



RTC #: 20-0726

Document Title: City of Sunnyvale Historical Context Statement

Link: <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=26672>

ATTACHMENT 24
Staff Recommended Additional Changes to DSP

Page 3-22

Direct staff:

To administratively add language regarding the City's **Historic Context Statement** and its relevance to the plan to **Section 3.8 Historical Buildings and Heritage Resources**.

Page 4-2

Revise

Policy B-3.5 Improve the character of local streets with shade trees, wide sidewalks and public amenities, such as public seating, shade, and “smart city infrastructure” (i.e. wi-fi, charging stations, etc.) that support the land uses and functions of the street, where appropriate.

Page 4-3

Add

Policy C-1.9 Encourage ample public and private bicycle parking facilities.

Page 5-3

Revise

5.2.3. Maximum Development Standard and Community Benefits
C. Community Benefits Program

A development agreement is required to memorialize the details and timeframe for providing community benefits. Examples of community benefits include, but are not limited to, the following.

- Affordable housing units;
- Contribution to a community benefit fund;
- Dedication of land for public improvements; and
- Additional public and/or shared parking.

Page 6-11

Add

GG-D12. Encourage the inclusion of electric vehicle and mobility charging stations in downtown parking garages and surface parking lots and ensure they are accessible by the public.

Page 6-10

Add

GG-D12. Director of Community Development or decision body shall consider innovative parking design (based on accepted standards and guidelines such as Institute of Transportation Engineers or Urban Land Institute) including new technology and variations in parking structure design.

Page 6-13

Add after GG-F.2 and renumber subsequent policies

GG-FX. Maintain a recommended street tree list for the Downtown Specific Plan area.

Page 6-19

Add after GG-G3. and renumber subsequent guidelines

GG-GX. Consider “scramble crosswalks” or other innovative pedestrian crossings where appropriate.

Page 9-4

Revise text

Implementation Action 3D. Parking Management Study. As part of the implementation process of the Parking Study, conduct a parking management study to increase parking efficiency, which shall consider paid parking programs.

Page 9-1

Direct staff.

To administratively add language to Section 9.2, “Specific Plan Implementation Actions” to include a brief description of the Climate Action Plan.

Staff Clarifications and Corrections:

Page 3-13

Correction

Correct mislabeled street names in graphic (to be provided in finished document).

Page 5-1

Revise (Revised Text is below)

5.2.1 Downtown Land Use Types

Eliminated density ranges and replaced with “up to” along with a clarification that Table 5-1 provides more detail (along with a new **Appendix** that provides number of residential units by parcel or by tract if commonly owned property is involved).

Page 5-4

Revise Figure (revised Figure is below)

Figure 5-1 Land Use Plan

- Eliminated Density ranges from the legend

Page 5-5

Revise Table (see complete revised table following this listing)

Table 5-1

- Text correction for Block 13 to state Office/Commercial
- Updated acreage numbers for the blocks
- Created individual rows for Blocks with more than one residential density (as shown on Figure 5.1 Land Use Plan).

Appendix A: Add an appendix to demonstrate the number of dwelling units allowed on individual properties (see text following this listing)

5.1 Land Use and Development Intensities

5.1.1 Downtown Land Use Types

The Downtown Specific Plan is designated as Transit Mixed Use on the General Plan Land Use Map. To implement this designation, the Specific Plan contains land use types to further refine the proposed land uses. The Specific Plan land use types are described below. The allowed residential density within Blocks in the Downtown Specific Plan area is defined by units per block on Table 5.1. Appendix A includes a listing of allowable housing units by parcel.

Downtown Transit Center

This land use type provides for the Downtown Sunnyvale Caltrain station and related patron service, loading, and parking areas.

Commercial

This land use type supports commercial and service uses, such as retail, restaurants, entertainment, and small offices. Residential uses are not allowed. Commercial designations are located around the Murphy Station Heritage Landmark District and along Sunnyvale Avenue east of the Heritage Landmark District. Lot coverages up to 100% may occur and typical building heights will be as indicated in Table 5-1.

Downtown Mixed-Use

This land use type promotes the integration of residential and commercial/office uses together on the same or adjacent sites. This category envisions commercial uses on the ground floor with higher-density residential and higher intensity office above. Residential densities are as indicated in Table 5-1. Lot coverages up to 100% may occur along with maximum building heights up to eight-five feet in some locations. The areas designated for Downtown Mixed Use are in and around the Downtown Core.

Office

This land use type provides for higher intensity corporate, professional, and medical offices. Childcare, places of assembly, and support or accessory commercial uses and services are conditionally acceptable. Lot coverages of up to 100% may occur along with maximum building heights of between 30 and 100 feet. Residential uses are not allowed.

Low Density Residential

This land use type primarily preserves existing single-family neighborhoods located along neighborhood streets or residential collector streets. Within the Specific Plan, these areas help to provide transitions to adjacent single family neighborhoods. Residential densities for this land use type are up to 7 dwelling units per acre. This designation is similar to the Low Density Residential land use designation identified in the General Plan.

