



Sunnyvale

200 S. Taaffe Street  
2020-7262

Shaunn Mendrin  
Planning Commission  
January 11, 2021



# Proposed Project

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## **SPECIAL DEVELOPMENT PERMIT**

- Construct 12-story mixed use building
  - 479 units
  - 30,000 square feet of ground floor retail/restaurant space
  - Two levels of below grade parking
  - Improvements to Redwood Square
  - Deviations: Rooftop Mechanical; Parking; Trash Chutes; and Lockable Storage

## **VESTING TENTATIVE MAP**

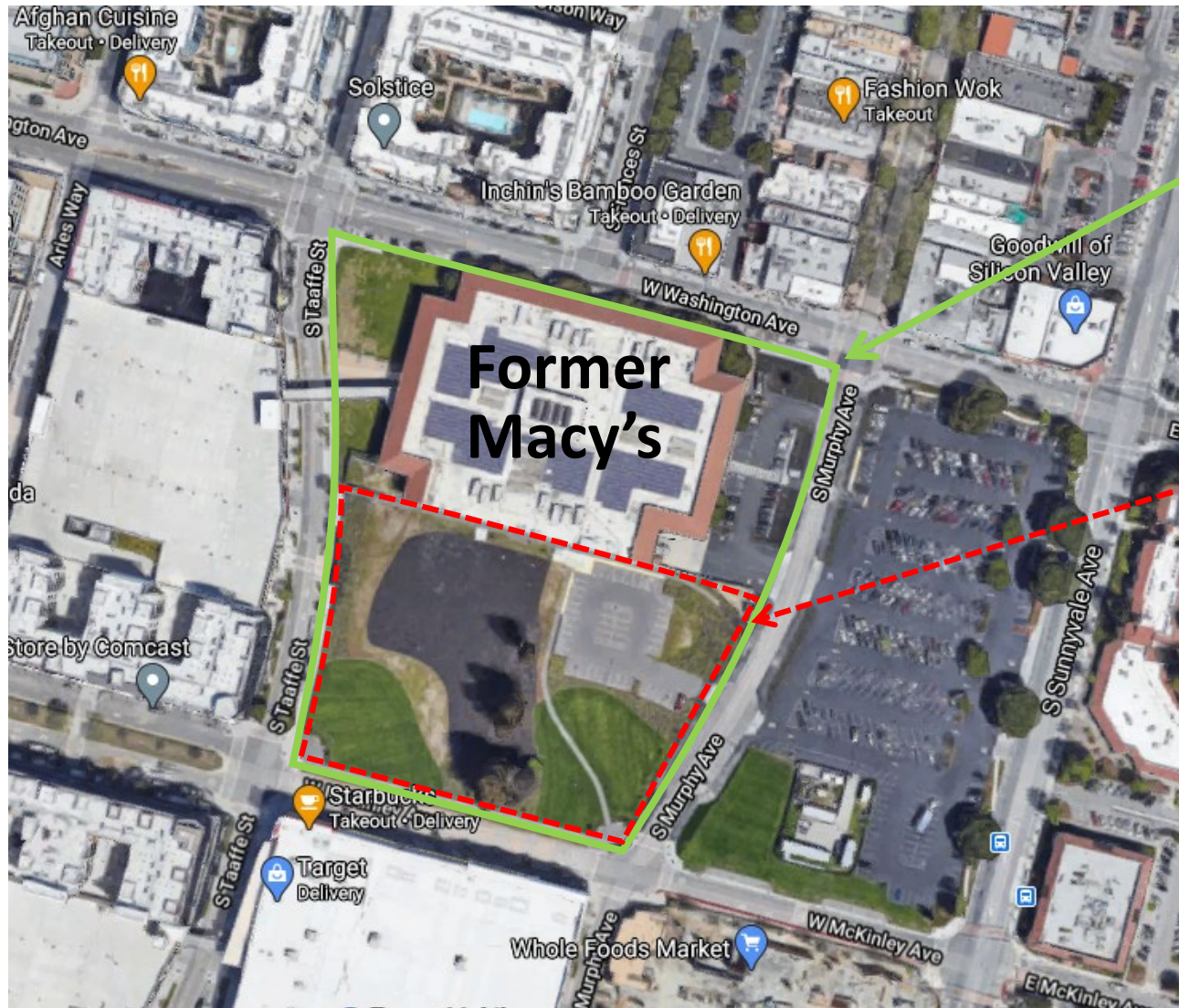
- Creation of Redwood Square Parcel
- Dedication of Easements
- Condominium Purposes (commercial spaces)

# Background

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- **Block 18 Development Agreement** – Approved by City Council (8/11/20)
  - Increased Office Floor Area
    - Additional 265,801 sf (Total 652,801 sf)
  - Increased Dwelling Units
    - Additional 268 units (Total 793)
  - Site Specific Allowances:
    - Subblock 3 South
      - Allows up to 142 feet (12 Stories)
      - Up to 479 units
      - Electric appliances in units
      - 53 Affordable Units

