



Sunnyvale

102 E. Fremont Ave.

1310 S. Sunnyvale-Saratoga Rd.

2021-7161

Project Planner – Shetal Divatia

Planning Commission Public Hearing– June 27, 2022

VILLAGE CENTER MIXED-USE – 7.8 ac

Fremont Square Shopping Center – 7.2 ac



Background

- Village Center – 4 lots, 7.81 acres
- Fremont Square Shopping Center – 3 lots, 7.2 acres
- Subject site – 1.84 acres, western lot
- New Housing Laws
- Preliminary Application submitted March 21, 2021
- Neighborhood Outreach Meeting – April 8, 2021
- PC Study Session – February 28, 2022

Applicable Housing Laws

- Housing Accountability Act (HAA)
 - ◆ Requires “objective” standards (written, disclosed, understandable to both city and developer)
- Density Bonus Law entitlements
 - ◆ Incentives/concessions to reduce costs
 - ◆ Waivers to allow site to accommodate allowed density
 - ◆ Reduced parking ratios
- Housing Crisis Act of 2019 (SB 330)
 - ◆ Locks in requirements as of date of preliminary app.

Project Overview

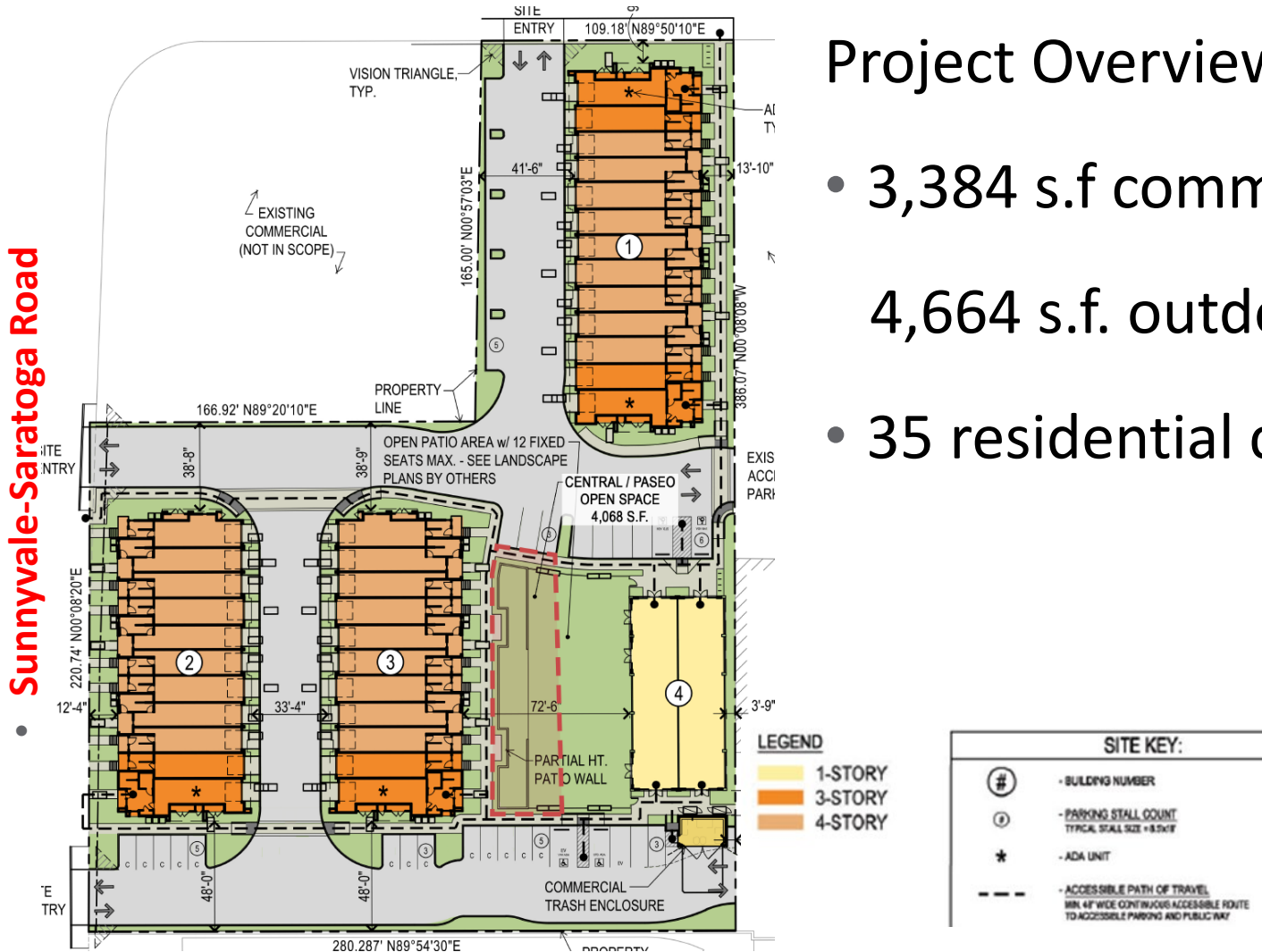
- 3,384 s.f. commercial building (4.2% FAR) + 4,664 s.f. outdoor patio area
- 35 residential condo units, 4 buildings (19.02 du/ac)
- Total - 100 parking spaces
 - Residential - 82 spaces (70 covered; 12 guest spaces)
 - Commercial - 18 spaces
- Common Open space - 4,068 s.f.
- 16 trees existing – 14 trees removed; 4 protected trees removed, 2 unprotected trees saved, 123 trees planted
- 4.375 (12.5%) BMR Requirement

