



City of Sunnyvale

Agenda Item

24-0139

Agenda Date: 1/22/2024

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

Forward Recommendations to the City Council related to the General Plan Update to:

- a. Adopt a Resolution to Amend Chapter 3: Land Use and Transportation Element (LUTE) to update Figure 3-2 and add clarifications in the Village Center Section regarding the Commercial Floor Area calculations; and
- b. Find the proposed amendments are consistent with the LUTE EIR and do not require additional environmental review pursuant to CEQA Guidelines Sections 15183 and 15162.

Planning File Number: PLNG-2023-0840

Environmental Review: The proposed edits are exempt pursuant to CEQA Guidelines Section 15183 in that the proposed edits are within a development density established by the existing general plan policies for which EIRs were previously certified and does not require additional environmental review. In addition, the proposed edits are exempt pursuant to CEQA Guidelines Section 15162 as the proposed edits will not require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Project Planner: Shaunn Mendrin, 408-730-7431, smendrin@sunnyvale.ca.gov

REPORT IN BRIEF

The proposed amendments to the Sunnyvale General Plan consist of updates to the Land Use and Transportation Element (LUTE). Specifically, correcting a clerical error in Figure 3-2 which is the build out scenario from 2014 to 2035 (2040 including the Moffett Park Specific Plan). The second is clarifying how the amount of required commercial floor area is calculated for Village Centers as found in the Village Mixed-Use Framework section on page 3-88 of the LUTE. Staff is recommending this change due to questions raised by applicants proposing projects in the Village Centers about the calculation of commercial floor area. The changes to the text and associated table will clarify that the amount of commercial floor area is based on a percentage of the lot size for the entire site for the Village Center.

EXISTING POLICY

The following policies and actions are from the General Plan pertain to, and support, the proposed amendments to the General Plan. See Attachment 3 for additional goals and policies that relate to this action.

COUNCIL POLICY MANUAL

7.3.1 Legislative Management Goals and Policies

GOAL 7.3A Assess community conditions and make appropriate changes to long-range, mid-range

24-0139

Agenda Date: 1/22/2024

and short-range plans.

Policy 7.3A.1 Utilize the General Plan as the City’s principal long-range planning tool; utilize the Resource Allocation Plan and Program Outcome Statements as the City’s principal mid-range planning tool; and utilize the Council Study Calendar as the City’s principal short-range planning tool.

Goal 7.3B Assure that City policy is established, documented, and enacted according to established procedures and legal principles.

GENERAL PLAN CHAPTER 3: LAND USE AND TRANSPORTATION

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.

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-5.1c Allow mixed-use development at appropriate Village Centers while preserving sufficient commercial zoning to serve neighborhood retail and service needs.

GOAL LT-8: Options for healthy living - Create a city development pattern and improve the city’s infrastructure to maximize healthy choices for all ages, including physical activity, use of the outdoors, and access to fresh food.

Policy LT-8.4 Promote compact, mixed-use, and transit-oriented development in appropriate neighborhoods to provide opportunities for walking and biking as an alternative to auto trips.

GOAL LT-12: A balanced economic base - Facilitate an economic development environment that supports a wide variety of businesses and promotes a strong economy within existing environmental, social, fiscal, and land use constraints.

Policy LT-11.2 Support a full spectrum of conveniently located commercial, mixed-use, public, and quasi-public uses that add to the positive image of the community.

ENVIRONMENTAL REVIEW

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines provides that projects that are consistent with the development density established by the existing general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. In addition, Section 15162 of the CEQA Guidelines provides that when an EIR has been certified for a project, no subsequent EIR needs to be prepared for that project unless the lead

24-0139

Agenda Date: 1/22/2024

agency determines, on the basis of substantial evidence in the light of the whole record, that substantial changes are proposed to the project, or with respect to the circumstances under which the project is undertaken, that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The proposed edits to the Land Use and Transportation Element (LUTE) provide clarification on the calculation of the amount commercial square footage required in the Village Centers. This amount of commercial square footage was considered in the certified Environmental Impact Report (EIR) (State Clearinghouse No. 2015062013) for the 2017 LUTE (see Attachment 4 for links to the General Plan Environmental Documents). The second change is to Figure Table 3-2: Comparison 2014 to Horizon 2035 + Approved General Plan Amendments (up to September 2021), to provide a correction to the total square footage for industrial, office and commercial uses (there is no change to the anticipated number of jobs). The amount of additional square footage and jobs was reviewed with the Moffett Park Specific Plan Environmental Impact Report (State Clearinghouse No. 20210880338).

