



Sunnyvale

2020-7112

444 Old San Francisco Rd

Aastha Vashist, Project Planner

Planning Commission Study Session, November 22, 2021



# Background

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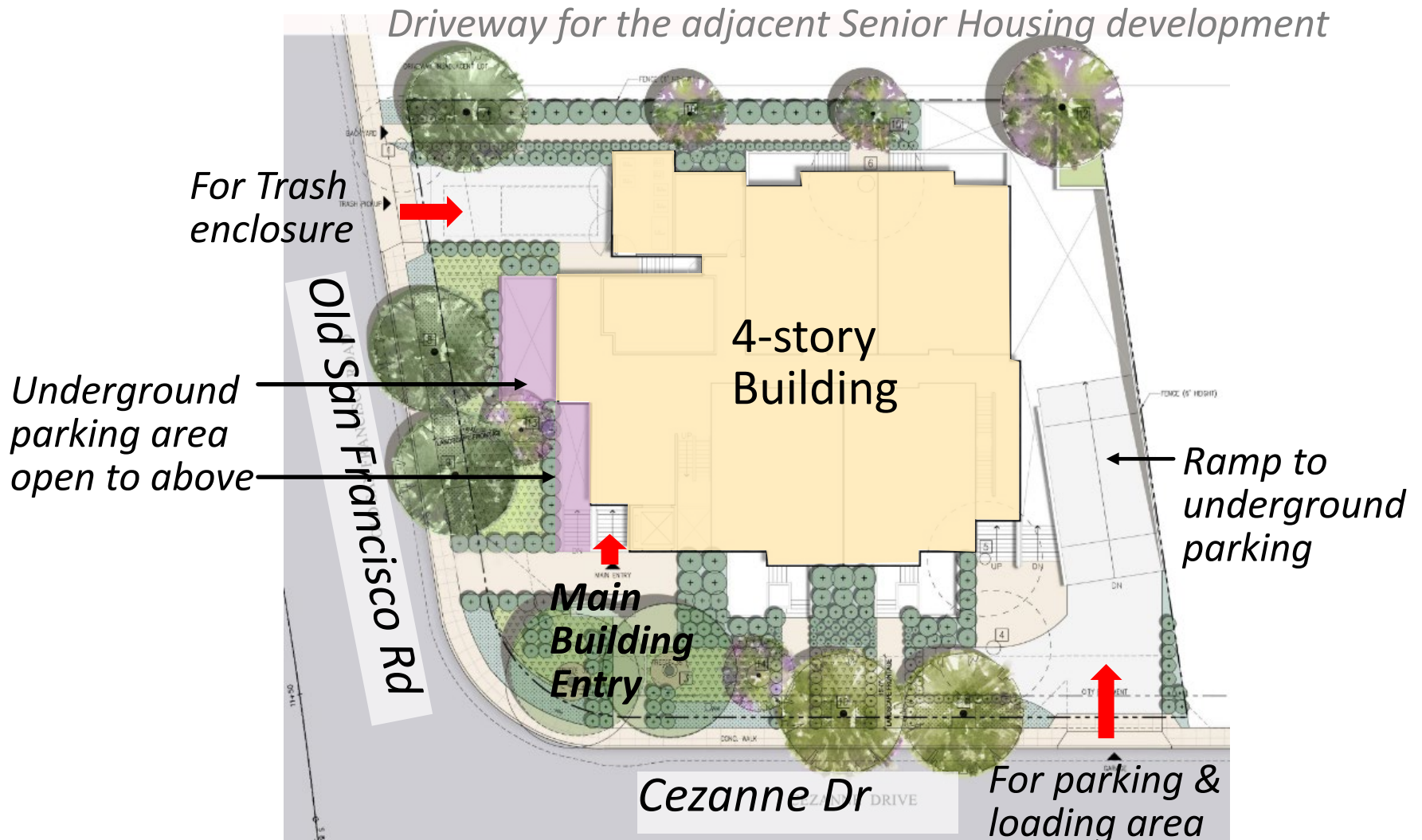
- R-4/PD
- 19 rental units
- 0.40-acre site
- State Density Bonus
  - ◆ 3 BMR units
  - ◆ 2 Concessions
    - Side yard setback & Landscaping
  - ◆ 2 Waivers
    - Usable & Private Usable Space

