



City of Santa Clara

Development Review Hearing

November 13, 2024

4590 Patrick Henry Drive

Public Hearing Item # 1
PLN23-00290



4590 Patrick Henry Drive

Request

- **Adopt** the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP);
- **Architectural Review** for the Demolition of the Existing 42,821 Square-Foot Industrial Building and Construction of an Eight-Story, 284-unit Multi-family Residential Building within the Patrick Henry Drive Specific Plan Area, subject to findings and conditions of approval.



4590 Patrick Henry Drive

Continued item from DRH 10/16/2024

- Review of perspective rendering of the project from the closest row of Sunnyvale residences.
- At the DRH 10/16 public comments expressed concerns on height, massing, privacy, and parking.
- Four public comments received after the agenda was published. Comments raises similar concerns from DRH 10/16.
- Comment letter from Sarah Jackett included the prior petition from 50 neighbors in Sunnyvale.



4590 Patrick Henry Drive

Existing Conditions

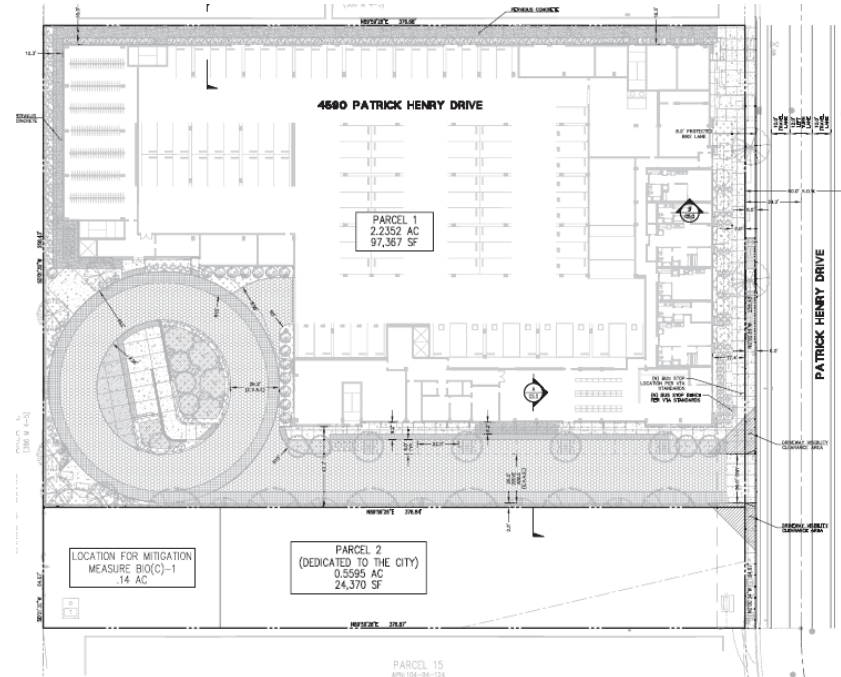
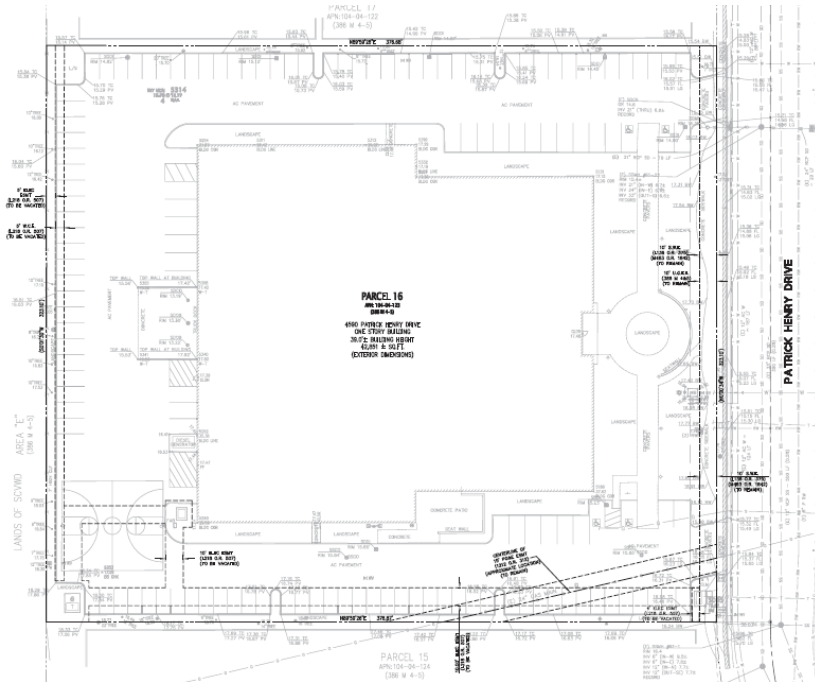
- 2.79-acre site
- Specific Plan: Patrick Henry Drive Specific Plan
- Zoning: Urban Village (UV)
- General Plan: Urban Village
- Surrounding Uses: commercial and industrial