DISCUSSION

Staff has two minor edits to the LUTE. The first amendment is a set of minor clarifications to the Village Center section of the LUTE. This section describes the intended land uses in the designated Village Centers and also the expected densities and commercial floor area to be retained or redeveloped. The section has been noted below and edits have been shown in track changes for reference.

Village Mixed-Use (Page 3-88)

This category provides neighborhood-serving commercial uses integrated with residential uses. In the future, most 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 mixed uses should include commercial components equal to a minimum **Floor Area Ratio (FAR)** of 10% of the **entire site lot** area, typically up to a maximum **FAR** of about 25%. The residential uses in most Village Mixed-Use areas are anticipated to achieve an average density of 18 dwelling units per acre (medium density), with the same variations in density 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 Road and Fair Oaks Avenue), residential densities may 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 Mixed-Use developments will be designed to provide buffers between higher-intensity sections and the 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 DESCRIPTION	VILLAGE MIXED-USE <i>Allows neighborhood-serving commercial uses integrated with residential uses, typically located near <u>arterial</u> intersections or major collector streets providing pedestrian and bicycle connections. Promotes residential <u>uses</u> concentrated near street corners above commercial uses and buffers between higher-intensity development and adjacent lower-density neighborhoods.</i>
DENSITY/INTENSITY	Commercial— FAR of entire site: minimum = 10%, typical maximum = 25% <i>Specific densities and intensities determined by Specific Plan or Area Plan</i>
TYPICAL ZONING DISTRICTS	<i>(MU-V) Mixed-use Village (LSP) Lakeside Specific Plan (very high density residential with hotel)</i>

The second change is a correction in Figure 3-2 for the buildout projections. Specifically, in the most recent update, in 2023, the additional buildout square footage in the Moffett Park Specific Plan area was added to the 2014 existing figure (47.3 million) and not the prior buildout estimate (which was 59.2 million). See corrections below. The most recent update to Table 3.2 was adopted by the City Council in July 2023 when the Moffett Park Specific Plan was adopted (Resolution 1199- 23).

Figure 3-2: Comparison 2014 to Horizon 2035 + Approved General Plan Amendments (up to July 2023)

	2014 Existing Conditions	Horizon 2035 Buildout + Approved General Plan Amendments (up to July 2023)*
Population	147,055	223,000
Housing Units	57,000	99,374
Industrial/Office/Commercial (million s.f.)	47.3	59.2 67.2
Jobs	82,000	149,677
Jobs-to-Housing Units Ratio	1.44	1.51

*Buildout for Moffett Park Specific Plan is 2040.

FISCAL IMPACT

The proposed updates to the General Plan will have no direct fiscal impact on the City. The clarification of the minimum retail/commercial square footage in Village Centers could potentially result in slightly higher sales tax revenue.

PUBLIC CONTACT

Notice of Public Hearing, Staff Report and Agenda:

- Published in the Sun newspaper;

24-0139

Agenda Date: 1/22/2024

- Posted on the City of Sunnyvale’s website;
- Agenda posted on the City’s official notice bulletin board; and
- Emailed notices to interested parties, developers, various advocacy organizations and neighborhood groups.

As of the date of staff report preparation, staff has not received any additional letters/emails from the public since the start of the public review period.

ALTERNATIVES

Forward Recommendations to the City Council related to the General Plan Land Use and Transportation Element:

1. To take the following actions:
 - a. Adopt a Resolution (Attachment 2) to Amend the Land Use and Transportation Element; and
 - b. Find that the proposed amendments are not a substantial change to the LUTE as analyzed in the LUTE EIR and no additional environmental review is required pursuant to Sections 15183 and 15162 of the CEQA Guidelines.
2. Alternative 1 with modifications, provided the modifications are within the scope of the previously certified EIR.
3. Do not take any action and provide direction on desired changes.

STAFF RECOMMENDATION

Alternative 1: Forward Recommendations to the City Council to take the following actions:

- a. Adopt a Resolution (Attachment 2) to Amend the Land Use and Transportation Element; and
- b. Find that the proposed amendments are not a substantial change to the LUTE as analyzed in the LUTE EIR and no additional environmental review is required pursuant to Sections 15183 and 15162 of the CEQA Guidelines.

The proposed General Plan amendments are minor corrections to Figure 3-2 and clarifications on the calculations for commercial floor area ratio for the Village Centers. These changes do not result in any of the projections for the Land Use and Transportation Element. The edits correct the build out projections and provide clarification for staff and applicants for projects in the Village Centers.

Prepared by: Shaunn Mendrin, Planning Officer

Reviewed by: Trudi Ryan, Director of Community Development

Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Reserved for Report to Council
2. Draft Resolution for General Plan Amendments
3. Goals and Policies Relevant to the General Plan Amendments
4. Links to General Plan Environmental Documents