# Existing Site

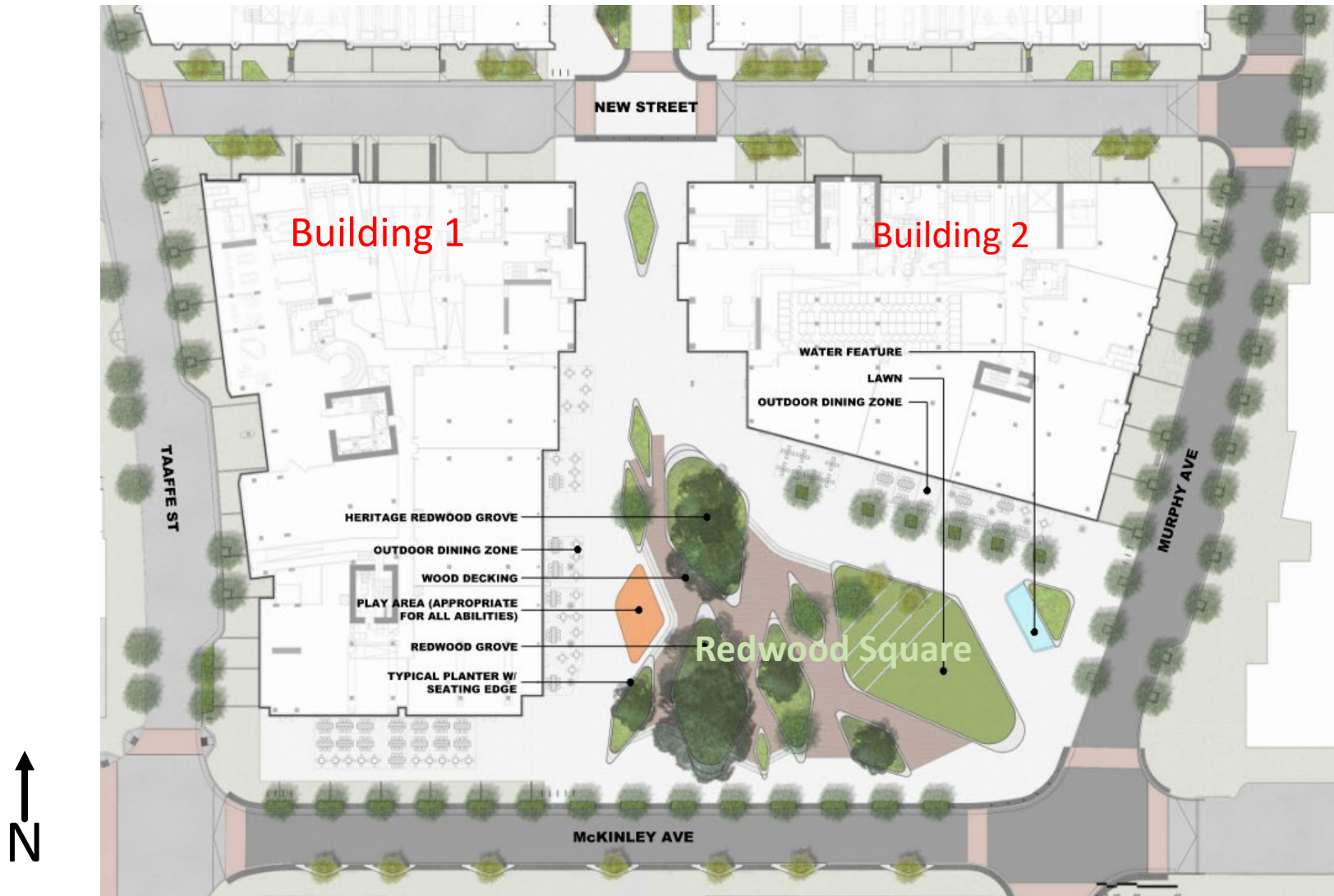


Subblock  
3

Subject  
Site



# Site Plan

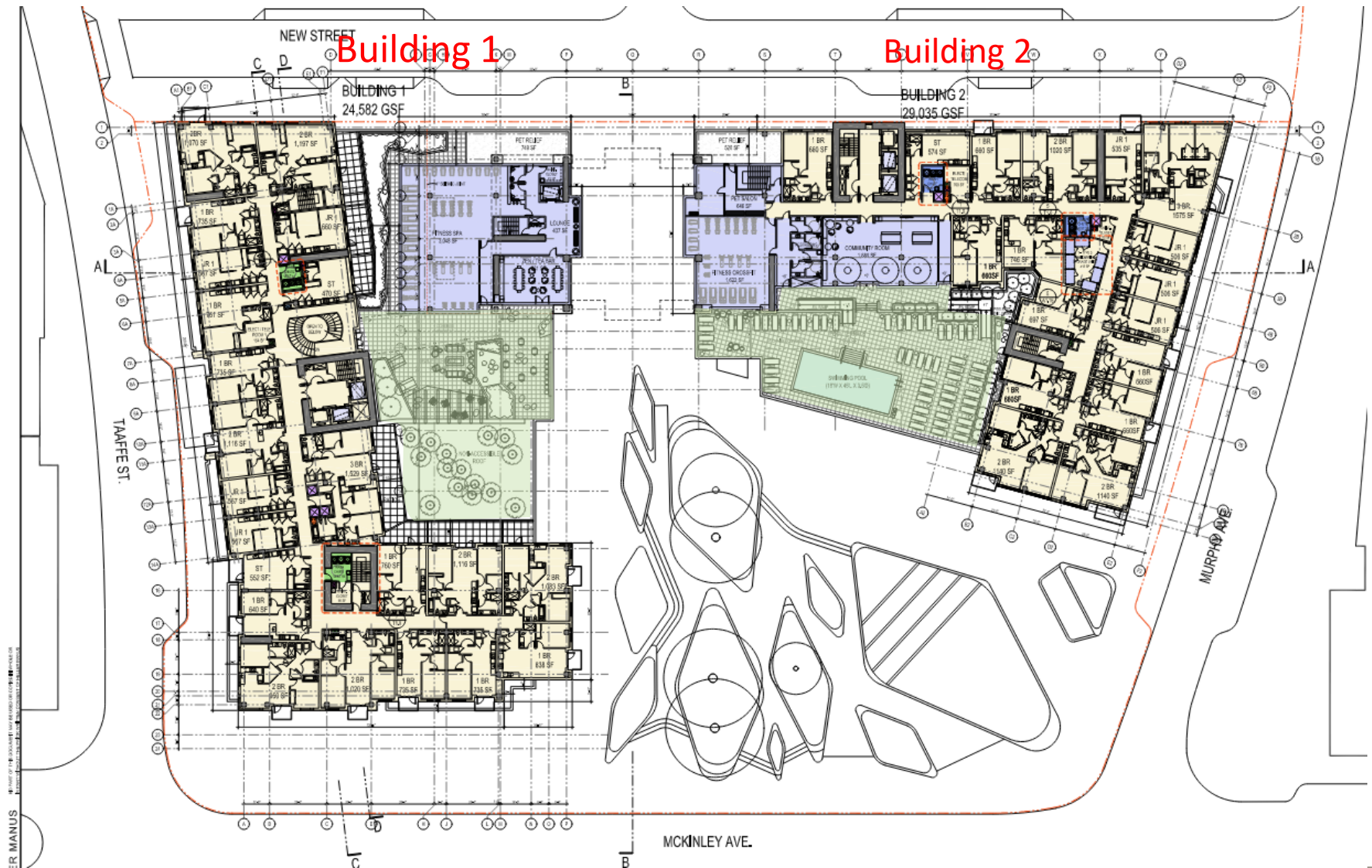