Low-Medium Density Residential

This land use type preserves existing small lot single-family, duplex, and smaller multifamily neighborhoods located along neighborhood streets or residential collector streets. Within the Specific Plan, these areas help to provide transitions to adjacent single family neighborhoods. Residential densities for this land use type range up to 14 dwelling units per acre and are further defined by Block on Table 5-1. This designation is similar to the Low-Medium Density Residential land use designation identified in the General Plan.

Medium Density Residential

This land use type provides for transitional density to allow townhomes, apartments, and condominiums. Medium density neighborhoods and developments are appropriate along arterials and residential collector streets, and around the Downtown Core where it provides a higher density transition to adjacent single family neighborhoods. Residential densities for this land use type range up to 24 dwelling units per acre, and are further defined by Block on Table 5-1. This designation is similar to the Medium Density Residential land use designation identified in the General Plan.

High Density Residential

This land use type also provides for densities consistent with apartments or condominiums but at higher densities than the medium density designation. High density neighborhoods and developments are typically located along major roadways around the Downtown. Residential densities for this land use type range up to 36 dwelling units per acre and are further defined by Block on Table 5-1. This designation is similar to the High Density Residential land use designation identified in the General Plan.

Downtown Very High Density Residential

This land use type provides for densities consistent with large-scale apartments or condominiums intended for the Downtown Transit Mixed-Use area. The Very High Density Residential is primarily located along major roadways in the West of Mathilda District and Sunnyvale/Carroll District. Residential densities for this land use type range up to 58 dwelling units per acre and are further defined by Block on Table 5-1. Lot coverages of up to 100% may occur.

Heritage District

The Murphy Station Heritage Landmark District contains many of the historic commercial buildings in the Downtown. This district is combined with the commercial land use designation and contains primarily restaurant and entertainment uses in one- and two-story buildings. Residential uses may be considered above the ground floor. The District has its own unique design guidelines that are not included in the Downtown Specific Plan but are incorporated in the Specific Plan by this reference..

