



City of Sunnyvale

Agenda Item

26-0376

Agenda Date: 4/27/2026

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: Forward a Recommendation to the City Council to take the following Actions:

- a. Find that the Proposed Actions are Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Sections 15061(b)(3) and 15308;
- b. Adopt a Resolution to Establish Lower Density Residential Objective Design Standards for Single-family Dwellings, Two-family Dwellings and Dual Urban Opportunity (DUO) Housing Developments, and Repeal the Single-Family Home Design Techniques;
- c. Introduce an Ordinance to Amend Sunnyvale Municipal Code Title 19 (Zoning) to Amend Chapter 19.32 (Building Heights, Lot Coverages and Floor Area Ratios) and Repeal and Replace Chapter 19.80 (Design Review) to Implement the Lower Density Residential Design Standards, and to Amend Chapter 19.79 (Accessory Dwelling Units) to Conform with New State ADU Laws;
- d. Adopt a Resolution to Update and Adopt the Green Building Tables for 2026; and
- e. Repeal City Council Policy 1.1.12 Maximum Standards for Small Lot Single-Family Residential Developments.

Location: Citywide

File #: PLNG-2024-0517

Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

REPORT IN BRIEF

The existing Single-Family Home Design Techniques were adopted by the City Council in 2003 as a guide for evaluating the design of single-family and duplex projects. The design techniques are primarily subjective in nature and require some level of interpretation by decision makers. Due to recent changes in State housing laws, the City Council authorized staff to update the design techniques in 2020 with more objective and measurable design standards.

In 2022, the City selected Dahlin Group, an architectural and planning consulting firm, to assist in preparing the updated design standards. Staff and the Dahlin Group team conducted multiple community outreach events, including three Planning Commission study sessions and a public workshop. The primary feedback received emphasized the desire for flexibility and the need for standards that are not overly prescriptive. As a result of the nearly four year-long study, staff recommends the following for consideration:

- Draft Lower Density Residential Objective Design Standards
- Related Zoning Code updates, including:
 - Increased Design Review thresholds for projects requiring discretionary planning permits and Planning Commission review
 - Increased allowable lot coverage
 - Clarification of ADU review requirements in conformance with new State laws

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- Increased Green Building Incentive Program for residential projects

The City's project webpage, associated documents, existing Single-Family Design Techniques and new Lower Density Residential (LDR) Objective Design Standards are available in the links in Attachment 2.

Planning Commission's recommendation will be forwarded to the City Council, which is scheduled to consider the LDR standards on June 2, 2026.

BACKGROUND

The existing Single-Family Home Design Techniques was adopted in 2003. That same year, the City Council amended the Zoning Code (Title 19 of the Sunnyvale Municipal Code) to establish review criteria related to floor area ratio, which were later revised in 2009 and 2012. In February 2020 the City Council authorized an update to the design guidelines through Study Issue CDD 20-01 (Attachment 6) and the Dahlin Group was selected as the consultant in 2022 to assist with the preparation of the updated document.

The State of California has adopted several housing-related laws to address the ongoing statewide housing shortage. The state law requires that housing development projects be reviewed against objective design standards that do not involve personal discretion or subjective interpretation. Traditional design guidelines, which relied on subjective language, cannot be used to deny a housing development project. As a result, cities throughout California must adopt clear, objective design regulations that streamline the permitting process and limit discretionary review. Without such standards, local jurisdictions have limited ability to regulate the architectural character or site design of qualifying housing projects and cannot deny a housing development proposal based on noncompliance with subjective design guidelines.

Citywide Objective Design Standards for Multi-Family Residential and Mixed-Use Developments were adopted by the City Council in June 2023. The proposed Lower Density Residential Objective Design Standards will apply to single-family dwellings, two-family dwellings, and Dual Urban Opportunity (DUO) dwellings.

The City Council is scheduled to consider this item on June 2, 2026.

EXISTING POLICY

The following General Plan Goals, Policies, and Actions apply to this project:

CHAPTER 3: Land Use and Transportation (LUTE) Element

GOAL LT-4 AN ATTRACTIVE COMMUNITY FOR RESIDENTS AND BUSINESSES - In

combination with the City's Community Design Sub-Element, ensure that all areas of the city are attractive and that the city's image is enhanced by following policies and principles of good urban design while valued elements of the community fabric are preserved.

Policy LT-4.1 Preserve and enhance an attractive community, with a positive image, a sense of place, landscaping, and a human scale.

