



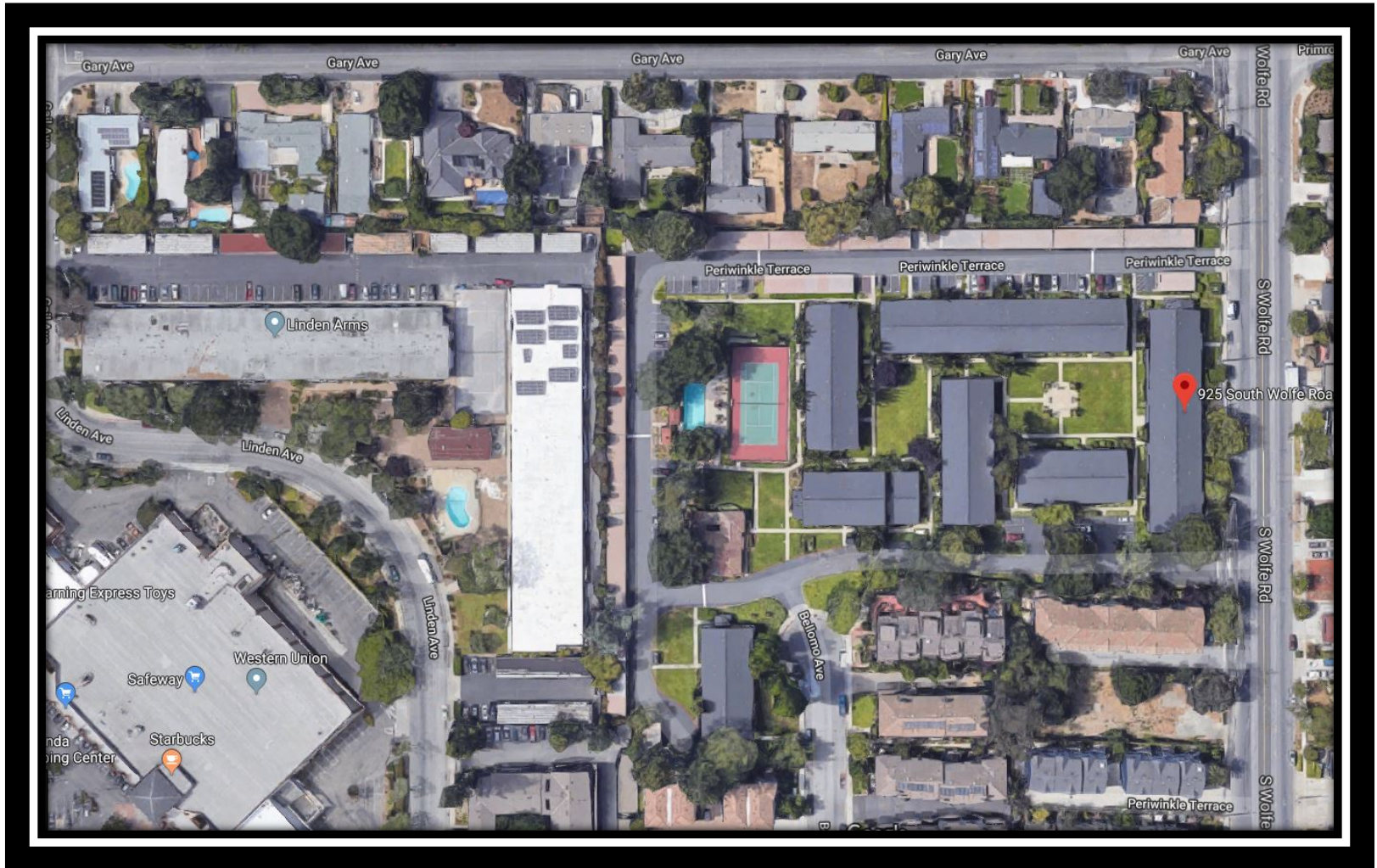
Sunnyvale

925 South Wolfe Road  
2019-7142

Momoko Ishijima

Planning Commission, October 14, 2019

# Existing Site



# Site Plan



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**USE PERMIT** – to demolish a 130-unit apartment complex and Construct a 128-unit condominium development;

**VESTING TENTATIVE MAP** – to subdivide one lot into 19 parcels.

**GREEN BUILDING** – Provide 110 GreenPoint Rated Checklist for 5-foot increase in height



# Project Rendering



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# Development Standards

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- Project complies with all development standards and requirements of the R-3 zoning district.
- 16 Below Market Rate units to be provided
- Voluntary Tenant Relocation Assistance Program

# Housing Accountability Act

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**Housing Accountability Act (HAA)** – California law prohibiting public agencies from disapproving residential developments that comply with the City's objective planning and zoning standards.



# Recommendation

## Alternatives

1. Make the findings required to approve the CEQA determination that the project is consistent with the LUTE and no additional environmental review is required as noted in the checklist in Attachment 5, approve the Use Permit and Vesting Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4.
2. Make the findings required to approve the CEQA determination that the project is consistent with the LUTE and no additional environmental review is required as noted in the checklist in Attachment 5, approve the Use Permit and Vesting Tentative Map with the recommended findings in Attachment 3 and modified conditions of approval.
3. Do not make the required findings and direct staff where changes should be made.
4. Deny the project.

## Staff Recommendation

- Alternative 1