



Sunnyvale

1178 Sonora Court
2020-7393

Margaret Netto, Senior Planner
Planning Commission Study Session
July 12, 2021

Site Context





Background

Special Development Permit

Density Bonus – 100% affordable housing
AB-1763

Concessions:

- Lockable Storage

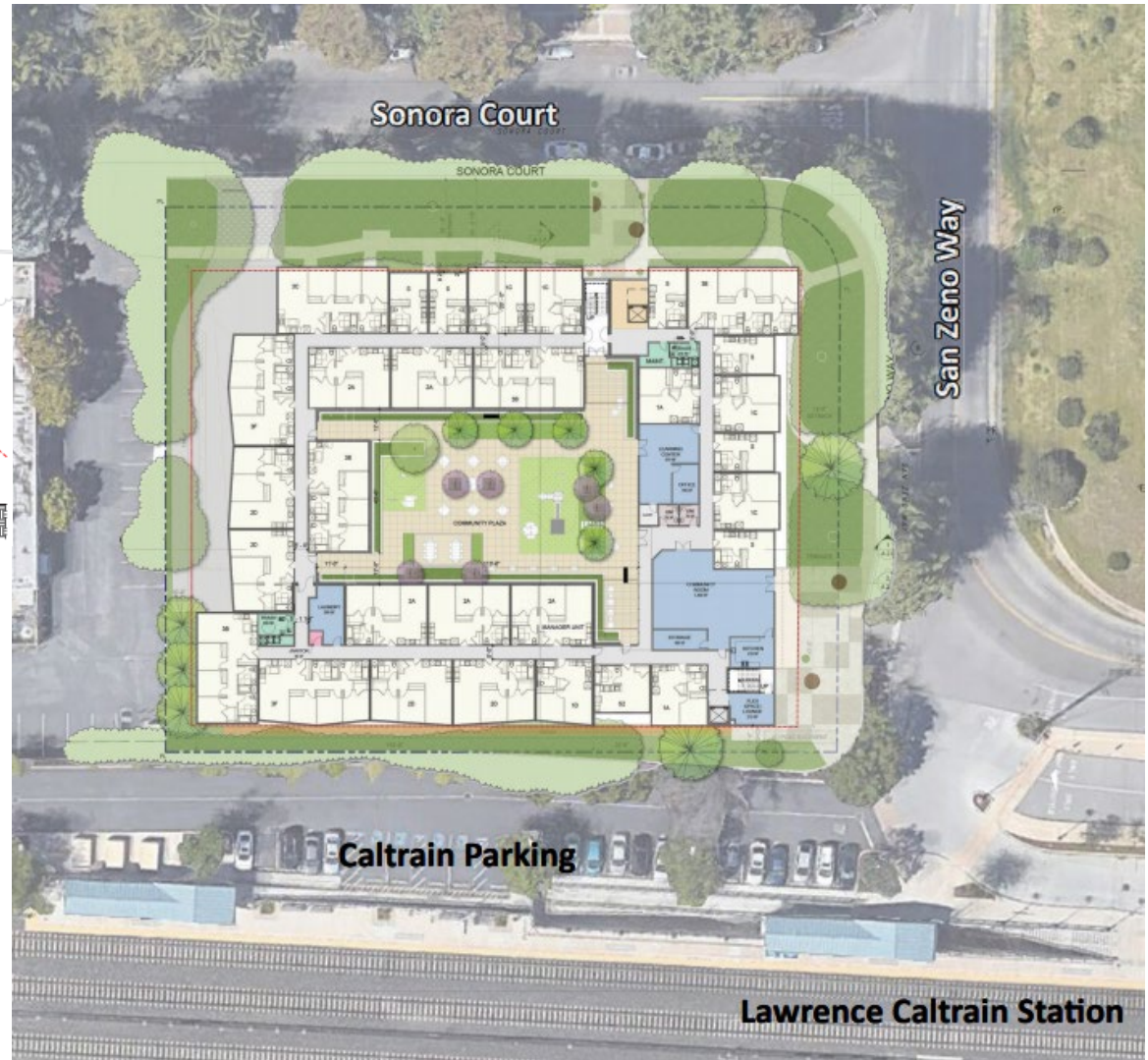
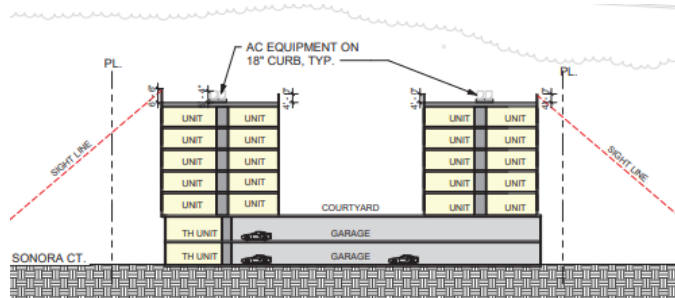
Waivers:

