2016-7293: 1008 E El Camino Real and 1314-1320 Poplar Ave.

Rezone, Special Development Permit & Vesting Tentative Parcel Map



REZONE/USE TULIP TULIP DR CT P-F R-MH VALERIANWY 1314-1320 Poplar Ave. (APN 313-03-013) Rezone from R-1/ECR to C-2/ECR R-4/ECR WIST RIA C-2/ECR E EL CAMINO REAL C-2/ECR C-2/ECR X BRYANT WY R-3/PD R-1 BRYANT WY R-1 SPOONBILL W E CT CT R-0 ALICEWY P-F Rezone 1314-1320 Poplar Ave (APN 313-03-013) Special Development Permit for 1008 E El Camino Real & 1314-1320 Poplar Ave. Zoning Districts Shown Combining Districts Shown ---- Precise Plan for El Camino Real Boundary ELIZABETH WY R1 - Low Density Residential :::: PD - Planned Development Sunnyvale City Boundary R0 - Low Density Residential IIII ECR - El Camino Real R2 - Low Medium Density Residential R3 - Medium Density Residential R4 - High Density Residential RMH - Residential Mobile Home C2 - Highway Business PF - Public Facilities

SITE PLAN



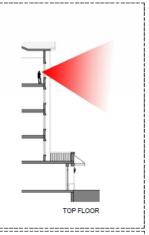
SITE SECTION



DRONE VIEWS



















PROPOSED REAR ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED POPLAR FLATS



REQUESTED DEVIATIONS

- Parking Requirements
 200 spaces provided / 201 spaces required
 Compact assigned spaces
 - Near major transit
 - 102 secured bike parking spaces + 20 rack spaces provided / 27 secured spaces min. required
 - Affordable housing
- Building Height Max
 - 67 ft. 4 in. and 39 ft. 8 in. proposed / Max allowed 35 ft. and 60 ft
 - Increased rear setback
 - Exceeds min. landscaping and usable open space

REQUESTED DEVIATIONS CONT'D.

- Distance Between Buildings
 - 20 ft. proposed / 32 ft. required
 - Increased setback on the east side for main driveway, trash and loading located adjacent to nonresidential use on the east side
- Lot Coverage
 - 39.4% proposed / 35% max. allowed in C-2
 - Exceeds min. landscaping and usable open space requirements
 - Podium/underground parking
 - R-5 allows 40% lot coverage

PLANNING COMMISSION RECOMMENDATION

- Approval with modifications to conditions:
 - Soften the front elevation and enhance side elevations
 - Incorporate native large species trees along ECR frontage
 - Prioritize long-term success over immediate effect in landscaping plan
 - Add a park strip
 - Improve pedestrian realm w/ lighting & seating
 - Incorporate artwork into project frontage
 - Set back five bays on ground floor
 - Incorporate hip roofs instead of gables into front towers
 - Require 22 affordable units remain affordable at condo conversion
 - Ensure primary use of ECR driveway vs. Poplar driveway

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STAFF RECOMMENDATION

- ■Alternatives 1, 3 and 6:
 - (1) Make the findings required by CEQA in Attachment 4 to the report and adopt the Mitigated Negative Declaration in Attachment 6;
 - (3) Introduce the ordinance in Attachment 11 to rezone 1314-1320 Poplar Ave. from R-1/ECR to C-2/ECR; and
 - (6) Approve the Special Development Permit and Vesting Tentative Parcel Map with the recommended conditions of approval as modified by staff in Attachment 5.