

Village Center Master Plan

July 2025



Sunnyvale

City of Sunnyvale
County of Santa Clara

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Table 1-1: Village Center Sites Inventory

APN	Address	Acreage		Existing Land Uses (as of 2025)	Year Built	Planning Permitting Activity Since 2017 (Site Redevelopment)
		Per APN	Per Village Center Site			
Village Center 1A - Westmoor Village Shopping Center						
20224031	1241 S Mary Ave	0.16	6.17	A one-story shopping center with neighborhood retail, a 25,000 square foot grocery store (Smart & Final Extra), service, a bank, office uses, as well as a gas station, with parking oriented towards Mary and Fremont Avenues	1961	N/A
20224032	1211-1291 S Mary Ave	5.70				
20224033	925 W Fremont Ave	0.32				
Village Center 1B - Foothill Medical-Dental Center						
20223007	877 W Fremont Ave	6.15	6.15	A medical and dental office center that consists of eight office buildings organized around a central landscaped courtyard and wrapped by surface parking	1963	In August 2023, the Planning Commission approved an application to redevelop the site with a mixed-use development consisting of 114 multifamily residential units and 35,393 square feet office space within 16 two- to three-story buildings.
Village Center 1C - Zanotto's Market Shopping Center						
32301001	860 W Fremont Ave	0.33	7.77	A one-story shopping center that includes an anchor 25,000 square-foot grocery store (Zanotto's) as well as a mix of restaurants, services, banks, and a pharmacy. There is also a gas station on the corner of Fremont and Warner Avenues.	1967-1969; 1996	N/A
32301018	1358 S Mary Ave	0.74				
32301019	1350 S Mary Ave	1.71				
32301020	1334-1366 S Mary Ave	1.38				
32301021	1310 S Mary Ave	0.84				
32301025	1306 S Mary Ave	1.03				
32301026	1314-1332 S Mary Ave	1.74				
Village Center 1D - De Anza Office Center						
32025057	1309 S Mary Ave	3.20	7.48	A one and two-story office center that is occupied by two banks, a restaurant pad, and two large office buildings for the Cupertino Union School District	1973-1980	N/A
32025058	920-924 W Fremont Ave	0.94				
32025059	1303 S Mary Ave	0.95				
32025060	1305 S Mary Ave	0.92				
32025061	1307 S Mary Ave	1.47				
Village Center 2A - East Fremont Shopping Center						
21134001	103-167 E Fremont Ave	2.19	2.70	A one-story neighborhood shopping center with a mix of retail, service, and restaurants, as well as a gas station.	1964; 1999	N/A
21134013	1296 Sunnyvale Saratoga Rd	0.51				
Village Center 2B - Fremont Corners Center						
30901002	1310 Sunnyvale Saratoga Rd	1.82	7.68	A portion of a shopping center with a mix of neighborhood-serving businesses. Over half of the tenant spaces are empty.	1959	In June 2022, the Planning Commission approved an application to redevelop a portion of this site with a horizontal mixed-use development consisting of 3,384 square feet of commercial space and 35, four-story townhome-style condominiums (19.34 dwelling units per acre).
30901007	1300 Sunnyvale Saratoga Rd	0.59		A gas station	1987	N/A
30901009	150 E Fremont Ave	2.47		24 Hour Fitness center	1959	N/A On June 16, 2025, the City received an SB 330 preliminary application to redevelop the site with a townhouse development consisting of 50 townhome-style condominiums (20.2 dwelling units per acre) and no commercial area.
30901010	1301 Barbet Cir	0.28		In July 2021, the Planning Commission approved an application to redevelop a portion of this site with a horizontal mixed-use development consisting of 8,094 square feet of commercial space and 50 four-story townhome-style condominiums (18.09 dwelling units per acre). The project is currently under construction.		
30901011	1303 Barbet Cir	0.24				
30901012	1304 Barbet Cir	0.24				
30901013	1303 Besra Ter	0.32				
30901014	176 E Fremont Ave	0.35				
N/A	Common Lot	1.38				