4590 Patrick Henry Drive

Site Plans

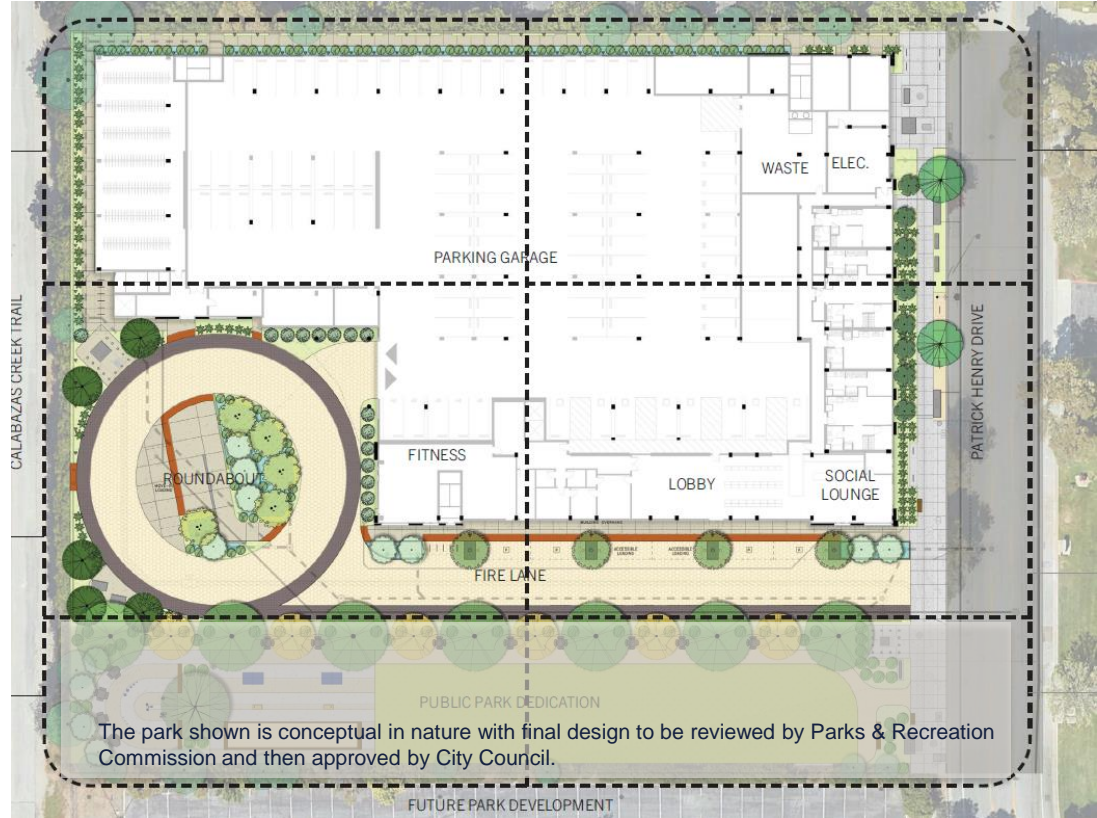




4590 Patrick Henry Drive

Project

- Tentative parcel map to subdivide existing 2.79-acre lot into two lots
 - **2.24-acre lot:**
Development of an 8-story 284-unit multifamily residential building
 - **0.55-acre lot:** Public park dedicated to the City





