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Sunrise Senior Living, LLC ("Sunrise") provides a wide array of housing and services for seniors, including independent living, assisted living, skilled nursing, and memory care. Sunrise operates senior communities across the country, recently obtaining entitlement approvals for a new 90-unit community in the North Fair Oaks community of unincorporated San Mateo County. Sunrise is currently in contract to purchase the two parcels located at 581 and 583 East Fremont Avenue ("Property") in Sunnyvale, CA ("City") and within the Public Facilities ("PF") zoning district under Title 19 of the City's Municipal Code ("Zoning Code").

This application for Preliminary Review is submitted in order to present the City with two project alternatives; to receive feedback on each alternative, which will guide project design and community outreach; to confirm applicable zoning regulations; and to clarify next steps in the project review process. A description of Sunrise's services and the project is provided below to aid the City in its review.

Sunrise Services

Sunrise offers a full slate of high-quality senior housing and service options, including:

- Independent senior living – For older adults looking for an active, engaged lifestyle free of day-to-day chores.
- Assisted living – For older adults who value their independence, but need some assistance with daily activities such as bathing, dressing, transportation and medication reminders. Seniors may live in their own suites or with a companion.
- Skilled nursing - Provides typical senior living services, with the addition of a high level of medical care, typically found in a hospital setting.
- Memory care services – Create a safe and stimulating environment for those with dementia--including its most common form, Alzheimer's.

At every community, a dedicated activities team develops an extensive calendar tailored to the specific needs and preferences of the residents. On a typical day, each community offers music activities, light exercise or yoga classes, food and conversation events, games, and current events discussions. The activities programming is designed to bring together residents, team members, families, and volunteers. Each community also has an excellent dining program, which provides a variety of healthy and delicious meal options, all prepared with fresh seasonal ingredients.

Project Description

At this Sunnyvale location, Sunrise envisions a 90-unit assisted living and memory care facility with 120 beds ("Project"). The Project proposes 50 assisted living units (25 studios, 18 two-room, and 7 semi-private) and 40 memory care units (14 studios, 14 two-room, and 12 semi-private). All units, except those in the memory care portion of the building, will provide a wet bar area with a sink and a small refrigerator, but no cooking facilities. The Project will include a commercial kitchen that serves all residents, and numerous common spaces, including dining rooms, a bistro, a lounge, a living room, and activity rooms. It is anticipated that approximately 75 full-time employees will serve the Project (based on full occupancy), with approximately 45 employees in the morning shift (7 am to 3 pm), 20 employees in the afternoon shift (3 pm to 11 pm), and 10 employees in the night shift (11 pm to 7 am), which numbers may vary slightly based on staffing needs.

The Project proposes a three-story building that steps down to two stories near the existing residential neighborhood to the north. The design takes advantage of the height increase available to projects within the PF zoning district that provide increased setbacks. The increased height would accommodate a smaller building footprint that would allow for the retention of the community garden space in the northern portion of the Property. Additionally, landscaping, including new trees, will provide screening from the adjacent residences. Vehicles would enter the Project site from Manet Drive and East Fremont Avenue, and would exit from East Fremont Avenue only, and a fire access road is proposed to surround the facility. This fire access road may be used by the public to access the community garden space. A total of 64 parking spaces would be included, 57 of which are subterranean and 7 surface parking spaces, three of which will be provided for visitors and four for users of the community garden. The community garden will be open during daylight hours.

To accommodate the Project, demolition of the existing structures and associated hardscape and utilities would be required. New utilities infrastructure, and hardscape, and landscape features would be provided. Notably, a community garden space open to the public and available to Project residents in the northern portion of the Project site, and a memory care garden located in one of the central courtyards would be provided.