APN	Address	Acreage		Existing Land Uses (as of 2025)	Year Built	Planning Permitting Activity Since 2017 (Site Redevelopment)
		Per APN	Per Village Center Site			
Village Center 3A - UFC Gym Shopping Center						
21105006	703 S Wolfe Rd	0.50	6.92	A large one-story shopping center with a variety of restaurants, an Indian market, the UFC gym, and personal services. There is also a gas station at the corner of Old San Francisco Road and Wolfe Road.	1969; 1979	In July 2023, the City received an SB_330 preliminary application for redevelopment of the site, which has since expired. A subsequent SB 330 preliminary application was submitted on June 11, 2025, to redevelop the site (excluding the gas station) with a horizontal mixed-use development consisting of 4,000 square feet of commercial space and 116 townhome-style condominiums (+/- 18 dwelling units per acre).
21105027	747 Old San Francisco Rd	0.19				
21105030	731 Old San Francisco Rd	0.19				
21105031	888 Old San Francisco Rd	0.43				
21105032	733 Old San Francisco Rd	0.77				
21105033	743 Old San Francisco Rd	0.14				
21105034	727 S Wolfe Rd	4.69				
Village Center 3B - Wolfe Road Shopping Center						
21320027	704-744 S Wolfe Rd	0.89	0.89	A one-story shopping center fronting Wolfe Road anchored by restaurants and a salon, postal center, Indian market, and other services.	1980	N/A
Village Center 4A - Sunnyvale Square Shopping Center						
20432001	498 N Mathilda Ave	0.44	4.58	A one-story shopping center with a Lucky Supermarket (approx. 40,000 square feet) as the grocery store anchor, flanked by smaller multi-tenant buildings with restaurants and neighborhood convenience services including cleaners, Starbucks, salon/barber shop, and a liquor store. A gas station occupies the shopping center corner at Mathilda and Maude Avenues.	1967-1968	N/A
20432002	240-350 W Maude Ave	3.10				
20432003	490-494 N Mathilda Ave	0.12				
20432004	484 N Mathilda Ave	0.54				
20432005	480 N Mathilda Ave	0.16				
20432006	470-478 N Mathilda Ave	0.14				
20432007	460-464 N Mathilda Ave	0.08				
Village Center 4B - West Maude Avenue Center						
20429030	501-509 Borregas Ave	0.14	0.95	Two one-story restaurant buildings along the corner of West Maude and Borregas Avenues and a gas station along West Maude Avenue.	1951-1954; 2010	N/A
20429031	107 W Maude Ave	0.34				
20429032	117 W Maude Ave	0.47				
Village Center 4C - East Maude Avenue Center						
20422007	325-347 E Maude Ave	0.32	2.07	A linear mixed-use neighborhood retail and service center that is characterized by a more traditional retail layout with buildings placed close to the right-of-way. The site includes a Mexican produce shop, auto repair shop, antique shop, restaurants, and full range of neighborhood services, including florist, salons, laundromat, electronics, food and liquor, and insurance/travel/tax services.	1948-1978	N/A
20422009	225 E Maude Ave	0.24				
20422010	217-223 E Maude Ave	0.21				
20422011	211-213 E Maude Ave	0.23				
20422050	195 E Maude Ave	0.17				
20422054	253-259 E Maude Ave	0.41				
20422055	155 E Maude Ave	0.29				
20422056	105 E Maude Ave	0.20				
Village Center 5 - Fair Oaks Plaza						
20512001	929 E Duane Ave	0.29	4.25	A shopping center with a mix of businesses, including restaurants (Mexican, Japanese, Filipino, Mediterranean, Indian, and Thai), a Filipino grocery market, an Indian market (approx. 20,000 square feet), and neighborhood convenience services, such as a liquor store, payday lending establishment, and offices. A two-story Mexican restaurant anchors the corner of East Duane Avenue and San Rafael Street.	1957-1959; 1979	In February 2024, the City received a Planning permit application to partially redevelop the site with 81 multifamily residential units (mainly townhouse units) and a 1,357 square foot retail building as well as to retain an existing 2,900 square foot two-story restaurant/office building.
20512002	933 E Duane Ave	1.25				
20512003	917-927 E Duane Ave	1.21				
20512004	901-911 E Duane Ave	1.49				

