

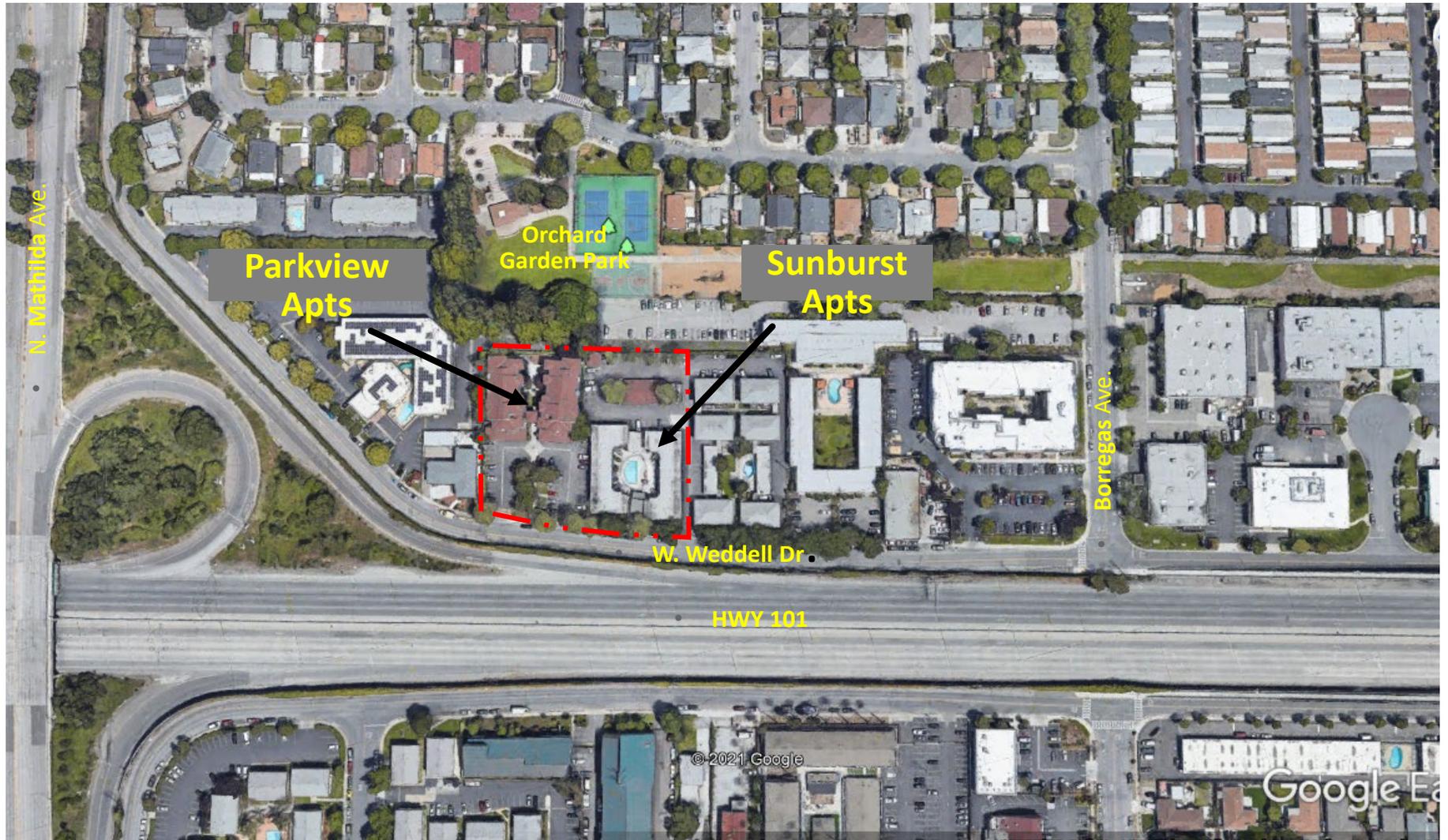


Sunnyvale

245 W. Weddell Drive  
2020-7620

Cindy Hom, Associate Planner  
Planning Commission Study Session  
November 8, 2021

# Site Context





# Special Development Permit

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## Project Scope:

- Demolition of 32-units (Sunburst Apts).
- Construction of 93 new units in a six-story apartment building (Orchard Garden Apts).
- Rehabilitation of an existing 30-unit apartment buildings (Parkview Apts).
- Installation of associated site improvements.



