



Sunnyvale

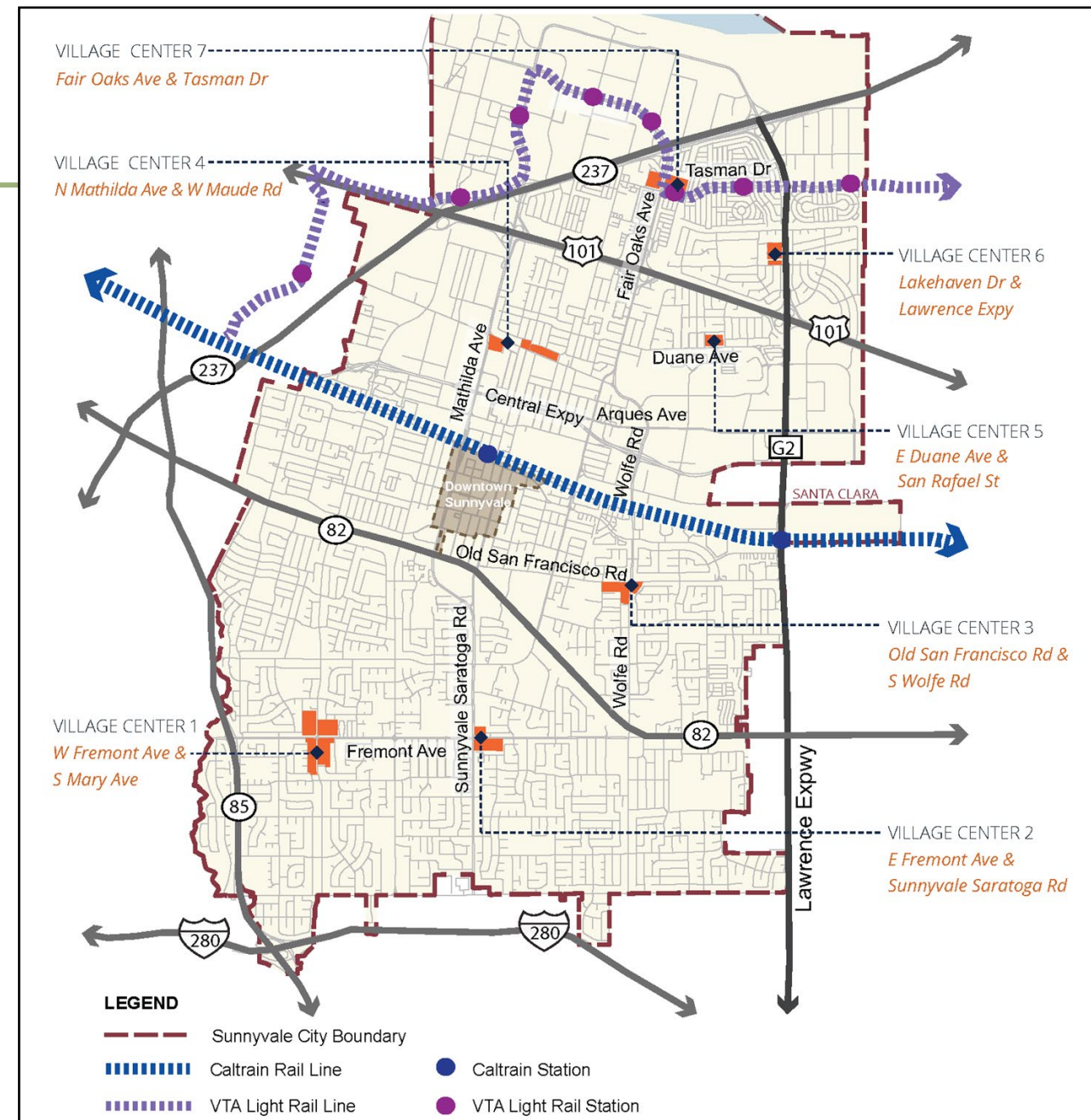
Village Center Master Plan

Jeffrey Cucinotta, AICP, Senior Planner
City Council, July 1, 2025



Project Overview

- ❖ Village Center Master Plan (VCMP)
- ❖ General Plan Land Use and Transportation Element (LUTE) Amendment
- ❖ Municipal Code Revisions and Rezonings
- ❖ General Plan Land Use and Zoning Map amendments
- ❖ LUTE Environmental Impact Report (EIR) Addendum



