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File #: 21-1026, Version: 1

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### REPORT TO PLANNING COMMISSION

#### SUBJECT

##### **Proposed Project:**

**GENERAL PLAN AMENDMENT** to consider increase the allowable residential units to 103 for the block, increase the amount of commercial square footage to 36,500 square feet, updates to design guidelines for the block and identify streetscape improvements for S. Mathilda Avenue.

**Location:** 510-528 S. Mathilda Ave. and 562-564 S. Mathilda Ave. (APN's: 209-29-060, 209-29-061, 209-29-0057 and 209-29-076)

**File #:** 2018-7585

**Zoning:** DSP (Downtown Specific Plan)/Block 20

**General Plan:** Downtown Specific Plan

**Applicant / Owner:** Shawn Karimi/Sunnyvale Imaging and Shawn Taheri/Sam Cloud Barn, LLC

**Project Planner:** Shaunn Mendrin, (408) 730-7431, smendrin@sunnyvale.ca.gov

#### REPORT IN BRIEF

Attached are the proposed revised changes to the Downtown Specific Plan (DSP) for Block 20. The proposed changes only affect future development on Block 20 of the DSP and include changes to the following chapters and appendices:

- **Chapter 5:** Change in Figure 5-1 to accommodate the change in the land use designation for the northern portion on Block 20 and Table 5-1 for the allowance of the additional commercial square footage and the additional dwelling units allocated to the block. The staff presentation will go over the proposed alternatives for unit allocation. A clarification has been added to page 5-3 regarding the allocation of commercial and office square footage. Additional text has been added to page 5-10 referring Block 20 Design to Appendix B.
- **Chapter 6:** Page 6-1 now includes a sentence referring to Appendix B for Block 20 Design Guidelines.
- **Appendix A:** Has not been included, but will be updated to reflect the determined unit allocation for Block 20 on page A-8.
- **Appendix B:** This is a new appendix that focuses on Block 20 by referring to existing design guidelines in Chapter 6 and new design guidelines specifically for Block 20.
- **City Council Minutes:** May 8, 2018 City Council Minutes excerpt (pages 9-12).

For additional background regarding the community outreach to date you may refer to the recording of the Zoom meeting and summary minutes for reference.

- [Community Outreach Presentation - July 14](https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27731)  
<<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27731>>
- [Community Outreach Meeting #1 Recording](https://www.youtube.com/watch?) <<https://www.youtube.com/watch?>

[v=pf1H9snKbhk&t=2s>](#)

- [Question and Answer Summary <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27733>](https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=27733)

A complete version of the existing DSP may be found at the following link:  
<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=22785>

## **ATTACHMENTS**

1. DSP Chapter 5, Figure 5-1 and Table 5-1, page 5-3, and page 5-10
2. DSP Chapter 6, page 6-1
3. DSP Appendix B
4. City Council Minutes, May 8, 2018