- Front Setback
- Upper floor setback

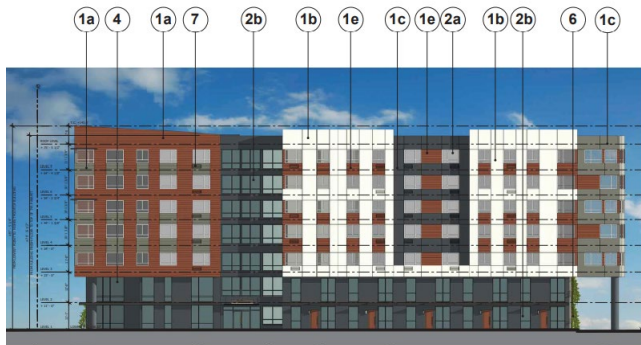
Neighborhood Outreach Meeting

- April 5, 2021

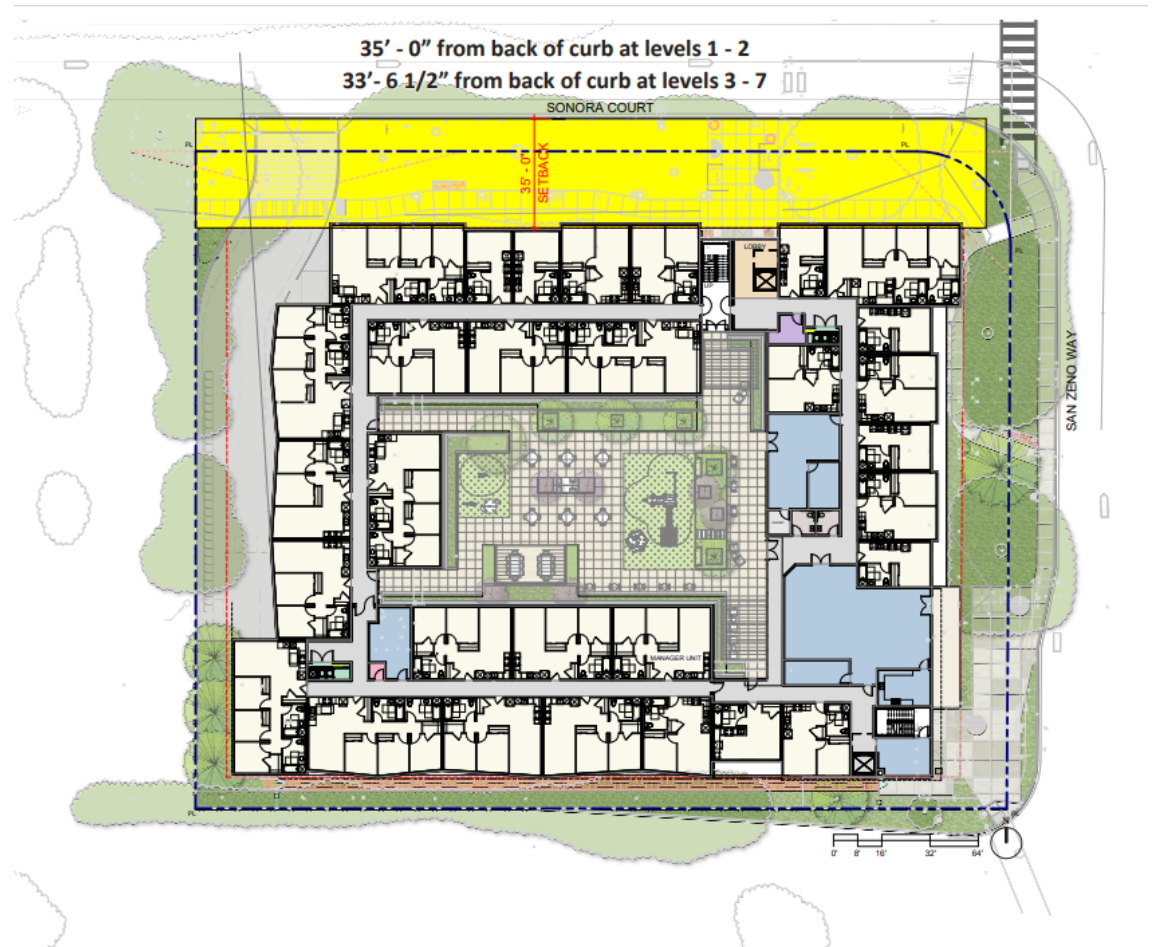
Site Plan



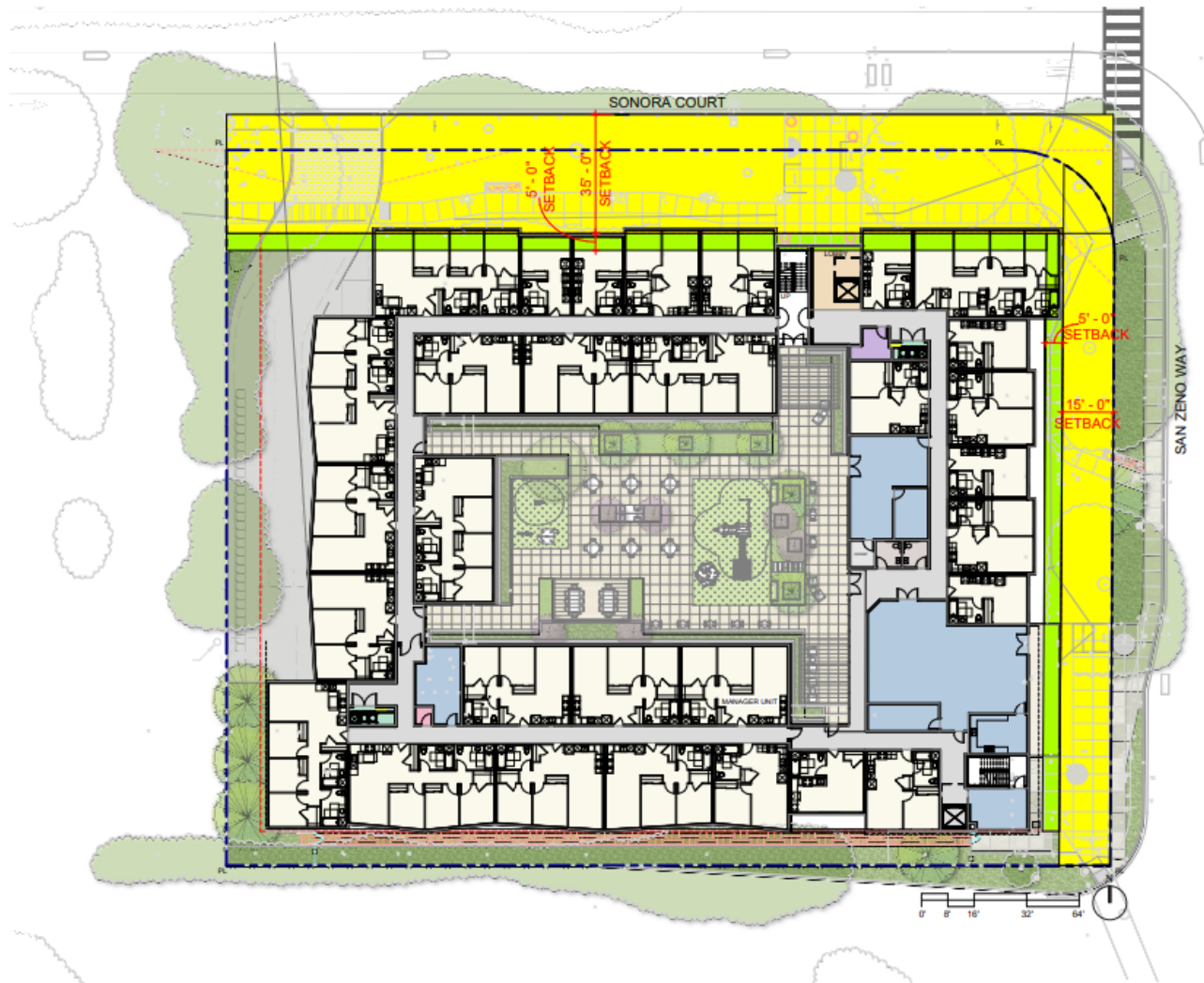
Front Setback Waiver



B NORTH ELEVATION SCALE: 1/16"=1'-0"