Village Center Background (2017 LUTE)

The 2017 LUTE established seven Village Centers throughout the City, intended to allow:

- ~900-1,200 housing units across all Village Centers by the year 2035 (per LUTE EIR)
- Mixed-use development with:
 - ◆ Public, commercial, and residential uses,
 - ◆ 3-4 stories of building height,
 - ◆ 10 to 25% commercial floor area ratio (FAR),
 - ◆ **Average** of 18 dwelling units per acre (du/ac),
 - ◆ Neighborhood sense of place, and
 - ◆ Gathering places



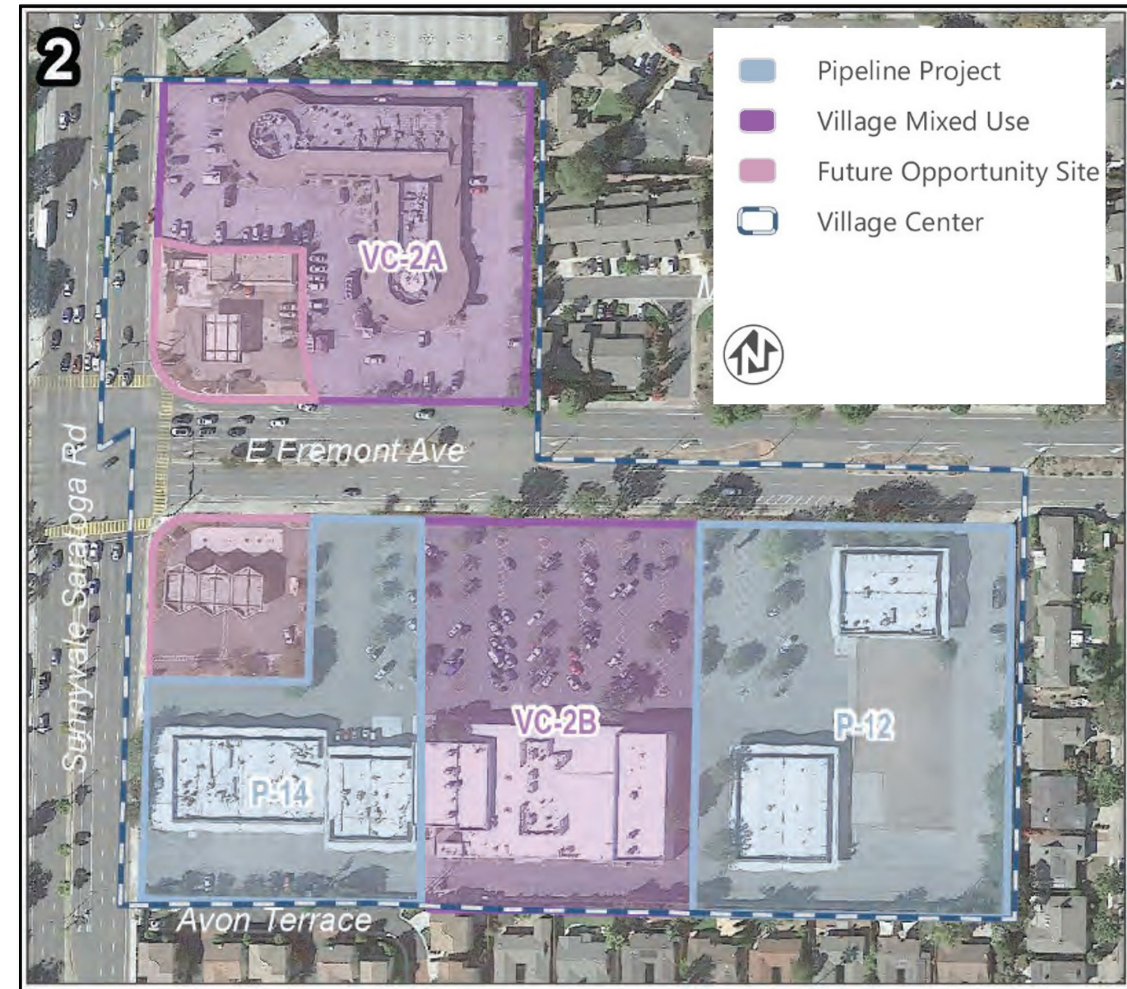
Existing Conditions in Future Village Center Site (2017)



