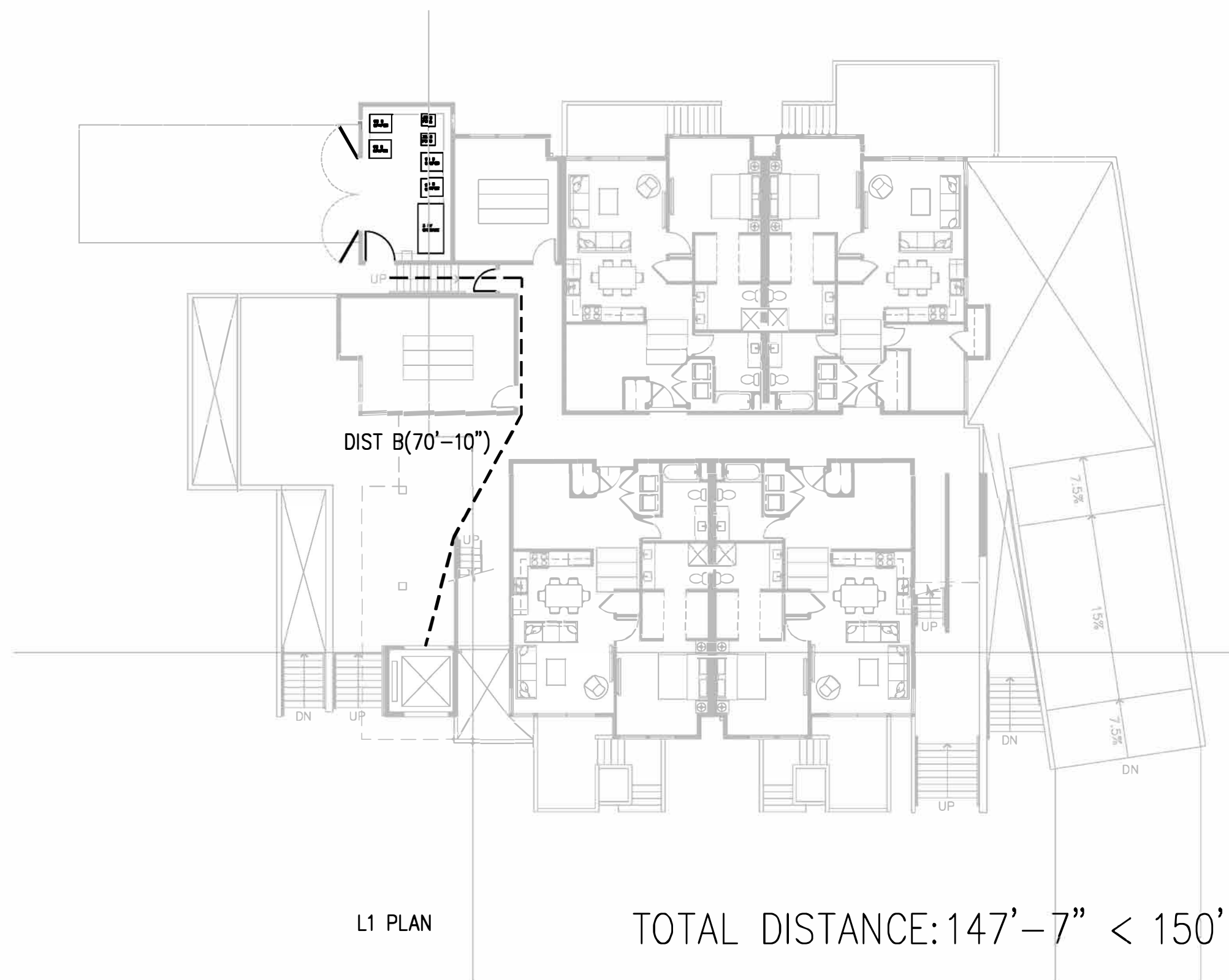
444 OLD SAN FRANCISCO ROAD HOMES

WASTE MANAGEMENT PLAN STATEMENTS:

GARBAGE ESTIMATED AT 6 CYD PER WEEK. ONE 3 CYD BIN @ 2x/wk SERVICE.

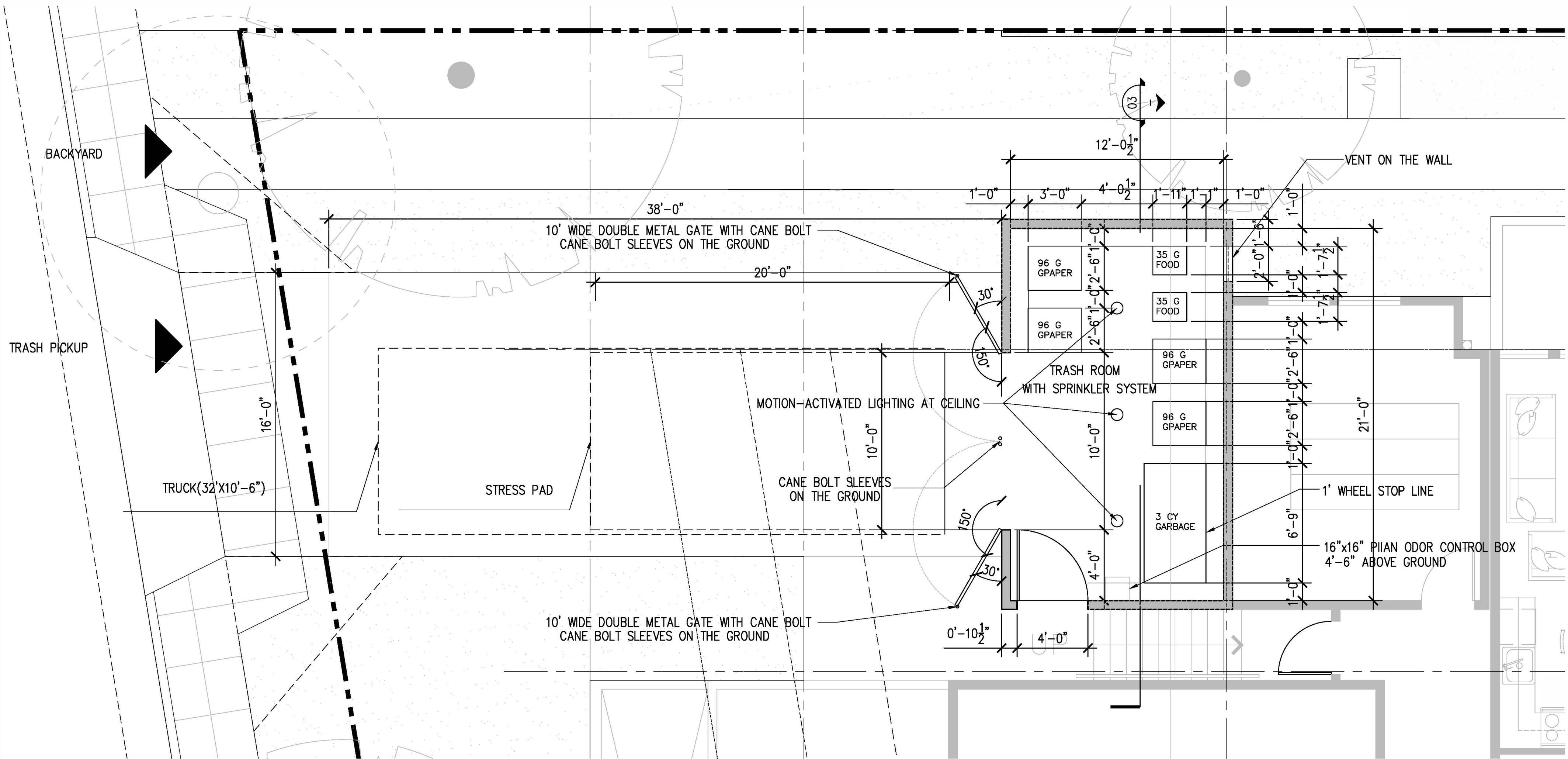
FOOD SCRAPS COLLECTION REQUIRED. TWO 35-GALLON CARTS @ 1x/wk. SERVICE

RECYCLING CARTS: TWO SETS OF TWO 96-GALLON CARTS, = 4 - 96-GALLON CARTS @ 1x/wk SERVICE.



