DRAFT 11/3/2022 RLM

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE ACCEPTING THE ADDENDUM TO THE 2020 ENVIRONMENTAL IMPACT REPORT FOR THE DOWNTOWN SPECIFIC PLAN, AMENDING THE GENERAL PLAN, AND AMENDING THE SPECIFIC PLAN FOR THE DOWNTOWN SPECIFIC PLAN AREA.

WHEREAS, on August 11, 2020 the City Council adopted the 2020 Downtown Specific Plan (DSP), which substantially amended the previous DSP that was originally adopted in 1993 and updated in 2003 (Resolution #1015-20); and

WHEREAS, on May 8, 2018 the City Council approved a DSP Amendment Initiation to study changes to the development intensities and standards for Block 20 of the DSP to increase the number of allowable residential units, an increase to the square footage of office allowed, and an increase in building height to allow up to five stories; and

WHEREAS, on August 11, 2020, City Council certified an EIR (State Clearinghouse #2018052020) for the Downtown Specific Plan Amendments and six Specific Development Projects (DSP EIR), Which provided a program-level review of the 2020 DSP amendments, pursuant to CEQA Guidelines Section 15146(b), and project-level review of six development projects, pursuant to CEQA Guidelines Section 15146(a); and

WHEREAS, Section 15164 of the Guidelines to the California Environmental Quality Act (CEQA) provides that an agency shall prepare an Addendum to a previously-adopted EIR if "only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation" and none of the triggers set forth in Section 15162 of the CEQA Guidelines has occurred that would require preparation of a supplemental or subsequent EIR; and

WHEREAS, pursuant to Section 15164 of the CEQA Guidelines, the City prepared an Addendum to the 2020 DSP EIR, which is attached hereto as Exhibit A; and

WHEREAS, by motion adopted following a public hearing on_____,2022, the Sunnyvale Planning Commission recommended that the City Council adopt the proposed amendments to the DSP; and

WHEREAS, a public hearing was held by the City Council on _____, 2022, regarding the Project and the Addendum, following notice duly and regularly given as required by law, and all interested persons expressing a desire to comment thereon or object thereto were heard, and the Addendum was considered.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE THAT:

DRAFT 11/3/2022 ____

1. ADDENDUM TO THE 2020 FINAL EIR. The Addendum was presented and considered by the City Council at its regularly scheduled meeting of City Council on_____, 2022, and has been independently reviewed and considered by the members of the City Council. The Addendum was prepared for the Project in compliance with the requirements of CEQA and the CEQA Guidelines and is adequate for the City's use as the Lead Agency Under CEQA Based on evidence submitted and demonstrated by the analysis included in the Addendum, none of the conditions described in Section 15162 or 15163 of the CEQA Guidelines calling for preparation of a subsequent or supplemental EIR have occurred.

2. GENERAL PLAN AMENDMENT. The City Council finds and determines that the proposed General Plan Amendment constitutes a suitable and logical change in the plan for physical development of the City of Sunnyvale, and it is in the public interest to approve the following amendment to the General Plan, to wit, replace Figure 3-2 in the Land Use and Transportation Element (LUTE) to read as follows:

Land Use and Transportation Chapter
Revised Figure 3-2: Comparison 2014 to Horizon 2035 + Approved General Plan Amendments (up to November 2022)

	2014 Existing Conditions	Horizon 2035 Buildout
Population	147,055	181,100
Housing Units	57,000	79,374
Industrial/Office/Commercial (million s.f.)	47.3	59.2
Jobs	82,000	123,010
Jobs-to-Housing Units Ratio	1.44	1.55

2. AMENDMENT OF THE DOWNTOWN SPECIFIC PLAN. The City Council concludes that the adoption of the amendments to the DSP attached hereto as Exhibit A constitute a suitable and logical change in the plan for the physical development of the City of Sunnyvale, and it is in the public interest to approve the amendments. The City Council finds that the amended DSP is consistent with the City's General Plan, and supports the City's long-term goals for the area. Based upon the DSP's consistency with the General Plan, and subject to the implementation of the previously adopted Mitigation monitoring and Reporting Program as a condition of approval, the City Council approves and adopts the amended DSP. Copies of the DSP are on file in the office of the City Clerk.

