



Sunnyvale

# DOWNTOWN UPDATE

## Heritage Preservation Commission

July 22, 2020





# CITY OF SUNNYVALE

## Downtown Specific Plan

# Actions

- ❖ **DSP Update, Zoning Amendments and EIR**
  - ❖ Parking District Policies
  - ❖ Development Agreements (2)

# Public Hearing Schedule

BICYCLE AND PEDESTRIAN ADVISORY COMMISSION  
Thursday, July 16, 2020, 6:30 p.m.

SUSTAINABILITY COMMISSION  
Monday, July 20, 2020, 7 p.m.

HERITAGE PRESERVATION COMMISSION  
Wednesday, July 22, 2020, 7 p.m.

PLANNING COMMISSION  
Monday, July 27, 2020, 7 p.m.

CITY COUNCIL  
Tuesday, August 11, 2020, 7 p.m.



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# DOWNTOWN SPECIFIC PLAN

# Study started in 2018

## Council Directions to Study

- Three separate applicant requests
- Increase the number of residential units
- Increase office area, decrease amount of retail
- Study parking conditions and future uses
- Land use and streets to reflect a mixed use, traditional downtown
- Options to increase size, density and height

# Focus of HPC the Downtown Specific Plan

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- Consideration of:
  - ◆ Design Guidelines that reflect heritage resources
  - ◆ Relationship of future development to Murphy Station Heritage Landmark District

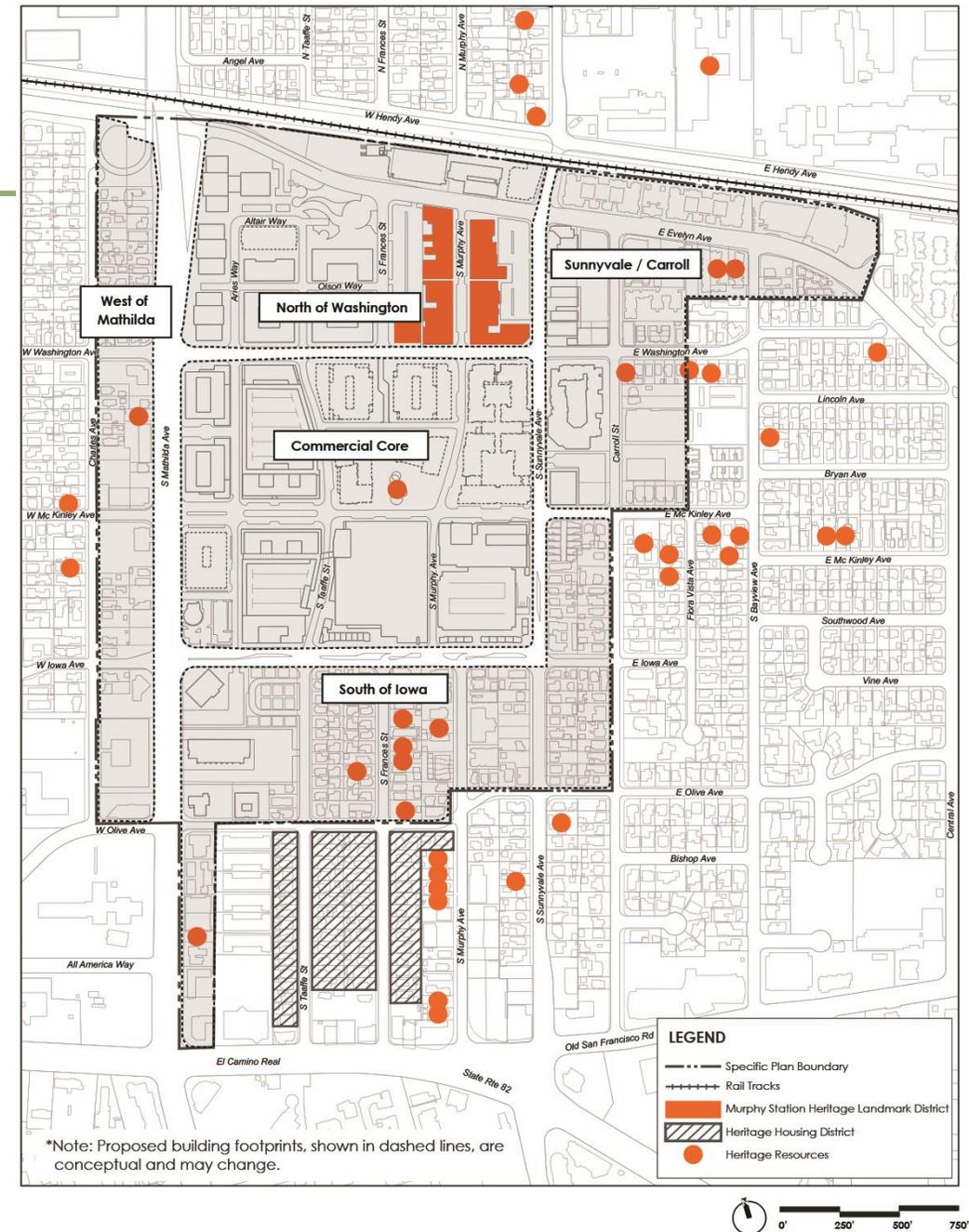
# Focus of HPC on the Environmental Review