Upper Floors Setback Waiver



North Elevation-Sonora Court



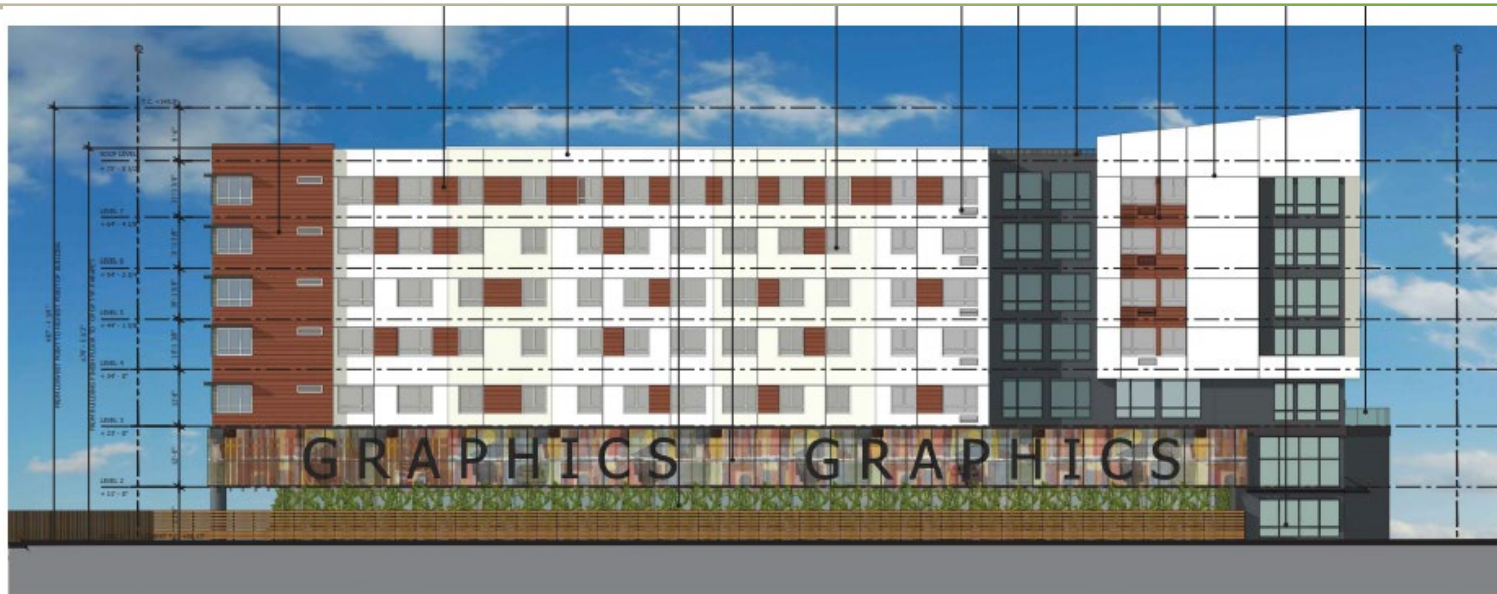
East Elevation-San Zeno Way



