



Sunnyvale

**2020 DOWNTOWN SPECIFIC PLAN,
ZONING & EIR**
City Council

August 11, 2020



Public Hearing Schedule

 BICYCLE & 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.



Sunnyvale

2020 DOWNTOWN SPECIFIC PLAN

Specific Plan Started in 2018

Council Directions to Study

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



Public Outreach

- **Public Workshops**
 - ◆ March 13, 2019
 - ◆ February 11, 2020
- **Study Sessions**
 - ◆ DSP
 - ◆ Parking
- **Stakeholder meetings**
 - ◆ SDA
 - ◆ Property Owners
 - ◆ Interest groups and stakeholders



Vision Statement and Organizing Concepts

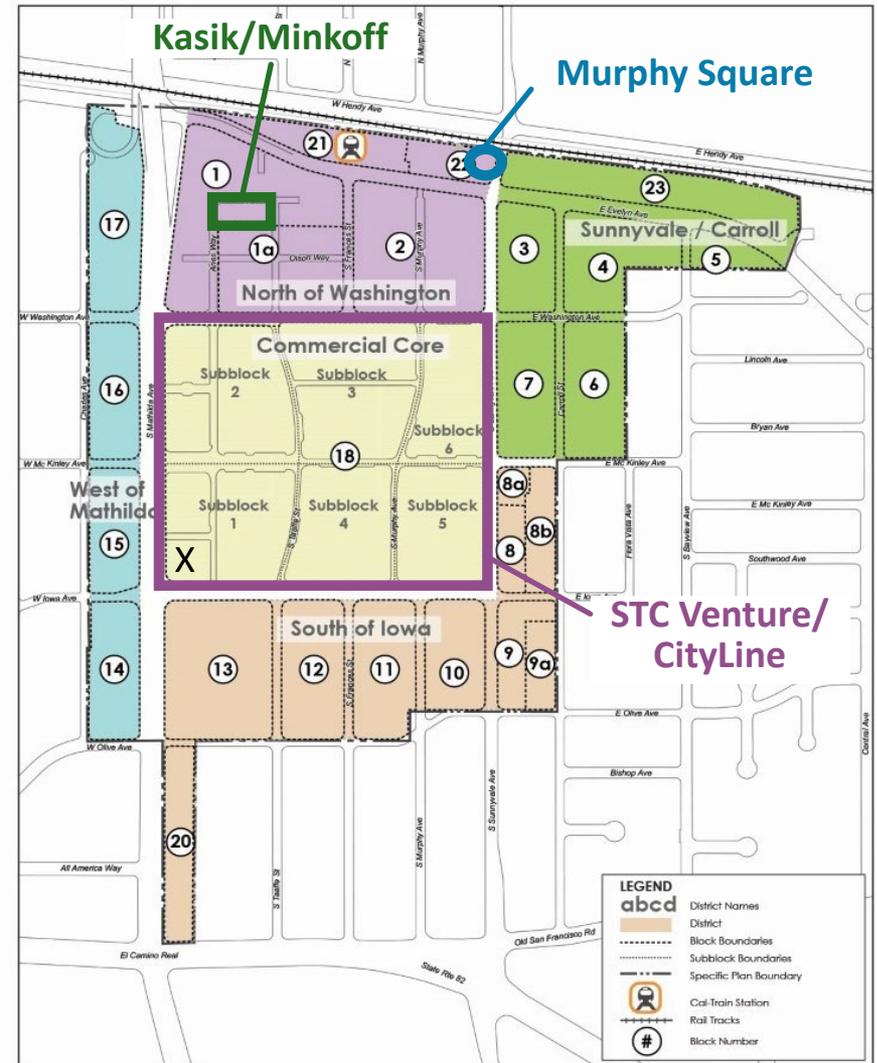
An enhanced, traditional Downtown serving the community with a variety of destinations in a pedestrian-friendly environment.



