



Sunnyvale

1050 W Remington Drive
2018-7569

Aastha Vashist

Planning Commission, October 22nd , 2018

Background

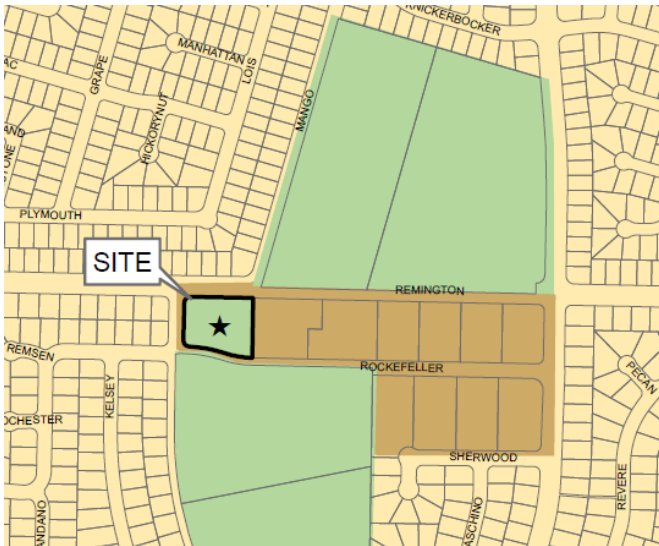
- A study was conducted in 2007 to preserve properties with place of assembly uses by rezoning to Public Facilities zoning based on specific size, location and site specific consideration.
- This site was one of the 11 properties rezoned to P-F based on the study. One of the criteria was sites greater in size then 1.5 acres.

Background

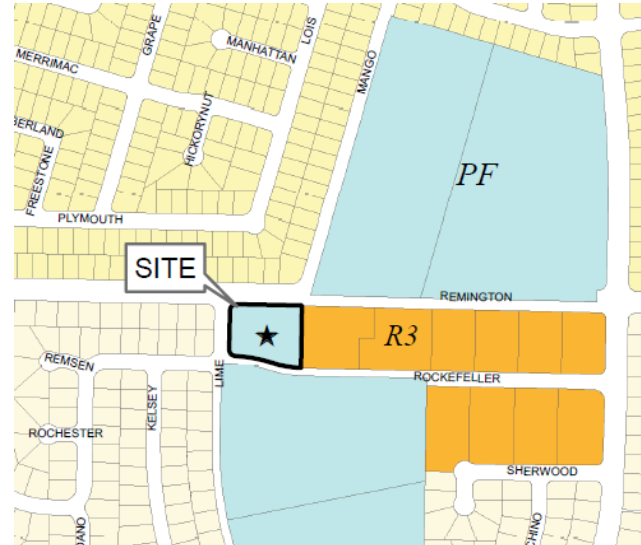
- A General Plan Amendment Initiation (GPI) application was submitted earlier this year requesting changing the **entire site** from Public Facilities (P-F) to Medium Density Residential (RMED).
- This was recommended denial by the Planning Commission on April 9, 2018. The application was withdrawn by the applicant prior to City Council hearing.
- This is the second GPI application; requests changing land use designation of a **half of the site** from P-F to RMED and retaining the **other half as P-F**.

Site Context

General Plan



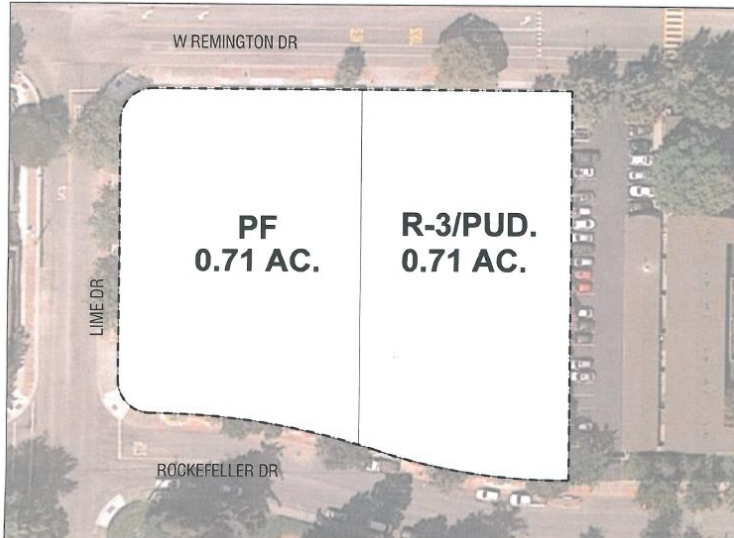
Zoning Map



Direction	Existing Uses	Zoning	General Plan Designation
North (across Remington)	Single-Family houses	R-0	Low Density Residential (RLO)
North (across Remington)	Sunnyvale Middle School	P-F	Public Facilities (PF)
South (across Rockefeller)	De Anza Park & Stratford School	P-F	Public Facilities (PF)
West (across Lime)	Single-Family houses	R-1	Low Density Residential (RLO)
East (adjacent)	Multi-Family housing	R-3	Medium Density Residential (RMED)

