

Summary of Substantive Amendments to the LSAP by Chapter

Executive Summary. The changes reflect the amendments contained elsewhere in the amended LSAP.

Chapter 1 – Introduction.

- Clarification of the adopted LSAP boundaries from the original study area boundaries.
- Updates to existing conditions since 2016.
- Condensing of the planning process narrative on the original plan development and addition of a process narrative for the 2021 LSAP Update.

Chapter 2 – Vision for the Station Area.

- No substantive changes to the seven major Vision goals. Most of the updates were made for the Connectivity vision goal to reference the updated connectivity framework in the LSSOP.

Chapter 3 – Land Use.

- Increased open space acreage goal based on increase to residential potential.
- Updated open space framework map.
- Renamed, provided updated descriptions, and altered the boundaries of the land use classifications to align with the existing/proposed zoning districts under the LSAP Update.
- Updated allowable densities and heights, mirroring the Sunnyvale Municipal Code amendments.
- Revised Development Potential section to add the increase in residential potential and altered language on the prior development cap to not restrict residential development per recent state legislation.
- Added new policy D-P6 to require a development agreement for additional office/R&D/industrial FAR above the base maximum FAR.

Chapter 4 – Circulation and Parking.

- Comprehensive update of the circulation framework while still retaining a complete streets approach to mirror the LSSOP. The new framework is based on the loop road, primary Class I shared-use paths, and secondary pathways and includes updates to maps, policies, and other text throughout the chapter.
- Emphasis that new circulation routes are to occur on private property.
- Elimination of the road diet consideration on Kifer Road in favor of roadway improvements that retain existing travel lanes.
- Discussion of existing street improvements that are specified in the LSSOP.
- Bicycle circulation consistency edits with the recently adopted Active Transportation Plan.
- Added language about anticipated dedications on private property resulting from the Lawrence Expressway Grade Separation Project and street improvements in the LSSOP.

Chapter 5 – Utilities and Public Services.

- Updated information related to the water, wastewater, and stormwater infrastructure studies and water supply assessment for the LSAP Update.
- Added more information about public services – schools, public safety, and open space.

Chapter 6 – Urban Design and Streetscape Guidelines

The changes to this chapter are the most extensive changes to the LSAP and will guide future development toward achieving its vision and goals. The design guidelines now include objective standards to allow for a clearer review of future residential projects with additional design criteria to address the massing and articulation of new buildings. A comparison of the guidelines between the amended LSAP and adopted 2016 LSAP is included in Attachment 23. Key highlights of the changes are:

- Added language that identify objective guidelines, such as “shall,” “must”, or “required.”
- Changed an area-wide guideline title from “Block Size and Street Pattern” to “Circulation” and included more specificity on the minimum LSSOP requirements.
- Removal of standards that belong in the Municipal Code, such as zoning standards of setbacks and height.
- Added Industrial to Residential Transition design guidelines.
- Added objective design guidelines to reduce vertical and horizontal building massing.
- Renamed and altered the boundaries of the urban design subareas to align with the existing/proposed zoning districts and land use classifications under the LSAP Update.
- Updated streetscape design guidelines and guidelines for specific streets to align with the LSSOP.
- Removed guidelines for a Lawrence Station Plaza, as Caltrain has no such plans and the City cannot require improvements at the actual station.

Chapter 7 – Plan Implementation.

- Updated language based on current implementation practices throughout the chapter.
- More emphasis on private investment in plan improvements rather than expenditure of public funds.
- Revisions to the summary of implementation tools table (7.1) to reflect the current list of main plan improvements.
- Removal of the recommended development districts table (7.2) since that has already been incorporated into Chapter 19.35 of the Sunnyvale Municipal Code.
- Updates to the list of impact fees.
- Removal of the priority improvement projects table (7.3), given that private development will be constructing the majority of the improvements.
- Removal of initiatives to establish a business improvement district and parking management district.

Appendices

- Removed all 2016 appendices because of outdated or non-pertinent information. New appendices for the market study, fiscal impact analysis, and utility infrastructure studies were added.