- (d) **Site and Building Design** – Arrange site plan layout and building design in a way that establishes a distinct/unique design and limits visual and privacy impacts on surrounding residential neighborhoods outside the Village Centers.
 - (1) Design Village Center sites (including residential mixed-use and commercial developments) to comply with applicable citywide objective design guidelines and standards documents, including Citywide Objective Design Standards (ODS).
 - (2) Transition building height and massing through design that locates taller building heights and longer façades along public streets, and shorter, stepped-down building elements closer to non-Village Center residential sites.
- (e) **Parking** - Design vehicle parking areas to minimize conflicts with pedestrians and bicyclists.
 - (1) Locate surface parking behind buildings to allow property frontages to be lined by buildings rather than parking.
 - (2) Off-street parking areas should provide a shaded, well-lit, and accessible walkway from the parking lot to the building entry.
 - (3) Screen or wrap parking garages and structures with retail and residential uses.
 - (4) Place parking spaces dedicated to commercial uses/tenants in multi-level parking garages, on the ground floor to minimize foot travel distance for employees and clientele.
 - (5) Provide on-street parking on internal streets that are close to commercial building entrances.
 - (6) Provide permeable pavers/surfaces for on-street parking areas on internal streets, especially when close to landscaped areas.
 - (7) Provide bicycle parking (both short- and long-term spaces) that are located on the ground floor and close to building entrances.
- (f) **Mobility and Circulation Improvements** – Minimize the impact of private automobile use on the public realm and enhance/establish pedestrian and bicycle connections.
 - (1) Link Village Centers to existing adjacent neighborhoods through a continuous pedestrian and bicycle circulation system.
 - (2) Align new internal streets and driveways to extend to existing streets and create walkable and bikeable neighborhood blocks.
 - (3) Provide direct and convenient pedestrian and bicycle connections to public transit stops.
 - (4) Design internal site circulation that allows efficient and safe slow-speed vehicular movement and includes well-defined pedestrian paths and bicycle access and parking.
 - (5) Provide service entries along slower-speed local or internal streets and away from busy arterial and collector streets.
 - (6) Limit or reduce the number of driveway curb cuts into public rights of way to minimize vehicular conflict points for cyclists and pedestrians.
- (g) **Open Space and Landscaping** – Provide open space and outdoor gathering areas that are publicly-accessible and serve all users and visitors, including Village Center residents, commercial tenants and customers, and the surrounding neighborhood/community at large.
 - (1) Provide publicly accessible usable open space and outdoor gathering areas that support and complement local commercial uses.
 - (2) Design open space to be inviting by including seating and pedestrian furnishings, lighting, and landscaping that is organized around a shared feature such as a play space, protected heritage trees, public art, or outdoor dining/sales areas.
 - (3) Design open space areas to be flexible spaces that support food trucks, outdoor dining, and outdoor retail sales display areas.

Table 4-3: Planning Permit Required per Land Use Type and Zoning District

Land Use Type ¹	VCMU	VCC	VCO
1. Residential (as part of a mixed-use development)²			
A. Single-family dwelling	P	N	N
B. Accessory dwelling units	P	N	N
C. Two-family dwelling (duplex)	P	N	N
D. Dual Urban Opportunity (DUO) housing	N	N	N
E. Multiple-family dwelling (three or more units)	P	N	N
F. Boardinghouse	P	N	N
G. Live-work facility	P	N	N
H. Supportive housing	P	N	N
I. Transitional housing	P	N	N
J. Single room occupancy (SRO) living facilities	P	N	N
K. Low barrier navigation center	P	N	N
L. Residential care facilities	P	N	N
M. Residential mobile home park site	N	N	N
N. Caretaker residence ancillary to a permitted non-residential use	P	P	P
2. Retail Commercial			
A. Retail sales business	P	P	P
B. Retail sales business with drive-through	N	SDP	SDP
C. Outside display of merchandise or products in conjunction with an approved retail sales business	MPP	MPP	MPP
D. Donation center for used goods	MPP	MPP	MPP
E. Liquor store within 200 feet of a public school property	N	N	N
F. Liquor store more than 200 feet from a public school property	MPP	MPP	MPP
3. Service Commercial			
A. Service commercial	P	P	P
B. Retail service	P	P	P
C. Commercial storage	N	N	N
D. Self-storage or mini warehousing	N	N	N
4. Personal Services			
A. Personal service business	P	P	P
B. Massage establishment	P	P	P
C. Laundry and cleaning business	SDP	SDP	SDP
5. Eating/Drinking Establishments			
A. Bakery	P	P	P
B. Restaurant, take out	P	P	P
C. Restaurant, drive-through	N	SDP	SDP
D. Restaurant, with or without beer and wine beverage service	MPP	MPP	MPP
E. Restaurant, with general alcohol beverage service	MPP	MPP	MPP
F. Nightclub	N	N	N
G. Bar	SDP	N SDP	N
H. Outdoor dining area in conjunction with an approved restaurant use	MPP	MPP	MPP