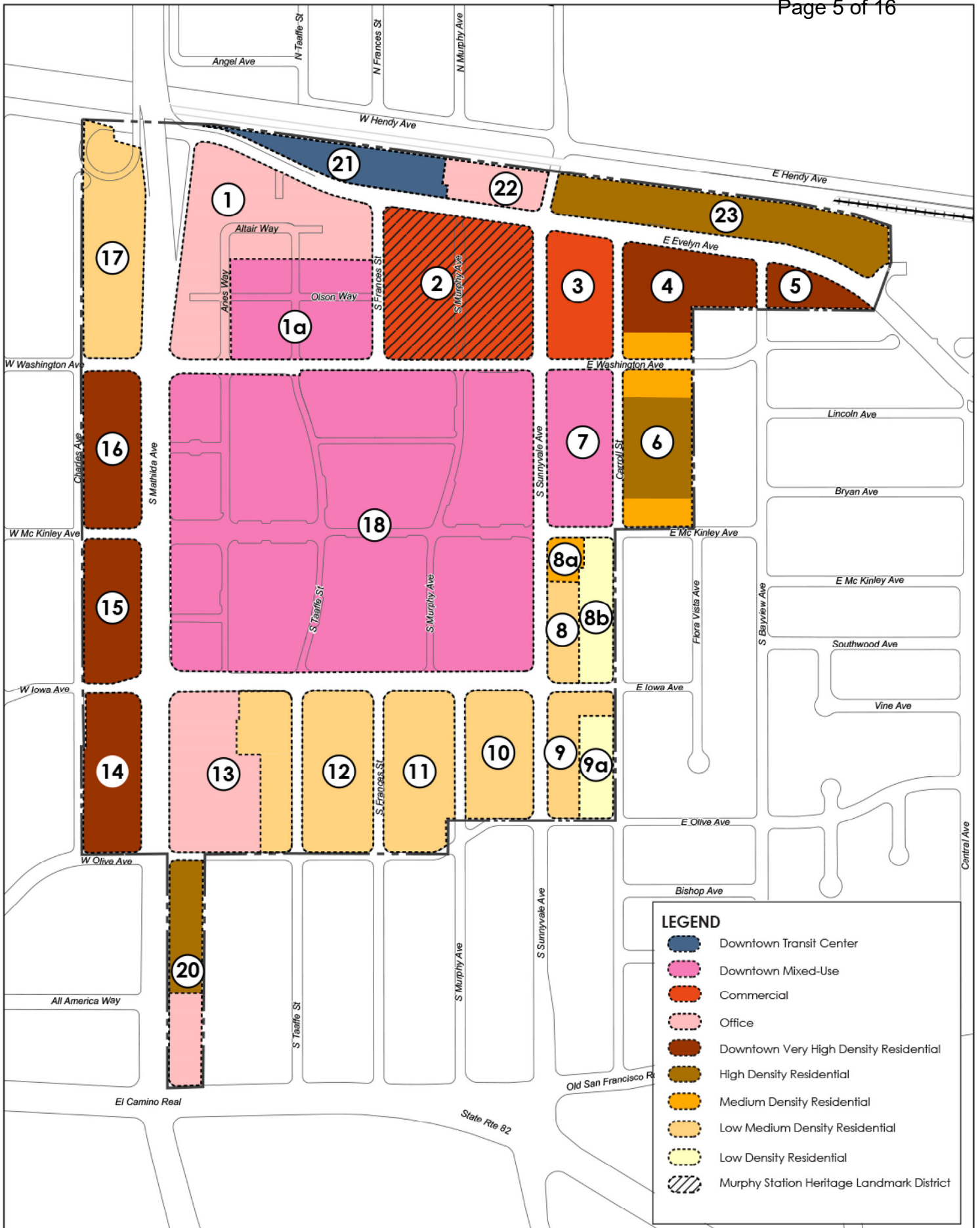


FIGURE 5-1 LAND USE PLAN

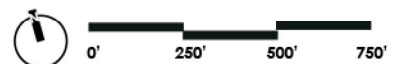


Table 5-1 Land Uses and Development Intensities [1]

Block #	Area Acres	Downtown Land Use Types	Residential Units per Block	Max. Office Sq. Ft.	Max. Commercial Sq. Ft.	Max. Building Height
Commercial Core District						
18	37.92	Downtown Mixed Use	817	709,000	642,000	75 ft. except 80 ft. for movie theater
Subtotal	37.92		817	709,000	642,000	
North Washington District						
1	8.09 5.87	Office	-	480,600	10,000	100 ft.
1a	4.35	Downtown Mixed Use	407	-	41,000	85 ft.
2	6.36	Commercial	-	80,000	171,000	36 ft.
21	2.35	Downtown Transit Center	-	-	-	85 ft.
22	1.46	Office and Commercial	-	56,200		85 ft.
Subtotal	22.61 20.39		407	616,800 [2]	222,000	
Sunnyvale/Carroll District						
3	2.95	Commercial	-	-	62,000	50 ft.
4	3.20 3.80	Downtown Very High Density Res.	173 160	-	-	40 ft. except 30 ft. on Washington and McKinley
	0.58	Medium Density Res.	13			
5	1.15 3	Downtown Very High Density Res.	46	-	-	40 ft.
6	2.26 2.33	High Density Res.	44 285	-	-	40 ft. except 30 ft. on Washington and McKinley
	1.16	Medium Density Res.	27			
7	3.32 5.92	Downtown Mixed Use	100	36,000	14,000	50 ft.
23	5.33 5.27	High Density Res.	191	-	-	50 ft.
Subtotal	19.95 23.14		622	36,000	76,000	
South of Iowa District						
8	1.14	Low-Medium Density Res.	15	-	-	30 ft.
8a	0.45 57	Medium Density Res.	12	-	-	30 ft.
8b	1.60	Low Density Res.	12	-	-	30 ft.
9	1.77	Low-Medium Density Res.	20	-	-	30 ft.
9a	1.17 8	Low Density Res.	8	-	-	30 ft.
10	2.85 1.92	Low-Medium Density Res.	47	-	-	30 ft.
11	3.58 3.68	Low-Medium Density Res.	49	-	-	30 ft.
12	3.84 3.79	Low-Medium Density Res.	51	-	-	30 ft.
13	4.71	Office/Commercial	-	176,100	21,000	50 ft.
	2.16 4	Low-Medium Density Res.	25			30 ft.
20	1.56 1.49	High Density Res.	51	16,400	-	40 ft.
	0.93	Office	-			30 ft.
Subtotal	25.62 22.65		290	192,500	21,000	
West of Mathilda District						
14	3.17 2.83	Downtown Very High Density Res.	173	-	10,000	30 ft. on Charles; 50 ft. on Mathilda
15	2.80 2	Downtown Very High Density Res.	152	-	10,000	30 ft. on Charles; 50 ft. on Mathilda
16	3.12	Downtown Very High Density Res.	173	-	10,000	30 ft. on Charles; 50 ft. on Mathilda
17	4.60 4.65	Low-Medium Density Res.	48	-	-	30 ft.
Subtotal	13.04 71		546	-	30,000	
TOTAL	119.81 117.5		2,682	1,554,300	991,000	

Note:

[1] Refer to Section 5.2 for an explanation of the table and a description of the Downtown land uses and development options.

[2] Total includes the commercial area for Block 22.

Appendix A

Allowable units: round down for each parcel (combined parcels may be added together before rounding. If using the State Density Bonuses, allowable units may round up (combined parcels must be added together before rounding)).

Commercial Core District								
Block 18	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
18	Downtown Mixed Use			Various		1,651,795	100%	817.00
						Total Area	1,651,795	
						Total Acres	37.92	
						Block Unit Allocation	817	
North Washington District								
Block 1a	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
1A	Downtown Mixed Use	20907026	145	S Frances St		66,281	35%	142.17
1A	Downtown Mixed Use	20907027	331	W Washington Av		54,082	29%	116.00
1A	Downtown Mixed Use	20907028 & 029	235	Olson Wy		38,376	20%	82.31
1A	Downtown Mixed Use	20907030 & 031	155	Taaffe St		31,014	16%	66.52
						Total Area	189,753	
						Total Acres	4.36	
						Block Unit Allocation	407	407.00
Sunnyvale/Carroll District								
Block 4	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
4	Downtown Very High Density Residential	20905017	360	E Evelyn Av		20,042	12%	19.35
4	Downtown Very High Density Residential	20905018	380	E Evelyn Av		10,454	6%	10.10
4	Downtown Very High Density Residential	20905034	174	Carroll St		35,518	21%	34.30
4	Downtown Very High Density Residential	20905036	120	Carroll St		21,560	13%	20.82
4	Downtown Very High Density Residential	20905048	134	Carroll St	101-303	35,243	21%	34.03
4	Downtown Very High Density Residential	20905068	388	E Evelyn Av		42,865	26%	41.39
						Total Area	165,682	
						Total Acres	3.80	
						Block Unit Allocation	160	