3. FILING OF NOTICE DETERMINATION. The Council hereby directs the Planning Division to file a Notice of Determination regarding the approval of the Project within five business days of adoption of this resolution.

Adopted by the City Council at a regular meeting held on _____, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSAL:

ATTEST:

_____
City Clerk
(SEAL)

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
Rebecca L. Moon
Sr. Assistant City Attorney

Exhibit A

Downtown Specific Plan Amendments for Block 20

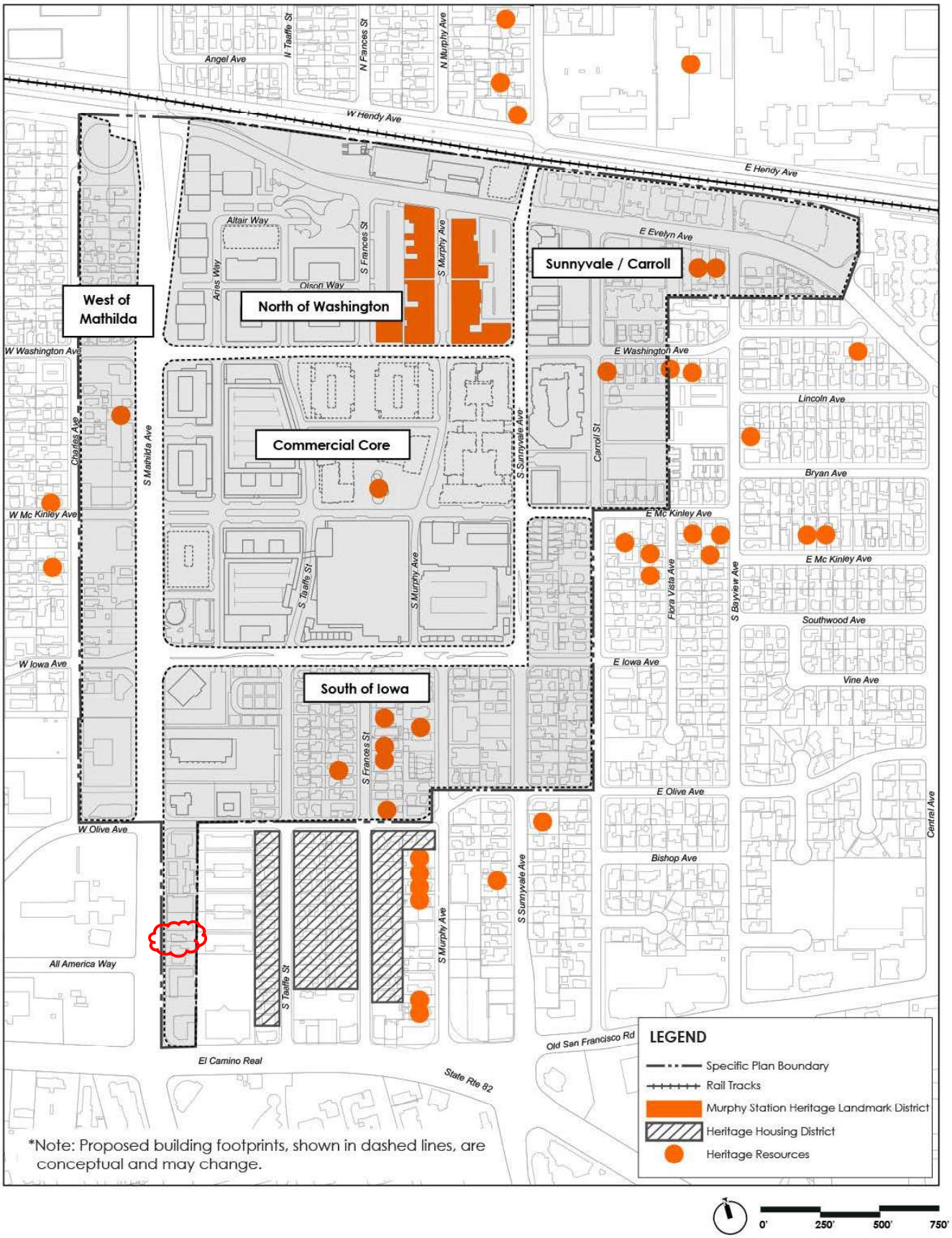


FIGURE 3-5 HISTORIC RESOURCES

FIGURE 5-1 LAND USE PLAN

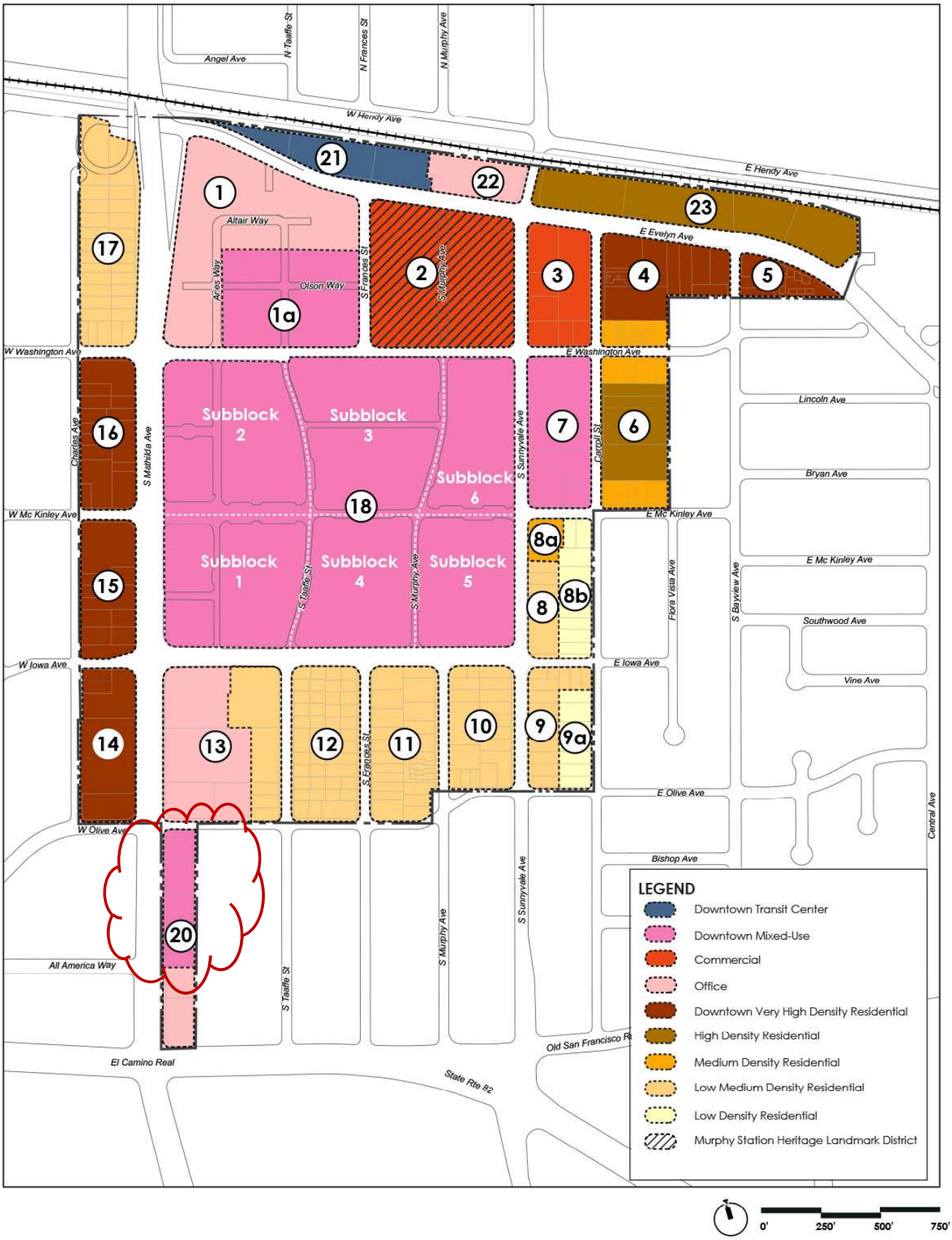


Table 5-1 Land Uses and Development Intensities [1]