Rendering of a Village Center (Source: City of San José)

Village Center Background (2023 Housing Element)

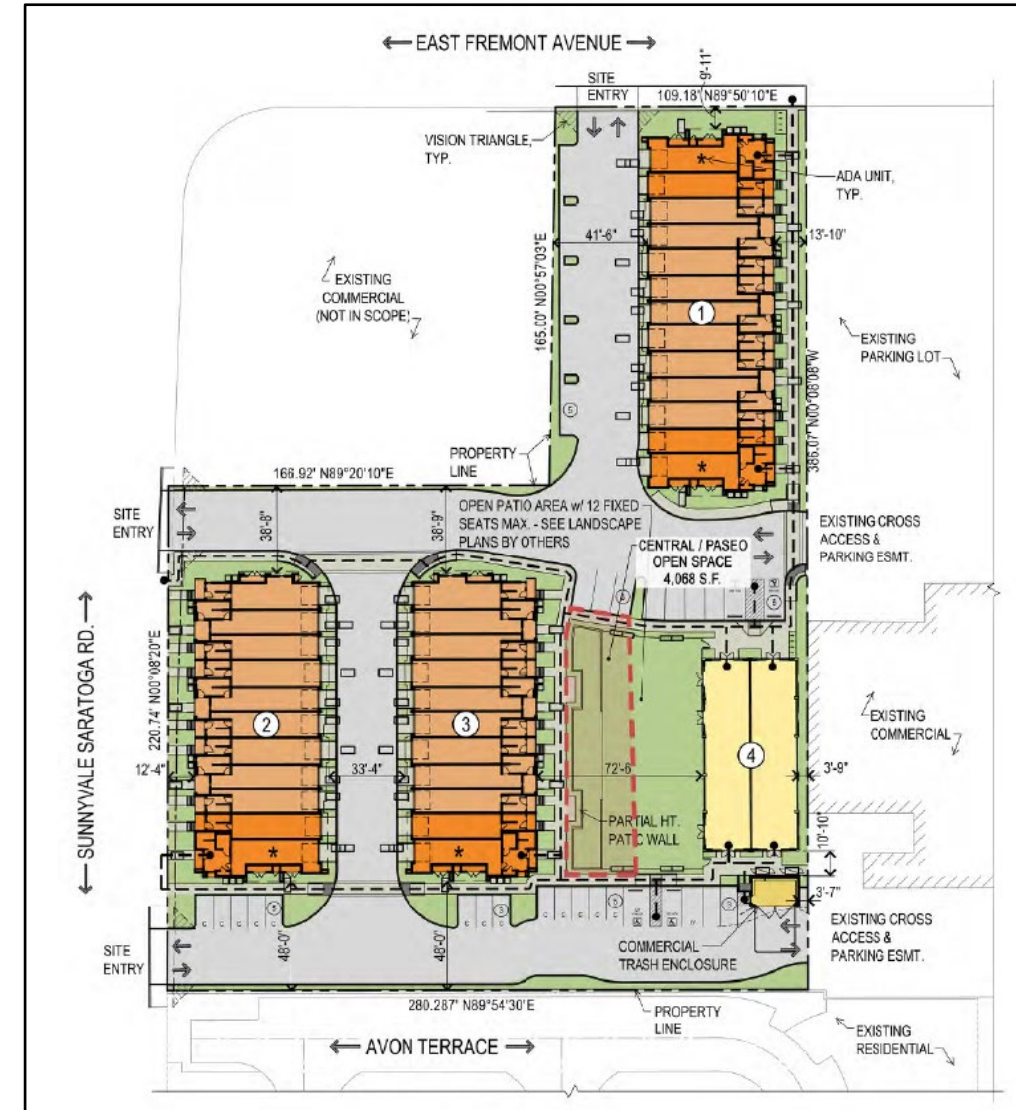
- Housing Element certified in 2023
- Residential Sites Inventory accounts for 706 potential units in Village Centers
- VCMP zoning must allow between:
 - ◆ 706 units (Housing Element)
 - ◆ +/- 900-1,200 housing units (per LUTE EIR)
- *Any change in number of housing units would require an amendment to the Housing Element and recertification*



Village Center Background (Development Activity)

Since adoption of the 2017 LUTE:

- State housing laws have limited City control over housing development projects (e.g., SB 330).
- Decrease in commercial area resulting from Village Center redevelopment projects:
 - ◆ Three approved applications (2021-2023)
 - ◆ Four pending applications (2023-present)



Project Milestones to Date

- **Spring 2022:**
 - ◆ Existing conditions survey
 - ◆ Virtual public workshop and survey
- **January 2023:** Public workshops
- **March 2023:** Planning Commission study session
- **August 2023:** City Council meeting to discuss Village Center concepts
- **2024-Early 2025:** Preparation of draft VCMP based on feedback received
- **May 2025:** Draft VCMP plan released
- **June 2025:** Planning Commission recommendation



Proposed VCMP: Zoning Approach

Three proposed VCMP
implementing zoning districts:



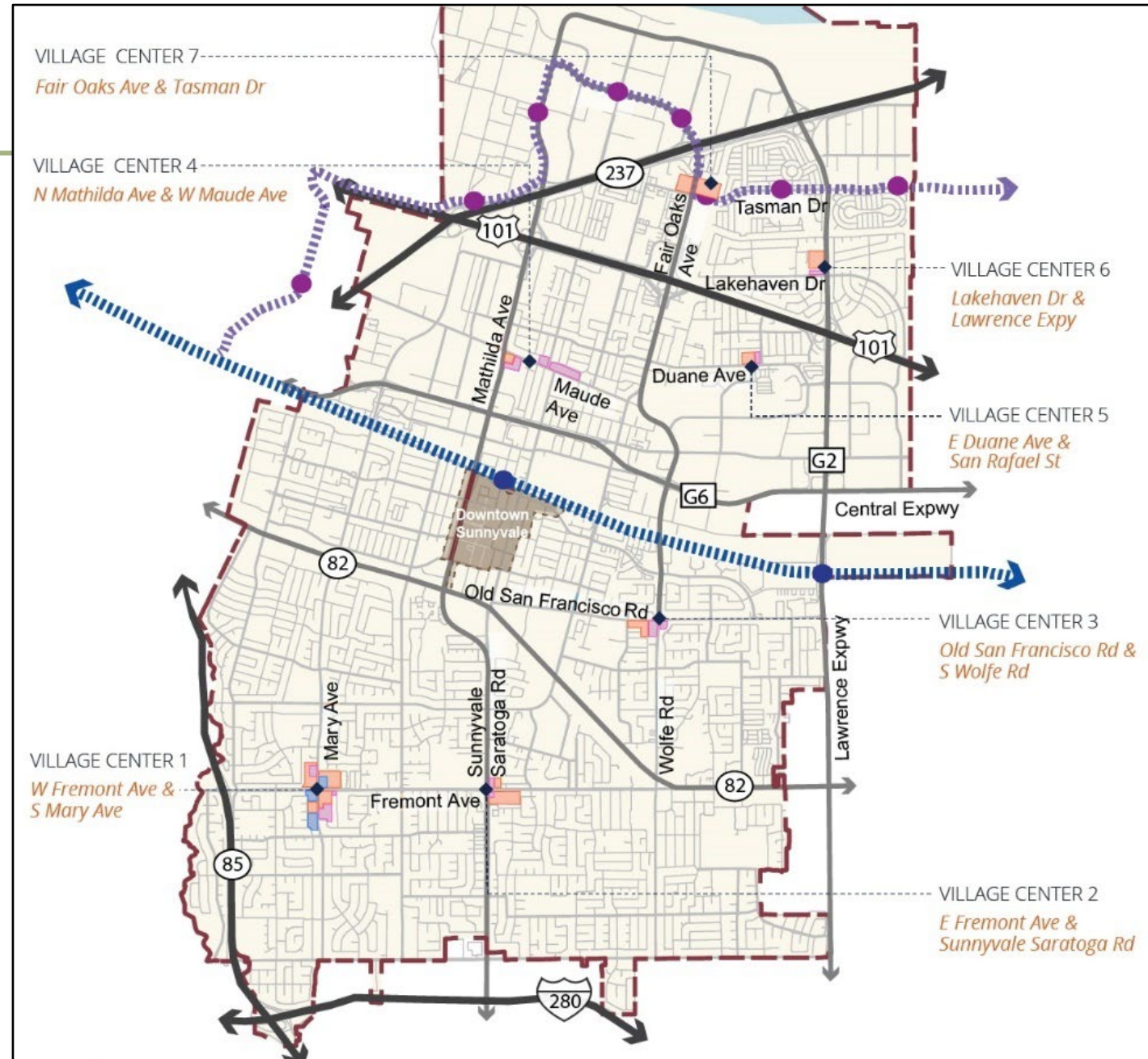
Village Center Mixed-Use
(VCMU)



