

## RESOLUTION NO. \_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE GENERAL PLAN, INCLUDING TEXT CHANGES TO THE LAND USE AND TRANSPORTATION ELEMENT (LUTE), MODIFICATION OF THE LAND USE DESIGNATION OF PROPERTIES IN THE SEVEN GENERAL PLAN VILLAGE MIXED USE AREAS THROUGHOUT THE CITY FROM VILLAGE MIXED USE TO VILLAGE CENTER MASTER PLAN, AND MODIFICATION OF THE LAND USE DESIGNATION OF THE PROPERTY AT 1388-1390 BREMERTON DRIVE FROM VILLAGE MIXED USE TO LOW MEDIUM DENSITY RESIDENTIAL, THE PROPERTY AT 901 REED AVENUE FROM VILLAGE MIXED USE TO COMMERCIAL, THE PROPERTIES AT 519 BORREGAS AVENUE, 206 EAST ARBOR AVENUE AND 216 EAST ARBOR AVENUE FROM VILLAGE MIXED USE TO MEDIUM DENSITY RESIDENTIAL, AND THE PROPERTY AT APN 110-23-104 FROM VILLAGE MIXED USE TO PUBLIC FACILITIES, ALL TO IMPLEMENT THE VILLAGE CENTER MASTER PLAN; AND ADOPTING THE VILLAGE CENTER MASTER PLAN**

THE CITY COUNCIL OF THE CITY OF SUNNYVALE FINDS AND DECLARES AS FOLLOWS:

WHEREAS, in 2017, the City Council certified the Land Use and Transportation Element Environmental Impact Report (EIR), made required findings under the California Environmental Quality Act (CEQA), and adopted the Land Use and Transportation Element of the General Plan;

WHEREAS, the adopted Land Use and Transportation Element identified seven areas throughout the city as future Village Centers; and

WHEREAS, most Village Center areas had existing commercial, and all Village Center sites were planned to be residential/commercial mixed-use under the new Village Mixed Use land use designation, with new residential density averaging 18 dwelling units per acre across all Village Centers; and

WHEREAS, soon after the City amended its General Plan to create Village Centers, the State legislature passed and the Governor signed a series of laws that limited local planning discretion and decision making over land use involving housing projects, and developers have utilized these laws to advance all-residential projects on sites with existing neighborhood retail that the City had planned as mixed-use sites in order to preserve existing and promote new retail

and other commercial uses alongside substantial new housing development, for a balanced community with amenities and conveniences; and

WHEREAS, following State law, the City has had to waive retail preservation and mixed-use requirements in the General Plan and Zoning in considering applications for housing projects, and has lost a significant amount of pre-existing commercial uses, undermining the City's vision and plan for Village Centers; and

WHEREAS, the City prepared the proposed Village Center Master Plan to establish zoning standards for the new zoning districts that conform to the General Plan land use designation for Village Centers (originally called "Village Mixed Use," now proposed as "Village Center Master Plan" or "VCMP") and to implement Village Centers as contemplated by the General Plan; and

WHEREAS, to assure that Village Centers will be able to develop as mixed-use neighborhoods, the City intends, through the Village Center Master Plan, to plan and zone some sites as commercial/retail or office only and other sites as residential/commercial mixed-use with increased residential density so that the planned residential density across all Village Centers remains an average of 18 dwelling units per acre, with no net loss in planned and allowed residential units, while enhancing the likelihood of commercial/retail uses in Village Centers; and

WHEREAS, the modifications to Village Center sites is consistent with Government Code Section 66300(h)(1) which allows "changing a land use designation or zoning ordinance to a less intensive use, or reducing the intensity of land use, if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity"; and

WHEREAS, an addendum to the previously certified Land Use and Transportation Element EIR was prepared to evaluate the proposed changes to Village Centers and document that none of the conditions requiring preparation of a subsequent EIR or negative declaration have occurred; and

WHEREAS, the Planning Commission considered the proposed General Plan amendments and Village Center Master Plan at a duly noticed hearing held on \_\_\_\_\_, and has recommended approval; and

WHEREAS, the City Council held a public hearing on \_\_\_\_\_, and considered the reports and documents on the proposed amendments presented by City staff, the Planning Commission's recommendation, and the written and oral comments presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE THAT:

1. CEQA—ADDENDUM TO PREVIOUSLY CERTIFIED EIR. An addendum to the previously certified Land Use and Transportation Element EIR (the “Addendum”) was prepared for the proposed project. The Addendum, together with the EIR, was presented to, independently reviewed and considered by the City Council at its regularly scheduled meeting of \_\_\_\_\_, 2025. The Addendum was prepared in compliance with the requirements of CEQA and the CEQA Guidelines (collectively, “CEQA”) and is adequate for the City’s use as the lead agency under CEQA. Based on the evidence submitted and demonstrated by the analysis included in the Addendum, incorporated herein by reference, none of the conditions in Section 15162 or 15163 of the CEQA Guidelines calling for preparation of a subsequent or supplemental EIR have occurred. The City Council incorporates by this reference the findings contained in the Addendum as to the environmental effects of the proposed amendments, together with the additional findings contained in this resolution.
2. GENERAL PLAN AMENDMENTS.
  - a. General Plan Text Changes. The City Council finds and determines that the amendments to the Land Use and Transportation Element of the General Plan attached hereto and incorporated herein as Exhibit A (the “General Plan Text Amendments”) constitute a suitable and logical change in the plan for the physical development of the City of Sunnyvale, and it is in the public interest to approve the General Plan Text Amendments.
  - b. Modification of Land Use Designation. The City Council finds and determines that the following amendments to the General Plan Land Use Map (the “General Plan Land Use Map Amendments”), and each of them, constitute a suitable and logical change in the plan for the physical development of the City of Sunnyvale, and it is in the public interest to approve the specified modifications set forth in subsections (i) through (v) below, and each of them:
    - i. Change the land use designation for those certain real properties in the seven Village Center areas, located at the addresses and APNs shown in Exhibit B, attached hereto and incorporated herein by reference, from Village Mixed Use to Village Center Master Plan; and
    - ii. Change the land use designation for those certain real properties at 1388-1390 Bremerton Drive (APN 323-01-017) from Village Mixed Use to Low-Medium Density Residential; and

- iii. Change the land use designation for that certain real property at 901 Reed Avenue (APN 213-040-48) from Village Mixed Use to Commercial; and
- iv. Change the land use designation for those certain real properties at 519 Borregas Avenue (APN 204-29-029), 206 East Arbor Avenue (APN 209-22-052), and 216 East Arbor Avenue (APN 204-22-053), from Village Mixed Use to Medium Density Residential; and
- v. Change the land use designation for that certain real property at APN 110-23-104 (no address) from Village Mixed Use to Public Facilities.

The real properties in subsections (ii) through (v) are shown and identified in the scale drawings attached hereto and incorporated herein as Exhibit C.

- c. Findings of No Net Loss of Residential Capacity (SB 330). Under the existing General Plan Village Mixed Use land use designation, sites within the Village Centers were contemplated and planned to allow for residential and commercial mixed use, with an average density across Village Centers of 18 dwelling units per acre (du/ac). The land use designation of all sites that will remain in the Village Centers will be changed to the new designation of Village Center Master Plan, with the allowed uses and densities of each site determined in the Village Center Master Plan, with some sites to become commercial only and other sites to remain residential mixed use but with increased allowed residential density (up to 56 du/ac). Six sites currently designated Village Mixed Use but not on the Housing Element Site Inventory will be modified to the conventional zoning district (with or without the addition of planned development (PD) zoning) that reflects the existing use on the site because they are already zoned residential, developed with residential uses and the City does not want to encourage tenant/resident displacement on sites with existing residential uses (Borregas, Arbor and Bremerton properties), or the property is zoned commercial with an existing commercial use and was not planned to be redeveloped with new residential uses (Reed property), or the land is owned by the San Francisco Public Utilities Commission (SFPUC) and is unlikely to be developed. The combination of these concurrent changes results in the overall residential density within Village Centers to remain at an average of 18 du/ac, with no net loss in residential capacity in the Village Centers and among all affected sites. Therefore, as shown in Exhibit D attached hereto and incorporated herein, the modifications to the General Plan land use designation and rezoning of sites within the Village Centers and all affected sites will result in no net loss and are allowed pursuant to Government Code Section 66300(h)(1).
- d. Findings of No Net Loss of Residential Capacity to Accommodate the RHNA by Income Category (Government Code section 65863; Housing Element Site Inventory). In the City's certified Housing Element, all Village Center sites in



the Housing Element Site Inventory are indicated as having a maximum residential capacity of 18 du/ac and a realistic residential development potential of 80% of 18 du/ac (or 14.4 du/ac). All Village Center sites in the Site Inventory are categorized as moderate income. Some sites will be changed through the General Plan amendments and Village Center Master Plan to be non-residential, but the other sites that will remain mixed use will be modified to increase residential density up to 56 du/ac. Further, the Village Center Master Plan will increase the minimum required density to 85% of the maximum density for sites designated Village Center Master Plan or VCMP. These mixed-use sites will remain in the moderate-income category in the Site Inventory. Through these concurrent changes to sites in the Site Inventory, the residential capacity in the moderate-income will be increased by 173 units, which continues to meet the Regional Housing Needs Assessment (RHNA) for the moderate-income category, and there are no changes to Site Inventory sites at the other income categories. In sum, these modifications (including the General Plan Amendments and related zoning actions) do not decrease RHNA capacity at any income level and therefore do not impact RHNA compliance, as shown in further detail in Exhibit E, attached hereto and incorporated herein.

- e. Approval of General Plan Amendments. The General Plan Text Amendments (Exhibit A) and the General Plan Land Use Map Amendments (Exhibit B and Exhibit C) (collectively, the “General Plan Amendments”) are hereby approved and adopted.
3. VILLAGE CENTER MASTER PLAN. The City Council finds and determines that adoption of the Village Center Master Plan (Exhibit F hereto, incorporated herein) constitutes a suitable and logical change in the plan for the physical development of the City of Sunnyvale, and it is in the public interest to approve the Village Center Master Plan. The City Council finds that the Village Center Master Plan is consistent with the General Plan and supports the City’s long-term goals for the Village Center areas identified in the General Plan, and the Village Center Master Plan is hereby approved and adopted. Copies of the Village Center Master Plan are available on the City’s website and are on file in the office of the City Clerk.
4. EFFECTIVE DATE. This Resolution is effective on the date of its adoption.

Adopted by the City Council at a regular meeting held on \_\_\_\_\_, by the following  
vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSAL:

ATTEST:

APPROVED:

\_\_\_\_\_  
City Clerk  
(SEAL)

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**GENERAL PLAN – LAND USE AND TRANSPORTATION ELEMENT  
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Existing General Plan language is shown below in black text.

New proposed language is shown in red underlined text.

~~Existing language proposed to be removed is shown in red struck through text.~~

Proposed language that is new since the release of the public draft on May 23, 2025 is shown in blue underlined text.

~~Existing language proposed to be removed that since the release of the public draft on May 23, 2025 is shown in blue struck through text.~~

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The Character of Change

Future change areas were selected based on the following general criteria:

- Mixed-use development transforming older shopping centers and office areas into new Village Centers to provide close-in services and residential diversity in existing residential areas (to be managed through ~~the preparation of precise plans or site-specific plans~~implementation of the Village Center Master Plan).

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### **GOAL LT-5 CREATION, PRESERVATION, AND ENHANCEMENT OF VILLAGE CENTERS AND NEIGHBORHOOD FACILITIES THAT ARE COMPATIBLE WITH RESIDENTIAL NEIGHBORHOODS**

SUPPORT THE DEVELOPMENT OF VILLAGE CENTERS THAT CREATE AN IDENTITY AND “SENSE OF PLACE” FOR RESIDENTIAL NEIGHBORHOODS, PROVIDE NEIGHBORHOOD GATHERING PLACES, AND ALLOW A VIBRANT MIX OF PUBLIC, COMMERCIAL, AND RESIDENTIAL ACTIVITIES. THROUGH DEVELOPMENT REVIEW AND OTHER PERMITTING PROCESSES, ENSURE ADEQUATE PROTECTION IS PROVIDED TO RESIDENTIAL NEIGHBORHOODS WHEN NEW USES AND DEVELOPMENT PROJECTS ARE CONSIDERED.

A recurring message throughout the LUTE is the desire to strengthen Sunnyvale’s residential neighborhoods and to create a city where walking or bicycling can replace the use of a car much of the time within neighborhoods. Key to the success of these concepts is the development of Village Centers, a sustainable neighborhood concept.

A Village Center is a specifically identified neighborhood crossroad or district nucleus that is planned to become the focus of activity and future transformative change for nearby neighborhoods. It is designed to support a lifestyle with less reliance on a private automobile. It is an active, pedestrian-oriented place with neighborhood-serving commercial uses that are close to residents and are mixed with residential uses. It serves as a meeting place for the community and may also support public and quasi-public services to reduce the need for automobile trips. Residential uses in a Village Center address diverse lifestyles, ages, and incomes in order to allow residents to stay in the neighborhood longer. A Village Center has a unique “sense of place” beyond what has been experienced in Sunnyvale’s older neighborhood commercial areas.

Fundamental to its purpose, a Village Center is intended to provide mixed-use development. Village Centers will be constructed in accordance with urban design principles and performance standards that support pedestrian activity with buildings close to the street and transit, and served by wide sidewalks. ~~A “toolkit” will be developed (special design guidelines and site planning standards) to achieve the new visual and functional character of a Village Center.~~

Visually, buildings in a Village Center will be a maximum of ~~three to~~ four to five stories and located close to the street, near a wide pedestrian sidewalk. Residential density in Village Centers, with ~~average-permitted~~ densities of 18 units per acre ~~allowed on average (aggregated across each Village Center neighborhood)~~, will be slightly higher than in the surrounding neighborhoods, which are generally low-density residential (up to 7 units per acre). Development intensity at the edges of Village Centers will decrease to provide a buffer to adjacent neighborhoods. Specific allowed uses and development standards on Village Center sites are established in the Village Center Master Plan and associated zoning designations.

The Village Center will be activated, with people gathering in well-designed plazas and other meeting spaces between and around buildings. Automobile parking in the Village Center may be reduced due to the convenient and comfortable pedestrian- and bicycle-supportive neighborhood street and path network, and as a result of planned and convenient transit service.

## GENERAL PLAN – LAND USE AND TRANSPORTATION ELEMENT PROPOSED UPDATES

A Village Center will not consist of any single new development. Rather, it is intended to be a multi-acre, most likely multi-site or multi-corner area, typically at a major street intersection and strategically located near the crossroads of a neighborhood. Most areas identified to become Village Centers are occupied by existing older commercial uses with outdated, auto-oriented development forms. Development of the Village Centers will be market-driven over the lifespan of Horizon 2035 and beyond, but will be encouraged and facilitated by the zoning designations and development standards put in place by the City to implement the desired changes.

Features and amenities of a Village Center include the following:

- Supportive of a lifestyle without a private automobile
- Neighborhood-serving or community-serving commercial core
- Pedestrian-oriented design: active ground-floor uses and generous outdoor spaces
- Activated by mixed-use (commercial with residential)
- Easily accessed by pedestrian and bicycle networks
- Regular transit service
- Reduced need for parking
- ~~Unique design guidelines to address form~~
- Neighborhood gathering spaces (e.g., plazas, coffee shops, community gardens, taverns)

Sunnyvale has been divided into nine neighborhood planning areas, as shown in Figure 3-4. These areas were used to make sure each neighborhood was supported by adequate schools and commercial services and to help plan facilities such as parks. As indicated on Figure 5 in the General Plan Land Use Framework section of the LUTE, seven potential neighborhood-oriented Village Centers are planned for the city in various existing commercial nodes within residential neighborhoods.

Additional residential development that is intensified in the Village Centers would gradually decrease in density as it moves outward toward the Village Center boundaries. Overall, existing single-family residential areas are protected by these policies.

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**POLICY LT-5.1** STRENGTHEN THE IMAGE THAT THE COMMUNITY IS COMPOSED OF COHESIVE RESIDENTIAL NEIGHBORHOODS, EACH WITH ITS OWN INDIVIDUAL CHARACTER AND VILLAGE CENTER; ALLOW CHANGE AND REINVESTMENT THAT REINFORCES POSITIVE NEIGHBORHOOD CONCEPTS AND STANDARDS SUCH AS WALKABILITY, POSITIVE ARCHITECTURAL CHARACTER, SITE DESIGN, AND PROXIMITY TO SUPPORTING USES.

- ~~LT-5.1e Prior to accepting any application for a Village Center Plan, a public engagement program shall be submitted to the City for City Council approval with a recommendation from the Planning Commission. The public engagement program should provide a range of opportunities for community members to identify preferences for uses, design, density or intensity, height, open space, privacy, and transportation. City Council may provide direction on the community preferences and the vision for individual Village Center Plans, which shall be used in the preparation of the Plan. A Village Center Master Plan will be prepared, which will include a public engagement process and feedback.~~

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**POLICY LT-7.4** PROMOTE NEW MIXED-USE DEVELOPMENT AND ALLOW HIGHER RESIDENTIAL DENSITY ZONING DISTRICTS (MEDIUM AND HIGHER) PRIMARILY IN VILLAGE CENTERS, SPECIFIC/AREA PLANS (PARTICULARLY NEAR MAJOR TRANSIT STOPS)~~WHERE ALLOWED WITHIN THE EL CAMINO REAL SPECIFIC PLAN~~, AND FUTURE INDUSTRIAL-TO-RESIDENTIAL AREAS.

**GENERAL PLAN – LAND USE AND TRANSPORTATION ELEMENT  
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Area Plans

Figure 3-9 shows existing and future area plans

**Moffett Park Specific Plan** (no change)

**El Camino Real Specific Plan** (no change)

**Peery Park Specific Plan** (no change)

**Lawrence Station Area Plan** (no change)

**Village Center Master Plan**

In 2025, the City adopted the Village Center Master Plan with the goal of balancing the community's needs for additional residential units and retaining neighborhood-serving commercial/retail space. The Master Plan supports residential mixed-use, commercial, and office development types on seven specific Village Center neighborhoods. Certain sites would be developed as residential mixed-use and other sites as commercial or office.

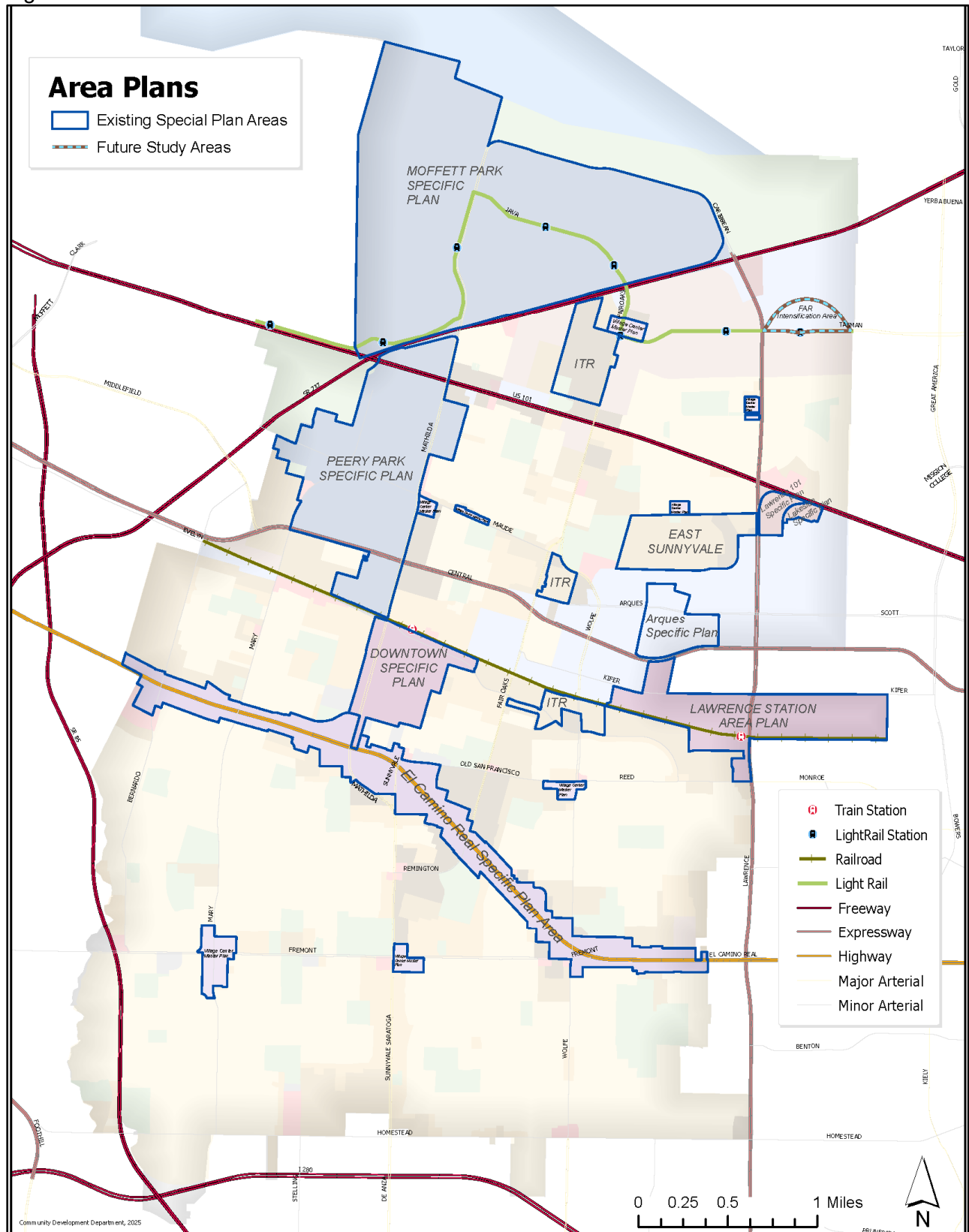
**Design Guidelines** (no change)



# GENERAL PLAN – LAND USE AND TRANSPORTATION ELEMENT PROPOSED UPDATES

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Figure 3-9: Area Plans



**GENERAL PLAN – LAND USE AND TRANSPORTATION ELEMENT  
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**POLICY LT-14.2** SUPPORT THE FOLLOWING ADOPTED SPECIALIZED PLANS AND ZONING TOOLS, AND UPDATE THEM AS NEEDED TO KEEP UP WITH EVOLVING VALUES AND NEW CHALLENGES IN THE COMMUNITY: DOWNTOWN SPECIFIC PLAN, LAKESIDE SPECIFIC PLAN, ARQUES CAMPUS SPECIFIC PLAN, LAWRENCE/101 SITE SPECIFIC PLAN, EL CAMINO REAL SPECIFIC PLAN, MOFFETT PARK SPECIFIC PLAN, PEERY PARK SPECIFIC PLAN, ~~AND~~ LAWRENCE STATION AREA PLAN, AND VILLAGE CENTER MASTER PLAN (See Figure 3-9, Area Plans)

