



Sunnyvale

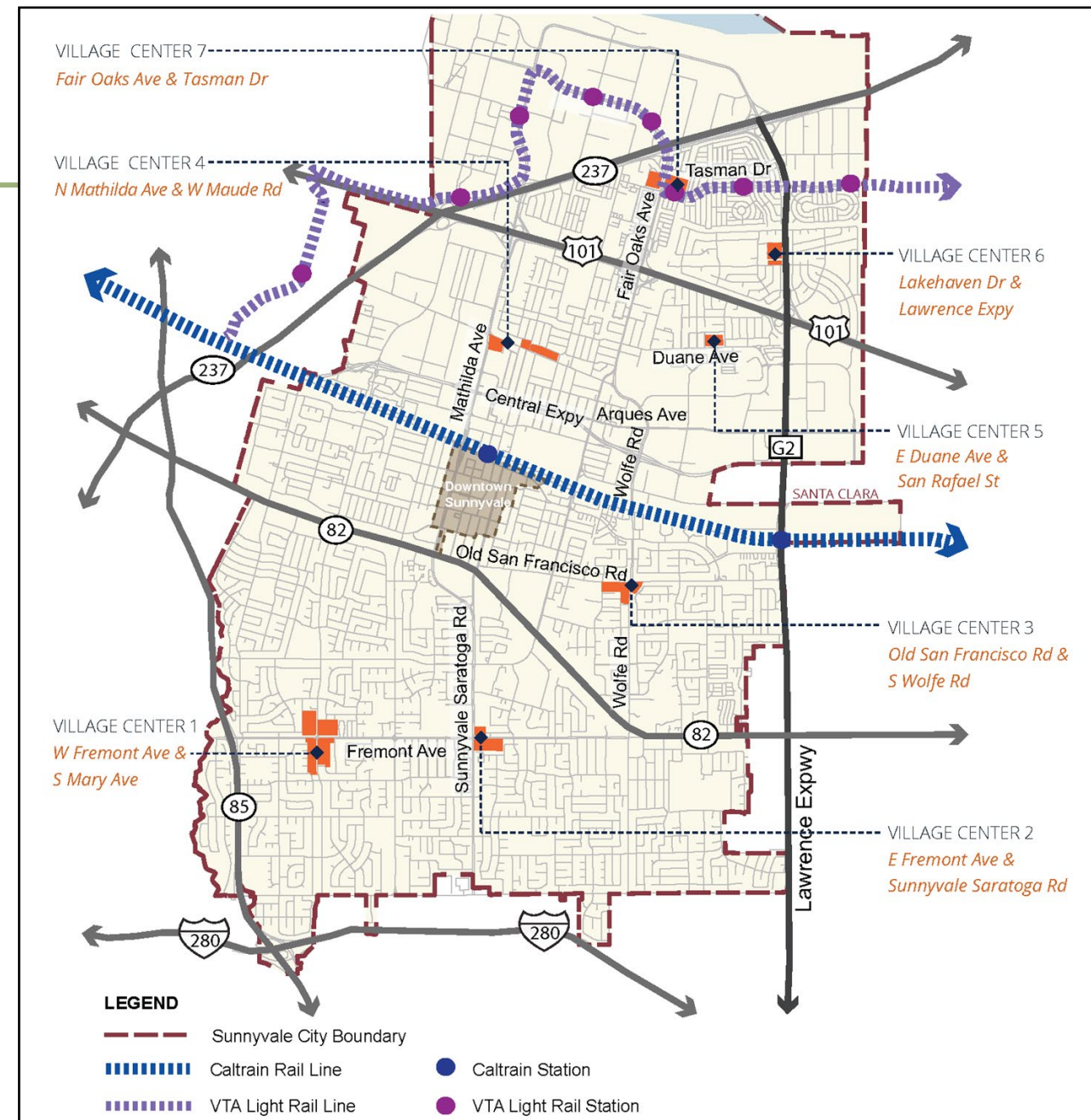
# Village Center Master Plan

Jeffrey Cucinotta, AICP, Senior Planner  
Planning Commission, June 16, 2025



# Project Overview

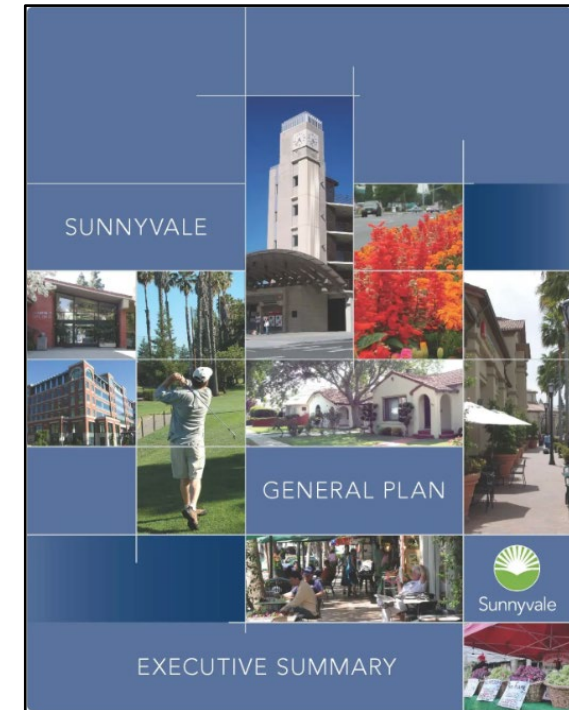
- ❖ Village Center Master Plan (VCMP)
- ❖ General Plan Land Use and Transportation Element (LUTE) Amendment
- ❖ Municipal Code Revisions and Rezonings
- ❖ General Plan Land Use and Zoning Map amendments
- ❖ LUTE Environmental Impact Report (EIR) Addendum



# Village Center Background

In 2017, the LUTE established seven Village Centers throughout the City:

- “Sense of Place” for residential neighborhoods
- Gathering places
- Vibrant mix of public, commercial, and residential activities
- Mixed-use development with:
  - ◆ 3-4 stories of building height,
  - ◆ 10 to 25% commercial floor area ratio (FAR), and
  - ◆ Average of 18 dwelling units per acre (du/ac).