TRASH ROOM SECTION 03
Scale: 1/4"=1'-0"

TOTAL DISTANCE: 147'-7" < 150'



GARBAGE ROOM ENLARGED PLAN 01
Scale: 1/4"=1'-0"

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ENLARGED FLOOR PLAN

A3.01



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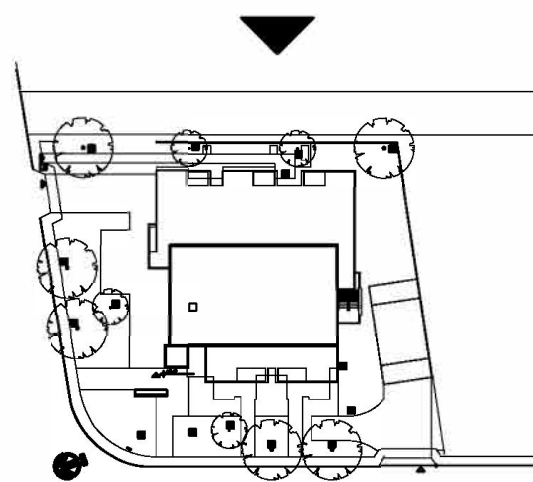


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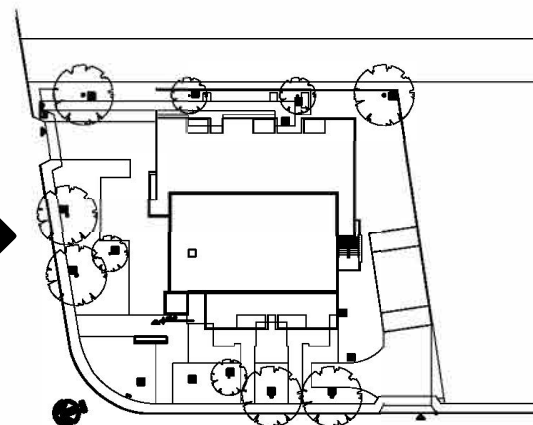
MATERIALS LEGEND

1. CONCRETE
2. WOOD SIDING BOARD
3. HARDIE BOARD
4. CREAMY WHITE STUCCO
5. DOWNSPOUT
6. WALL-MOUNTED LIGHT FIXTURE
7. EQUIPMENT BEHIND THE SCREEN



EAST ELEVATION

1/8"=1'-0"



NORTH ELEVATION (ALONG SAN FRANCISCO RD)

1/8"=1'-0"

444 OLD SAN FRANCISCO
HOMES

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PLANNING SUBMIT 2020.02.12
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PLANNING RESUBMIT 5 2021.11.25

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Project No: 2020-01
Date: 02-12-2020
Scale: N/A

ELEVATION

A5.01



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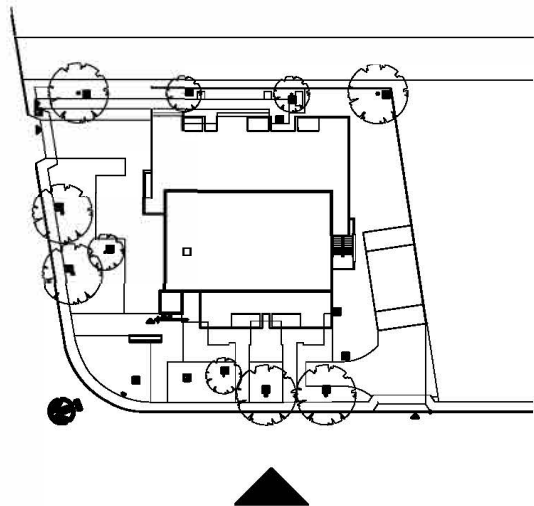


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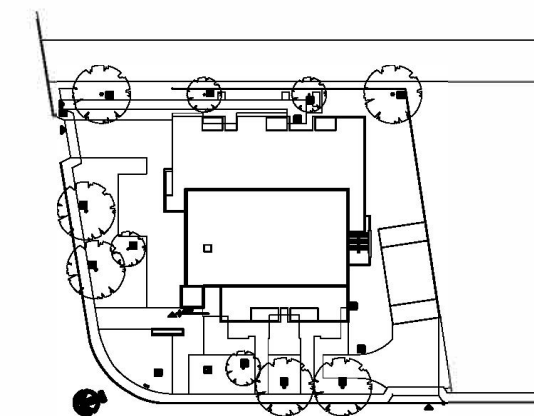
444 OLD SAN FRANCISCO ROAD HOMES

MATERIALS LEGEND

1. CONCRETE
2. WOOD SIDING BOARD
3. HARDIE BOARD
4. CREAMY WHITE STUCCO
5. DOWNSPOUT
6. WALL-MOUNTED LIGHT FIXTURE
7. EQUIPMENT BEHIND THE SCREEN



WEST ELEVATION (ALONG CEZANNE DR)
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"

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Project No:	2020-01
Date:	02-12-2020
Scale:	N/A

