

1178 Sonora Court, Sunnyvale
Project Description and Concession Request

Project Description

The 1178 Sonora Court project envisions a community-enhancing development project. The project is located within the Lawrence Station Area Plan in Sunnyvale, CA, at the block north of the Lawrence Station. This project will do its part to provide much needed below-market rate rental housing while creating a transit-oriented, walkable, and sustainable community for the station area.

The site is currently zoned as Mixed-Use I (MXD-I) with building height limit of 85 feet and density from 36 du/ac to 68 du/ac (with incentive). The proposed 7-story building consists of 5 stories of fire-resistive framing (Type III) above a 2-story concrete (Type I) podium. The building is approximately 75' to the roof surface and 85' to the highest parapets. The project provides a total of 176 units (140 du/ac density) with a mix of studio, one-bedroom, two-bedroom, and three-bedroom below market-rate units as well as two on-site manager units.

The project is designed to park at a 0.75 car per unit ratio with 134 parking spaces in the 2-story podium garage. Two-story townhome units, residential lobbies, management offices, service offices, and bike storage are located at the street level along Sonora Court and San Zeno Way to activate the street as well as to screen the garage from public view. Multiple large existing evergreen trees along the Sonora Court and San Zeno Way frontages will be preserved and will maintain the unique character of the site. At the southeast corner of the site a residential lobby, glazed bike room next to the pedestrian plaza and community terrace at the 3rd floor will serve to enhance and activate the project's visual and functional connection to the Lawrence Station. The project will be highly visible from the station and becomes the iconic transit gateway for the neighborhood. The building architecture features a contemporary design with distinct massing, embracing timeless body colors and materials. The building has generous outdoor amenity spaces located in the internal courtyard for resident use. The adjacent learning center and community rooms creating a vibrant sense of community within a peaceful, sound-controlled space.

Affordability Levels

This project meets the definition for a housing development under California's AB1763 State Density Bonus Law as codified under Government Code Section 65195 b(1)(G), which provides that 100% units must be for lower income households, as defined by Health and Safety Code Section 50079.5¹, except that up to 20% of the units may be for moderate-income households, as defined in Health and Safety Code Section 50053².

The affordability level of units at 1178 Sonora Court shall be established based on specific requirements under various affordable housing funding sources, which shall be secured at a future time. The project shall provide units at affordability levels not to exceed the following table:

Table 1: Unit Affordability

| % of Units | # Units | Affordability |
|------------|---------|-------------------------------------|
| 79% | 139 | Lower Income (80% AMI) ³ |
| 20% | 35 | Moderate (110% AMI) ⁴ |
| 1% | 2 | NA – Manager's |
| 100% | 176 | |

Government Code 65915(c)(1)(B)(ii) provides that rents for those developments meeting Govt. Code 65915(b)(1)(G)(above) shall be as follows:

- Moderate Units: Rent for at least 20% of the units shall be set at an affordable rent, as defined in Health and Safety Code Section 50053.⁵
- Lower Income Units: Rent for the remaining 80% of the units shall be set at an amount consistent with the maximum rent levels for a housing development that receives an allocation of state or federal low-income housing tax credits from the California Tax Credit Allocation Committee.

¹ Defined as follows: "Lower income households" means persons and families whose income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. The limits shall be published by the department in the California Code of Regulations as soon as possible after adoption by the Secretary of Housing and Urban Development. In the event the federal standards are discontinued, the department shall, by regulation, establish income limits for lower income households for all geographic areas of the state at **80 percent of area median income**, adjusted for family size and revised annually.

² For moderate-income households, the product of 30 percent times **110 percent of the area median income** adjusted for family size appropriate for the unit.