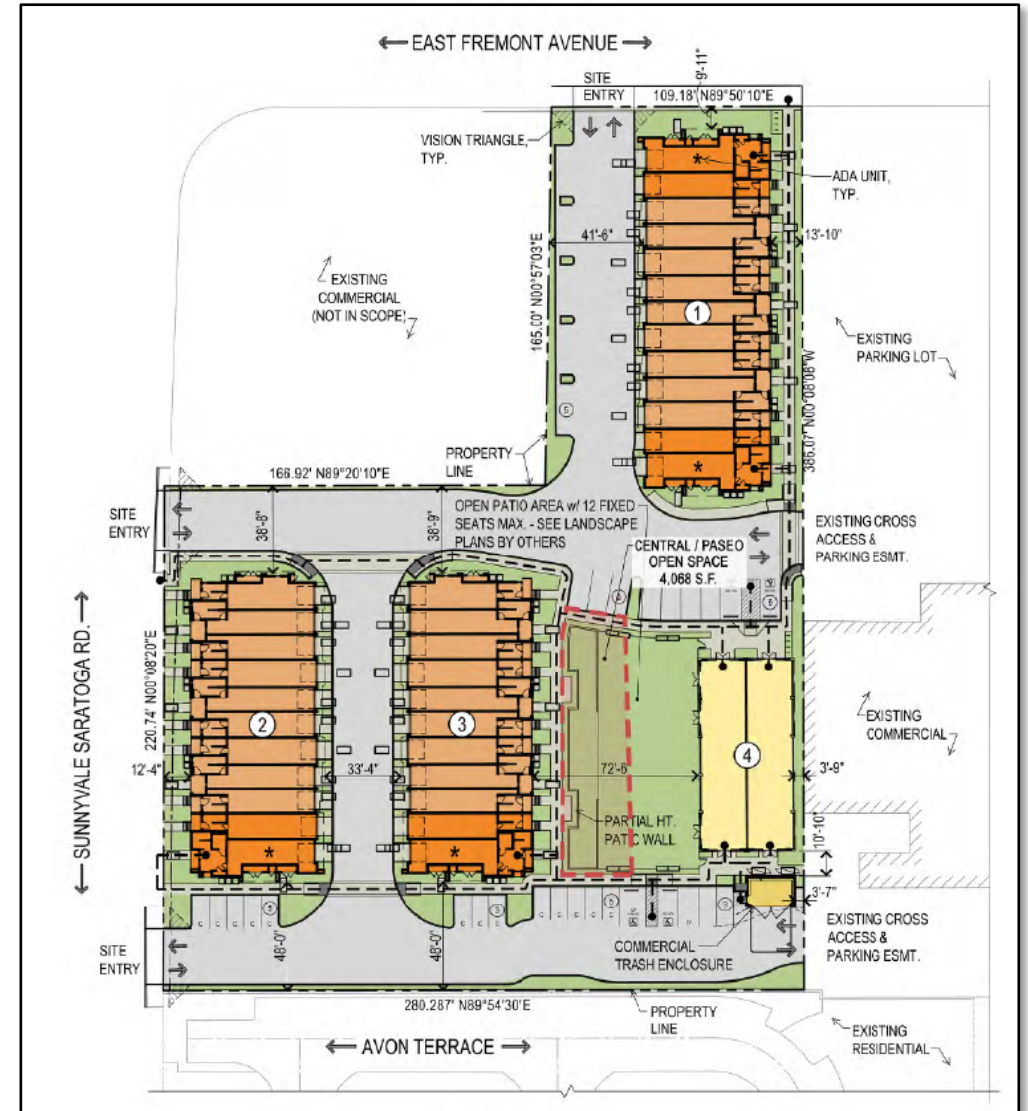




# Village Center Background (Continued)

Since adoption of the 2017 LUTE:

- State housing laws have limited City control over housing development projects (e.g., SB 330).
- Six approved and pending redevelopment projects on Village Centers have resulted in a decrease in commercial area.






# Project Milestones to Date

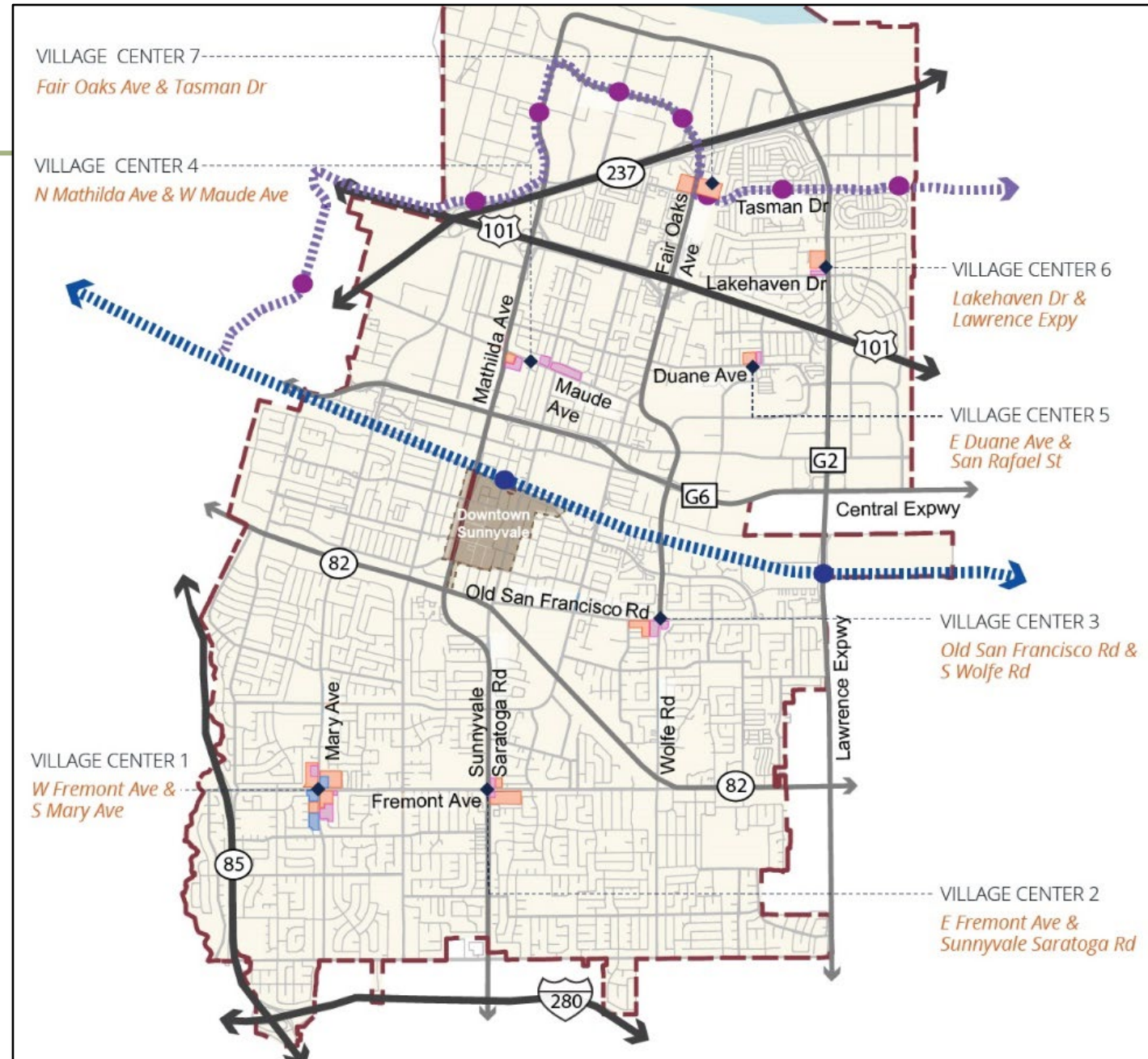
- **Spring 2022:**
  - ◆ Existing conditions survey
  - ◆ Virtual public workshop and survey
- **January 2023:** Public workshops
- **March 2023:** Planning Commission study session
- **August 2023:** City Council meeting to discuss Village Center concepts
- **2024-Early 2025:** Preparation of draft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