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Appendix A

Allowable units: round down for each parcel (combined parcels may be added together before rounding. If using the State Density Bonuses, allowable units may round up (combined parcels must be added together before rounding)).

Block 4	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
4	Medium Density Residential	20905029	357	E Washington	Av	4,200	17%	2.18
4	Medium Density Residential	20905033	305	E Washington	Av	4,791	19%	2.48
4	Medium Density Residential	20905059	315-335	E Washington	Av	16,087	64%	8.34

Total Area **25,078**
Total Acres **0.58**
Block Unit Allocation **13**

Block 5	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
5	Downtown Very High Density	20904036	152	S Bayview	Av	6,580	13%	6.14
5	Downtown Very High Density	20904037	140	S Bayview	Av	6,580	13%	6.14
5	Downtown Very High Density	20904052	404	E Evelyn	Av	10,720	22%	10.00
5	Downtown Very High Density	20904060	418-422	E Evelyn	Av	25,436	52%	23.73

Total Area **49,316**
Total Acres **1.13**
Block Unit Allocation **46**

Block 6	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
6	Medium Density Residential	20910053	306	E Washington	Av	4,600	9%	2.46
6	Medium Density Residential	20910021	316	E Washington	Av	4,200	8%	2.25
6	Medium Density Residential	20910022	324	E Washington	Av	4,100	8%	2.19
6	Medium Density Residential	20910023	336	E Washington	Av	4,100	8%	2.19
6	Medium Density Residential	20910024	346	E Washington	Av	4,200	8%	2.25
6	Medium Density Residential	20910025	356	E Washington	Av	4,200	8%	2.25
6	Medium Density Residential	20910042	355	E Mc Kinley	Av	4,200	8%	2.25
6	Medium Density Residential	20910043	345	E Mc Kinley	Av	4,000	8%	2.14
6	Medium Density Residential	20910044	335	E Mc Kinley	Av	4,000	8%	2.14
6	Medium Density Residential	20910045	327	E Mc Kinley	Av	4,200	8%	2.25
6	Medium Density Residential	20910046	319	E Mc Kinley	Av	4,500	9%	2.41
6	Medium Density Residential	20910047	298	Carroll	St	4,200	8%	2.25

Total Area **50,500**
Total Acres **1.16**
Block Unit Allocation **27**

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Appendix A

Allowable units: round down for each parcel (combined parcels may be added together before rounding. If using the State Density Bonuses, allowable units may round up (combined parcels must be added together before rounding)).

Block 6	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
6	High Density Residential	20910050	234	Carroll	St	38,100	38%	31.89
6	High Density Residential	20910051	228	Carroll	St	12,700	13%	10.63
6	High Density Residential	20910052	220	Carroll	St	12,700	13%	10.63
6	High Density Residential	20945064	238-244	Carroll	St	38,052	37%	31.85

Total Area **101,552**
Total Acres **2.33**
Block Unit Allocation **85**

Block 7	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
7	Downtown Mixed Use	20910060	0	Mc Kinley	Av	12,614	5%	4.89
7	Downtown Mixed Use	20910061	288	S Sunnyvale	Av	21,218	8%	8.22
7	Downtown Mixed Use	20910062	0	S Sunnyvale	Av	25,459	10%	9.87
7	Downtown Mixed Use	20910063	200	E Washington	Av	97,138	38%	37.64

Total Area **258,068**
Total Acres **5.92**
Block Unit Allocation **100**

Block 23	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
23	High Density Residential	20904080	475	E Evelyn	Av	98,750	43%	82.12
23	High Density Residential	20905056	102	S Sunnyvale	Av	56,887	25%	47.30
23	High Density Residential	20905057	395	E Evelyn	Av	74,052	32%	61.58

Total Area **229,689**
Total Acres **5.27**
Block Unit Allocation **191**

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Appendix A

Allowable units: round down for each parcel (combined parcels may be added together before rounding. If using the State Density Bonuses, allowable units may round up (combined parcels must be added together before rounding)).