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- Consideration of the heritage resource - tree removal
- Recommend to City Council Certify the EIR
- CEQA Findings and Statement of Overriding Considerations

# Heritage Resources Downtown

- Sunnyvale Town Center Trees/Heritage Grove (Redwood Square)
- Downtown and Historic Murphy Avenue Gateways
- Historical Buildings and Heritage Resources



# Updated Downtown Specific Plan

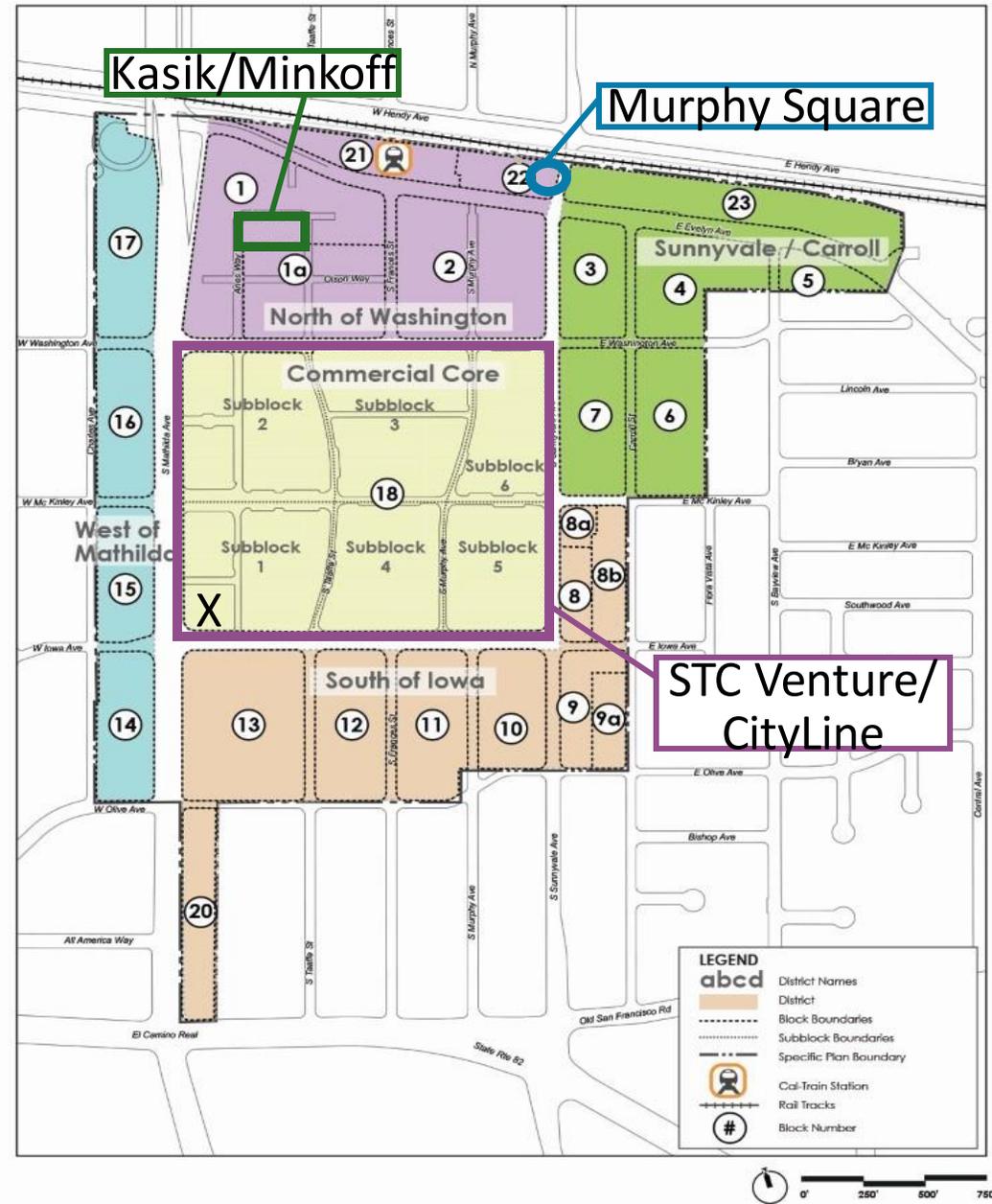
- **Vision Statement**

*An enhanced, traditional Downtown  
serving the community with a variety of destinations  
in a pedestrian-friendly environment.*

- Reordered chapters
  - ◆ Overall Concepts
  - ◆ Goals and policies
  - ◆ Development Standards
  - ◆ Design Guidelines

# Downtown Districts

- Project Locations
- Minor changes to District Boundaries
- Focus on Downtown Core
- District focused Design Guidelines



