



Sunnyvale

475 N. Fair Oaks Ave &  
585-595 Columbia Ave.  
File # 2019-7415

Cindy Hom

Planning Commission, June 22, 2020

# Application

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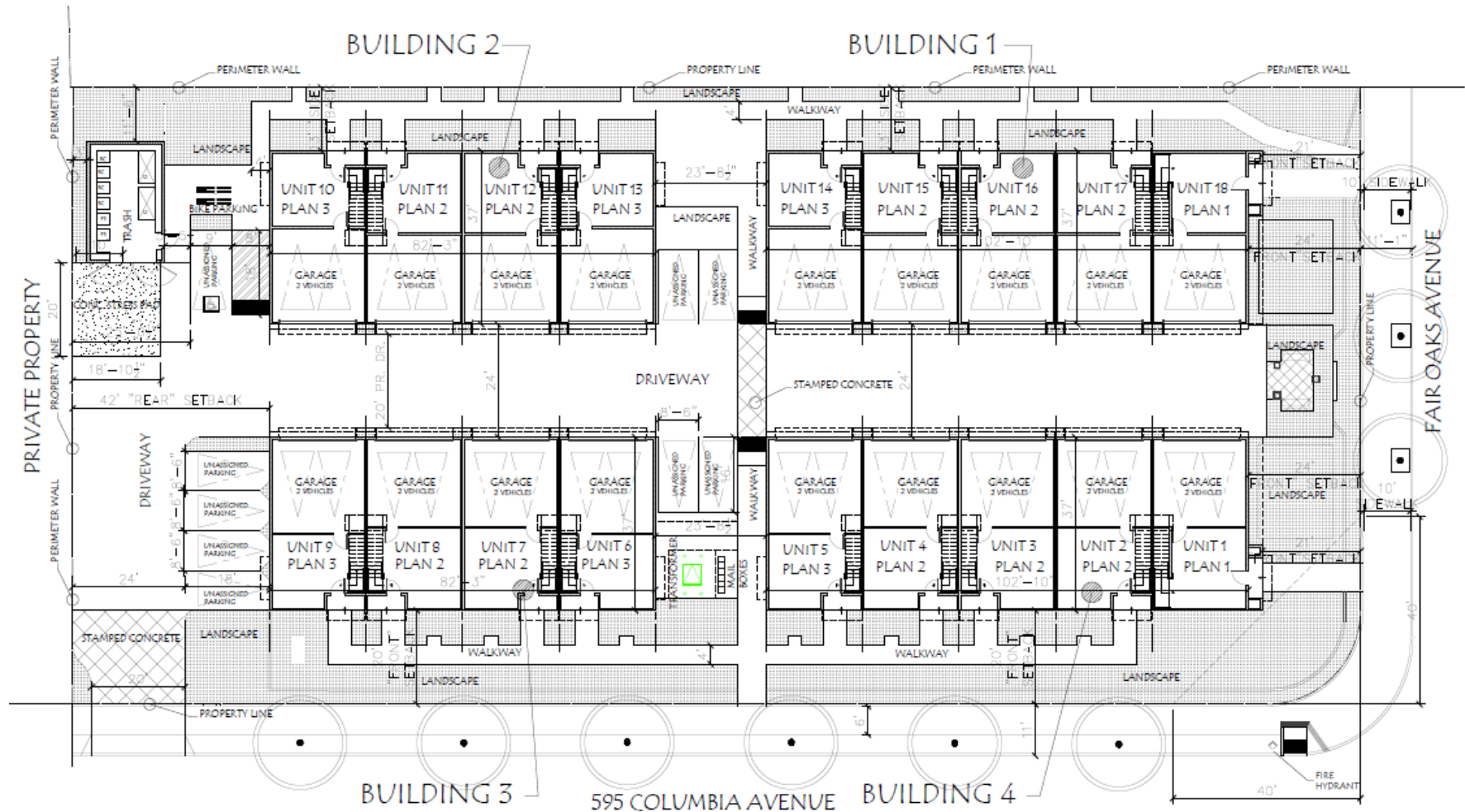
## Requested Permits:

- Rezone
- Tentative Parcel Map
- Special Development Permit

# Site Context



# Proposed Site Plan



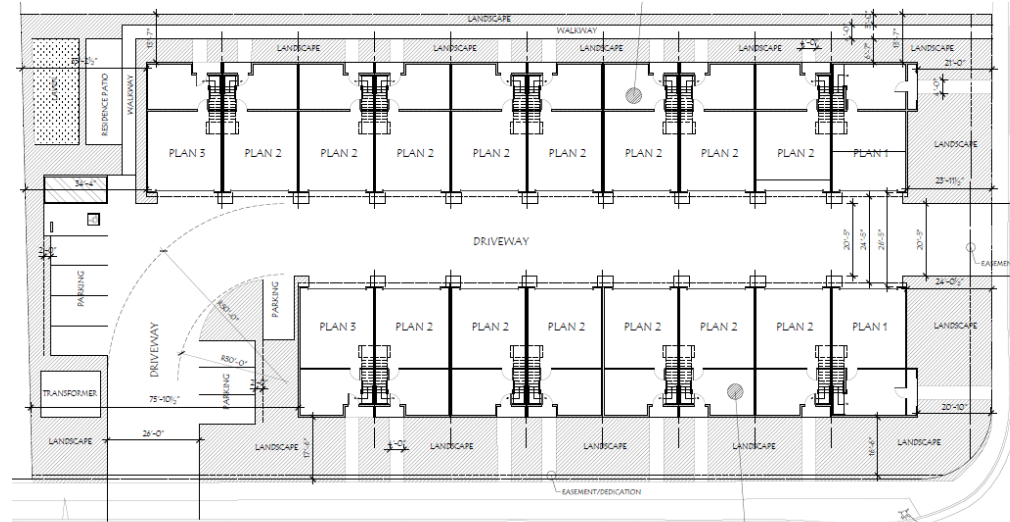
# Requested Deviations

Development Standard	Required	Proposed
Rear	20'	Trash Enclosure = 3' Residential Buildings = 42'
Max. distance between Trash Enclosure and Residential Unit	150'	243'
Min. Separation between Buildings	26'	23' – 8"

