



Sunnyvale

166 E Fremont Ave – Fremont Square  
Shopping Center  
2020-7525

Project Planner – Shetal Divatia

Planning Commission Public Hearing– July 12, 2021

# VILLAGE CENTER MIXED-USE

## Fremont Square Shopping Center – 7.8 ac



# Background

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- Village Center – Mixed Use site
- Fremont Square Shopping Center – 7.81 ac., 4 lots
- Subject site – 2.77 ac lot , easterly lot
- Preliminary Application (SB 330) – March 2020
- Formal Application – August 2020
  - ◆ Neighborhood Outreach Meeting – Dec 17, 2020
  - ◆ PC Study Session – May 24, 2020
- Density Bonus Law – waivers, concession, parking

# Applicable Housing Laws

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- Housing Accountability Act (HAA)
  - ◆ Requires “objective” standards (written, disclosed, understandable to both city and developer)
- Density Bonus Law entitlements
  - ◆ Incentives/concessions to reduce costs
  - ◆ Waivers to allow site to accommodate allowed density
  - ◆ Reduced parking ratios
- Housing Crisis Act of 2019 (SB 330)
  - ◆ Locks in requirements as of date of preliminary app.

# Project Overview

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- 8,094 sf commercial building (6.7% FAR)
- 50 residential condo units within buildings (18.09 du/ac)
- 174 total parking spaces
  - Residential – 100 spaces (75 garage, 25 unassigned)
  - Commercial – 74 spaces
- Common Open space – 13,375 sf
- 9 protected trees removed, 14 protected trees saved, 181 replacement trees planted
- 6 (12.5%) Affordable Units



# Proposed Project – 2.7 ac site

- **Fremont Avenue**





# OBJECTIVE DEVELOPMENT STANDARDS

## Waivers, Concessions, Reduced Parking and COAs

### WAIVERS:

- |  |  |
|--|--|
| • FAR of commercial use (10%)                            | • Housing Density (18 du/ac)           |
| • Frontage landscaping Strip (15')                       | • Buffer landscaping strip width (10') |
| • Buffer Landscaping planting (10')                      | • Parking Lot Shading (50%)            |
| • Compact Parking spaces<br>(not allowed for commercial) | • Front Building Setbacks (70')        |
|  | • Side (west) Building Setback (19')   |

### CONCESSION:

- Undergrounding

### REDUCED PARKING:

- 100 Residential Parking spaces (125)