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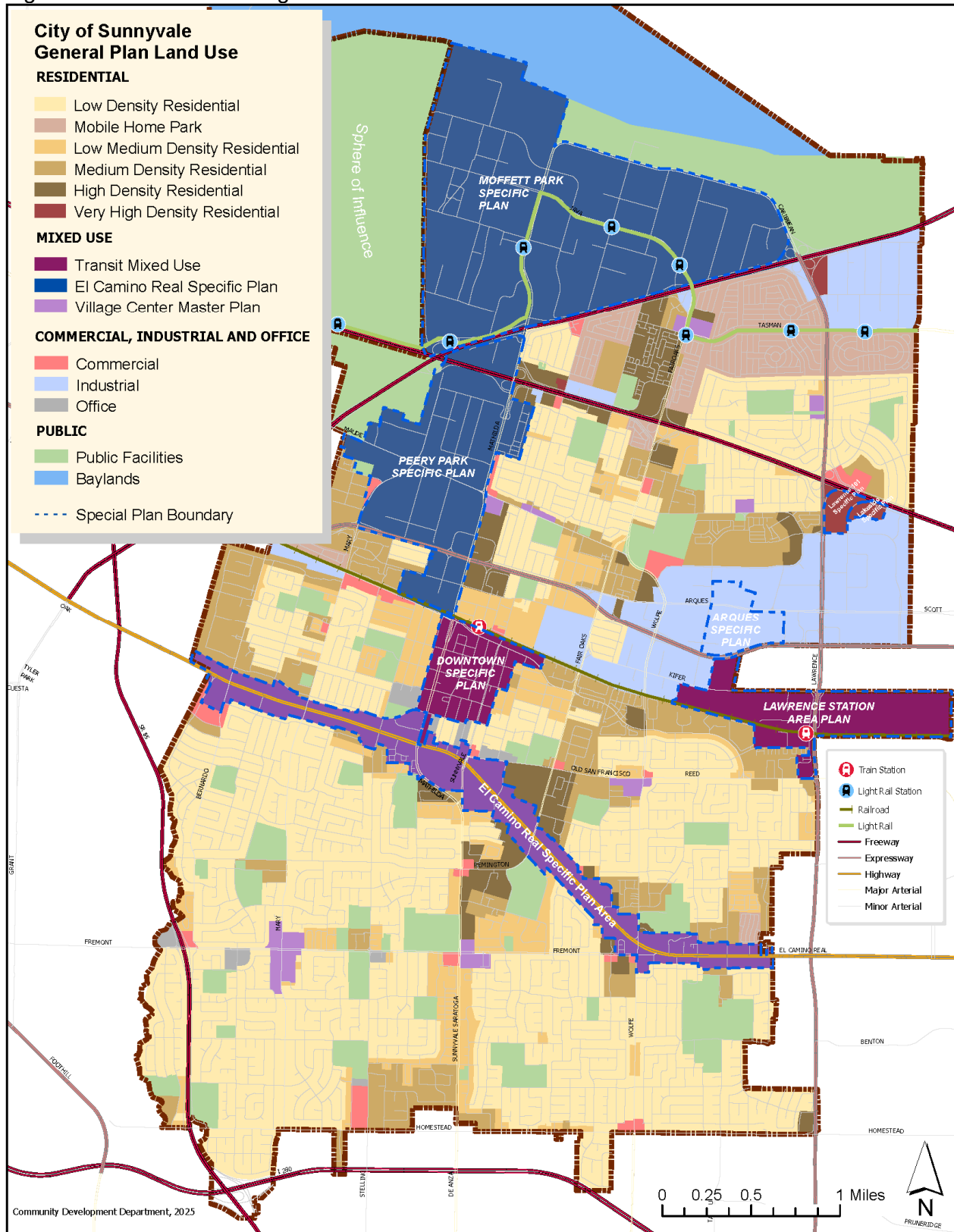
**POLICY LT-14.3** USE SPECIAL AREA PLANS TO GUIDE LAND USE AND DEVELOPMENT IN AREAS THAT SUPPORT ALTERNATIVE TRAVEL MODES, VILLAGE CENTERS, ECONOMIC DEVELOPMENT, AND A BETTER JOBS/ HOUSING RATIO.

- LT-14.3b Prepare a ~~special area plan for each of the~~ Village Centers Master Plan to provide focused land use, and transportation, ~~and design standards~~, policies, and ~~guidelines~~ standards.

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Figure 3-10: Land Use Designations



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## **High Density Residential (25-36 du/ac)**

This designation also provides for densities consistent with apartments or condominiums but at higher densities than the medium density designation. High density neighborhoods and developments are typically located next to expressways, major arterial roads, or freeways. The primary purpose of this designation is to provide for high-density residential uses; however, mixed-use development (combining commercial with residential) is encouraged when sites are located near public transit (e.g., Santa Clara Valley Transportation Authority light rail, Caltrain, or a major bus route) and where commercial uses would be beneficial to ~~create a Village Center or~~ meet a need for service in a residential or commercial neighborhood.

LAND USE CATEGORY	HIGH DENSITY RESIDENTIAL
DESCRIPTION	Allows apartments or condominiums, generally located next to expressways, major arterial roads, or freeways. Mixed-use projects are also encouraged when sites are located near public transit and where commercial uses would be beneficial to <del>create a Village Center or</del> meet a need for service in a residential or commercial neighborhood.
DENSITY/INTENSITY	25-36 du/ac
TYPICAL ZONING DISTRICTS	(R-4) High Density Residential (36 du/acre) (R-5) High Density Residential/Office (45 du/acre) Lawrence/101 Site Specific Plan (40 du/acre)

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**GENERAL PLAN LAND USE FRAMEWORK**

**Mixed-Use Designations**

Mixed-use designations promote the integration of residential and commercial/office uses together on the same site. These compact developments facilitate walkability, reduce vehicle trips, and create centers of activity in different neighborhoods. [The mixed-use designation can mean exclusively residential, exclusively commercial, or both residential and commercial, as provided for in the applicable zoning.](#)

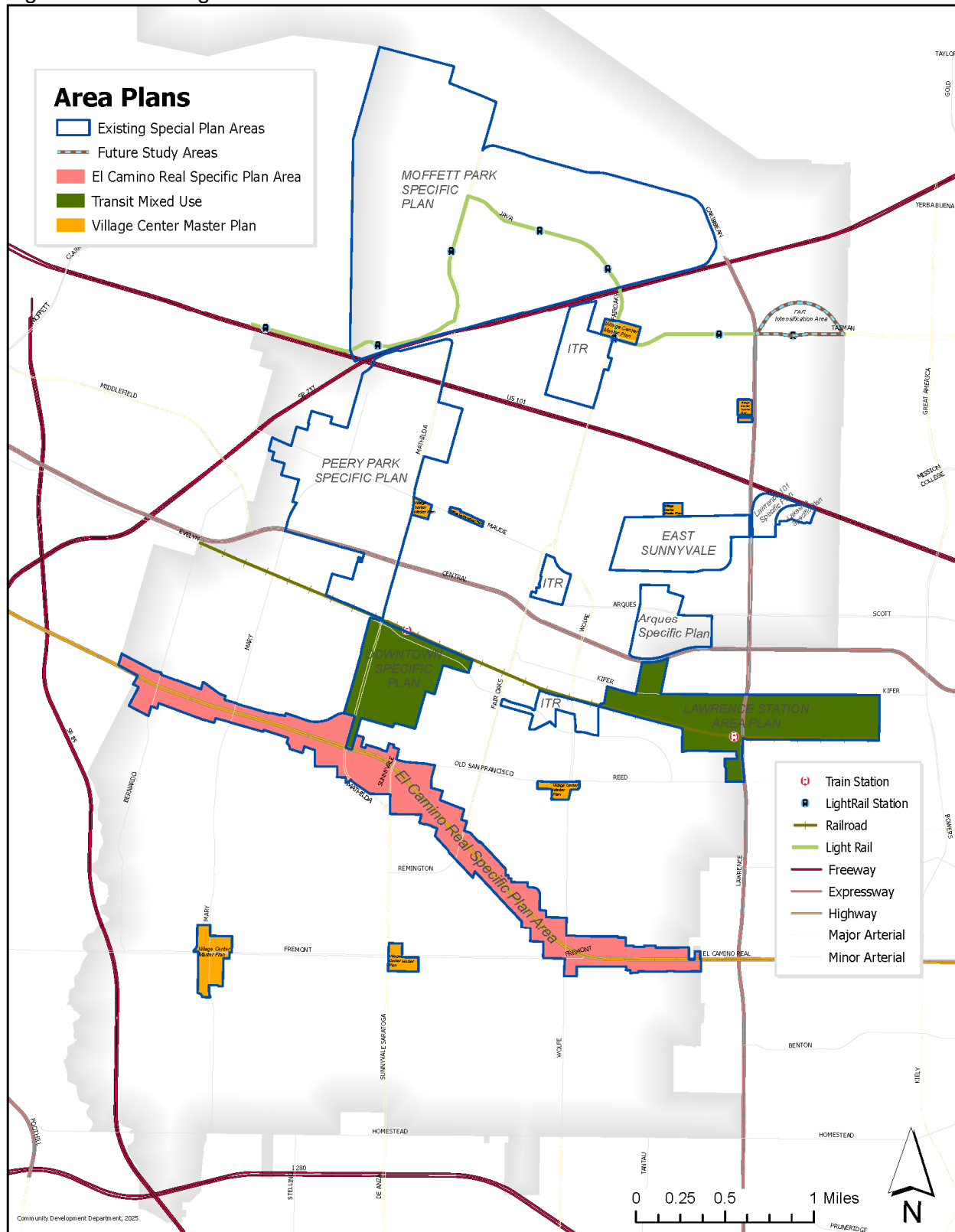
The City is anticipating a transformation of selected sites to mixed use by 2035, as shown in Figure 3-11. These areas are located near public transit and major thoroughfares. They have been further divided into three categories of mixed-use areas to determine the residential density, type of commercial, and scale of the areas:

- Transit Mixed-Use
- El Camino Real Specific Plan (formerly Corridor Mixed-Use)
- Village ~~Mixed-Use~~ Center Master Plan (formerly Village Mixed-Use)

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**Figure 3-11: Existing and Planned Mixed-Use Areas**



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### Village Center Master Plan Mixed-Use

This category provides neighborhood-serving commercial uses integrated with residential uses, with some sites to be developed as residential mixed-use and other sites as only commercial or office. In the future, most Sunnyvale residents can expect to have a mixed-use Village Center within one-quarter to one-half mile of their homes. The Village Centers should typically be located at a crossroad of arterials or major collector streets and have excellent pedestrian and bicycle connections.

Commercial uses are a crucial component of these sites, ~~and future residential mixed-use development on areas designated in the Village Center Master Plan for residential mixed-use should shall~~ include non-residential (commercial, office, etc.) components equal to a minimum Floor Area Ratio (FAR) of 10% of the entire ~~site area, up to a maximum FAR of about 25% and areas designated exclusively for commercial or office development~~ uses should shall have a minimum non-residential FAR of 25%. The residential uses in ~~most a~~ Village Center neighborhood Mixed-Use areas are ~~anticipated-planned~~ to achieve an average density of 18 dwelling units per acre (medium density) across a neighborhood, with ~~the same some~~ variations in density ~~on within specific sites described in the Corridor Mixed-Use section above~~. If determined to be appropriate due to more intensive surrounding uses (such as at the corner of Tasman Read Drive and Fair Oaks Avenue), residential densities ~~may will~~ be higher ~~subject to a public review process~~. Residential uses will likely be concentrated near street corners above commercial uses and may give the appearance of a medium- to high-density development. Village Center Mixed-Use developments will be designed to provide buffers between higher-intensity sections and ~~the an~~ adjacent lower-density neighborhood. ~~Densities and intensities within each Village Mixed-Use area should be further refined and implemented with a specialized plan such as a precise plan, specific plan, or area plan and a toolkit of development standards and design guidelines.~~

LAND USE CATEGORY	VILLAGE <del>MIXED-USE</del> <u>CENTER MASTER PLAN</u>
DESCRIPTION	Allows neighborhood-serving commercial uses integrated with residential uses, typically located near arterial intersections or major collector streets providing pedestrian and bicycle connections. Promotes residential uses concentrated near street corners above commercial uses and buffers between higher-intensity development and adjacent lower-density neighborhoods. <u>To achieve this balance of uses, residential mixed-use is allowed on some sites with this designation, and only commercial or office uses (without residential) are allowed on other sites. The allowed uses under this designation for specific sites are set forth in the Village Center Master Plan and the designation in the Plan.</u>
DENSITY/INTENSITY	<u>Commercial — FAR of entire site:</u> minimum = 10%, typical maximum = 25% Specific <u>mixed-use residential</u> densities and <del>intensities</del> <u>minimum commercial FAR requirements for properties within the plan area are determined by Specific Plan or Area Plan the Village Center Master Plan.</u>
TYPICAL ZONING DISTRICTS	<u>(VCMU) Village Center Mixed Use</u> <u>(VCC) Village Center Commercial (residential not allowed)</u> <u>(VCO) Village Center Office (residential not allowed)</u> <u>(MU-V) Mixed-use Village</u> <u>(LSP) Lakeside Specific Plan (very high density residential with hotel)</u>

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**Mixed-Use Area Plans**

**Lakeside Specific Plan**

This specific plan allows up to 47 dwelling units per acre of residential use and 263 hotel rooms near Lawrence Expressway and US Highway 101. Lakeside is ~~designated Village Mixed-Use;~~ ~~however, it is~~ a unique type of village mixed use area due to the inclusion of a hotel as the primary commercial use and the limited amount of retail space.

Tasman Crossing (no change)

Downtown Specific Plan (no change)

Lawrence Station Area Plan (no change)

~~Future Mixed-Use Area Plans~~

~~The City will consider Village Center area plans at neighborhood crossings designated Village Mixed-Use on the General Plan Land Use Map~~

Village Center Master Plan

The Village Center Master Plan (VCMP) guides and regulates the development of seven different Village Center neighborhoods in the City of Sunnyvale, defining the vision for how Village Centers can develop over time and establishing the land use regulations and development standards that apply to future Village Center redevelopment. The VCMP provides a zoning framework that facilitates the transition of Village Center sites from older, automobile-oriented commercial uses to vibrant mixed-use neighborhoods that provide a diversity of housing unit types and densities, vital community-serving commercial/retail businesses with active ground floor frontages, gathering places, and publicly accessible land uses. These areas are designated “Village Center Master Plan.”



**EXHIBIT B**

General Plan Land Use Designation Pre-VCMP Adoption: Village Mixed Use (VMU) Proposed: Village Center Master Plan (VCMP)			
Village Center #	Village Center Site	APN	Address
1	1A - Westmoor Village Shopping Center	20224031	1241 S Mary Ave
		20224032	1211-1291 S Mary Ave
		20224033	925 W Fremont Ave
	1B - Foothill Medical-Dental Center	20223007	877 W Fremont Ave
	1C - Zanotto's Market Shopping Center	32301001	860 W Fremont Ave
		32301018	1358 S Mary Ave
		32301019	1350 S Mary Ave
		32301020	1334-1366 S Mary Ave
		32301021	1310 S Mary Ave
		32301025	1306 S Mary Ave
		32301026	1314-1332 S Mary Ave
	1D - De Anza Office center	32025057	1309 S Mary Ave
		32025058	920-924 W Fremont Ave
		32025059	1303 S Mary Ave
		32025060	1305 S Mary Ave
		32025061	1307 S Mary Ave
2	2A - 153 East Fremont Avenue	21134001	103-167 E Fremont Ave
	2B - Fremont Corners Center	21134013	1296 Sunnyvale Saratoga Rd
		30901002	1310 Sunnyvale Saratoga Rd
		30901007	1300 Sunnyvale Saratoga Rd
		30901009	150 E Fremont Ave
		30901010	1301 Barbet Cir
		30901011	1303 Barbet Cir
		30901012	1304 Barbet Cir
		30901013	1303 Besra Ter
		30901014	176 E Fremont Ave
3	3A - UFC Gym Shopping Center	None	Common Lot
		21105006	703 S Wolfe Rd
		21105027	747 Old San Francisco Rd
		21105030	731 Old San Francisco Rd
		21105031	888 Old San Francisco Rd
		21105032	733 Old San Francisco Rd
		21105033	743 Old San Francisco Rd
		21105034	727 S Wolfe Rd
	3B - Wolfe Road Shopping Center	21320027	704-744 S Wolfe Rd

<b>General Plan Land Use Designation</b> <b>Pre-VCMP Adoption: Village Mixed Use (VMU)</b> <b>Proposed: Village Center Master Plan (VCMP)</b>			
<b>Village Center #</b>	<b>Village Center Site</b>	<b>APN</b>	<b>Address</b>
<b>4</b>	4A - Sunnyvale Square Shopping Center	20432001	498 N Mathilda Ave
		20432002	240-350 W Maude Ave
		20432003	490-494 N Mathilda Ave
		20432004	484 N Mathilda Ave
		20432005	480 N Mathilda Ave
		20432006	470-478 N Mathilda Ave
		20432007	460-464 N Mathilda Ave
	4B - West Maude Avenue Center	20429030	501-509 Borregas Ave
		20429031	107 W Maude Ave
		20429032	117 W Maude Ave
	4C - East Maude Avenue Shopping Center	20422007	325-347 E Maude Ave
		20422009	225 E Maude Ave
		20422010	217-223 E Maude Ave
		20422011	211-213 E Maude Ave
		20422050	195 E Maude Ave
		20422054	253-259 E Maude Ave
		20422055	155 E Maude Ave
		20422056	105 E Maude Ave
<b>5</b>	5 - Fair Oaks Plaza	20512001	929 E Duane Ave
		20512002	933 E Duane Ave
		20512003	917-927 E Duane Ave
		20512004	901-911 E Duane Ave
<b>6</b>	6A - Lakewood Shopping Center	11023110	1119-1163 Lawrence Expwy
	6B - Lakehaven Drive Commercial	11023053	1101 Lawrence Expwy
		11023108	1051 Lakehaven Dr
		11023109	1037 Lakehaven Dr
<b>7</b>	7A - Industrial/Office Flex Site	11029039	None
		11029040	1161-1167 N Fair Oaks Ave
	7B - Via Apartments and Grocery Outlet	11029038	1180 N Fair Oaks Ave; 605-695 Tasman Dr

# General Plan Land Use Designation: Map Amendment to Implement the Village Center Master Plan (VCMP)

1388-1390 Bremerton Drive (APN 32301017)

Pre-VCMP Adoption: Village Mixed Use

Proposed: Low Medium Density Residential

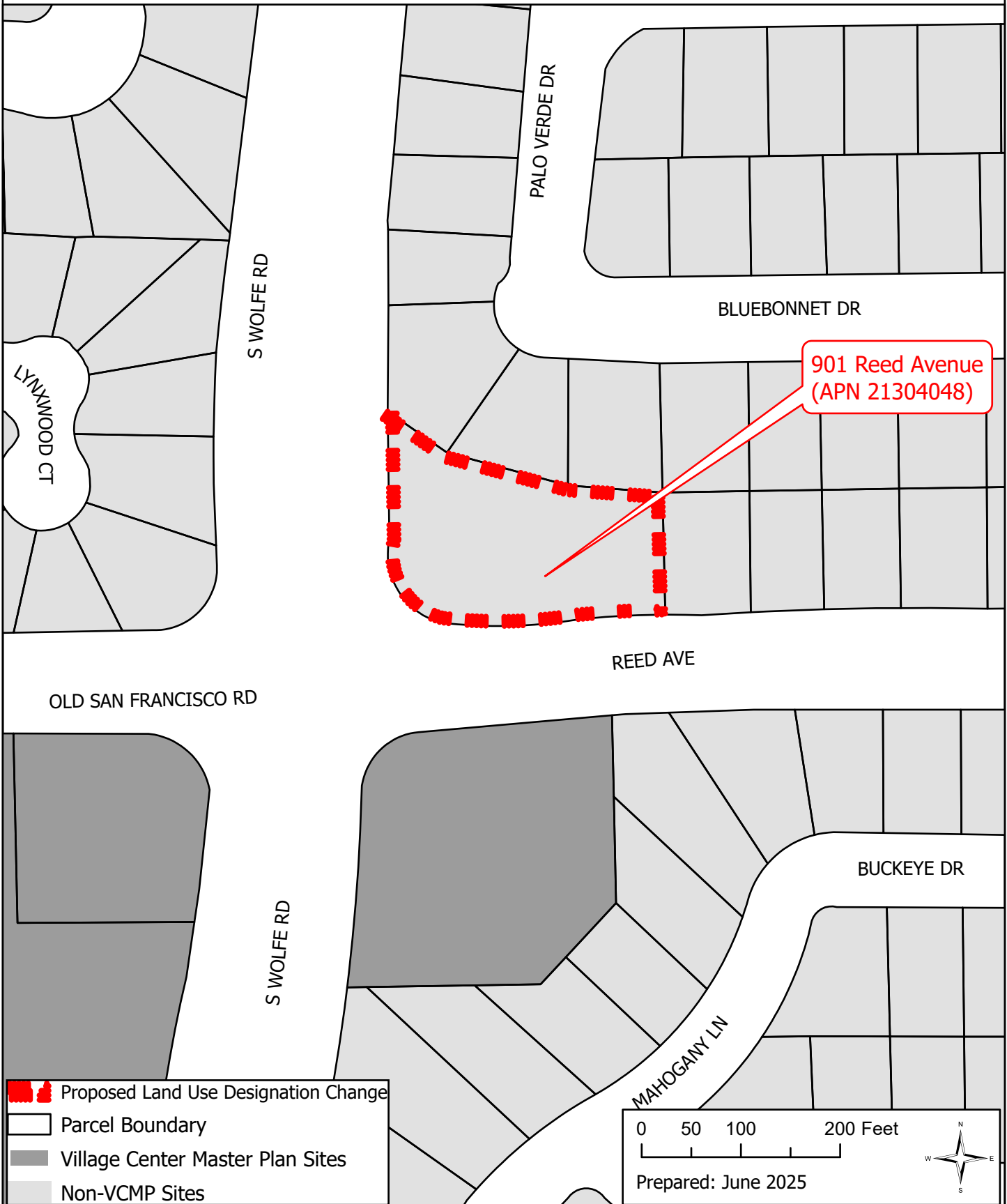


# General Plan Land Use Designation: Map Amendment to Implement the Village Center Master Plan (VCMP)

901 Reed Avenue (APN 21304048)

Pre-VCMP Adoption: Village Mixed Use

Proposed: Commercial

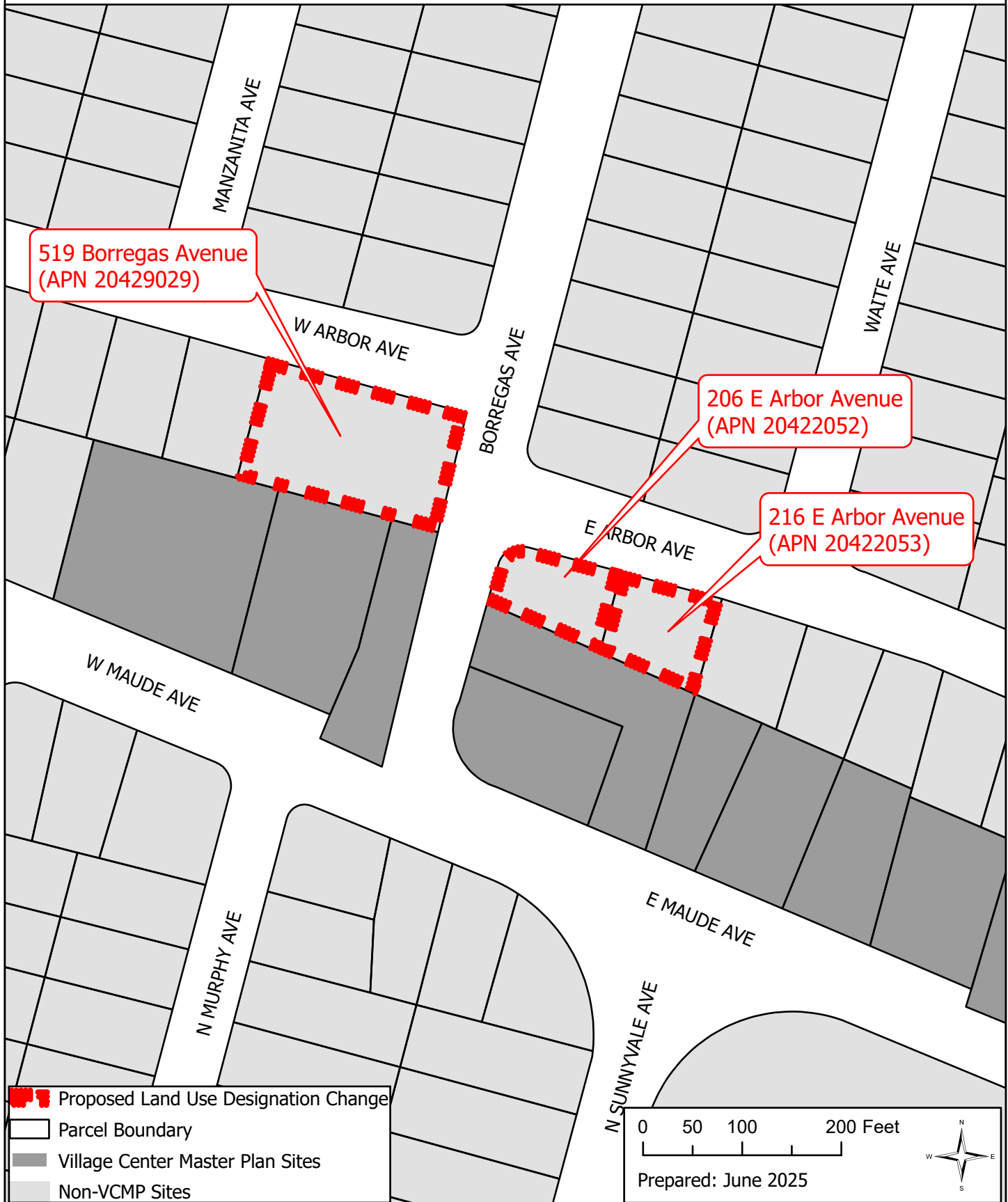


# General Plan Land Use Designation: Map Amendment to Implement the Village Center Master Plan (VCMP)

206 and 216 E Arbor Ave, 519 Borregas Ave (APNs 20422052, 20422053, 20429029)