Policy LT-4.3 Enforce design review guidelines and zoning standards that ensure the mass and scale of new structures are compatible with adjacent structures, and also recognize the City's vision of the future for transition areas such as neighborhood Village Centers and El Camino Real

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- *LT-4.3c Enforce local design guidelines that ensure buildings and monuments respect the character, scale, and context of the surrounding area.*
- *LT-4.3d Ensure that new construction and renovation contribute to the quality and overall image of the community.*
- *LT-4.3e Use the development review and permitting processes to promote high-quality architecture and site design.*

Policy LT-4.4 Avoid monotony and maintain visual interest in newly developing neighborhoods, and promote appropriate architectural diversity and variety. Encourage appropriate variations in lot sizes, setbacks, orientation of homes, and other site features.

- *LT-4.4a Develop design guidelines that address the pedestrian scale of development.*

GOAL LT-6 PROTECTED, MAINTAINED, AND ENHANCED RESIDENTIAL NEIGHBORHOODS - Ensure that all residential areas of the city are maintained and that neighborhoods are protected and enhanced through urban design which strengthens and retains residential character.

Policy LT-6.1 Improve and preserve the character and cohesiveness of existing residential neighborhoods.

Policy LT-6.2 Limit the intrusion of incompatible uses and inappropriate development in and near residential neighborhoods, but allow transition areas at the edges of neighborhoods.

CHAPTER 4: Community Character

GOAL CC-3 WELL-DESIGNED SITES AND BUILDINGS - Private Development: Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts.

Policy CC-3.1 Place a priority on quality architecture and site design, which will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.

- *CC-3.1a Continue to improve the design review process by using design professionals on staff and developing design guidelines to direct developers and assist the City in architectural and site review.*

Policy CC-3.2 Ensure site design is compatible with the natural and surrounding built environment.

COUNCIL POLICY MANUAL

Policy 1.1.12 Maximum Standards for Small Lot Single Family Residential Developments (adopted 1998)

SINGLE-FAMILY HOME DESIGN TECHNIQUES (adopted 2003)

ENVIRONMENTAL REVIEW

The actions being considered are exempt from the California Environmental Quality Act (CEQA)

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pursuant to CEQA Guidelines Section 15061(b)(3) as they have no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Projects that are subject to the new regulations will be evaluated pursuant to CEQA on an individual basis as applicable.

DISCUSSION

State Laws

The Housing Accountability Act (HAA) requires California cities to adopt objective design standards to support and streamline housing production. These standards apply to housing development projects as defined in Government Code Section 65589.5, including:

- (A) Residential units only.
- (B) Mixed-use developments consisting of residential and nonresidential uses that meet any of the required conditions listed in Government Code Section 65589.5.
- (C) Transitional housing or supportive housing.
- (D) Farmworker housing, as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code.

Under Government Code Sections 65913.4 and 66300(a)(7), design standards must be free of personal or subjective judgment by public officials. Instead, they must be “uniformly verifiable” based on clear, external benchmarks available to both applicants and reviewing agencies before an application is submitted.

In addition, Government Code Section 65852.21 establishes objective design standards for Dual Urban Opportunity (DUO) dwellings. This section was created through the California Housing Opportunity and More Efficiency (HOME) Act, originally enacted by Senate Bill 9 (2021) and later amended by Senate Bill 450 (2024). It governs the development of two residential units on parcels zoned for single-family use.

Existing Design Guidelines

The Single-Family Design Techniques provide guidelines for design review of single-family homes and duplex projects (see link in Attachment 2). Over the last two decades, these guidelines have served as useful references for property owners, developers, and City staff in working collaboratively to preserve and enhance the distinctive character of Sunnyvale’s diverse neighborhoods. The document includes guidelines related to neighborhood context and patterns, parking and access, building entries, roof forms, privacy and solar access, materials, windows and doors, decorative elements, accessory structures, and landscaping.

In addition, Sunnyvale maintains the Taaffe-Frances Heritage Neighborhood Design Guidelines and Eichler Design Guidelines, which provide design guidance for homes that located within those respective neighborhoods. The scope of the current study does not include changes to these two documents.