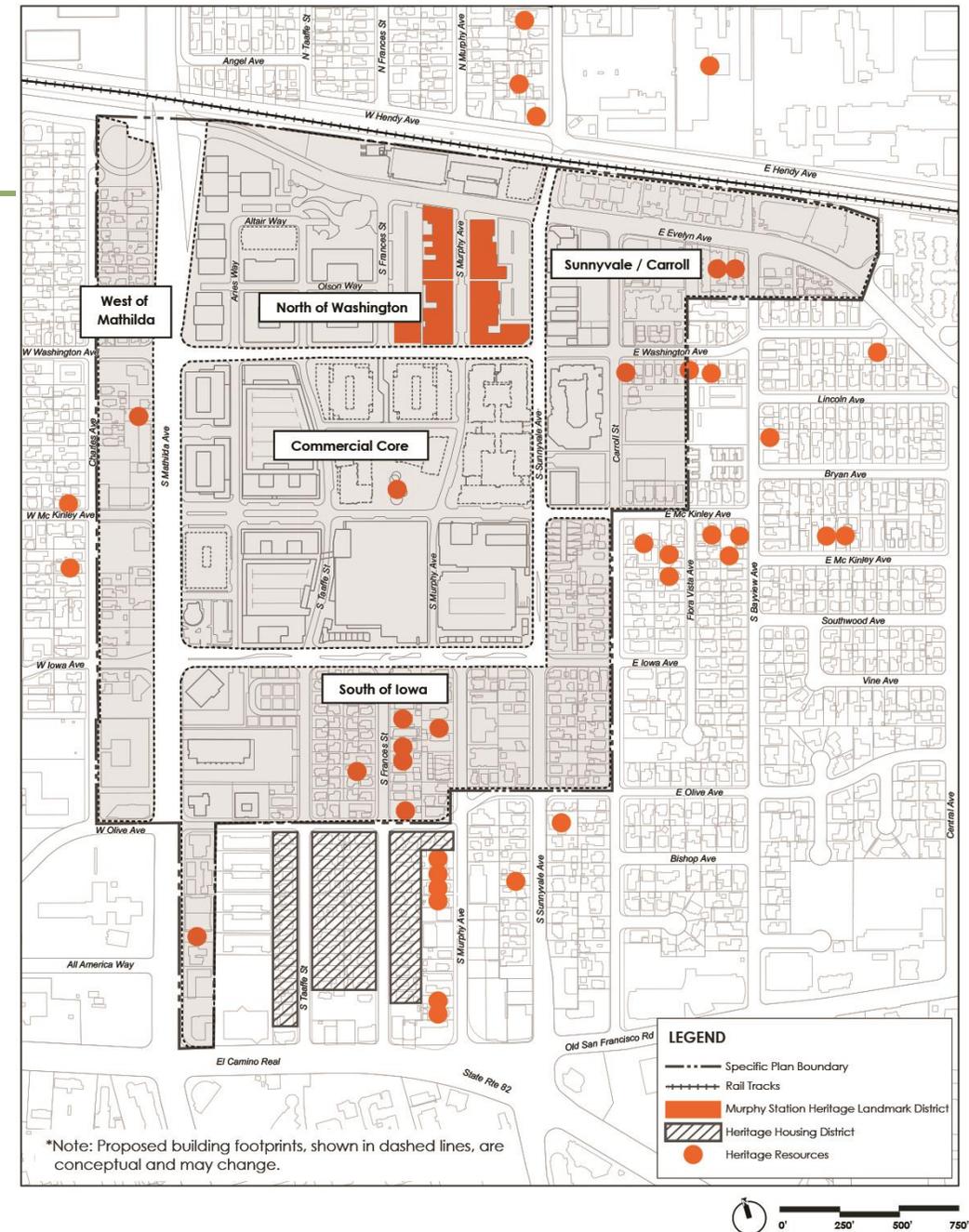
# DSP Goals

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- Downtown Districts
- Variety of Uses
- Multimodal Streets and Connections
- Connections to Transit
- Gateways and Wayfinding
- Plazas and Open Space
- **Historical Buildings and Heritage Resources**

# Heritage Resources Downtown

- Sunnyvale Town Center Trees/Heritage Grove (Redwood Square)
- Downtown and Historic Murphy Avenue Gateways
- Historical Buildings and Heritage Resources



# DSP Goal: Preservation of Existing Neighborhood Character

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- Protect and enhance the community character of existing neighborhoods, preserving distinctive neighborhood features.