¹ See Appendix A for standards and requirements related to specific land use types.

² Standalone residential uses are prohibited in all VCMP zoning districts; residential uses are only permitted as part of a mixed-use development.

Land Use Type ¹	VCMU	VCC	VCO
6. Automotive			
A. Automobile dealership	N	N	N
B. Automotive broker for three or fewer vehicles on site	N	MPP	MPP
C. Automobile/vehicle service and repair	N	SDP	SDP
D. Automobile service stations	N	SDP	SDP
(1) Retail sales of groceries at permitted stations	N	MPP	MPP
(2) Retail sale of beer and wine at permitted stations	N	MPP	MPP
E. Automobile showroom	MPP	MPP	MPP
F. Car wash facilities	N	N	N
G. Facilities for storage of recreational vehicles	N	N	N
H. Commercial parking structures and surface parking lots that are the primary use of the lot	SDP N	N SDP	N
I. Vehicle charging facilities, standalone	MPP	MPP	MPP
J. Vehicle charging facilities, ancillary	P	P	P
7. Education, Recreation, and Place of Assembly			
A. Education – recreation and enrichment	MPP	N MPP	N MPP
B. Education – primary, middle, and high school	N	N	N
C. Education – institution of higher learning	SDP	N SDP	N SDP
D. Adult day care center	SDP	N SDP	N SDP
E. Childcare center with occupancy of 30 or fewer children	MPP	N MPP	N MPP
F. Childcare center with occupancy of 31 or more children	SDP	N SDP	N SDP
G. Recreational and athletic facilities up to 6,000 square feet in area	MPP	N MPP	N MPP
H. Recreational and athletic facilities greater than 6,000 square feet in area	SDP	N SDP	N SDP
I. Places of assembly – business serving	SDP	N SDP	N SDP
J. Places of assembly – community serving	SDP	SDP	SDP
K. Entertainment establishments	SDP	N SDP	N
L. Art gallery	P	P	P
M. Libraries and museums	MPP	MPP	MPP
N. Parks and playgrounds	MPP	MPP	MPP
8. Office			
A. Ground floor dependent office	P	P	P
B. Medical office	P	P	P
C. Medical clinic	MPP	MPP	MPP
D. Corporate office	N	N	P
E. Professional office	N	N	P
F. Financial institutions without external ATM	P	P	P
G. Financial institutions with external ATM	MPP	MPP	MPP
H. Financial institutions with drive-through	N	SDP	SDP
I. Research and development office	N	N	P

¹ See Appendix A for standards and requirements related to specific land use types.

Table 4-6: Property Frontage and Buildable Area Requirements for all Development Types