4590 Patrick Henry Drive

Project

- **284 Units (127 du/acre):** mix of studios, one-bedroom, and two-bedroom units
 - 15% Affordable: 42 affordable units
 - 149 du/acre is maximum density allowed per PHDSP.
- **Amenities:** social lounge, fitness space, clubroom, yoga room, pool and pool deck

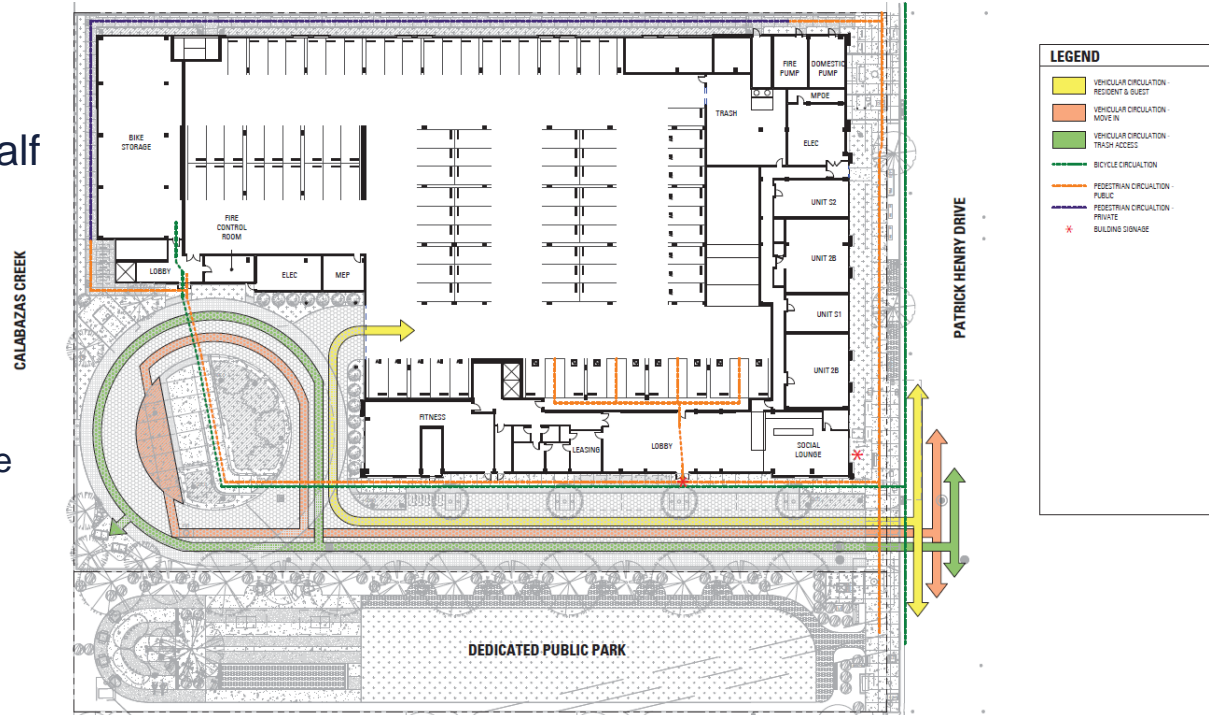




4590 Patrick Henry Drive

Circulation & Parking

- **AB 2097** – No minimum parking for projects within half a mile from a transit stop.
- 324 parking spaces
 - 310 residential parking
 - 14 guest parking
 - Level 1-3: above grade garage
- 303 bicycle racks
 - 284 Class I bicycle racks
 - 19 Class II bicycle racks
 - Level 1: bicycle storage room





