



DE ANZA PROPERTIES  
920 W. FREMONT  
Sunnyvale, CA 94087

**Project:** 2014-7373

**Submittal:** 3

**PRC Date:** 04/15/15

**Address:** 871 E FREMONT AV

**Description:** Redevelopment of a 5.1-acre site with 153 residential units (39 townhomes and 114 flats) plus 6,936 square feet of retail/office use with surface and underground parking. Project involves Rezoning to R-4/ECR, annexation, and preparation of an Environmental Impact Report (EIR).

The Project Review Committee (PRC) meeting is the first step of the planning application review process. The purpose of the PRC meeting is to provide an opportunity for the project applicant to meet with all appropriate City departments/divisions and to receive comments regarding the proposed project. Some of these comments need to be addressed prior to proceeding with the planning permit application and other comments are to be addressed at the time of the building permit application submittal.

Review comments by the PRC are based on information provided with the initial application and other issues may arise during the remainder of the project review process.

Please refer any questions to Noren Caliva-Lepe at (408) 730-7659.

### **Building Safety**

No new comments. Please include the following conditions of approval in the project:

1. Building permit fees and applicable building codes will be based on the fee resolution and building codes effective at the time of building permit submittal.

2. **NOISE MITIGATION-PILE DRIVING:**

The following mitigation measure has been included for the project to reduce the potential significant impact to a less than significant level.

WHAT: Pile Driving Noise-Reducing Techniques. If piles will be used as part of the building design, pile driving shall not be allowed, unless all other techniques (i.e. drilled piles, vibrated-in-place piles or similar noise reduction design solutions) are deemed infeasible by the Director of Community Development for geotechnical or structural reasons. If pile driving is allowed during construction, the following techniques shall include, but are not limited to:

- a) Limiting the hours of pile driving to 10:00 am to 6:00 pm, Monday through Friday. No pile driving will be allowed on Saturday or Sunday.
- b) Installing intake and exhaust mufflers on pile-driving equipment;
- c) Implement "quiet" pile-driving technology (such as pre-drilling of piles and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- d) Use cushion blocks to dampen impact noise, if feasible based on soil conditions. (Cushion blocks are blocks of material that are used with impact hammer pile drivers. They consist of blocks of material placed atop a piling during installation to minimize noise generated when driving the pile (materials typically used for cushion blocks include wood, nylon, and micarta); and/or,
- e) At least 48 hours prior to pile-driving activities, the applicant shall notify building owners and occupants within 2,000 feet of the Project site of the dates, hours, and expected duration of such activities.

WHEN: Prior to issuance of a building permit these items shall be shown on the approved plans.

WHO: The developer is responsible for completing the mitigation measure.

HOW: Demonstrate compliance by incorporating these items into the approved Project plans.

### **Fire Prevention**

Advisory comments. The following comments are based on a preliminary review of the plans provided and will need to be fully addressed prior to plan approval.

1. Comply with all applicable requirements of the Sunnyvale Municipal Code (SMC), California Fire Code (CFC), Title 19 California Code of Regulations,

and Sunnyvale Fire Prevention procedures/requirements.

2. The water supply for fire protection and firefighting shall be approved by the Department of Public Safety. There shall be one fire service main for the hydrants and a separate fire service main for the sprinkler systems serving structures other than R-3 townhomes. The fire service main is allowed to be combined with domestic water service main for Group R-3 occupancies.
3. There shall be an approved hydrant located within 50 feet of each FDC.
4. Modify landscaping plan if necessary to ensure there is 3' of clear space maintained in all directions around fire hydrants.
5. The width of fire department access roads shall be measured from bottom face of the curb to bottom face of the curb on streets with curbs and gutters, and from flow line to flow line on streets with rolled curbs. Flow line is the lowest continuous elevation on a rolled curb street
6. Clarify the ladder angle to floor 3 on Buildings C and D.
7. Access to rescue windows is required to be provided where side yard fences are installed between individual townhomes (e.g. gates)
8. Provide hard-plumbed gas piping for exterior fireplace, barbeque(s) and patio heaters in the cabana/pool area.
9. The cabana shall be constructed of noncombustible material and shall be located at least 10 feet from any building.
10. Provide the name and aggregate quantity of the refrigerant that will be used in each chiller system.
11. Provide details of the pool treatment system, including the chemicals and quantities.
12. Provide details of the cooling tower treatment chemicals to be used, including concentrations and quantities.
13. All buildings are required to have approved radio coverage for emergency responders in accordance with CFC 510 and Appendix J. If, in the opinion of the fire code official, a new structure obstructs the line of sight emergency radio communications to existing buildings or to any other location,

the developer of the structure shall provide and install radio transmission equipment necessary to restore communications capabilities. (SMC 16.52.230)

14. Provide required number of approved fire extinguishers, smoke detectors, and carbon monoxide detectors.
15. Trash enclosures, within 5 feet of building exterior walls or overhangs require fire sprinkler protection.
16. Knox boxes (key boxes) will be required in accordance with Sunnyvale Fire Prevention guidelines.
17. Prior to any combustibile construction or materials on site, provide fire access drives and operational on-site fire protection systems.
18. Provide a written Fire Protection Construction Plan.
19. Provide electronic version of plans to assist with Fire Department "Pre-Fire Survey" maps.
20. A Sunnyvale Fire Protection Engineer is available for consultation at the One Stop Permit Counter, Monday through Friday, 8am - noon or, contact Lynne Kilpatrick at (408) 730-7219 for additional questions.
21. Refer to our website, [www.fireprevention.insunnyvale.com](http://www.fireprevention.insunnyvale.com) (construction documents) for further information regarding items listed above and the specific requirements within the City of Sunnyvale.

