



FACT SHEET: Butcher Properties

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PROJECT PLANNER: Amber El-Hajj
ael-hajj@sunnyvale.ca.gov
408-730-2723

PARCEL DATA:

- Address: 871 E. Fremont Avenue, 1538 S. Wolfe Road
- APN: 211-25-034, 038, 011, & 039
- Total (4 parcels): 227,818 sq. ft. (5.23 acres)
- Pre-Zoning: R3-PD
- General Plan Designation: High Density Residential (RHI) and the Precise Plan for El Camino Real Eastern Node.
- **Property is currently located within the County of Santa Clara's jurisdiction; annexation of the property to the City of Sunnyvale is required prior to development.**

HISTORY:

- The site contains three single-family residences, accessory structures associated with the residences and an orchard.

GOAL:

- Annexation into the City of Sunnyvale
- Redevelopment with a mixed use development per the Precise Plan for El Camino Real.

PERMITTED USES:

- Based on the pre-zoning, permitted and conditionally permitted uses are listed in SMC 19.20.030 (R3 Zoning District). The preferred use for the site is a mixed use development consistent with the Precise Plan for El Camino Real with specific attention paid to Section 3.3 Design Concepts and Nodes, Section 3.3.4 Eastern Node and SMC 19.26.150-170.

ISSUES:

- The subject parcels are currently located within the County of Santa Clara's jurisdiction although entirely surrounded by the City of Sunnyvale (creating an island).
- The Precise Plan calls for a minimum 2-acre site area for mixed-use projects, combining the existing parcels on the site would create a 5-acre parcel suitable for mixed use.
- Access to the site. The adjacent intersections are Wolfe/El Camino Real and Fremont/Wolfe.

DEVELOPMENT PROCESS/REQUIREMENTS:

- Annexation of the site into the City of Sunnyvale's jurisdiction.
- A Special Development Permit (SDP) would be required for any redevelopment project. Planning Commission approval would be required with City Council approval for the annexation.
- Phase I and Phase II site assessments would be required for any redevelopment proposal. A traffic study (TIA), greenhouse gas analysis, noise study for the residential component and possibly a historic evaluation of the property would be required as part of any review. These studies are paid for by the applicant and monitored by the City.
- Key zoning standards are located in the table below.

City of Sunnyvale Fact Sheet: Butcher Properties

GENERAL DEVELOPMENT STANDARDS: PRECISE PLAN FOR EL CAMINO REAL

There are no minimum density standards for mixed-use/residential projects on El Camino Real.

<i>Front Setback Minimum</i>	0 ft. if vision triangle requirements are met
<i>Side Setback Minimum</i>	20 ft. where adjacent to residential
<i>Rear Setback Minimum</i>	20 ft. where adjacent to residential
<i>Lot Coverage Maximum</i>	40%
<i>Floor Area Ratio Maximum</i>	No max.
<i>Commercial Space Minimum</i>	20% of lot area as commercial floor area
<i>Height Limit</i>	30 ft. for any portion of a building within 75 ft. of a single-family residential district; 75 ft. elsewhere
<i>Minimum Lot Area</i>	2 acres for a mixed-use project.
<i>Parking</i>	Refer to SMC 19.46.050 for residential and other commercial use parking requirements.
<i>Landscaping</i>	<p>20-foot landscaped buffer including an 8 ft. minimum solid decorative masonry wall adjacent to residential sites;</p> <p>Minimum 20% of site landscaped;</p> <p>Minimum 20% of parking lot landscaped, with 50% tree shading within 15 years of planting;</p> <p>Widened sidewalk area (refer to southeast corner of Sunnyvale-Saratoga Road and El Camino Real along the frontage of El Camino Real for an example);</p> <p>Additional parkway strip;</p> <p>Useable open space is required for residential uses based on the density proposed.</p>
<i>Other Requirements</i>	<p>ECR Combining District – see SMC 19.26.160</p> <p>Residential Uses – see SMC 19.18.030</p> <p>Commercial Uses - see SMC 19.20.030</p> <p>Parking and Circulation - see SMC 19.46</p> <p>Landscaping - see SMC 19.37</p> <p>Art in Private Development - see SMC 19.52.030</p> <p>Below Market Rate Housing - see SMC 19.66</p> <p>Required Facilities - see SMC 19.38</p> <p>Design Guidelines – see Precise Plan pp. 31-57</p> <p>Park Dedication Fees – see SMC 19.74 or SMC 18.10</p>

The Precise Plan for El Camino Real and Zoning Code (SMC Title 19) are available at www.SunnyvalePlanning.com