### CONDITION OF APPROVAL:

- Buffer - 6' tall masonry wall

# View of project from Fremont Avenue



ARTIST'S REPRESENTATION ONLY  
Sunnyvale FCI, LLC  
Sunnyvale, CA

VIEW 1: OVERALL AERIAL WITH CONTEXT - LOOKING SOUTHEAST



# View of Project from Fremont Avenue





# Additional Views



ARTISTIC REPRESENTATION ONLY  
Sunnyvale FCI, LLC  
Sunnyvale, CA

VIEW 4 COMMON OPEN SPACE - AERIAL LOOKING SOUTHEAST

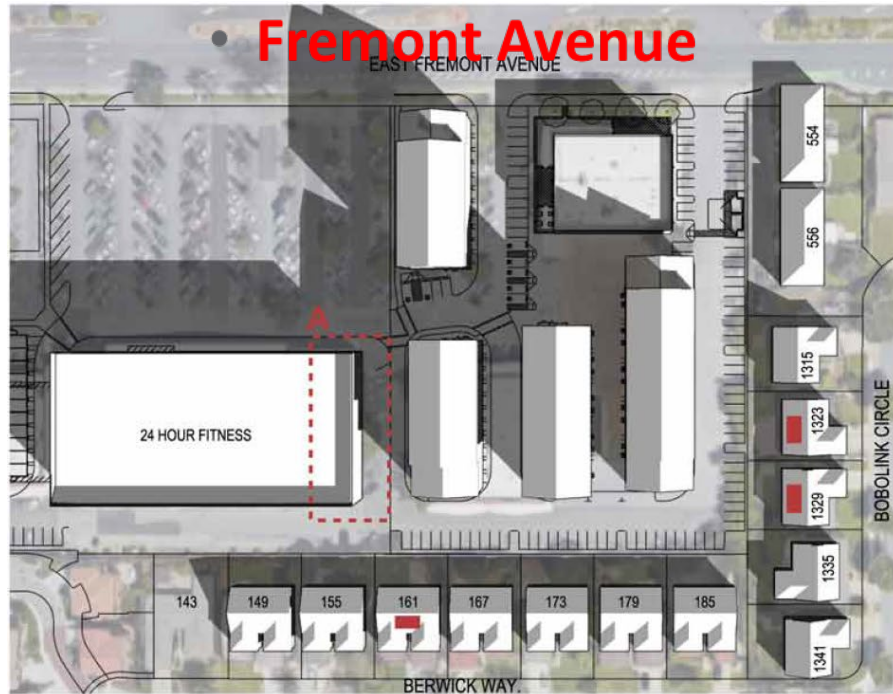
# • Fremont Avenue

## Parking Layout

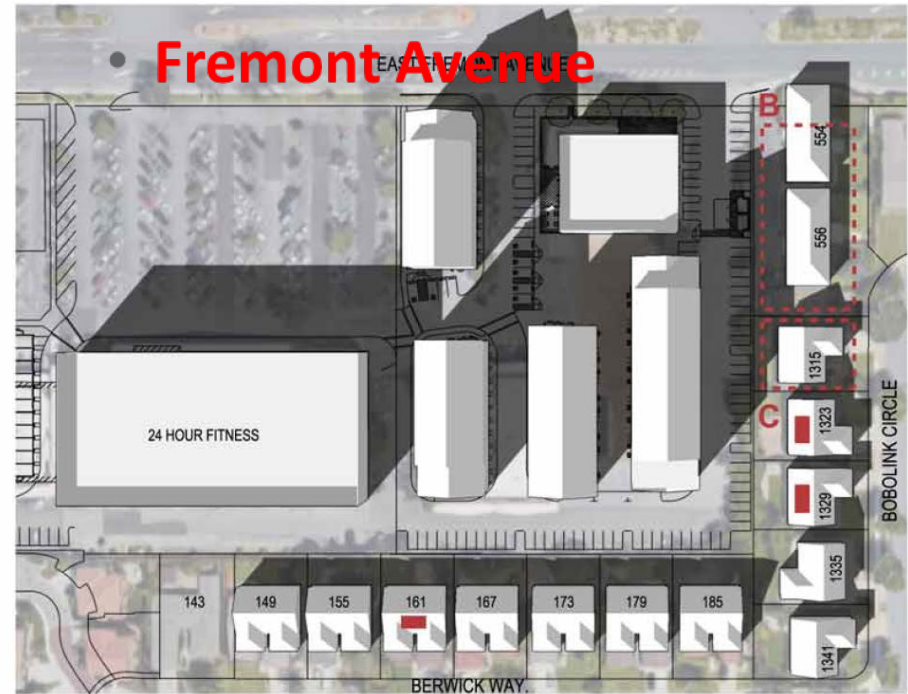




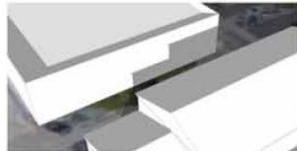
# Solar Shading



WINTER SOLSTICE  
DECEMBER 21 - 9 AM



WINTER SOLSTICE  
DECEMBER 21 - 3 PM



A. 24 HOUR FITNESS



B. 554 & 556 E. FREMONT AVENUE



C. 1315 BOBOLINK CIRCLE

## NOTE:

NO NEIGHBORING ROOF SURFACES WILL BE SHADED ON THE SHORTEST DAY OF THE YEAR, DECEMBER 21ST, DUE TO THE PROPOSED STRUCTURES.

## ADDITIONAL INFORMATION

SOFTWARE: SKETCHUP PRO

## STEPS FOR SHADOW STUDIES:

1. INPUT PROJECT ADDRESS USING SKETCHUP GEOLOCATION\* TOOL
2. PLACE MODEL AND ORIENT BASED ON MAP PROVIDED BY GEOLOCATION
3. INPUT DESIRED DATES AND TIMES

\*GEOLOCATION PROVIDES EXACT ORIENTATION BASED ON ADDRESS PROVIDED. SUN ANGLE AND ORIENTATION ARE THEREFOR THE CLOSEST APPROXIMATION TO THE REAL WORLD BASED ON DATE AND TIME REQUESTED.