Draft Lower Density Residential Objective Design Standards Document

The update aims to streamline the permit process, promote architectural variation, modernize the document to reflect current design and development trends, incorporate sustainable design concepts, and balance the interests of both neighbors and property owners. It is organized as follows:

- **Chapter 1 - Introduction:**
The Introduction chapter explains the State laws that prompted local jurisdictions to adopt objective design standards. It identifies the types of development projects that are subject to the standards, describes allowable exceptions, and introduces the guiding design principles.
- **Chapter 2 - Design Standards:**
The Design Standards chapter is divided into two sections containing objective design standards: architectural style standards and neighborhood scale and pattern standards.

Architectural Style Standards

The architectural style standards address requirements for new dwellings and second stories, including roof forms, slopes and materials, exterior wall materials, window and door styles, decorative elements, and entry porch designs. Appendix A supplements this section by illustrating key design elements associated with architectural styles commonly found in Sunnyvale. The chapter also includes provisions for applying architectural styles not specifically included in the document. The overall intent of the Design Standards chapter is to ensure architectural consistency throughout the design of the home.

Neighborhood Scale and Pattern

The Neighborhood Scale and Pattern chapter establishes standards related to second-floor massing, building heights, roof forms, façade articulation, entries, privacy, covered parking design, architectural details and materials, landscaping, and lighting. These standards were developed based on existing design requirements, recurring community concerns, staff's experience administering Design Review applications, consultant's recommendation, and guiding design principles. While architectural styles may vary, the intent of this section is to create compatibility of mass and scale among homes. To provide flexibility and to support creative site and architectural solutions, the document offers alternative compliance options for most design standards. These options help prevent rigidity, particularly for projects with unique contexts. For example, a 10-foot ground floor plate height is allowed for structures where the adjacent existing structure exceeds 9 feet plate height

- **Chapter 3 - Glossary:**
The Glossary chapter provides narrative and graphic explanations of key terms used throughout the document.
- **Appendix A:**

This section provides examples of the various architectural styles found throughout the City. It also includes examples of key elements and architectural defining features for each style.

- **Appendix B:**

The section allows deviations of up to 25% from most numerical standards. Standards that do not allow deviations include second to first floor ratios, plate heights and roof spans, as these standards are important features that promote neighborhood compatibility and reduce neighborhood impacts. Staff-level permits may approve deviations from up to two standards, while projects requiring Planning Commission review may request deviations from up to three

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standards. To allow increased design flexibility, the deviations are automatically granted and do not require separate findings for approval. Covered parking design standards and architectural style requirements also include a menu of options that applicants may select to demonstrate compliance.

The new Lower Density Residential Objective Design Standards would be adopted by Resolution (see draft in Attachment 3). Staff will also continue to work on enhancing the design standards document to improve the readability of the applicability table in Appendix B and architectural style guide in Appendix A. In accordance with SMC Section 19.80.020 (as amended by the accompanying ordinance), minor additions to or deletions from the standards may be made by the Director of Community Development, while major additions require Planning Commission review and approval.

Zoning Code Updates

In conjunction with the Lower Density Residential Objective Design Standards, staff is proposing updates to the zoning requirements noted below. The proposed ordinance changes can be found in Attachment 4.

Design Review Thresholds (SMC Chapter 19.32 and 19.80)

Sunnyvale's current design review standards were established in 2003 as part of the Single-Family Home Design Techniques. Sunnyvale Municipal Code (SMC) Chapter 19.80 defines the requirements, process, and procedures for Design Review permits.

Single-family and two-family dwelling projects are currently subject to three levels of review:

- Staff-Level Review (without public noticing)
- Staff-Level Review (with public noticing)
- Planning Commission Review (with hearing and noticing)

Projects that fall below the staff-level review threshold would not require a separate planning permit and would only be subject to a building permit review.

Demand for larger homes has increased over time to support multi-generational living, aging in place, and evolving household needs. State housing legislation has further enabled additional housing units (ADUs and DUOs) to be added on a property. In general, the tolerance for larger homes has also increased. Since 2021, the Planning Commission has approved all 20 Design Review applications presented to them with floor area ratios (FARs) ranging from 45% to 59% and eight applications exceeding 3,600 square feet of gross floor area. Of these, 17 were approved on the consent calendar and did not receive any neighborhood objections. A list of Design Review applications reviewed by Planning Commission from 2021 to March 2026 is included in Attachment 7.

Therefore, staff proposes increasing the thresholds for projects requiring Planning permits at all three levels, resulting in fewer Planning permits and fewer applications requiring notice and a public hearing. Staff would still review projects for compliance with zoning and design standards through the building permit process.

