

**From:** PlanningCommission AP  
**Sent:** Monday, July 12, 2021 12:17 PM  
**To:** Guia Sharma  
**Subject:** FW: Concerns about Fremont Corners traffic trip generation study  
**Attachments:** [Access Sunnyvale Fremont Corners Trip Generations.pdf](#); [FC notes.pdf](#)

Hi Guia,

This public comment is regarding Agenda Item #2 on tonight's agenda.

Thanks,  
Bonnie

**BONNIE FILIPOVIC**  
**Administrative Aide - Confidential**  
Community Development Department  
City of Sunnyvale  
Phone: 408-730-7462

\*Due to the shelter in place order for Santa Clara County, the Sunnyvale Community Development Department is closed to in-person services. Limited staff services, such as obtaining zoning information, are available via email at [planning@sunnyvale.ca.gov](mailto:planning@sunnyvale.ca.gov). You may also visit the City webpage for updates – [Sunnyvale.ca.gov/virus](https://www.sunnyvale.ca.gov/virus).

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**From:** Doug Atkins <[REDACTED]>  
**Sent:** Friday, July 9, 2021 3:03 PM  
**To:** PlanningCommission AP <[PlanningCommission@sunnyvale.ca.gov](mailto:PlanningCommission@sunnyvale.ca.gov)>  
**Subject:** Concerns about Fremont Corners traffic trip generation study

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Hello,

I received the attachment, "Access Sunnyvale Fremont Corners Trip Generations", from Access Sunnyvale Traffic in May of this year. There were some errors in the study, which lessened the predicted traffic impact from the FC proposed project, notably, there's no marijuana dispensary currently on the property, and 24 Hour Fitness will remain on the property after development.

The traffic engineer who sent me the analyses, indicated that peak morning hours are from 7:00-9:00 AM. I walked around the site, made notes about the existing businesses, and their morning hours of operation, and summarized my findings in the attachment, "FC notes". Many of the current businesses aren't open during peak morning hours, and shouldn't be included in the existing peak AM trips. This information was forwarded to the traffic engineer over a month ago, and I haven't received a reply.

I'm concerned that the amount of AM traffic generated by the FC development could be considerably greater than the existing traffic. The development is across the street from Fremont High School, and commuters leaving the development on Sunnyvale Saratoga, and Fremont Ave in the AM could pose a risk to students walking to school. A 13-year-old pedestrian was killed at the corner of Fremont and Manet in 2017.

Thank you,  
Denise Atkins

## FC 1

### **Business**

### **Operating Hours**

#### **\*24-Hour Fitness**

American Kickboxing Academy  
Jake's Pizza  
Veskler Dance Academy

5:00 am – 9:00 pm  
10:00 am – 1:00 pm, 4:00 pm – 9:00 pm  
11:00 am – 9:00 pm or 10:00 pm  
2:00 pm – 9:00 pm

**\*24-Hour Fitness will remain on the property after the proposed development**

## FC 2

### **Business**

### **Operating Hours**

Angela's Dry Cleaning  
Flag House Online  
Gateway Healthcare Products  
Hair Place for Men  
K's Crepes  
Lilita's Hair  
Local 102 Lounge  
Longhorn Restaurant  
Michelle's Nail Spa  
Sudz Laundry/Liberty Bitcoin ATM

7:15 am – 7:00 pm  
Online only  
10:00 am – 6:00 pm  
9:30 am – 5:30 pm  
8:00 am – 2:00 pm  
?  
12:00 pm – 2:00 am  
9:00 am – 6:00 pm  
10:00 am – 6:00 pm  
6:00 am – 10:00 pm

### **Existing businesses open during peak am hours (7:00 am – 9:00 am):**

24-Hour Fitness  
Angela's Dry Cleaning  
K's Crepes  
Longhorn Restaurant  
Sudz Laundry/Liberty Bitcoin ATM

### **[Link to TTLC Fremont Corners 2 Outreach Meeting](#)**

- At 27:35, TTLC representative states that 24 Hour Fitness will remain on the premises
- At 55:00-56:00, Traffic trip generation study mentioned, stating that the FC development will add one trip in the am hours