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

Downtown Districts (with Applicant Project Locations)

- District Boundary Changes
- Focus on Downtown Core
- District-Focused Design Guidelines



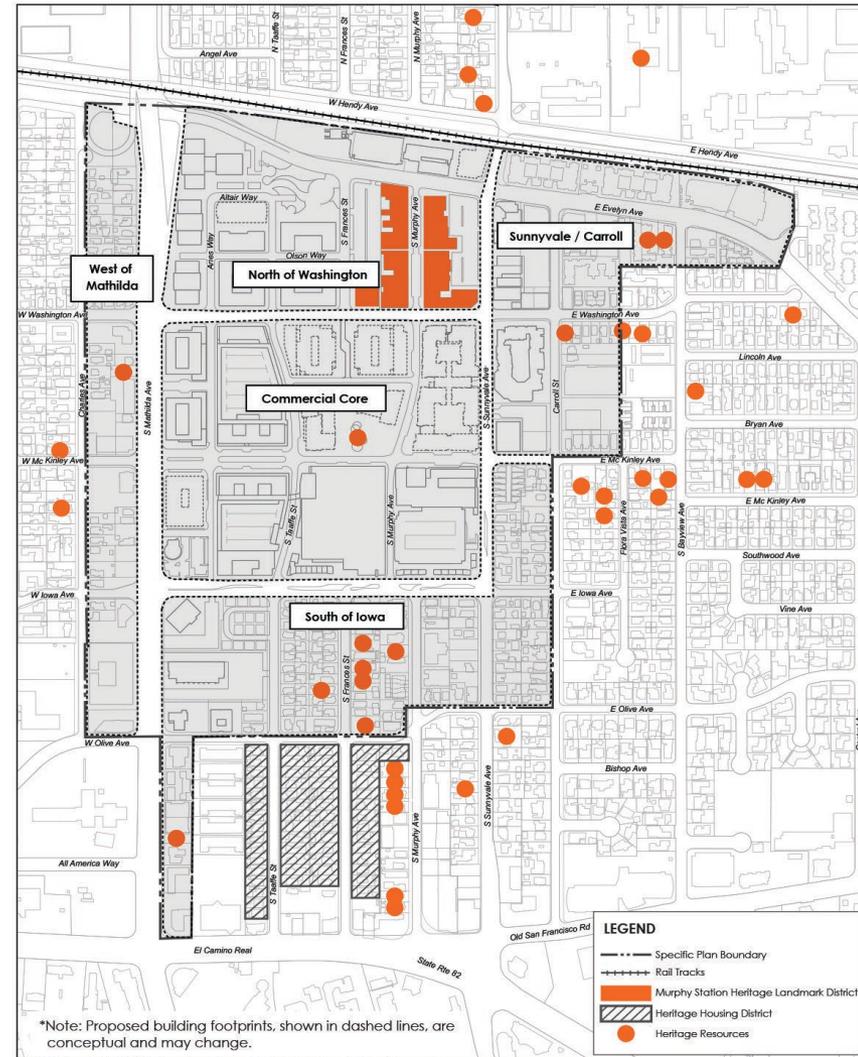
Goal A-1: Mixed Use Center

Establish the Downtown as a cultural, retail, economic, and entertainment center, complemented by employment, housing, and transit.



Goal B-2: Preservation of Existing Neighborhood Character

- **Policy B-2.1**
Unique character of Heritage Landmark District
- **Policy B-2.2**
Design guidelines: adjacent to Heritage Landmark District
- **Policy B-2.3**
Encourage intensification of Downtown Core.



Goal B-1: A Distinct Downtown

- **Policy B-1.1**
Promote sustainable building design
- **Policy B-1.4**
Encourage high quality design
- **Policy B-1.5**
Establish clear identity for Downtown



Goal B-3: A Pedestrian-Oriented Environment

- **Policy B-3.5**
Wide sidewalks and public amenities
- **Policy B-3.6**
Attractive, high-quality outdoor gathering spaces
- **Policy B-3.7**
Well-activated ground floor street frontages



Goal C-1: A Balanced Transportation System

- **Policy C-1.1**
Strong pedestrian and bicycle linkages
- **Policy C-1.2**
Promote the use of transit
- **Policy C-1.4**
Provide adequate access to parking while promoting trip reduction



Design Guidelines

Pedestrian Loop and Streets



“The Loop”
A pedestrian-friendly civic and community open space spine connecting the plazas and activity nodes in the Downtown Core