A summary of existing and proposed thresholds is below:

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Permit Requirement	Existing	Proposed
Building Permit Only	One Story additions up to 20% of existing floor area	- One Story additions up to 50% of existing floor area. - Exterior modification that are not significant. - Second story exterior modifications not requiring a design review.
Staff Level Design Review	- New one-story homes - One Story additions > 20% of existing floor area - Any exterior modifications facing street	- New one-story homes. - One Story additions > 50% of existing floor area. - Significant exterior modifications
Staff Level Design Review With Noticing	- New two-story homes - Two story additions - Any second-story exterior modifications	- New two-story homes - Two story additions - Certain second-story exterior modifications
Planning Commission Design Review	New homes and additions >45% FAR or 3,600 s.f. floor area.	New homes and additions >60% FAR.

The proposed updates also introduce clearer and more objective definitions for exterior and second story modifications that trigger a Design Review permit. Significant exterior modifications include additions or alterations to entry porches and front elevations that exceed 75% of the façade length. - Second story exterior modifications, including changes to second floor balconies and second floor windows facing other lower density residential structures, will require staff level design review with public noticing pursuant to SMC 19.98.040. -

Lot Coverage and FAR Updates (SMC Chapter 19.32)

The current maximum lot coverage is 45% for one story dwellings and 40% for two story dwellings. To better align with current housing trends and proposed Design Review permit thresholds, staff also proposes to increase the maximum lot coverage for the R 0, R 1, R-1.5, R-1.7/PD, and R 2 zoning districts to 50%. The maximum allowed FAR for the R 1.5 and R 1.7/PD districts is proposed to increase from 50% to 60%. -

Accessory Dwelling Units and Junior Accessory Dwelling Units (SMC Chapter 19.79)

Recent State legislation requires updates to local regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Senate Bill 543 revises the timeline for determining the completeness of ADU and JADU applications and requires that determinations to be provided in writing, within X days of application submittal, including a list of any missing items. Assembly Bill 1154 limits the owner-occupancy requirement to JADUs that share sanitation facilities with the primary dwelling, where previously it applied to all JADUs, and clarifies that JADUs must be rented

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for periods longer than 30 days.

To ensure consistency with State law, staff recommends minor updates to SMC Chapter 19.79 to clarify the timelines for determining application completeness and to prohibit short-term rentals of JADUs.

Green Building Program

On May 7, 2019, the City Council revised the Green Building Standards for new construction, additions, and remodels. The standards were further revised on July 11, 2023 (Resolution No. 1199-23), to align with the Moffett Park Specific Plan update.

The Green Building Program provides incentives for projects that exceed the minimum required green building standards. These incentives are intended to encourage applicants and developers to incorporate additional sustainable design features.

For single-family and duplex projects, applicants may currently earn incentives by achieving 120 points with Build It Green certification or providing all-electric appliances for the entire home. Qualifying projects may choose to increase allowable lot coverage by 5% or qualify for staff-level Design Review with a floor area ratio (FAR) of up to 50% or up to 4,000 square feet of floor area.

To maintain consistency with the proposed revisions to FAR thresholds, the program is proposed to be updated to allow qualifying projects for staff-level Design Review for dwellings with up to 65% FAR. The existing 4,000-square-foot floor area threshold will be removed. Attachment 5 includes the draft resolution to amend the Green Building Program.

City Council Policy 1.1.12 (See link in Attachment 2)

City Council Policy 1.1.12, *Maximum Standards for Small Lot Single-Family Residential Developments*, was intended to provide the City and developers with a set of guidelines for small-lot development, regardless of the underlying zoning district. The policy offered suggested development standards to assist in evaluating projects utilizing a PD Combining District.

However, the proposed revisions to design review thresholds and lot coverage standards now provide greater flexibility for lower-density projects. In addition, many of the guidelines in Policy 1.1.12 are subjective. With updated requirements for lot coverage, FAR, and objective standards for housing projects, the policy no longer provides meaningful value. Open space and setback requirements are already regulated by the zoning code.

For these reasons, staff recommends repeal of City Council Policy 1.1.12.

FISCAL IMPACT

The proposed Lower Density Residential Objective Design Standards would have no fiscal impact on the city.

PUBLIC CONTACT

Courtesy emails were sent to the project's interested parties list consisting of primarily architects, designers and developers, notifying them of the public meetings and public draft availability. Staff has received no comments on the item. In addition, the notice of the Public Hearing was published in the

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Sun newspaper.

