



Sunnyvale

166 E Fremont Ave
Fremont Square Shopping Center
2020-7525

Andrew Miner, Assistant Director-CDD
City Council, September 8, 2021

Location



Background

- Village Center – Mixed Use
- Preliminary Application (SB 330) – March 2020
- Formal Application – August 2020
 - Neighborhood Outreach Meeting – Dec 17, 2020
 - PC Study Session – May 24, 2021
 - PC Public Hearing – July 12, 2021
- City Council Call for Review – July 20, 2021

Project Overview

- Mixed Use
 - Commercial – 8,094 sf (6.7% FAR)
 - Residential – 50 condo units (18.09 du/ac)
- Common Open space – 13,375 sf
- Parking
 - Commercial – 74 spaces
 - Residential – 100 tandem garages, 25 unassigned

Site Plan

Fremont Ave.



- LEGEND**
- 1-STORY
 - 3-STORY
 - 4-STORY
 - * ADA-ADAPTABLE UNITS

Parking Layout

Fremont Ave.



PARKING LEGEND

	ACCESSIBLE SPACES*	6
	TANDEM GARAGE SPACES (RESIDENTIAL)**	100
	COMPACT SPACES	17
	STANDARD SPACES (COMMERCIAL)	55
	GUEST SPACES (RESIDENTIAL)	23
TOTAL SPACES		201
	ELECTRIC VEHICLE**	3
	BICYCLE PARKING (RACKS)	16 RETAIL
	BICYCLE PARKING (LOCKERS)	4 RETAIL
		TOTAL 20 RETAIL
		50 RESIDENTIAL***

*2 RESIDENTIAL, 4 COMMERCIAL
 **INCLUDES ONE ACCESSIBLE SPACE.
 ***SECURED BICYCLE PARKING IS LOCATED IN EACH GARAGE.

Conceptual Landscaping Plan

Fremont Ave.



Fremont Ave – Aerial View



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Sunnyvale, CA

VIEW 1: OVERALL AERIAL WITH CONTEXT - LOOKING SOUTHEAST

Fremont Ave – Streetscape



Fremont Ave – Southern Driveway



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VIEW 4 COMMON OPEN SPACE - AERIAL LOOKING SOUTHEAST

Residential Elevations



LEFT ELEVATION



FRONT ELEVATION



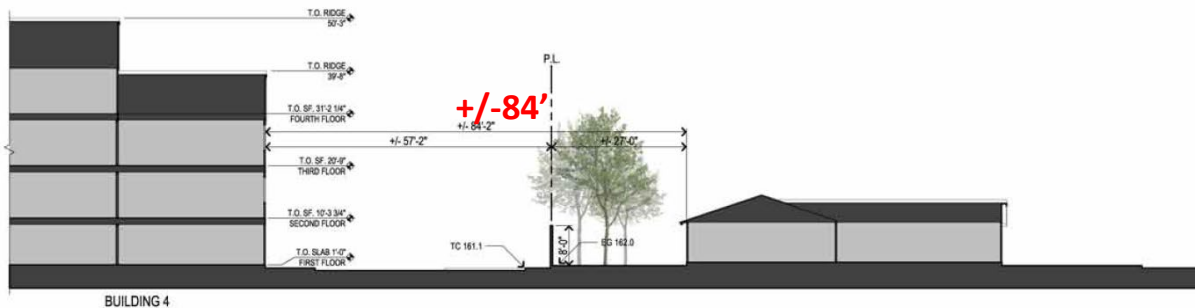
CONDENSER
UNIT, TYP.

RIGHT ELEVATION



REAR ELEVATION

Project and neighboring lots/structures

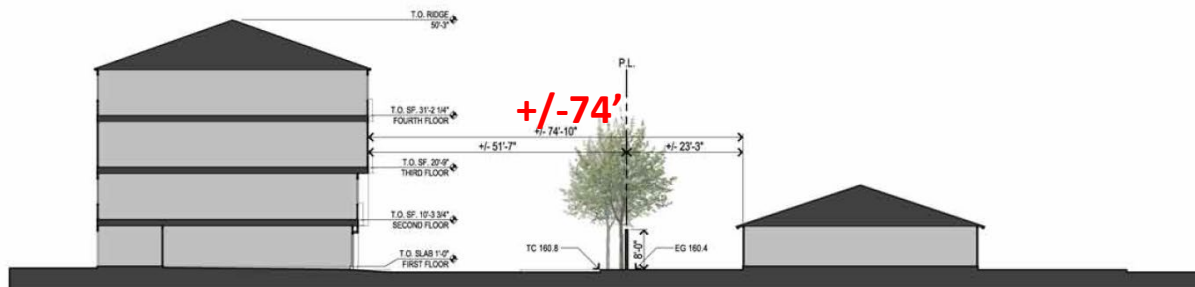


BUILDING 4

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



NORTH-SOUTH SECTION

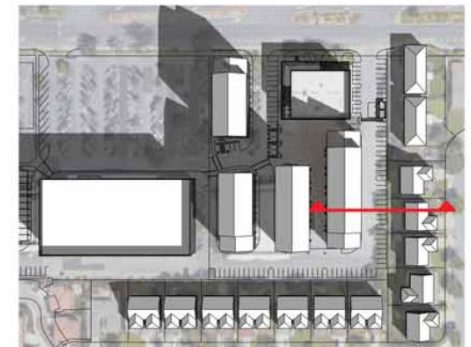
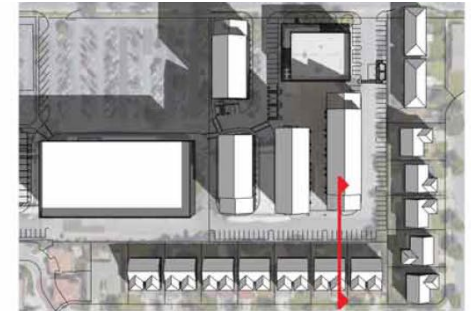


BUILDING 4

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



WEST-EAST SECTION



Commercial Elevations



EAST ELEVATION



NORTH ELEVATION (FREMONT AVENUE)



WEST ELEVATION



SOUTH ELEVATION (FACING COMMON AREA)

State Density Bonus Law

- Reduced Residential Parking
- Concession – Underground utilities
- Waivers – 9 requested
 - Residential density
 - Commercial FAR
 - Front yard setback
 - Left side setback
 - Parking lot shading
 - Frontage landscaping strip
 - Buffer landscape strip width
 - Buffer landscaping planting
 - Compact parking spaces

Planning Commission Meeting – July 12, 2021

- Approved project with 6-0 vote – 12 modified COAs
 - 9 Clarification of requirements
 - 3 New –
 - Native tree species
 - Cool roof
 - Electric vehicle pre-wiring in residential garages
- Public Comments
 - Support housing/density
 - Neighborhood concerns – construction impacts, traffic, light spillover, school impacts, tree removals

CEQA Determination

Class 32 Categorical Exemption

Staff Recommendation

Alternative 1 : Uphold Planning Commission decision

Additional COAs to consider:

- **Additional Trees for Periphery**