Design Guidelines

Active Building Frontages

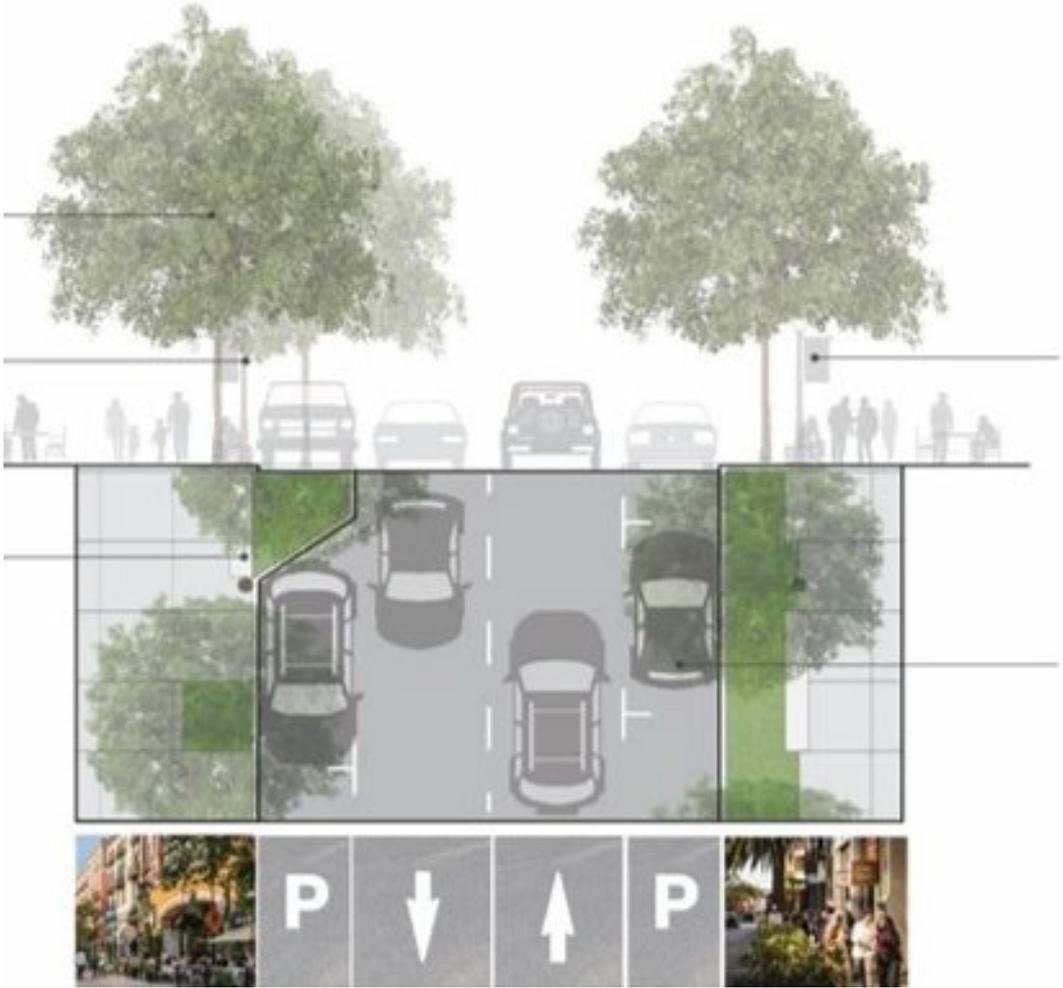
GG-A.1

Active building frontages should be created along the edges of Downtown parks, The Loop, and pedestrian priority streets, to activate these outdoor spaces and increase their security.



Design Guidelines

Local Commercial/Pedestrian Priority Streets



Pedestrian Priority Streets

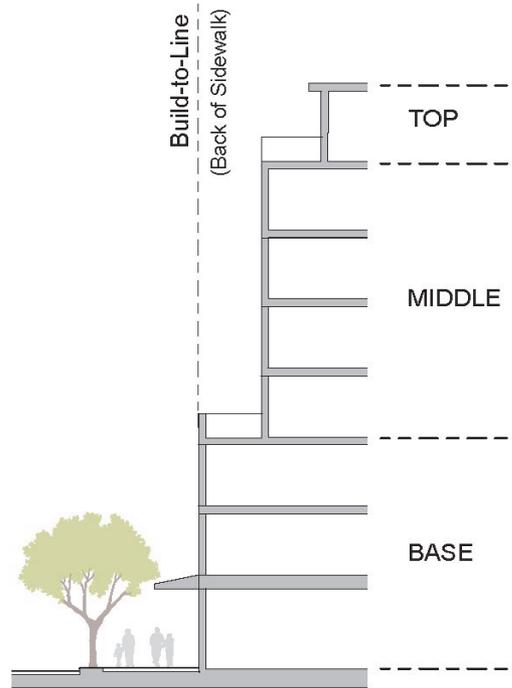
Design Guidelines

Building and Façade Articulation

GG-B.2:

Mid-rise & high-rise buildings articulated with a base, middle, and top...