**TRIP GENERATION ANALYSIS***Prepared by the City of Sunnyvale***Project Location:** 102 E Fremont**Project Number:** 2021-7161

|                           | ITE CODE | LAND USE DESCRIPTION       | QTY    | UNITS | AM TRIPS | PM TRIPS |
|---------------------------|----------|----------------------------|--------|-------|----------|----------|
| EXISTING                  |          | Existing Retail            | 27,900 | SF    |          |          |
|                           | 820      | General Retail and Service | 4750   | SF    | 5        | 19       |
|                           | 876      | Apparel Store              | 4750   | SF    | 5        | 20       |
|                           | 897      | Medical Equipment Store    | 3680   | SF    | 5        | 5        |
|                           | 918      | Hair Salon                 | 3680   | SF    | 5        | 6        |
|                           | 930      | Fast Casual Restaurant 1   | 3680   | SF    | 8        | 52       |
|                           | 930      | Fast Casual Restaurant 2   | 3680   | SF    | 8        | 52       |
|                           | 882      | Marijuana Dispensary       | 3680   | SF    | 39       | 81       |
|                           |          |                            |        |       |          |          |
|                           |          |                            |        |       |          |          |
| EXISTING TOTAL:           |          |                            |        |       | 75       | 235      |
| PROPOSED                  | ITE CODE | LAND USE DESCRIPTION       | QTY    | UNITS | AM TRIPS | PM TRIPS |
|                           | 221      | Multifamily Mid-Rise       | 35     | units | 13       | 16       |
|                           | 930      | Fast Casual Restaurant 1   | 3,384  | SF    | 8        | 48       |
|                           | 932      | Outdoor Dining             | 12     | seats | 6        | 6        |
|                           |          |                            |        |       |          |          |
|                           |          |                            |        |       |          |          |
|                           |          |                            |        |       |          |          |
|                           |          |                            |        |       |          |          |
|                           |          |                            |        |       |          |          |
|                           | n/a      | n/a                        | n/a    | n/a   | n/a      | n/a      |
| PROPOSED TOTAL:           |          |                            |        |       | 27       | 70       |
| NET NEW ADDITIONAL TRIPS: |          |                            |        |       | -48      | -165     |

Trip Generation Summary:

A Local Transportation Analysis (LTA) is not required as the project is not expected to generate over 50 net new AM or PM peak hour trips. With the removal of the existing land use, and the addition of the proposed land uses, the project is anticipated to generate significantly less trips than the existing conditions.

Note

1. The above table indicates average trip rates used in this analysis for the Institute of Transportation Engineer (ITE) Land Use Codes listed above, consistent with information contained in the ITE Publication Trip Generation (10th Ed).

# TRIP GENERATION ANALYSIS

Prepared by the City of Sunnyvale

Project Location: 166 E Fremont

Project Number: 2020-7525

|                           | ITE CODE | LAND USE DESCRIPTION             | QTY    | UNITS | AM TRIPS | PM TRIPS |
|---------------------------|----------|----------------------------------|--------|-------|----------|----------|
| EXISTING                  |          | Existing Commercial              | 12,756 | SF    |          |          |
|                           | 492      | Health/Fitness Club 1            | 4,500  | SF    | 6        | 16       |
|                           | 899      | Liquor Store (Vacant since 2017) | 6,000  | SF    | 0        | 99       |
|                           | 492      | Health/Fitness Club 2            | 4,128  | SF    | 6        | 15       |
|                           | 930      | Fast Casual Restaurant           | 4,128  | SF    | 9        | 59       |
|                           |          |                                  |        |       |          |          |
|                           |          |                                  |        |       |          |          |
|                           |          |                                  |        |       |          |          |
|                           |          |                                  |        |       |          |          |
|                           |          |                                  |        |       |          |          |
| EXISTING TOTAL:           |          |                                  |        |       | 21       | 90       |
|                           | ITE CODE | LAND USE DESCRIPTION             | QTY    | UNITS | AM TRIPS | PM TRIPS |
| PROPOSED                  | 221      | Multifamily Mid-Rise             | 50     | units | 18       | 22       |
|                           | 930      | Fast Casual Restaurant 1         | 4,128  | SF    | 9        | 59       |
|                           | 930      | Fast Casual Restaurant 2         | 2,746  | SF    | 6        | 39       |
|                           | 820      | General Retail and Service       | 1,384  | SF    | 2        | 6        |
|                           | 932      | Outdoor Dining                   | 12     | seats | 6        | 6        |
|                           |          |                                  |        |       |          |          |
|                           |          |                                  |        |       |          |          |
|                           |          |                                  |        |       |          |          |
|                           |          |                                  |        |       |          |          |
|                           |          |                                  |        |       |          |          |
| PROPOSED TOTAL:           |          |                                  |        |       | 41       | 132      |
| NET NEW ADDITIONAL TRIPS: |          |                                  |        |       | 20       | 42       |

## Trip Generation Summary:

A Local Transportation Analysis (LTA) is not required as the project is not expected to generate over 50 net new AM or PM peak hour trips. With the removal of the existing land use, and the addition of the proposed land uses, the project is anticipated to generate an additional 20 trips in AM compared to the existing conditions, and 42 trips in PM compared to the existing conditions.

## Note

1. The above table indicates average trip rates used in this analysis for the Institute of Transportation Engineer (ITE) Land Use Codes listed above, consistent with information contained in the ITE Publication Trip Generation (10th Ed).