# Ground Floor





# Residential 2<sup>nd</sup> Floor



# Common Open Space – 2<sup>nd</sup> Floor

## Building 1



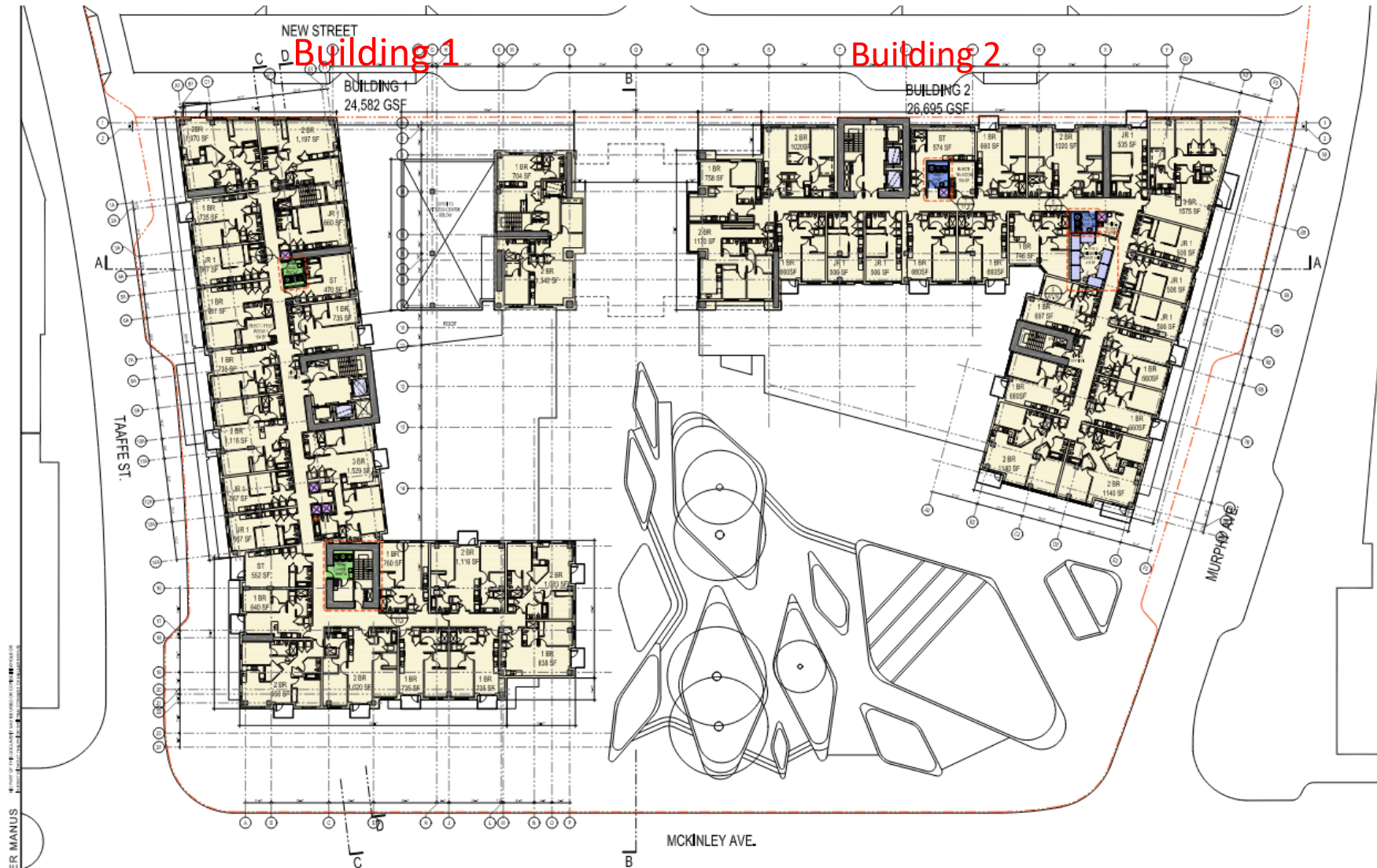
## Building 2

### 2nd Floor Pool Deck

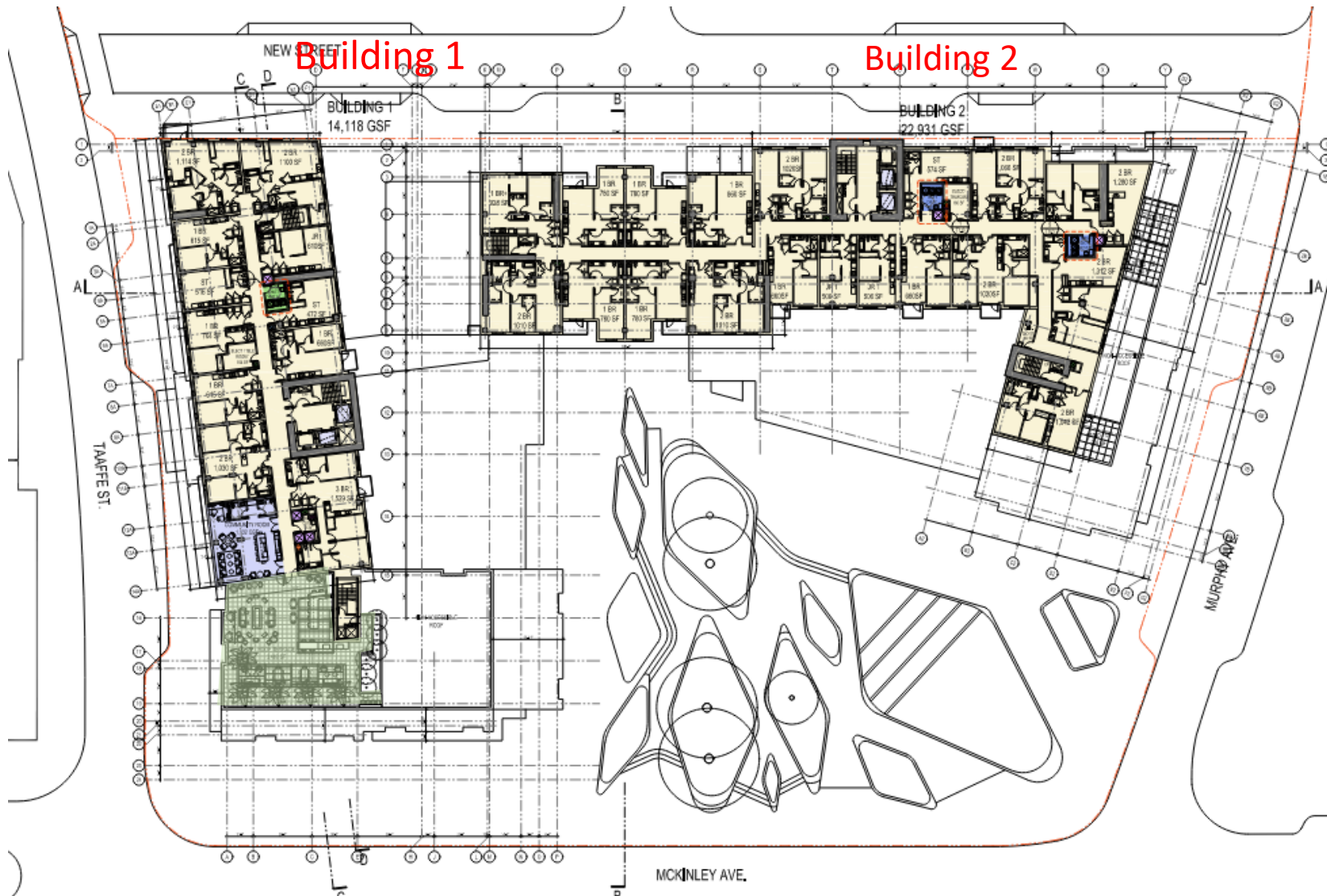