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	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.~~49~~63	~~High Density Res.~~ Downtown Mixed Use	~~51~~70	~~16,400~~ 30,348	-	40 ft.
	0.79	Office/Commercial	-			30 ft.
Subtotal	24.93		~~290~~ 309	~~192,500~~ 206,448	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	119.78		2,682	~~1,554,300~~ 1,568,248	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.

CHAPTER 6

DESIGN GUIDELINES

6.1 Purpose and Intent

The Design Guidelines (Guidelines) are intended to encourage high quality design and development, while allowing for creativity and flexibility within the Downtown Sunnyvale Specific Plan area. As described in the Downtown Vision (Section 3.1) and the Goals and Policies (Chapter 4) of this Specific Plan, the Design Guidelines aim to promote excellence in the design of the public and private realm by:

- Fostering a compact development pattern with new development that respects the existing urban grid system and reinforces the connectivity to existing Downtown destinations while also producing high-quality urban form and walkable Downtown blocks.
- Enriching the architectural vocabulary of Downtown with attractive buildings that relate to the historic buildings on Murphy Avenue, where applicable, and capitalizes on the unique opportunity to integrate new development with the historic Downtown fabric.
- Providing recommendations for high-quality outdoor gathering spaces and pedestrian-oriented amenities that are vibrant, safe, accessible, and contribute to fostering a strong sense of community.

The Guidelines will assist the community in the design and the evaluation of future site and architectural plans in Downtown Sunnyvale. To this end, the Guidelines include language that expresses a standard, which much be followed by using the terms: "shall," "must," or "required." Guidelines that are more qualitative and express design intent use the terms: "should," "may," "encouraged," and "discouraged."

The Design Guidelines are provided in ~~three~~ four sections:

- **Section 6.2, "General Design Guidelines"** are applicable to all uses and address site layout and design; building form and articulation; architectural character and details; parking lots and parking structures; signage; open space and landscaping; streetscape; service facilities; and mechanical equipment. General Design Guidelines are indicated by the prefix "GG". These guidelines should be reviewed in conjunction with the Downtown District priorities (Chapter 5) and Circulation and Parking (Chapter 7).
- **Section 6.3, "Building Type-Specific Design Guidelines"** address low rise residential, mid- to high-rise residential, office, and ground floor retail development within mixed use buildings. Building Type-Specific Design Guidelines are indicated by the prefix "BT".
- **Section 6.4, "Commercial Core Design Guidelines"** address design guidelines for the Commercial Core district. These guidelines are to be addressed in addition to the General Design Guidelines in this chapter. The Commercial Core Design Guidelines are indicated by the prefix "CC".
- Appendix B, "Design Guidelines for Block 20" summarizes and references the design guidelines in this chapter applicable to Block 20, including proposed updates or additions to the guidelines.

For new single-family residences in the lower density areas in the Sunnyvale/Carroll, South of Iowa, and West of Mathilda districts, the Citywide Design Guidelines shall apply.

APPENDIX A

RESIDENTIAL ALLOCATION FOR DOWNTOWN BLOCKS

A.1 Allocation of Housing Units for Downtown Parcels

The tables that follow summarize the allowed allocation of housing units for each parcel in coordination with Table 5-1, "Land Uses and Development Intensities" of this Specific Plan, organized by district, block, and land use.

Table A-1 Allocated Housing Units by Block and Parcel Number (continued)

Allowable units: round down for each parcel (combined parcels may be added together before rounding). If using State or local density bonuses, allowable units may round up (combined parcels must be added together before rounding).