³ See footnote 1

⁴ See footnote 2

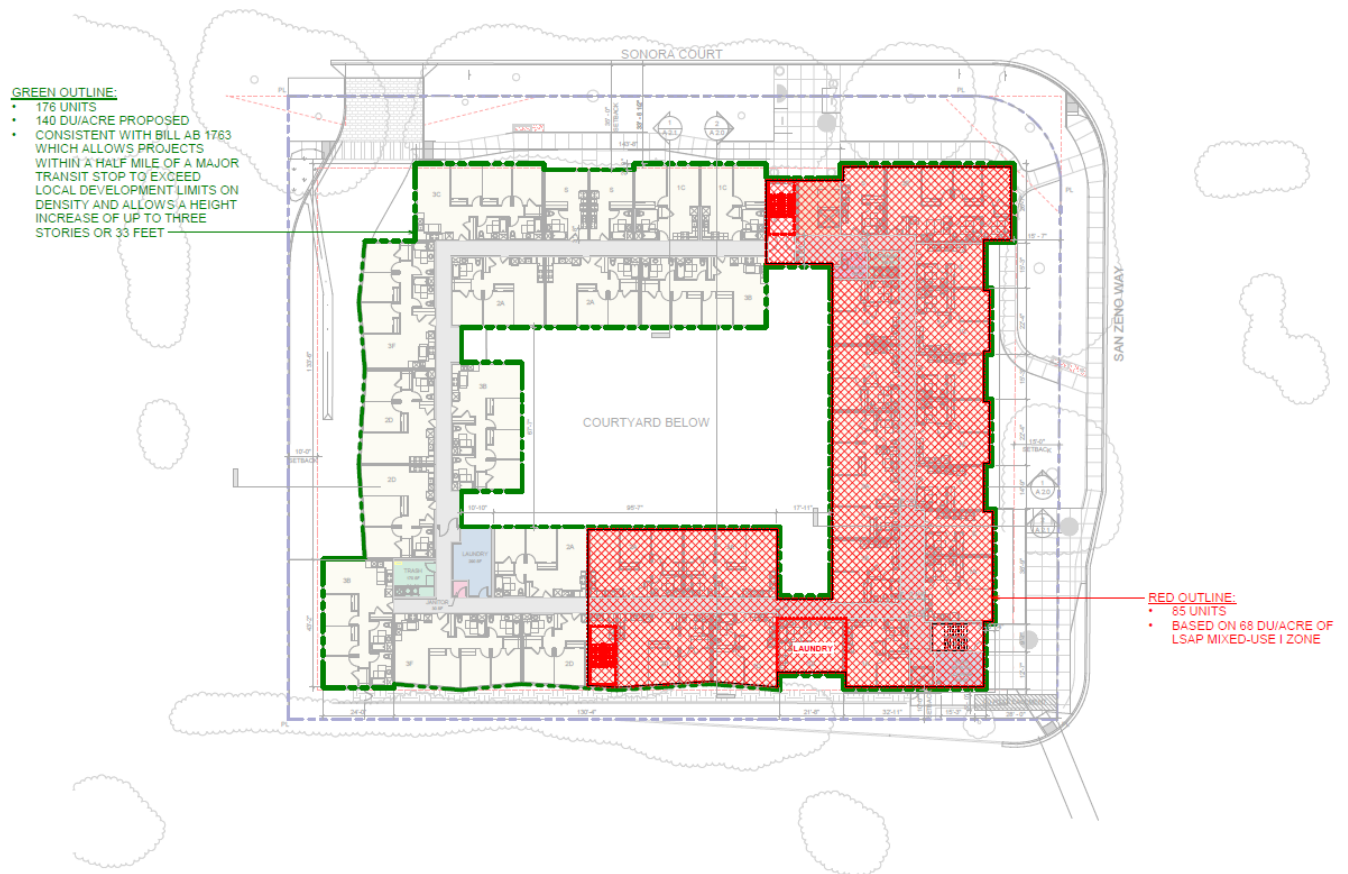
⁵ See footnote 2.

Density Bonus

This property is currently zoned as MXD-1, which allows up to 68 du/acre with the maximum number of incentives per the LSAP Development Incentive Program. With a lot size of 54,711 sq. ft., a maximum of 85 units are permitted before a density bonus. This project will construct 176 housing units for a density of 140 units per acre.

This project meets the definition of a housing development per Govt. Code Section 65195 b(1)(G) as described above. See breakdown of affordable housing units based on income levels in Table 1 above. Per Govt. Code 65915(f)(3)(D)(ii), if such projects are also located with $\frac{1}{2}$ mile of a major transit stop, the local jurisdiction "shall not impose any maximum controls on density".

Figure 1: Project Density



Concessions

This project is located within ½ mile of major transit stop. Per Govt. Code 65915(d)(2)(D), AB 1763 allows this project up to 4 concessions and is also allowed a height increase of up to three additional stories, or 33 feet. Per Govt. Code 65915 (k), a concession is defined to include a reduction of development standards that exceed the minimum building code requirements, as well as other regulatory concessions proposed by project sponsor, that result in identifiable and actual cost reductions to provide for affordable housing costs.

The project requests the following concession, which is necessary to cost effectively construct this affordable housing building:

- 1) Concession from requirement to provide individual lockable storage for residents:

This project is required to provide 200 cubic of individual storage per studio and one-bedroom, and 300 cubic feet of storage for each other unit.

To provide individual lockable storage, the project would need to provide 44,200 cubic feet more constructed, protected space than required under California building code. Given the high cost of construction in the Bay Area, it would be more efficient to focus on livable unit layouts that provide reasonable personal storage within each unit, as we have proposed. This concession would have no impact on public health and safety. This property will have 2 onsite property managers as well as other full-time maintenance and resident services staff that will assist residents in waste removal and bulk item pick-ups to prevent illegal dumping in the neighborhood or on the property.

Waivers:

Per Govt. Code 65915(e)(1), a local jurisdiction may not apply, and applicants may request waivers from any development standards that have the effect of physically precluding the construction of a development at densities otherwise permitted under Govt. Code 65915.