## LEGEND

- EXISTING SOLAR PANELS ON NEIGHBORING ROOFS
- SEE ADDITIONAL DETAIL OF SHADOWS ON WALL SURFACES

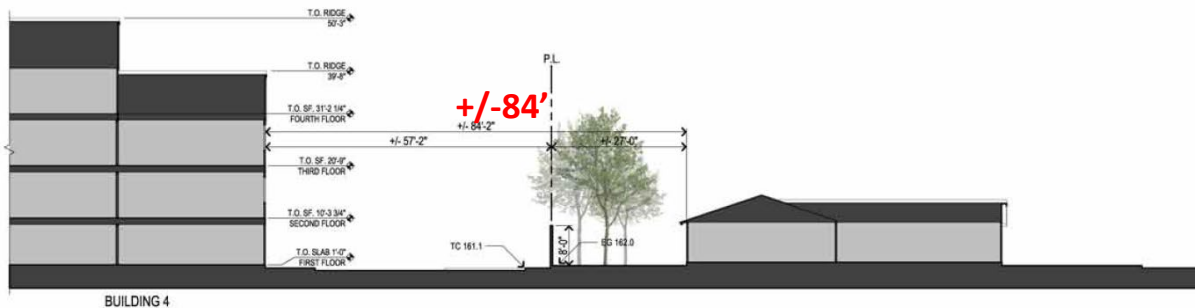
Sunnyvale FCI, LLC  
Sunnyvale, CA



SHADOW STUDY



# Project and neighboring lots/structures

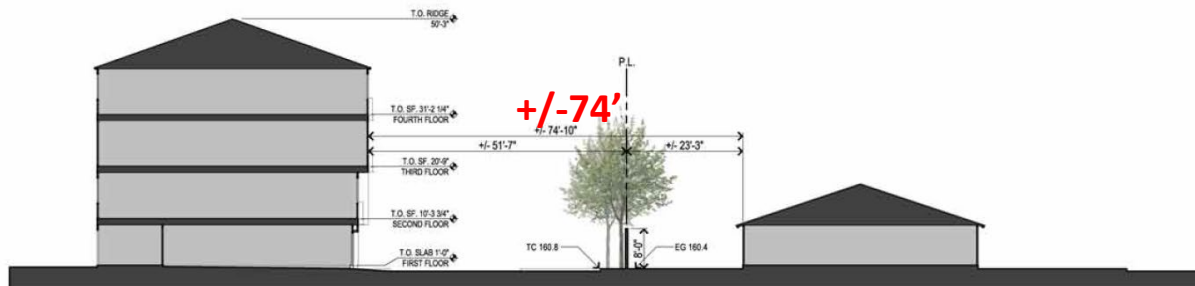


BUILDING 4

GRADE VARIES ALONG PROPERTY LINE - SEE CIVIL PLANS FOR HEIGHT DIFFERENTIALS AT PROPERTY LINE



NORTH-SOUTH SECTION

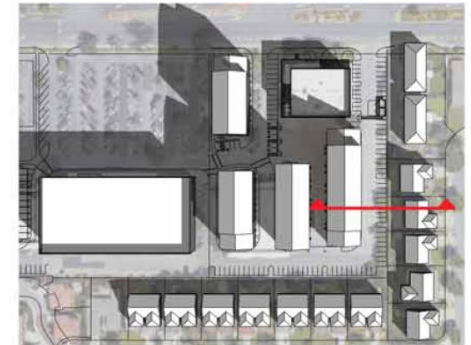
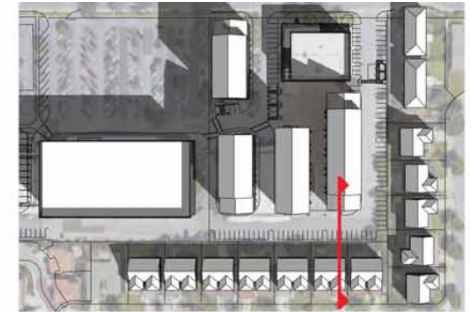