ELEVATION

A5.02



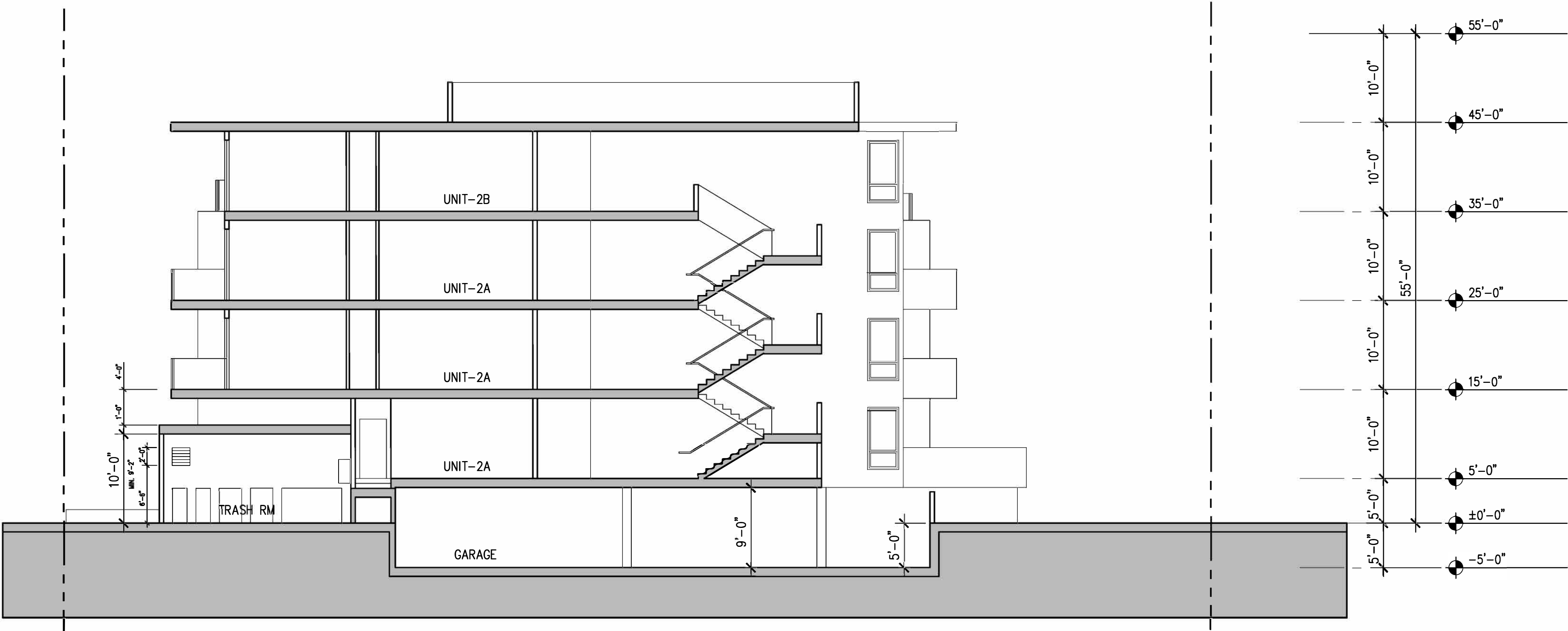
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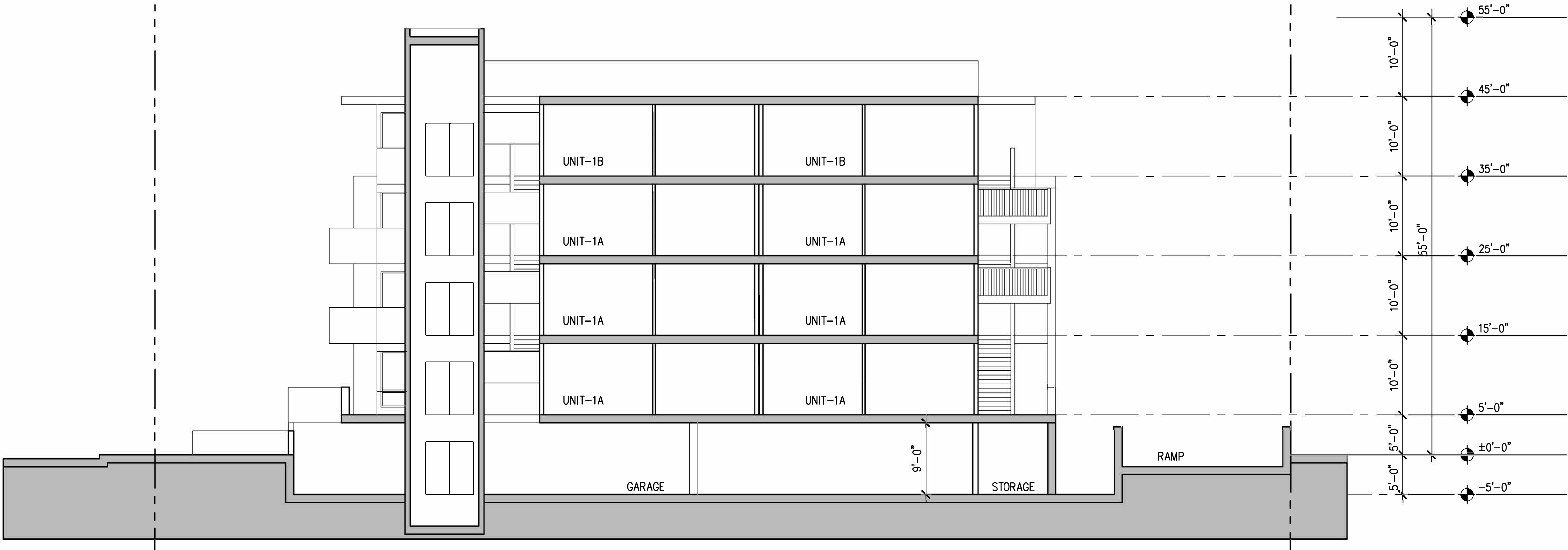


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444 OLD SAN FRANCISCO ROAD HOMES



BUILDING SECTION B-B
1/8"=1'-0"



BUILDING SECTION A-A
1/8"=1'-0"

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Project No: 2020-01
Date: 02-12-2020 / A
Scale:

SECTION

A5.03

444 OLD SAN FRANCISCO ROAD HOMES

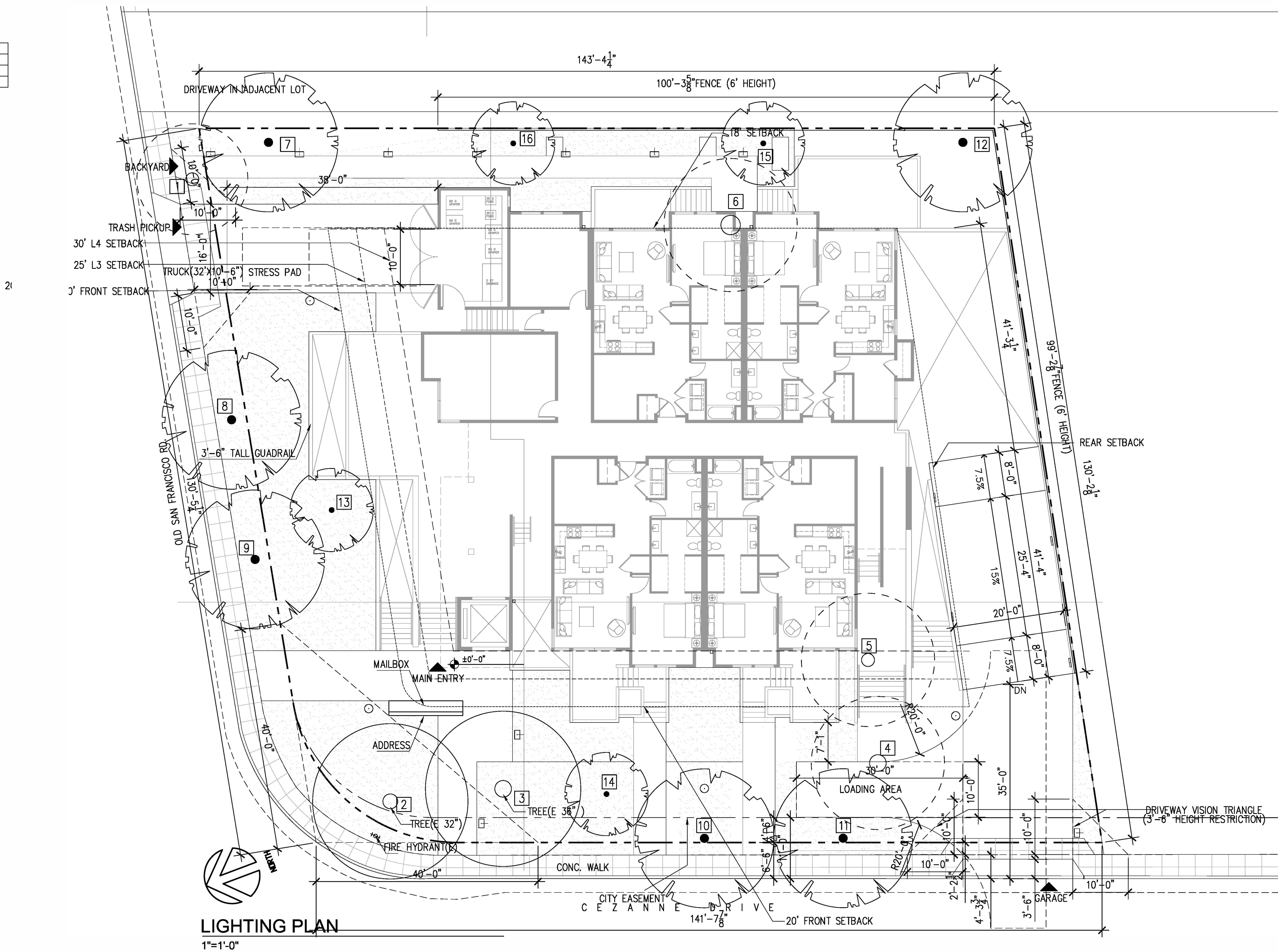
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LIGHTING SCHEDULE

Symbol	Qty	Label	Description
	12	F1	SONNEMAN BOX 28" LED BOLLARD OR SIMILAR
	4	F2	BEGA 22263 OR SIMILAR
	2	F3	STERNBERG P18-RW402-2BL4015-MDL05 OR SIMILAR



LIGHTING PLAN
1"=1'-0"