### **Planning**

The following comments are for Rev. #3:

INCOMPLETE ITEMS - The following items are needed to demonstrate that the proposed project complies with City standards:

1. Height - Drawings still note height measured from ground/grade. Modify to reflect height from the top of the nearest public curb.
2. Context Studies - Cross-check the scales used in the context studies. It is difficult for staff to believe that the buildings will be minimally visible from the single-family neighborhoods across Fremont Ave. and Wolfe Rd. Consider using real images of existing structures and landscaping and including the proposed (rendered) buildings in the background/foreground. Context studies and streetscape images would also be helpful directly in front of the proposed buildings.

3. Landscaping - It appears that the required front yards (front setbacks) are being counted towards usable open space, which is not permitted to be counted per SMC 19.37.100. Landscaping within the front setback can count towards total landscaped area but not towards usable open space.
4. Stormwater - Comments to be provided within the next week.
5. Green Building Checklist - Complete a LEED checklist (Silver minimum required) for the non-residential portion of the project.
6. Below Market Rate (BMR) Units - The project is subject to the City's below market rate requirements for ownership housing contained in SMC 19.67. A signed BMR agreement is required. Contact Ernie DeFrenchi, Affordable Housing Manager, at (408) 730-2784 to start this process.
7. Rental vs Ownership - During the EIR scoping meeting, the property owner mentioned that Buildings A and B were proposed as for-sale condos. This is not the concept provided to staff in the project description and tentative map. Clarify.
8. Outreach Meeting - The applicant is required to conduct an outreach meeting, notifying all property owners/residents and neighborhood associations within 2,000 feet of the site. Staff can provide a mailing list.

CODE DEVIATIONS - Staff's previous list of code deviations are unchanged.

DESIGN - In general, staff's comments regarding architectural design, height, massing, colors/materials, and tree preservation still have not been addressed.

DRAFT CONDITIONS OF APPROVAL - Staff's previous list of draft conditions of approval are unchanged.

### **Public Safety**

\*\*\*Addressing:

-An address monument and complex map shall be erected which is illuminated during the hours of darkness and positioned so as to be readily readable from the street. Numbers that are a minimum height of 12 " recommended. Each individual building and unit shall be clearly marked with the appropriate building number and address.

\*\*\*Lighting:

-Adequate lighting of parking lots and associated carports, driveways, circulation areas, aisles, passageways and recesses. Grounds contiguous to buildings shall be provided with lighting with sufficient wattage to provide adequate illumination to make visible (in detail to a distance of 25 feet) the presence of any person on or about the premises during the hours of darkness. Lighting should provide a safe,

secure environment for all persons, property and vehicles on site.

\*\*\*Landscaping:

-Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.

\*\*\*Signage/Parking Lot:

-All entrances to parking areas shall be posted with appropriate signs per 22658 (a) CVC, to assist in removal of vehicles at the property owners/managers request.

\*\*\*Fencing/Access Control:

-Pedestrian and vehicular access control should be implemented  
-Perimeter fencing of open design, such as wrought iron, should be installed in order to establish territoriality and defensible space, while maintaining natural surveillance.

\*\*\*Line of Sight/Natural Surveillance:

-Stairwells and elevator lobbies should be of open design whenever structurally possible.  
-It is highly desirable to design elevator shafts and cabs to be transparent, making occupants of the cab visible from the outside.  
-Convex mirrors should be installed in elevator cabs and at stairwell landings.  
-Trash enclosures should be located at the perimeter of the parking lot, not adjacent to buildings.  
-Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls, and interior hallways.

\*\*\*Digital security cameras with instant viewing capabilities are recommended, covering the following areas:

- Lobby entrances
- Building perimeter
- Parking lot/structure
- Exterior entrance
- Stairwells

\*\*\*Parking Structure:

- The interior of the structure should be painted a light, highly reflective color.
- Metal halide or other bright white light source should be utilized. No dark areas should exist inside the structure.
- Alcoves and other visual obstructions that might constitute a hiding place should be eliminated whenever structurally possible. Pillars, columns and other open construction should be utilized over a solid wall design.
- Whenever possible, stairwells should be of open design. When, by necessity, a stairwell is enclosed, convex mirrors should be placed at each stairwell landing, and the stairwell doors should employ as much transparent material as fire code allows.
- Convex mirrors should be placed inside elevator cabs
- Bars or grating should be utilized to impede pedestrian access to the structure from ground-level openings.
- Access control should be utilized for vehicular and pedestrian traffic
- Clearly marked, hands-free emergency phones/panic alarms should be placed throughout the structure.
- No trespassing/loitering signage should be placed at entrances and other appropriate locations.
- Digital security cameras with instant viewing capability surveillance should be utilized throughout the structure.