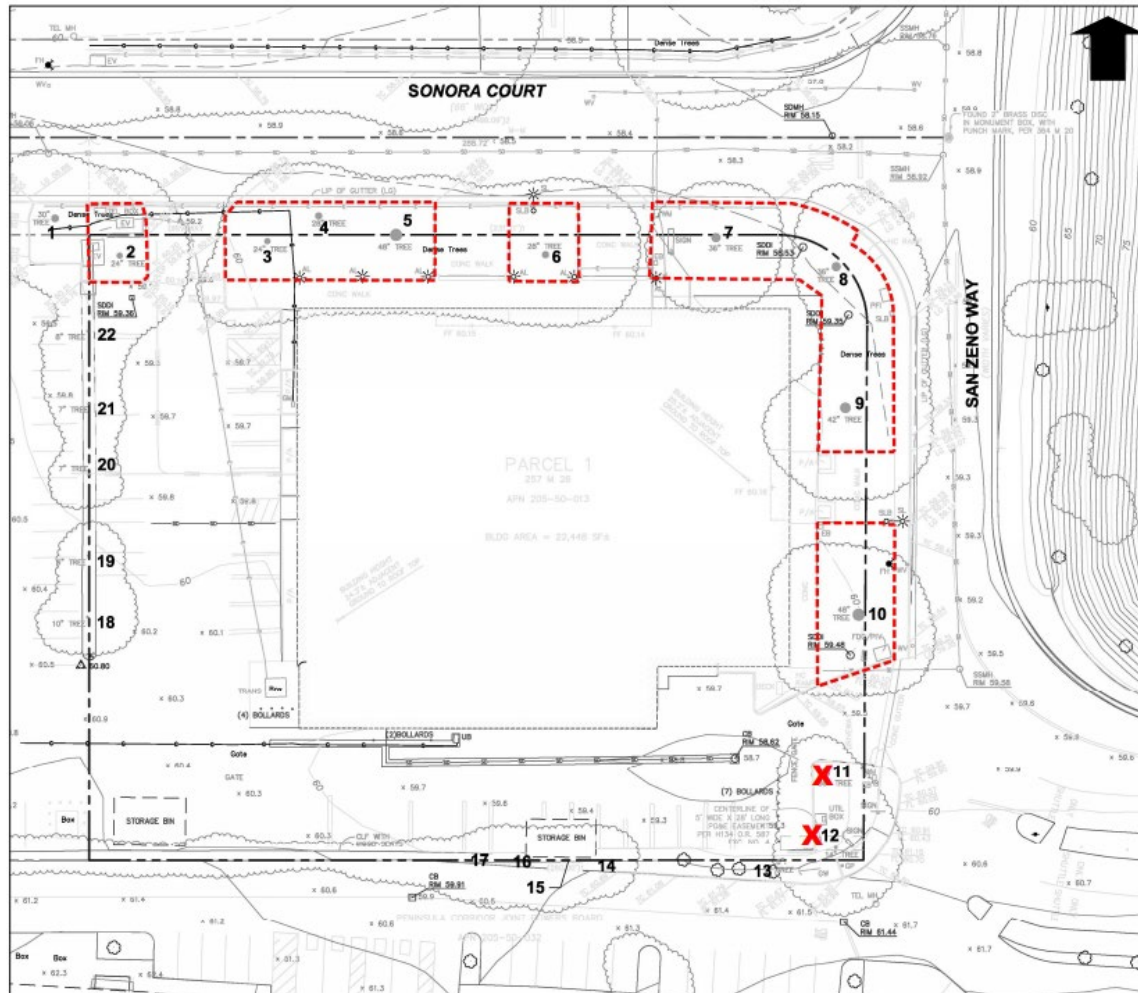
West Elevation



South Elevation



Tree Removal Plan





Summary of Requested Feedback:

