

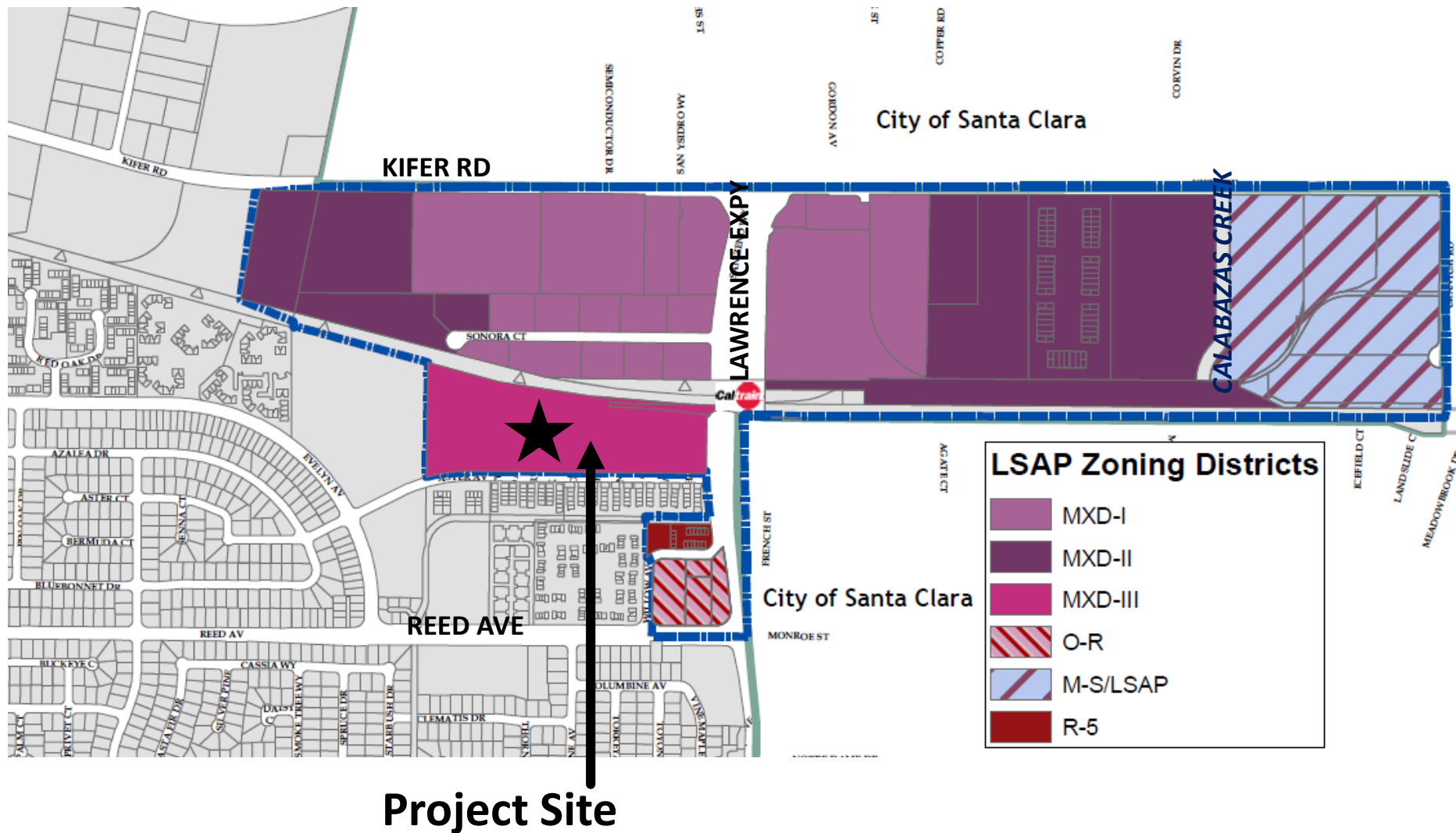


Sunnyvale

Redevelopment of the Calstone/PBM Site 1155-1175 Aster Avenue 2018-7513

George Schroeder, Senior Planner
Planning Commission, February 11, 2019

Location within the Lawrence Station Area Plan



Site Vicinity



Proposed Project

- **Special Development Permit (SDP)**

- ◆ Demolish existing site and construct a mixed-use project:
 - 412 apartment units (3-5 story building w/ attached garage)
 - 189 condominium units (Two 2-7 story buildings)
 - 140 townhome units (Twenty two-to-three story buildings)
 - 1,500 sq. ft. of commercial space
- ◆ Publicly-accessible open space of 2.3 acres
- ◆ Municipal Code Deviations:
 - Height
 - Building distance

- **Vesting Tentative Map (VTM)**

- ◆ Create three new lots (two for condominium purposes)