# DSP Policies

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- **Policy B-2.1** Preserve and enhance the unique character of the Murphy Station Heritage Landmark District.
- **Policy B-2.2** Ensure that future development adjacent to the Murphy Station Heritage Landmark District includes design elements and massing concepts consistent with those found within the District.

# DSP Design Guidelines

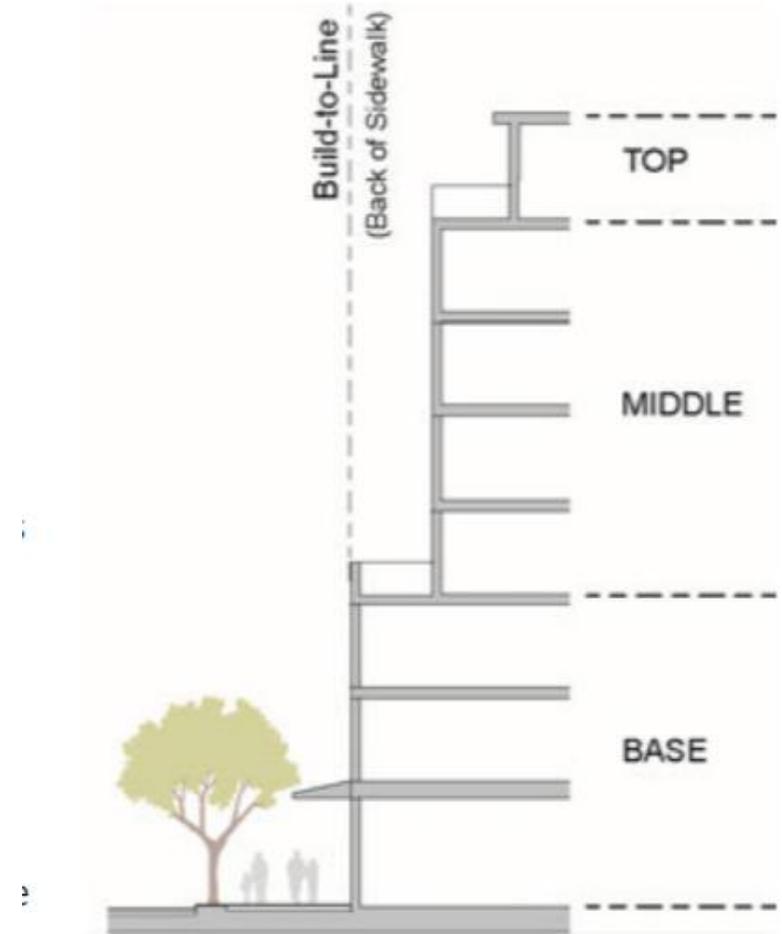
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- **GG-B.3**

New development which is adjacent to or across the street from lower scale neighborhoods and **historic districts should give special attention to scale and massing**, to prevent significantly altering the existing neighborhood character.