	Development Standard						Where Requirement is Applied/Measured		
	#	Category	Min/Max	Dimension Requirement			Horizontally		Vertically
PEDESTRIAN REALM	1	Furniture Zone	Required Width	0.5 feet (top of curb) + 4 feet (furniture area) 4.5 feet	or	0.5 feet (top of curb) + 10 feet (sidewalk) ¹ + 0.5 feet (buffer area) 11 feet ¹	Along all existing public rights-of-way ² : From the face of the existing curb line to the edge of the Through Zone	Combined Furniture/Through ¹ : Along all existing public rights-of-way ² , from the face of the existing curb to a newly established right-of-way line	N/A
	2	Through Zone	Required Width	6 feet (sidewalk) + 0.5 feet (buffer area) 6.5 feet		From the edge of the Furniture Zone to a newly established right-of-way line ²			
	3	Frontage Zone	Required Width	10 feet			From the new right-of-way line to a newly established build-to line ²		
BUILDING SETBACKS	4	Ratio of Building Frontage Width to Lot Width	Minimum Required	60%			Along the build-to line and for the first 15 feet of building depth		Ground, Second, and Third Floors
	5	Front Yard Stepback	Minimum Required	5 feet			From the build-to line		Fourth Floor and Above
	6a	Side/Rear Yard Setback	Minimum Required	10 feet			From a lot line shared with a non-VCMP property		Ground Floor Only
	6b			15 feet					Second Floor and Above
BUILDING HEIGHT	7a	Building Height	Maximum Permitted	4 stories; 50 55 feet			Site-wide (entire building)		
	7b			5 stories; 65 feet			Along corner building element (for portions of the building within 200 feet in each direction of the intersection of two public-rights-of way)		
	8a	Plate Height	Minimum Required	10 feet			Along residential building frontages at the build-to line		Ground Floor Only
	8b			16 feet			Along non-residential building frontages at the build-to line		
	9a	Daylight Plane	Required Angle	45 degrees			For a VCMP property adjacent to a non-VCMP property	Along a lot line shared with the same non-VCMP property and directed towards the project site	From a Point Six Feet Above Grade
	9b			60 degrees			For a VCMP property in Village Center 4C adjacent to a non-VCMP property		
ACTIVE USE AREA	10	Active Use Area	Minimum Required	Length (in linear feet) of building frontage located at the build-to line x 20			Along the build-to line and for the first 20 feet of building depth		Ground Floor Only

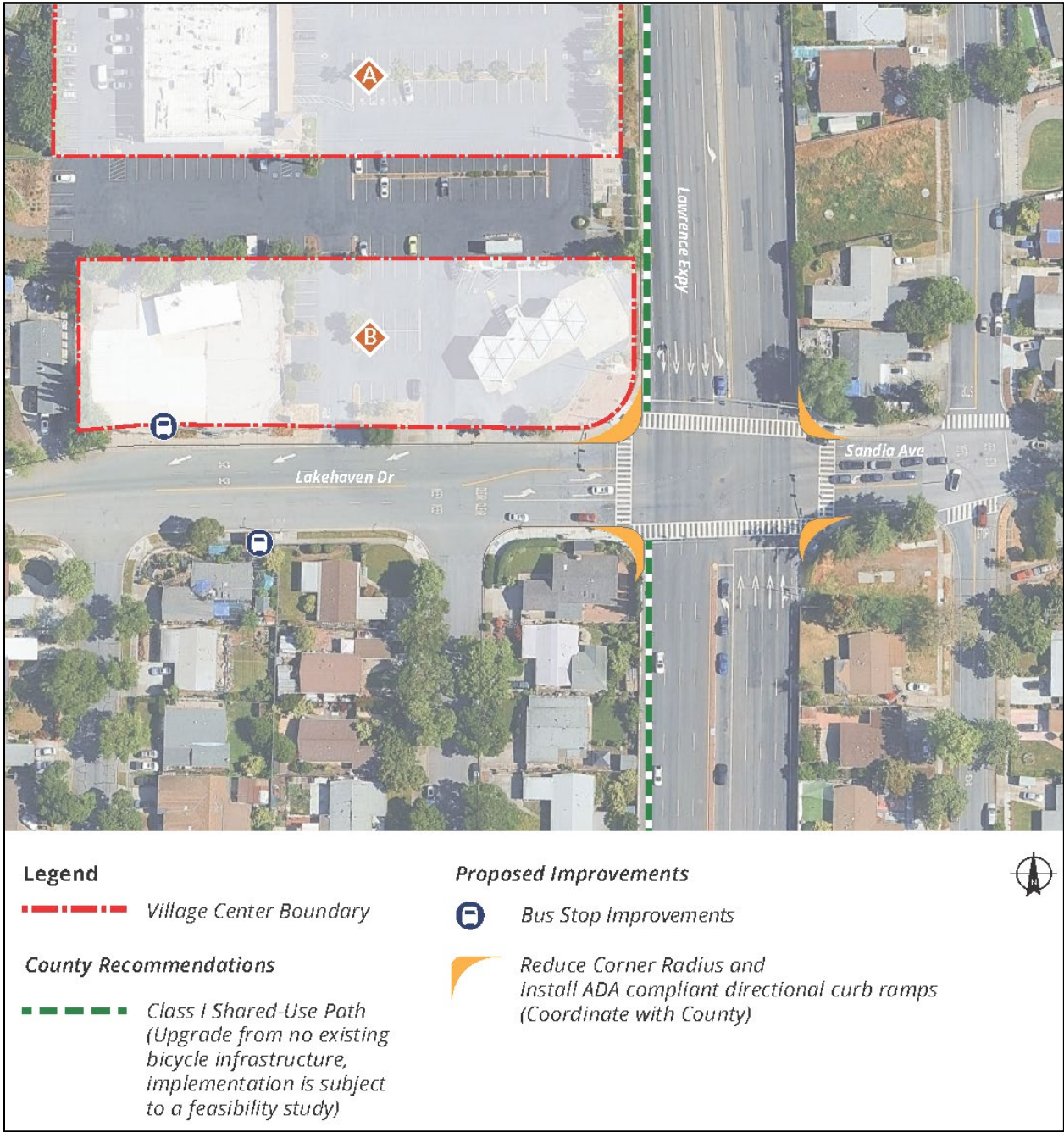
¹ The Furniture/Through Zones may be combined to provide extents of wider sidewalk where no furnishings (i.e., street trees, lighting, etc.) are provided in the Furniture Zone.