444 OLD SAN FRANCISCO HOMES

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SUNNYVALE,
CALIFORNIA, 94086

408.348.6885 cel
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PLANNING SUBMIT	2020.02.12
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Project No:	2020-01	
Date:	02-12-2020	
Scale:	N/A	

LIGHTING PLAN

444 OLD SAN FRANCISCO ROAD HOMES



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[illegible][illegible][illegible]

1-Light Sand Black Outdoor Integrated LED Wall Lantern Sconce

Questions & Answers (3)

HOME DECORATORS COLLECTION

Medium Exterior LED Wall Lantern

- 1x 60-watt max.
- 100% energy efficient
- 100% made in the USA
- 1-year limited warranty

Fixed LED light panel
 modulates warm, ambience

- Integrated LED light panel
- 100% energy efficient
- 100% made in the USA
- 1-year limited warranty

444 OLD SAN FRANCISCO
HOMES

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CAPITAL, LLC

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CALIFORNIA, 94086

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PLANNING SUBMIT 2020.02.12

PLANNING RESUBMIT 2020.09.08

PLANNING RESUBMIT 2 2021.03.21

PLANNING RESUBMIT 3 2021.08.02

PLANNING RESUBMIT 4 2021.10.06

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LIGHTING FIXTURE

LT.02



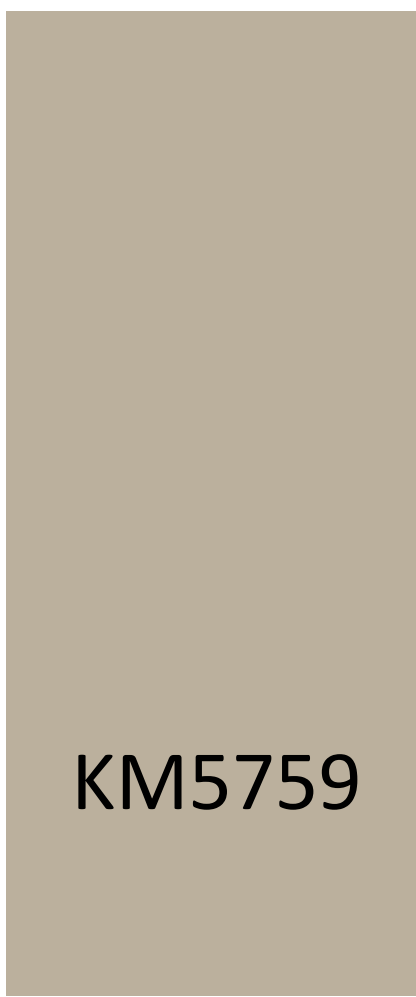
444 OLD SAN FRANCISCO RD. HOMES

SUNNYVALE CALIFORNIA

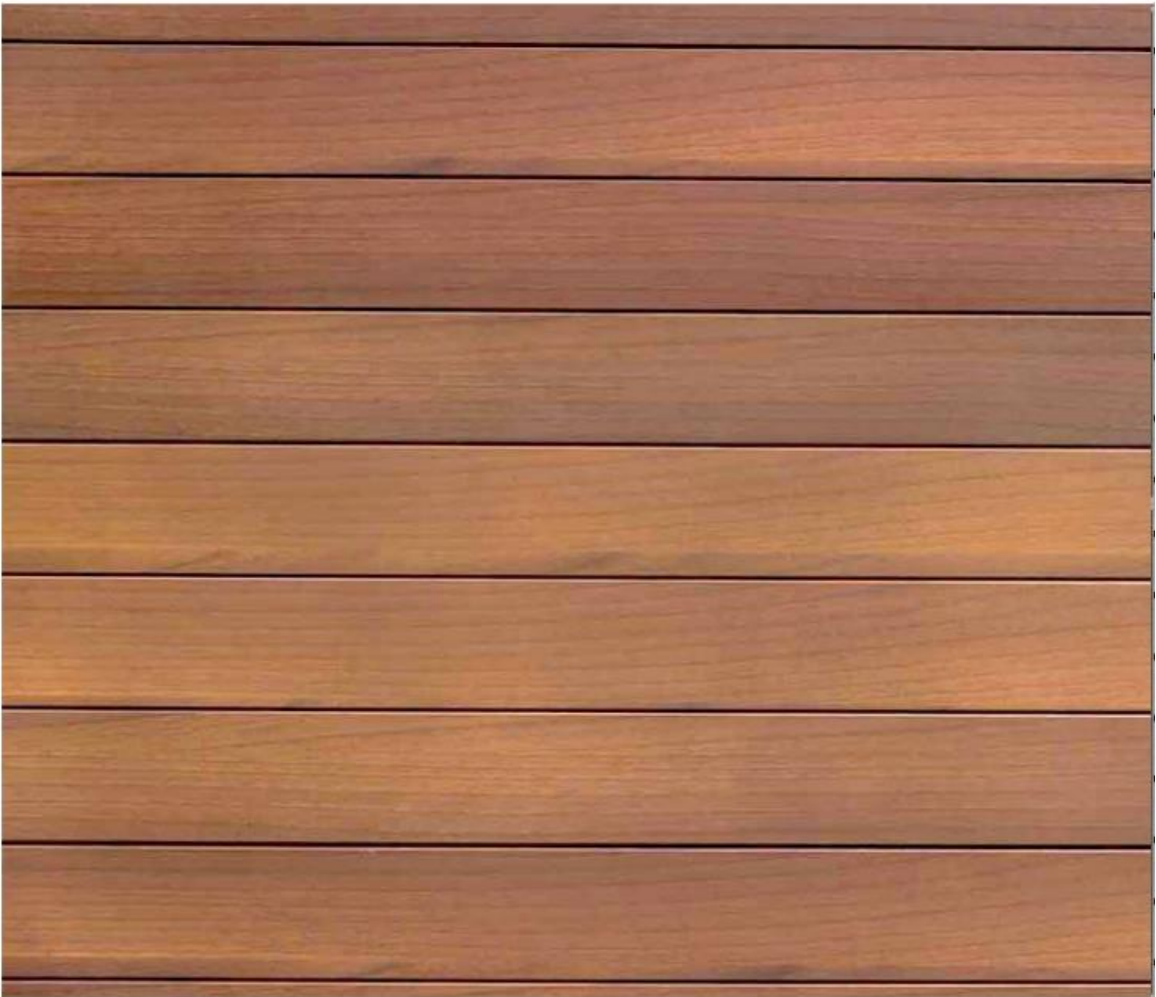
MATERIAL / PAINT COLORS



STUCCO
Texture &
Painted with KM Color



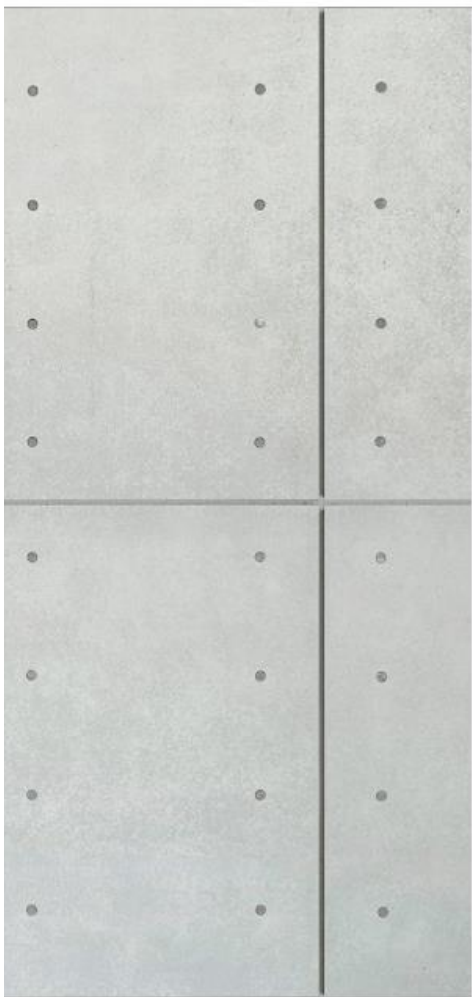
KM5759



LONGBOARD
Wood looking
Aluminum Siding



James Hardie
Siding &
Textured Panel



Ultra Series
C650 Fiberglass
Windows & Doors



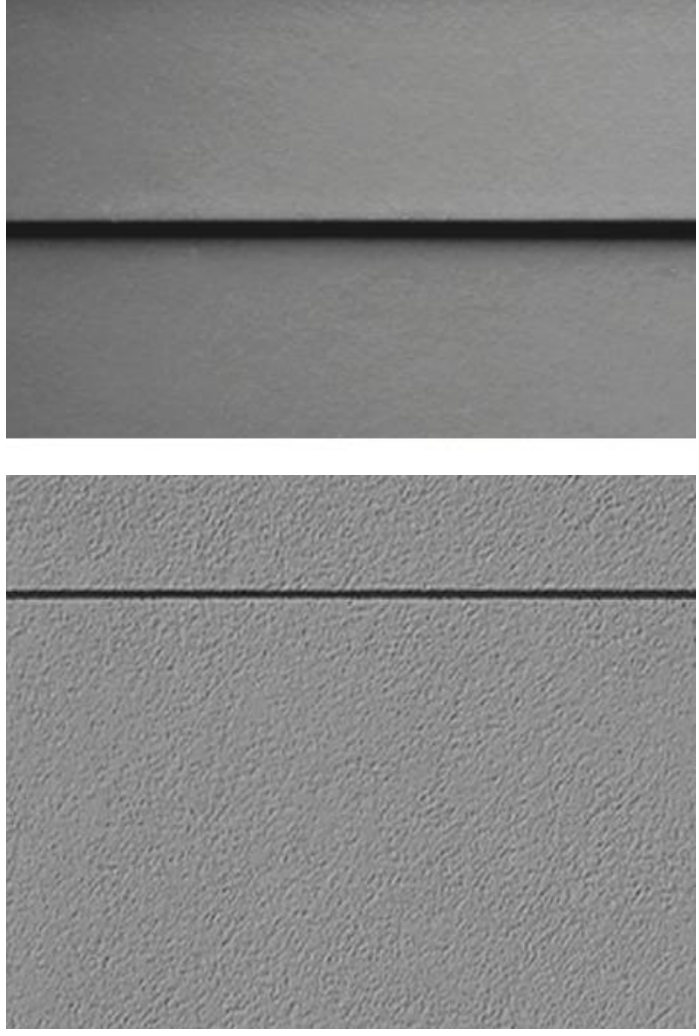
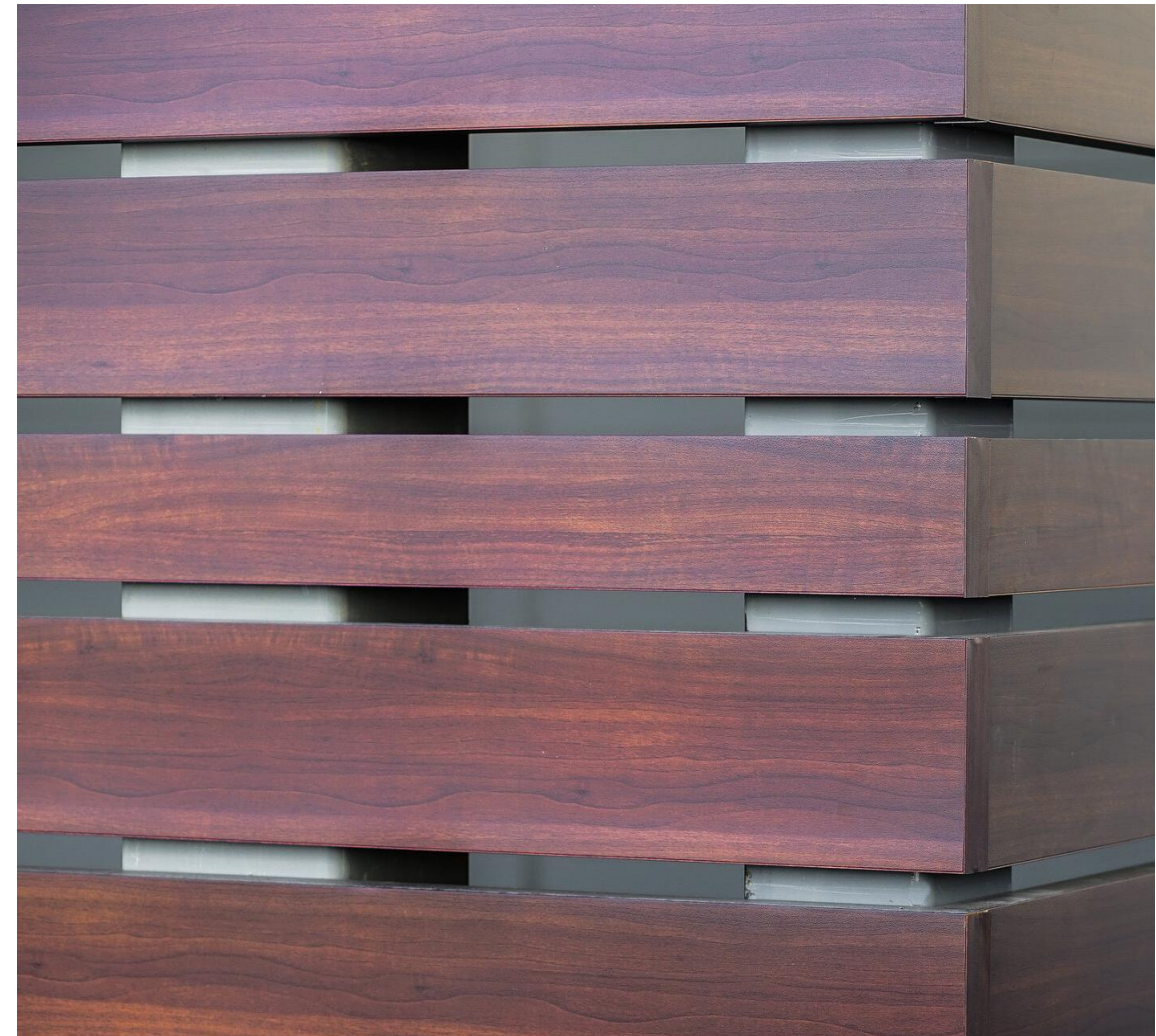
BELGARD PAVER
Avalon Slate
with Tree colors



RIVIERA

TOSCANA

VICTORIAN