BUILDING 4

GRADE VARIES ALONG PROPERTY LINE - SEE CIVIL PLANS FOR HEIGHT DIFFERENTIALS AT PROPERTY LINE



WEST-EAST SECTION



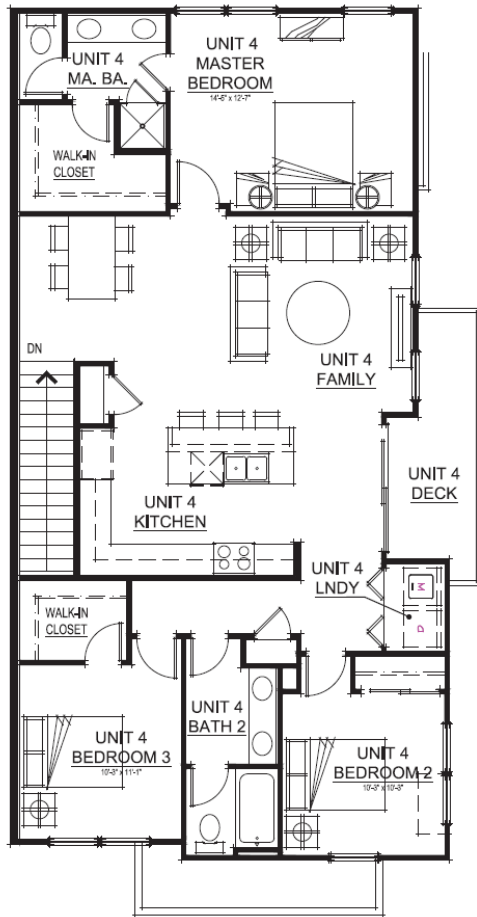
# Conceptual Landscape Plan

- **Fremont Avenue**

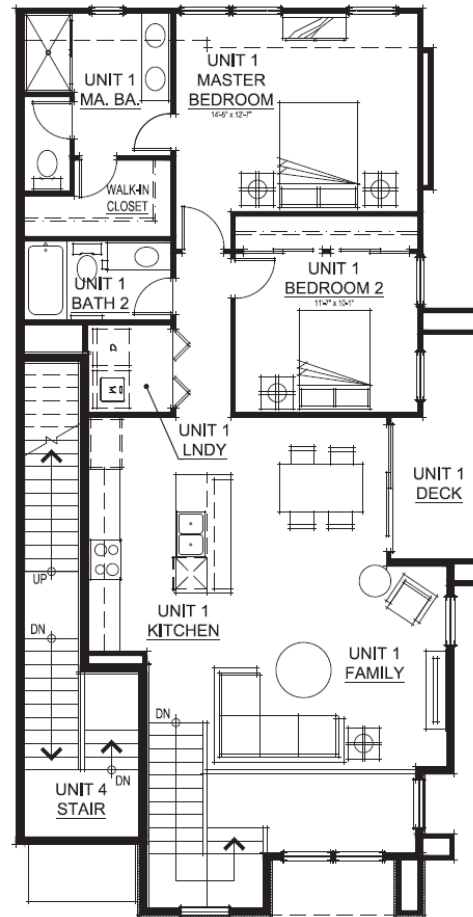


# RESIDENTIAL COMPONENT

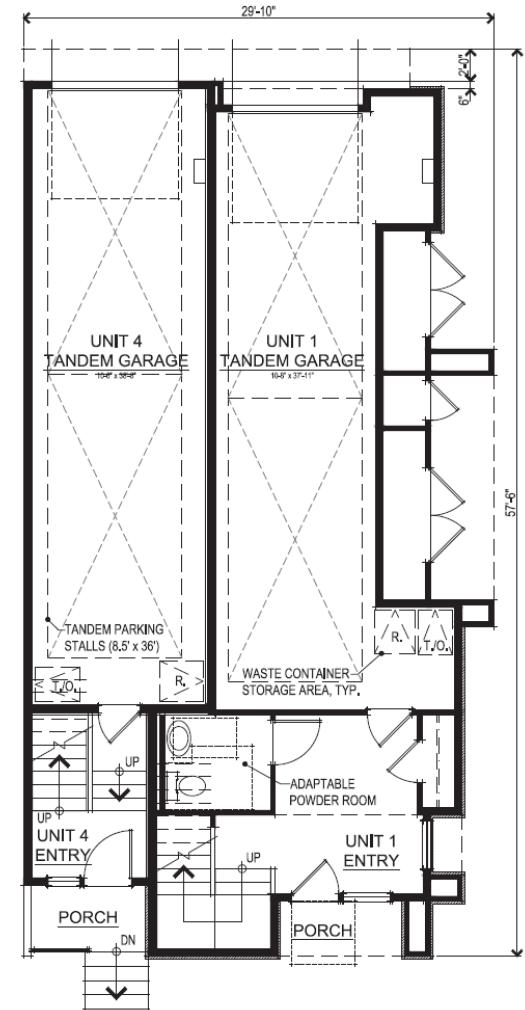
## Floor Plans –3-story Units



THIRD FLOOR PLAN



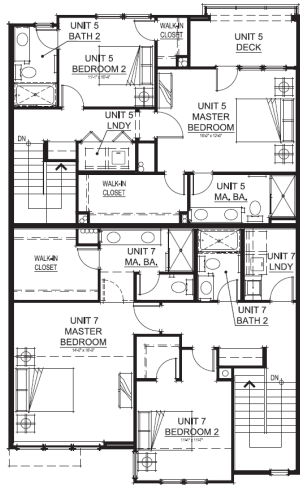
SECOND FLOOR PLAN



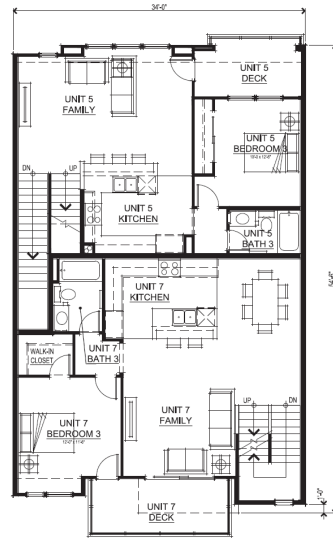
FIRST FLOOR PLAN

NOTE:  
UNIT 1 IS AN ADA ADAPTABLE UNIT

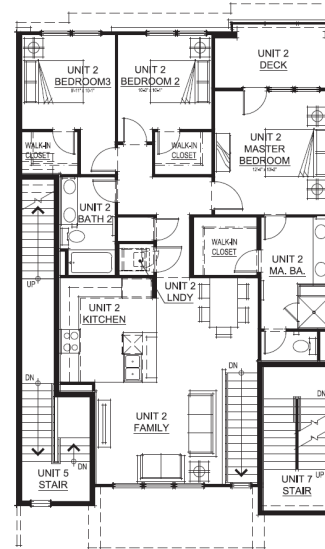
# Floor Plans – 4-story Units



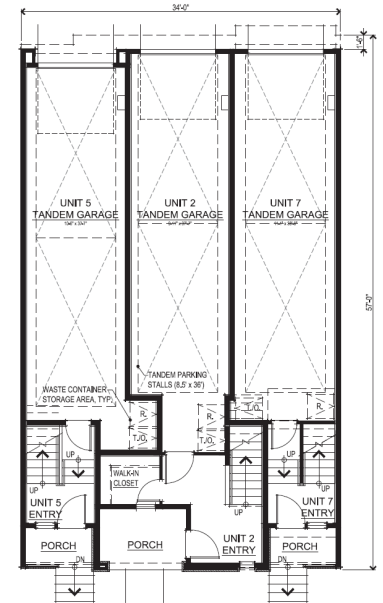
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



# Residential - Typical Elevation and section



# Elevations – Four sides Residential building



LEFT ELEVATION



FRONT ELEVATION



CONDENSER  
UNIT, TYP.

RIGHT ELEVATION



REAR ELEVATION



# Residential - Materials, colors and details

## MATERIALS



**1 HORIZONTAL SIDING**  
OCCURS WITH ALL BODY COLORS & ACCENT COLORS