Public contact was made by posting the Planning Commission meeting agenda on the City's official-notice bulletin board at City Hall. In addition, the agenda and this report are available at the City Hall reception desk located on the first floor of City Hall at 456 W. Olive Avenue (during normal business hours), and on the City's website.

In addition, public contact regarding this item was made through the following ways:

1. E-mail notification of the hearing dates sent to all interested parties and Neighborhood Associations;
2. A Community Workshop was held to introduce this project on June 14, 2022; and
3. Study Sessions with the Planning Commission on June 20, 2022, January 12, 2026, and March 23, 2026.

Community Outreach Meeting on June 14, 2022

The Community Workshop served as a kickoff meeting to introduce the project to the public; one member of the community attended. The presentation covered the project's history, goals, and overall schedule. The attendee was generally supportive of the draft document and recommended replacing the use of "should" with "shall" to ensure the design standards are clearly enforceable.

Planning Commission Study Session on June 20, 2022

Staff, along with the City's consultant team, introduced the project to the Planning Commission for the first time, presenting the legal framework and defining objective standards as required by Government Code, while also providing an overview of the current review process, existing policies, and the proposed schedule. The Planning Commission requested that the design standards ensure that new homes and additions maintain a scale consistent with surrounding development, include standards for entry orientation, incorporate measurable and enforceable design criteria, provide clear requirements for tree replacement and landscaping, and address the City's sustainability goals.

Planning Commission Study Session on January 12, 2026

This study session was conducted after releasing the public draft of the Lower Density Residential Objective Design Standards document. Staff and the Consultant team provided a brief background of the project and summary of the draft document content, including methods of providing options to afford as much flexibility as possible for applicants, without being too prescriptive. The Planning Commission generally liked the flexibility built into the standards and reduced thresholds for review but also expressed concern that some of the standards seem arbitrary. The Planning Commission directed staff to reconsider the definition of a neighborhood, clarify requirements for architectural styles, prohibited materials, exceptions, and update photographs in Appendix A to ensure no conflicts with standards.

In response, staff made the desired corrections and the following updates:

- **Neighborhood Definition.** The neighborhood definition was updated to include all parcels that have the same zoning designation and type of dwelling as the subject parcel within a 300-foot radius. This is consistent with the City's noticing radius requirements and is less of an arbitrary definition. The City's Information Technology Division is currently developing an interactive map that will allow the public to identify properties within their neighborhood; it is anticipated to be ready by early August, before the effective date of the ordinance.

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- **Prohibited Materials.** Faux stone or brick, foam on garage elevation, and Exterior Insulation and Finishing System (EIFs) were removed from prohibited materials list (Section 2.2.8.1).
- **Removal from Draft Design Standards.** To help streamline the review process and provide flexibility, the following standards were removed:
 - Alternative compliance using screening trees for Second Floor Windows (Section 2.2.6.1) and Second Floor Balconies and Decks (Section 2.2.6.2)
 - Appendix B, which listed recommended screening trees and plants
 - Section 2.2.3.3 Maximum Heights Above Front Elevation Roof
 - Section 2.2.5.4 Walkways
 - Section 2.2.7.3 Additional Parking Spaces
 - Section 2.2.10.3 Lighting Color

Planning Commission Study Session on March 23, 2026

Staff presented the updated document to the Planning Commission as a follow up to the previous study session. Staff provided an overview of the revisions made since the last meeting and explained how the Commission's prior comments were addressed. The updated draft document was published on the City's website on April 21, 2026. No comments have been received on the updated draft document.

The Planning Commission was generally supportive of the revisions. Additional discussion occurred around the images used to illustrate architectural styles in Appendix A, and the Planning Commission requested that staff consider the use of AI to create code and standard-compliant images and use Sunnyvale examples when possible.

In response, staff reviewed the images and made some updates. While staff was able to find many examples of projects complying with the current Single-Family Home Design Techniques, there were no readily available images of homes complying with all of the proposed Lower Density Residential Objective Design Standards. Staff removed the images that were clearly not compliant with the proposed Standards. A clarifying statement has been added to Appendix A noting that the images are for illustrative purposes only and are intended solely to demonstrate architectural style.