Village Center Commercial
(VCC)



Village Center Office
(VCO)



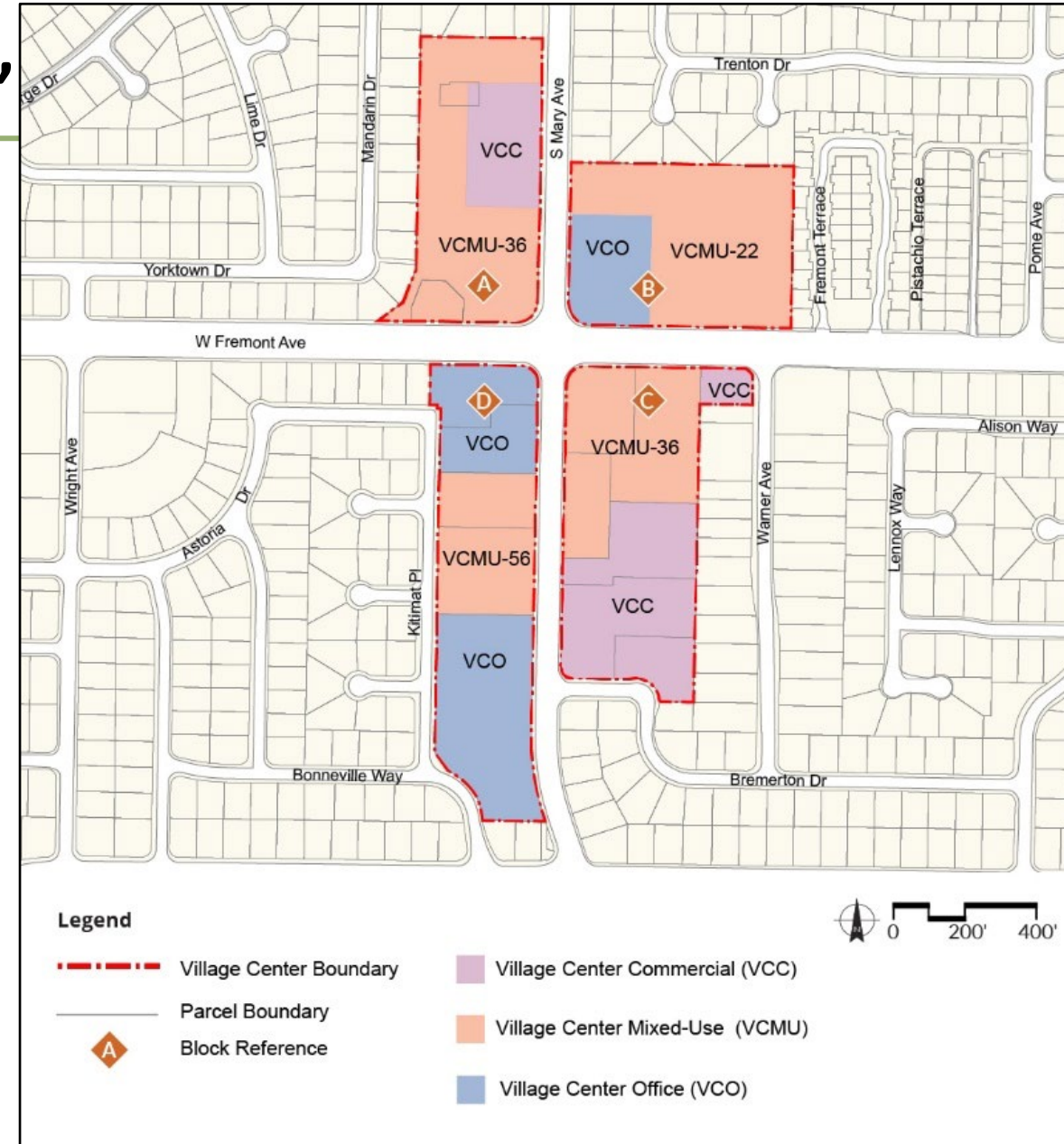
Proposed VCMP: Zoning Approach

- Includes the applicable VCMP zoning and development standards.
- Identifies permitting requirements for development and land use types.