South of Iowa District									
Block 8	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units	
8	Low-Medium Density Residential	20925002	390	S Sunnyvale	Av	19,110	38%	5.76	
8	Low-Medium Density Residential	20925003	362	S Sunnyvale	Av	6,500	13%	1.96	
8	Low-Medium Density Residential	20925004	358	S Sunnyvale	Av	6,500	13%	1.96	
8	Low-Medium Density Residential	20925005	350	S Sunnyvale	Av	4,680	9%	1.41	
8	Low-Medium Density Residential	20925006	344	S Sunnyvale	Av	6,500	13%	1.96	
8	Low-Medium Density Residential	20925007	334	S Sunnyvale	Av	6,500	13%	1.96	
Total Area						49,790			
Total Acres						1.14			
Block Unit Allocation						15			
Block 8a	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units	
8a	Medium Density Residential	20925078-089	300-311	Saturn	Tr	24,626	100%	12.00	
Total Area						24,626			
Total Acres						0.57			
Block Unit Allocation						12			
Block 14	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units	
8b	Low Density Residential	20925001	395	Carroll	St	6,110	9%	1.06	
8b	Low Density Residential	20925013	264	E Mc Kinley	Av	6,000	9%	1.04	
8b	Low Density Residential	20925014	282	E Mc Kinley	Av	7,200	10%	1.24	
8b	Low Density Residential	20925015	325	Carroll	St	9,750	14%	1.68	
8B	Low Density Residential	20925016	345	Carroll	St	9,750	14%	1.68	
8b	Low Density Residential	20925017	351	Carroll	St	4,680	7%	0.81	
8b	Low Density Residential	20925018	363	Carroll	St	6,500	9%	1.12	
8b	Low Density Residential	20925019	369	Carroll	St	6,500	9%	1.12	
8b	Low Density Residential	20925020	375	Carroll	St	6,500	9%	1.12	
8b	Low Density Residential	20925021	389	Carroll	St	6,500	9%	1.12	
Total Area						69,490			
Total Acres						1.60			
Block Unit Allocation						12			

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Appendix A

Allowable units: round down for each parcel (combined parcels may be added together before rounding. If using the State Density Bonuses, allowable units may round up (combined parcels must be added together before rounding)).

Block 9	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
9	Low-Medium Density Residential	20926042	414	S Sunnyvale	Av	6,500	8%	1.68
9	Low-Medium Density Residential	20926043	406	S Sunnyvale	Av	4,250	6%	1.10
9	Low-Medium Density Residential	20926044	248	E Iowa	Av	2,250	3%	0.58
9	Low-Medium Density Residential	20926045	278	E Iowa	Av	4,500	6%	1.17
9	Low-Medium Density Residential	20926046	292	E Iowa	Av	4,500	6%	1.17
9	Low-Medium Density Residential	20926047	401	Carroll	St	4,000	5%	1.04
9	Low-Medium Density Residential	20926055	225	E Olive	Av	5,720	7%	1.48
9	Low-Medium Density Residential	20926056	480	S Sunnyvale	Av	6,500	8%	1.68
9	Low-Medium Density Residential	20926057	464	S Sunnyvale	Av	6,500	8%	1.68
9	Low-Medium Density Residential	20926058	460	S Sunnyvale	Av	6,500	8%	1.68
9	Low-Medium Density Residential	20926059	450	S Sunnyvale	Av	6,500	8%	1.68
9	Low-Medium Density Residential	20926060	440	S Sunnyvale	Av	6,500	8%	1.68
9	Low-Medium Density Residential	20926061	430	S Sunnyvale	Av	6,500	8%	1.68
9	Low-Medium Density Residential	20926062	422	S Sunnyvale	Av	6,500	8%	1.68
Total Area						77,220		
Total Acres						1.77		
Block Unit Allocation						20		

Block 9a	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
9a	Low Density Residential	20926048	421	Carroll	St	6,237	12%	0.98
9a	Low Density Residential	20926049	433	Carroll	St	9,750	19%	1.53
9a	Low Density Residential	20926050	451	Carroll	St	9,750	19%	1.53
9a	Low Density Residential	20926051	461	Carroll	St	6,500	13%	1.02
9a	Low Density Residential	20926052	467	Carroll	St	6,500	13%	1.02
9a	Low Density Residential	20926053	481	Carroll	St	6,500	13%	1.02
9a	Low Density Residential	20926054	275	E Olive	Av	5,720	11%	0.90
Total Area						50,957		
Total Acres						1.17		
Block Unit Allocation						8		

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Appendix A

Allowable units: round down for each parcel (combined parcels may be added together before rounding. If using the State Density Bonuses, allowable units may round up (combined parcels must be added together before rounding)).

