

5.2.2 Land Use Plan

The Land Use Plan for the Downtown Specific Plan is depicted on Figure 5-1. A summary of the primary land uses is shown in Table 5-1, which provides additional land use detail on each Downtown block including the allowable number of residential units per block and gross floor area of commercial and office uses per block. Additional descriptions for each district are included in Section 5.4. The maximum number of dwelling units per lot shall be based upon the density ranges identified in the Specific Plan and as follows.

- ▶ The number of residential units specified is expressed in number of residential (dwelling) units per block (vs. units per acre) and excludes any residential units allowed through density bonus provisions. Each property is entitled to an allocation of the total units for the block based on a pro rata share determined by the size of the property compared to the total block size. The total number of units for a block can be increased by State housing law and density bonuses. The actual total number of units for the block may be greater based on use of State housing law and local density bonus provisions. Use of density bonus provisions by one property does not affect the allocation for another property.
- ▶ Additional development potential and building height are possible through the use of local and state density bonus programs or through provision of community benefits, identified in Section 5.2.3.
- ▶ The amount of commercial and office square footage specified is expressed in number of square feet per block. Each property is entitled to an allocation of the total compared to the block size.
- ▶ Commercial uses such as retail, restaurant, and other similar uses may be substituted for allowable office square footage, provided the use is allowed in the Downtown Specific Plan District, subject to being publicly accessible and approval of a miscellaneous plan permit.

5.2.3 Maximum Development Standard and Community Benefits

A. Maximum Development Levels

The maximum development potential is shown in Table 5-1. Additional development, beyond what is identified in Table 5-1, may be allowed through use of local or the State's Affordable Housing density bonus program (California Government Code section 65915 et. seq.), provision of community benefits, other citywide development incentive programs (such as a Green Building Program), or a combination of any of these techniques. If community benefits are being offered, a Development Agreement is required. The final development program is subject to environmental review.

B. Maximum Building Height

All land uses shall be subject to the maximum building heights specified in Table 5-1. Additional building height, beyond what is identified in Table 5-1, may be approved through the provision of open space and increased building setbacks around open space, as a concession associated with the State Housing Density Bonus provisions, Community Benefits, other citywide development incentive programs (such as a Green Building Program), or a combination of any of these techniques. All structures above the maximum height identified in Table 5-1 may require review and approval by the Federal Aviation Administration.

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.

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	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	20.39		407	616,800 [2]	222,000	
Sunnyvale/Carroll District						
3	2.95	Commercial	-	-	62,000	50 ft.
4	3.80	Downtown Very High Density Res.	160	-	-	40 ft. except 30 ft. on Washington and McKinley
	0.58	Medium Density Res.	13	-	-	
5	1.13	Downtown Very High Density Res.	46	-	-	40 ft.
6	2.33	High Density Res.	85	-	-	40 ft. except 30 ft. on Washington and McKinley
	1.16	Medium Density Res.	27	-	-	
7	5.92	Downtown Mixed Use	100	36,000	14,000	50 ft.
23	5.27	High Density Res.	191	-	-	50 ft.
Subtotal	23.14		622	36,000	76,000	
South of Iowa District						
8	1.14	Low-Medium Density Res.	15	-	-	30 ft.
8a	0.57	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	Low Density Res.	8	-	-	30 ft.
10	1.92	Low-Medium Density Res.	47	-	-	30 ft.
11	3.68	Low-Medium Density Res.	49	-	-	30 ft.
12	3.79	Low-Medium Density Res.	51	-	-	30 ft.
13	4.71	Office and Commercial	-	176,100	21,000	50 ft.
	2.16	Low-Medium Density Res.	25	-	-	30 ft.
20	1.4963	High Density Res. Downtown Mixed Use	54 up to 103	16,400 36,500	-	40 ft.
	0.93	Office	-	-	-	30 ft.
Subtotal	24.93 25.07		290 up to 342	192,500 212,600	21,000	
West of Mathilda District						
14	2.83	Downtown Very High Density Res.	173	-	10,000	30 ft. on Charles; 50 ft. on Mathilda
15	2.80	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	4.65	Low-Medium Density Res.	48	-	-	30 ft.
Subtotal	13.40		546	-	30,000	
TOTAL	119.7892		2,682 up to 2,772	1,554,300 1,574,400	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.