# State Density Bonus

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The applicant is utilizing a State Density Bonus (AB 1763) to allow for a 123-unit 100% affordable housing development.

State Density Bonus Law grants the following:

- Unlimited Density when located ½ mile from major transit stop.
- Increased height up to 7 stories or 88 feet max height.
- Parking incentive which utilizes a reduced parking ratio.
- Up to 4 Concessions.
- Unlimited Waivers.



# Architectural Elevations

## Front (South) Elevation



## Rear (North) Elevation





# Architectural Rendering



# Architectural Perspectives

- Protected landscaped courtyard
- Painted art murals
- Trellis elements that unify existing and new



# Architectural Perspectives



# Architectural Perspectives

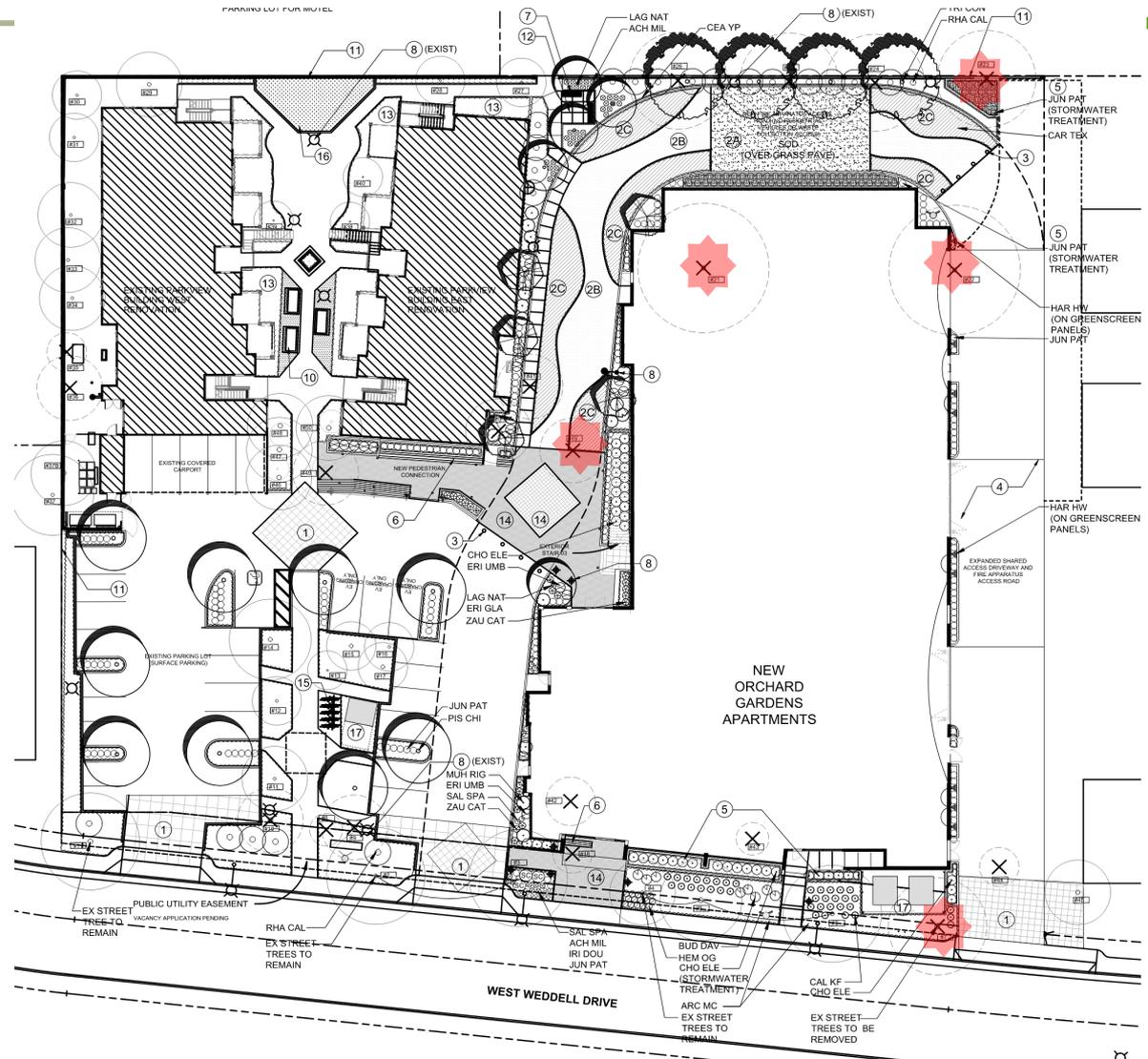


**1 SOUTH EAST CORNER PERSPECTIVE**  
SCALE: N.T.S.

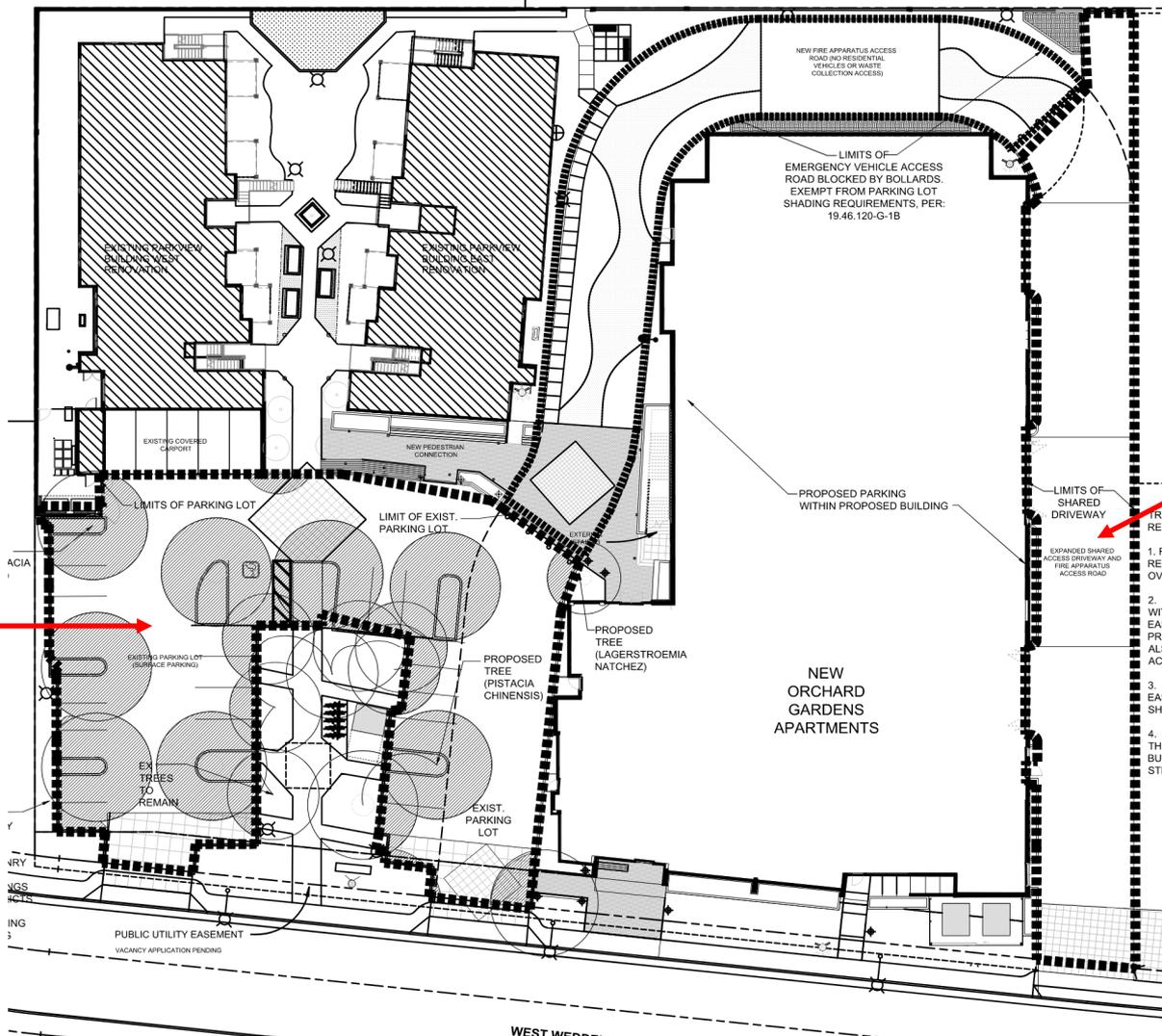
# Landscaping Plan

## Proposal:

- 11 trees to be removed.
- 5 out of 11 trees are deemed protected.
- 37 new trees to be installed
- Total area landscaped is 42%.



