

Project Description

SummerHill Townhouse Community on S. Wolfe Road

SummerHill Homes proposes to develop a new 128-unit townhouse community on a 5.35-acre site at 925 S. Wolfe Road. The project will take advantage of convenient access to neighborhood shops, services, schools and parks. With attractive landscaping, outdoor amenities and contemporary American Craftsman-style architecture, SummerHill expects the project to be an exceptional opportunity for families and young professionals to purchase their own home in Sunnyvale.

Location and Setting

The project site is located at 925 S. Wolfe Road. The site currently contains 130 apartments in seven two-story buildings that were built in 1974. The property is in a small established residential neighborhood, with two- and three- story apartments and condominiums to the south and west and one- and two-story single-family homes to the north and east.

The project is conveniently located near schools, parks, shopping, and services. Braly Elementary School, Braly Park and Ponderosa Park are within a 15-minute walk, and Hacienda Shopping Center on El Camino Real is within a 5-minute walk.

The site is served well by public transit, with stops for VTA Bus Routes 22, 26 and 522 (Express) located within a five-minute walk. Routes 22 and 522 (Express) provide service between the Palo Alto Caltrain Station and Eastridge Transit Center, and Route 26 provides service to Lockheed Martin Transit Center.

Major employers in the area include Yahoo!, Juniper Networks, Lockheed Martin, LinkedIn, AMD, Intuitive Surgical and Apple.

Project Overview

- SummerHill proposes to develop the site with 128 new two-, three- and four-bedroom townhomes in thirteen buildings, with attractive outdoor landscaping and amenities.
- The project will offer a range of two-, three-, and four-bedroom homes, with an average living area of approximately 1,323 square feet. The two-bedroom homes will range from 1,078 to 1,441 square feet of living area, with an average of approximately 1,216 square feet. The three-bedroom homes will have 1,486 square feet of living area. The

Project Description
SummerHill Townhouse Community on S. Wolfe Road

four-bedroom homes will range from 1,769 to 2,011 square feet of living area, with an average of approximately 1,914 square feet.

- The project will provide 315 parking spaces, including 256 covered spaces for residents and 59 spaces for guests. Each home has an attached two-car garage with ample room for trash, recycling and bicycle parking. The amount of parking provided meets the 315 spaces required by the Municipal Code. All attached garages and 12.5% of the guest parking spaces will be pre-wired with capacity for Level 2 electric vehicle chargers.
- The project features a large central open space. A clubhouse serves as the focal point and anchor for outdoor dining and lounging. The open space features an outdoor cooking area with built-in gas grills, communal tables, lounge seating and a fireplace. A large turf area provides a space for active play.
- Most of the homes along the north edge of the site are limited to two stories in order to transition to the single-family homes to the north of the site. In addition, trees and other landscaping along the edge of the site will ensure privacy.
- The contemporary American Craftsman-style architecture blends with the scale and rhythm found in the immediate vicinity and uses warm and natural materials for a high-quality residential character.
- The project maintains similar access points as the existing apartment complex. Primary vehicular access is provided by an entry drive from S. Wolfe Road, with a secondary access at Bellomo Avenue. Pedestrian paths provide convenient access from the homes to S. Wolfe Road and Bellomo Avenue.
- The project has looped private streets and access to both Wolfe Road and Bellomo Avenue, which allow for efficient solid waste collection service and emergency vehicle access.
- The project will significantly benefit the City's affordable housing program by providing 16 on-site below-market-rate units, in accordance with the City's requirement of 12.5%.
- To assist current residents of the existing 130-unit apartment complex, SummerHill will voluntarily provide relocation assistance. Current residents in good standing will be eligible for up to \$10,725 in assistance per household, depending on apartment type, household income level and special circumstances.

Requested Approvals

SummerHill requests a Major Use Permit and a Vesting Tentative Subdivision Map for the project.

The site is designated for Medium Density Residential use in the General Plan and is zoned R3 (multifamily). The General Plan and the zoning allow for a density of up to 24 dwelling units per acre, for a maximum of 128 units.

SummerHill will prepare a vesting subdivision tract map and a condominium plan to create separate parcels for the individual units and establish appropriate access, utility and service easements. SummerHill will vacate or relocate several existing utility easements that cross the site.

The project is consistent with the applicable General Plan and zoning designation and is therefore within the scope of the impacts analyzed in the environmental impact report that the City certified for the current General Plan. SummerHill submitted an Environmental Information Form on February 26, 2019 for the City to review and determine whether the potential impacts of the project are within the scope of the impacts evaluated in the environmental impact report for the General Plan.