Pre-VCMP Adoption: Village Mixed Use

Proposed: Medium Density Residential

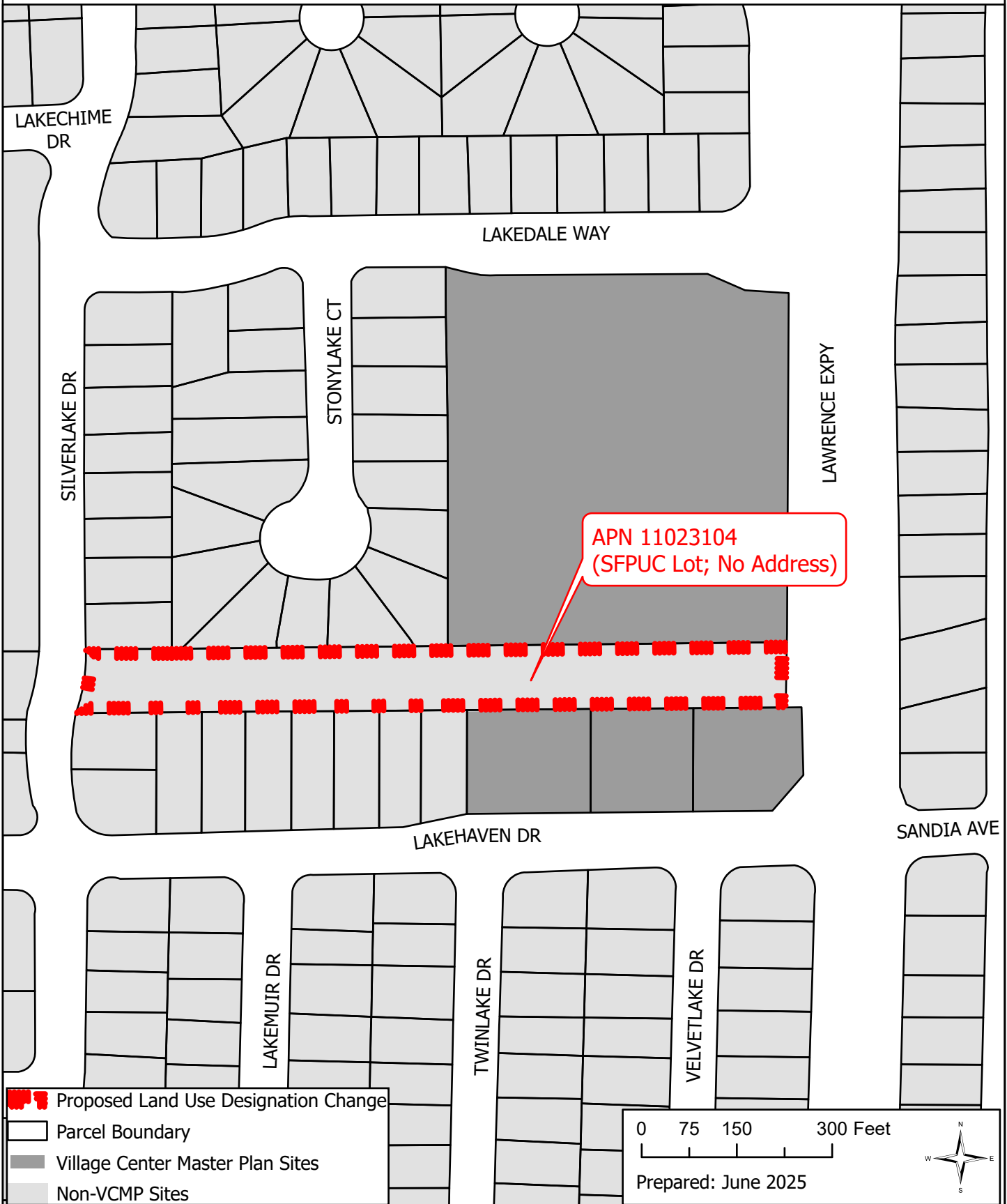


# General Plan Land Use Designation: Map Amendment to Implement the Village Center Master Plan (VCMP)

APN 11023104 (SFPUC Lot; No Address)

Pre-VCMP Adoption: Village Mixed Use

Proposed: Public Facilities



Location				Lot Size (Acreage)			General Plan Residential Buildout Unit Count (Assumed Density of 18 du/acre)		VCMP Residential Buildout										
Village Center Neighborhood #	Village Center Site	APN	Address	Per APN	Per Village Center Site	Per Village Center Neighborhood #	Per APN/Village Center Site	Per Village Center Neighborhood #	Assumed Density (Base Maximum Density)			Unit Count							
									Per APN	Per Village Center Site	Per Village Center Neighborhood #	Per APN	Per Village Center Site	Per Village Center Neighborhood #					
1	1A - Westmoor Village Shopping Center	20224031;	1241 S Mary Ave;	4.03	6.2	27.8	112	500	36	23.4	18.9	145	145	523					
		20224032;	1211-1291 S Mary Ave;	2.17					0			0							
	1B - Foothill Medical-Dental Center	20223007	877 W Fremont Ave*	5.04	6.3		114		22	18.1		114	114						
				1.26					0			0							
	1C - Zanotto's Market Shopping Center	32301001	860 W Fremont Ave	0.33	7.8		6		16.8	0		130	0						
				0.74			13			0			0						
				1.71			31			0			0						
				1.38			25			0			0						
				0.84			15			36			30						
				1.03			19			36			37						
				1.74			31			36			63						
				32025057			1309 S Mary Ave			3.20			58		0	0			
	1D - De Anza Office center	32025058	920-924 W Fremont Ave	0.94	7.5		17		17.9	0		134	0						
				0.95			17			0			0						
				0.92			17			56			52						
				1.47			26			56			82						
	2	2A - 153 East Fremont Avenue	21134001;	103-167 E Fremont Ave;	1.75		2.7		10.4	32		189	30		19.4	18.5	53	53	192
			21134013	1296 Sunnyvale Saratoga Rd	0.95					17			0				0		
		2B - Fremont Corners Center	30901002	1310 Sunnyvale Saratoga Rd*	1.82		7.7			35			18.1		22		139	35	
0.59					11	0		0											
2.47					44	22		54											
0.28					50	22		18.1		50	139								
0.24																			
0.24																			
0.32																			
0.35																			
1.38																			
					Common Lot*														
3	3A - UFC Gym Shopping Center	21105006;	703 S Wolfe Rd;	3.45	6.9	7.8	124	140	42	21.0	18.6	145	145	145					
		21105027;	747 Old San Francisco Rd;						0			0							
	21105030;	731 Old San Francisco Rd;	0	0															
3B - Wolfe Road Shopping Center	21320027	704-744 S Wolfe Rd	0.89	0.9	16	0	0.0	0	0										

Location				Lot Size (Acreage)			General Plan Residential Buildout Unit Count (Assumed Density of 18 du/acre)		VCMP Residential Buildout								
Village Center Neighborhood #	Village Center Site	APN	Address	Per APN	Per Village Center Site	Per Village Center Neighborhood #	Per APN/Village Center Site	Per Village Center Neighborhood #	Assumed Density (Base Maximum Density)			Unit Count					
									Per APN	Per Village Center Site	Per Village Center Neighborhood #	Per APN	Per Village Center Site	Per Village Center Neighborhood #			
4	4A - Sunnyvale Square Shopping Center	20432001; 20432002; 20432003; 20432004; 20432005; 20432006; 20432007	498 N Mathilda Ave; 240-350 W Maude Ave; 490-494 N Mathilda Ave; 484 N Mathilda Ave; 480 N Mathilda Ave; 470-478 N Mathilda Ave; 460-464 N Mathilda Ave	2.30	4.6	7.6	83	137	56	28.0	16.9	129	129	129			
		0	0	0													
	4B - West Maude Avenue Center	20429030	501-509 Borregas Ave	0.14	1.0		2		0	0.0		0	0				
		20429031	107 W Maude Ave	0.34			6		0								
		20429032	117 W Maude Ave	0.47			9		0								
	4C - East Maude Avenue Shopping Center	20422007	325-347 E Maude Ave	0.32	2.1		6		0	0.0		0	0				
		20422009	225 E Maude Ave	0.24			4		0								
		20422010	217-223 E Maude Ave	0.21			4		0								
		20422011	211-213 E Maude Ave	0.23			4		0								
		20422050	195 E Maude Ave	0.17			3		0								
		20422054	253-259 E Maude Ave	0.41			7		0								
		20422055	155 E Maude Ave	0.29			5		0								
		20422056	105 E Maude Ave	0.20			4		0								
	5	5 - Fair Oaks Plaza	20512001	929 E Duane Ave	0.29		4.2		4.2	5		76	0		19.1	0	81
			20512002	933 E Duane Ave	1.25					22			0				
			20512003	917-927 E Duane Ave	1.21					22			30				
			20512004	901-911 E Duane Ave	1.49					27			30				
	6	6A - Lakewood Shopping Center	11023110	1119-1163 Lawrence Expwy	4.50		4.5		5.7	81		103	22		22.0	17.2	99
6B - Lakehaven Drive Commecial		11023053	1101 Lawrence Expwy	0.40	7	0		0.0		0	0						
		11023108	1051 Lakehaven Dr	0.37	7	0											
		11023109	1037 Lakehaven Dr	0.48	9	0											
7	7A - Industrial/Office Flex Site	11029039		0.23	3.0	9.5	54	344	36	36.0	41.7	8	108	398			
		11029040	1161-1167 N Fair Oaks Ave	2.78			36		100								
	7B - Via Apartments and Grocery Outlet	11029038	1180 N Fair Oaks Ave; 605-695 Tasman Dr	6.54	6.5		290		36	44.3		290	290				
N/A	N/A	32301017	1388-1390 Bremerton Dr	0.18	N/A	N/A	3	12	2								
		21304048	901 Reed Ave	0.69			12	0	0								
		20429029	519 Borregas Ave	0.38			7	24	9								
		20922052	206 East Arbor Ave	0.13			2	24	3								
		20422053	216 East Arbor Ave	0.14			3	24	3								
		11023104	No Address (SFPUC Lot)	0.77			14	0	0								
75.4							1,531	21.0			1,585						

\* Buildout unit count is the same as the unit count in the Planning permit approval for this site.



Location				Lot Size (Acreage)			Housing Element Residential Sites Inventory (Moderate Income Unit Count)		VCMP Residential Buildout (Housing Element Sites Only)									
Village Center Neighborhood #	Village Center Site	APN	Address	Per APN	Per Village Center Site	Per Village Center Neighborhood #	Per Housing Element Site # (Approved Projects or Assumed Buildout)	Per Village Center Neighborhood #	Assumed Density (85% of Base Maximum Density)		Unit Count (Moderate Income Category)							
									Per APN	Per Village Center Neighborhood #	Per APN	Per Village Center Site	Per Village Center Neighborhood #					
1	1A - Westmoor Village Shopping Center*	20224031; 20224032	1241 S Mary Ave; 1211-1291 S Mary Ave	3.74	5.9	20.8	84	300	30.6	16.3	114	114	339					
				2.17					0.0		0							
	1C - Zanotto's Market Shopping Center	32301018	1358 S Mary Ave**	0.74	7.4		15		0.0		0	111						
		32301019	1350 S Mary Ave**	1.71			12		0.0		0							
		32301020	1334-1366 S Mary Ave**	1.38			25		0.0		0							
		32301021	1310 S Mary Ave	0.84			20		30.6		26							
		32301025	1306 S Mary Ave	1.03			25		30.6		32							
		32301026	1314-1332 S Mary Ave	1.74			11		30.6		53							
	1D - De Anza Office center	32025057	1309 S Mary Ave**	3.20	7.5		14		0.0		114							
		32025058	920-924 W Fremont Ave**	0.94			13		0.0			0						
		32025059	1303 S Mary Ave**	0.95			21		0.0			0						
		32025060	1305 S Mary Ave	0.92			46		47.6			44						
		32025061	1307 S Mary Ave	1.47			14		47.6			70						
		2	2A - 153 East Fremont Avenue	21134001			103-167 E Fremont Ave		1.75			2.2		4.7	32	68	25.5	19.4
					0.45		0		0.0		0							
	2B - Fremont Corners Center		30901009	150 E Fremont Ave	2.47		2.5		36		18.7	46			46			
3	3A - UFC Gym Shopping Center	21105027; 21105030; 21105031; 21105032; 21105033; 21105034	747 Old San Francisco Rd; 731 Old San Francisco Rd; 888 Old San Francisco Rd; 733 Old San Francisco Rd; 743 Old San Francisco Rd; 727 S Wolfe Rd	3.45	6.4	7.3	92	105	35.7	16.9	123	123	123					
				2.94					0.0		0							
	3B - Wolfe Road Shopping Center	21320027	704-744 S Wolfe Rd**	0.89	0.9		13		0.0		0	0						
4	4A - Sunnyvale Square Shopping Center*	20432002; 20432003; 20432004; 20432005; 20432006; 20432007	240-350 W Maude Ave; 490-494 N Mathilda Ave; 484 N Mathilda Ave; 480 N Mathilda Ave; 470-478 N Mathilda Ave; 460-464 N Mathilda Ave	1.85	4.2	4.2	60	60	47.6	21.2	88	88	88					
				2.30					0.0		0							
5	5 - Fair Oaks Plaza	20512002	933 E Duane Ave**	1.25	4.0		18	56	0.0	17.4	0	69	69					
		20512003	917-927 E Duane Ave	1.21		17	25.5		31									
		20512004	901-911 E Duane Ave	1.49		21	25.5		38									
6	6A - Lakewood Shopping Center	11023110	1119-1163 Lawrence Expwy	4.50	4.5	5.4	65	77	18.7	15.7	84	84	84					
	6B - Lakehaven Drive Commecial	11023108	1051 Lakehaven Dr**	0.37	0.9		5		0.0		0	0						
		11023109	1037 Lakehaven Dr**	0.48			7		0.0		0							
7	7A - Industrial/Office Flex Site	11029040	1161-1167 N Fair Oaks Ave	2.78	2.8	2.8	40	40	30.6	30.6	85	85	85					
TOTALS					45.1			706		19.5			879					

\* = Shopping center with a proposed VCMP zoning boundary line that results in split-zoned properties and where one parcel in the shopping center:

1) Was identified as a "Future Opportunity Site" (assumed no net increase in housing units) in the Housing Element Residential Sites Inventory; and,

2) Now has a proposed zoning district of VCMU (assumed net increase in housing units) under the VCMP.

The acreage for the shopping center does not include the acreage of the future opporutnity site.

\*\* = Sites being removed from the Housing Element Residential Sites Inventory; residential capacity is accounted for on other parcels in the same Village Center site or neighborhood.

# **Village Center Master Plan**

**June 2025**



**Sunnyvale**

City of Sunnyvale  
County of Santa Clara

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## Chapter 1 – Introduction

This chapter identifies the intent of the Village Center Master Plan (“VCMP” or “plan”), defines the Village Center concept, discusses the geographic context of each Village Center (including 2025 land uses and City Planning permit approvals since adoption of the Land Use and Transportation Element [“LUTE”] in 2017).

### 1.1 Plan Intent

The VCMP guides and regulates the development of the City of Sunnyvale’s Village Center neighborhoods. The VCMP sets a vision for how Village Centers can develop over time and establishes the land use regulations and development standards that apply to future Village Center redevelopment.

### 1.2 What is a Village Center?

A Village Center serves as a key service node and focal point for existing neighborhoods, providing options for retail sales, services, and food access. Provision of these services can be achieved by retaining existing buildings and developing new spaces. Village Centers are typically located at the crossroads of arterial and collector street intersections, are within walking and biking distance of nearby residential neighborhoods, and are accessible to existing or planned pedestrian, bicycle, and transit connections.

### 1.3 Neighborhood Context (2025)

There are seven Village Center neighborhoods within the City of Sunnyvale. Most Village Centers contain multiple Village Center “sites,” which are sub-blocks that may be comprised of one or more adjacent properties and may be redeveloped in whole or in part subject to the standards and requirements identified in this plan.

Village Center neighborhoods and sites are identified in the following mapping and table exhibits (Figures 1-1 through 1-8 and Table 1-1).

Figure 1-1: Village Center Locations Map

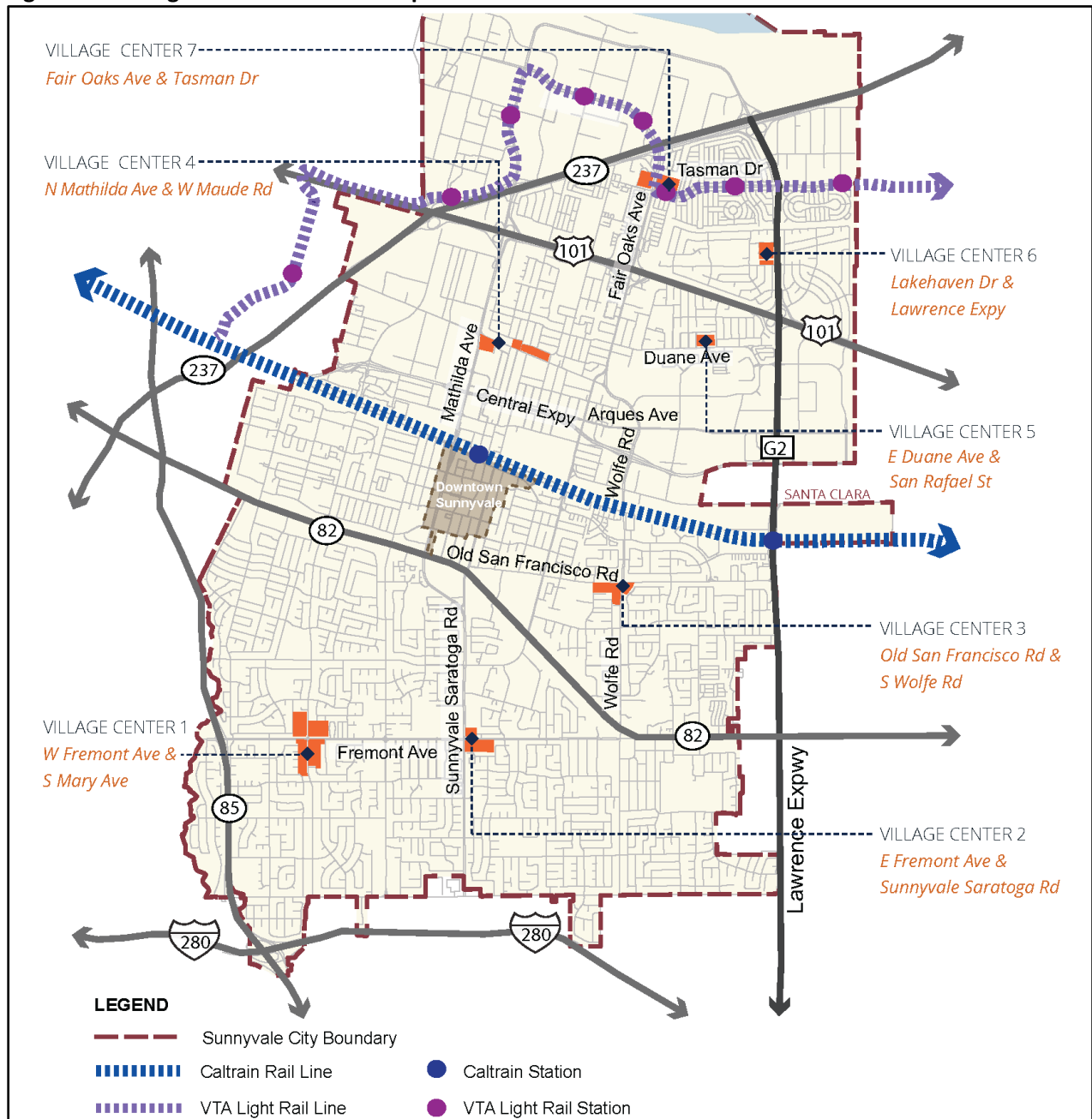


Table 1-1: Village Center Sites Inventory

APN	Address	Acreage		Existing Land Uses (as of 2025)	Year Built	Planning Permitting Activity Since 2017 (Site Redevelopment)
		Per APN	Per Village Center Site			
Village Center 1A - Westmoor Village Shopping Center						
20224031	1241 S Mary Ave	0.16	6.17	A one-story shopping center with neighborhood retail, a 25,000 square foot grocery store (Smart & Final Extra), service, a bank, office uses, as well as a gas station, with parking oriented towards Mary and Fremont Avenues	1961	N/A
20224032	1211-1291 S Mary Ave	5.70				
20224033	925 W Fremont Ave	0.32				
Village Center 1B - Foothill Medical-Dental Center						
20223007	877 W Fremont Ave	6.15	6.15	A medical and dental office center that consists of eight office buildings organized around a central landscaped courtyard and wrapped by surface parking	1963	In August 2023, the Planning Commission approved an application to redevelop the site with a mixed-use development consisting of 114 multifamily residential units and 35,393 square feet office space within 16 two- to three-story buildings.
Village Center 1C - Zanotto's Market Shopping Center						
32301001	860 W Fremont Ave	0.33	7.77	A one-story shopping center that includes an anchor 25,000 square-foot grocery store (Zanotto's) as well as a mix of restaurants, services, banks, and a pharmacy. There is also a gas station on the corner of Fremont and Warner Avenues.	1967-1969; 1996	N/A
32301018	1358 S Mary Ave	0.74				
32301019	1350 S Mary Ave	1.71				
32301020	1334-1366 S Mary Ave	1.38				
32301021	1310 S Mary Ave	0.84				
32301025	1306 S Mary Ave	1.03				
32301026	1314-1332 S Mary Ave	1.74				
Village Center 1D - De Anza Office Center						
32025057	1309 S Mary Ave	3.20	7.48	A one and two-story office center that is occupied by two banks, a restaurant pad, and two large office buildings for the Cupertino Union School District	1973-1980	N/A
32025058	920-924 W Fremont Ave	0.94				
32025059	1303 S Mary Ave	0.95				
32025060	1305 S Mary Ave	0.92				
32025061	1307 S Mary Ave	1.47				
Village Center 2A - East Fremont Shopping Center						
21134001	103-167 E Fremont Ave	2.19	2.70	A one-story neighborhood shopping center with a mix of retail, service, and restaurants, as well as a gas station.	1964; 1999	N/A
21134013	1296 Sunnyvale Saratoga Rd	0.51				
Village Center 2B - Fremont Corners Center						
30901002	1310 Sunnyvale Saratoga Rd	1.82	7.68	A portion of a shopping center with a mix of neighborhood-serving businesses. Over half of the tenant spaces are empty.	1959	In June 2022, the Planning Commission approved an application to redevelop a portion of this site with a horizontal mixed-use development consisting of 3,384 square feet of commercial space and 35, four-story townhome-style condominiums (19.34 dwelling units per acre).
30901007	1300 Sunnyvale Saratoga Rd	0.59		A gas station	1987	N/A
30901009	150 E Fremont Ave	2.47		24 Hour Fitness center	1959	N/A
30901010	1301 Barbet Cir	0.28		In July 2021, the Planning Commission approved an application to redevelop a portion of this site with a horizontal mixed-use development consisting of 8,094 square feet of commercial space and 50 four-story townhome-style condominiums (18.09 dwelling units per acre). The project is currently under construction.		
30901011	1303 Barbet Cir	0.24				
30901012	1304 Barbet Cir	0.24				
30901013	1303 Besra Ter	0.32				
30901014	176 E Fremont Ave	0.35				
N/A	Common Lot	1.38				