# 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

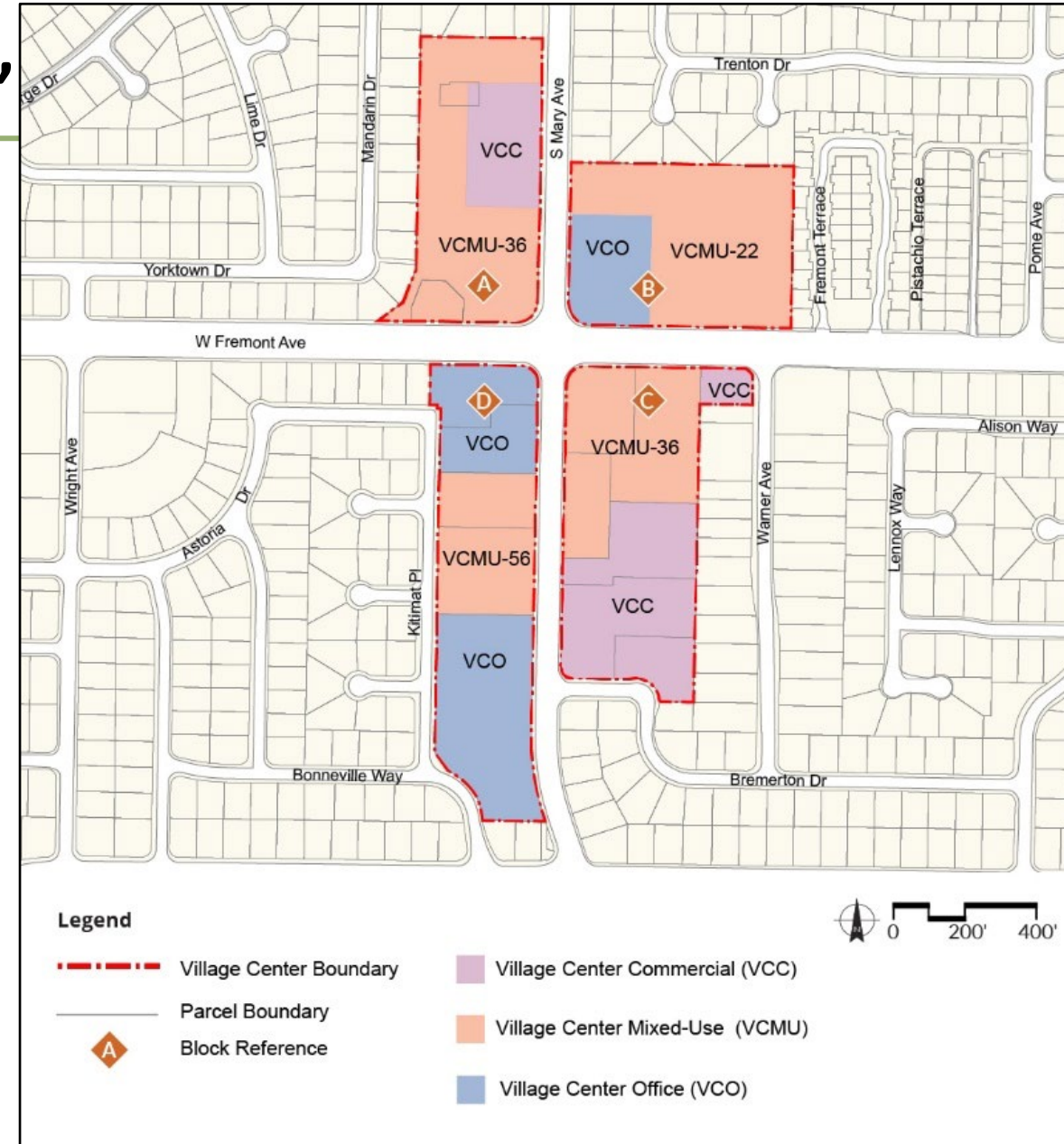
- Includes the applicable VCMP zoning and development standards.
- Identifies permitting requirements for development and land use types.