PAINT TO MATCH THE
WINDOW COLOR



Black Bean



AVALON SLATE™



Avalon Slate™ offers the same modular design flexibility of our Catalina pavers, but with the textured finish of natural slate. The three-piece system offers a multitude of laying patterns and is ideal for walkways, patios, and residential driveways.

3-Piece Small available in Bella, Toscana and Victorian only.

Aastha Vashist
City of Sunnyvale
456 W Olive Ave.
Sunnyvale, CA 94086

Re: 444 Old San Francisco Road Project - A Development for 19 units Apartment Building

Concessions Letter

AB 1763:

This bill would additionally require a density bonus to be provided to a developer who agrees to construct a housing development in which 100% of the total units, exclusive of managers' units, are for lower income households, as defined. However, the bill would provide that a housing development that qualifies for a density bonus under its provisions may include up to 20% of the total units for moderate-income households, as defined. The bill would also require that a housing development that meets these criteria receive 4 incentives or **concessions** under the Density Bonus Law and, if the development is located within ½ of a major transit stop, a height increase of up to 3 additional stories or 33 feet. The bill would generally require that the housing development receive a density bonus of 80%, but would exempt the housing development from any maximum controls on density if it is located within ½ mile of a major transit stop. The bill would prohibit a housing development that receives a waiver from any maximum controls on density under these provisions from receiving a waiver or reduction of development standards pursuant to existing law, other than as expressly provided in the bill. The bill would also make various nonsubstantive changes to the Density Bonus Law.