APN	Address	Acreage		Existing Land Uses (as of 2025)	Year Built	Planning Permitting Activity Since 2017 (Site Redevelopment)
		Per APN	Per Village Center Site			
Village Center 3A - UFC Gym Shopping Center						
21105006	703 S Wolfe Rd	0.50	6.92	A large one-story shopping center with a variety of restaurants, an Indian market, the UFC gym, and personal services. There is also a gas station at the corner of Old San Francisco Road and Wolfe Road.	1969; 1979	In July 2023, the City received an SB330 preliminary application for redevelopment of the site, which has since expired.
21105027	747 Old San Francisco Rd	0.19				
21105030	731 Old San Francisco Rd	0.19				
21105031	888 Old San Francisco Rd	0.43				
21105032	733 Old San Francisco Rd	0.77				
21105033	743 Old San Francisco Rd	0.14				
21105034	727 S Wolfe Rd	4.69				
Village Center 3B - Wolfe Road Shopping Center						
21320027	704-744 S Wolfe Rd	0.89	0.89	A one-story shopping center fronting Wolfe Road anchored by restaurants and a salon, postal center, Indian market, and other services.	1980	N/A
Village Center 4A - Sunnyvale Square Shopping Center						
20432001	498 N Mathilda Ave	0.44	4.58	A one-story shopping center with a Lucky Supermarket (approx. 40,000 square feet) as the grocery store anchor, flanked by smaller multi-tenant buildings with restaurants and neighborhood convenience services including cleaners, Starbucks, salon/barber shop, and a liquor store. A gas station occupies the shopping center corner at Mathilda and Maude Avenues.	1967-1968	N/A
20432002	240-350 W Maude Ave	3.10				
20432003	490-494 N Mathilda Ave	0.12				
20432004	484 N Mathilda Ave	0.54				
20432005	480 N Mathilda Ave	0.16				
20432006	470-478 N Mathilda Ave	0.14				
20432007	460-464 N Mathilda Ave	0.08				
Village Center 4B - West Maude Avenue Center						
20429030	501-509 Borregas Ave	0.14	0.95	Two one-story restaurant buildings along the corner of West Maude and Borregas Avenues and a gas station along West Maude Avenue.	1951- 1954; 2010	N/A
20429031	107 W Maude Ave	0.34				
20429032	117 W Maude Ave	0.47				
Village Center 4C - East Maude Avenue Center						
20422007	325-347 E Maude Ave	0.32	2.07	A linear mixed-use neighborhood retail and service center that is characterized by a more traditional retail layout with buildings placed close to the right-of-way. The site includes a Mexican produce shop, auto repair shop, antique shop, restaurants, and full range of neighborhood services, including florist, salons, laundromat, electronics, food and liquor, and insurance/travel/tax services.	1948-1978	N/A
20422009	225 E Maude Ave	0.24				
20422010	217-223 E Maude Ave	0.21				
20422011	211-213 E Maude Ave	0.23				
20422050	195 E Maude Ave	0.17				
20422054	253-259 E Maude Ave	0.41				
20422055	155 E Maude Ave	0.29				
20422056	105 E Maude Ave	0.20				
Village Center 5 - Fair Oaks Plaza						
20512001	929 E Duane Ave	0.29	4.25	A shopping center with a mix of businesses, including restaurants (Mexican, Japanese, Filipino, Mediterranean, Indian, and Thai), a Filipino grocery market, an Indian market (approx. 20,000 square feet), and neighborhood convenience services, such as a liquor store, payday lending establishment, and offices. A two-story Mexican restaurant anchors the corner of East Duane Avenue and San Rafael Street.	1957- 1959; 1979	In February 2024, the City received a Planning permit application to partially redevelop the site with 81 multifamily residential units (mainly townhouse units) and a 1,357 square foot retail building as well as to retain an existing 2,900 square foot two-story restaurant/office building.
20512002	933 E Duane Ave	1.25				
20512003	917-927 E Duane Ave	1.21				
20512004	901-911 E Duane Ave	1.49				

APN	Address	Acreage		Existing Land Uses (as of 2025)	Year Built	Planning Permitting Activity Since 2017 (Site Redevelopment)
		Per APN	Per Village Center Site			
Village Center 6A - Lakewood Shopping Center						
11023110	1119-1163 Lawrence Expwy	4.50	4.50	A one-story commercial shopping center that includes New Wing Yuan Supermarket (approx. 20,000 square feet), a variety of restaurants, a liquor store, night club, and neighborhood services, including cleaners, a salon, and dental office. The north end of the Lakewood Shopping Center includes a bike and pedestrian over-crossing of Lawrence Expressway.	1959	In April 2023, the City received a Planning permit application to partially redevelop the site (excluding the gas station and JWC Greenbelt lots) with 101 townhouse units (15 buildings) and a commercial building on part of Site 6B.
Village Center 6B - Lakehaven Drive Center						
11023053	1101 Lawrence Expwy	0.40	1.25	A gas station and former/vacant auto service station.	1959; 1967	In April 2023, the City received a Planning permit application to partially redevelop the site (excluding the gas station) with a 10,000 sq. ft. commercial/retail building and a residential portion on Site 6A.
11023108	1051 Lakehaven Dr	0.37				
11023109	1037 Lakehaven Dr	0.48				
Village Center 7A - Industrial/Office Flex Site						
11029039	N/A	0.23	3.00	A one-story office/flex space building with loading area spaces and parking behind, includes vacant tenant spaces that are available for lease.	1974	N/A
11029040	1161-1167 N Fair Oaks Ave	2.78				
Village Center 7B - Via Apartments and Grocery Outlet						
11029038	1180 N Fair Oaks Ave; 605-695 Tasman Dr	6.54	6.54	A mixed-use center with retail and services on the ground floor, and apartments above. Much of the development includes four stories of residential above ground floor retail, and is organized into three separate building complexes, with a grocery store at the corner of Fair Oaks Avenue and Tasman Drive. Retail and residential parking serving the development is provided in surface lots on-site and in an on-site podium parking structure.	2011	N/A



**Figure 1-2: Village Center 1 Aerial Map (West Fremont Avenue and South Mary Avenue)**



**Figure 1-3: Village Center 2 Aerial Map (East Fremont Avenue and Sunnyvale Saratoga Road)**





Figure 1-4: Village Center 3 Aerial Map (Old San Francisco Road and South Wolfe Road)



Figure 1-5: Village Center 4 Aerial Map (North Mathilda Avenue and West Maude Avenue)





Figure 1-6: Village Center 5 Aerial Map (East Duane Avenue and San Rafael Street)



Figure 1-7: Village Center 6 Aerial Map (Lakewood Drive and Lawrence Expressway)





Figure 1-8: Village Center 7 Aerial Map (Fair Oaks Avenue and Tasman Drive)



## Chapter 2 – General Plan Context

The Village Center Master Plan builds upon the vision for Village Centers that is established in the City's General Plan, specifically in the Land Use and Transportation Element and the Housing Element.

### 2.1 Land Use and Transportation Element

The City of Sunnyvale General Plan Land Use and Transportation Element (LUTE), adopted in 2017 with site specific updates including the 2025 update concurrent to adoption of this plan, is the guiding long-term plan and policy document for the physical development of the City through 2035.

#### 2.1.1 Village Center Master Plan Land Use Designation

The LUTE identifies the "Village Center Master Plan" land use designation for the Village Centers, which allows neighborhood-serving commercial and office uses integrated with residential uses, typically located near arterial intersections or major collector streets providing pedestrian and bicycle connections.

The intent of the Village Center Master Plan designation is to allow for development that provides/includes the following:

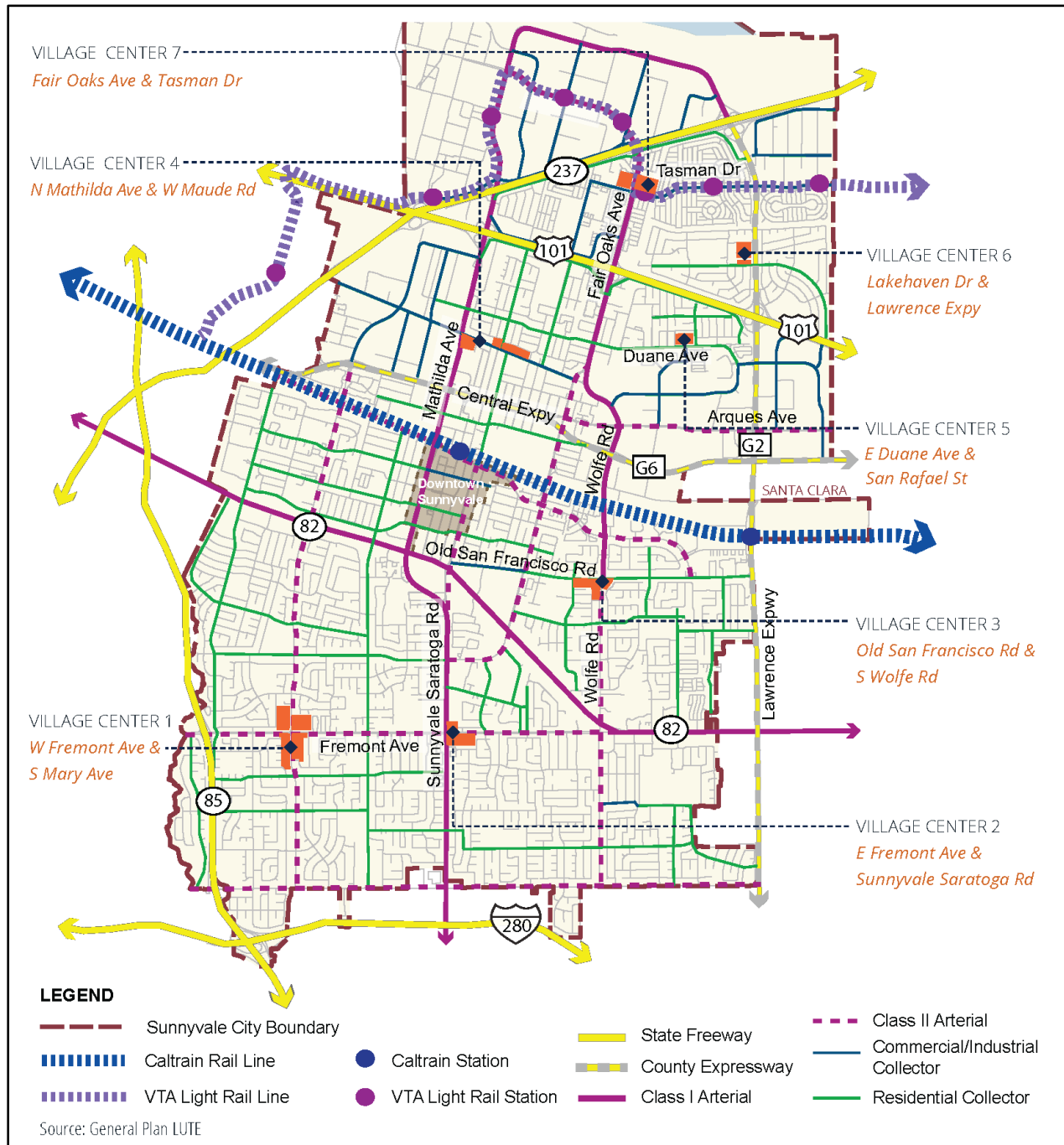
- **Commercial Floor Area:**
  - Future residential mixed-use development (where permitted) is required to include non-residential (commercial, office, etc.) components equal to a minimum Floor Area Ratio (FAR) of 10% of the entire site area
  - Commercial or office development should have a minimum non-residential FAR of 25%.
- **Residential Density:** Anticipated to achieve an average density of 18 dwelling units per acre (aggregated across each Village Center neighborhood) with variations in density within a neighborhood.

Additionally, the Village Centers are part of the City's General Plan "complete communities" strategy, which is intended to support infill housing opportunities and reduce vehicle trips traveled to basic services.

#### 2.1.2 Roadway Classification Network

The General Plan establishes a roadway classification system for all streets within the City of Sunnyvale, which is a tool the City uses to accomplish land use and transportation goals and policies as well as related policies throughout the General Plan. These roadway classifications and their location relative to the Village Centers are shown/identified in Figure 2-1 and Table 2-1 below. Table 2-1 also identifies the LUTE intent of each roadway classification type.

Figure 2-1: Roadway Classifications Map



**Table 2-1 – LUTE Roadway Classifications**

<b>Roadway Classification</b>	<b>LUTE Intent</b>	<b>Village Center Locations</b>
County Expressway	<ul style="list-style-type: none"> <li>• Provide partially-controlled access on high-speed roads with a limited number of driveways and intersections.</li> <li>• Allow bicycles.</li> <li>• Allow pedestrians in limited locations.</li> <li>• Designed for longer trips at the county or regional level.</li> </ul>	<ul style="list-style-type: none"> <li>• Lawrence Expressway (VC 6)</li> </ul>
Class I Arterial	<ul style="list-style-type: none"> <li>• Provide regional access to all transportation modes, with a focus on regional transit and auto traffic.</li> <li>• Provide pedestrian connections, linking land uses to transit.</li> <li>• May have street parking or bike lanes.</li> </ul>	<ul style="list-style-type: none"> <li>• Sunnyvale Saratoga Road (VC 2)</li> <li>• South Wolfe Road (VC 3)</li> <li>• North Mathilda Ave (VC 4)</li> <li>• Fair Oaks Ave (VC 7)</li> </ul>
Class II Arterial	<ul style="list-style-type: none"> <li>• Provide access to all transportation modes, with a focus on local access.</li> <li>• Provide pedestrian connections, linking land uses to transit.</li> <li>• Four-lane arterials may have a median.</li> <li>• Two-lane arterials may have a median, parking lanes, and bike lanes.</li> </ul>	<ul style="list-style-type: none"> <li>• South Mary Avenue (VC 1)</li> <li>• West Fremont Avenue (VC 1)</li> <li>• East Fremont Ave (VC 2)</li> <li>• South Wolfe Road (VC 3)</li> </ul>
Commercial/Industrial Collector	<ul style="list-style-type: none"> <li>• Serve local crosstown traffic and may also serve regional traffic.</li> <li>• Connect local roads and streets to arterial roads.</li> <li>• Provide access to local transit and include pedestrian connections designed to encourage multipurpose trips.</li> <li>• Four-lane corridors have street parking or bike lanes and traffic buffers, such as street trees.</li> <li>• Two-lane corridors may have street parking and bike lanes.</li> </ul>	<ul style="list-style-type: none"> <li>• West Maude Avenue (VC 4)</li> <li>• Tasman Drive (VC 7)</li> </ul>
Residential Collector	<ul style="list-style-type: none"> <li>• Serve local crosstown and residential traffic and some regional traffic.</li> <li>• Connect cars, bicycles, and pedestrians to arterial roads and land uses.</li> <li>• May have on-street parking and/or bike lanes, and a median may be present if there is no bike lane.</li> <li>• The ROW includes sidewalks with traffic buffers, such as trees, on both sides of the street.</li> </ul>	<ul style="list-style-type: none"> <li>• Old San Francisco Road (VC 3)</li> <li>• Reed Avenue (VC 3)</li> <li>• Gail Avenue (VC 3)</li> <li>• Borregas Avenue (VC 4)</li> <li>• East Duane Avenue (VC 5)</li> <li>• San Rafael Street (VC 5)</li> </ul>
Local Street	N/A	<ul style="list-style-type: none"> <li>• Kitimat Place (VC 1)</li> <li>• Bonneville Way (VC 1)</li> <li>• Bremerton Drive (VC 1)</li> <li>• San Angelo Avenue (VC 4)</li> <li>• Lakedale Way (VC 6)</li> </ul>



## 2.2 2023-2031 Housing Element

The City of Sunnyvale Housing Element analyzes the City's housing needs, assesses past accomplishments, and identifies opportunities for future residential development in the City. It aims to promote and preserve housing, while furthering the goals of the General Plan, including building complete communities and maintaining an equitable balance of land uses.

The residential sites inventory presented in the 2023-2031 Housing Element includes commercial shopping centers on Village Center sites because of the residential mixed-use development potential provided by the General Plan. The City has also seen significant development interest in many Village Center sites, which are mostly currently developed as low-intensity and auto-oriented shopping centers and strip malls with multiple parcels and varying ownership. As such, the Housing Element identifies the potential for future infill housing development at an average density of 18 dwelling units per acre and a conservative "realistic buildout density" of 80 percent of the average density (14 dwelling units per acre) for each Village Center site.

In addition to the buildout assumptions stated above, the 2023-2031 Housing Element also provides the following two policies that relate to housing potential in the Village Centers:

- **Policy H-1.2 – Infill Development Near Transit and Employment Centers:** Facilitate new residential infill development near transit and employment and activity centers, such as [...] the Village Centers, [...] through incentives and streamlining development consistent with specific plans.
- **Policy H-1.3 – Additional Affordable Housing Opportunities in High Resource Areas:** Accommodate additional high density residential development (greater than 30 dwelling units/acre) in areas of high resource with access to transit, education, and employment, such as the Village Centers, to increase opportunities for new affordable housing in high resource areas.

To implement Policy H-1.3, the Housing Element also provides implementation program **H3 (Increase Affordable Housing Opportunities in High Resource Areas)**. This program aims to create additional capacity for high density residential and thereby facilitate more opportunities for the development of affordable housing for lower-income households in areas of high resources such as the Village Centers in the central and southern parts of the City. The program would achieve these objectives by:

- Increasing the allowed density in Village Centers to a minimum of 30 dwelling units per acre.
- Creating new mixed-use Village Center zoning designations to ensure consistency with the General Plan land use designation.

VCMP Chapter 4: Zoning and Development Standards identifies the applicable residential density limits for the Village Center sites.



## Chapter 3 – Community Vision, Goals, and Policies

### 3.1 Community Outreach

The City conducted community outreach to help guide this plan’s preparation, consisting of an online workshop survey available for public input from May 13 to June 3, 2022, and two community visioning workshops held on January 18 and 25, 2023. Additionally, there were opportunities for public input during draft plan and environmental document public review periods as well as public hearings at the Planning Commission and City Council.

The community outreach and feedback process identified various Village Center community priorities, some of which are applicable to most or all Village Centers, while others are neighborhood-specific and unique to one or a few Village Centers. An inventory of the identified community priorities for each Village Center is provided in Table 3-1 below.

**Table 3-1 – Community Priorities**

	Village Center #						
	1	2	3	4	5	6	7
<b>1. Commercial Land Uses</b> – Retain and enhance existing and/or provide new local neighborhood-serving commercial land uses and businesses, including:							
a. Retail businesses (small-scale, local/neighborhood-serving, and/or oriented to specific ethnic/cultural groups)	X	X	X	X	X	X	X
b. Restaurants/cafes	X	X	X	X	X	X	X
c. Grocery stores/healthy food options	X	X		X	X		
d. Outdoor dining and/or mobile food vending		X			X		
<b>2. Residential Land Uses</b> – Desired housing types:							
a. Mixed-use		X	X	X	X	X	X
b. Below market rate		X	X	X	X	X	X
c. Townhomes		X					
d. Age restricted (senior)	X						
<b>3. Pedestrian and Bicycle-Oriented Design</b> – Prioritize providing:							
a. Pedestrian-oriented and walkable design	X			X			X
b. Bicycle-oriented design	X			X			
c. Transit-friendly design							X
d. Safety improvements		X					
e. Safer connections along Wolfe Avenue			X				
f. Direct connections to the JWC Greenbelt and Lakewood Park						X	
<b>4. Building Scale and Design</b> – Apply an appropriate scale and design for new development adjacent to the surrounding neighborhood to retain and enhance community character.	X						
<b>5. Public Space</b> – Provide pleasant public spaces for people to gather.			X	X			
<b>6. Privacy</b> – Retain privacy for existing homes adjacent to the Village Center.	X						
<b>7. Services for Senior Citizens</b> – Provide a senior center.	X						
<b>8. Student-Oriented Development</b> – Create safe student-friendly spaces, activities, and infrastructure in proximity to Fremont High School.		X					

### 3.2 Vision Statement

The Village Center Master Plan provides a zoning framework that facilitates the transition of Village Center sites from older, automobile-oriented commercial uses to vibrant mixed-use neighborhoods that provide a diversity of housing unit types and densities, vital community-serving commercial/retail businesses with active ground floor frontages, gathering places, and publicly accessible land uses. The transformation of these sites is achieved through: site plan design that is pedestrian and cyclist-oriented and integrated into the transportation and circulation network of the surrounding neighborhood; and a plan framework that supports a full spectrum of conveniently located land uses and encourages the development of “third places” (settings outside of home and work where people gather, interact, and build relationships) to serve the community.