Development Type	VCMP Implementing Zoning Districts		
	VCMU (Residential Mixed-Use)	VCC (Commercial)	VCO (Office)
Non-Residential	Permitted (per VCMP provisions)		
Residential (Mixed-Use)	Permitted (per VCMP provisions)	Not permitted	
Residential (Standalone)	Not permitted		

Proposed VCMP: Residential “Base Maximum Density”

- Only applies in VCMU zoning district
- Allowable dwelling units (du) per acre
- Ranges from 22 to 56 du/acre
- Averages +/- 18 du/acre across each site and neighborhood
- Must build to at least 85% of base maximum density
- Similar approach to density in other specific plans such as LSAP and ECRSP



Proposed VCMP: Commercial/Non-Residential Land Use

		VCMP Zoning District		
		VCMU	VCC	VCO
Non-Residential Floor Area Ratio (FAR)				
When Required	All development types			
Minimum Requirement	Mixed-Use: 10% Non-Residential: 25%		25%	
Ground Floor Active Use Area				
When Required	All development types		Developments with ground floor commercial areas/uses	
Minimum Requirement	Length of building frontage located along property frontage x 20 feet of depth			

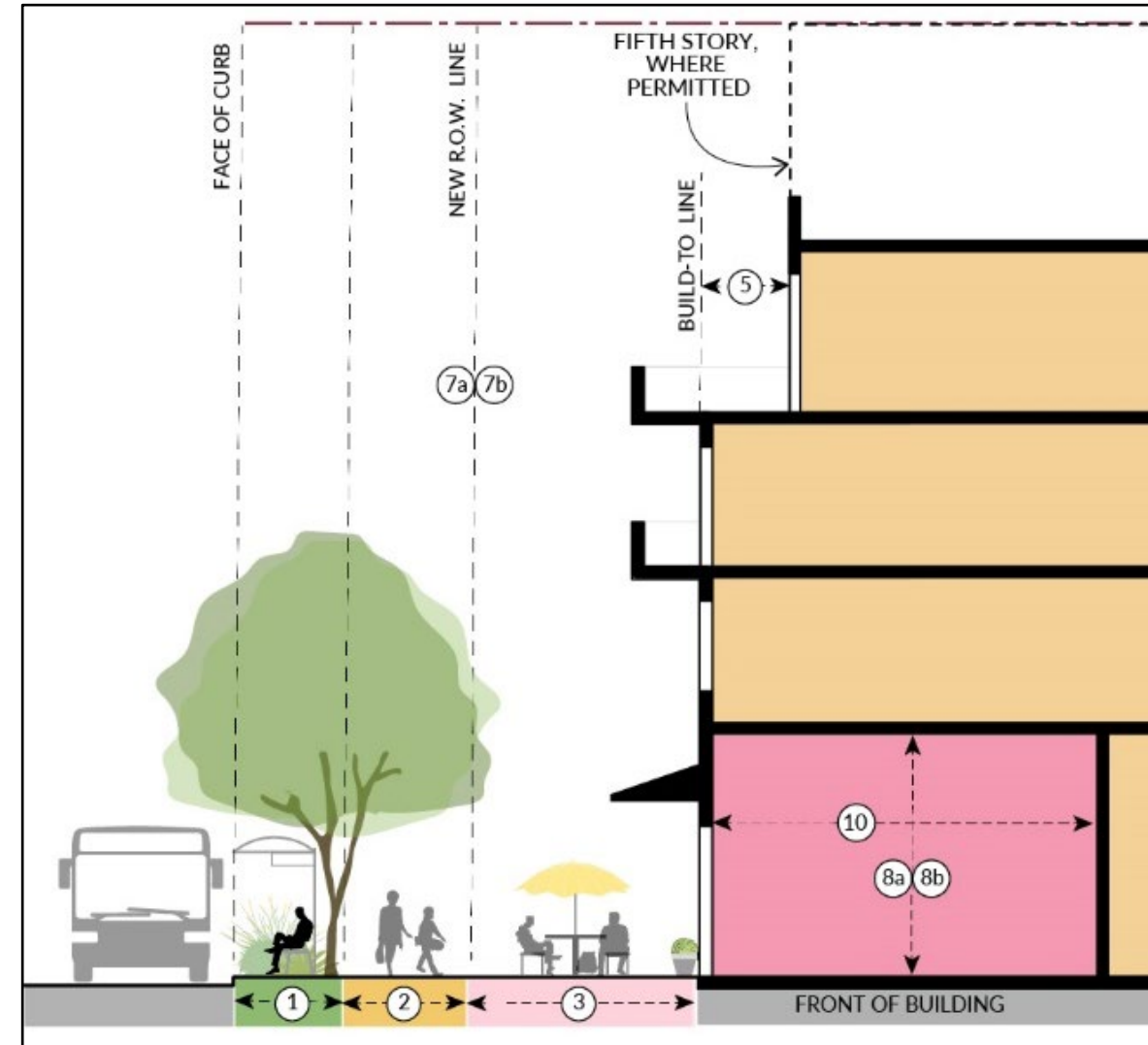
Proposed VCMP: Other Objective Development Standards