ALTERNATIVES

Forward a Recommendation to the City Council to:

1. Take the following actions:
 - a. Find that the Proposed Actions are Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Sections 15061(b)(3) and 15308;
 - b. Adopt a Resolution to Establish Lower Density Residential Objective Design Standards for Single-family Dwellings, Two-family Dwellings and Dual Urban Opportunity (DUO) Housing Developments, and Repeal the Single-Family Home Design Techniques;
 - c. Introduce an Ordinance to Amend Sunnyvale Municipal Code Title 19 (Zoning) to Amend Chapter 19.32 (Building Heights, Lot Coverages and Floor Area Ratios) and Repeal and Replace Chapter 19.80 (Design Review) to Implement the Lower Density Residential Design Standards, and to Amend Chapter 19.79 (Accessory Dwelling Units) to Conform with New State ADU Laws;
 - d. Adopt a Resolution to Update and Adopt the Green Building Tables for 2026; and
 - e. Repeal City Council Policy 1.1.12 Maximum Standards for Small Lot Single-Family Residential Developments.

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2. Alternative 1 with modifications.
3. Provide other recommendations.

STAFF RECOMMENDATION

Recommend to City Council:

Alternative 1: Take the following actions:

- a. Find that the Proposed Actions are Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Sections 15061(b)(3) and 15308;
- b. Adopt a Resolution to Establish Lower Density Residential Objective Design Standards for Single-family Dwellings, Two-family Dwellings and Dual Urban Opportunity (DUO) Housing Developments, and Repeal the Single-Family Home Design Techniques;
- c. Introduce an Ordinance to Amend Sunnyvale Municipal Code Title 19 (Zoning) to Amend Chapter 19.32 (Building Heights, Lot Coverages and Floor Area Ratios) and Repeal and Replace Chapter 19.80 (Design Review) to Implement the Lower Density Residential Design Standards, and to Amend Chapter 19.79 (Accessory Dwelling Units) to Conform with New State ADU Laws;
- d. Adopt a Resolution to Update and Adopt the Green Building Tables for 2026; and
- e. Repeal City Council Policy 1.1.12 Maximum Standards for Small Lot Single-Family Residential Developments.

JUSTIFICATION

Staff recommends the Planning Commission recommend Alternative 1 to the City Council. Although the existing Single-Family Home Design Techniques contain a few objective policies, those policies are insufficient to direct an applicant team to design a building that would meet the City's General Plan and other policy documents to improve the neighborhood. Having adopted Objective Design Standards would provide City staff and project applicants with the guidance needed to develop more compatible site and building design for Sunnyvale. The proposed standards are objective, and the document includes ways to let designers and applicants choose from options while providing flexibility that is more feasible for both site constraints and architectural design.

LEVINE ACT

The Levine Act (Gov. Code Section 84308) prohibits city officials from participating in certain decisions regarding licenses, permits, and other entitlements for use if the official has received a campaign contribution of more than \$500 from a party, participant, or agent of a party or participant in the previous 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

An "X" in the checklist below indicates that the action being considered falls under a Levine Act category or exemption:

SUBJECT TO THE LEVINE ACT

- ☐ Land development entitlements
☐ Other permit, license, or entitlement for use
☐ Contract or franchise

EXEMPT FROM THE LEVINE ACT

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- ☐ Competitively bid contract*
- ☐ Labor or personal employment contract
- ☐ Contract under \$50,000 or non-fiscal
- ☐ Contract between public agencies
- ☒ General policy and legislative actions

* "Competitively bid" means a contract that must be awarded to the lowest responsive and responsible bidder.

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Reviewed by: Noren Caliva Lepe, Principal Planner
Reviewed by: Shaunn Mendrin, Planning Officer
Reviewed by: Trudi Ryan, Director of Community Development
Reviewed by: Connie Verceles, Deputy City Manager
Approved by: Tim Kirby, City Manager

ATTACHMENTS

1. Reserved for Report to Council
2. Links to:
 - a. Project Webpage
 - b. Draft Lower Density Residential Objective Design Standards (published April 2026)
 - c. Existing Design Guidelines (Single Family Home Design Techniques)
 - d. Council Policy 1.1.12 Maximum Standards for Small Lot Single Family Residential Developments
3. Draft Resolution to Establish Lower Density Residential Objective Design Standards
4. Draft Ordinance to Amend Sunnyvale Municipal Code Chapters 19.32, 19.79 and 19.80
5. Draft Resolution to Amend Green Building Program
6. Link to City Council Study Issue Paper CDD 20-01
7. Planning Commission Design Reviews from 2021 to March 2026