# Residential Upper Floors



# Residential Upper Floors



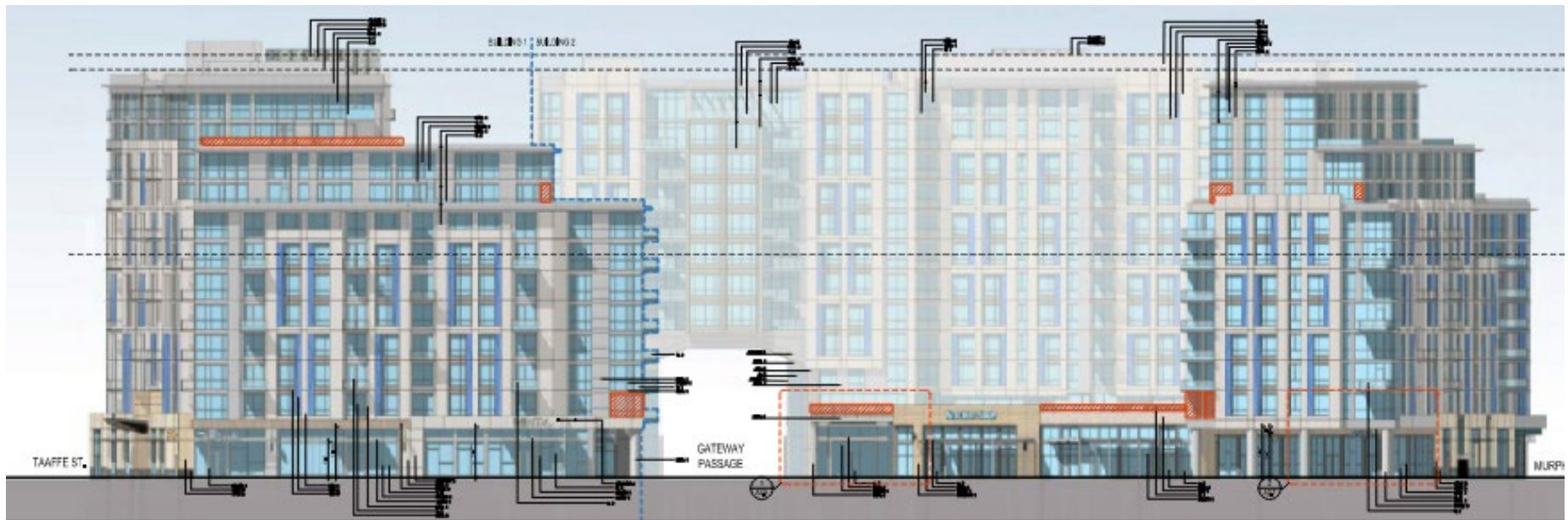
# Common Open Space – 11<sup>th</sup> Floor

