



FACT SHEET: 893-909 Kifer Road

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PARCEL DATA:

- 893 - 909 Kifer Road
- APN: 205-42-011
- 10.13 acres
- Zoned M-S (Industrial & Service)
- General Plan Industrial

HISTORY:

- A portion of the building on the site was approved through a Use Permit for a church (Great Exchange Covenant Church) in 2003, prior to the Place of Assembly Zoning Study.
- Previously approved place of assembly use vacated the site several years ago and the Use Permit is no longer valid.

GOAL:

- Encourage redevelopment and/or maintain the site for industrial uses.

FACT/ISSUES:

- Site is located in the heart of an industrial neighborhood.
- Re-establishment of a place of assembly use is prohibited under the current zoning.
- Redevelopment of the site to a residential use is not consistent with the General Plan.

DEVELOPMENT PROCESS:

- Any use consistent with industrial zoning is encouraged.
- Retail sales uses are permitted through a Miscellaneous Plan Permit up to 35% F.A.R. (A Use Permit is required for industrial, office, and retail uses greater than 35% F.A.R.)
- Restaurant uses without alcohol sales can be considered through a Miscellaneous Plan Permit (A Use Permit is required for restaurants with alcohol sales)
- A full list of permitted, conditionally permitted, and prohibited uses is listed in Sunnyvale Municipal Code Section 19.22.030.
- Redevelopment to residential uses requires a change in the General Plan and Zoning designation. In addition, extensive environmental review (EIR) would need to be conducted to analyze existing conditions and surrounding uses and activities.
- If any major redevelopment or change to a non-industrial use is considered, a Preliminary Review application is recommended.

GENERAL DEVELOPMENT REQUIREMENTS:

- Green Building requirements would apply to certain types of tenant improvements and likely to any redevelopment of the site. (Development between 5,001 s.f. and 50,000 s.f. are required to be LEED Certified equivalent. If greater than 50,000 s.f., LEED Silver level equivalent is required.)
- Developmental fees will apply.
- Key zoning standards listed in the table below

ENVIRONMENTAL REVIEW REQUIREMENTS:

- No additional environmental review is required for minor changes of use.
- Any proposed redevelopment will likely require further environmental review through a Negative Declaration, Mitigated Negative Declaration or EIR as determined appropriate.

INDUSTRIAL ZONING STANDARDS

<i>Front Setback Minimum</i>	<i>35 ft along Kifer Road and Central Expressway due to a public right of way being greater than 86 ft. & 25 ft. along San Lazaro Avenue</i>
<i>Side Setback Minimum</i>	<i>0 with a 20 ft. min. combined</i>
<i>Rear Setback Minimum</i>	<i>None</i>
<i>Maximum Lot Coverage</i>	<i>45%</i>
<i>Maximum Floor Area Ratio</i>	<i>35% (50% for commercial storage or warehousing, S.M.C. 19.32.070d)</i>
<i>Height Limitation</i>	<i>75 ft. and 8 stories</i>
<i>Minimum Lot Area</i>	<i>22,500 s.f.</i>
<i>Parking for Typical Industrial Uses</i>	
<i>Research and Development, General Industrial, or Corporation Office Uses:</i>	<i>1 space per 500 sq. ft. minimum with a maximum of 1 space per 250 sq. ft. The maximum number of spaces allowed shall not be exceeded unless specifically allowed by use permit or special development permit.</i>
<i>Industrial Warehouses:</i>	<i>1 space per 900 sq. ft. minimum with a maximum of 1 space per 600 sq. ft. The maximum number of spaces shall not be exceeded unless specifically allowed by use permit or special development permit.</i>
<i>*Reference S.M.C. Table 19.46.050 for a full list off-street parking uses</i>	
<i>Landscaping</i>	<i>20% of lot / 10% of floor area (whichever is more)</i>
	<i>Parking lot landscaping to provide 50% shading within 15 years of planting.</i>
	<i>15 ft. frontage strip required.</i>