- **Pedestrian Realm**

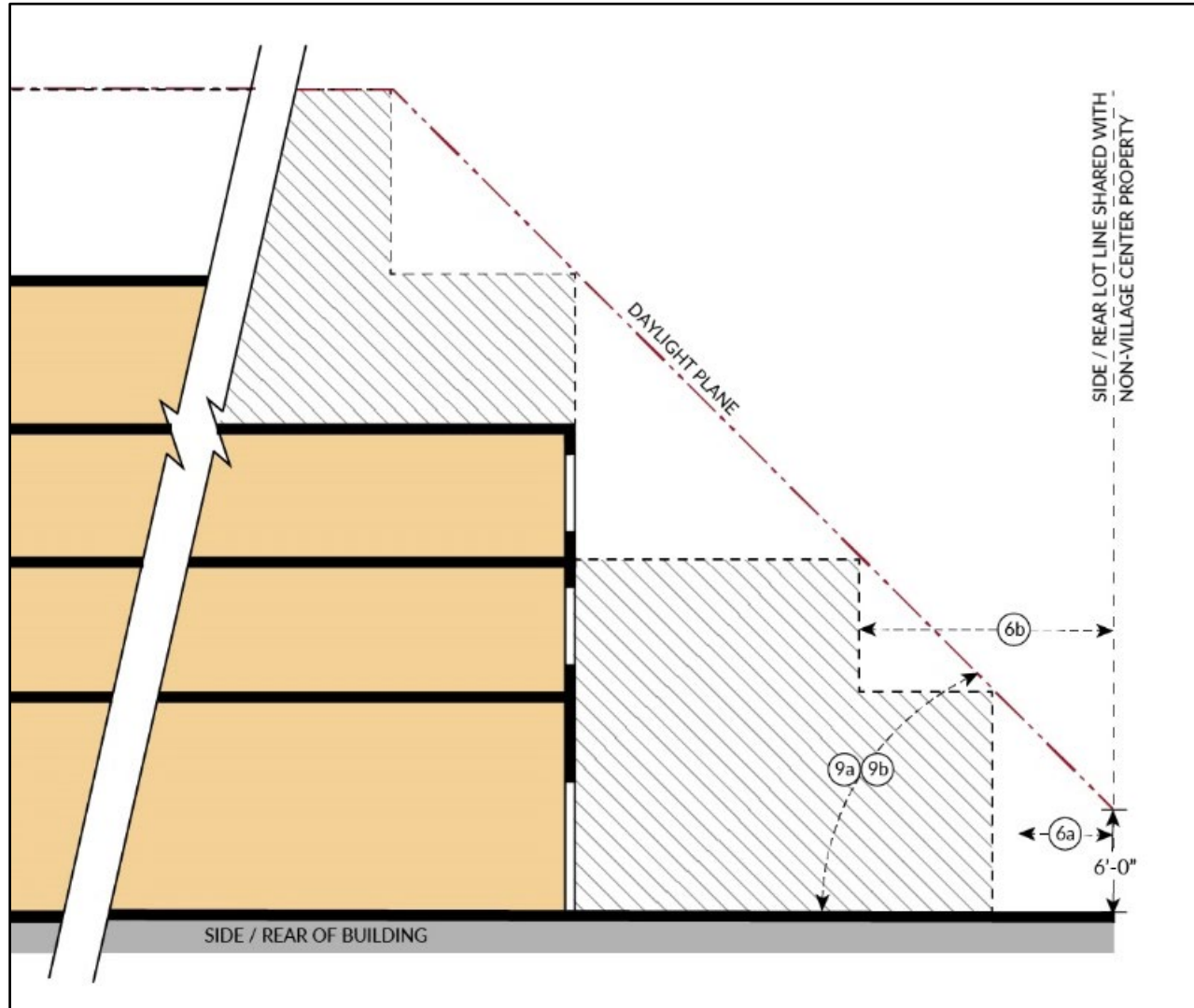
- ◆ “Furniture,” “Through,” and “Frontage” Zones
- ◆ 11-foot-wide sidewalk + 10-foot-wide setback from new right of way line to new “build-to” line