# DSP Design Guidelines

The height and massing of new development should be generally similar in scale to the adjacent district and **step up to the maximum allowed building height**



# DSP Design Guidelines

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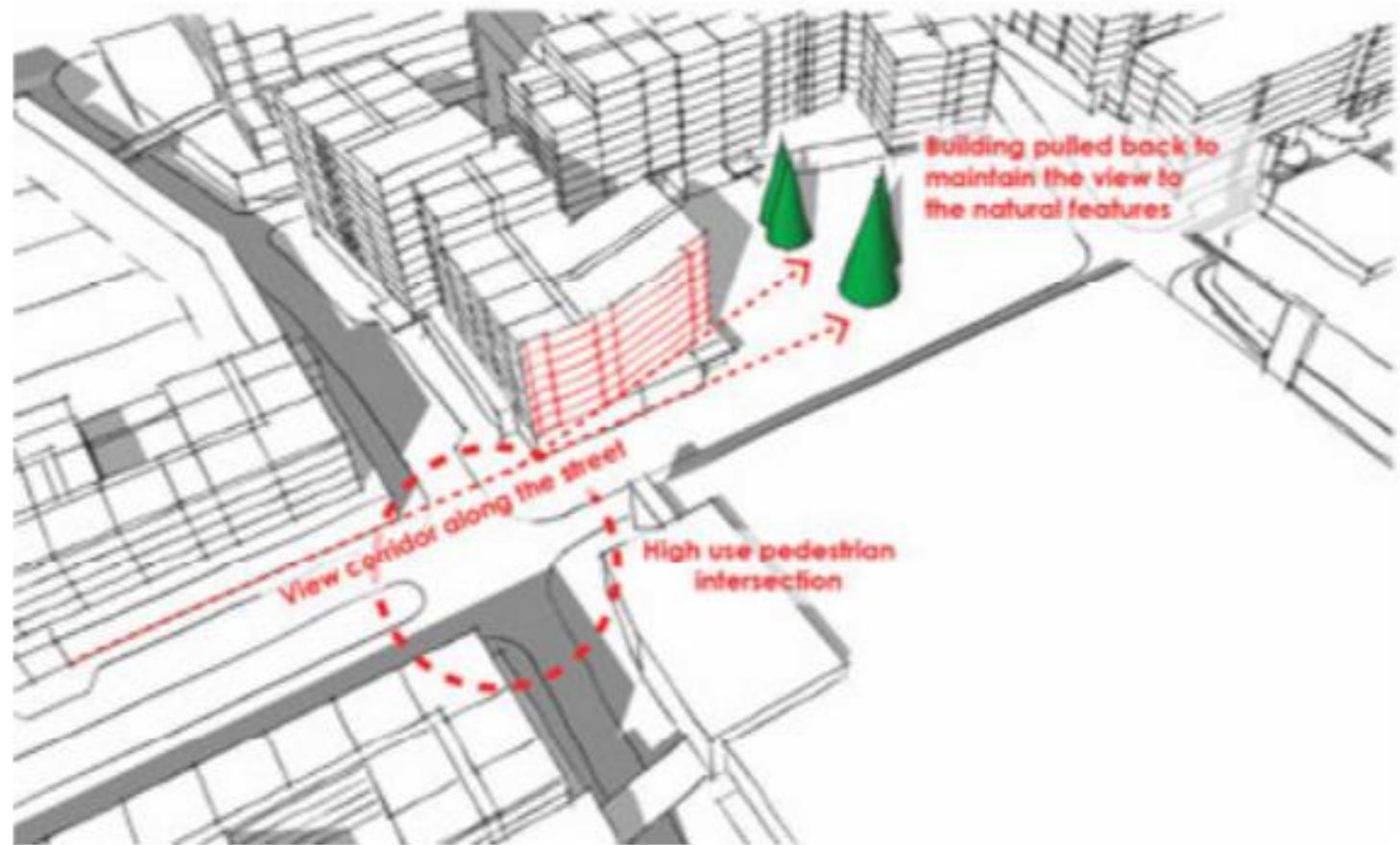
- **GG-B.4**

Building massing and form should preserve the **view corridor and line of sight to significant civic, cultural, or natural landmarks from high pedestrian use streets** by matching the setback of existing buildings along the street.