**2 STUCCO**  
LIGHT SAND FINISH  
OCCURS WITH BODY 1 COLOR & ACCENT COLOR



**3 STONE TILE VENEER**  
ELDORADO STONE: VANTAGE 30 - SOUTHERN PEAK



**4 COMPOSITION SHINGLE ROOF**  
CERTAINTEED: LANDMARK - WEATHERED WOOD



**5 WOOD WINDOW TRIM**



**6 CONTEMPORARY GARAGE DOOR**  
GRAND HARBOR: SERIES 1 - DESIGN 11



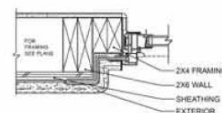
**7 METAL RAILING**  
WITH HORIZONTAL WOOD PLANK RAILS



**8 METAL AWNINGS**



**10 CONTEMPORARY WALL SCONCE**  
MODERN FORMS: HILINE - WS-W23



**RECESSED WINDOW DETAIL**  
(NO TRIM)



**12 FRONT ENTRY DOOR**



**11 LED SURFACE MOUNT FIXTURE**  
WPX LED

## COLOR SCHEME



## EXTERIOR MATERIALS

- 1 HORIZONTAL SIDING
- 2 STUCCO W/ LIGHT SAND FINISH
- 3 STONE TILE VENEER
- 4 ARCHITECTURAL QUALITY COMPOSITION SHINGLE ROOFING
- 5 WOOD WINDOW TRIM
- 6 CONTEMPORARY GARAGE DOOR
- 7 METAL RAILING w/ HORIZONTAL PLANK RAILS
- 8 METAL AWNINGS
- 9 PRE-FINISHED METAL COPING
- 10 ENTRY WALL SCONCE
- 11 FIXTURE OVER GARAGE DOOR
- 12 ENTRY DOOR