## Building 1





# South Elevation - McKinley View



# North Elevation – New Street View



# East Elevation – Murphy Street

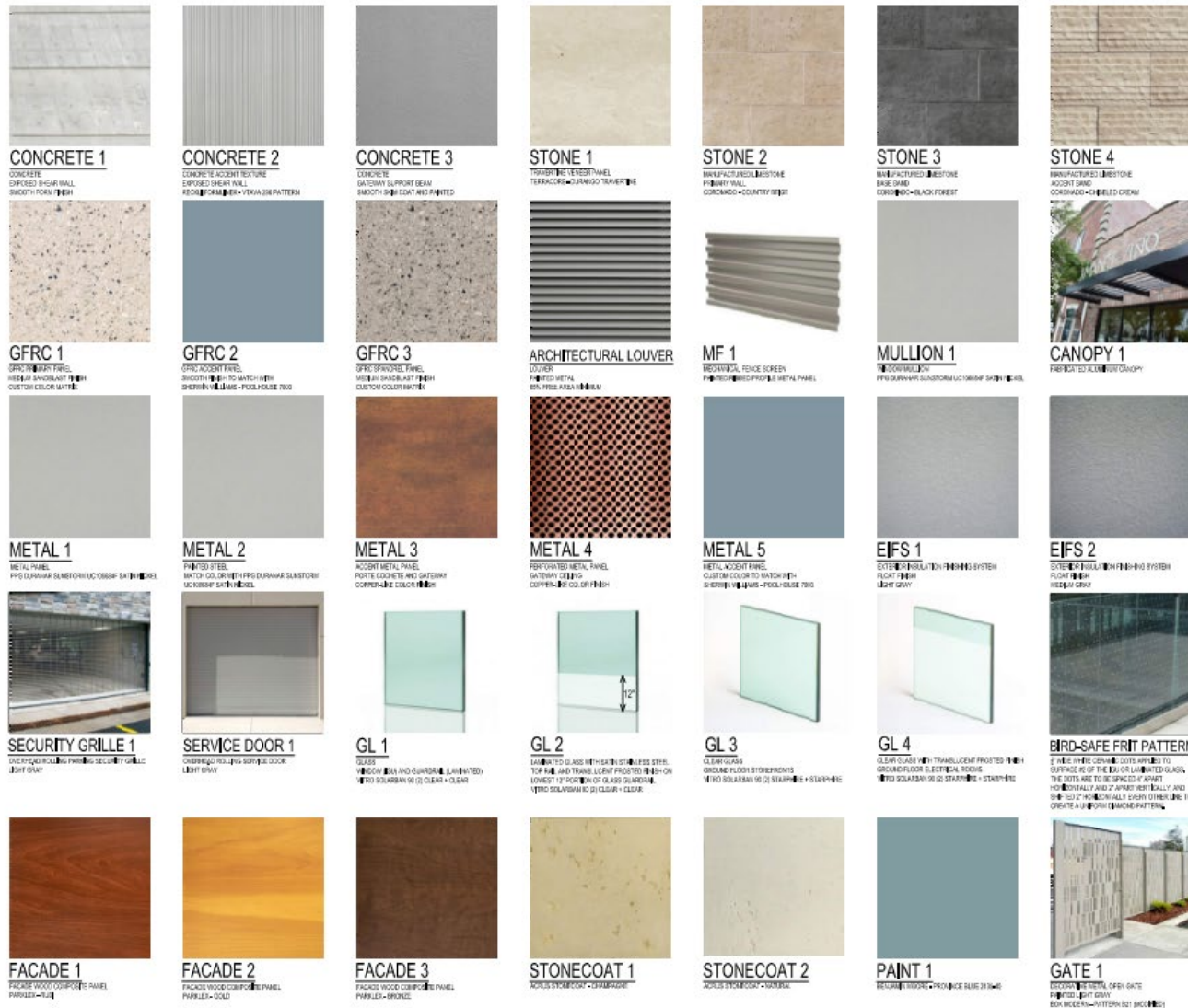




# West Elevation – Taaffe Street

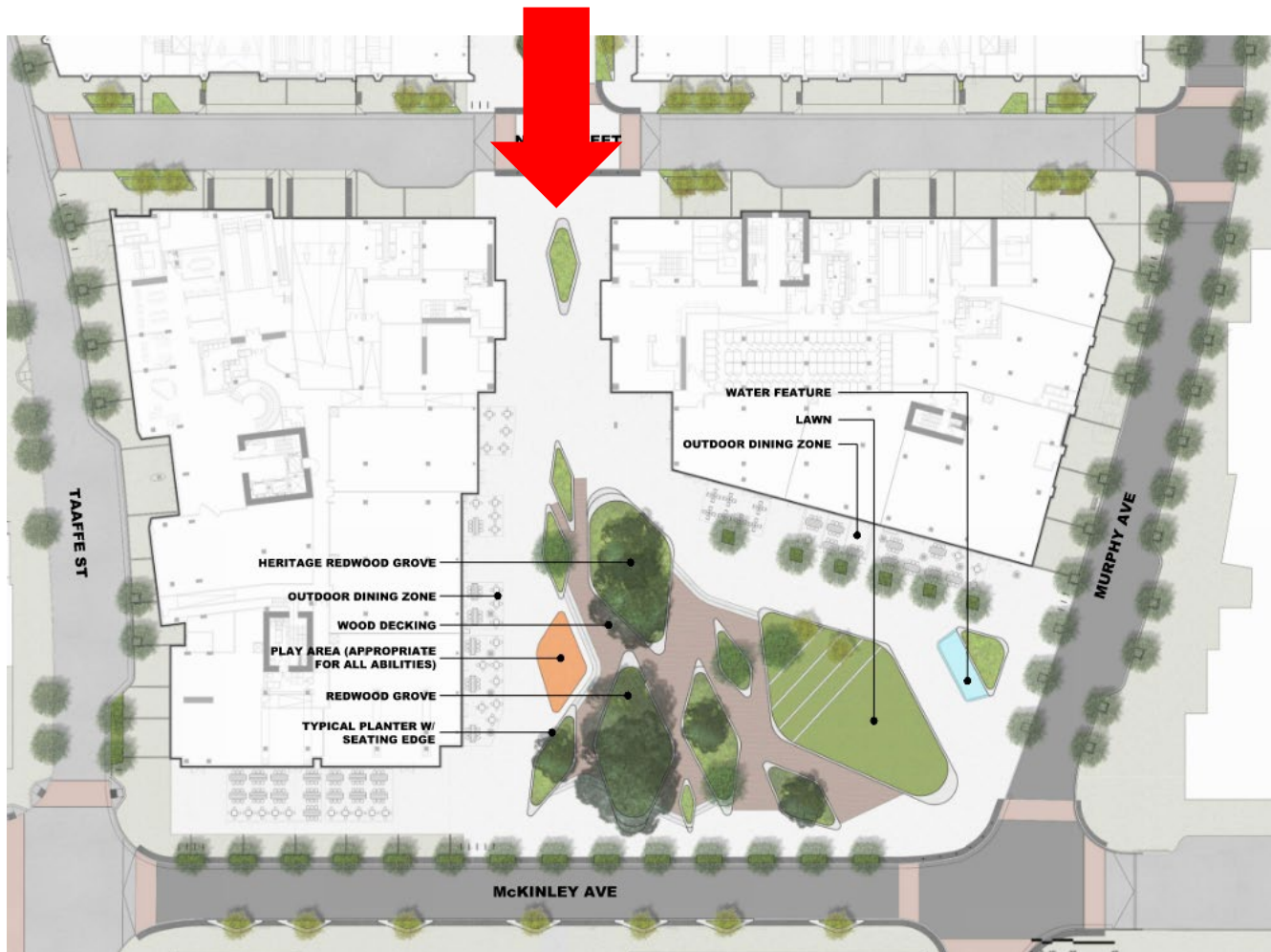


# Exterior Materials



# Other Project Elements

- Pass Through from Frances





# Other Project Elements- Frances Gateway



1  
A4.4 FRANCES LOOKING SOUTH TOWARD WASHINGTON



2  
A4.4 NEW FRANCES AND NEW STREET LOOKING SOUTH TOWARD GATEWAY



3  
A4.4 GATEWAY LOOKING SOUTH TOWARD REDWOOD SQUARE

# Other Project Elements- Frances Gateway



3  
A4.3  
McKINLEY LOOKING NORTH TOWARD GATEWAY AND CALTRAIN TOWER



4  
A4.3  
REDWOOD SQUARE LOOKING NORTH TOWARD CALTRAIN TOWER AND BUILDING 2 RESIDENTIAL ENTRY



# Other Project Elements- Redwood Square



WHOLE FOODS LOOKING AT REDWOOD SQUARE



RESIDENTIAL TERRACE LOOKING AT REDWOOD SQUARE



# Other Project Elements- Redwood Square



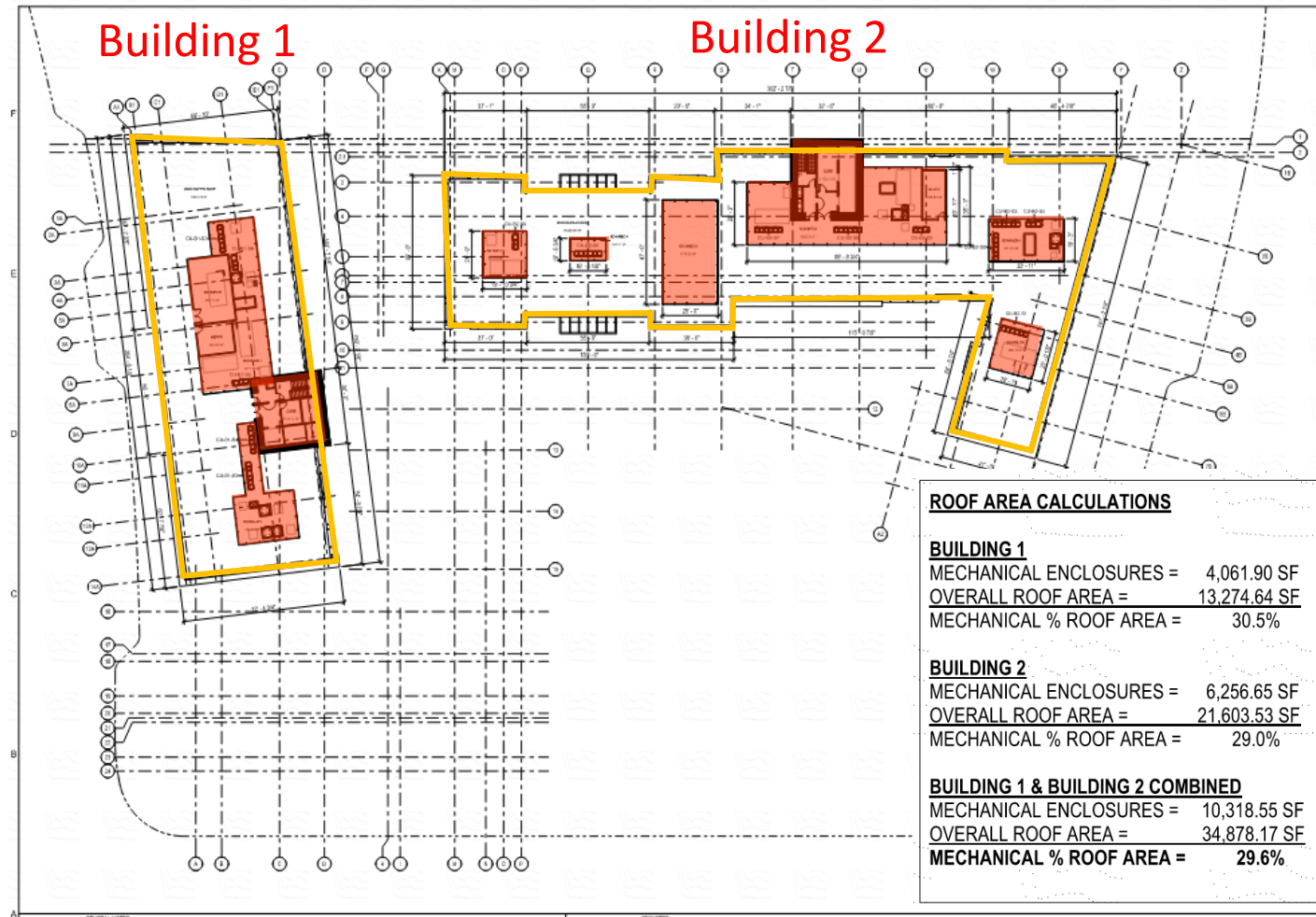
# Development Standards

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- Project complies with the development standards and requirements of the DSP Block 18.
  - Deviations Requested:
    - Roof Top Mechanical Screening
    - Parking Adjustment
    - Trash Chute Location
    - Residential Lockable Storage