Proposed Project – 1.81 ac site

- **Fremont Avenue**

Project Overview

- 3,384 s.f commercial + 4,664 s.f. outdoor patio
- 35 residential condo units



Waivers, Concessions & Reduced Parking

WAIVERS:

1. FAR for Commercial Use (4.2% where 10%)
2. Residential Density (19.4 du/ac where 18 du/ac)
3. Frontage Landscaping (10' where 15' is req)
4. Buffer Landscaping strip width (3'- 6' where 10' is req + trees @ 25' distance)
5. Buffer Landscaping Planting (Tree plantings to be at a min. of 20' distance)
6. Parking Lot Shading (26.3% where 50% is req)
7. Compact Parking Spaces (13 spaces where 1 is allowed)
8. Commercial Parking Spaces (13 spaces where 31 is req for restaurant use)
9. Front Setback (8'4" and 8'7" where 70' req)

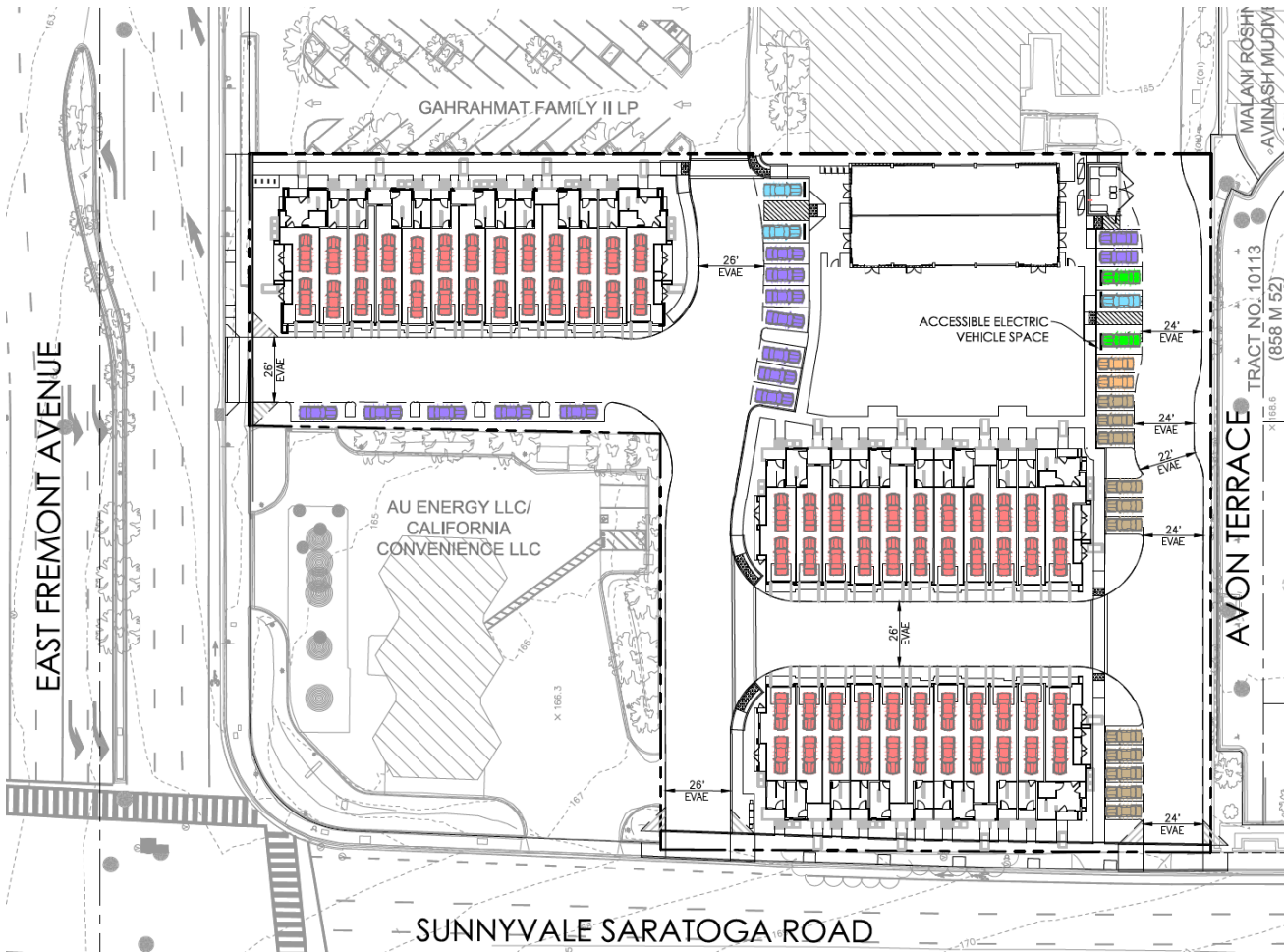
CONCESSION:

1. Undergrounding of overhead utility lines









STATE DENSITY BONUS - REDUCED PARKING (Residential)

Exceeds 53 minimum parking spaces (70 tandem + 12 unassigned spaces provided)

Parking Layout



PARKING LEGEND

	ACCESSIBLE SPACES*	3
	TANDEM GARAGE SPACES (RESIDENTIAL)**	70
	STANDARD SPACES (COMMERCIAL)	14
	COMPACT SPACES (COMMERCIAL)	2
	GUEST COMPACT SPACES (RESIDENTIAL)***	11
TOTAL SPACES		100
	ELECTRIC VEHICLE**	2
	BICYCLE PARKING (RACKS)	16 RETAIL
	BICYCLE PARKING (LOCKERS)	4 RETAIL
		TOTAL 20 RETAIL

*1 RESIDENTIAL, 2 COMMERCIAL
 **INCLUDES ONE ACCESSIBLE SPACE.
 ***SEE PARKING CALCULATIONS

Conceptual Landscape Plan

- Sunnyvale-Saratoga Road



Residential - Typical Elevation and section



Typical Elevations

Four sides Residential building



LEFT ELEVATION



FRONT ELEVATION



CONDENSER
UNIT, TYP.

RIGHT ELEVATION



REAR ELEVATION

Typical Elevations



LEFT ELEVATION



FRONT ELEVATION



CONDENSER UNIT, TYP.

RIGHT ELEVATION



REAR ELEVATION

Residential - Materials, colors and details

MATERIALS



1 HORIZONTAL SIDING
OCCURS WITH ALL BODY COLORS & ACCENT COLORS



2 STUCCO
LIGHT SAND FINISH
OCCURS WITH BODY 1 COLOR & ACCENT COLOR



3 STONE TILE VENEER
ELDORADO STONE: VANTAGE 30 - SOUTHERN PEAK



4 COMPOSITION SHINGLE ROOF
CERTANTEED: LANDMARK - WEATHERED WOOD



5 WOOD WINDOW TRIM



6 CONTEMPORARY GARAGE DOOR
GRAND HARBOR: SERIES 1 - DESIGN 11



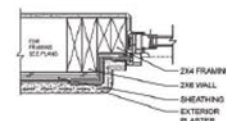
7 METAL RAILING
WITH HORIZONTAL WOOD PLANK RAILS



8 METAL AWNINGS



10 CONTEMPORARY WALL SCONCE
MODERN FORMS: HILINE - WS-W23



RECESSED WINDOW DETAIL
(NO TRIM)