RESIDENTIAL COLOR AND MATERIALS  
A19

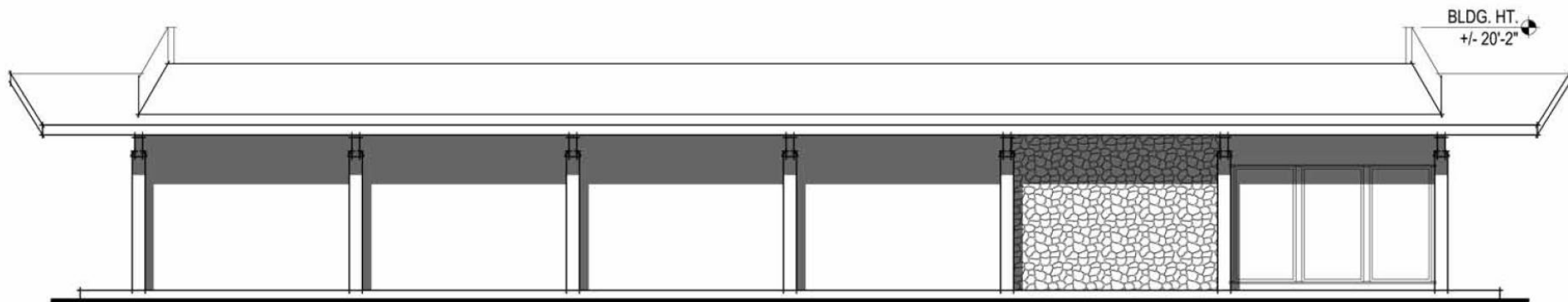
# View of Project w/commercial building





# COMMERCIAL COMPONENT

## Fremont Elevation

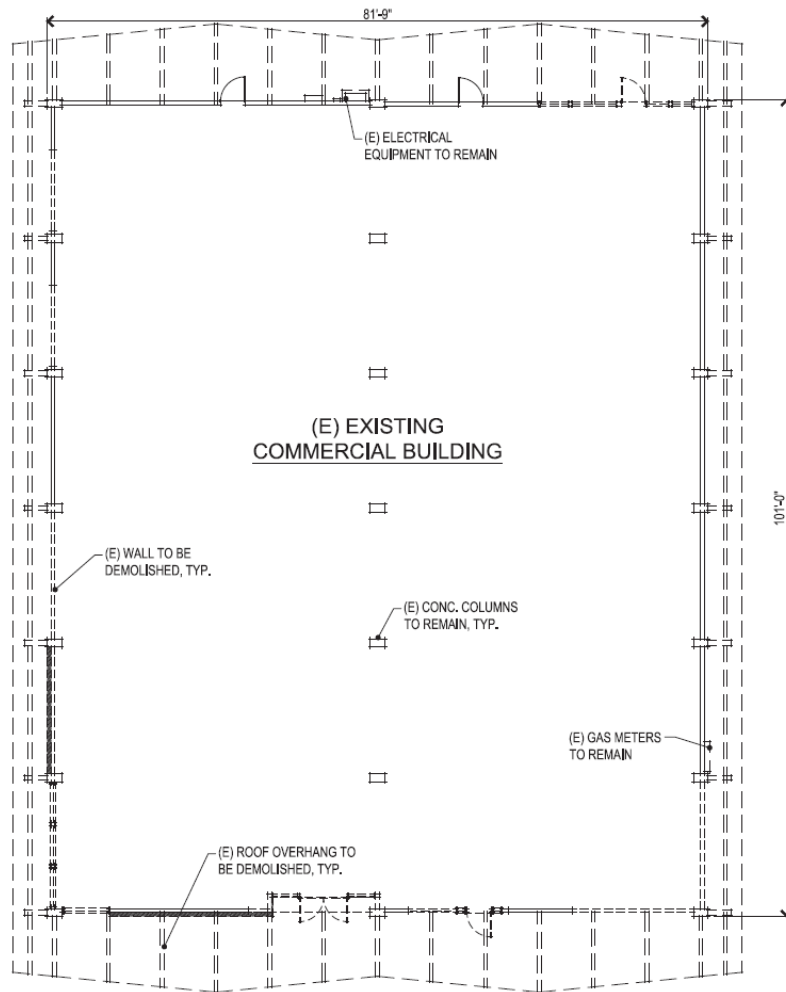


EXISTING NORTH ELEVATION

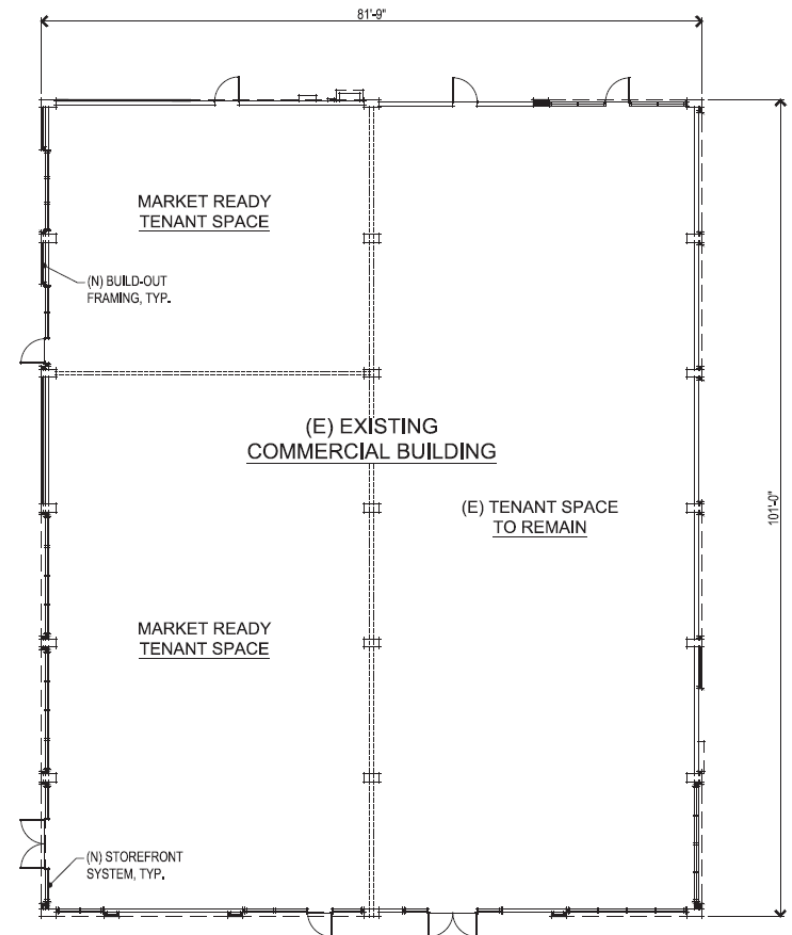


PROPOSED NORTH ELEVATION

# Commercial Building – Floor Plan



DEMOLITION PLAN



PROPOSED FLOOR PLAN

NOTE: TENANT SPACES SHOWN ARE FOR EXAMPLE ONLY AND NOT INDICATIVE OF ACTUAL TENANT PLAN.



# Commercial Building – Elevations



EAST ELEVATION



NORTH ELEVATION (FREMONT AVENUE)



WEST ELEVATION



SOUTH ELEVATION (FACING COMMON AREA)