South of Iowa District

Block 20	Land Use Designation	APN	Address	Site Apt	County Lot Size	% of Block	Allocated Units
20	High Density Residential	20929061	510 S Mathilda Av		14,209	20%	14.04
20	High Density Residential	20929060	528 S Mathilda Av		18,288	26%	18.08
20	High Density Residential	20929080-095	538 S Mathilda Av	201-308	19,185	27%	18.96
20	High Density Residential	20929057	562 S Mathilda Av		6,350	9%	6.28
20	High Density Residential	20929076	564-568 S Mathilda Av		12,790	18%	12.64
				Total Area	**70,822**		
				Total Acres	**1.63**		
				Block Unit Allocation	**70**		

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**		

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**		

APPENDIX B

DESIGN GUIDELINES FOR BLOCK 20

The following design guidelines, shown in Table B-1, apply to Block 20 in the Downtown Specific Plan. Additions or proposed revisions to the Downtown Specific Plan are shown in red, underline or ~~strike-out~~ text.

Table B-1 Applicable Design Standards and Guidelines for Block 20

Guideline Section and Number	Design Topic	Proposed Standard or Guideline Updates
6.2 General Design Guidelines (GG)		
GG-A	Site Layout and Design	
GG-A.1 a, c, d	Activity Building Frontages	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. Active building frontages include: a. Mixed-use buildings with ground level commercial spaces, office lobbies, and/or residential entrances and active residential amenity spaces; along with private usable open spaces at the upper levels.
GG-B	Building Form and Articulation	
GG-B.2 a, b, c	Building Organization and Massing	The following standards apply to all building types. ~~Mid-rise and high-rise buildings~~All buildings ~~should~~ shall be organized with a base, middle, and top as a fundamental design approach. a. The building base ~~should~~shall be differentiated with projections and/or setbacks and enriched with finer grain design details and decorative elements, such as awnings, canopies, arcades, entry~~ies,~~ and window treatments;~~, planter boxes, etc.,~~ and landscape elements to support a more pedestrian-oriented scale along the street. b. The middle and top portions of mid-rise and high-rise buildings, including the upper floors above the building base, will need to~~should~~ be set back from the back of the sidewalk and articulated to create a regular rhythm and sense of pedestrian-scaled enclosure to the public realm. Low-rise buildings and ~~Smaller sites and~~ sites with shallow depths (less than 100 feet) may not need to be setback at the upper floor, subject to ~~propose~~ incorporating alternative design approaches ~~to~~ that

Table B-1 Applicable Design Standards and Guidelines for Block 20

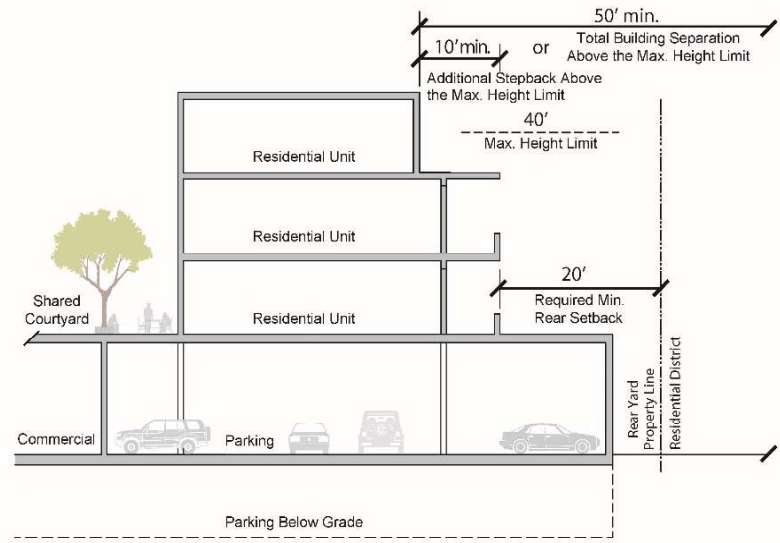
Guideline Section and Number	Design Topic	Proposed Standard or Guideline Updates
		provide architectural interest through quality exterior materials and architectural features and projections. c. A building column grid system of 30 foot on center is commonly used for new ~~mid-rise and high-rise~~ buildings in the Downtown proposing ground floor and/or underground garages. These structural bays ~~and~~ should be referenced ~~in the design of new buildings,~~ to establish a consistent façade rhythm and commercial storefront widths along the street.
GG-B.3 b, c	Building Organization and Massing	New development which is adjacent to or across the street from existing lower-scale, built neighborhoods and historic districts should give special attention to scale and massing, to prevent significantly altering the existing neighborhood character. The height and massing of new development should be generally similar in scale to the adjacent district and step up to the maximum allowed building height, as suggested in Figure 6-2. b. New development that shares a rear yard property line with an adjacent residential district and proposes a building height greater than the maximum height allowed in Table 5-1 (Land Use and Development Intensities), shall be required to step back the floors above the maximum height limit an additional 10 feet; or provide a minimum 50 feet of separation from the adjacent residential building, as shown in Figure 6-3.  **FIGURE 6-3: BUILDING REAR YARD SETBACK FROM ADJACENT RESIDENTIAL LOT** Building setbacks of a minimum 30 feet from the rear property line of an adjacent residential district is required for the portion of the building greater than the maximum permitted building height.