² In Village Center 1D (only on Kitimat Place property frontages), a new pedestrian realm is not required; instead, the 60 degree daylight plane angle shall apply.

4.4.5 Ground Floor Active Use Area

- (a) A minimum active use area on the ground floor area shall be required for:
 - (1) All developments in the ~~VCMF~~VCMU and VCC zoning districts; and,
 - (2) Developments in the VCO zoning district that introduce ground floor commercial area/uses.
- (b) During the tenant improvement process (the Planning permit [Miscellaneous Plan Permit] application phase and/or Building plan check phase, as applicable), the applicant shall provide detailed site plans and/or floor plans that identify the proposed uses/activities for the ground floor active use area (the building frontage area located within 20 feet of the build-to line), subject to review and approval by the director of community development.
- (c) The following land use types qualify as active uses and may be located in the required ground floor active use area:
 - (1) Retail sales business
 - (2) Liquor store
 - (3) Service commercial
 - (4) Retail service
 - (5) Personal service business
 - (6) Laundry and cleaning business
 - (7) Bakery
 - (8) Restaurant
 - (9) Automobile showroom
 - (10) Recreational and athletic facilities
 - (11) Entertainment establishment
 - (12) Art gallery
 - (13) Libraries and museums
 - (14) Ground floor dependent office
 - (15) Financial institutions
 - (16) Hotel or motel
 - (17) Animal hospital or clinic
 - (18) Animal grooming service
- (d) The following indoor/enclosed tenant floor plan spaces/components qualify as active use spaces and shall comprise at least 75% of the active use (building frontage) area:
 - (1) Tenant entrance/vestibule area
 - (2) Retail sales display area
 - (3) Lobby/waiting area
 - (4) Dining area
 - (5) Open kitchen area visible from dining area or pedestrian realm
 - (6) Hair/nail salon in an open floor plan
 - (7) Public gym or group exercise area
- (e) The following indoor/enclosed tenant floor plan spaces/components do NOT qualify as active use spaces and shall comprise no more than 25% of the active use (building frontage) area:
 - (1) Private office/cubicle area
 - (2) Private patient room
 - (3) Break rooms or areas only accessible to employees
 - (4) Laboratory space
 - (5) Service entries
 - (6) Delivery drop-off/pick-up area
 - (7) Trash enclosure areas

Figure 5-6: Required Circulation and Streetscape Improvements (Village Center 6)



Chapter 6 – Conceptual Design Renderings

This chapter helps visualize the community priorities, vision statement, goals, and policies outlined in Chapter 3 through hypothetical/example renderings and plans of site layout configurations that may be possible based on the requirements for zoning, development, and objective design standards provided in Chapter 4 and circulation/streetscape improvements provided in Chapter 5.