(B) Two incentives or **concessions** for projects that include at least 20 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.

(f) For the purposes of this chapter, "density bonus" means a density increase over the otherwise maximum allowable gross residential density as of the date of application by the applicant to the city, county, or city and county, or, if elected by the applicant, a lesser percentage of density increase, including, but not limited to, no increase in density. The amount of density increase to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in subdivision (b).

(1) For housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

The proposed is a multi story housing project. It consists of total 19 units including 3 affordable housing units. Per California State **AB 1763**, the project is developed utilizing 35% extra density bonus and the parking incentive. Further, the project is applying for planning approval for 2 concessions and 2 waivers to the project.

$$14 \times (1 + 35\%) = 19 \text{ units}$$

$$14 \times 20\% = 3 \text{ lower units}$$

$$14 \times 10\% = 1 \text{ very low unit}$$

The project will utilize the following two allowable concessions:

1. Side Yard Setback:

The required side yard setback is 18' for a four-story building.

The site is located at the corner of the Old San Francisco and Cezzane Drive with 2 street front facings. Because of the extra units with the increased floor area, the ground level circulation area needed, the lower levels of the building are inside of the side yard setbacks as: 10'-8" for ground level, 15'-0" for the second and third floor and 18'-0" for the fourth floor.

We request a concession because:

With this concession we are able to layout the site with the best possible functionality and efficiency, to achieve a suitable building scale facing the neighbors, to maximum the usable open spaces for the residents, to enrich the building side facade and overall appearance. The shadow study shows that there is no negative impact to the adjacent properties. More importantly this concession enables the project to gain extra building spaces for the additional affordable units for the community.

The additional space at the lower levels will allow the project to maximize density and affordable housing units. Also, the encroaching point of the garbage room enclosure on the ground floor is carefully designed to maintain the minimum size with an efficient and functional layout. Also this further articulate east facade and read the middle, top and bottom of the massing.

It is our interpretation and understanding that this concession covers the first, second and third floor of the side yard setbacks.

2. Landscaping:

The R-4 zone requires to have 375 S.F. of other landscaped area for each unit.

Please refer to the existing conditions landscape area calculations on sheet A0.12a. In terms of area (approx. 4,982 sf) and percentage of site (28%), the proposed landscape area is obviously higher than the 20% required minimum landscape area on the site. While significantly improving the quality of the landscape area on the site, the proposed site has roughly 262 sf/unit(including the affordable units) and does not meet the area/unit minimum due to the increased density of the site.

For a high density housing project located in the urban setting area, the individual landscaping area for each unit is a tough challenge. Although the nearby community park and open area could be a help, the project has strived to maximize the ground level open spaces and utilized almost every possible area for landscaping.

Therefore we request for a concession.

Waiver

1. Usable Open Space:

Please refer to the updated Usable Open Space area calculations on sheet A0.12. 5,839 sf usable open space area in total resulting in 307 sf per unit has been proposed in this project. However, 380 per unit is required per the zoning code. The project has proposed enlarged corridors at every floor including the entry porch at ground floor to really encourage social interaction, outdoor living, recreation, pedestrian access, which is essentially the equivalent to the function of the open space. Because those areas are not counted towards the usable open space, and also some private balconies are excluded due to the noise impact from the front street, a concession is needed for the usable open space area requirement.

With counting the enlarged corridor area of 1,914 sf, it will be 7,753 sf with 408 sf/unit for the usable open space area.

Due to incentive affordable units developed, the open space area per unit is limited.

Additionally, there are major areas facing Cezanne Dr and Old San Francisco Rd will be impacted by the noise from the public right of way, thus the usable open space will get greatly reduced if excluding those noise impacted areas.

Even though we are trying to put open space to encourage outdoor life as much as possible, due to the challenges above, a waiver for usable open space is requested.

2. Private Usable Open Space:

Please refer to the updated Private Usable Open Space area calculations on sheet A0.12. Even though the current area calculation shows 1,521 sf is meeting minimum dimensions for the private usable open space, as well as the minimum area requirement of 1,520 sf, quite a few private balconies are not qualified in the calculation due to the noise impact from the Cezanne Dr and Old San Francisco Rd, thus a waiver is needed for the private usable open space area requirement.



City of Sunnyvale

Agenda Item 1.A

21-1066

Agenda Date: 11/22/2021

SUBJECT

Approve Planning Commission Meeting Minutes of November 8, 2021

RECOMMENDATION

Approve Planning Commission Meeting Minutes of November 8, 2021 as submitted.



City of Sunnyvale

Meeting Minutes

Planning Commission

Monday, November 8, 2021

6:00 PM

Telepresence Meeting: City Web Stream |
Comcast Channel 15 | AT&T Channel 99

Special Meeting: Study Session - 6:00 PM | Public Hearing - 7:00 PM

Special Teleconference Notice

Public Participation

Accessibility/Americans with Disability Act (ADA) Notice

6:00 P.M. STUDY SESSION

Call to Order

Pursuant to Government Code Subdivision 54953(e) and Resolution No. 1089-21 (October 26, 2021), the meeting was conducted telephonically.

Vice Chair Pyne called the meeting to order at 6:00 PM

Roll Call

Present: 4 - Chair Daniel Howard
Vice Chair Martin Pyne
Commissioner John Howe
Commissioner Carol Weiss
Absent: 2 - Commissioner Sue Harrison
Commissioner Ken Rheaume

Commissioner Harrison's and Commissioner Rheaume's absences are excused.

Study Session

- A.** [21-1025](#) **Proposed Project:**
SPECIAL DEVELOPMENT PERMIT (SDP) to allow a 4-story office building on Block 13 of the DSP with approximately 127,000 square feet of office space, two levels of below grade parking, roof top amenity area and associated site improvements.

DEVELOPMENT AGREEMENT (DA) to allow additional office space square footage and building height above that assigned to the block. The project would include a contribution to the City's Community Benefit Fund.

Location: 480/490 S. Mathilda Avenue & 216 W. Olive Avenue (APNs: 209-28-052 & 008)

File #: 2021-7280 (SDP) & 2021-7281 (DA)

Zoning: DSP (Downtown Specific Plan)/Block 13

General Plan: Downtown Specific Plan

Applicant / Owner: Minkoff Group (applicant)/ Gary Thon-Lon And Nichole Ying Lin Hon Trustee and Edward H Leone Jr Llc (owners)

Project Planner: Shaunn Mendrin, (408) 730-7431, smendrin@sunnyvale.ca.gov

ATTACHMENTS

1. Proposed Site and Architectural Plans

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Pursuant to Government Code Subdivision 54953(e) and Resolution No. 1089-21 (October 26, 2021), the meeting was conducted telephonically.

Chair Howard called the meeting to order at 7:22 PM.

ROLL CALL

Present: 4 - Chair Daniel Howard
Vice Chair Martin Pyne
Commissioner John Howe
Commissioner Carol Weiss

Absent: 2 - Commissioner Sue Harrison
Commissioner Ken Rheaume

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

Vice Chair Pyne asked staff if the Meeting Minutes of October 25, 2021 may be revised so that the sixth paragraph on page six reads as follows: "This recommendation will be forwarded to the City Council for consideration at the

November 9, 2021 meeting.”

MOTION: Commissioner Weiss moved and Commissioner Howe seconded the motion to approve the Consent Calendar with the following revisions to the minutes:

1.) Note that the sixth paragraph on page six should read as follows: “This recommendation will be forwarded to the City Council for consideration at the November 9, 2021 meeting.”