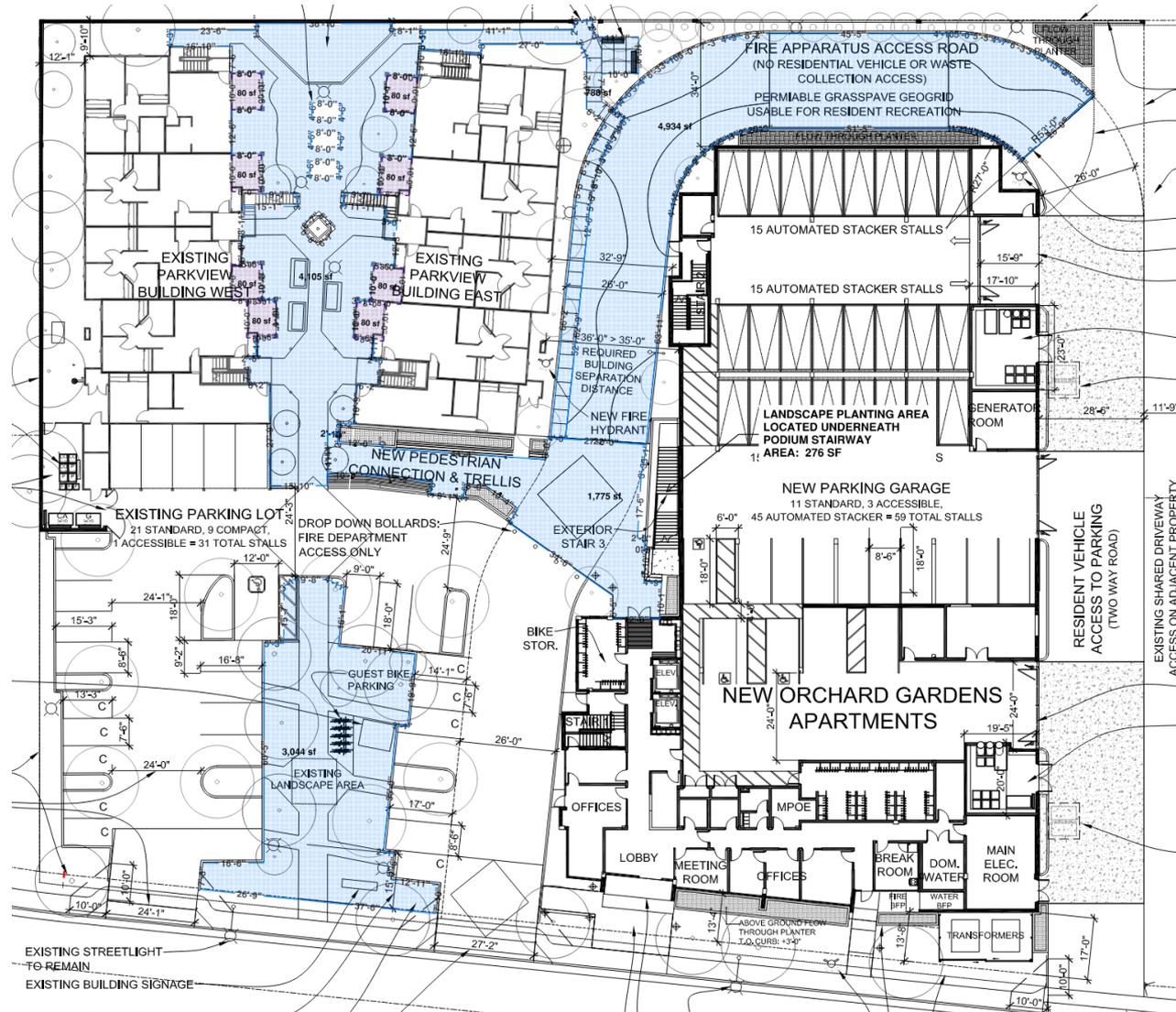
# Parking Lot Shading Plan



Waiver requested due to location and limited space to accommodate trees

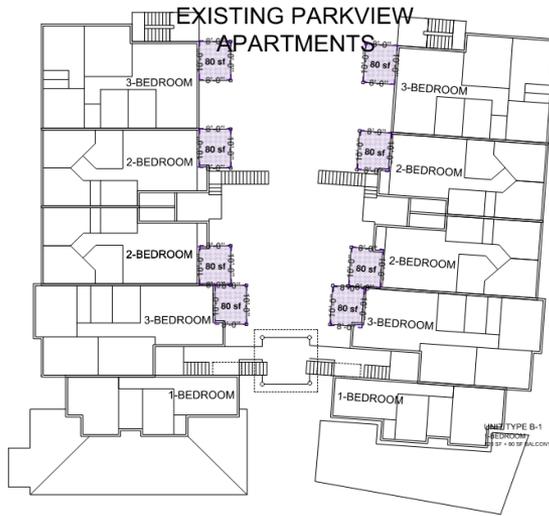
• 50% Shading Provided

# Ground Level Usable Open Plan

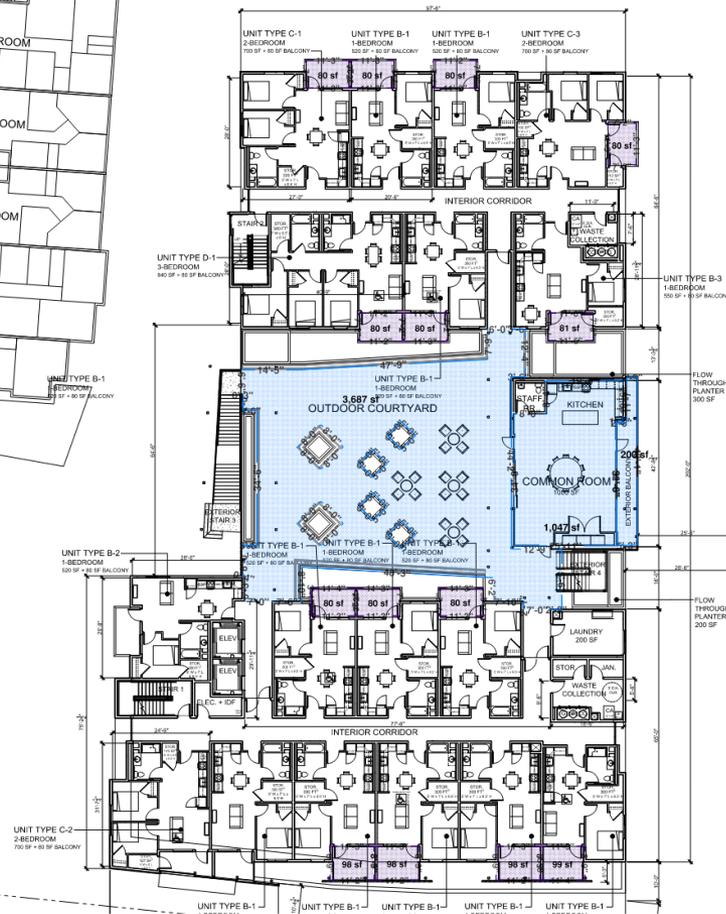


# Usable Open Plan (Upper Levels)

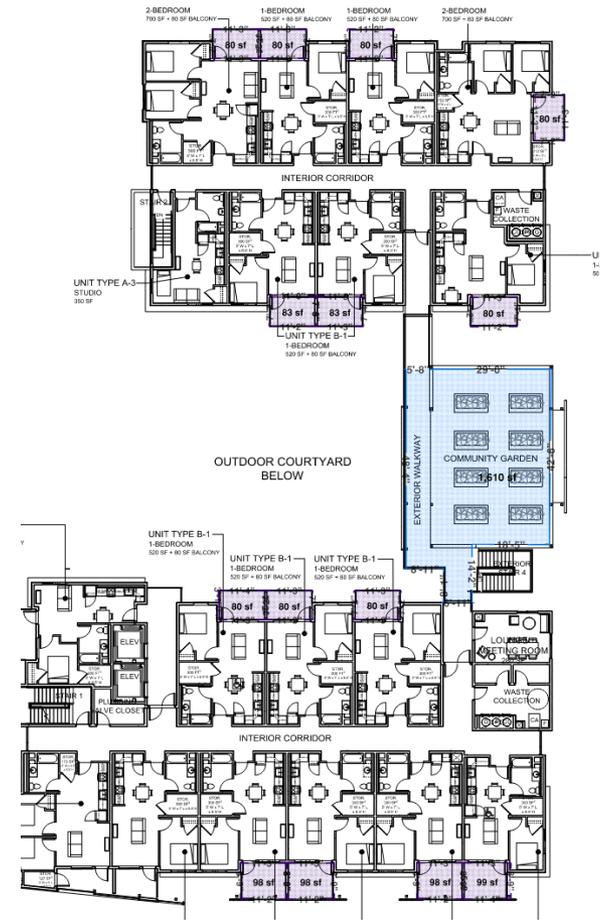
## 2<sup>nd</sup> Floor



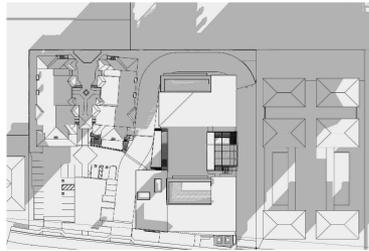
## NEW ORCHARD GARDEN APARTMENTS



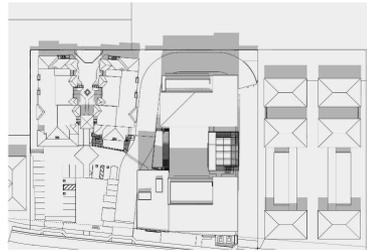
## 6<sup>th</sup> Floor



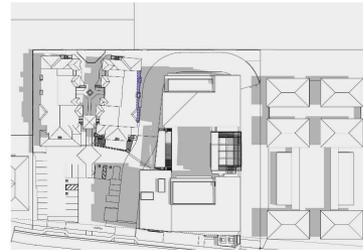