# Commercial – Materials, color and details

## MATERIALS



**1 STONE TILE SIDING**  
ELDORADO STONE: VANTAGE 30 - SOUTHERN PEAK



**2 VERTICAL METAL SIDING**



**3 STUCCO**  
LIGHT SAND FINISH



**4 STOREFRONT SYSTEM**  
DARK ANODIZED ALUMINUM



**5 METAL AWNINGS**



**7 R.T.U. SCREEN WALL BEYOND**  
EXAMPLE ONLY, MATERIAL TO MATCH VERTICAL METAL SIDING



**8 WALL SCONCE**  
MODERN FORMS: WS-W36508/10 (OR APPROVED EQUAL)

## COLOR SCHEME



**Body 1**  
SW 7011 Natural Choice  
(254-C6)



**Body 2**  
SW 7668 March Wind  
(282-C3)



**Accent**  
SW 0009 Eastlake Gold  
(300)

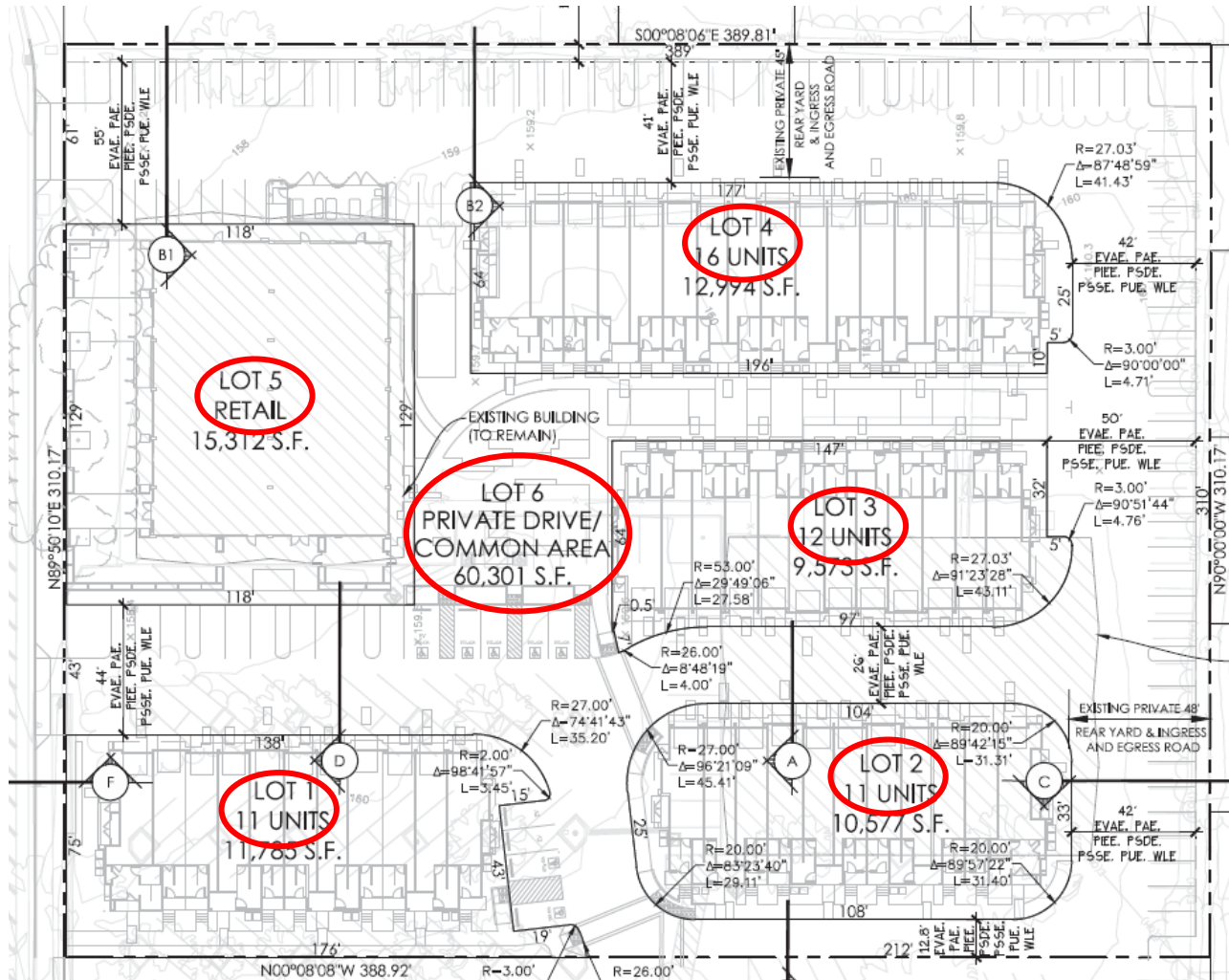
## EXTERIOR MATERIALS

- 1 STONE TILE SIDING
- 2 VERTICAL METAL SIDING
- 3 STUCCO W/ LIGHT SAND FINISH
- 4 DARK ANODIZED ALUMINUM STOREFRONT SYSTEM
- 5 METAL AWNINGS
- 6 PRE-FINISHED METAL COPING COLOR TO MATCH ADJACENT SURFACE
- 7 R.T.U. SCREEN WALL BEYOND, V.I.F.
- 8 WALL SCONCE



# Tentative Map

## • Fremont Avenue





# Corrections to COAs

**Add:** Condition of Approval DC-9: Best Management Practices – Noise: All recommendations noted in the Environmental Noise Study prepared by Salter Associates in July 2020, must be implemented.

**Amend:** Condition of Approval GC-6: For the subject project, that equals 6.25 Below Market Rate (BMR) units with 6 BMR units for sale and payment of a fractional in-lieu fee of 0.25 units in compliance with the BMR requirements set forth in SMC 19.67 and the BMR Program Guidelines.

**Amend:** Condition of Approval BP-21: Pole heights including the base shall not exceed 8 feet on the periphery of the project near residential uses and 18 feet in other portions of the site.

**Amend:** Condition of Approval BP-36: All new utilities shall be undergrounded per Sunnyvale Municipal Code Chapter 19.38.095.

**Amend:** Condition of Approval AT-1: Hours of Operation  
~~COMMERCIAL~~ COMMERCIAL USE...



## CEQA Determination

### **Class 32 Categorical Exemption**

#### Staff Recommendation

**Alternative 1: Make CEQA Findings, Approve the SDP and TM, subject to COAs**

- **Residential TDM**
- **6'-tall masonry wall**
- **Detailed landscape plan for periphery**