The motion carried by the following vote:

Yes: 4 - Chair Howard
Vice Chair Pyne
Commissioner Howe
Commissioner Weiss

No: 0

Absent: 2 - Commissioner Harrison
Commissioner Rheume

1. [21-1023](#) Approve Planning Commission Meeting Minutes of October 25, 2021

PUBLIC HEARINGS/GENERAL BUSINESS

2. [21-1027](#) **Proposed Project:**
SPECIAL DEVELOPMENT PERMIT to demolish an existing 19,440 square foot industrial building and construct a 176-unit multi-family housing development (174 affordable units plus two managers' units) within a seven-story building (five levels of housing on top of two levels of podium parking).
Location: 1178 Sonora Court (APN:205-50-013)
File #: 2020-7393
Zoning Flexible Mixed Use I (MXD-I)
Applicant / Owner MP Sonora Court Associates, L.P. (applicant)/City of Sunnyvale (owner)
Environmental Review: The project is exempt from California Environmental Quality Act (CEQA) review per CEQA Guidelines Section 15168 (c)(2) and (4) Public Resources Code Section 21094 (c). The project is within the scope of the Lawrence Station Area Plan Program EIR as no new environmental impacts are anticipated and no new mitigations are required
Project Planner: Margaret Netto, (408) 730-7628, mnetto@sunnyvale.ca.gov

Senior Planner Margaret Netto presented the staff report with a slide presentation.

Jennifer Liu, senior project manager at MidPen Housing, and Robert Lindley, principal at Studio T-Square, presented the project including additional images and information.

Commissioner Weiss and Mr. Lindley discussed efforts to mitigate interior noise. This includes the proposed project's incorporation of inward-looking outdoor spaces, noise control for its windows, and walls that feature either double-stud construction or resilient channels. The applicant will also collaborate with an acoustical engineer and have noise studies conducted to further mitigate interior noise within the proposed project.

Chair Howard opened the Public Hearing.

Richard Mehlinger, Chair of Livable Sunnyvale, expressed support of the proposed project and noted that it provides necessary affordable housing close to transit.

Justin Wang, a member of Livable Sunnyvale speaking in his capacity as the Advocacy Manager at Greenbelt Alliance, stated that Greenbelt Alliance is proud to endorse the proposed project due to its efforts to meet housing goals, reduce greenhouse gas emissions, and ensure residents can grow and thrive as housing costs arise. He spoke in favor of the proposed project and disclosed his hope that it will be approved.

Mike Serrone, a member of Livable Sunnyvale, voiced his support of the proposed project since it provides 100 percent affordable housing next to transit amid the housing crisis.

Kelsey Banes, regional director of YIMBY Action, spoke in favor of the proposed project and thanked the Planning Commission and Midpen Housing for addressing the affordable housing shortage.

Julia Liu, Sunnyvale resident and member of Livable Sunnyvale, mentioned that she is in support of the proposed project as well as the proposed Orchard Garden Redevelopment project (Agenda Item 3) as they are environmentally friendly and meet the City's housing needs.

Jan Stokley, Executive Director of Housing Choices, advocated for the proposed

project as it promotes affordable housing for individuals of all income levels and abilities.

Agnes Veith, a member of Livable Sunnyvale, echoed the comments of those who spoke before her and stated her preference for a more colorful building.

Clare Meyerson, Sunnyvale resident, revealed her support of the proposed project and the proposed Orchard Garden Redevelopment project.

Jennifer Lucas, Advocate for the Central Coast Office of the California State Council on Developmental Disabilities, voiced her support of the proposed project and the proposed Orchard Garden Redevelopment project since they aim to provide access to affordable housing for those with intellectual and developmental disabilities.

Radhey Sharma, Sunnyvale resident, expressed his support of the proposed project and the proposed Orchard Garden Redevelopment project since they provide access to housing for those like his son who have intellectual and developmental disabilities.

Chair Howard suggested the accommodation of larger bikes within the proposed project's bicycle storage room.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Weiss moved and Commissioner Howe seconded the motion to approve Alternative 1 – Make the findings required to approve the CEQA determination that the project is exempt from CEQA review pursuant to CEQA Guidelines Section 15168 (c)(2) and Public Resources Code Section 21094 (c) as it is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required as noted in the checklist in Attachment 5 and approve the Special Development Permit based on the findings in Attachment 3, and modified conditions of approval in Attachment 4.

The modified Condition of Approval is as follows:

1.) Note that Recommended Condition of Approval BP-20 should read as follows: "BICYCLE SPACES: Provide 200 Class 1 and 12 Class 2 of bicycle parking spaces per Citywide Design Guidelines and as approved by the Director of Community Development. Clearly indicate the location and the number of bicycle parking

spaces on the Building Permit plans. [COA] [PLANNING]"

Commissioner Weiss praised the proposed project since it meets the objectives of the City's Land Use and Transportation Element (LUTE) and Lawrence Station Area Plan (LSAP) especially with regard to its provision of diverse housing opportunities. She also noted its ability to avoid massing, create a pedestrian street environment, and preserve the mature trees on Sonora Court. These are among the reasons that she spoke in support of the motion.

Commissioner Howe agreed with comments made by Commissioner Weiss and stated his preference for the colors present in the proposed project's final design.

Vice Chair Pyne voiced his support of the motion since the proposed project provides affordable housing in a transit-rich area.

Chair Howard stated his agreement with the supportive public comments for the proposed project.

The motion carried by the following vote:

Yes: 4 - Chair Howard
Vice Chair Pyne
Commissioner Howe
Commissioner Weiss

No: 0

Absent: 2 - Commissioner Harrison
Commissioner Rheaume

This decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, November 23, 2021.

3. [21-1007](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to redevelop an existing affordable housing development for a total of 123 affordable units. The proposal consists of demolition of a 32-unit apartment building, construction of 93 residential units in a new six-story building, rehabilitation of the existing 30-unit apartment building and installation of related site improvements located on a 1.72-acre site.

Location: 245 W Weddell Avenue (APN: 110-12-093)

File #: 2020-7620

Zoning: High Density Residential (R-4)/Planned Development (PD)
Combining District.

Applicant / Owner: First Community Housing / Parkview Apartment Association.

Environmental Review: The project is consistent with the Land Use and Transportation Element (LUTE) of the City's General Plan and no additional environmental review is required pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3.

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Associate Planner Cindy Hom presented the staff report with a slide presentation.

Vice Chair Pyne inquired about whether any public comments were received from those affected by the excess solar shading of the proposed project. Associate Planner Hom confirmed that none were received from adjacent neighbors of the proposed project.

Geoffrey Morgan (president and CEO at First Community Housing), José Lujano (project manager at First Community Housing), Sarah Vaccaro (principal at Architects FOR A), and Dennis Taniguchi (landscape architect at Taniguchi Landscape Architecture) presented the project including additional images and information.

Commissioner Weiss asked about plans to support the current tenants of Sunburst Apartments who will be displaced once the apartment building is demolished and the construction of the proposed project is underway. Mr. Lujano explained that the right of first refusal has been offered to those tenants and that those who opt to relocate to the proposed project once it is completed will have access to permanent relocation benefits as stipulated by state law. Mr. Morgan added that in addition to those benefits, each resident will be provided approximately four years of differential rent for a comparable rental unit.

Commissioner Weiss questioned whether guest parking spaces will be offered. Ms. Vaccaro answered that the 57 parking spaces for the existing Parkview Apartments include the required amount of guest parking spaces.

Commissioner Weiss confirmed with Mr. Lujano that the proposed project includes one unit each for the manager and maintenance staff member of the proposed project.

Commissioner Weiss inquired about whether any of the existing driveways will be modified. Mr. Lujano stated that only the driveway shared with 225 West Weddell Drive will be altered to modernize the emergency vehicle accessway.

Vice Chair Pyne confirmed with Mr. Taniguichi that the trees that will be added are expected to live for fifty years or more.

Vice Chair Pyne discussed the selection process for the proposed project's art murals and artists with Mr. Lujano.

Chair Howard proposed the incorporation of space for larger bicycles within the proposed project's bicycle storage room.

Chair Howard opened the Public Hearing.

Richard Mehlinger, Chair of Livable Sunnyvale, advised the Planning Commissioners to support and approve the proposed project as it will help satisfy the City's need for more affordable housing.

