

## RESPONSE TO COUNCIL QUESTIONS RE: 9/8/2021 CITY COUNCIL AGENDA

### **Agenda Item #: 1**

**Title:** CALL FOR REVIEW OF THE PLANNING COMMISSION DECISION OF JULY 12, 2021 Proposed Project: Related applications on a 2.77-acre site: SPECIAL DEVELOPMENT PERMIT to redevelop a portion (easterly portion) of an existing shopping center (Fremont Corners) into a mixed-use development with 8,094 square feet of commercial space and 50, 4-story townhome-style condominiums with associated parking and site improvements including common open space. TENTATIVE MAP to subdivide the lot into 6 lots and 50 condominiums. Location: 166 E. Fremont Ave. (APN: 309-01-006) File #: 2020-7525 Zoning: C-1/PD (Neighborhood Commercial/Planned Development) Applicant/Owner: The True Life Companies/Fremont Corners Inc et al (applicant/owner) Environmental Review: Class 32 Categorical Exemption (Infill Development) Project Planner: Shétal Divatia, (408) 730-7637, sdivatia@sunnyvale.ca.gov

Council Question: Staff is suggesting adding trees on the South and East borders which will provide some parking lot shading, however, that still conceivably doesn't meet the 50% shading requirement. Would it be feasible to require the developer to help mitigate shading in Sunnyvale as a whole by paying towards planting trees elsewhere in the city (park strips, private property, etc.)? Planting 30-50 trees elsewhere in Sunnyvale would help reduce our general heat island.

Staff Response: There are no provisions in the existing codes for in-lieu fee payment for deficient parking lot shading. Due to limitations of state law it is not possible to require an in-lieu payment. The applicant can voluntarily offer to offset some of the shading deficiency with an in-lieu payment.