### 3.3 Goals and Policies

As the City reviews future development proposals (whether to fully or partially redevelop VCMP sites), it is the responsibility of the applicant of the planning permit development to account for and incorporate the applicable planning measures included herein into the development proposal and site design in order to promote and achieve the following goals (letter items) and policies (numbered items.):

- (a) **Residential Land Uses** – Create housing development projects (residential mixed-use developments) to support a variety and mix of housing types, which may include multifamily residential, townhomes, duplexes, single family, and/or live-work units.
  - (1) Provide residential units to achieve at least 85 percent of the base maximum density.
  - (2) Provide below market rate housing (especially very low and low-income housing units) that contributes towards addressing the City's Housing Element targets.
  - (3) Provide housing opportunities near public transit connections and places of employment (commercial and office sites).
- (b) **Commercial/Retail Land Uses** – Provide commercial and mixed-use developments that include a variety of non-residential land uses, especially commercial/retail and small/local businesses that serve residents of the Village Center and surrounding residential neighborhoods.
  - (1) Provide at least the minimum required commercial floor area ratio.
  - (2) Design commercial and mixed-use projects with active ground floor building frontages.
  - (3) Engage and involve existing Village Center small and local businesses as stakeholders during the community outreach phase of the planning permit process.
  - (4) Reduce barriers for existing small and local businesses that may need to relocate due to redevelopment of a Village Center site through considering programs to support first right of refusal, relocation assistance (temporary or permanent), or other similar measures.
- (c) **Property Frontages and Streetscape Environment** – Contribute to a streetscape environment and transition area between private buildings and the publicly-accessible pedestrian realm that is safe, accessible, walkable, comfortable, vibrant, welcoming, and active for all users.
  - (1) Provide a newly delineated pedestrian realm that enhances and widens sidewalks.
  - (2) Orient new buildings and publicly accessible open space areas to public streets and internal streets, with building entrances offering direct connections to a public sidewalk or publicly accessible pathway.
  - (3) Arrange building layouts and orientations to create pedestrian-friendly areas such as plazas and amenity areas that are organized around common open space areas.
  - (4) Provide landscaping and large canopy shade trees in the pedestrian realm to create a comfortable pedestrian environment and shade buildings.
  - (5) Preserve existing protected trees along property frontages by designing the new pedestrian realm area (including all required elements) around the location of the existing tree(s).

- (d) **Site and Building Design** – Arrange site plan layout and building design in a way that establishes a distinct/unique design and limits visual and privacy impacts on surrounding residential neighborhoods outside the Village Centers.
  - (1) Design Village Center sites (including residential mixed-use and commercial developments) to comply with applicable citywide objective design guidelines and standards documents, including Citywide Objective Design Standards (ODS).
  - (2) Transition building height and massing through design that locates taller building heights and longer façades along public streets, and shorter, stepped-down building elements closer to non-Village Center residential sites.
- (e) **Parking** - Design vehicle parking areas to minimize conflicts with pedestrians and bicyclists.
  - (1) Locate surface parking behind buildings to allow property frontages to be lined by buildings rather than parking.
  - (2) Off-street parking areas should provide a shaded, well-lit, and accessible walkway from the parking lot to the building entry.
  - (3) Screen or wrap parking garages and structures with retail and residential uses.
  - (4) Place parking spaces dedicated to commercial uses/tenants in multi-level parking garages, on the ground floor to minimize foot travel distance for employees and clientele.
  - (5) Provide on-street parking on internal streets that are close to commercial building entrances.
  - (6) Provide permeable pavers/surfaces for on-street parking areas on internal streets, especially when close to landscaped areas.
  - (7) Provide bicycle parking (both short- and long-term spaces) that are located on the ground floor and close to building entrances.
- (f) **Mobility and Circulation Improvements** – Minimize the impact of private automobile use on the public realm and enhance/establish pedestrian and bicycle connections.
  - (1) Link Village Centers to existing adjacent neighborhoods through a continuous pedestrian circulation system.
  - (2) Align new internal streets and driveways to extend to existing streets and create walkable neighborhood blocks.
  - (3) Provide direct and convenient pedestrian and bicycle connections to public transit stops.
  - (4) Design internal site circulation that allows efficient and safe slow-speed vehicular movement and includes well-defined pedestrian paths and bicycle access and parking.
  - (5) Provide service entries along slower-speed local or internal streets and away from busy arterial and collector streets.
  - (6) Limit or reduce the number of driveway curb cuts into public rights of way to minimize vehicular conflict points for cyclists and pedestrians.
- (g) **Open Space and Landscaping** – Provide open space and outdoor gathering areas that are publicly-accessible and serve all users and visitors, including Village Center residents, commercial tenants and customers, and the surrounding neighborhood/community at large.
  - (1) Provide publicly accessible usable open space and outdoor gathering areas that support and complement local commercial uses.
  - (2) Design open space to be inviting by including seating and pedestrian furnishings, lighting, and landscaping that is organized around a shared feature such as a play space, protected heritage trees, public art, or outdoor dining/sales areas.
  - (3) Design open space areas to be flexible spaces that support food trucks, outdoor dining, and outdoor retail sales display areas.

## Chapter 4 – Zoning and Development Standards

This chapter provides the zoning overview for all VCMP properties, including establishing the zoning districts, Planning permitting requirements for specific development and land use types, and objective development standards/requirements for project components such as residential density, non-residential floor area ratio, property frontage and buildable area limitations, pedestrian realm thresholds, ground floor active uses, driveway approaches, off-street parking, usable open space, gathering space, and landscaping.

### 4.1 Applicability of Zoning and Development Standards

- (a) Intent: It is the intent of this section to establish a zoning context (including procedures for reviewing planning permit applications) that builds upon existing citywide standard zoning practices and establishes additional and refined zoning and development standards that are tailored to implement the VCMP's vision statement, goals, and policies.
- (b) The Zoning Code, Title 19 of the Sunnyvale Municipal Code (SMC), generally regulates land use and development in the city, including on Village Center sites.
- (c) The Subdivision Ordinance, Title 18 of the SMC, regulates subdivision standards and requirements.
- (d) This VCMP Chapter also provides Village Center-specific planning and zoning standards and requirements.
- (e) Whenever the VCMP does not provide specific standards and/or procedures for the review, approval, and/or administration of development projects and land uses within the Village Centers, SMC provisions shall apply.
- (f) In the event of any conflicts between requirements/standards provided in the VCMP and the SMC or other City regulating plans, documents, etc., the provisions in the VCMP shall prevail.
- (g) Appendix A identifies most applicable development standard categories and where the associated requirements can be found (SMC or VCMP).

### 4.2 Village Center Zoning Districts

The VCMP establishes the following zoning districts, which are defined below and shown in Figures 4-1 through 4-8.

- (a) **Village Center Mixed-Use (VCMU)** is reserved for the construction, use, and occupancy of residential mixed-use development (comprised of 5 different density classifications) and commercial development (providing retail commercial shopping and services facilities for the adjacent neighborhood residential areas), not for standalone residential development.
- (b) **Village Center Commercial (VCC)** is intended to provide Village Center sites best suited for commercial development (**not** residential development), and is reserved for the construction, use, and occupancy of commercial buildings providing retail commercial shopping and services facilities for the adjacent neighborhood residential areas.
- (c) **Village Center Office (VCO)** is intended to preserve Village Center sites best suited for office development (**not** residential development), and is reserved for the construction, use, and occupancy of administrative, professional, and research offices, and other uses compatible with the administrative-professional character of the district.

Figure 4-1: Village Center Zoning District Map

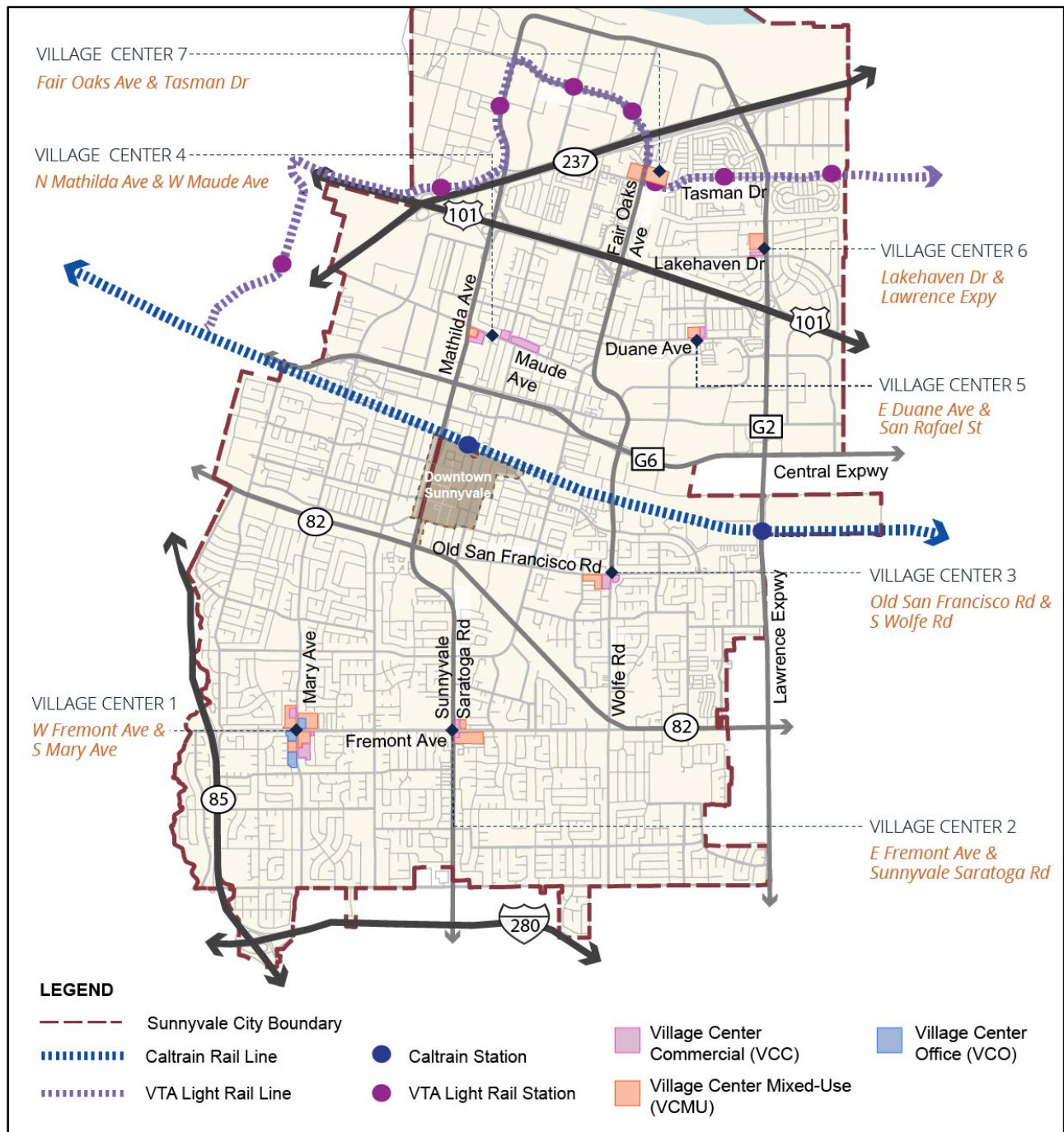




Figure 4-2: Village Center 1 Zoning District Map

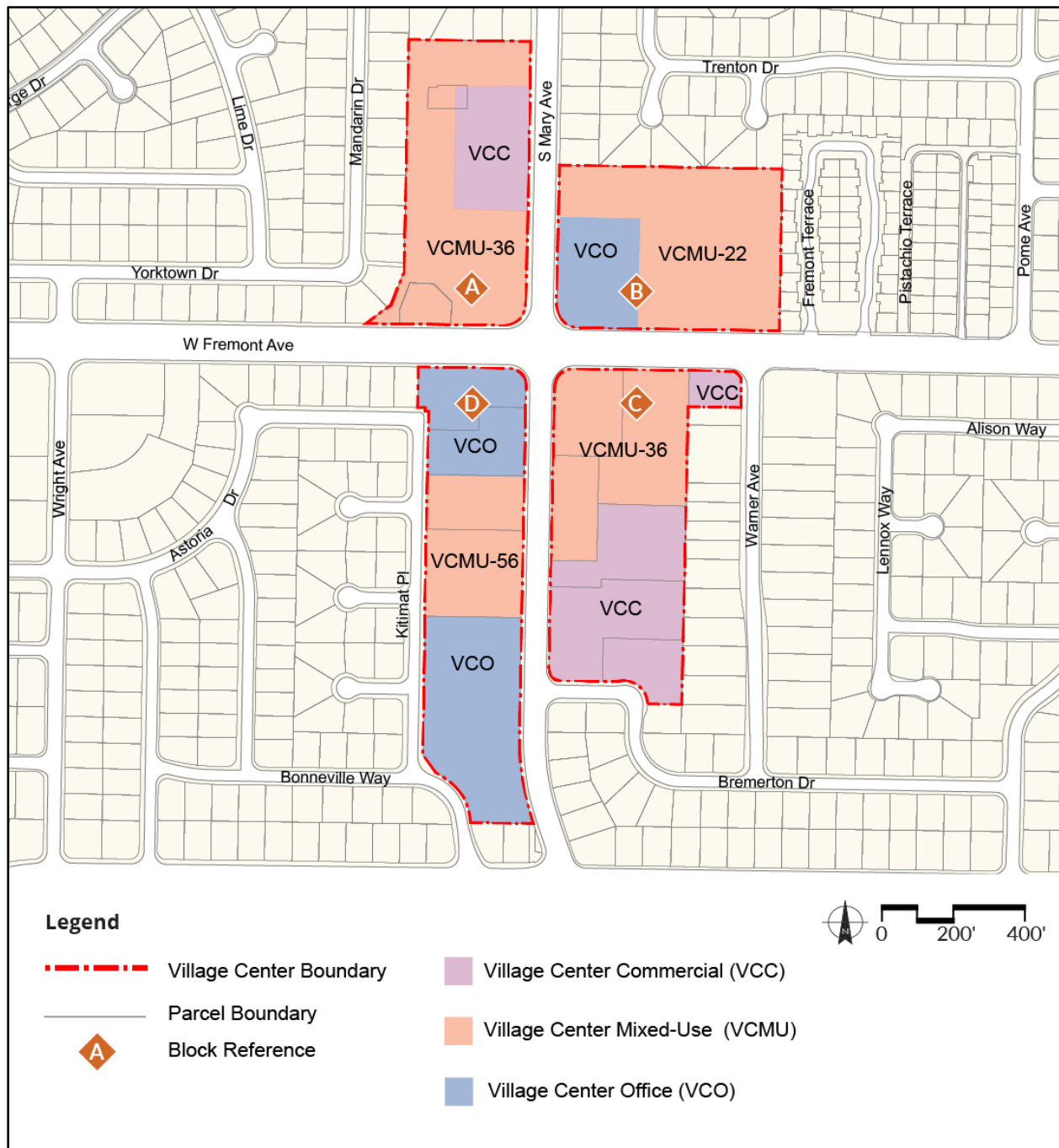


Figure 4-3: Village Center 2 Zoning District Map

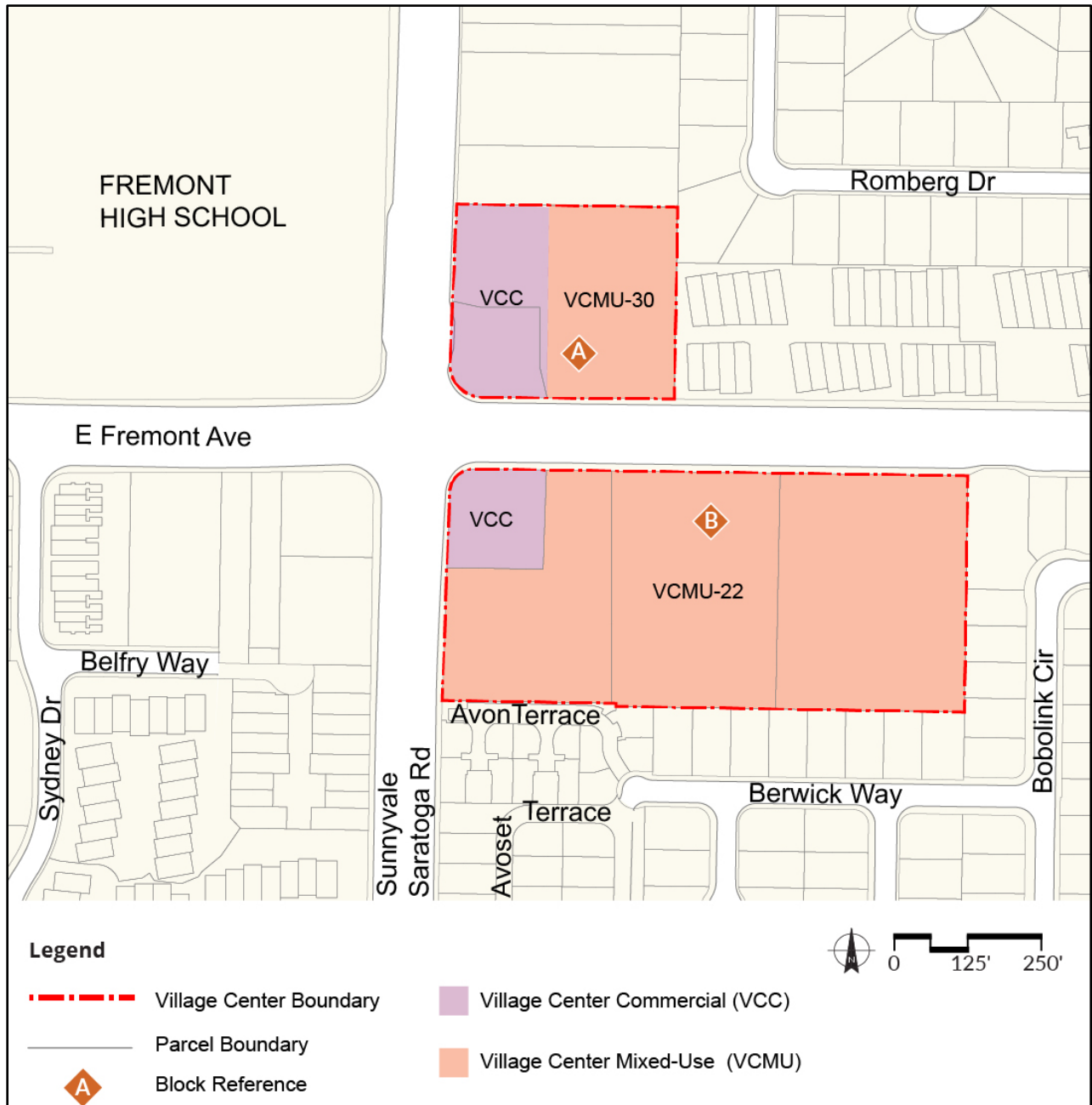


Figure 4-4: Village Center 3 Zoning District Map





Figure 4-5: Village Center 4 Zoning District Map



Figure 4-6: Village Center 5 Zoning District Map



Figure 4-7: Village Center 6 Zoning District Map

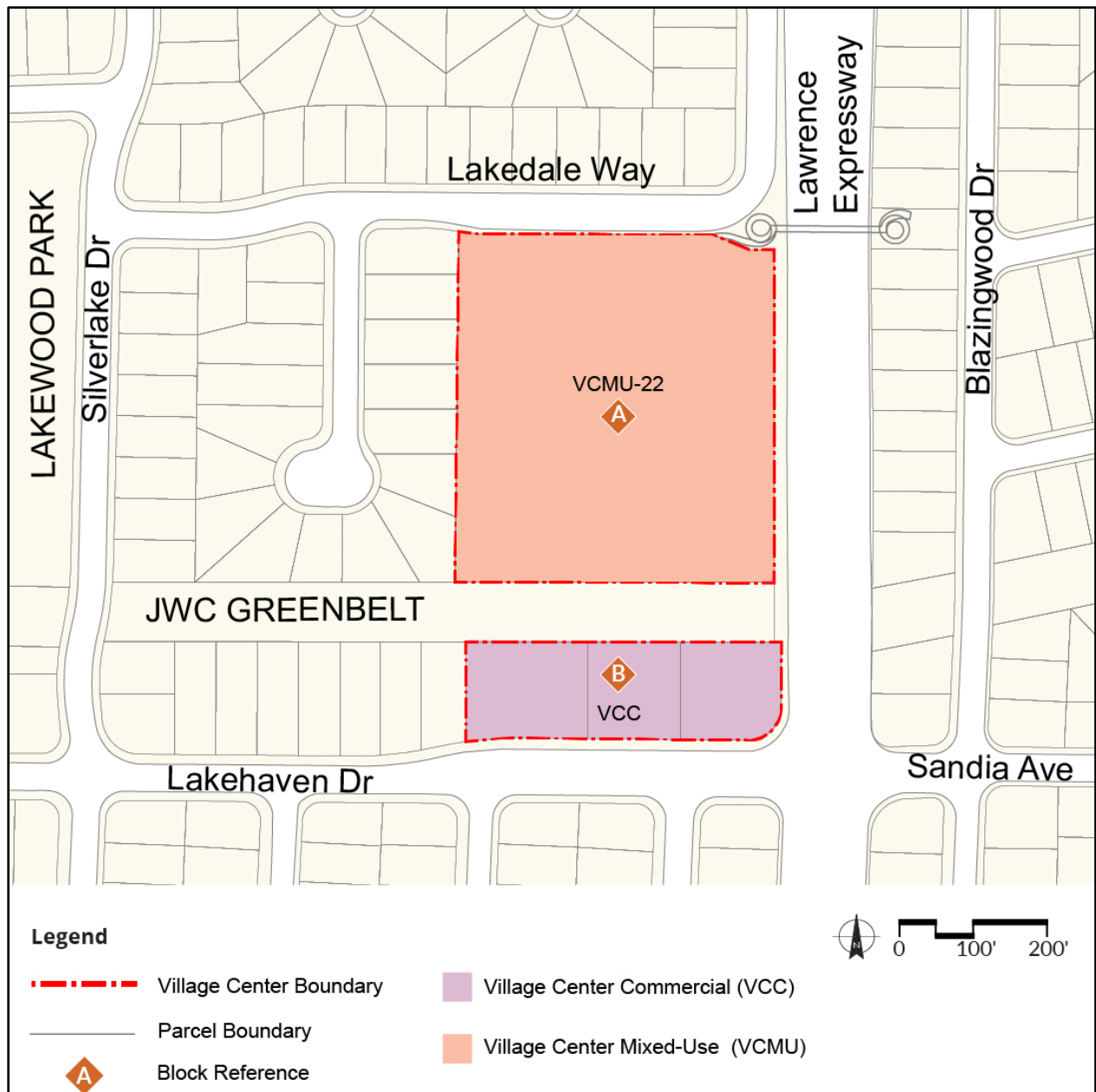


Figure 4-8: Village Center 7 Zoning District Map



#### 4.3 Permitted Development Types and Uses

- (a) Tables 4-1 through 4-3 below identify the applicable planning permit types that are required for each development type and land use, including permitted (“P”), conditionally permitted (“MPP,” “SDP,” or “HDP”), and prohibited/not permitted (“N”).
- (b) It is a violation of this chapter to construct a development type or engage in a land use that:
- Is identified as prohibited/not permitted.
  - Has not been approved as part of the identified required Planning permit type.
  - Does not comply with the applicable adopted conditions of approval.