\*\*\*Builder should be aware of the following City of the Sunnyvale alarm permit requirements and false alarm ordinance:

- Sunnyvale Municipal Code Section 9.90

**Public Works**

Please contact Ryan Do at 408-730-7514 or [rdo@sunnyvale.ca.gov](mailto:rdo@sunnyvale.ca.gov) for any questions regarding the following comments. Provide written responses with the next Planning submittal.

A. Incomplete Items for the Vesting Tentative Map (VTM): Please provide or revise the VTM based upon the following comments. Numerous issues will be further analyzed in the EIR.

14. Provide an expanded sanitary sewer analysis that uses standard duty factors established by the City. Compare proposed outflows with existing flows in existing sewers proposed to receive project waste water. Provide the comparison flows at each point of connection and the downstream manhole. Provide existing & proposed flows with incremental percentage increase. Results of the study will

provide basis for the City to determine if additional flow data collection and/or improvements are required. Provide confirmation from CalWater that they will provide service to the proposed development as established for domestic water and fire flow. City review of this application as of this point in time assumes Cal Water is capable of providing service. If City water is desired, further review and comment will be provided.

15. Provide a storm drainage analysis of the project and its impacts on adjacent property and the existing public storm drainage system to determine existing conditions and design for project storm drainage improvements. The EIR should also address this requirement

17. Show the proposed street dedication width along El Camino Real, Wolfe Road and Fremont Avenue on the street sections. Indicate the existing and new property lines for all street sections.

22. Revise the plan to ensure all structures and vegetation within corner vision triangle shall not exceed height limits set forth in Sunnyvale Municipal Code 19.34.060. Based on the site plan, the structures are not in compliance as the buildings are within the extended driveway vision triangle. The extended driveway vision triangle shown on the civil plans are incorrect.

B. Special Project Requirements:

1. A Traffic Impact Analysis (TIA) is required as part of the EIR.

2. Developer shall notify VTA of the proposed plans to determine if any VTA improvements are necessary and if any VTA lines will be impacted during construction. Developer shall work with VTA directly on these improvements. VTA contact is Michael Catangay, Service & Operations Planning (408) 321-7072.

3. The developer must submit a traffic control plan with off-site improvement plans for review and approval. Per the City's Temporary Traffic Control Checklist, the traffic control plan set shall include a summary of the traffic control types, dates, times, and blocks affected. All construction related materials, equipment and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris.

4. The developer is responsible for restoring and replacing any damage in the public right of way or any damage to the traffic control devices caused due to construction activities.

5. Structures and vegetation shall be in compliance with the height requirements within the extended driveway vision triangle per the Municipal Code 19.34.060. However based on the site plan, the structures are not in compliance as Buildings "C" and "D" are within the extended driveway vision triangle as shown on page A.1 and A.2 of the plans. These two buildings must be fully outside of the extended vision triangle. Please recheck the extended driveway vision triangle for the middle and western project access along Fremont Avenue. All driveways including the emergency only access driveways must comply with

the extended driveway vision triangle requirements.

6. Upgrade the City streetlights on the median in front of the proposed development along Fremont Avenue to LED lights.

7. Since the proposed development is anticipated to increase pedestrian traffic by a significant amount, it is required that the developer also upgrade the curb ramp to be ADA compliant at the southwest corner of the Fremont/Wolfe Road intersection.

C. Standard Development Requirements: The project shall comply with all requirements outlined in Sunnyvale Municipal Code Titles 13 & 18 for subdivisions:

1. Pay all applicable Public Works development fees including but not limited to utility frontage fees, utility connection fees, off-site improvement plan checking and inspection fees prior to issuance of permits.

2. Work on the project may not commence until recordation of associated final map and/or related documents.

3. Install all public improvements required by SMC Section 18.08 including but not limited to curb & gutter, sidewalks, driveway approaches, curb ramps, roadway pavements, utility facilities and appurtenances, street landscaping and lighting, roadway striping, markings and signage prior to occupancy.

4. Pay the cost of all changes or modifications of existing City utilities, streets, improvements or other public utilities in, adjacent to or in any case caused by the development by changes in grade, alignment, and/or function.

5. The developer is responsible for restoring and replacing any damage in the public right of way or any damage to the traffic control devices caused due to construction activities.

D. Advisory Comments:

1. Due to elevation of garages, provide sanitary sewer backflow preventers for all sewage flow down stream of Buildings A & B.

2. If commercial uses are included in Building B, a separate metered water supply system will be required for the commercial space if the City is the domestic water supplier.

3. Details of improvements along Wolfe Road in the area to be dedicated to the City will need to be evaluated as the site and street design unfolds.

E. Preliminary Conditions of Approval: Provided upon request.