



Sunnyvale

877 West Fremont Avenue  
2021-7922

Aastha Vashist, Senior Planner

Planning Commission Study Session, January 9, 2023

# Overview

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- Use Permit and Tentative Parcel Map
- Proposed Project
  - ◆ Residential:
    - 110 townhome-style condominium units
    - Two to three-story
    - 13 BMR units
  - ◆ Office:
    - 35,393 s.f.
    - Three stories
  - ◆ 19,600 s.f. private park (accessible to public)

# Background

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- General Plan Designation: Village Mixed-Use
- Zoning: Office (O)
- Village Center Site, identified in the LUTE
  - ◆ Commercial use
    - Allowed: 10% to 25%
    - Proposed: 13%
  - ◆ Residential:
    - Allowed: 18 du/acre
    - Proposed: 17.9 du/acre

# Site Context

Village  
Center  
Sites



One-story Eichler-style single-family homes

One-to-two story multi-family residential units

# Site Plan



# Overall Site Rendering



# View from Fremont & Mary Ave intersection



# View near the proposed park





# View from S. Mary Ave



# View from W. Fremont Ave

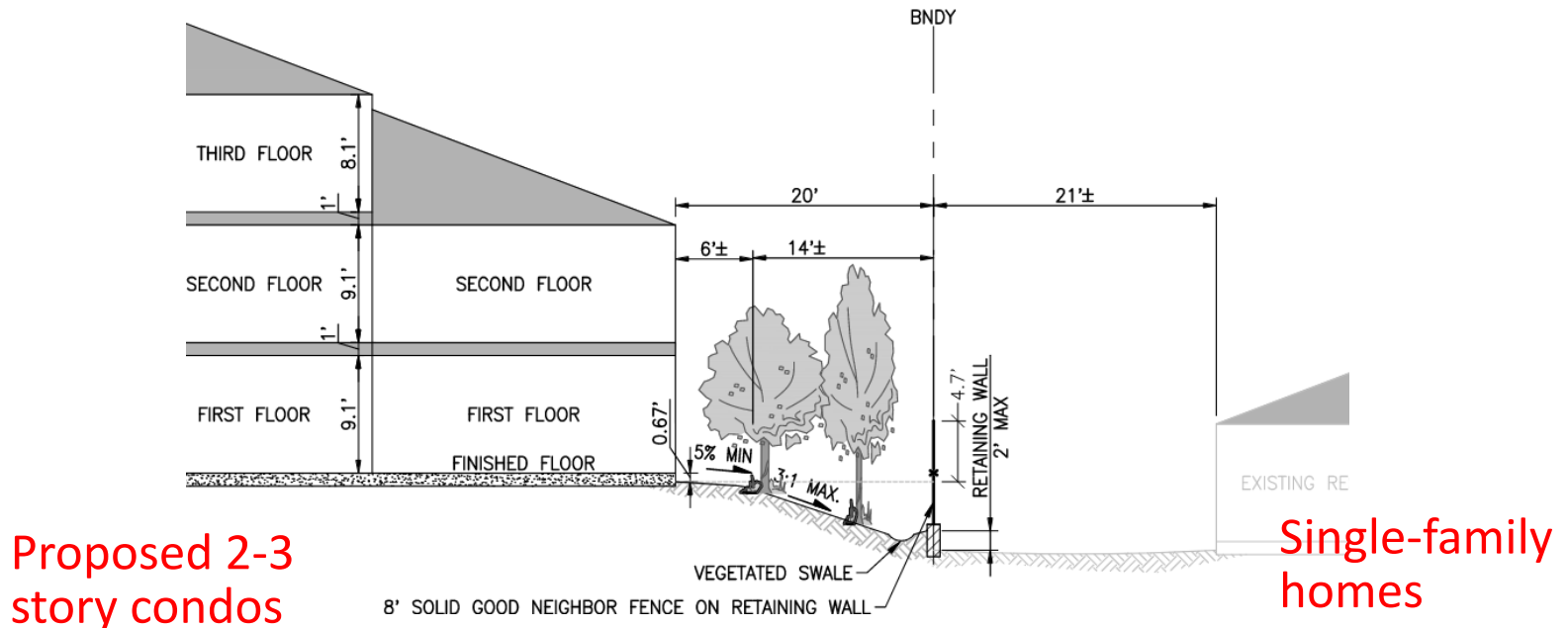


# Concessions & Waivers

Concession/Waiver	Requirement	Proposed	Code Section