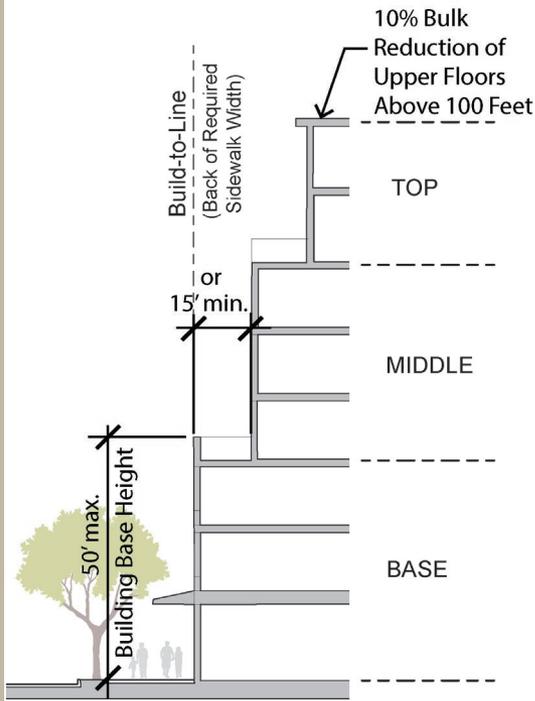
- a. Differentiated base
- b. Upper floors setback



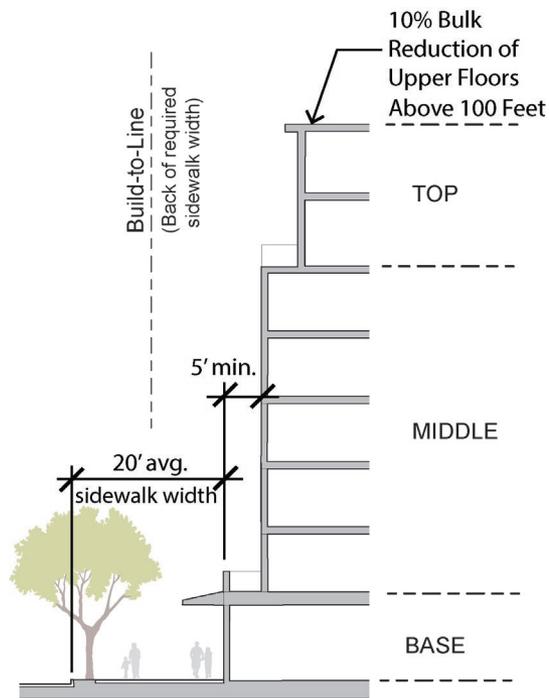
Articulation of Building Massing

Design Guidelines

Design Compatibility with Lower-Scaled Districts



A. Deeper Upper Story Setback



B. Wider Sidewalk Option, Less Upper Story Setback



Design Guidelines

Compatibility with Historic Murphy Avenue



Major Implementation Actions

- **Code Consistency**

- ◆ Amend the Zoning Code for consistency with the DSP

- **Gateway Monument and Wayfinding**

- ◆ Complete the Downtown “Wayfinding” sign program
- ◆ Implement a program to fund Gateway monumentation

- **Parking Management Measures**

- ◆ Implement measures to increase parking efficiency

- **TDM Program**

- ◆ Require a TDM program for non-residential development in the Downtown

Major Implementation Actions *(continued)*

- **Infrastructure Improvements**
 - ◆ Design and construct needed infrastructure
- **MMRP *(per EIR)***
 - ◆ Review and implement projects in accordance with the measures of Mitigation Monitoring & Reporting Program
- **Construction Management Plans**
 - ◆ Require construction management plans
 - ◆ Include wayfinding for construction-related activities that impact surrounding businesses and residents



Sunnyvale

ZONING

Zoning Updates

- **DSP includes:**
 - ◆ Primary land use/intensity
 - ◆ Height
 - ◆ Design criteria
- **Zoning Code**
 - ◆ More specific development standards
 - ◆ Detailed Use Tables
 - ◆ Provides consistency with the amendments to the DSP
- **Rezoning Portion of Block 1A to Block 1**



Sunnyvale

ENVIRONMENTAL IMPACT REPORT

Purpose of an EIR

- Informational document
- Assesses impacts of a project
- Identifies mitigation measures and alternatives to the project

An EIR is not a project entitlement or project approval

EIR Process

1. Notice of Preparation – May 7 through June 5, 2018
2. Scoping Meeting – May 23, 2018
3. Draft EIR Public Review and Comment Period – November 22, 2019 through January 6, 2020
 - ◆ Planning Commission hearing – December 16, 2019
 - ◆ Community Meeting – February 11, 2020
4. Final EIR/Responses to Comments – July 10, 2020
5. Public Hearings to consider certification of the EIR