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		

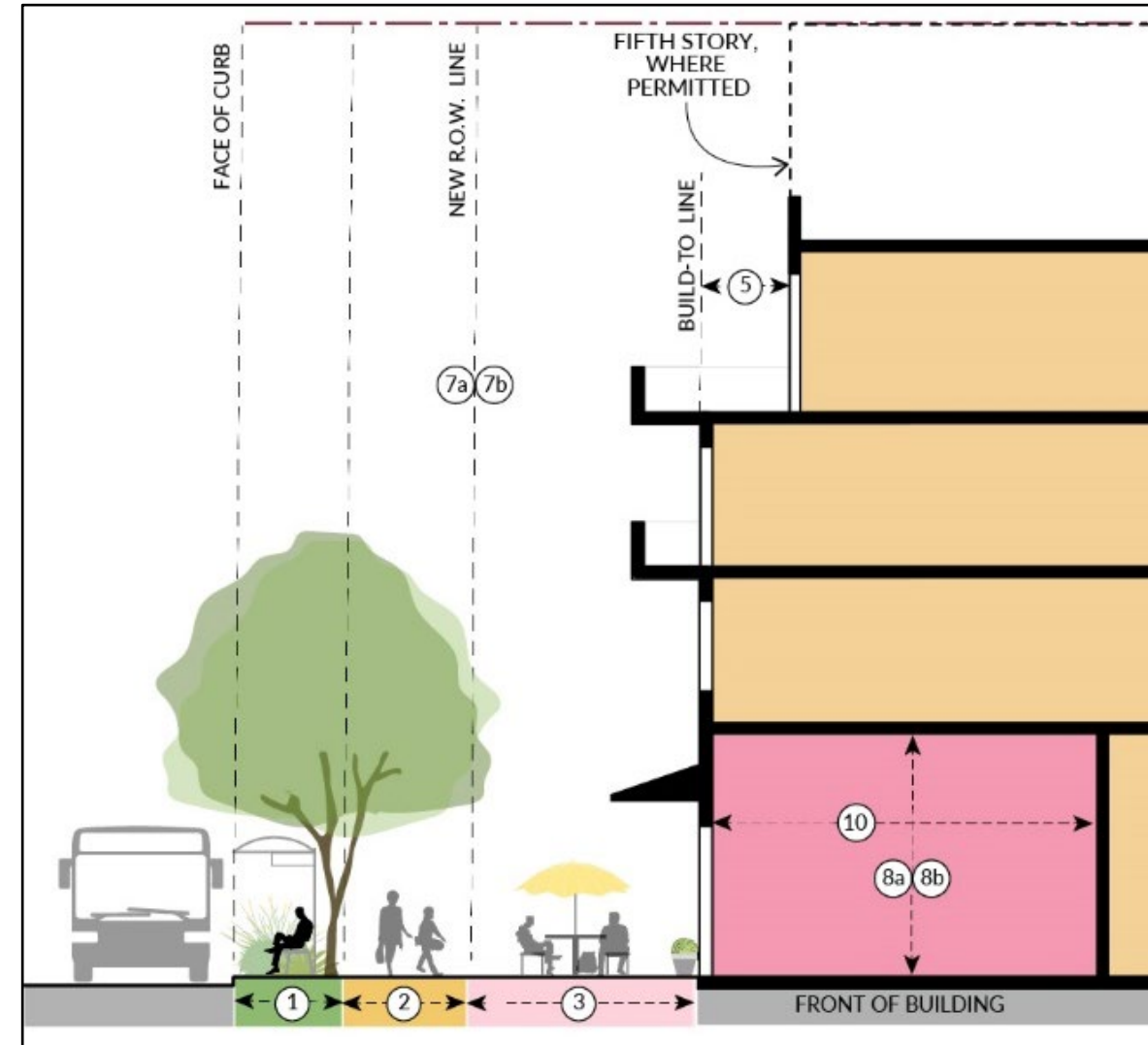
# Proposed VCMP: Other Objective Development Standards