12 FRONT ENTRY DOOR



11 LED SURFACE MOUNT FIXTURE
WPX LED

COLOR SCHEME



EXTERIOR MATERIALS

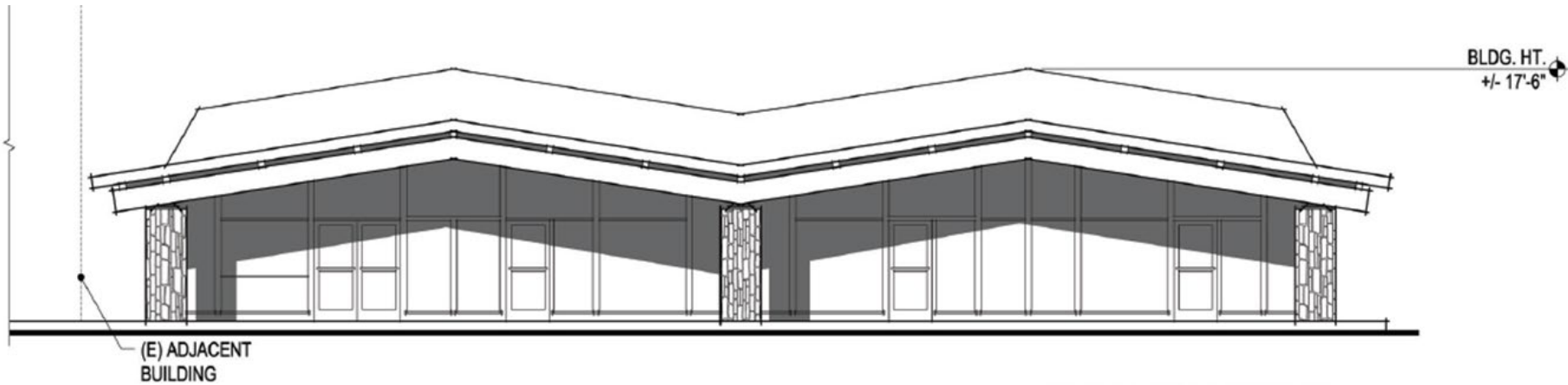
- 1 HORIZONTAL SIDING
- 2 STUCCO W/ LIGHT SAND FINISH
- 3 STONE TILE VENEER
- 4 ARCHITECTURAL QUALITY COMPOSITION SHINGLE ROOFING
- 5 WOOD WINDOW TRIM
- 6 CONTEMPORARY GARAGE DOOR
- 7 METAL RAILING w/ HORIZONTAL PLANK RAILS
- 8 METAL AWNINGS
- 9 PRE-FINISHED METAL COPING
- 10 ENTRY WALL SCONCE
- 11 FIXTURE OVER GARAGE DOOR
- 12 ENTRY DOOR

Sunnyvale FCII, LLC
Sunnyvale, CA
July 2, 2021

RESIDENTIAL COLOR AND MATERIALS
A15

COMMERCIAL COMPONENT

Existing and Proposed Commercial Parking



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

Commercial – Materials, color and details

MATERIALS



1 STONE TILE SIDING
ELDGORADO STONE: VANTAGE 30 - SOUTHERN PEAK



2 VERTICAL METAL SIDING



3 STUCCO
LIGHT SAND FINISH



4 STOREFRONT SYSTEM
DARK ANODIZED ALUMINUM



5 METAL AWNINGS



7 R.T.U. SCREEN WALL BEYOND
EXAMPLE ONLY, MATERIAL TO MATCH VERTICAL METAL SIDING



8 WALL SCONCE
MODERN FORMS: WS-W03608/10 (OR APPROVED EQUAL)

COLOR SCHEME



Body 1
SW 7011 Natural Choice
(254-C6)



Body 2
SW 7668 March Wind
(282-C3)



Accent
SW 0009 Eastlake Gold
(300)

EXTERIOR MATERIALS

- 1 STONE TILE SIDING
- 2 VERTICAL METAL SIDING
- 3 STUCCO W/ LIGHT SAND FINISH
- 4 DARK ANODIZED ALUMINUM STOREFRONT SYSTEM
- 5 METAL AWNINGS
- 6 PRE-FINISHED METAL COPING COLOR TO MATCH ADJACENT SURFACE
- 7 R.T.U. SCREEN WALL BEYOND, V.I.F.
- 8 WALL SCONCE