**Table 4-1 – Applicable Planning Permit Types**

Planning Permit Type		Applies for:
<b>P</b>	<b>Permitted</b> (no Planning permit required)	Tenant improvements for land uses identified in Table 4-3 when: <ul style="list-style-type: none"> <li>The proposed use includes no new construction, additions, or changes to the exterior of the building; or,</li> <li>There is a valid Planning permit approval for the use and no new construction or expansion is proposed.</li> </ul>
<b>MPP</b>	<b>Miscellaneous Plan Permit</b>	<ul style="list-style-type: none"> <li>Development types identified in Table 4-2</li> <li>Tenant improvements for land uses identified in Table 4-3</li> </ul>
<b>SDP</b>	<b>Special Development Permit</b>	
<b>HDP</b>	<b>Housing Development Permit</b>	
<b>N</b>	<b>Prohibited/Not Permitted</b>	

**Table 4-2 – Planning Permit Required per Development Type and Zoning District**

Development Type	Floor Area Threshold (new construction, expansion, or rebuild area)	VCMU	VCC	VCO
<b>Commercial Development</b>	2,500 square feet or less	MPP	MPP	MPP
	More than 2,500 square feet	SDP	SDP	SDP
<b>Office Development</b>	2,500 square feet or less	MPP	N	MPP
	More than 2,500 square feet	SDP	N	SDP
<b>Residential Mixed-Use</b>	N/A	HDP	N	N
<b>Residential (Standalone)</b>		N	N	N



**Table 4-3: Planning Permit Required per Land Use Type and Zoning District**

Land Use Type <sup>1</sup>	VCMU	VCC	VCO
<b>1. Residential (as part of a mixed-use development)<sup>2</sup></b>			
A. Single-family dwelling	P	N	N
B. Accessory dwelling units	P	N	N
C. Two-family dwelling (duplex)	P	N	N
D. Dual Urban Opportunity (DUO) housing	N	N	N
E. Multiple-family dwelling (three or more units)	P	N	N
F. Boardinghouse	P	N	N
G. Live-work facility	P	N	N
H. Supportive housing	P	N	N
I. Transitional housing	P	N	N
J. Single room occupancy (SRO) living facilities	P	N	N
K. Low barrier navigation center	P	N	N
L. Residential care facilities	P	N	N
M. Residential mobile home park site	N	N	N
N. Caretaker residence ancillary to a permitted non-residential use	P	P	P
<b>2. Retail Commercial</b>			
A. Retail sales business	P	P	P
B. Retail sales business with drive-through	N	SDP	SDP
C. Outside display of merchandise or products in conjunction with an approved retail sales business	MPP	MPP	MPP
D. Donation center for used goods	MPP	MPP	MPP
E. Liquor store within 200 feet of a public school property	N	N	N
F. Liquor store more than 200 feet from a public school property	MPP	MPP	MPP
<b>3. Service Commercial</b>			
A. Service commercial	P	P	P
B. Retail service	P	P	P
C. Commercial storage	N	N	N
D. Self-storage or mini warehousing	N	N	N
<b>4. Personal Services</b>			
A. Personal service business	P	P	P
B. Massage establishment	P	P	P
C. Laundry and cleaning business	SDP	SDP	SDP
<b>5. Eating/Drinking Establishments</b>			
A. Bakery	P	P	P
B. Restaurant, take out	P	P	P
C. Restaurant, drive-through	N	SDP	SDP
D. Restaurant, with or without beer and wine beverage service	MPP	MPP	MPP
E. Restaurant, with general alcohol beverage service	MPP	MPP	MPP
F. Nightclub	N	N	N
G. Bar	SDP	N	N
H. Outdoor dining area in conjunction with an approved restaurant use	MPP	MPP	MPP

<sup>1</sup> See Appendix A for standards and requirements related to specific land use types.

<sup>2</sup> Standalone residential uses are prohibited in all VCMP zoning districts; residential uses are only permitted as part of a mixed-use development.

Land Use Type <sup>1</sup>	VCMU	VCC	VCO
<b>6. Automotive</b>			
A. Automobile dealership	N	N	N
B. Automotive broker for three or fewer vehicles on site	N	MPP	MPP
C. Automobile/vehicle service and repair	N	SDP	SDP
D. Automobile service stations	N	SDP	SDP
(1) Retail sales of groceries at permitted stations	N	MPP	MPP
(2) Retail sale of beer and wine at permitted stations	N	MPP	MPP
E. Automobile showroom	MPP	MPP	MPP
F. Car wash facilities	N	N	N
G. Facilities for storage of recreational vehicles	N	N	N
H. Commercial parking structures and surface parking lots that are the primary use of the lot	SDP	N	N
I. Vehicle charging facilities, standalone	MPP	MPP	MPP
J. Vehicle charging facilities, ancillary	P	P	P
<b>7. Education, Recreation, and Place of Assembly</b>			
A. Education – recreation and enrichment	MPP	N	N
B. Education – primary, middle, and high school	N	N	N
C. Education – institution of higher learning	SDP	N	N
D. Adult day care center	SDP	N	N
E. Childcare center with occupancy of 30 or fewer children	MPP	N	N
F. Childcare center with occupancy of 31 or more children	SDP	N	N
G. Recreational and athletic facilities up to 6,000 square feet in area	MPP	N	N
H. Recreational and athletic facilities greater than 6,000 square feet in area	SDP	N	N
I. Places of assembly – business serving	SDP	N	N
J. Places of assembly – community serving	SDP	SDP	SDP
K. Entertainment establishments	SDP	N	N
L. Art gallery	P	P	P
M. Libraries and museums	MPP	MPP	MPP
N. Parks and playgrounds	MPP	MPP	MPP
<b>8. Office</b>			
A. Ground floor dependent office	P	P	P
B. Medical office	P	P	P
C. Medical clinic	MPP	MPP	MPP
D. Corporate office	N	N	P
E. Professional office	N	N	P
F. Financial institutions without external ATM	P	P	P
G. Financial institutions with external ATM	MPP	MPP	MPP
H. Financial institutions with drive-through	N	SDP	SDP
I. Research and development office	N	N	P

<sup>1</sup> See Appendix A for standards and requirements related to specific land use types.

Land Use Type <sup>1</sup>	VCMU	VCC	VCO
<b>9. Public Facilities</b>			
A. Buildings and facilities used by government agencies for non-governmental purposes	N	N	N
B. Public transportation facilities	SDP	SDP	SDP
C. Public utility buildings and service facilities	SDP	SDP	SDP
<b>10. Boarding/Lodging</b>			
A. Hotel or motel	SDP	SDP	SDP
<b>11. Other</b>			
A. Accessory structures	MPP	MPP	MPP
B. Adult business establishments	N	N	N
C. Assembly, compounding, manufacture, or processing of merchandise or products customarily incidental or essential to permitted retail commercial and service uses	N	N	N
D. Recycling centers in convenience zones as required by Public Resources Code Section 14300 et seq.	SDP	SDP	SDP
E. Sale or rental of utility trailers, heavy equipment, or machinery	N	N	N
F. Storage or parking of commercial, industrial, or public utility vehicles	N	N	N
G. Wholesale storage or warehousing of merchandise or products within a building or premises	N	N	N
H. Animal hospital or clinic	SDP	SDP	SDP
I. Animal boarding	SDP	SDP	SDP
J. Animal grooming service	P	P	P
K. Animal shelter	N	N	N
L. Payday lending establishment	N	N	N

<sup>1</sup> See Appendix A for standards and requirements related to specific land use types.



#### 4.4 Development Standards

Each Planning permit application that is required for a development type or land use type stated in Table 4-2 and 4-3 above shall exhibit compliance with the applicable development standards identified in this section.

##### 4.4.1 Residential Density

- (a) The permitted residential density (“base maximum density”; dwelling units per acre) is identified in Table 4-4 and as shown in the zoning maps in Figures 4-2 through 4-8 above.

**Table 4-4: Permitted Residential Density**

Zoning District	Base Maximum Density
VCMU-22	22
VCMU-30	30
VCMU-36	36
VCMU-42	42
VCMU-56	56

- (b) New residential development shall provide at least 85 percent of the base maximum density across all the aggregated parcels that are subject to the Planning permit application.
- (c) Additional residential density bonus points above the base maximum density may be achieved through participation in any or all the City/State programs listed below, and for which density bonus points shall be calculated in the following order:
- (1) City of Sunnyvale Green Building Program
  - (2) State Density Bonus Law (by providing affordable housing in line with program requirements).

##### 4.4.2 Non-Residential Floor Area Ratio

The minimum required non-residential floor area ratio per zoning district is provided in Table 4-5.

**Table 4-5: Non-Residential Floor Area Ratio Requirements**

Zoning District	Minimum Required Non-Residential FAR
VCMU	Mixed-Use Development: 10%
	Non-Residential Development: 25%
VCC	25%
VCO	25%

##### 4.4.3 Property Frontage and Buildable Area

The development standards provided in this section shall apply to all development types in all VCMP zoning districts (except where distinctions are identified in this VCMP), which shall include such standards identified in Table 4-6 (numbered development standards, dimension, and measurement requirements) and in Figures 4-9 and 4-10 (visual examples of the associated numbered standards).

Table 4-6: Property Frontage and Buildable Area Requirements for all Development Types

	Development Standard						Where Requirement is Applied/Measured		
	#	Category	Min/Max	Dimension Requirement			Horizontally		Vertically
PEDESTRIAN REALM	1	Furniture Zone	Required Width	0.5 feet (top of curb) + 4 feet (furniture area) <b>4.5 feet</b>	or	0.5 feet (top of curb) + 10 feet (sidewalk) <sup>1</sup> + 0.5 feet (buffer area) <b>11 feet<sup>1</sup></b>	Along all existing public rights-of-way <sup>2</sup> : From the face of the existing curb line to the edge of the Through Zone	Combined Furniture/Through <sup>1</sup> : Along all existing public rights-of-way <sup>2</sup> , from the face of the existing curb to a newly established right-of-way line	N/A
	2	Through Zone	Required Width	6 feet (sidewalk) + 0.5 feet (buffer area) <b>6.5 feet</b>		From the edge of the Furniture Zone to a newly established right-of-way line <sup>2</sup>			
	3	Frontage Zone	Required Width	10 feet			From the new right-of-way line to a newly established build-to line <sup>2</sup>		
BUILDING SETBACKS	4	Ratio of Building Frontage Width to Lot Width	Minimum Required	60%			Along the build-to line and for the first 15 feet of building depth		Ground, Second, and Third Floors
	5	Front Yard Stepback	Minimum Required	5 feet			From the build-to line		Fourth Floor and Above
	6a	Side/Rear Yard Setback	Minimum Required	10 feet			From a lot line shared with a non-VCMP property		Ground Floor Only
	6b			15 feet					Second Floor and Above
BUILDING HEIGHT	7a	Building Height	Maximum Permitted	4 stories; 50 feet			Site-wide (entire building)		
	7b			5 stories; 65 feet			Along corner building element (for portions of the building within 200 feet in each direction of the intersection of two public-rights-of way)		
	8a	Plate Height	Minimum Required	10 feet			Along residential building frontages at the build-to line		Ground Floor Only
	8b			16 feet			Along non-residential building frontages at the build-to line		
	9a	Daylight Plane	Required Angle	45 degrees			For a VCMP property adjacent to a non-VCMP property	Along a lot line shared with the same non-VCMP property and directed towards the project site	From a Point Six Feet Above Grade
	9b			60 degrees			For a VCMP property in Village Center 4C adjacent to a non-VCMP property		
ACTIVE USE AREA	10	Active Use Area	Minimum Required	Length (in linear feet) of building frontage located at the build-to line x 20			Along the build-to line and for the first 20 feet of building depth		Ground Floor Only

<sup>1</sup> The Furniture/Through Zones may be combined to provide extents of wider sidewalk where no furnishings (i.e., street trees, lighting, etc.) are provided in the Furniture Zone.

<sup>2</sup> In Village Center 1D (only on Kitimat Place property frontages), a new pedestrian realm is not required; instead, the 60 degree daylight plane angle shall apply.

Figure 4-9: Property Frontage and Buildable Area Requirements (Elevation Plan View)

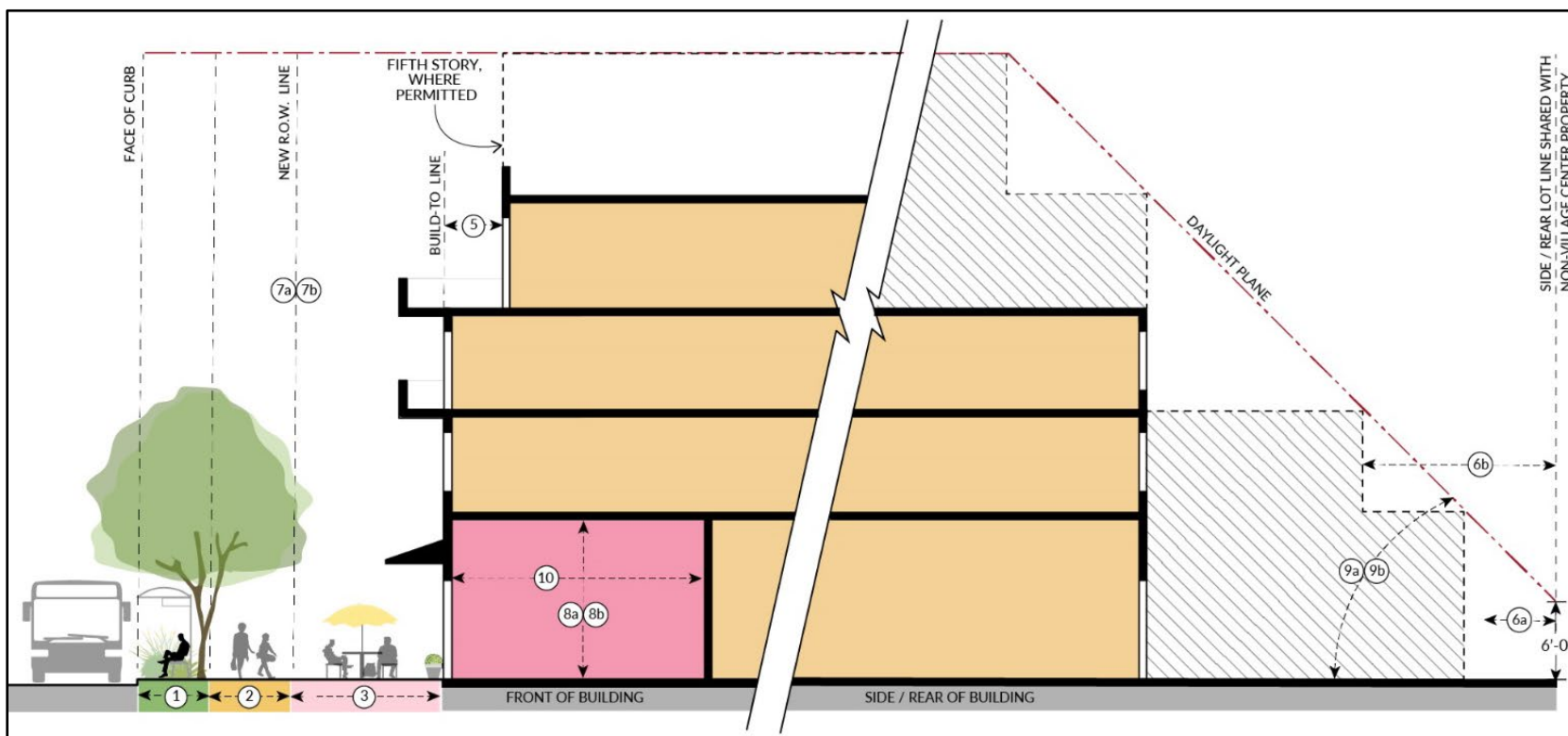
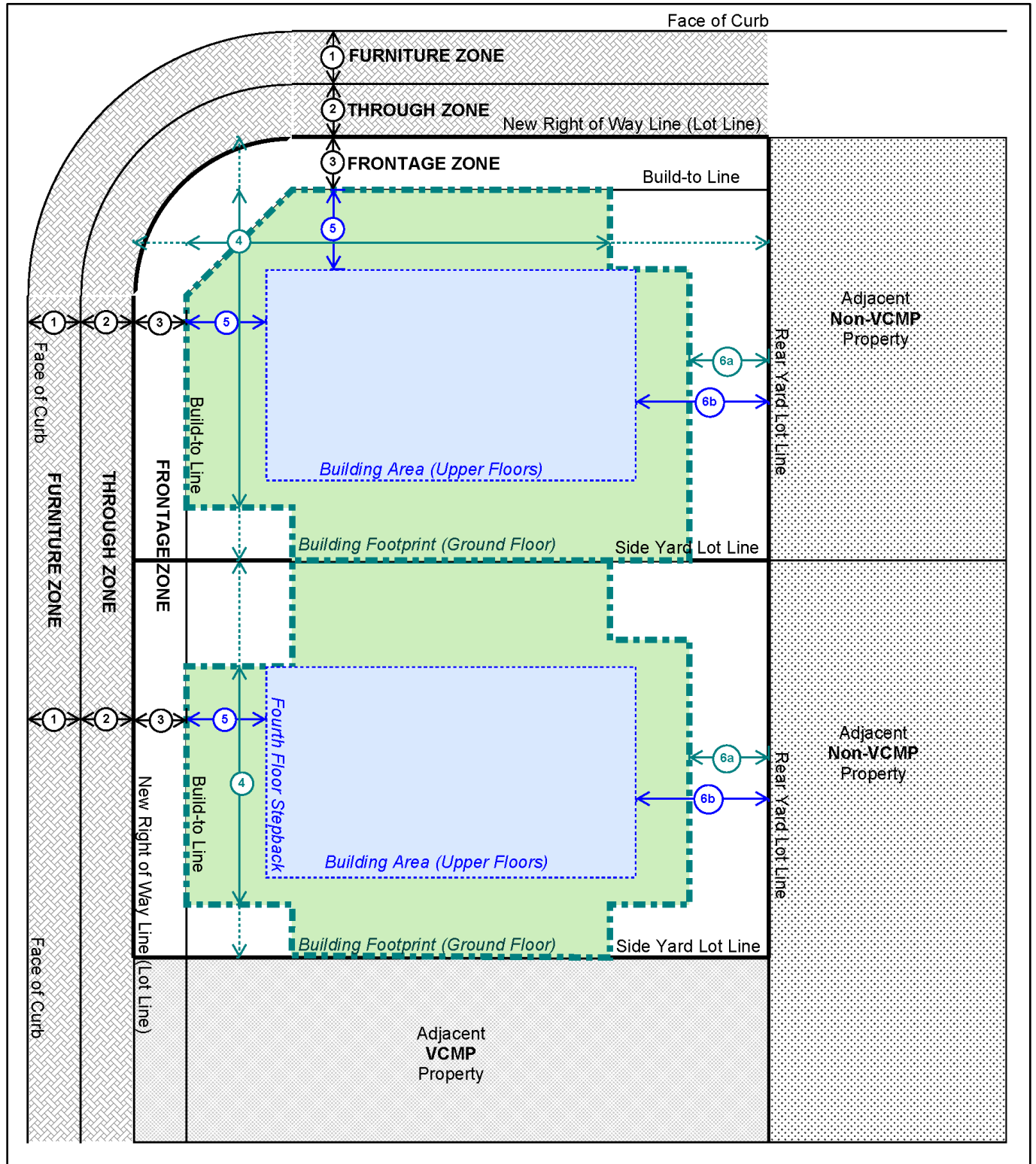


Figure 4-10: Property Frontage and Buildable Area Requirements (Site Plan View)

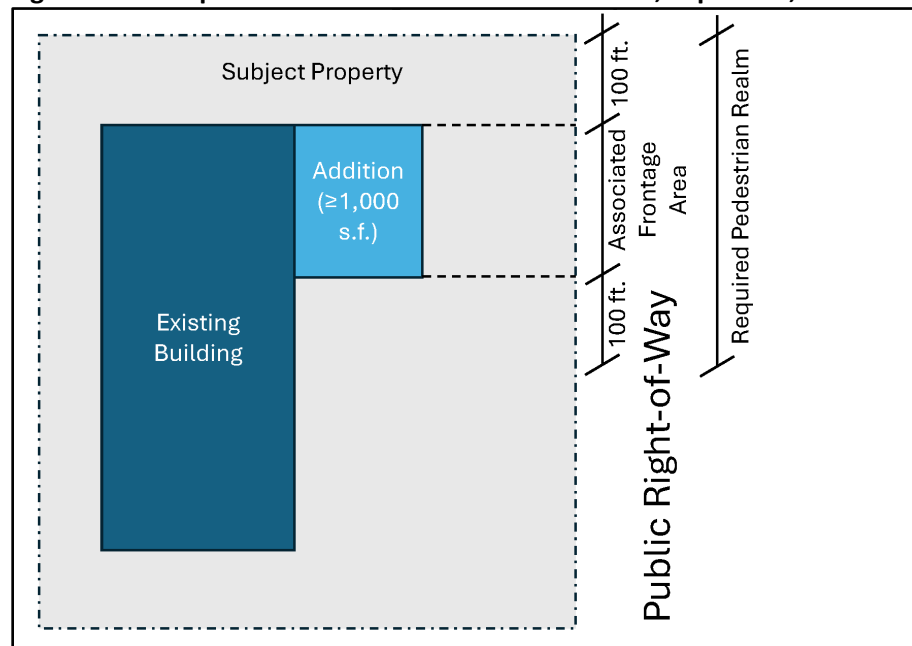


#### 4.4.4 Pedestrian Realm

The pedestrian realm shall:

- (a) Be required for the project types and in the locations identified below:
  - (1) **Redevelopment of a Village Center property:** Along the public right(s)-of-way lining the affected property(ies).
  - (2) **New, expanded, or reconstructed building with a floor area (new construction, expansion, or rebuild area) of 1,000 square feet or more:**
    - (A) Along a portion of the public right(s)-of-way lining the affected property(ies), which shall be measured by drawing imaginary straight lines as shown in Figure 4-11 and as follows:
      - From both horizontal extents of the new construction area, perpendicular to (and until reaching two points along) the closest right-of-way; and,
      - From the same two points, along the right-of-way and extending 100 feet outwards from the horizontal extent/width of the new construction area.
    - (B) Minor adjustments to the location of the pedestrian realm area may be granted by the Director of Community Development if the Director determines that implementation of the full pedestrian realm area would significantly disrupt the layout of existing site circulation or required off-street parking.