# Shading Analysis for Parkview Apts



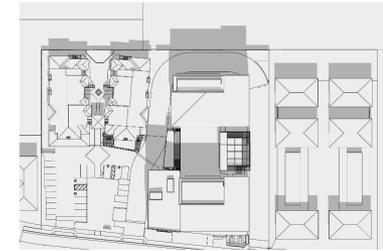
DECEMBER, 3PM, 0% SHADED



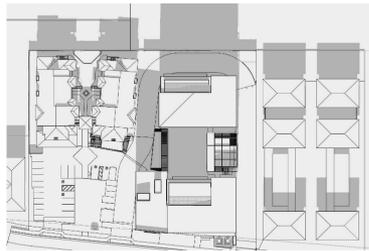
SEPTEMBER, 12PM, 0% SHADED



JUNE, 9AM, 2.02% SHADED



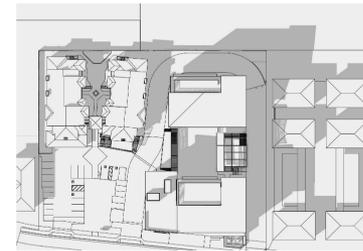
MARCH, 12PM, 0% SHADED



DECEMBER, 12PM, 0% SHADED



SEPTEMBER, 9AM, 11.33% SHADED



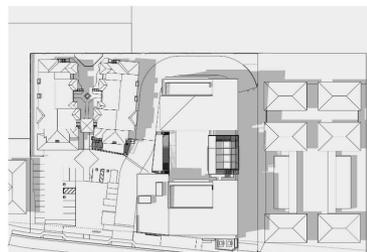
MARCH, 3PM, 0% SHADED



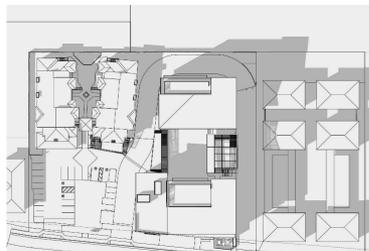
MARCH, 9AM, 15.25% SHADED



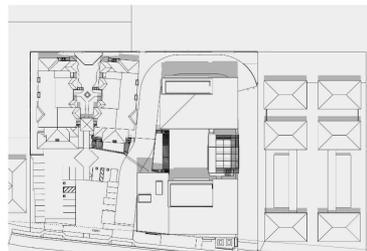
DECEMBER, 9AM, 40.51% SHADED



