



DE ANZA PROPERTIES
920 W. FREMONT
Sunnyvale, CA 94087

Project: 2014-7373

Submittal: 5

PRC Date: 08/05/15

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 Comments)

Fire Prevention

Incomplete items - The following items are needed to demonstrate that the proposed project complies with City standards.

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. Provide water flow hydraulic modeling from Cal Water for Fremont

building 1872 gpm from 1 on and 1 off site hydrant at a minimum of 1000 gpm at 20 psi minimum. El Camino building 3829 gpm from 2 off and 2 on site hydrants of 1000 gpm at 20 psi minimum.

3. C-3.0: How are you feeding the hydrant on the east EVA. That hydrant shall be free flowing and not feed by the FDC.

4. A.3: Provide the hinged drop down type bollards at both EVAs

5. T-2: What occupancy are the townhomes, R-3 or R-2.

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. Provide hard-plumbed gas piping for exterior fireplace, barbeque(s) and patio heaters in the cabana/pool area.

2. Provide the name and aggregate quantity of the refrigerant that will be used in each chiller system.

3. Provide details of the pool treatment system, including the chemicals and quantities.

4. Provide details of the cooling tower treatment chemicals to be used, including concentrations and quantities.

5. 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)

6. Provide required number of approved fire extinguishers, smoke detectors, and carbon monoxide detectors.

7. Knox boxes (key boxes) will be required in accordance with Sunnyvale Fire Prevention guidelines.

8. Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems.

9. Provide a written Fire Protection Construction Plan.

10. Provide electronic version of plans to assist with Fire Department "Pre-Fire Survey" maps.

11. Contact Russell Chung at (408) 730-7148 for additional questions.

12. Refer to our website, www.fireprevention.insunnyvale.com (construction documents) for further information regarding items listed above and the specific requirements within the City of Sunnyvale.

Planning

Incomplete items - The following items are needed to demonstrate that the proposed project complies with City standards.

1. 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.

2. 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.

3. Sheet A.35 - Swap out the illegible tree locations map with the revised.

4. Sheet A.47 - What do the hashed squares signify? This is a new demarkation that wasn't on the previous revisions and shows up on several sheets in the current plan. Remove if in error.

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

Public Works

(No Comments)