

RESOLUTION NO. ____-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE TO AMEND THE LAND USE AND TRANSPORTATION ELEMENT (LUTE) OF THE SUNNYVALE GENERAL PLAN.

WHEREAS, on April 11, 2017, the City Council adopted an updated Land Use and Transportation Element (LUTE) of the General Plan, which establishes the fundamental framework of how streets and buildings in the City of Sunnyvale will be laid out and how various land use, development, and transportation facilities will function together; and

WHEREAS, the City prepared an Environmental Impact Report (EIR) (State Clearinghouse #2012032003) for the LUTE that evaluated the environmental impacts associated with development of land uses and implementation of transportation planning efforts in Sunnyvale as regulated and guided by the LUTE; and

WHEREAS, the Department of Community Development has proposed amendments to the General Plan (Consolidated 2011) of the City of Sunnyvale, as amended, by revising Chapter 3, Land Use and Transportation Element (LUTE), and

WHEREAS, the LUTE EIR was intended by the City to serve as the basis for compliance with the California Environmental Quality Act (CEQA) for projects that are consistent with the LUTE in accordance with Public Resources Code Section 21083.3 and Section 15183 of the CEQA Guidelines; and

WHEREAS, Section 15162 of the CEQA Guidelines provides that when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead 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;

WHEREAS, the Planning Commission held a noticed public hearing on the proposed amendments on _____, 2024, after which the Planning Commission recommended that the City Council accept the proposed amendments; and

WHEREAS, the City Council held a noticed public hearing to consider adoption of the amendments on _____, 2024,

[section break]

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sunnyvale as follows:

1. GENERAL PLAN AMENDMENTS. The City Council finds and determines that the proposed General Plan Amendment constitutes a suitable and logical change in the plan for physical development of the City of Sunnyvale, and it is in the public interest to approve the following amendment to the General Plan, to wit:

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, 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.

| | |
|---------------------------------|---|
| <i>LAND USE CATEGORY</i> | <i>VILLAGE MIXED-USE</i> |
| <i>DESCRIPTION</i> | <i>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.</i> |
| <i>DENSITY/INTENSITY</i> | <i>Commercial—FAR <u>of entire site</u>: minimum = 10%, typical maximum = 25%</i> <i>Specific densities and intensities determined by Specific Plan or Area Plan</i> |
| <i>TYPICAL ZONING DISTRICTS</i> | <i>(MU-V) Mixed-use Village</i> <i>(LSP) Lakeside Specific Plan (very high density residential with hotel)</i> |

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 <u>67.2</u> |
| Jobs | 82,000 | 149,677 |
| Jobs-to-Housing Units Ratio | 1.44 | 1.51 |

*Buildout for Moffett Park Specific Plan is 2040.

2. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). The City Council has independently reviewed the programmatic Draft and Final Environmental Impact Reports for the Land Use and Transportation Element (LUTE) of the Sunnyvale General Plan, State Clearinghouse #2012032003 (the “LUTE EIR”), and based on information in the record, and after duly noticed public hearing, finds pursuant to Section 15183 of the CEQA Guidelines that the proposed amendments to the LUTE (“the Project”) are consistent with the adopted LUTE and will have no environmental effects that are:
 - a. peculiar to the Project,
 - b. were not analyzed as signification in the LUTE EIR,
 - c. are potentially significant off-site impacts or cumulative impacts not discussed in the LUTE EIR; or
 - d. are previously identified significant effects which, as a result of substantially new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the LUTE EIR.

Furthermore, the City Council finds pursuant to Section 15162 of the CEQA Guidelines, that the proposed amendments do not constitute substantial changes that require major revisions of the LUTE EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Accordingly, the City Council finds that no additional environmental review needs to be prepared for the Project.

Adopted by the City Council at a regular meeting held on _____, 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSAL:

ATTEST:

APPROVED:

DAVID CARNAHAN
City Clerk

LARRY KLEIN
Mayor

Date of Attestation: _____

APPROVED AS TO FORM:

JOHN A. NAGEL
City Attorney