- **Pedestrian Realm**

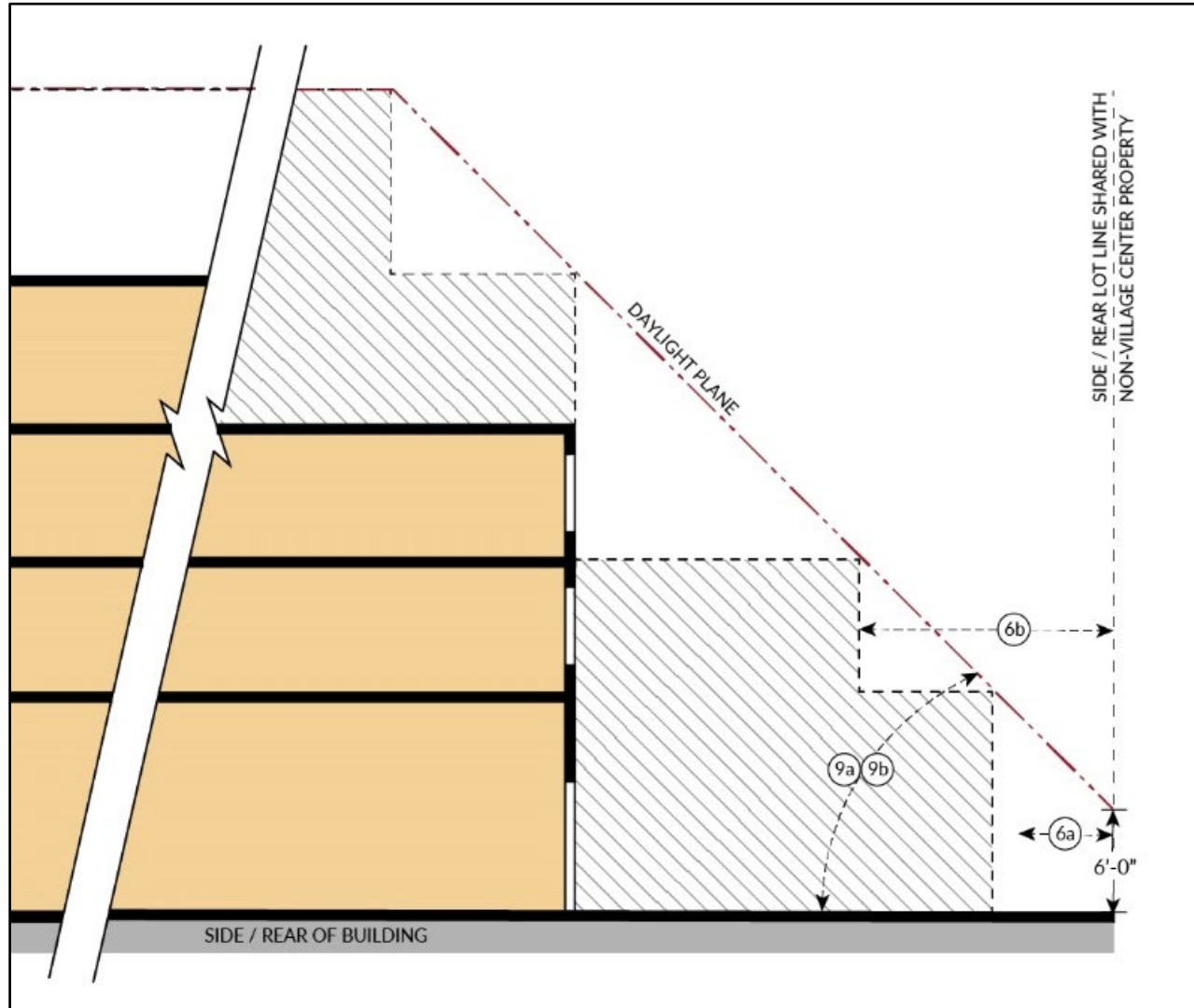
- ◆ “Furniture,” “Through,” and “Frontage” Zones
- ◆ 11-foot-wide sidewalk + 10-foot-wide setback from new “build-to” line

- **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

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- 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.

# Potential Future VCMP Implementation Items

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- 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



# Public Comments Since Publication of VCMP Draft

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- Concerns over:
  - ◆ Loss of neighborhood serving retail/services and grocery stores
  - ◆ 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

# Staff Recommendation

## Recommend to City Council:

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

- **Resolution:**

- ◆ LUTE EIR Addendum
- ◆ Adopt the Village Center Master Plan
- ◆ 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?