Block 10	Land Use Designation	APN	Address	Site Apt	County Lot Size	% of Block	Allocated Units
10	Low-Medium Density Residential	20926022	414 S Murphy	Av	6,500	8%	3.65
10	Low-Medium Density Residential	20926023	404 S Murphy	Av	3,807	5%	2.14
10	Low-Medium Density Residential	20926024	146 E Iowa	Av	2,500	3%	1.40
10	Low-Medium Density Residential	20926025	405 S Sunnysvale	Av	5,200	6%	2.92
10	Low-Medium Density Residential	20926026	415 S Sunnysvale	Av	6,500	8%	3.65
10	Low-Medium Density Residential	20926027	421 S Sunnysvale	Av	6,050	7%	3.40
10	Low-Medium Density Residential	20926028	431 S Sunnysvale	Av	6,050	7%	3.40
10	Low-Medium Density Residential	20926031	461 S Sunnysvale	Av	6,050	7%	3.40
10	Low-Medium Density Residential	20926034	175-177 E Olive	Av	11,201	13%	6.29
10	Low-Medium Density Residential	20926041	421 S Murphy	Av	6,500	8%	3.65
10	Low-Medium Density Residential	20926083-086	441-449 S Murphy	Av	12,100	14%	6.80
10	Low-Medium Density Residential	20926064	497-499 S Murphy	Av	11,201	13%	6.29
10	Low-Medium Density Residential	20926034	175 E Olive	Av	8,287	10%	4.66
10	Low-Medium Density Residential	20926063	438 S Murphy	Av	22,575	27%	12.68
10	Low-Medium Density Residential	20926071	478 S Murphy	Av	12,993	16%	7.30
10	Low-Medium Density Residential	20926072	496 S Murphy	Av	3,426	4%	1.92
10	Low-Medium Density Residential	20926073	135 E Olive	Av	2,835	3%	1.59
10	Low-Medium Density Residential	20926074	155 E Olive	Av	2,826	3%	1.59

Total Area	83,659
Total Acres	1.92
Block Unit Allocation	47

Block 11	Land Use Designation	APN	Address	Site Apt	County Lot Size	% of Block	Allocated Units
11	Low-Medium Density Residential	20926001	405 S Murphy	Av	6,000	4%	1.83
11	Low-Medium Density Residential	20926002	415 S Murphy	Av	13,000	8%	3.97
11	Low-Medium Density Residential	20926003	433 S Murphy	Av	9,750	6%	2.98
11	Low-Medium Density Residential	20926004	445 S Murphy	Av	6,500	4%	1.99
11	Low-Medium Density Residential	20926005	453 S Murphy	Av	9,750	6%	2.98
11	Low-Medium Density Residential	20926008	481 S Murphy	Av	6,500	4%	1.99
11	Low-Medium Density Residential	20926009	489 S Murphy	Av	6,500	4%	1.99
11	Low-Medium Density Residential	20926010	101 W Olive	Av	4,356	3%	1.33
11	Low-Medium Density Residential	20926011	498 S Frances	St	10,530	7%	3.22
11	Low-Medium Density Residential	20926015	464 S Frances	St	6,497	4%	1.99
11	Low-Medium Density Residential	20926016	454 S Frances	St	6,497	4%	1.99
11	Low-Medium Density Residential	20926017	446 S Frances	St	6,497	4%	1.99

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Appendix A

Allowable units: round down for each parcel (combined parcels may be added together before rounding. If using the State Density Bonuses, allowable units may round up (combined parcels must be added together before rounding)).

Block 11 (continued)	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
11	Low-Medium Density Residential	20926018	432	S Frances	St	9,746	6%	2.98
11	Low-Medium Density Residential	20926019	428	S Frances	St	9,746	6%	2.98
11	Low-Medium Density Residential	20926066	150	W Iowa	Av	12,632	8%	3.86
11	Low-Medium Density Residential	20926067	482	S Frances	St	4,887	3%	1.49
11	Low-Medium Density Residential	20926068	478	S Frances	St	4,886	3%	1.49
11	Low-Medium Density Residential	20926069	474	S Frances	St	4,886	3%	1.49
11	Low-Medium Density Residential	20926070	468	S Frances	St	4,885	3%	1.49
11	Low-Medium Density Residential	20926075	463-471	S Murphy	Av	16,277	10%	4.97
Total Area						160,322		
Total Acres						3.68	16,277.00	
Block Unit Allocation						49		
Block 12	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
12	Low-Medium Density Residential	20928031	461	S Frances	St	5,850	4%	1.81
12	Low-Medium Density Residential	20928032	471	S Frances	St	6,500	4%	2.01
12	Low-Medium Density Residential	20928047	215	W Olive	Av	11,667	7%	3.61
12	Low-Medium Density Residential	20928057	400	S Taaffe	St	93,213	57%	28.83
12	Low-Medium Density Residential	20928085	476	S Taaffe	St	34,782	21%	10.76
12	Low-Medium Density Residential	20928096	440	S Taaffe	St	12,887	8%	3.99
Total Area						164,899		
Total Acres						3.79		
Block Unit Allocation						51		
Block 13	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
13	Low-Medium Density Residential	20928005	477	S Taaffe	St	5,800	6%	1.54
13	Low-Medium Density Residential	20928006	487	S Taaffe	St	6,496	7%	1.73
13	Low-Medium Density Residential	20928007	495	S Taaffe	St	5,800	6%	1.54
13	Low-Medium Density Residential	20943043	309-334	Polaris	Tr	50,014	53%	13.29
13	Low-Medium Density Residential	20943055	467	S Taaffe	St	25,977	28%	6.90
Total Area						94,087		
Total Acres						2.16		
Block Unit Allocation						25		

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Allowable units: round down for each parcel (combined parcels may be added together before rounding. If using the State Density Bonuses, allowable units may round up (combined parcels must be added together before rounding)).