- Architecture- all elevations to break up the vertical mass



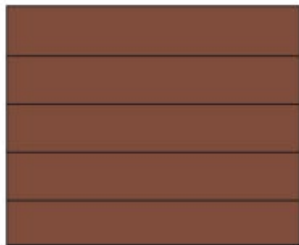
Next Steps:

- Public Hearing- Planning Commission late summer

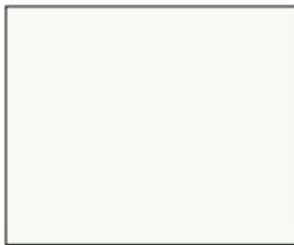
Color & Materials Palette



1a JAMES HARDIE ARTISAN V-GROOVE SIDING WITH 7" EXPOSURE



1a PAINTED FIBER-CEMENT SIDING - COLOR 1



1b STUCCO - COLOR 2



1c STUCCO - COLOR 3



1d STUCCO - COLOR 4



2 VINYL WINDOW



3 GLASS METAL RAILING



4 GLAZING SYSTEM



5 DECORATIVE SCREENS OR SIMILAR



6 GREEN WALL

Landscape Plan



PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY WEEKS
TREES					
ACE PA	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	24" BOX	PER PLAN	5 M
ARB MA	ARBUTUS UNDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	1 L
CER FO	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN	6 M
LAG MU	LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	PER PLAN	2 L
LOP CO	LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	PER PLAN	3 L
SHRUBS, GRASSES, & PERENNIALS					
	ANNIZANTHOS 'BUSH GOLD'	KANGAROO PAW	5 GAL	3'-0" OC	L
	ASPIDISTRA ELATOR 'ASAHI'	ASAHI CAST IRON PLANT	5 GAL	2'-0" OC	L
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GR.	5 GAL	2'-0" OC	L
	DIETES 'LEMON DROPS'	FORTNIGHT LILY	5 GAL	3'-0" OC	L
	HELIOTROPIS SEMPERVIRENS	BLUE OAT GRASS	5 GAL	4'-0" OC	L
	LAVANDULA	LAVENDER	5 GAL	3'-0" OC	L
	ANGUSTIFOLIA 'MUNSTEAD'	SEA LAVENDER	5 GAL	3'-0" OC	L
	MIMULUS 'JELLYBEAN GOLD'	MONKEYFLOWER	5 GAL	2'-0" OC	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC	L
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	3'-0" OC	L
	PHORMIUM RAINBOW MAIDEN	NEW ZEALAND FLAX	5 GAL	4'-0" OC	L
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PODOC.	15 GAL	4'-0" OC	M
	RIBES SANGUINEUM 'KING EDWARD'	CA CURRANT	5 GAL	4'-0" OC	L
GROUNDCOVERS					
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	2'-0" OC	L
	ARCTOSTAPHYLOS	MANZANITA	1 GAL	5'-0" OC	L
	CELANOTHUS GRISSEUS 'HORIZONTALIS'	CALIFORNIA LILAC	1 GAL	6'-0" OC	L
	HEUCHERA MAXIMA	CORAL BELLS	1 GAL	2'-0" OC	L
	IRIS DOUGLASSIANA	DOUGLAS IRIS	1 GAL	2'-0" OC	L
	LIRIOPE MUSCARI 'VARIEGATA'	VAREG. LILYTURF	1 GAL	1'-6" OC	M
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC	M
	SEDUM RUPESTRE ANGELINA	STONECROP	1 GAL	2'-0" OC	L
VINES					
	FICUS PUMILA	CREEPING FIG	5 GAL	PER PLAN	M
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL	PER PLAN	M
STORMWATER PLANTING					
	CAREX TUMULCOLA	BERKELEY SEDGE	1 GAL	2'-0" OC	L
	JUNCUS PATENS	CA GRAY RUSH	1 GAL	2'-0" OC	L