**From:** PlanningCommission AP  
**Sent:** Monday, July 12, 2021 12:18 PM  
**To:** Guia Sharma  
**Subject:** FW: Mixed Use Project - 166 E Fremont Ave (portion w/Jake's Pizza and other businesses)  
**Attachments:** [2021-0712 Joint Letter RE FC1 & FC2 From Residents.pdf](#)

Hi Guia,

This public comment is in reference to Agenda Item #2.

Thanks,  
Bonnie

**BONNIE FILIPOVIC**

**Administrative Aide - Confidential**

Community Development Department  
City of Sunnyvale  
Phone: 408-730-7462

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**From:** Shetal Divatia <[SDivatia@sunnyvale.ca.gov](mailto:SDivatia@sunnyvale.ca.gov)>  
**Sent:** Monday, July 12, 2021 10:51 AM  
**To:** Noren Caliva-Lepe <[Ncaliva-lepe@sunnyvale.ca.gov](mailto:Ncaliva-lepe@sunnyvale.ca.gov)>; Rebecca Moon <[RMoon@sunnyvale.ca.gov](mailto:RMoon@sunnyvale.ca.gov)>  
**Cc:** Andrew Miner <[AMiner@sunnyvale.ca.gov](mailto:AMiner@sunnyvale.ca.gov)>; PlanningCommission AP <[PlanningCommission@sunnyvale.ca.gov](mailto:PlanningCommission@sunnyvale.ca.gov)>  
**Subject:** FW: Mixed Use Project - 166 E Fremont Ave (portion w/Jake's Pizza and other businesses)

Forwarding letter received for neighbors for project at 166 E Fremont Ave.  
They want a 12-foot wall where 6-foot masonry wall is required (COA).

Sincerely,



Follow us on:



**Shétal Divatia, AICP** (pronouns: she/her/hers)  
**Senior Planner**  
Community Development Department

Phone: 408-730-7637  
Mail: 456 W. Olive Ave., Sunnyvale, CA 94088  
Web: [Sunnyvale.ca.gov](https://www.sunnyvale.ca.gov)

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**From:** [davidghio@gmail.com](mailto:davidghio@gmail.com) <[REDACTED]>  
**Sent:** Monday, July 12, 2021 10:44 AM  
**To:** Shetal Divatia <[SDivatia@sunnyvale.ca.gov](mailto:SDivatia@sunnyvale.ca.gov)>  
**Subject:** RE: Mixed Use Project - 166 E Fremont Ave (portion w/Jake's Pizza and other businesses)

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hi Shetal,  
Thank you for keeping me in the loop.

I have the joint letter attached I prepared from a few neighbors.

How does the process work? Is there a chance to speak at this meeting today? Do I present the letter or mention it has been sent? Do I need to send this letter directly to TrueLife Companies?

Thank you for the help.

Dave Ghio

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**From:** Shetal Divatia <[SDivatia@sunnyvale.ca.gov](mailto:SDivatia@sunnyvale.ca.gov)>  
**Sent:** Friday, July 2, 2021 5:33 PM  
**Subject:** Mixed Use Project - 166 E Fremont Ave (portion w/Jake's Pizza and other businesses)

Hello neighbors and interested parties,  
Since you have expressed a special interest in the project at 166 E Fremont Avenue (eastern portion of Fremont Corners shopping center), we are providing you a courtesy notice that the Sunnyvale Planning Commission will be considering the project at a **PUBLIC HEARING on July 12, 2021 at 7 PM**. You can attend this meeting via a link noted on the [City's Public Hearing Calendar](#). Or at the information noted in the attached flier.

Attached is the flier for this public hearing:

Sincerely,



**Shétal Divatia, AICP** (pronouns: she/her/hers)  
**Senior Planner**  
Community Development Department

Phone: 408-730-7637



Follow us on:



Mail: 456 W. Olive Ave., Sunnyvale, CA 94088

Web: [Sunnyvale.ca.gov](http://Sunnyvale.ca.gov)

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July 12, 2021

Joint Letter to City Planning Commission and TrueLife Companies,

RE: Fremont Corners (FC1 & FC2) Development

We write to request the consideration for the developer to build a taller masonry wall than the required 8-foot wall, which is currently in the code. We believe the additional height between the new proposed property and the adjacent residential properties will provide better privacy, security, as well as further reduce noise and odors from disturbing the existing residential homes.