# Development Standards-Deviations

- Roof Top Mechanical Screening over 25% of roof



# Development Standards-Deviations

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- Parking Adjustment
  - Allow reduced parking
    - Evaluated for entire block
    - Surplus of 817 parking spaces  
*Includes proposed project guest and non-residential parking*
    - Block 18 provides ample parking
  - Allow compact spaces for assigned residential parking (14%)
    - Result of column spacing.



# Development Standards-Deviations

- Trash chutes over 150 feet away from residential units
  - Occurs in 35 units (Floors 5-12, Bldg. 2)

Trash Chute

150 feet Limit

Units Greater than 150 feet



# Development Standards-Deviations

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- Residential lockable storage
  - Required:
    - 317 - 200 c.f. Lockers
    - 162 - 300 c.f. Lockers
  - Proposed 317 - 200 c.f. lockers
    - Assigned to Studio, Junior and 1 Bedroom Units
    - Located in Parking Garage and floors 1-8 in Bldg. 2
    - Parking Garage Lockers reduced height from 8 feet to 7½ feet

# Environmental Review

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- **Downtown Specific Plan Amendments**
  - Included allowances for increased development
    - Community Benefit/Development Agreements
  - Environmental Impact Report
    - Analyzed Block 18 changes
  - Approved By City Council 8/11/20
- Consistency with EIR Analysis
- No further Environmental Review Required

# Revised COA

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## TM-3: OWNERS ASSOCIATION CREATION

~~The developer/Owner shall create an~~ Any Owner's Association ~~that comports~~ formed by developer/Owner shall comport with the state law requirements for Common Interest Developments. Covenants, conditions and restrictions (CC&Rs) relating to the development are subject to review for consistency with the Conditions of Approval by the City Attorney and Director of Community Development prior to recordation of Condominium Map or alternative as defined in the approved DA.



# Recommendation

## Alternatives

### **Alternative 1:**

- Make CEQA Findings consistent with DSP EIR & Findings and Approve SDP and Vesting Tentative Map (VTM) in Attachment 3
- Recommended Conditions of Approval in Attachment 4

### **Alternative 2:**

- Same as Alternative 1, with modified Conditions of Approval

### **Alternative 3:**

- Deny the Special Development Permit and Vesting Tentative Map and provide direction where changes should be made

## Staff Recommendation

### **Alternative 1: Approve the SDP and VTM**