**Figure 4-11: Required Pedestrian Realm Area for New, Expanded, or Reconstructed Buildings**



- (b) Result from the relocation and establishment of a new right-of-way line:
  - (1) Through provision of a street dedication easement; and,
  - (2) For providing the required pedestrian realm dimensions, NOT for mitigating vehicular traffic impacts, nor for achieving an adopted traffic level of service related to vehicle traffic, nor for achieving a desired roadway width.
- (c) Be completed prior to the occupancy of the new construction area.
- (d) Be subject to the required, permitted, and prohibited amenities identified in Table 4-7.

**Table 4-7: Pedestrian Realm Zones and Amenities**

	<b>1. Furniture Zone</b>	<b>2. Through Zone</b>	<b>3. Frontage Zone</b>
Pedestrian Circulation (Paved Sidewalk or Pavers)	Permitted	Required	Permitted
Trees	Required (Street Trees)*	Prohibited	Permitted (Private Trees)
Street Lighting	Required**	Prohibited	Permitted
Bus Stop Amenities	Permitted***	Permitted***	Permitted***
Building entry forms/projections	Prohibited	Prohibited	Permitted
Vehicle Parking	Prohibited	Prohibited	Prohibited
Bicycle Parking	Prohibited	Prohibited	Permitted
Usable Open Space	Prohibited	Prohibited	Permitted
Landscaped Areas	Prohibited	Prohibited	Permitted
Stormwater treatment	Prohibited	Prohibited	Permitted
Shade Structures	Prohibited	Prohibited	Permitted
Outdoor dining area in conjunction with an approved restaurant use	Prohibited	Prohibited	Permitted
Outside display of merchandise or products in conjunction with an approved retail sales business	Prohibited	Prohibited	Permitted
Seating	Prohibited	Prohibited	Permitted
Signage (permanent and temporary)	Prohibited	Prohibited	Permitted
Other utility elements such as signals, meter/sign poles, utility poles, etc.	Permitted	Prohibited	Permitted
Public Art	Permitted (Only for painted utility boxes)	Permitted (Pavement treatments or other two-dimensional art forms affixed to the sidewalk surface)	Permitted

\* Street Tree Requirements: Tree grates, minimum 24-inch box size, planted with 35-foot spacing (on center)

\*\* Street Lighting Requirements: Per citywide standards identified in Chapter 5 of this plan

\*\*\* When VTA requires bus stop amenities (such as a bus shelter) to be located in the through zone, a pedestrian sidewalk with a minimum width of six feet shall be provided around and along the extent of the bus stop amenity area, which may require a portion of the sidewalk to be provided in the furniture zone and/or the frontage zone.

#### 4.4.5 Ground Floor Active Use Area

- (a) A minimum active use area on the ground floor area shall be required for:
  - (1) All developments in the VCMP and VCC zoning districts; and,
  - (2) Developments in the VCO zoning district that introduce ground floor commercial area/uses.
- (b) During the tenant improvement process (the Planning permit [Miscellaneous Plan Permit] application phase and/or Building plan check phase, as applicable), the applicant shall provide detailed site plans and/or floor plans that identify the proposed uses/activities for the ground floor active use area (the building frontage area located within 20 feet of the build-to line), subject to review and approval by the director of community development.
- (c) The following land use types qualify as active uses and may be located in the required ground floor active use area:
  - (1) Retail sales business
  - (2) Liquor store
  - (3) Service commercial
  - (4) Retail service
  - (5) Personal service business
  - (6) Laundry and cleaning business
  - (7) Bakery
  - (8) Restaurant
  - (9) Automobile showroom
  - (10) Recreational and athletic facilities
  - (11) Entertainment establishment
  - (12) Art gallery
  - (13) Libraries and museums
  - (14) Ground floor dependent office
  - (15) Financial institutions
  - (16) Hotel or motel
  - (17) Animal hospital or clinic
  - (18) Animal grooming service
- (d) The following indoor/enclosed tenant floor plan spaces/components qualify as active use spaces and shall comprise at least 75% of the active use (building frontage) area:
  - (1) Tenant entrance vestibule area
  - (2) Retail sales display area
  - (3) Lobby/waiting area
  - (4) Dining area
  - (5) Open kitchen area visible from dining area or pedestrian realm
  - (6) Hair/nail salon in an open floor plan
  - (7) Public gym or group exercise area
- (e) The following indoor/enclosed tenant floor plan spaces/components do NOT qualify as active use spaces and shall comprise no more than 25% of the active use (building frontage) area:
  - (1) Private office/cubicle area
  - (2) Private patient room
  - (3) Break rooms or areas only accessible to employees
  - (4) Laboratory space
  - (5) Service entries
  - (6) Delivery drop-off/pick-up area
  - (7) Trash enclosure areas



#### 4.4.6 Driveway Approaches

(a) The maximum permitted number of driveway approaches is identified in Table 4-8 below.

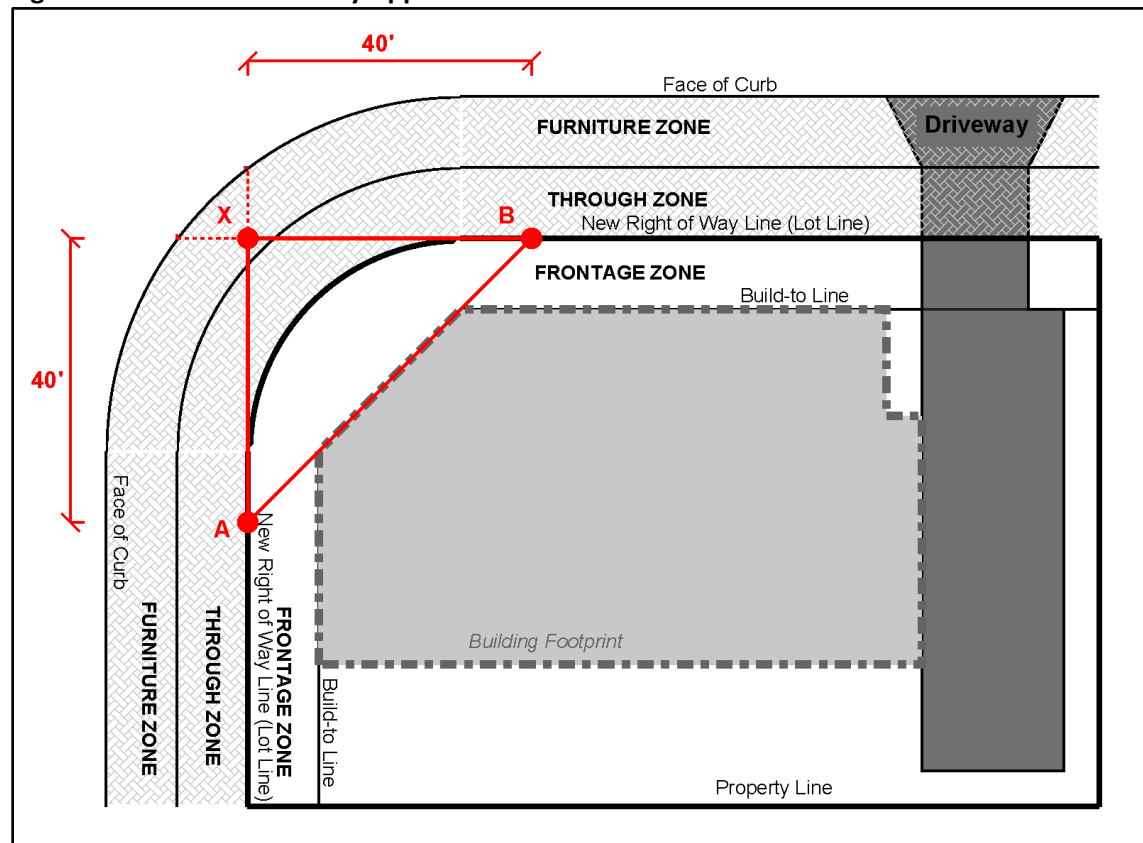
**Table 4-8: Driveway Approach Maximums**

Lineal Property Frontage	Maximum Permitted Number of Driveway Approaches per Property Frontage
Less than 200 feet	1
200 feet or more	2

(b) On corner lots, all driveway approaches shall be located at least 40 feet from the closest controlled intersection of two public rights-of-way, which shall be calculated in the following way and as shown in Figure 4-12:

- (1) At both property frontages along the intersecting public rights-of-way, draw imaginary straight lines that extend the property lines until they intersect at a single point (Point X) within the public right-of-way intersection.
- (2) Locate a point along each property line (Points A and B) that is 40 feet from the intersection point.
- (3) The nearest edge of the driveway approach shall be located at least 40 feet from the single point within the public right-of-way intersection.

**Figure 4-12: Corner Driveway Approach Distance**





#### 4.4.7 Off-Street Parking

- Required off-street vehicle and bicycle parking ratios for land uses that are part of a mixed-use development are outlined in Tables 4-9 and 4-10, respectively.
- When calculating required parking ratios, any portion of a parking space shall be rounded up to the next whole number.
- Adjustments may be granted from parking ratio minimums, maximums, or type of bicycle parking provided as described in Title 19. Zoning.

**Table 4-9: Off-Street Vehicle Parking Ratios**

Land Use Category	Parking Ratio	
	Minimum	Maximum
<b>Residential (as part of a mixed-use development)</b>	<b>Per dwelling unit</b>	
Studio and one-bedroom	1	1.5
Two-bedroom	1.25	2
Three + bedrooms	1.7	2
Age-restricted senior housing	Multiply bedroom requirement by 0.5	
Below market rate (deed restricted)		
<b>Non-Residential (as part of a mixed-use development)</b>	<b>Per 1,000 square feet of floor area</b>	
<b>Retail/Service Commercial, Personal Services</b> (Table 4-3: All types listed in #2 through 4)	2	4
<b>Eating/Drinking Establishments</b> (Table 4-3: All types listed in #5)	4	7
<b>Office</b> (Table 4-3: All types listed in #8A through 8H)	2.75	4
<b>Office</b> (Table 4-3: #8I)	2	3.2

**Table 4-10: Minimum Required Bicycle Parking Ratios**

Land Use	Class I	Class II
<b>Residential</b> (Table 4-3: All types listed in #1)	<b>All residential types except for age-restricted senior housing:</b> 1 space per dwelling unit	Whichever is greater: <ul style="list-style-type: none"> <li>• 1 space per 15 units</li> <li>• 4 spaces</li> </ul>
	<b>Age-restricted senior housing:</b> 1 space per 6 dwelling units	
<b>Retail/Service Commercial, Personal Services</b> (Table 4-3: All types listed in #2 through 4)	1 space per 10,000 sq. ft. of floor area	1 space per 4,000 sq. ft. of floor area
<b>Eating/Drinking Establishments</b> (Table 4-3: All types listed in #5)	1 space per 3,000 sq. ft. of floor area	1 space per 800 sq. ft. of floor area
<b>Office</b> (Table 4-3: All types listed in #8)	1 space per 4,000 sq. ft. of floor area	1 space per 10,000 sq. ft. of floor area

#### 4.4.8 Usable Open Space Areas

- (a) **Minimum Usable Open Space Area:** Residential mixed-use developments (“Housing Development Projects”) shall provide usable open space areas, subject to the following minimum area requirements per residential unit type:
  - (1) Single-family dwelling: 500 square feet per unit
  - (2) Two-family dwelling (duplex): 150 square feet per unit
  - (3) Multiple-family dwelling (three or more units): 150 square feet per unit
- (b) **Size Requirements for Private Balconies:** In order to be counted as part of required usable open space, private balconies shall adhere to the following minimum size requirements:
  - (1) Minimum width/depth: Seven feet in at least one direction
  - (2) Minimum area: 80 square feet

#### 4.4.9 Gathering Space

All non-residential development types shall provide a gathering space area, which shall comply with all of the following requirements:

- (a) Shall have a minimum area of at least (whichever is less of the following):
  - i) 5% of the property area; or,
  - ii) 10,000 square feet
- b) Shall not count towards the calculation of minimum required non-residential floor area ratio;
- (b) Shall have a minimum dimension (width/depth) in every direction: 10 feet;
- (c) Shall provide seating opportunities (in the form of affixed benches/chairs, landscaped areas with planters or knee wall amenities suitable for sitting, or other similar street furniture) for at least ten people;
- (d) Shall be located on the ground floor;
- (e) Shall be legally accessible for use by the general public, which, if privately owned, shall be provided in the form of a public access easement and use agreement recorded for the property(ies) and in forms approved by the City;
- (f) May be located in the Frontage Zone of the Pedestrian Realm;
- (g) May be covered by a roof, awning(s), or upper floors of a building (in the form of an architectural gallery) if no more than 50 percent of the perimeter of the gathering space area is lined or enclosed by walls; and,
- (h) May contribute to the calculation of the project’s landscaped area.

#### 4.4.10 Landscaped Areas

**Minimum Required Landscaped Area:** All development types shall provide the minimum landscaped areas as follows:

- (a) Minimum total landscaped area: 20% of the total lot area
- (b) Minimum parking lot landscaped area: 20% of the parking lot area

#### 4.5 Applicability of City Design Guidelines and Standards

The City has adopted the following citywide design guidelines and standards documents, all of which apply to development on VCMP sites:

- (a) **Citywide Objective Design Standards (ODS):**
  - (1) Applies to “Housing Development Projects” (pursuant to Government code Sections 65913.4 and 66300(a)(7).
  - (2) Establishes objective standards that do not “involve personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.”
- (b) **Non-Residential Design Guidelines:** Applies to site and building design for non-residential projects in areas of the City that do not have other applicable specific design guidelines.
- (c) **Design Guidelines for Recycling, Organics, and Solid Waste Services:** Applies to all commercial, multi-family residential, and mixed-use projects.

## Chapter 5 – Circulation and Streetscape Improvements

### 5.1 Applicability of Circulation and Streetscape Improvements

- (a) The following City plans and studies identify the applicable required circulation and streetscape improvements:
  - (1) Active Transportation Plan
  - (2) Roadway Safety Plan
  - (3) Vision Zero Plan
  - (4) East Sunnyvale Area Sense of Place Plan (for Village Center 5)
  - (5) Tasman and Fair Oaks Area Pedestrian and Bicycle Circulation Plan (for Village Center 7)
- (b) Figures 5-1 through 5-7 below identify and depict the circulation and streetscape improvements that are required by the plans and studies mentioned above.
- (c) Street and pedestrian lighting improvements shall be provided when a new pedestrian realm is required, in the locations identified below, and subject to the provisions identified in the following citywide documents:
  - (1) General citywide lighting improvements (apply to all Village Center sites):
    - (A) Standard Details for Public Works Construction - Section D - Electroliers and Electrical
    - (B) Standard Specifications for Public Works Construction – Section 209
    - (C) Requirements for Solid State Lighting LED Roadway Luminaires
    - (D) Roadway Lighting Design Guidelines
  - (2) Village Center-specific lighting improvements:
    - (A) Village Center 4A (North Mathilda property frontage): per the Peery Park Specific Plan
    - (B) Village Center 5 (East Duane Avenue property frontage): per the East Sunnyvale Area Sense of Place Plan
    - (C) Village Center 7 (all property frontages): per the Tasman and Fair Oaks Pedestrian and Bicycle Circulation Plan
- (d) Whenever the VCMP does not provide specific required circulation and streetscape improvements within the Village Centers, the provisions in the plans/studies referenced in this section shall apply.
- (e) In the event of any conflicts between the VCMP and the plans/studies mentioned herein, the provisions in the VCMP shall prevail.

**Figure 5-1: Required Circulation and Streetscape Improvements (Village Center 1)**

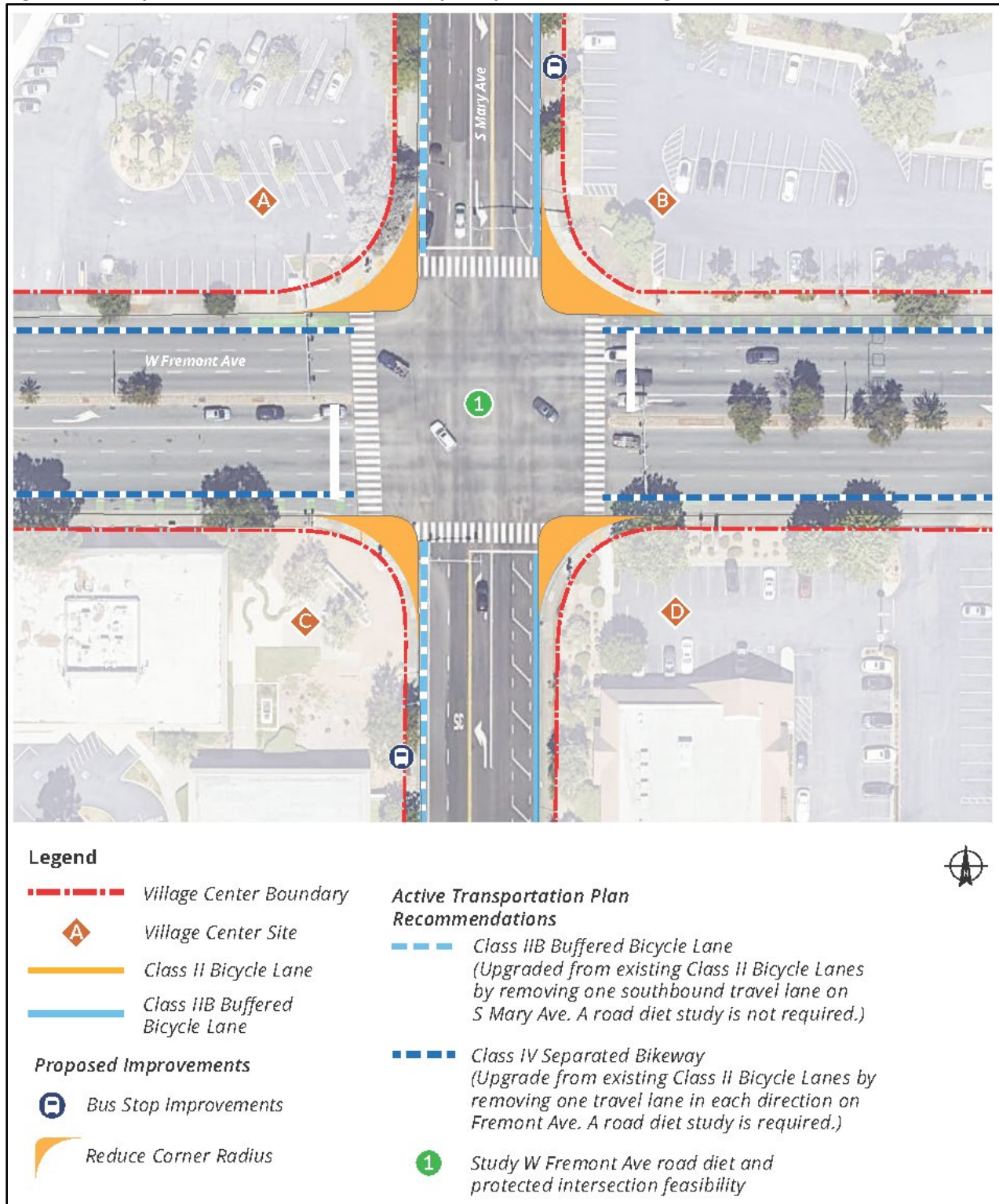




Figure 5-2: Required Circulation and Streetscape Improvements (Village Center 2)

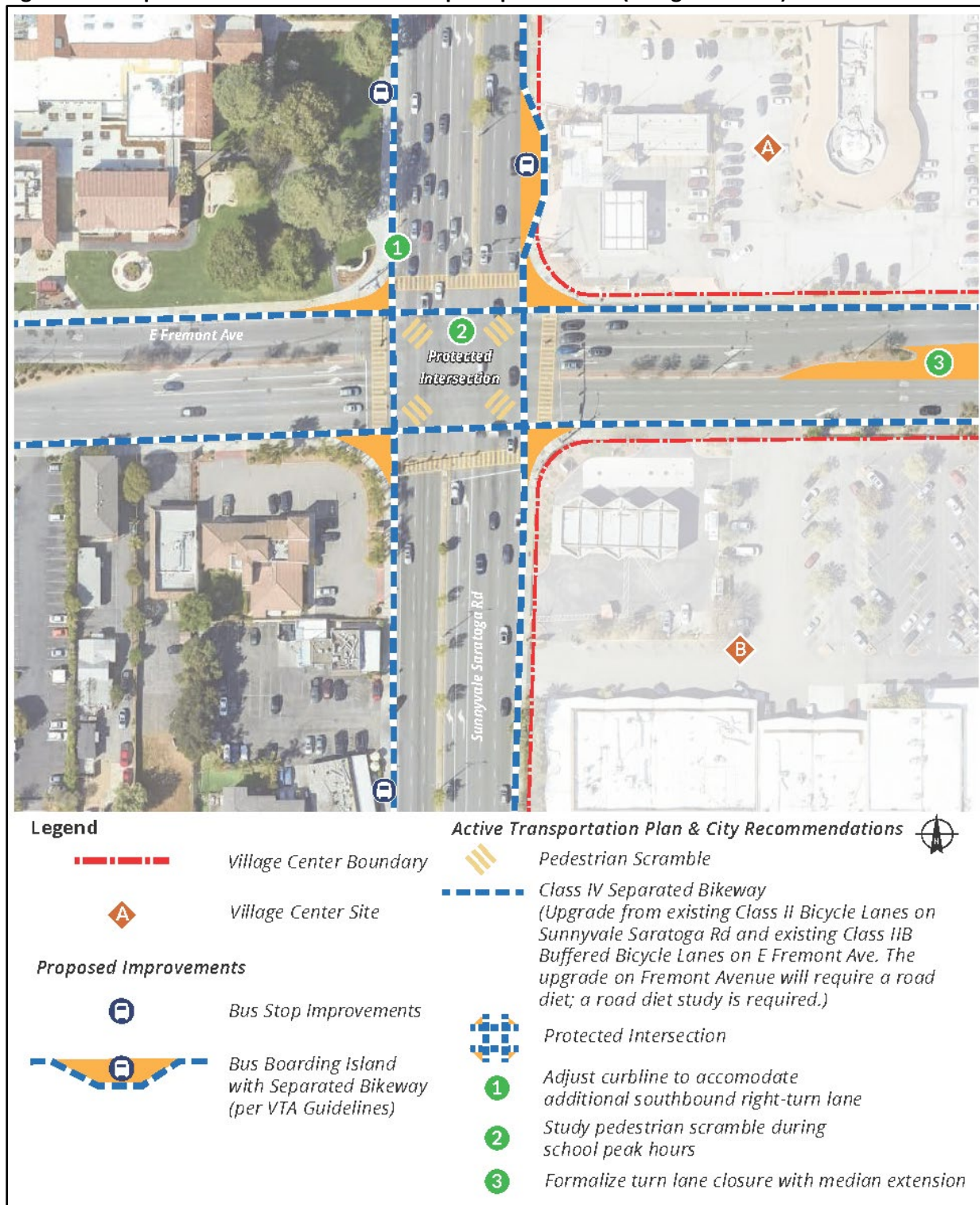




Figure 5-3: Required Circulation and Streetscape Improvements (Village Center 3)