<b>Parking Lot Shading</b>	50% min.	36%	SMC 19.46.120
<b>Office Building Height</b>	2 story, 30 feet max. (additional 10 ' with Green Building incentive)	47'-6"	SMC Table 19.32.020
<b>Front Setback</b>	20 feet	9'-8"	SMC Table 19.34.030
<b>Distance between buildings</b>	26 feet min.	13'-8"	SMC 19.48.030
<b>Distance to trash enclosure</b>	150' max.	325'	SMC 19.38.030
<b>Compact spaces for residential unassigned parking</b>	10% spaces max.	76.5% spaces	SMC 19.46.060
<b>Landscaping frontage</b>	15' min.	9'-8"	SMC 19.37.040
<b>Usable Open Space</b>	400 s.f. /unit	370 s.f./unit	SMC Table 19.37.040

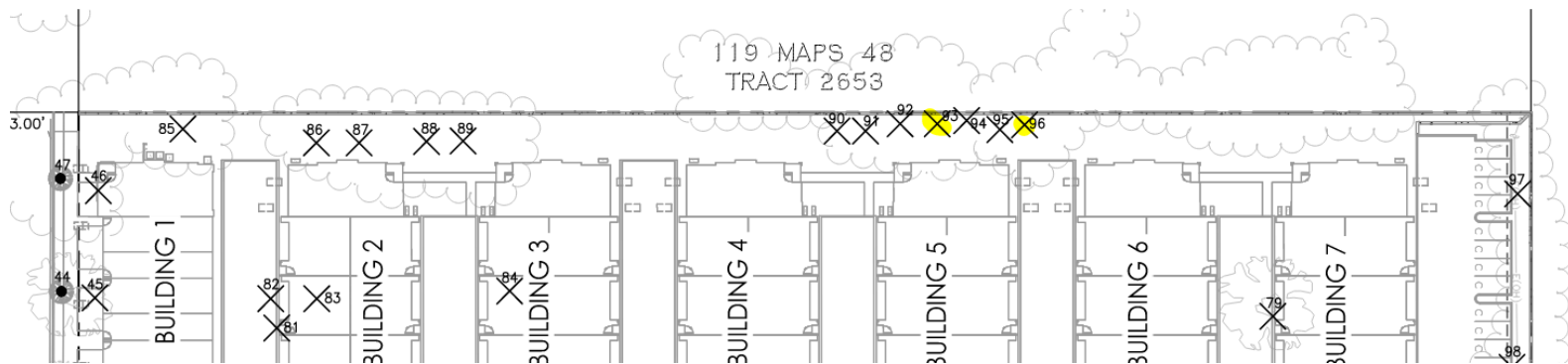
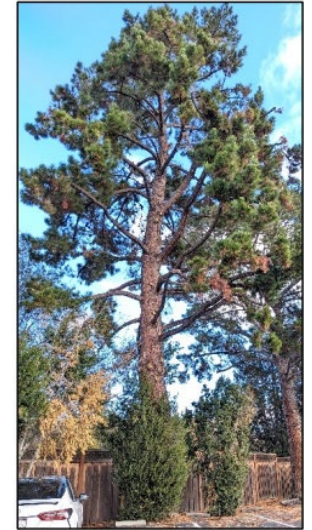
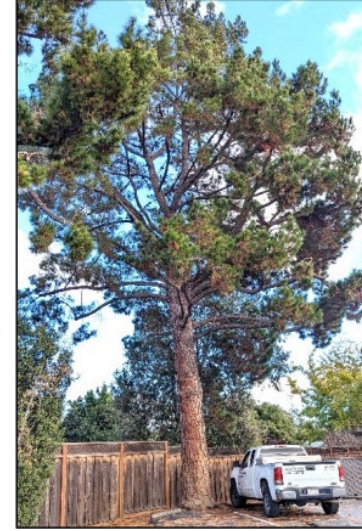
# Neighborhood Interface

- Entire site to be graded up
  - ◆ Approx. 3.1' from TOC
  - ◆ Approx. 5' from the adjoining SFHs
  - ◆ 8-foot fence and up to 2 feet retaining wall



# Tree Preservation

- Recommended preservation: two mature Pine trees (#93 & 96)
- Per applicant's arborist report, the trees will not survive construction.



# Feedback Requested

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- Architecture
- Tree preservation
- Neighborhood interface

# Planning Division Contact

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