Mike Serrone, a member of Livable Sunnyvale, praised the project for offering 100 percent affordable housing and supportive housing for those with disabilities. He expressed his hope that it will be approved by the Planning Commission.

Jan Stokley, Executive Director of Housing Choices, voiced her support of the proposed project since it addresses the City's need for more affordable housing, especially for those with intellectual and developmental disabilities. As someone who has partnered with First Community Housing in the past, she can attest to their commitment to provide affordable and sustainable housing to people of all income levels and abilities.

Clare Meyerson, Sunnyvale resident, spoke in favor of the proposed project and believes that the 15 units it will set aside for those with intellectual and developmental disabilities is crucial. She also suggested that consideration be given to guest parking for the care staff who support these individuals.

Nina Rizzo, program manager at Transform, respectfully requested that the Planning Commission support this project as it provides both affordable and sustainable housing.

Coleen Hausler, Sunnyvale resident and a member of Livable Sunnyvale, reiterated the tremendous need for affordable housing and housing specifically for those with developmental disabilities. She also mentioned her appreciation for the inclusion of the community rooftop gardens on the proposed project's new building, thanked First Community Housing for taking on the proposed project, and encouraged the Planning Commission to approve the proposed project.

Agnes Veith, a member of Livable Sunnyvale, shared the sentiments of those who spoke before her, cited the need for as many affordable housing opportunities as possible within the City, and thanked those involved with the proposed project.

Radhey Sharma, Sunnyvale resident, urged the Planning Commissioners to approve the proposed project so that his son, who has a developmental disability, may continue to live in the same city and community even beyond his life.

Chair Howard closed the Public Hearing.

MOTION: Chair Howard moved and Vice Chair Pyne seconded the motion to approve Alternative 2 – Make the findings required to approve the CEQA determination that the project is consistent with the Land Use and Transportation Element (LUTE) of the City's General Plan and no additional environmental review is required as noted in the checklist in Attachment 5 and approve the Special Development Permit based on the Findings in Attachment 3, and modified Conditions of Approval.

The modified Conditions of Approval are as follows:

1.) Note that Recommended Condition of Approval GC-14 must be added according to the correction in the staff presentation and should read as follows: "Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed "Stormwater Management Plan Data Form", and therefore must submit a Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit."

2.) Note that Recommended Condition of Approval MM-1 should read as follows: "LAND USE AND TRANSPORTATION ELEMENT (LUTE) – MITIGATION, MONITORING & REPORTING PROGRAM (MMRP):
The project is subject to the applicable measures in the Mitigation and Monitoring

Reporting Program (MMRP) as required in the City of Sunnyvale LUTE Environmental Impact Report (EIR). The applicable measures are indicated in the Environmental Checklist for the project and are listed in the BP section of these conditions. [COA] [PLANNING/PUBLIC WORKS]”

Chair Howard spoke in full support of the motion.

Vice Chair Pyne expressed his support of the proposed project and noted his appreciation for its efforts to provide affordable housing and housing to those with disabilities, include noise screening, and address issues raised at a previous Planning Commission study session. He then urged his fellow Commissioners to support the motion.

Commissioner Weiss commented that she supports the proposed project. She also highlighted its ability to provide affordable housing and called attention to its well-conceived and well-articulated architecture, air filtration system, and efforts to pursue LEED Platinum Certification.

The motion carried by the following vote:

Yes: 4 - Chair Howard
Vice Chair Pyne
Commissioner Howe
Commissioner Weiss

No: 0

Absent: 2 - Commissioner Harrison
Commissioner Rheume

This decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, November 23, 2021.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

INFORMATION ONLY REPORTS/ITEMS

None.

4. [21-1024](#) Planning Commission Proposed Study Issues, Calendar Year: 2022

(Information Only)

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Howe applauded the Chair and Vice Chair for extending the study session to allow time for public comments.

-Staff Comments

Assistant Director Andrew Miner advised that, moving forward, there will be a collaborative effort to ensure that applicants present within the allotted timeframe of ten minutes maximum for both study session and public hearing items.

Assistant Director Miner informed the Commissioners of a joint study session that will take place on November 16, 2021 for the Chairs and Vice Chairs of all Boards and Commissions.

Assistant Director Miner announced that on November 9, 2021, the City Council will consider ordinances to repeal and re-adopt Sunnyvale Municipal Code Chapter 8.16 (Solid Waste Management and Recycling), add Sunnyvale Municipal Code Chapter 16.74 (Construction and Demolition Diversion), and amend Sunnyvale Municipal Code Section 19.38.030 (Recycling and Solid Waste Facilities) and Section 19.37.060 (General Planting, Soil Management and Water Feature Design Requirements).

ADJOURNMENT

Chair Howard adjourned the meeting at 9:14 PM.



City of Sunnyvale

Agenda Item 1.B

21-1067

Agenda Date: 11/22/2021

SUBJECT

Approve the 2022 Planning Commission Annual Work Plan

RECOMMENDATION

Approve the 2022 Planning Commission Annual Work Plan as submitted.

2022 Master Work Plan

Planning Commission Annual Calendar

MEETING DATE	AGENDA ITEM / ISSUE
January 10	<ul style="list-style-type: none"> Quarterly Review of General Plan Initiations
January 24	<ul style="list-style-type: none"> Rank Study Issues Proposed in 2021
February 14	
February 28	
March 14	<ul style="list-style-type: none"> Study Session on Moffett Park Specific Plan Land Use
March 28	
April 11	<ul style="list-style-type: none"> Quarterly Review of General Plan Initiations
April 25	<ul style="list-style-type: none"> Study Session Village Center Master Plan (PH Jan 2023)
May 9	<ul style="list-style-type: none"> Review Recommended Budget
May 23	<ul style="list-style-type: none"> Study Session on Draft Moffett Park Specific Plan
June 13	<ul style="list-style-type: none"> Study Session on Draft Objective Design Standards
June 27	<ul style="list-style-type: none"> Recognition of Service El Camino Real Specific Plan
July 11	<ul style="list-style-type: none"> Selection of Chair and Vice Chair Quarterly Review of General Plan Initiations
July 25	<ul style="list-style-type: none"> Central Arques Specific Plan Land Use Alternatives
August 8	<ul style="list-style-type: none"> Public Hearing on Final Objective Design Standards
August 22	<ul style="list-style-type: none"> Public Hearing on Draft Moffett Park Specific Plan and Draft EIR
September 12	

MEETING DATE	AGENDA ITEM / ISSUE
September 26	<ul style="list-style-type: none"> • Final Month to Propose Study Issues for 2022
October 10	<ul style="list-style-type: none"> • Quarterly Review of General Plan Initiations
October 24	<ul style="list-style-type: none"> • Final Month to Vote on Study Issues Proposed in 2022
November 14	<ul style="list-style-type: none"> • Approve 2023 Master Work Plan
November 28	
December 12	<ul style="list-style-type: none"> • Annual Review of Code of Ethics and Conduct for Elected and Appointed Officials

Additional items yet to be scheduled:

- Study Issue ideas may be submitted to staff throughout the year.
- Study Issue presentation dates will be added following approval by Council.



City of Sunnyvale

Agenda Item 2

21-1070

Agenda Date: 11/22/2021

Planning Commission Proposed Study Issues, Calendar Year: 2022 (Information Only)

Date	Working Title	Summary of Scope	Staff Comments
2/6/21	Elimination of Single-Family Zoning	Study would explore the elimination of single-family zoning	None
6/14/21	Safe Parking	Study would explore allowing Safe Parking lots in some zoning districts	None
6/14/21	Aging in Place	Study would explore the creation of policies or regulations associated with Aging in Place	None

*The study issues have been proposed for future sponsorship

Toward the end of the calendar year, no later than October, boards and commissions will review the list of proposed study issues and officially vote on sponsorship for each individually listed study issue. Official sponsorship means that the study issue is approved for ranking with a majority vote of the board or commission. Staff will then prepare the sponsored study issue papers, including fiscal impact **but not** the staff recommendation.