6.1 Conceptual Design Renderings

The conceptual design renderings shown in Figures 6-1 through 6-8 below:

- Depict 3D renderings of possible buildout configurations, including locations of buildings, streets, open space amenities, etc., within the context of the surrounding neighborhood and built environment.
- Serve as recommended guidance to visualize various site and streetscape design elements and their preferred locations (provided for illustrative purposes only; final locations may vary).
- Supplement the standards and requirements identified in Chapters 4 and 5 of this VCMP, and where inconsistent, objective standards in Chapters 4 and 5 shall apply.

Figure 6-1: Village Center 1 Conceptual Design Rendering



Figure 6-6: Village Center 5 Conceptual Design Rendering

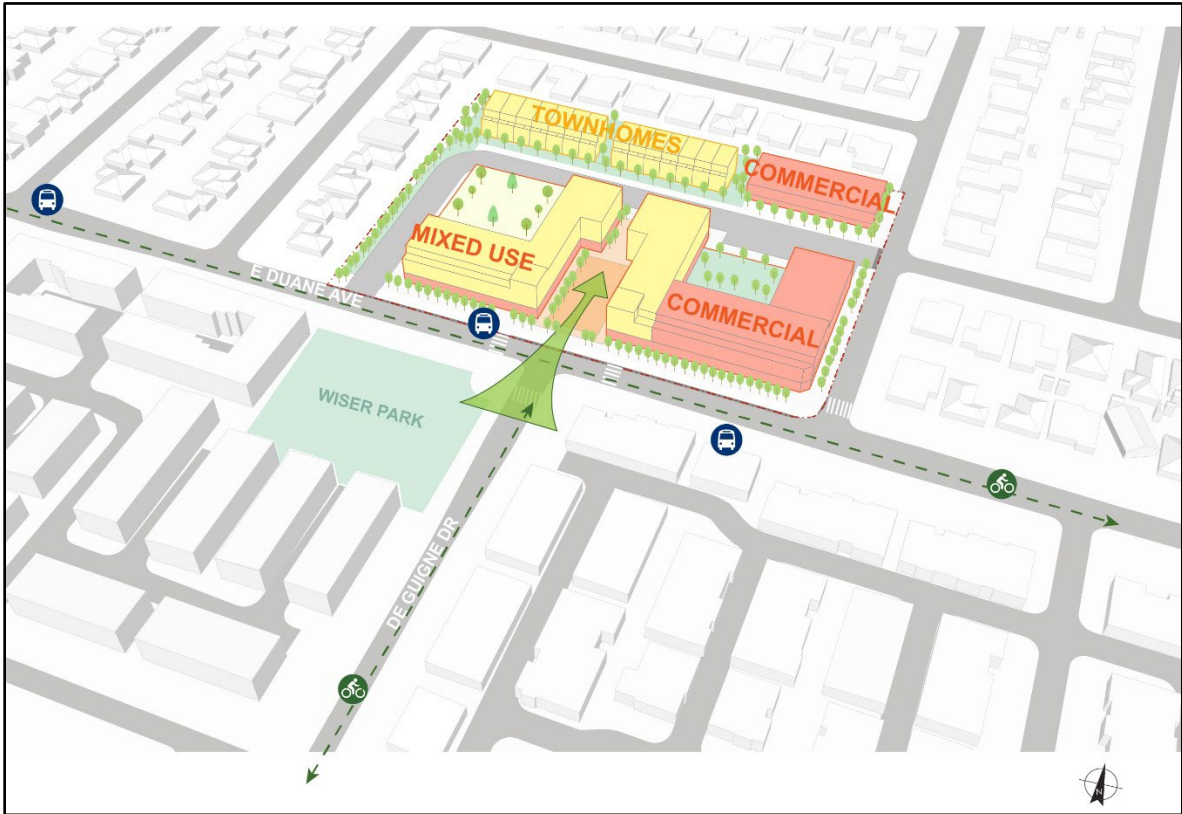


Figure 6-7: Village Center 6 Conceptual Design Rendering