Proposed Project

- Proposed DSP Amendments
- Specific Development Proposals

Environmental impacts specific to 6 sites

- ◆ 4 – STC Venture
 - Sub-blocks #1, #3, & #6 (+1 du in #2)
- ◆ 1 – Kasik/Minkoff
- ◆ 1- Giurland (Murphy Square)



Environmental Subjects Discussed

- Aesthetics
- Ag & Forestry Resources
- **Air Quality**
- **Biological Resources**
- **Cultural Resources**
- **Energy**
- Geology and Soils
- **Greenhouse Gas Emissions**
- **Hazards & Hazardous Materials**
- **Hydrology & Water Quality**
- Land Use and Planning
- Mineral Resources
- **Noise and Vibration**
- Population & Housing
- Public Services
- Recreation
- **Transportation**
- **Utilities & Service Systems**

Un-bolded = No or less than significant impact
Bold = Less than significant impact with mitigation
Bold and shaded = Significant and unavoidable impact with mitigation

Significant and Unavoidable Impacts

- **Cultural Resources** – historic (Heritage Grove)
- **Noise & Vibration** – short-term construction noise, cumulative construction noise
- **Transportation**
 - ◆ 1 freeway segment – 237, Mathilda to Fair Oaks
 - ◆ 7 intersections – 4 intersections on Mathilda (Indio, California, Washington, & McKinley), De Anza Blvd/Homestead, Fair Oaks/Duane, Lawrence Expwy/Homestead
- **Utilities & Services Systems** – cumulative wastewater treatment

Project Alternatives

- **No Project:** (required, avoids all impacts)
- **Reduced Housing and Office:** avoids historic; reduces construction noise, traffic, and wastewater treatment impacts
- **Design Alternative:** avoids historic impact
- **Hotel and Reduced Office:** non-CEQA alternative to preserve the ability to develop 200 hotel rooms, could avoid historic impact



Sunnyvale

PUBLIC HEARINGS & RECOMMENDATIONS

Commission Review and Public Comment

Draft Plan and EIR published in November 2019

- Planning Commission (on EIR), December 16, 2019
- Bicycle and Pedestrian Commission, July 16, 2020
- Sustainability Commission , July 20, 2020
- Heritage Preservation Commission, July 22, 2020
- Planning Commission, July 27, 2020

Response to Commission Review

Staff Recommended – modifications to July DSP

- Add language on the City's **Historic Context Statement**
- Revise Policy B-3.5
 - ◆ Add "**shade trees**" to the streetscape improvement.
- Add Policy C-1.9
 - ◆ Encourage ample public and private **bicycle parking** facilities.
- Add to Section 5.2.3.C
 - ◆ "**Shared parking**" as a Community Benefit

Response to Commission Review (*continued*)

Staff Recommended – modifications to July DSP

Add Design Guidelines related to:

- Electric vehicle and mobility charging stations
- Innovative parking design
- Street tree list for the downtown
- Scramble crosswalks

Response Commission Review *(continued)*

Staff Recommended – modifications to July DSP

- Revise text for Implementation Action 3D
 - ◆ to include **study of paid parking** in future Parking Management Study
- Revise text for Section 9.2
 - ◆ to include a description of the **Climate Action Plan**

Corrections and Clarifications

Staff Recommended – modifications to July DSP

- Correct mislabeled **street names** in graphic
- Revise "**Downtown Land Use Types**"
 - ◆ Remove reference to General Plan Density Ranges
 - ◆ Clarify where residential is allowed
- Revise **Table 5-1**
 - ◆ Block 13 Office/Commercial
 - ◆ Corrections and clarifications on parcel size & land use
- Remove Density ranges on **Figure 5-1 "Land Use Plan"**
- Add **Appendix A** to provide specific development allowance for individual parcels

Final Recommendation to City Council

Staff Recommendation

Adopt a Resolution to:

- Approve the Water Supply Assessment
- Certify the EIR
- Make required Findings and Approved a SOC
- Approve Mitigation Monitoring and Reporting Program
- Approve the Amended Downtown Specific Plan
 - With changes & corrections included in updated Attachment 24

Introduce Ordinance to Amend the SMC Chapters

Introduce Ordinance to rezone portion of Block 1A to Block 1



Sunnyvale

QUESTIONS & COMMENTS