

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

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

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

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>
Sent: Monday, July 12, 2021 10:51 AM
To: Noren Caliva-Lepe <Ncaliva-lepe@sunnyvale.ca.gov>; Rebecca Moon <RMoon@sunnyvale.ca.gov>
Cc: Andrew Miner <AMiner@sunnyvale.ca.gov>; PlanningCommission AP <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: [REDACTED] <[REDACTED]>
Sent: Monday, July 12, 2021 10:44 AM
To: Shetal Divatia <SDivatia@sunnyvale.ca.gov>
Subject: RE: Mixed Use Project - 166 E Fremont Ave (portion w/Jake's Pizza and other businesses)

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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

From: Shetal Divatia <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

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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.

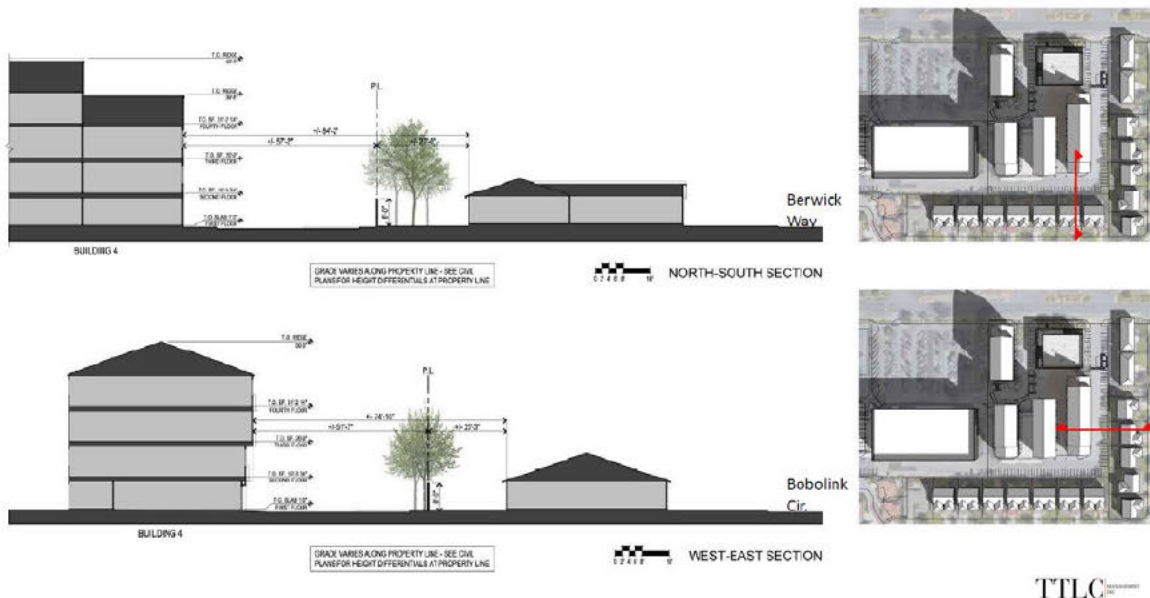
Our Concerns:

- 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>
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