Site Plan



Apartment Renderings



Aster & Willow

Railroad tracks



Condominium Renderings

Aster Ave



Railroad tracks

Townhome Renderings

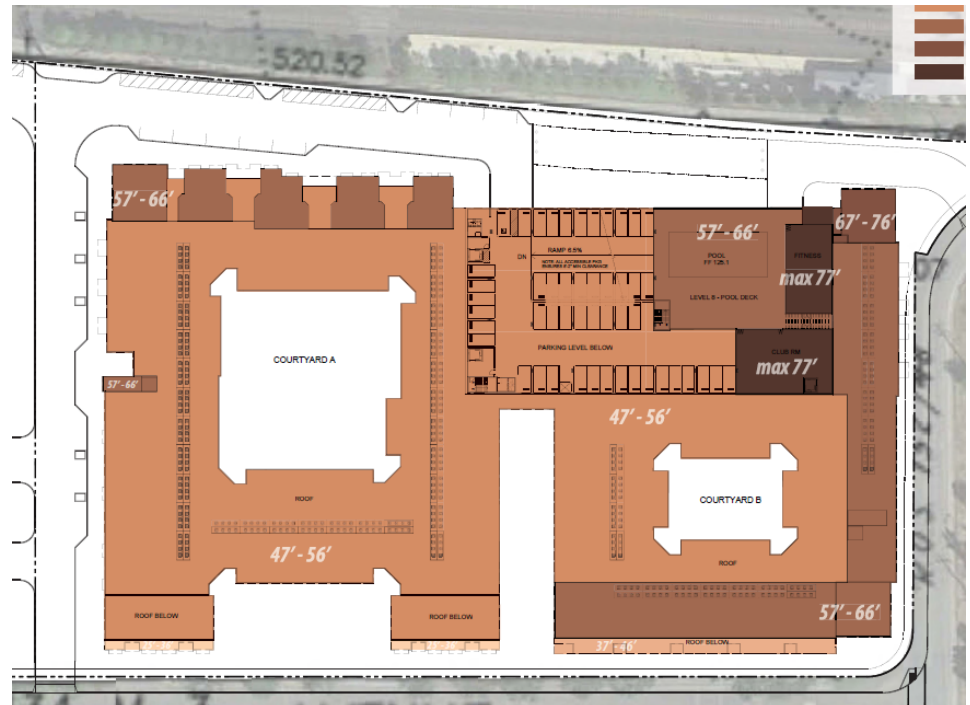


Building Height Deviation above 55 feet

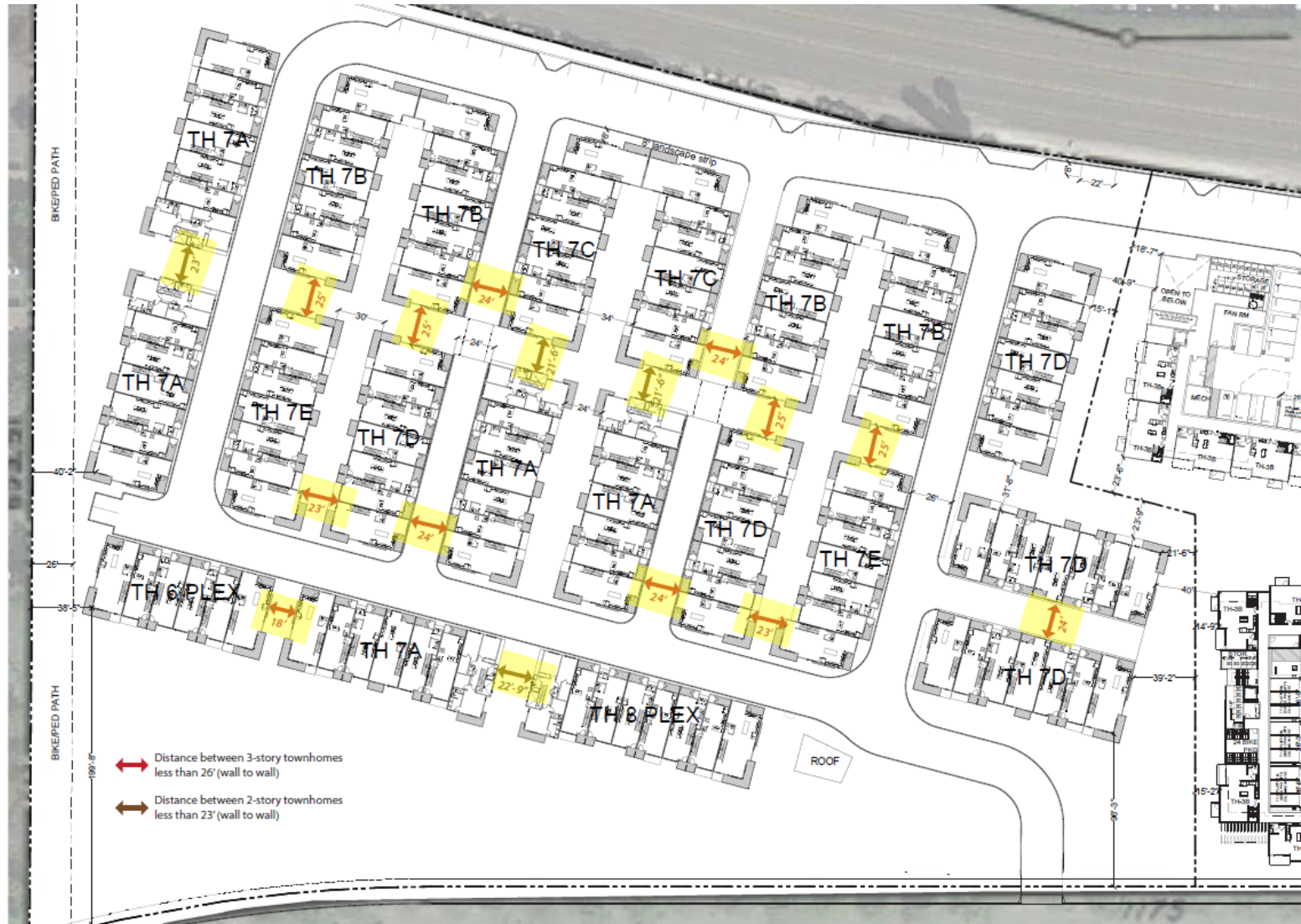
Condos



Apartments



Townhome Distance between Buildings Deviation



Community Open Space along Aster Ave



Landscaping Plan



Off-Site Improvements

- Sign restricting left turns from Willow onto Reed (during peak hours)
- New center two-way left turn lane on Aster
- New curbs, gutters, sidewalks, and bike lanes along both frontages (Aster and Willow)
- New crosswalk at Aster and Willow
- Potential mid-block crossing on Aster near public open space area

Public Comments

- Outreach meeting on October 10, 2018
- General support for the project
- Comments on:
 - ◆ Density
 - ◆ Water supply
 - ◆ Traffic generation
 - ◆ Height
 - ◆ Availability of parking

Staff Recommendation

- Alternative 1:
 - ◆ Make the CEQA determination that environmental impacts are consistent with LSAP EIR
 - ◆ Approve the SDP and VTM with SMC Deviations, subject to recommended conditions of approval
- Planning Commission decision is final unless appealed to the City Council within 15 calendar days