These landmarks include, but are not limited to historic Murphy Ave, the existing redwood trees in Redwood Square, and the primary entry and marquee for the theater on McKinley Avenue.

# DSP Design Guidelines

Preserve view corridors for heritage and historic resources



# DSP Design Guidelines

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- **GG-B.5.b**

Commercial building facades should be articulated at least every 60 feet, **to be more similar in scale to traditional commercial storefront patterns, such as the Murphy Station Landmark District**, consisting of lots that are more typically 25 feet and 50 feet in width.

# DSP Design Guidelines



Ground level commercial façade articulated with setbacks, recessed windows, awnings, and horizontal and vertical lines.



Building setback from the street, to create seating and additional public space.

# DSP Design Guidelines

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- **GG-C.1**

New buildings within Downtown Sunnyvale may be more contemporary in style. **Buildings adjacent to a historic building or district should consider ways to respond to the historic context and increase compatibility.**

Literal replication or mimicry of past architectural styles should be avoided.

# DSP Design Guidelines

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- **GG-C.14**

Proposed building colors should be compatible with one another, as well as with that of the adjacent historic buildings, where applicable.



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# ENVIRONMENTAL IMPACT REPORT

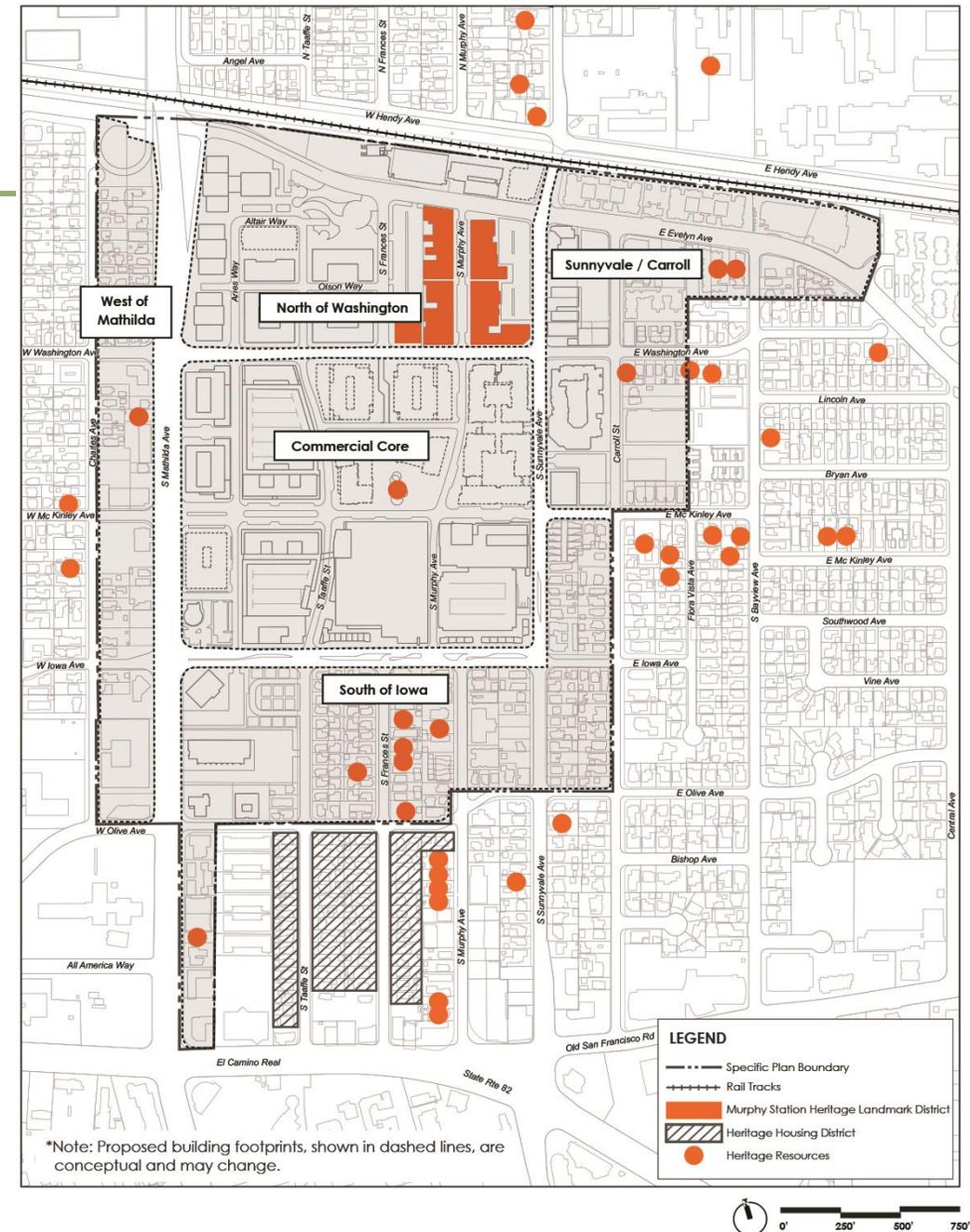
# Historic Resources per CEQA

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- Historical resources are part of the physical environment that must be reviewed under the California Environmental Quality Act (CEQA).
- Historic resources typically consist of
  - ◆ districts
  - ◆ sites, buildings
  - ◆ structures, or objects that are significant to the community because of their traditional, cultural, or historic associations.

# Heritage Resources Downtown

- Sunnyvale Town Center Trees/Heritage Grove (Redwood Square)
- Downtown and Historic Murphy Avenue Gateways
- Historical Buildings and Heritage Resources



# EIR – Significant impacts

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When is it a significant impact?

- A project has a significant impact on a historic resource if it would cause a substantial adverse change in the historic significance of that resource.
- A “substantial adverse change” is defined as the physical demolition, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired.”

# DSP Heritage Resources Not Impacted by DSP Amendment

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- Individual properties
- Heritage Housing District
- Murphy Station Heritage Landmark District
  - ◆ Specific design guidelines for the Murphy Station Heritage Landmark District