Block 20	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
20	High Density Residential	20929057	562	S Mathilda	Av	6,350	10%	4.98
20	High Density Residential	20929060	528	S Mathilda	Av	18,288	28%	14.34
20	High Density Residential	20929061	510	S Mathilda	Av	14,209	22%	11.14
20	High Density Residential	20929080-095	538	S Mathilda	Av 201-308	19,185	30%	15.05
20	High Density Residential	20929076	568-564	S Mathilda	Av	6,993	11%	5.48
Total Area						65,025		
Total Acres						1.49		
Block Unit Allocation						51		

West of Mathilda District

Block 14	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
14	Downtown Very High Residential	16503001	414	Charles	St	6,500	5%	9.13
14	Downtown Very High Residential	16503002	410	Charles	St	6,500	5%	9.13
14	Downtown Very High Residential	16503003	425	S Mathilda	Av	14,560	12%	20.45
14	Downtown Very High Residential	16503006	495	S Mathilda	Av	25,760	21%	36.17
14	Downtown Very High Residential	16503008	465	S Mathilda	Av	69,880	57%	98.13
Total Area						123,200		
Total Acres						2.83		
Block Unit Allocation						173		

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Allowable units: round down for each parcel (combined parcels may be added together before rounding. If using the State Density Bonuses, allowable units may round up (combined parcels must be added together before rounding)).

Block 15	Land Use Designation	APN	Address	Site Apt	County Lot Size	% of Block	Allocated Units
15	Downtown Very High Residential	16513045	402 Charles St		9,490	8%	11.82
15	Downtown Very High Residential	16513046	396 Charles St		9,490	8%	11.82
15	Downtown Very High Residential	16513048	374 Charles St		6,500	5%	8.09
15	Downtown Very High Residential	16513049	344 Charles St		6,500	5%	8.09
15	Downtown Very High Residential	16513050	311 S Mathilda Av		44,800	37%	55.79
15	Downtown Very High Residential	16513065	345 S Mathilda Av		7,405	6%	9.22
15	Downtown Very High Residential	16513068	397 S Mathilda Av		7,342	6%	9.14
15	Downtown Very High Residential	16513069	403 S Mathilda Av		6,969	6%	8.68
15	Downtown Very High Residential	16513073	406 Charles St		13,327	11%	16.60
15	Downtown Very High Residential	16513074	388 Charles St		10,235	8%	12.75

Total Area	122,058
Total Acres	2.80
Block Unit Allocation	152

Block 16	Land Use Designation	APN	Address	Site Apt	County Lot Size	% of Block	Allocated Units
16	Downtown Very High Residential	16513051	495 W Mc Kinley Av		4,124	3%	5.25
16	Downtown Very High Residential	16513052	475 W Mc Kinley Av		19,732	15%	25.14
16	Downtown Very High Residential	16513053	260 Charles St		7,240	5%	9.22
16	Downtown Very High Residential	16513054	254 Charles St		4,950	4%	6.31
16	Downtown Very High Residential	16513055	244 Charles St		4,950	4%	6.31
16	Downtown Very High Residential	16513056	238 Charles St		6,600	5%	8.41
16	Downtown Very High Residential	16513057	226 Charles St		6,500	5%	8.28
16	Downtown Very High Residential	16513058	214 Charles St		6,500	5%	8.28
16	Downtown Very High Residential	16513059	205 S Mathilda Av		26,136	19%	33.30
16	Downtown Very High Residential	16513060	225 S Mathilda Av		5,000	4%	6.37
16	Downtown Very High Residential	16513061	235 S Mathilda Av		6,000	4%	7.64
16	Downtown Very High Residential	16513062	241 S Mathilda Av		19,166	14%	24.42
16	Downtown Very High Residential	16513063	259 S Mathilda Av		5,000	4%	6.37
16	Downtown Very High Residential	16513064	295 S Mathilda Av		13,900	10%	17.71

Total Area	135,798
Total Acres	3.12
Block Unit Allocation	173

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Appendix A

Allowable units: round down for each parcel (combined parcels may be added together before rounding. If using the State Density Bonuses, allowable units may round up (combined parcels must be added together before rounding)).