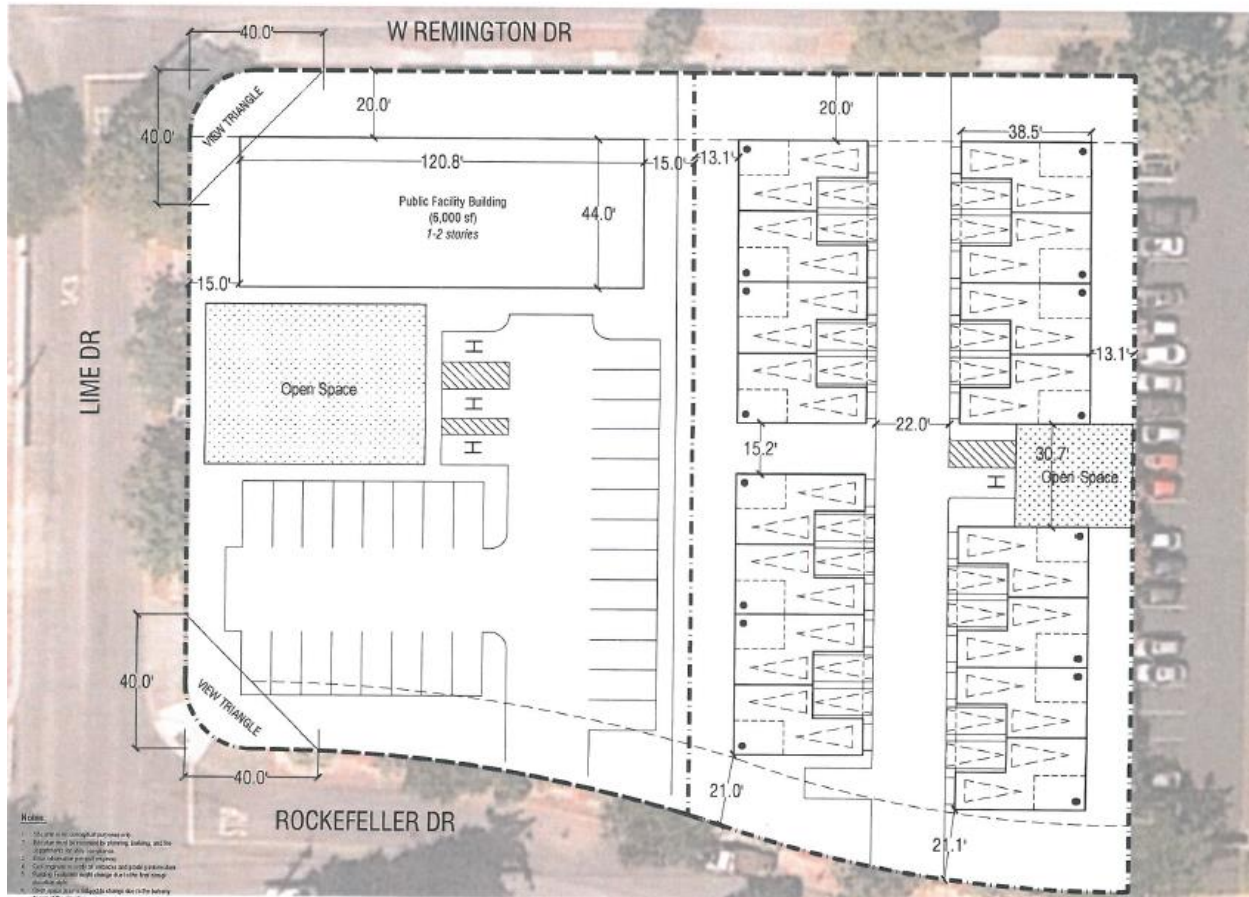
Site Context

- Per Site survey (Attachment 14) area is 1.408 acres.



Zoning District	Max. Units/Acre	Units Allowed (for half of the site)	Units Allowed (for entire site)
R-0 (low density)	7	5	10
R-1 (low density)	7	5	10
R-1.5 (low-medium)	10	7	14
R-1.7/PD (low-medium)	14	11	23
R-2 (low-medium)	12	8	17
R-3 (medium)	24	17	34

Conceptual Site Plan



Zoning Summary

Existing Zoning:	PF
Proposed Zoning:	PF and R3
Building Setbacks:	Front Yard: 20'
	Side Yard: 5' + 3' for each additional story
	Rear Yard: 20'

Max. Building Height: 35' and 3 Stories
Max. Lot Coverage: 40%

Project Summary

Total Site Area:	± 1.43 ac
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PUBLIC FACILITY (PF Zone):

Total Site Area:	± 0.71 ac
Total Building Area:	5,000 sf
First Floor (5,300 sf) Second Floor (700 sf)	

Parking

Required Parking:	25 stalls (4 spaces/1000 sf)
Proposed Parking:	29 stalls

RESIDENTIAL DISTRICT (R3 Zone):

Total Site Area:	± 0.71 ac
Total Units:	16 du
3 Story TH ± 1,400 - 1,600 sf 2-3 bdrm 2.5 b.	
Density:	22.5 du/ac

Parking:

Required Parking:	40 stalls
Residential Garages:	32 stalls (2 stalls / unit)
Guest Stalls:	8 stalls
(2 Bdrm Units = 0.5 unassigned spaces per unit = 8 stalls)	
Proposed Parking:	50 stalls
Residential Garages:	32 stalls (2 stalls / unit)
Guest Parking:	18 stalls
Driveway: 1 stall/unit	
Head-In Guest Parking:	2 stalls

Open Space:

Required Landscaped Area:	425 sf / unit
Provided:	TBD
Required Usable Open Space:	6,400 sf (400 sf / unit)
Provided:	TBD
Total Private:	TBD
Total Common:	TBD

**CATALYST
DEVELOPMENT
PARTNERS**

**CONCEPTUAL SITE PLAN
1050 W. REMINGTON DR
SUNNYVALE, CA**

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Recommendation

Considerations

- City has policy supporting place of assembly and residential uses.
- The proposal provides a reasonable balance between need for additional housing and preserving appropriately located sites for community serving uses.

Staff Recommendation

- Alternative 1: Initiate the GPA study to analyze changing the land use designation for a half of the site from Public Facilities to Medium Density Residential and retaining the other half as Public Facilities, as requested by the applicant.