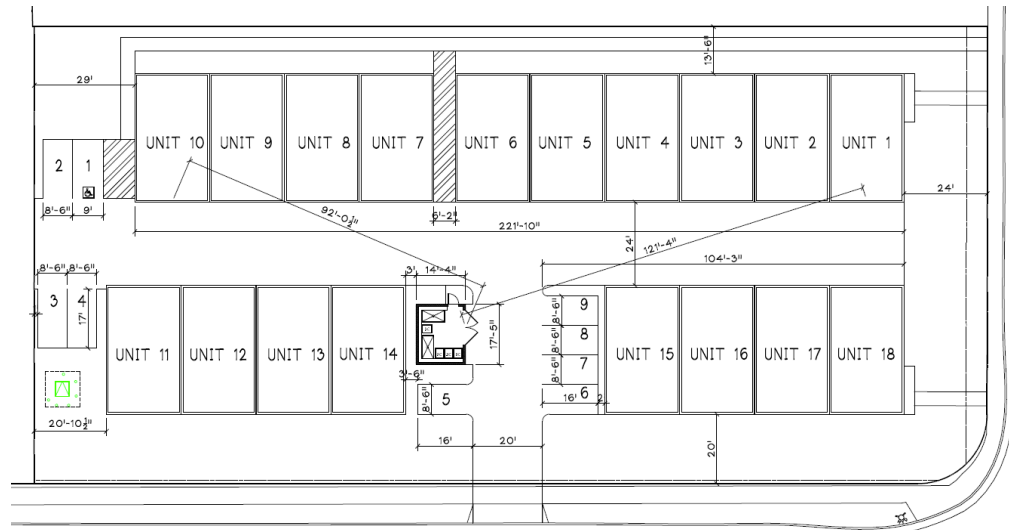


# Site Plan Layout Study

- Original Concept

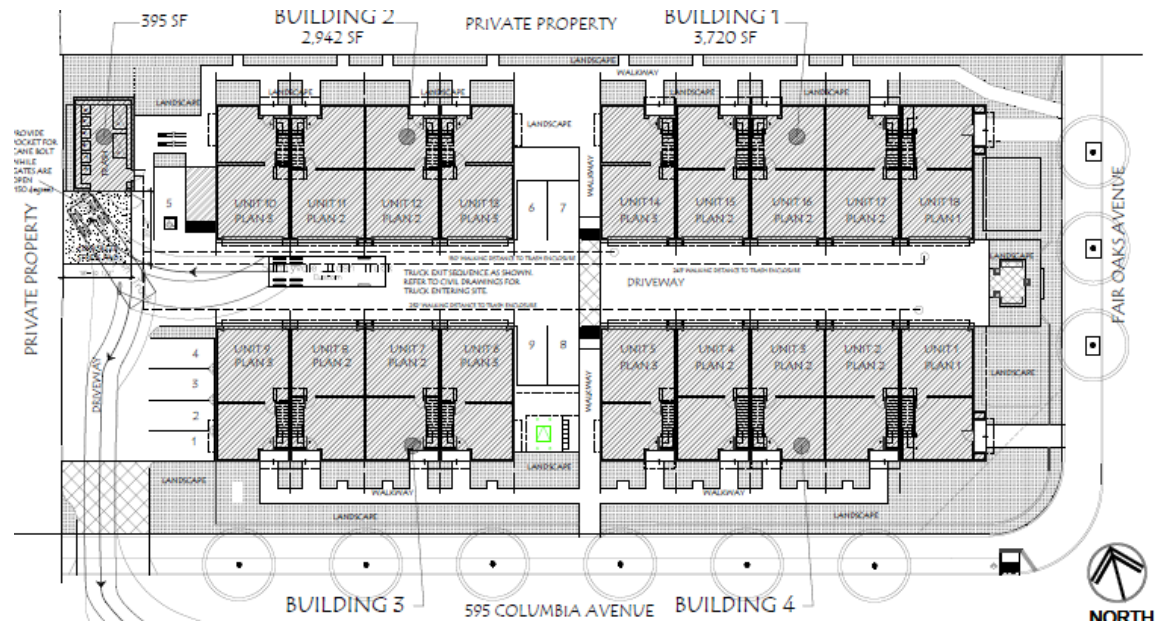


- Revised Concept



# Site Plan Layout Study

- Final Concept



# Architectural Elevation



SOUTH ELEVATION - COLUMBIA AVE.



# Architectural Elevation



VIEW FROM FAIR OAKS



① EXTERIOR LIGHT  
GLOBAL ELECTRIC 44230



② EXTERIOR DOOR  
MASONITE HD ENTRY DOORS



③ EXTERIOR GARAGE DOOR  
CHI GARAGE DOOR

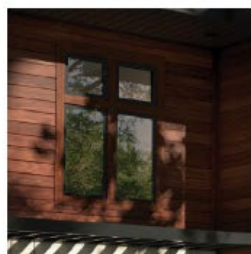


③1 STUCCO SCORE LINE

NOTE: 1/4 INCH THICK  
ALUMINUM REVEAL



④ EXTERIOR SLIDING DOOR  
MILGARD TRINSIC SERIES



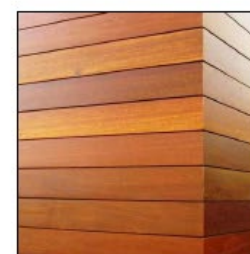
⑤ EXTERIOR WINDOWS  
MILGARD TRINSIC SERIES



⑥ EXTERIOR WINDOWS  
3\"/>



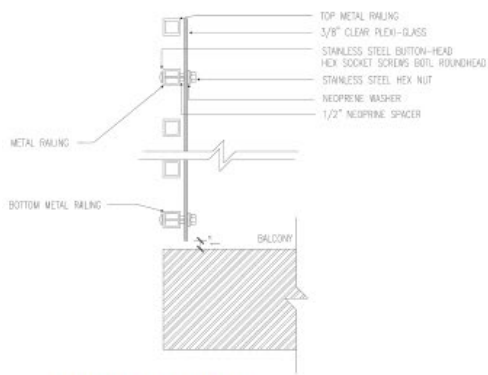
⑦ EXTERIOR PARAPET TRIM  
8\"/>



⑧ CEMENT BOARD



⑨ METAL AWNING



⑩ RAILING WITH PLEXI DETAIL



# Recommendation

## Alternatives

1. Recommend City Council make the required findings, introduce Ordinance to Rezone part of the site to include the Planned Development combining district, and approve the Special Development Permit and Vesting Tentative Map subject to the Findings in Attachment 4 and recommended Conditions of Approval in Attachment 5.
2. Recommend City Council make the required findings, introduce Ordinance to Rezone part of the site to include the Planned Development combining district and approve the Special Development and Vesting Tentative Map with modified conditions.
3. Do not make the required findings and direct staff where changes should be made.
4. Deny the project.

## Staff Recommendation

Alternative 1: Recommend City Council make the required findings and approve Rezone, Special Development Permit and Vesting Tentative subject to the Findings in Attachment 4 and Conditions of Approval in Attachment 5.