# Neighborhood Context





# SITE PLAN



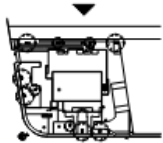
# View from the street intersection



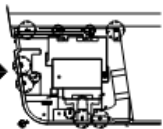
# Elevations

## MATERIALS LEGEND

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



**SIDE ELEVATION**

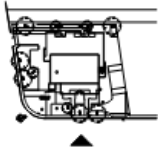


**FRONT ELEVATION- Old San Francisco Rd**

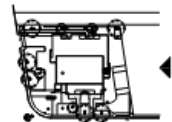
# Elevations

## MATERIALS LEGEND

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

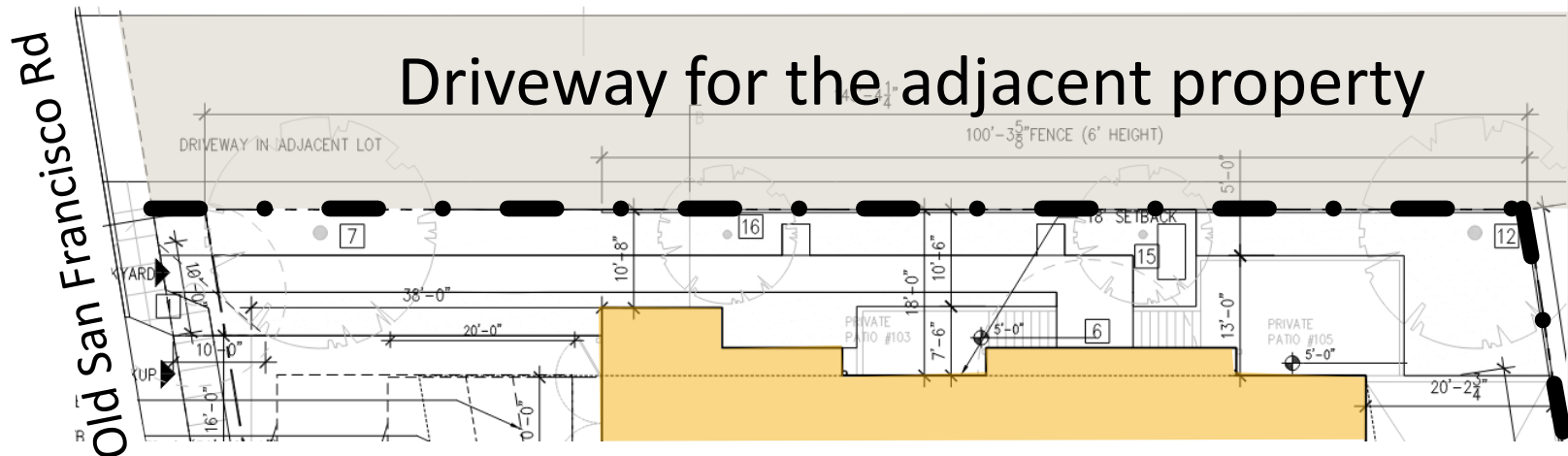


FRONT ELEVATION- Cezanne Dr



REAR ELEVATION

# Concession 1: Side Yard Setback



- ◆ 10'-8" side yard setback proposed; 18' required



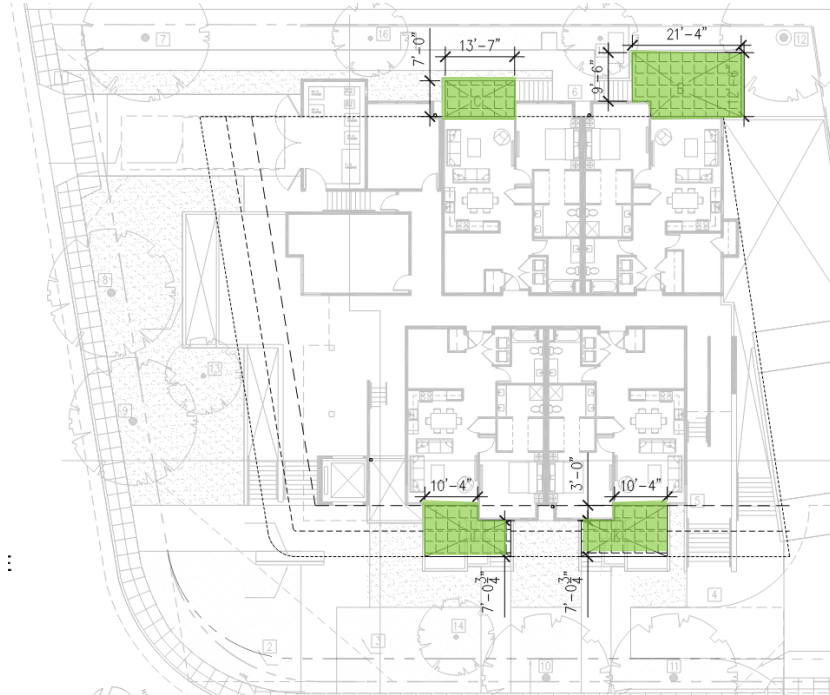
# Concession 2: Landscape Area per unit



- ◆ 262 s.f./unit proposed; 375 s.f./unit required



# Waiver 2: Private Usable Open Space



- ◆ Meets the required 80 s.f./unit
- ◆ 66 dBA anticipated noise levels; 60 dBA acceptable.
- ◆ Requires 6-feet tall solid fences

# Suggestions & Conclusion

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1. Well-defined Building Entrance
2. Articulation along Old San Francisco façade
3. Visual and pedestrian connection along Old San Francisco Façade and adequate treatment of garage edge
4. Material and details for the corner building element.

Note that only objective design guidelines can be enforced.