4590 Patrick Henry Drive

Elevations



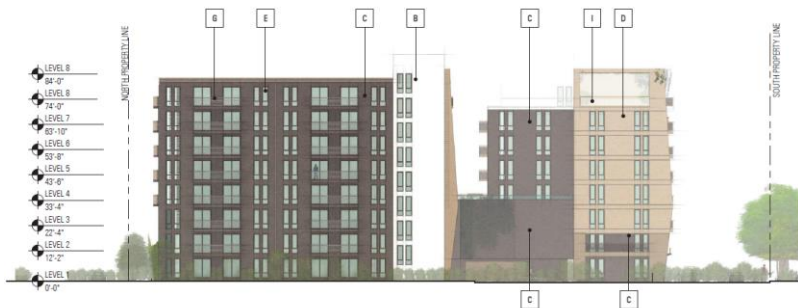
PATRICK HENRY DRIVE (EAST) ELEVATION

1" = 20'-0"



NORTH ELEVATION

1" = 20'-0"



CREEK (WEST) ELEVATION

1" = 20'-0"



PARK (SOUTH) ELEVATION

1" = 20'-0"



4590 Patrick Henry Drive

Renderings





4590 Patrick Henry Drive

Renderings





4590 Patrick Henry Drive

Patrick Henry Drive Specific Plan

- Urban Village:
 - Residential Density: **100-149** dwelling units/acre
 - Project: **127** dwelling units/acre
 - Height Range: **5-12** stories
 - Project: **8** stories
 - Maximum Height: **160** feet
 - Project: **86** feet

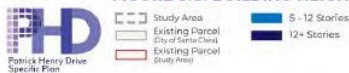


4590 Patrick Henry Drive

Maximum Building Height



FIGURE 3.8: BUILDING HEIGHT



* Proposed roadway is based on pending approval from the College





4590 Patrick Henry Drive

Waivers/Concessions

- **Site Constraints:** emergency vehicle turnaround and dedicated park on the southern border of the site.
- Project submitted pursuant to the Housing Crisis Act of 2019 (Senate Bill 330). A State Density Bonus Law Application was submitted, and the proposed project received 3 waivers and **1 concession** from the Patrick Henry Drive Specific Plan:
 - **Waiver 1: Guideline 5.5.2.5** For locating bedrooms towards street frontage.
 - **Waiver 2: Standard 5.6.1.2** Limit the uninterrupted length of a building or complex to no more than 330 feet
 - **Waiver 3: Standard 5.6.1.9** 5-foot average step back at 70' and daylight plane along Calabazas frontage.
 - **Concession 1: Standards 5.3.1.3 and 5.5.3.5.** Create a 20-foot-wide continuous pedestrian



4590 Patrick Henry Drive

CEQA

- On March 22, 2022, the City of Santa Clara certified the Patrick Henry Drive Specific Plan (PHDSP) Final Environmental Impact Report (FEIR) and approved the PHDSP.
- An Initial Study and Mitigated Negative Declaration was prepared for the project. This addendum tiers from the PHDSP FEIR and provides site-specific analysis for the proposed project and assesses consistency of the project with the PHDSP.



4590 Patrick Henry Drive

Recommendation

- **Adopt** the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP);
- **Approve** the Architectural Review for the demolition of the existing 42,821 square-foot industrial building and construction of an eight-story, 284-unit multifamily residential building located at 4590 Patrick Henry Drive, subject to findings and conditions of approval.



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Waivers/Concessions

- Project submitted pursuant to the Housing Crisis Act of 2019 (Senate Bill 330). A State Density Bonus Law Application was submitted, and the proposed project received 3 waivers and **1 concession** from the Patrick Henry Drive Specific Plan:
 - **Guideline 5.5.2.5** For buildings with ground-floor residential uses, locate kitchens and living rooms- rather than bedrooms and other more private areas-to face streets to maximize privacy and security.
 - **Standard 5.6.1.2** Limit the uninterrupted length of a building or complex to no more than 330 feet. For any building over 330 feet in length, break up the massing with a ground-floor inset or notch of at least 40 feet wide and 15 feet deep except for the edges fronting onto Mission College Boulevard.
 - **Standard 5.6.1.9** Buildings that border Calabazas Creek, starting at 70 feet, shall be articulated with a 5-foot average step back from the street wall, including building recesses and protrusions, for a minimum of 50% of each creek frontage, provided it meets the 1:1 daylight plane shown in the General Plan.
 - **Standards 5.3.1.3 and 5.5.3.5.** Create a 20-foot-wide continuous pedestrian zone including seven-foot-wide clear walkway; and an amenity zone along the curb for trees, planters and street furniture. Allow 5-foot walkways where above-grade utility structures are present. No building setback is required for residential-only buildings where the width of the existing utility easement is 10 feet or more between the right-of-way and building edge