JUNE, 3PM, 0% SHADED



SEPTEMBER, 3PM, 0% SHADED

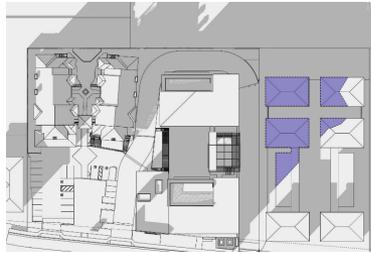


JUNE, 12PM, 0% SHADED

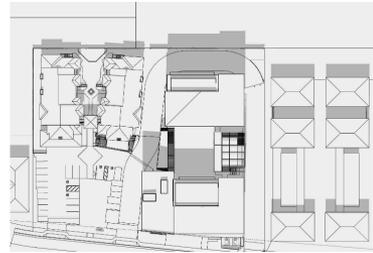
PERCENTAGE OF ROOF AREA SHADED - PARK VIEW APARTMENTS

Month	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	Average
Jan	39.25%	10.92%	7.25%	2.83%	0.00%	0.00%	0.00%	8.61%
Feb	29.39%	10.50%	3.51%	0.00%	0.00%	0.00%	0.00%	6.20%
Mar	15.25%	6.19%	1.29%	0.00%	0.00%	0.00%	0.00%	3.25%
Apr	5.83%	0.93%	0.60%	0.00%	0.00%	0.00%	0.00%	1.05%
May	2.72%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.39%
Jun	2.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.29%
Jul	3.21%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.46%
Aug	5.04%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.72%
Sep	11.33%	2.88%	0.71%	0.00%	0.00%	0.00%	0.00%	2.13%
Oct	15.84%	5.18%	1.03%	0.00%	0.00%	0.00%	0.00%	3.15%
Nov	18.10%	10.90%	2.85%	0.00%	0.00%	0.00%	0.00%	4.55%
Dec	40.51%	15.23%	6.37%	0.00%	0.00%	0.00%	0.00%	8.87%
Average	15.71%	5.23%	1.97%	0.24%	0.00%	0.00%	0.00%	3.31%

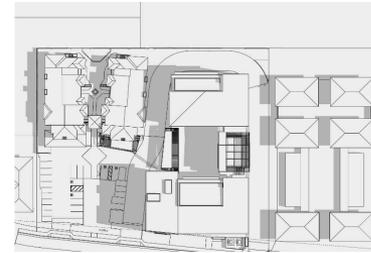
# Shading Analysis for Neighboring Property to the East