Block 17	Land Use Designation	APN		Address	Site Apt	County Lot Size	% of Block	Allocated Units
17	Low-Medium Density Residential	16514034	184	Charles	St	6,500	3%	1.54
17	Low-Medium Density Residential	16514035	178	Charles	St	6,500	3%	1.54
17	Low-Medium Density Residential	16514036	174	Charles	St	6,500	3%	1.54
17	Low-Medium Density Residential	16514037	168	Charles	St	6,500	3%	1.54
17	Low-Medium Density Residential	16514038	164	Charles	St	4,550	2%	1.08
17	Low-Medium Density Residential	16514039	160	Charles	St	6,100	3%	1.45
17	Low-Medium Density Residential	16514040	156	Charles	St	6,100	3%	1.45
17	Low-Medium Density Residential	16514041	152	Charles	St	6,100	3%	1.45
17	Low-Medium Density Residential	16514042	148	Charles	St	7,320	4%	1.74
17	Low-Medium Density Residential	16514043	144	Charles	St	5,500	3%	1.30
17	Low-Medium Density Residential	16514044	140	Charles	St	5,500	3%	1.30
17	Low-Medium Density Residential	16514045	0	Charles	St	24,100	12%	5.71
17	Low-Medium Density Residential	16514046	101	S Mathilda	Av	29,621	15%	7.02
17	Low-Medium Density Residential	16514047	131	S Mathilda	Av	7,038	3%	1.67
17	Low-Medium Density Residential	16514048	141	S Mathilda	Av	5,940	3%	1.41
17	Low-Medium Density Residential	16514049	147	S Mathilda	Av	6,912	3%	1.64
17	Low-Medium Density Residential	16514050	151	S Mathilda	Av	5,400	3%	1.28
17	Low-Medium Density Residential	16514051	155	S Mathilda	Av	5,400	3%	1.28
17	Low-Medium Density Residential	16514052	159	S Mathilda	Av	4,968	2%	1.18
17	Low-Medium Density Residential	16514053	163	S Mathilda	Av	3,400	2%	0.81
17	Low-Medium Density Residential	16514054	167	S Mathilda	Av	5,000	2%	1.19
17	Low-Medium Density Residential	16514055	173	S Mathilda	Av	5,000	2%	1.19
17	Low-Medium Density Residential	16514056	177	S Mathilda	Av	5,000	2%	1.19
17	Low-Medium Density Residential	16514057	185	S Mathilda	Av	5,000	2%	1.19
17	Low-Medium Density Residential	16514058	421	W Washington	Av	5,123	3%	1.21
17	Low-Medium Density Residential	16514059	449	W Washington	Av	4,400	2%	1.04
17	Low-Medium Density Residential	16514060	459	W Washington	Av	5,800	3%	1.38
17	Low-Medium Density Residential	16514061	475	W Washington	Av	3,700	2%	0.88
17	Low-Medium Density Residential	16514062	497	W Washington	Av	3,500	2%	0.83
Total Area						202,472		
Total Acres						4.65		
Block Unit Allocation						48		

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Amend the CityLine Development Agreement in order to provide additional Benefits to the City by adding new Sections 2.1.10, 2.1.11, 5.1.9, and 5.1.10:

Article 2 Additions:

2.1.10 Community Room. Landowner to provide a community room for use by Community Groups (as defined in Section 5.1.9) at no rental cost, subject to Community Room Rules (as defined in Section 5.1.9) established by Landowner and approved by the City Manager.

2.1.11 VTA Passes. Upon occupancy of each BMR unit, Landowner shall provide to the initial household of each BMR Unit a three-month set of monthly Santa Clara Valley Transportation Authority (“VTA”) passes (equating to a cumulative total of 264 months of VTA passes for all BMR Units contemplated by this Agreement). If the Landowner implements a transit pass program as part of a multi-family residential transportation demand management program, then the obligation imposed by this Section 2.1.11 may be superseded by the requirements of the implemented transportation demand management program.

Article 5 Additions:

5.1.9 Community Room. From and after the date on which Construction within Sub-Block 3 or Sub-Block 6 commences (whichever occurs first), and continuing until that date that is ten (10) years thereafter, Landowner shall provide a community room for use by “**Community Groups**”, defined as follows:

- (a) the City;
- (b) the Downtown Sunnyvale Association;
- (c) the Sunnyvale Chamber of Commerce;
- (d) School Districts that serve Sunnyvale residents (“**Sunnyvale School Districts**”);
- (e) youth athletic programs affiliated with Sunnyvale School Districts; and/or
- (e) other local community-based charitable organizations approved by Landowner.

The community room shall be provided to such Community Groups at no rental cost (this provision shall not preclude charges and expenses authorized by the Community Room Rules, defined below, such as insurance requirements, safety and cleaning expenses, and security deposits). Landowner shall be responsible for the costs of building-out and furnishing the community room. The community room shall:

- (i) be approximately 1,200 - 2,000 square feet;
- (ii) provide seating, tables, and audio-visual capabilities, including monitor and wi-fi; and
- (iii) be located on the ground floor within Block 18 with a pedestrian entrance directly accessing a public sidewalk.

Landowner shall have the right to relocate the community room from time to time to another area of Block 18 that otherwise satisfies the requirements set forth above, in which case Landowner (or its designee) shall provide the City Manager a written notice of its intent to relocate the community room and the proposed new location at least thirty (30) days prior to date the relocation will occur. Landowner shall construct the replacement community room at its cost and such replacement community room must be available for use by the Community Groups prior to the closure of the existing community room. Landowner may, from time to time, establish commercially reasonable rules and requirements for use of the community room, including without limitation, insurance requirements, safety and cleaning protocols, reservation systems, security deposits, and allowed uses of the community room, which rules and requirements shall be subject to the approval of the City Manager (“**Community Room Rules**”). Landowner may utilize the community room for public or private events when it is not in use by Community Groups.

5.1.10 VTA Passes. Upon occupancy of each BMR unit, Landowner shall provide to the initial household of each BMR Unit a three-month set of monthly VTA passes (equating to a cumulative total of 264 months of VTA passes across all BMR Units contemplated by this Agreement). If the Landowner implements a transit pass program as part of a multi-family residential transportation demand management program, then the obligation imposed by this Section 2.1.11 may be superseded by the requirements of the implemented transportation demand management program.