View of project from Sunnyvale-Saratoga Road



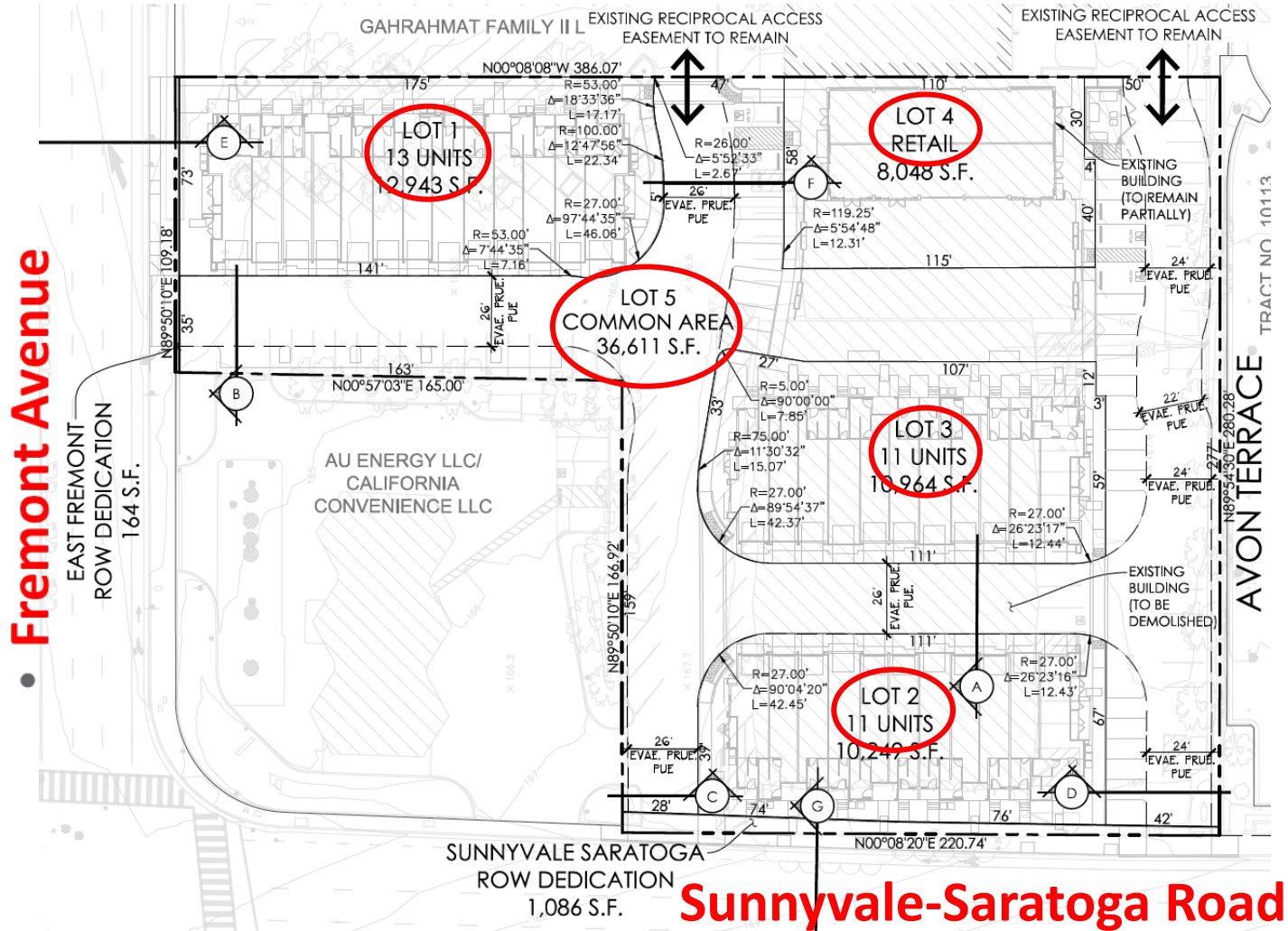
Aerial View of Project from Fremont Avenue



View of Commercial Space



Tentative Map



Key Issues

- Location of commercial building
- Driveway safety – DPW Memo in Attachment 7
- Impacts of requested waivers
 - Buffer landscaping
 - Parking lot shading
 - Compact parking spaces
 - Commercial parking spaces

Staff Recommended Modifications/COAs

2. Remove one driveway – Att. 4, COA PS-1(a)
3. Appropriate tree planting – Att. 4, COA PS-1(c)
4. Diamond/triangle tree wells – Att. 4, New COA PS-1(g)
Use diamond or triangular shaped landscape pockets between proposed parking spaces to provide a few additional opportunities for trees in the parking areas.
5. Motorcycle/scooter spaces – Att. 4, COA PS-1(b)
6. Commercial parking supply – Att. 4, COA GC-13
7. Park-In Lieu Fee rate – Att. 4, Amend COA BP 9 (a)
Replace the amount noted with \$1,838,667.60

Staff Recommendation

Alternative 1 Make CEQA Findings, Approve the SDP and TM

- ◆ **Findings – Att 3**
- ◆ **Conditions of Approval – Att 4**
- ◆ **Recommended Site Plan – Att 10**