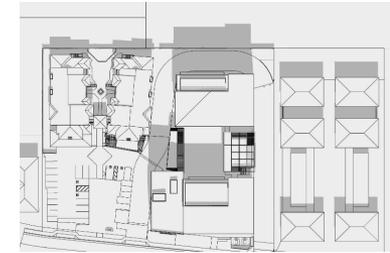
DECEMBER, 3PM, 40.42% SHADED



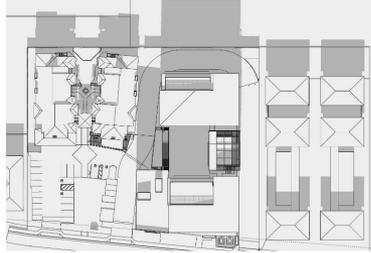
SEPTEMBER, 12PM, 0% SHADED



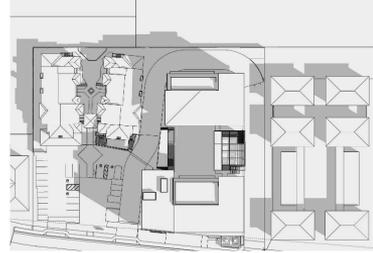
JUNE, 9AM, 0% SHADED



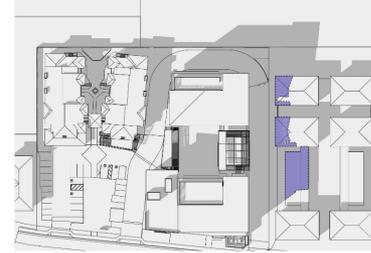
MARCH, 12PM, 0% SHADED



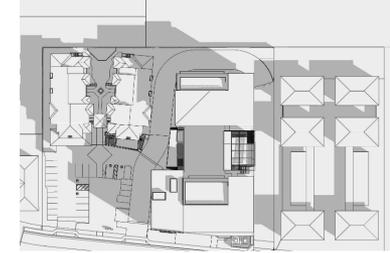
DECEMBER, 12PM, 0% SHADED



SEPTEMBER, 9AM, 0% SHADED



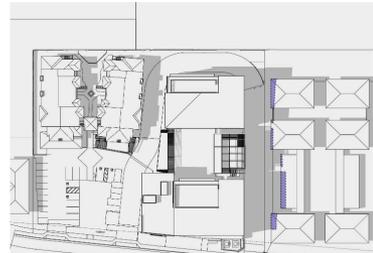
MARCH, 3PM, 17.90% SHADED



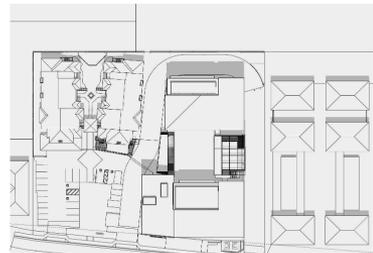
MARCH, 9AM, 0% SHADED



DECEMBER, 9AM, 0% SHADED



JUNE, 3PM, 4.42% SHADED



PERCENTAGE OF ROOF AREA SHADED - NEIGHBORING PROPERTY TO EAST

Month	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	Average
Jan	0.00%	0.00%	0.00%	0.00%	0.00%	6.58%	29.09%	5.10%
Feb	0.00%	0.00%	0.00%	0.00%	0.00%	1.65%	20.88%	3.22%
Mar	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	17.90%	2.56%
Apr	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	14.32%	2.05%
May	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.19%	1.17%
Jun	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.42%	0.63%
Jul	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.92%	0.56%
Aug	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	9.45%	1.35%
Sep	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	20.64%	2.95%
Oct	0.00%	0.00%	0.00%	0.00%	0.00%	7.56%	29.85%	5.34%
Nov	0.00%	0.00%	0.00%	0.00%	0.00%	12.21%	40.55%	7.54%
Dec	0.00%	0.00%	0.00%	0.00%	0.00%	13.01%	40.42%	7.63%
<b>Average</b>	0.00%	0.00%	0.00%	0.00%	0.00%	3.42%	19.97%	3.34%



# Recommendation

## Alternatives

1. Approve the Special Development Permit subject to the Findings in Attachment 3 and Conditions of Approval in Attachment 4.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development and provide direction to staff and the applicant where changes should be made.

## Staff Recommendation

Alternative 2: Approve the Special Development Permit subject to the Findings in Attachment 3 and modified Conditions of Approval in Attachment 4.