  - ◆ Designated historic buildings and other resources may not be altered without approval of a Landmark Alteration Permit and environmental review

# Heritage Resources Impacted

## Sunnyvale Town Center Tree – Heritage Grove

- The City designated the grove as a Heritage Resource in 1984
- Grove was originally part of the Old City Hall site
- The five largest redwood trees in the Heritage Grove were planted between 1930 and 1945 to commemorate various events in Sunnyvale history.
- Redwood proposed for removed was planted in 1978 and dedicated to Manuel Vargas

# Heritage Resources and Redwood Square

## Redwood Square

- Will provide approximately one acre of publicly-accessible open
- Northern most tree proposed to be removed for ideal layout of the buildings and open space and to avoid extensive underground disturbance
- Development proposal preserves the five oldest trees and provides more light to the north end of the grove



*Remaining trees incorporated into design of Redwood Square*

L0.1

# EIR - Impacts

## Significant and Unavoidable with Mitigation

- **Cultural Resources** (Heritage Tree removal)

- ◆ Heritage Tree removal
- ◆ *MITIGATION*: Relocate (Still significant)

Other Significant and Unavoidable Impacts

- **Transportation**

- **Utilities and Service Systems**

## Mitigated to Less than Significant Level

Air Quality

Biological Resources

Energy

Greenhouse Gas

Hazards and Hazardous

Materials

Hydrology and Water

Quality

# EIR - Mitigation

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- MM CR-1.1: If subject tree is moved or relocated requires Arborists supervision and new location to be approved prior to approval.
- MM CR-1.2: If a heritage tree is removed or relocated, the project applicant shall install a commemorative plaque
- The mitigation measures include the requirement of a Resource Alteration Permit (RAP) to consider tree removal or relocation. A RAP requires action by the Heritage Preservation Commission.

# Alternatives

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## Recommend to City Council to:

- Certify the Environmental Impact Report
- Make the Findings Required by CEQA and Approve a Statement of Overriding Considerations
- Approve a Mitigation Monitoring and Reporting Program (MMRP) for the DSP amendments and future development projects
- Approve the amended Downtown Specific Plan as it relates to Heritage Resources.

# Alternatives

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## Recommend to City Council to:

- Certify the Environmental Impact Report
- Recommend that the City Council require an alternative design for Redwood Square that preserves all six trees included in the Heritage Grove (no findings for Significant Unavoidable Impact)
- Approve a Mitigation Monitoring and Reporting Program (MMRP) for the DSP amendments and future development projects
- Approve the amended Downtown Specific Plan as it relates to Heritage Resources.



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## QUESTIONS & COMMENTS