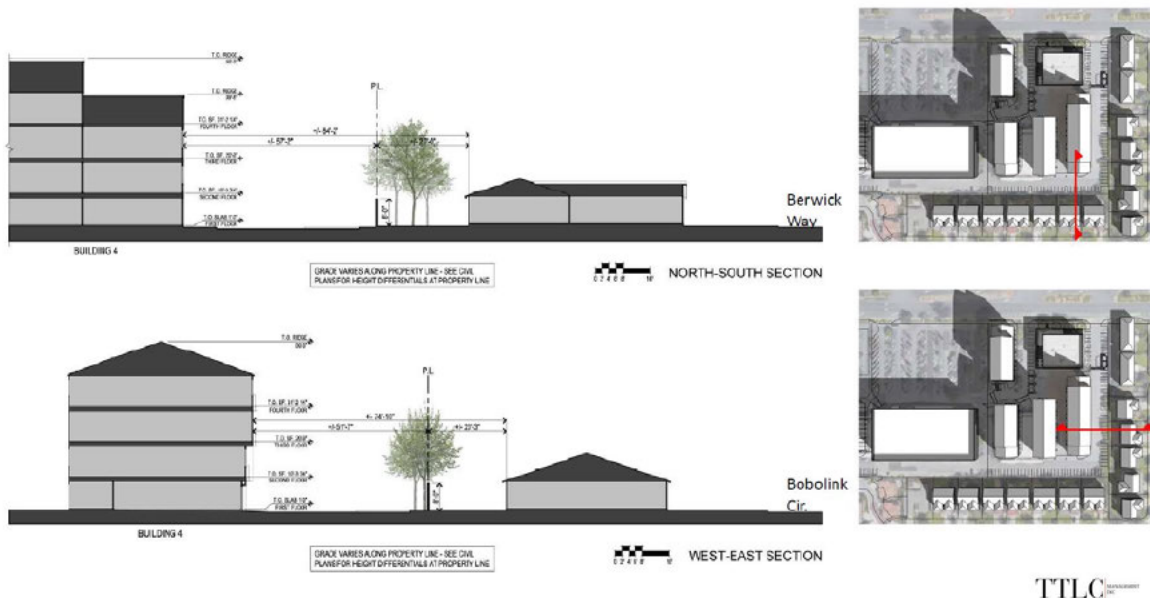
Our Concerns:

- The proposed 4-story buildings will have a direct line of sight into our homes. Please see the image below. High story residents peering into our homes (bedrooms, dining area) is a distasteful proposition, especially when the weather is hot and many keep the windows open in the evenings.
- With the increased occupancy from adding residential units, there will be an increase in noise and odors due to people loitering, pet dogs barking, traffic and car exhaust, car alarms, garbage collection, etc.
- Currently, the commercial lot has very little late evening and overnight activity. The inevitable increase in activity on the proposed development site will result in the increase of noise during the overnight hours, disturbing current resident's sleep and therefore, quality of physical and mental health.

Proposal:

- Requiring the developer to increase the masonry wall to 12-feet or more. We believe the additional height will help to reduce the sight line for our privacy, and further reduce the 24-hour noises and potential odors from disturbing the existing residents.

We welcome the development with thoughtful, and neighborly modifications.



Thank you for your consideration,

Residents of Berwick Way & Bobolink Circle

The Ghios

( [REDACTED] )

Melvin Ezaki

( [REDACTED] )

**From:** PlanningCommission AP  
**Sent:** Monday, July 12, 2021 12:19 PM  
**To:** Guia Sharma  
**Subject:** FW: Livable Sunnyvale SUPPORTS the Fremont Corners Project

Hi Guia,

This is also in reference to Agenda Item #2.

Thanks,  
Bonnie

**BONNIE FILIPOVIC**  
**Administrative Aide - Confidential**  
Community Development Department  
City of Sunnyvale  
Phone: 408-730-7462

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**From:** Richard Mehlinger [REDACTED]  
**Sent:** Monday, July 12, 2021 11:31 AM  
**To:** PlanningCommission AP <[PlanningCommission@sunnyvale.ca.gov](mailto:PlanningCommission@sunnyvale.ca.gov)>  
**Subject:** Livable Sunnyvale SUPPORTS the Fremont Corners Project

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Dear Chair Howard and Honorable Planning Commissioners,  
Last Wednesday, the members of Livable Sunnyvale voted to endorse the proposed Fremont Corners project. We want to commend the developers for their extensive community engagement. We were favorably impressed by the developers' creative use of density to add homes in an area that has seen relatively little new housing in recent years.

This location also receives some of the best bus service in the city, and is planned to receive Class IV bike lanes as part of the ATP. Combined with the mixed-use nature of the proposal and the proximity to jobs, we believe that this project will help to reduce traffic within the city. We are also happy to see public and private bike parking and EV charging facilities integrated into the project, though we would love to see additional public bike parking and EV charging spaces, and to confirm that all homes will be pre-wired for level 2 charging.

Livable Sunnyvale therefore respectfully urges the Planning Commission to adopt the Staff Recommendation, Alternative 1, and to approve the proposed development at Fremont Corners.

Sincerely,  
Richard Mehlinger  
Chair, Livable Sunnyvale