Key Goals and Policies from Existing Planning Documents

GENERAL PLAN

Land Use and Transportation Element

Regional Participation

Policy LT-1.2: Minimize regional sprawl by endorsing strategically placed development density in Sunnyvale and by utilizing a regional approach to providing and preserving open space for the broader community.

> LT-1.2a: Promote transit-oriented and mixed-use development near transit centers such as Lawrence Station...

Policy LT-1.3: Contribute to a healthy jobs-to-housing ratio in the region by considering jobs, housing, transportation, and quality of life as inseparable when making planning decisions that affect any of these components.

Bordering Cities

Policy LT-1.4: Coordinate with adjacent cities on local land use and transportation planning.

Effective Integration of Transportation and Land Use Planning

Policy LT-3.1: Use land use planning, including mixed and higher-intensity uses, to support alternatives to the single-occupant automobile such as walking and bicycling and to attract and support high investment transit such as light rail, buses, and commuter rail.

Protected, Maintained, and Enhanced Residential Neighborhoods

Policy LT-6.2: Limit the intrusion of incompatible uses and inappropriate development in and near residential neighborhoods, but allow transition areas at the edges of neighborhoods.

> LT-6.2a: Where appropriate, use higher-density residential and higher-intensity uses as buffers between neighborhood commercial centers and transportation and rail corridors.

Diverse Housing Opportunities

Policy LT-7.2: Determine the appropriate residential density for a site by evaluating the site planning opportunities and proximity of services (such as transportation, open space, jobs, and supporting commercial and public uses).

Policy LT-7.3: Encourage the development of housing options with the goal that the majority of housing is owner-occupied.

Policy LT-7.5: Consider the impacts of all land use decisions on housing affordability and on the housing needs of special needs groups in Sunnyvale.

Supportive Economic Development Environment

Policy LT-11.4: Participate in regional efforts to respond to transportation and housing problems caused by economic growth in order to improve the quality of life and create a better environment for businesses to flourish.

LT-11.4a: Support land use policies to achieve a healthy relationship between the creation of new jobs and housing.

Healthy City
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.

A Balanced Economic Base
Policy LT-12.4: Attract and retain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy and provide a range of job opportunities.

LT-12.4a: Promote a variety of commercial, retail, and industrial uses, including neighborhood shopping, general business, office, clean technology, and industrial/research and development.
LT-12.4b: Ensure that rezoning of industrial or commercial areas and sites will not significantly hurt the community's economic base.

Policy LT-12.4: Encourage land uses that generate revenue while preserving a balance with other community needs, such as housing.

Policy LT-12.5: Maintain an adequate supply of land zoned for office, industrial, and retail development to meet projected needs.

Protected Commercial Districts
Policy LT-13.3: Use density and design principles, such as physical transitions, between different land uses to buffer between sensitive uses and less compatible uses.

LT-13.3a: When making land use decision, anticipate and avoid whenever practical the incompatibility that can arise between dissimilar uses such as the encroachment of residential uses into business areas.

Policy LT-13.9: Maintain areas of Class B and C buildings to support all types of businesses and provide a complete community.

Special and Unique Land Uses to Create a Diverse and Complete Community
Policy LT-14.2: Support the Lawrence Station Area Plan, and update it as needed to keep up with evolving values and new challenges in the community.

Policy LT-14.5: Use the Industrial-to-Residential (ITR) combining district to help meet the community's housing needs for all ages and economic sectors and balance its use with maintaining a healthy economy and employment base. ITR areas include the Lawrence Station Area.

LT-14.5b: During the transition from industrial to residential uses, anticipate and monitor compatibility issues between residential and industrial uses. Identify appropriate lead departments and monitoring strategies for each compatibility issue.
LT-14.5f: Rezone industrial sites for conversion to residential uses only after environmental remediation sufficient to enable residential use of the sites is completed and any deed restrictions are removed from subject properties. Such sites may be

counted toward RHNA obligations after environmental remediation is completed and any deed restrictions are removed.

Goal LT-14.7: Balance the need for additional residential uses with industrial uses needed for a healthy economy.

LT-14.7a: Require any future study to change an area from industrial to residential to include a full evaluation of the economic and fiscal impacts of converting an industrial area to residential uses, including the potential impacts on community facilities, municipal services, and schools.

Goal LT-14.8: Ensure that development projects provide appropriate improvements or resources to meet the City's future infrastructure and facility needs, and provide development incentives that result in community benefits and enhance the quality of life for residents and workers.

LT-14.8b: Establish zoning incentives, density bonuses, or other land use tools where higher development potential may be allowed based on contributions toward desired community benefits.