The project requests the following waivers, which is necessary to build this affordable housing project at densities permitted under Govt. Code 65915:

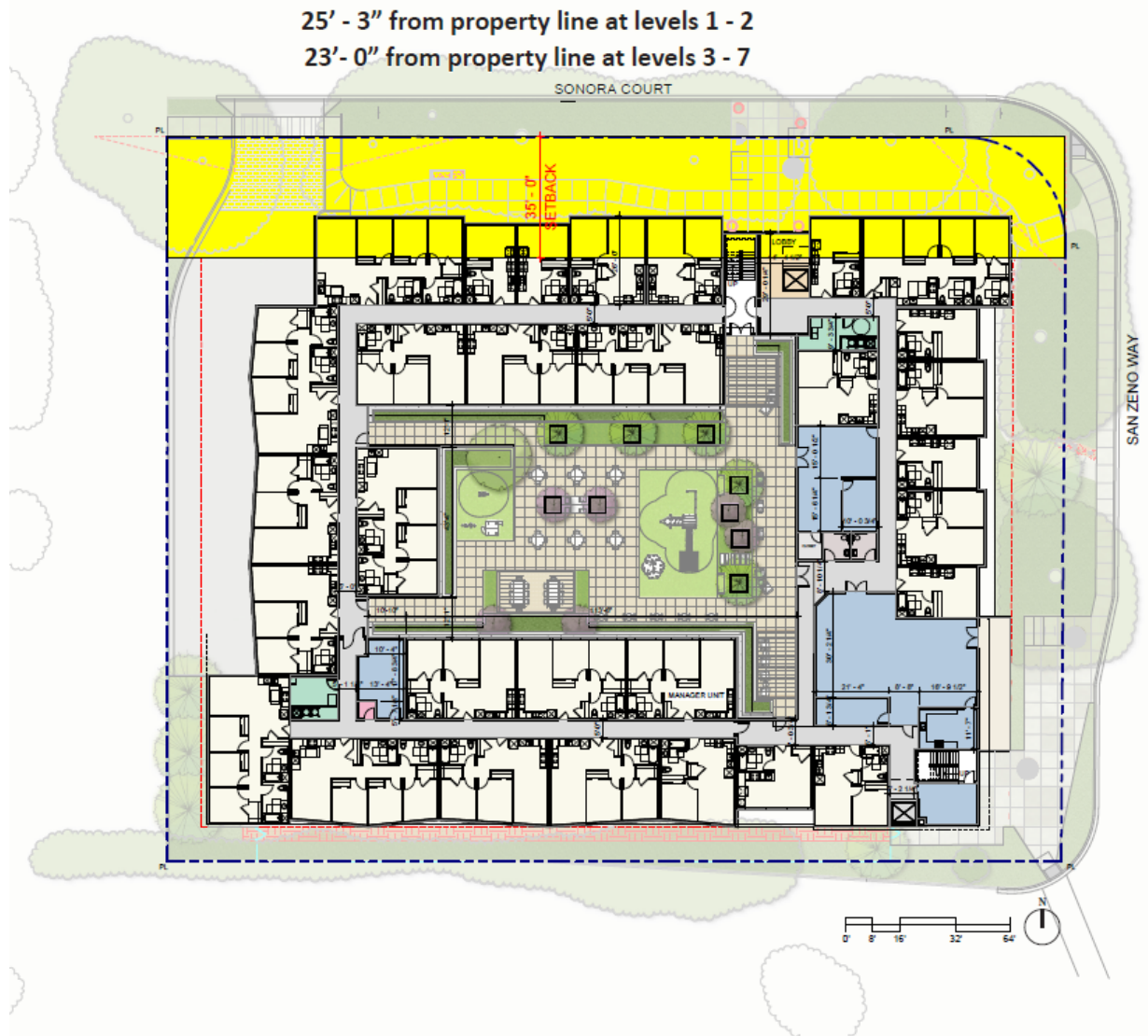
- 1) Waiver from Front Yard Setback Requirement:

The minimum front yard setback along Sonora Court is 35 ft and the minimum setback along San Zeno Way is 15ft. This project is compliant with the required setback on San Zeno Way. However, the building along Sonora Court extends into the required front setback. The proposed setback on Sonora Court is 25'-3" on the ground floor and second floor, and the setback is 23'-0" on floors 3-7.

This extension into the required front yard setback is needed to create units that meet the minimum unit sizes as required by the California Tax Credit Allocation Committee (CTCAC), a major funding source for this affordable housing project. The proposed unit proportions and layouts efficiently allocate square footage to create well-functioning, livable space. A strict adherence to the front setback requirement would result in a loss of several affordable units per floor, precluding this project from building up to densities permitted under AB1763. We request this waiver be granted to maintain the project density as permitted under AB1763. Since the

proposed ground floor setback for the new residential building matches the setback of the existing building that will be demolished, there will be no additional impact to the street level.

Figure 2: Front Yard Setback at Sonora Court



2) Waiver from 5-foot Setbacks at Stories Above the 3rd floor:

Buildings taller than 3 stories are required to provide a minimum 5-foot setback at stories above the 3rd floor. This building does not provide 5-foot setbacks at upper floors along either frontage.

Similar to the front yard setback requirement, the requirement to provide a 5-foot setback at the upper floors would result in the loss of several affordable housing units at each floor. We believe this waiver will not negatively impact the surrounding environment. Given that much of the building along both frontages will be covered by dense tree foliage from existing mature trees, the horizontal break provided by upper floor setbacks would not be easily perceived from the public way.

Figure 3: 5-ft Setback at Upper Floors