Design and Construction

The contemporary American Craftsman-style architecture is designed with an attention to detail, including such elements as corbels, braces, exposed rafters, and double-post columns. The contemporary expression of the design is harmonious with the underlying traditional character of the surrounding neighborhoods.

The project will replace an aging apartment complex with new energy-efficient homes. As was typical for construction in 1974, the existing apartment complex has asbestos in the wall insulation and ceilings. In addition, many of the galvanized iron pipes for the existing apartment complex are in need of replacement. The new development will also be much more energy-efficient than the existing apartment complex, replacing low-value insulation, single-pane windows and inefficient heating, ventilation, and air conditioning systems with modern construction methods, materials, systems, and appliances that comply with the 2016 Energy Code (Title 24).

SummerHill will prepare a vesting subdivision tract map and a condominium plan to create separate parcels for the individual units. Fire-rated wall assemblies will separate each unit in accordance with the California Building Code. Each unit will be built to an R-2 Occupancy Classification and contain an NFPA-13 sprinkler system. Meters for gas, electric and

telecommunication systems will be grouped at the end of each building. Services to individual units will run through soffits in the units.

Resident Relocation Assistance

To assist current residents of the existing apartment complex, SummerHill will voluntarily provide relocation assistance. Qualifying Low and Moderate Income households will receive a rental subsidy of \$6,750 to \$7,725, depending on apartment type. In addition, households with seniors, minor children, or disabled residents will receive \$3,000, regardless of income level. Households who do not qualify for assistance based on income level or special circumstances will receive a moving subsidy of \$1,500. SummerHill has retained a firm that specializes in relocation assistance to implement the assistance program and verify eligibility.

Affordable Housing

To support the City's goal of providing more affordable housing, SummerHill will provide 16 below-market rate units on site. The 16 homes will be available for purchase by buyers who meet the City's criteria for eligibility.

Sustainability

SummerHill will construct the project in compliance with the California Green Building Standards Code (Title 24) and the City's Green Building Program. SummerHill is requesting a 5-foot increase in building height limit through the Sunnyvale Green Building Program by achieving 110 points GreenPoint Rated.

Community Amenities & Landscaping

The residential community will be maintained by a professionally managed homeowner's association (HOA). The HOA will be responsible for maintaining the outside of the buildings, landscaping, common area, and private streets. In addition to decorative landscaping throughout the community, common area amenities include a seating lounge with a fireplace and an outdoor kitchen with a built-in gas grill and communal dining tables.

Waste and Recycling Services

Garbage and recycling service will be provided by Specialty Solid Waste & Recycling. Each garage will include designated space for garbage and recycling bins. Residents will place their garbage and recycling bins at their driveway apron for pickup.

Utilities and Storm Water Management

SummerHill will vacate or relocate several existing public utility easements and utility lines as part of the project:

- There is an existing public utility easement (PUE) located along the southern portion of the project site. This PUE contains a public storm main, a sanitary sewer line and a water main that originates in Bellomo Avenue and extends to S. Wolfe Road. SummerHill will relocate the utilities as needed to avoid conflicts with the proposed project and dedicate a new PUE for the relocated utilities.
- SummerHill will underground the existing overhead power lines along S. Wolfe Road. The PG&E easements for the anchors for the existing joint utility poles will be vacated after the anchors are removed.

The following public utility connections and improvements are proposed as part of the project:

- Domestic water, fire service, and irrigation service for the project will connect to a 12-inch main in S. Wolfe Road and an 8-inch main in Bellomo Avenue to provide a looped water system consistent with City requirements. There are existing fire hydrants on S. Wolfe Road and Bellomo Avenue. Each townhouse will have individual domestic water service, and each building will have a single fire riser connected to the NFPA 13 sprinkler system.
- Sewer service will connect to an 8-inch sewer main along the west side of S. Wolfe Road which connects to a parallel 8-inch main that also is located in S. Wolfe Road near the centerline of travel.
- Stormwater will be treated on site as required to meet municipal stormwater permit requirements. Stormwater will be treated with bio-retention areas and other low impact development (LID) treatment measures, before being discharged to an existing 15-inch public storm drain in Bellomo Avenue and an existing 18-inch public storm drain on site, which discharges to an existing 18-inch public storm drain in S. Wolfe Road.