- **Maximum Building Height:**

- ◆ Four stories (50 feet)
- ◆ Five stories (65 feet) within 200 feet of a public street corner



Proposed VCMP: Other Objective Development Standards (Continued)



- Daylight Plane: 45- or 60-degree angle, depending on location
- Rear/Side Yard Setback from Non-VCMP Properties
- Others:
 - ◆ Off-street parking
 - ◆ Usable open space
 - ◆ Gathering space
 - ◆ Landscaping

Proposed Updates to SMC Title 19 Zoning

- **Site and Project-Based Specific Plan Districts (SMC 19.27)**: Establishes VCMP implementing zoning districts.
- **Definitions (SMC 19.12)**: New/modified definitions for development standards and development/land use types.
- **Minor Updates to Existing SMC Chapters**: to ensure consistency with the VCMP and reference the new zoning districts:
 - ◆ Precise Zoning Plans – Zoning Districts – Zoning Maps (SMC 19.16.020)
 - ◆ Vision Triangle Exemptions (SMC 19.34.060)
 - ◆ Sign Code (SMC 19.44.040)
 - ◆ Wireless Communications Facilities (SMC 19.54)

Environmental Review

- 2017 LUTE EIR evaluated ~900-1,200 housing units across all Village Centers by the year 2035
- EIR addendum required for the VCMP per CEQA Guidelines Sec. 15164(a)
- Based on the CEQA analysis, the VCMP does **not** result in substantial change, or result in new or substantial more severe environmental impacts than disclosed in the LUTE EIR.
- All mitigation measures from the LUTE EIR would continue to be implemented with future VCMP projects.

Future VCMP Implementation Items

- Housing Element Implementation Program H3 (Increase affordable housing opportunities in high resource areas)
- Zoning Boundary Flexibility on Split-Zoned Properties*
- Reducing Barriers for Small Businesses*
- Community Benefits and Incentives Program for VCMP Sites*
- Sense of Place Plan*

**items subject to City Council prioritization*

Public Comments Received Since Publication of VCMP Draft

- Concerns over:
 - ◆ Loss of neighborhood serving retail/services and grocery stores (*emphasis on North Sunnyvale and Village Centers 5 and 6*)
 - ◆ Impacts that redeveloping Village Center sites would have on surrounding neighborhoods, including:
 - Traffic
 - On-street parking
 - Privacy
 - Village Center site 1D and Wrightmont Corners neighborhood specifically
- Desire to know what redevelopment ideas property owners and developers may potentially have for each Village Center site

Planning Commission Hearing (June 16, 2025)

Recommend to City Council:

Alternative 2 – Staff recommendation with modifications:

1. Clarify reason for certain permitted land uses in VCMU and VCC zoning districts (VCMP Table 4-3)
2. Explore alternative zoning boundaries for Village Centers 5 and 6
3. Return to City Council to consider further incentive programs to preserve existing retail and reduce barriers for small businesses

Staff Recommendation

Alternative 1 – Adopt the Village Center Master Plan and associated actions:

- **Resolution:**

- ◆ LUTE EIR Addendum
- ◆ Adopt the Village Center Master Plan (with staff-recommended changes)
- ◆ Amend the General Plan LUTE text and map
- ◆ Make “no net loss” findings

- **Ordinance:**

- ◆ Rezone certain properties and zoning map changes
- ◆ SMC Title 19 zoning changes

- **Urgency Ordinance:**

- ◆ Rezone certain properties and zoning map changes
- ◆ SMC Title 19 zoning changes (only Chapters 19.16 and 19.27)



Thank you!
Questions?