**Figure 5-4: Required Circulation and Streetscape Improvements (Village Center 4)**

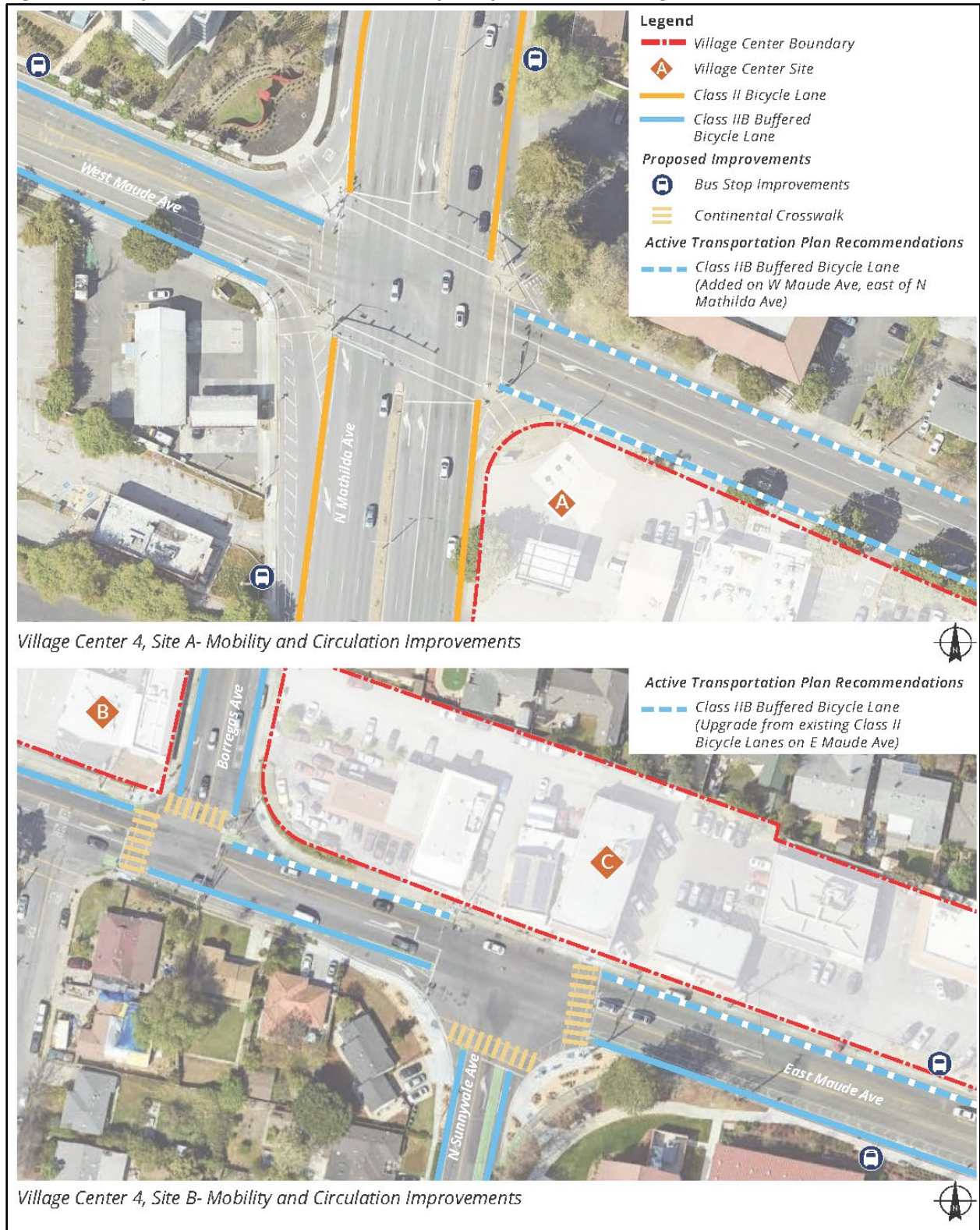


Figure 5-5: Required Circulation and Streetscape Improvements (Village Center 5)

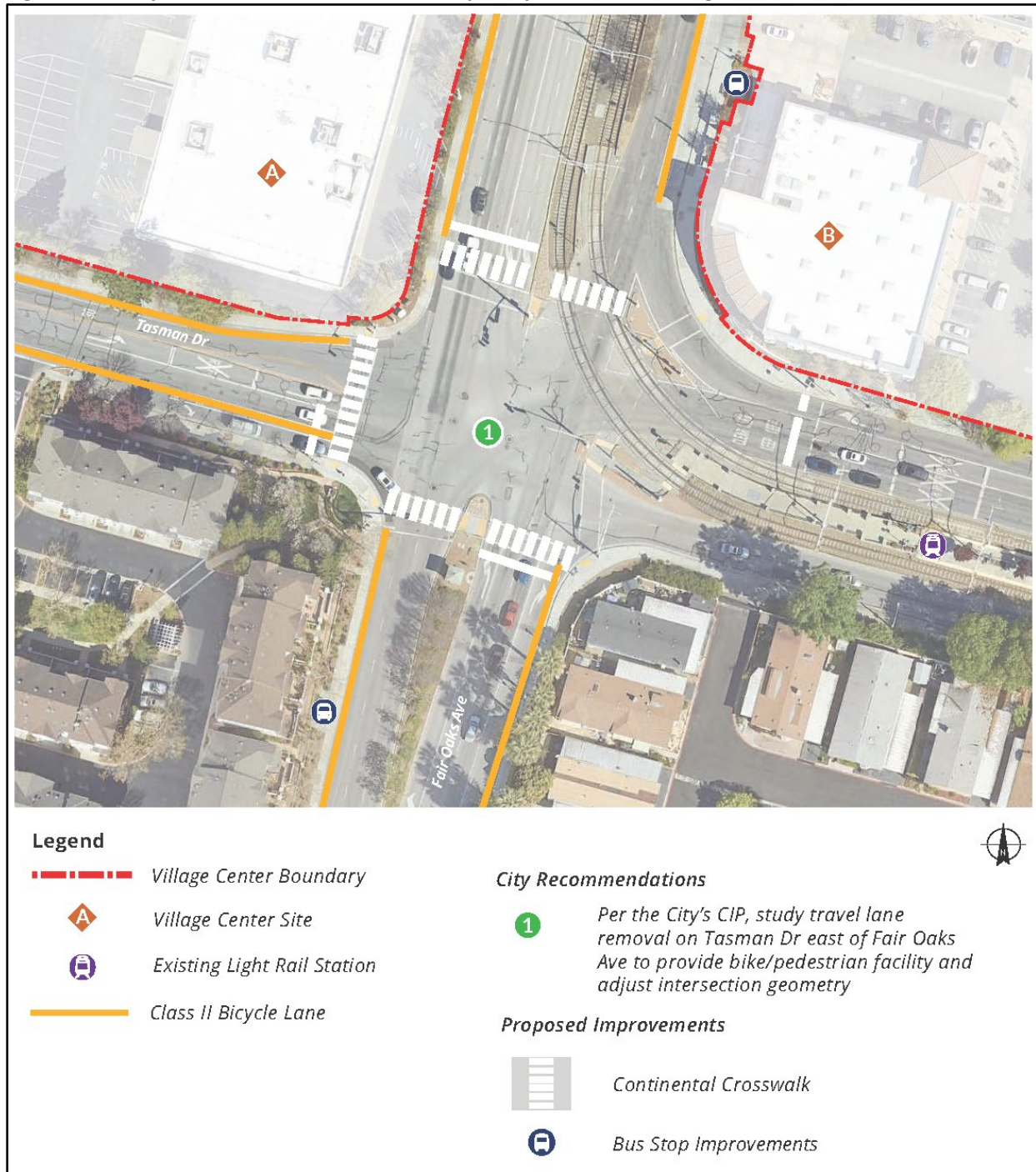




Figure 5-6: Required Circulation and Streetscape Improvements (Village Center 6)



Figure 5-7: Required Circulation and Streetscape Improvements (Village Center 7)





## Chapter 6 – Conceptual Design Renderings

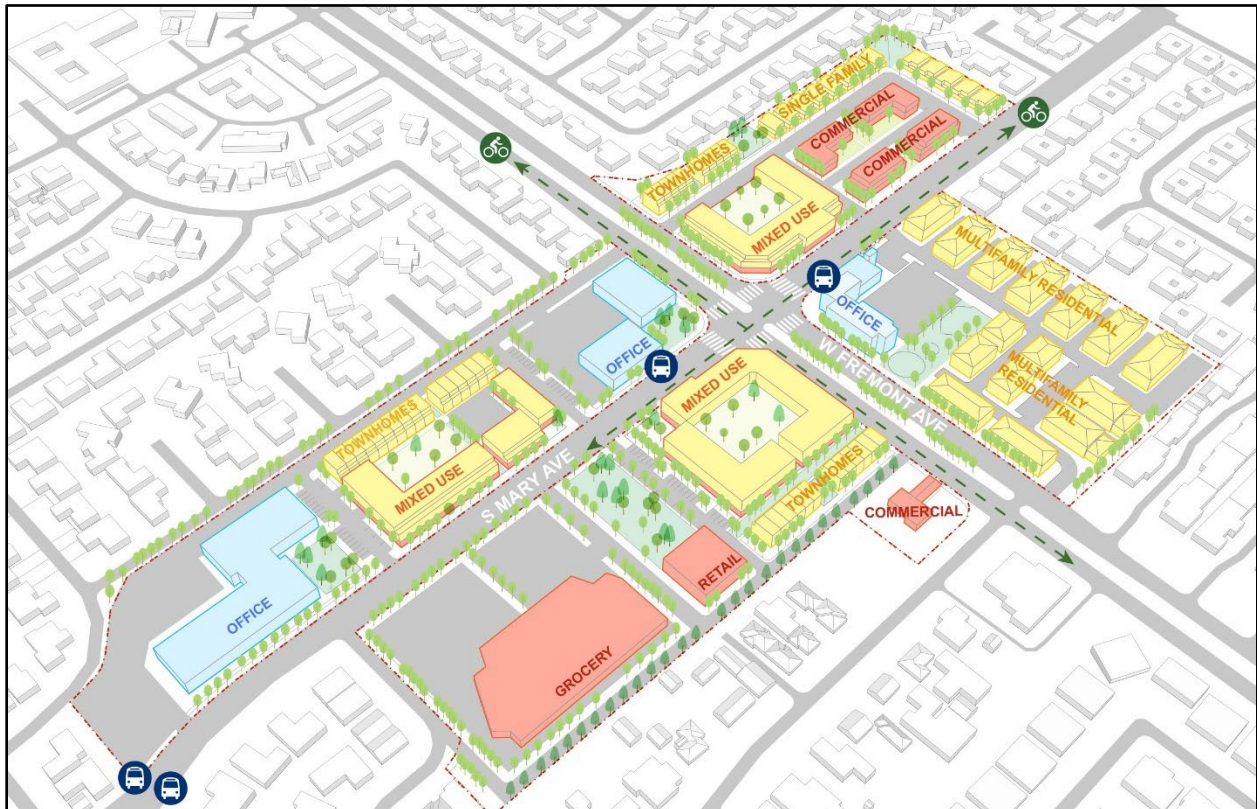
This chapter helps visualize the community priorities, vision statement, goals, and policies outlined in Chapter 3 through hypothetical/example renderings and plans of site layout configurations that may be possible based on the requirements for zoning, development, and objective design standards provided in Chapter 4 and circulation/streetscape improvements provided in Chapter 5.

### 6.1 Conceptual Design Renderings

The conceptual design renderings shown in Figures 6-1 through 6-8 below:

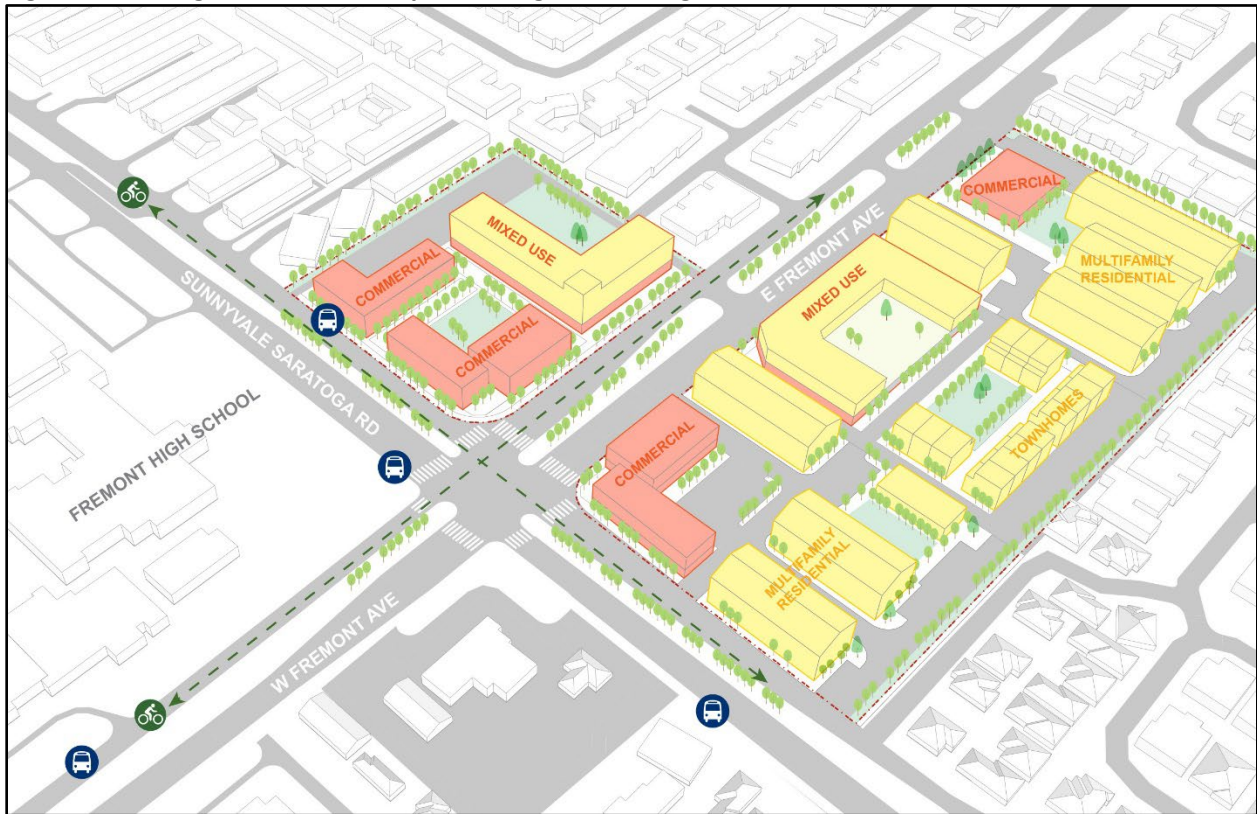
- Depict 3D renderings of possible buildout configurations, including locations of buildings, streets, open space amenities, etc., within the context of the surrounding neighborhood and built environment.
- Serve as recommended guidance to visualize various site and streetscape design elements and their preferred locations (provided for illustrative purposes only; final locations may vary).
- Supplement the standards and requirements identified in Chapters 4 and 5 of this VCMP, and where inconsistent, objective standards in Chapters 4 and 5 shall apply.

**Figure 6-1: Village Center 1 Conceptual Design Rendering**





**Figure 6-2: Village Center 2 Conceptual Design Rendering**



**Figure 6-3: Village Center 3 Conceptual Design Rendering**



Figure 6-4: Village Center 4A Conceptual Design Rendering

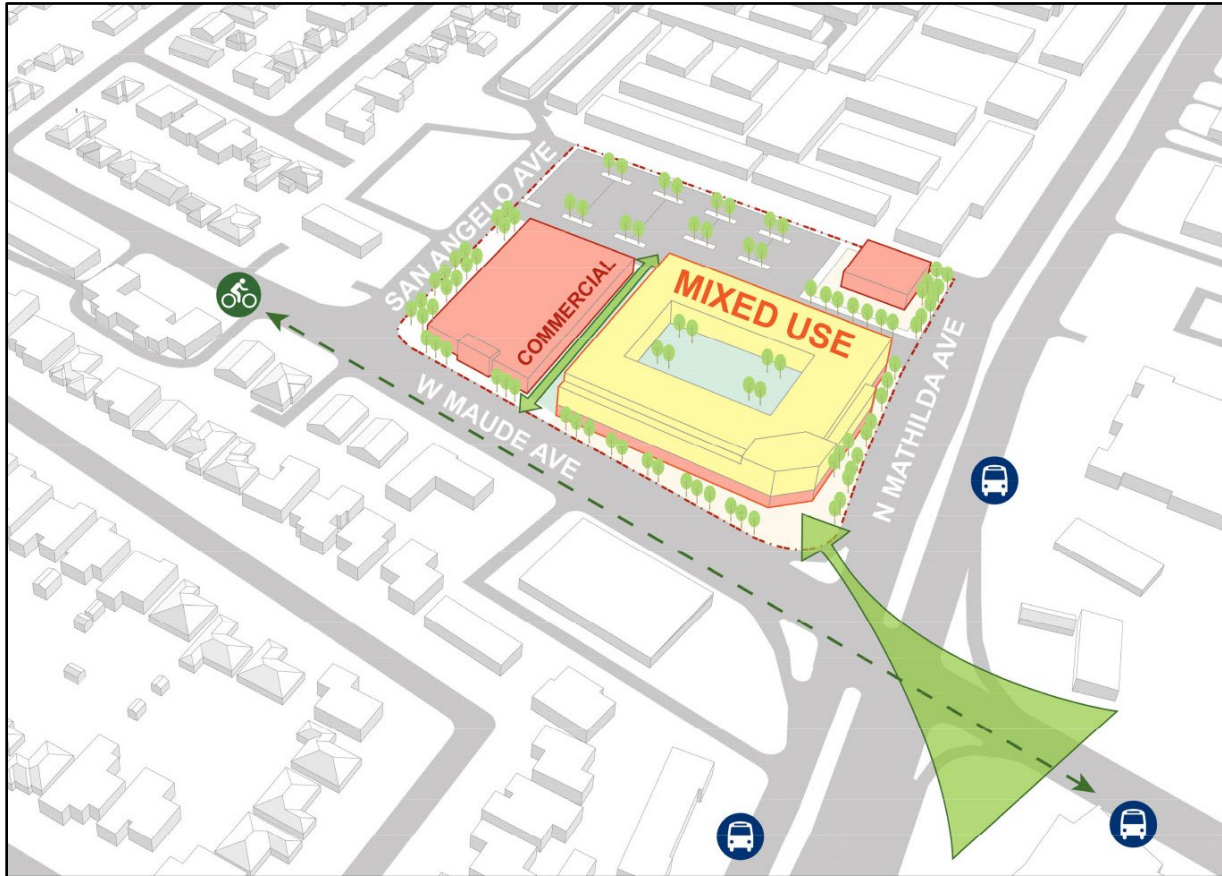


Figure 6-5: Village Center 4B Conceptual Design Rendering





Figure 6-6: Village Center 5 Conceptual Design Rendering



Figure 6-7: Village Center 6 Conceptual Design Rendering



Figure 6-8: Village Center 7 Conceptual Design Rendering



Category	SMC/VCMP Section
<b>Definitions</b>	SMC 19.12
<b>General Procedures</b>	SMC 19.98
<b>Applicable Planning Permit Types/Procedures:</b>	
Miscellaneous Plan Permit (MPP)	SMC 19.82
Housing Development Permit (HDP)	SMC 19.86
Special Development Permit (SDP)	SMC 19.90
Nonconforming Buildings and Uses	SMC 19.50
<b>Subdivisions</b>	SMC Title 18
<b>Village Center Zoning Districts</b>	VCMP Chapter 4
<b>Permitted Development Types and Uses</b>	VCMP Chapter 4
<b>Specific Land Use Permitting Requirements:</b>	
Accessory Dwelling Units (ADUs)	SMC 19.79
Dual Urban Opportunity (DUO) Housing	SMC 19.78
Live/Work Unit	SMC 19.26.230
Residential Care Facility	SMC 19.64
Single Room Occupancy Living Units	SMC 19.68
Family Daycare Homes	SMC 19.58
Automobile Service Stations Selling Groceries	SMC 19.98.020
Payday Lending Establishment	SMC 19.20.050
Donation Centers	SMC 19.82
Massage Establishment	SMC 9.41
Adult Businesses	SMC 9.40
Temporary Unenclosed Uses	SMC 19.61
<b>Development Standards</b>	
General/Overall (Residential Density, Ground Floor Commercial Area, Building Form, Pedestrian Realm, Setbacks, Building Height)	VCMP Chapter 4
Building Height Exceptions	SMC 19.32.030
Front Yard Reductions for Automobile Service Stations	SMC 19.34.040(e)
Vision Triangles	SMC 19.34.060
Building Setback Encroachments	SMC 19.48.070
<b>Below Market Rate Housing Requirements</b>	
Affordable Housing Density Bonus	SMC 19.18.025
Inclusionary Below Market Rate Ownership Housing Program	SMC 19.67
Inclusionary Below Market Rate Rental Housing	SMC 19.77

Category	SMC/VCMP Section
<b>Off-Street Parking Requirements</b>	
General Requirements	SMC 19.46
Vehicle Parking Ratios for Mixed-Use Development	VCMP Chapter 4; SMC 19.46 (for land uses not listed in VCMP)
Bicycle Parking Ratios	VCMP Chapter 4; SMC 19.46 (for land uses not listed in VCMP)
<b>Open Space and Landscaping Requirements</b>	
General Requirements	SMC 19.37
Minimum Usable Open Space and Landscaped Area	VCMP Chapter 4
Community Room or Clubhouse Requirement	SMC 19.38.045
Stormwater Management	SMC 19.38.075; SMC 12.60
Tree Preservation and Removal	SMC 19.94
<b>Required Facilities</b>	
Screening of Mechanical/Rooftop Equipment	SMC 19.38.020
Mechanical Equipment Setbacks	SMC 19.48.100
Solid Waste Requirements	SMC 19.38.030
Individual Lockable Storage Space	SMC 19.38.040
Prewiring of Electronic Communications Signal Distribution Facilities	SMC 19.38.050
Elevators	SMC 19.38.060
Undergrounding Utilities	SMC 19.38.090 through 19.38.100
<b>Procedural/Operating Standards/Other</b>	
Transportation Demand Management (TDM)	SMC 19.45
Green Building Regulations	SMC 19.39
Sign Code	SMC 19.44
Fences	SMC 19.48
Art in Private Development	SMC 19.52
Wireless Telecommunication Facilities	SMC 19.54
Alternative Energy Systems	SMC 19.56
Home Occupations/Businesses	SMC 19.42.010
Mobile Vending	SMC 5.26
Short-Term Rentals	SMC 19.76
Noise/Sound Level	SMC 19.42.030
Reasonable Accommodations	SMC 19.65
Park Dedication Fees for Residential Housing	SMC 19.74
Housing Impact Fees	SMC 19.75
Transportation Impact Fees	SMC 3.50