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Public Comments

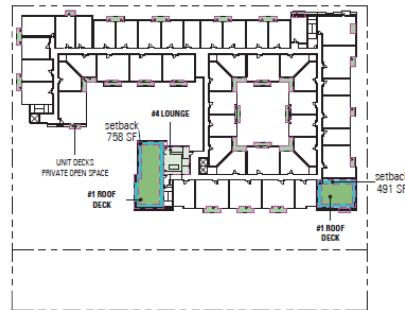
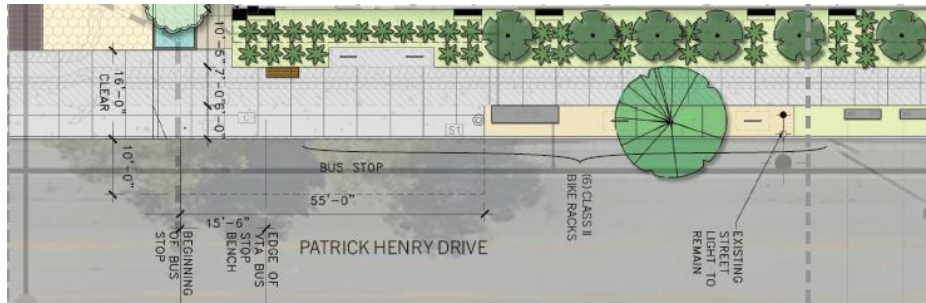
- In-Person Community Meeting on April 10, 2024
 - 9 community members in attendance
- 5 Comments received during CEQA public review period (April 26, 2024 to May 26, 2024):
 - City of Sunnyvale
 - Lakewood Village Neighborhood Association
 - John C. Gordon (Sunnyvale resident)
 - Holland & Knight
 - Sarah Jackett (Sunnyvale resident)
- Comments received after mail notice:
 - Greenbelt Alliance: Letter of endorsement for the proposed project



4590 Patrick Henry Drive

Open Space & Landscaping

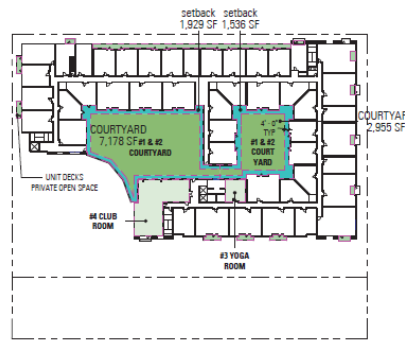
- Mixture of plant species and trees within common areas and courtyards
- Patrick Henry Drive Street Frontage: 20-foot-wide continuous pedestrian zone, including a 7-foot sidewalk and 6-foot landscape strip



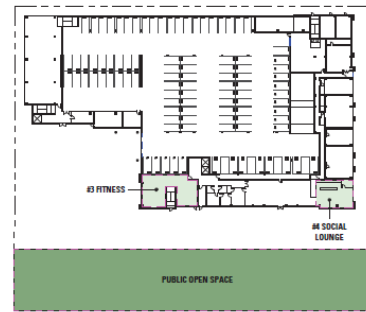
2 LEVEL 8 - OPEN SPACE PLAN
Scale 1" = 32' 0"



3 TYPICAL LEVELS 5-7 - OPEN SPACE PLAN
Scale 1" = 32' 0"



2 LEVEL 4 - OPEN SPACE PLAN
Scale 1" = 32' 0"



3 LEVEL 1 - OPEN SPACE PLAN
Scale 1" = 32' 0"