Housing Element

Policy HE-1.1: Encourage diversity in the type, size, price and tenure of residential development in Sunnyvale, including single-family homes, townhomes, apartments, mixed-use housing, transit-oriented development and live-work housing.

Policy HE-1.2: Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance.

Policy HE-3.1: Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and construction of housing units to assess the impact on housing costs and/or future supply.

Policy HE-4.1: Provide site opportunities for development of housing that responds to diverse community needs in terms of density, tenure type, location and cost.

Policy HE-4.2: Continue to direct new residential development into specific plan areas, near transit, and close to employment and activity centers.

Policy HE-4.6: Provide expanded areas for higher density housing through the conversion of underutilized industrial areas to residential use, if the sites are fit for residential uses (i.e. no health hazards exist).

Policy HE-6.1: Continue efforts to balance the need for additional housing with other community values, including preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.

Policy HE-6.7: Continue to permit and encourage a mix of residential and job-producing land uses, as long as there is neighborhood compatibility and no unavoidable environmental

impacts.

LAWRENCE STATION AREA PLAN:
Goal LU-G3: Promote a mix of employment and residential uses.

Goal LU-G4: Although the plan allows for flexible use of property, a balance should be found to ensure the mix of uses remains diverse at all times.

Goal LU-G7: Incorporate land use flexibility to respond to variable market conditions, while promoting a blend of employment, residential, and retail uses.

Goal LU-G10: Maximize development intensities in order to support transit usage.

Goal LU-G11: Respect the scale and character of the existing residential uses.

Policy LU-P1: Buffer/transition new development located adjacent to existing residential neighborhoods through site planning, land use, and design strategies.

Policy LU-P4: Establish appropriate levels of development for employment and residential uses to ensure a balance exists in the plan area. The City Council should review the thresholds for each use type as redevelopment occurs to ensure a balance remains.

Goal H-G1: Provide sufficient housing in the Plan area to support an increase rail transit ridership.

Goal H-G2: Provide a range of housing types in the station area to provide for all income groups and lifestyles.

Goal H-G3: Encourage and support development of affordable housing in the Plan area.

Policy H-P1: Encourage a diverse mix of housing types, including ownership, rental, affordable and housing for seniors.

Policy H-P2: Prioritize the provision of affordable housing in the Lawrence Station area.

Policy H-P3: Provide City-based incentives to promote development of affordable housing.

Goal I-G1: Allow existing industrial uses to remain in the area, but ensure materials used, operations and work hours are compatible with nearby residential users.

Goal D-G1: Develop the Plan area with a diverse mix of uses at intensities sufficient to support and take advantage of the significant existing public investment in transit.

Goal D-G2: Target minimum development of at least 2,000 new housing units and 5,960 jobs within the Sunnyvale portion of the Plan by the horizon year of 2035 in order to support a

critical mass of retail services in the area and support existing and improved transit infrastructure.

Goal D-G3: Encourage a range of development intensities in order to achieve neighborhood diversity and allow flexibility for businesses, property owners, workers and residents.

Goal D-G4: Implement the development of the Plan, including the provision of amenities and support services through development incentives rather than relying exclusively on regulatory actions or direct public investment.

Policy D-P1: Within the Plan area actively work with the City of Santa Clara to ensure consistency between the Station Area Plan and the City of Santa Clara General Plan and Zoning ordinance.

Policy D-P3: Encourage development at the maximum intensities allowable with incentives in order to maximize the provision of neighborhood-serving amenities, support services and infrastructure improvements.

Policy U-P6: Prepare a Water Supply Assessment that defines the Plan area as a single project, and verifies that adequate water can be supplied to the area.

Policy U-P12: Prepare a regional sewer system master plan that identities an overall plan and incremental public improvements that will be required for area build-out based on capacity or rehabilitation to reduce in flow and in filtration.

Policy U-P13: Prepare a regional master domestic and recycled water delivery plan, including hydraulic model, based on assumed building densities, height and construction types, that delineates infrastructure needs for area build-out.

Goal BH-G1: Encourage the greatest concentration of taller buildings in the Plan area north of the tracks in the vicinity of Lawrence Station in order to ensure a high concentration of jobs and residents in close proximity to the station and emphasize the area's function as a transit hub.

CLIMATE ACTION PLAN

*Policy LUP-2***:** Facilitate development in designated core and corridor areas that is transit-oriented, higher density and mixed-use.

Action LUP-2.1: Continue to plan for most new residential, commercial, and industrial developments in specific plan areas, near transit, and close to employment and activity centers.

Action LUP-2.2: Continue to identify underutilized areas that can support higher-density housing and mixed-use development.

Action LUP-2.3: Facilitate the development of affordable housing near transit.

Action LUP-2.5: Continue to allow for the development of live/work spaces in commercial zoning districts and mixed-use residential zoning districts.