Table B-1 Applicable Design Standards and Guidelines for Block 20

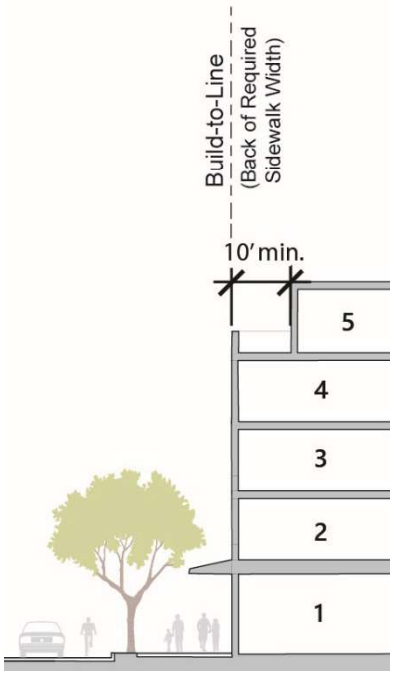
Guideline Section and Number	Design Topic	Proposed Standard or Guideline Updates
		c. New development, at or above 4 stories or a maximum of 50 feet, shall step back a minimum of 10 feet from the build-to-line on Olive Avenue and Mathilda Avenue, rising up to the maximum permitted building height shown in Figure 6-4.  **FIGURE 6-4: BUILDING STEP BACK** at or above the 4th story is required across the street from a lower-scale land use.
GG-B.5 a, b, c	Façade Articulation and Variation	Articulation of the building on the ground and upper floors is a priority, to avoid the appearance of a monolithic structure. a. Continuous flat facades ~~should~~ shall be avoided and instead facades should be articulated through use of setbacks, recessed windows, awnings, balconies, bay windows, and breaks in the horizontal and vertical planes, with a goal of providing breaks in the façade between 25-50 feet. b. Commercial and mixed-use building facades ~~should~~shall be articulated at least every 60 feet, to be more similar in scale to traditional commercial storefront width and patterns, ~~such as~~typical in the Murphy Station Landmark District~~, consisting of lots that are more typically 25 feet and 50 feet in width~~.
GG-B.6 a, b, c, d, e, f (reformatted as indicated in updates to the right)	Façade Articulation and Variation	A well-defined street edge is encouraged along public streets in the Downtown~~, especially within the Commercial Core and North of Washington districts~~.

Table B-1 Applicable Design Standards and Guidelines for Block 20

Guideline Section and Number	Design Topic	Proposed Standard or Guideline Updates
		a. Ground floor facades shall address the street and define the public-realm edge by placing buildings along a build-to line behind the required sidewalk width (as defined in Section 7.5), to create a consistent but articulated setback along the streets (Mathilda and Olive Avenues on Block 20). [changed to a bullet point] b. A minimum ground floor setback of at least 30 inches from the back of sidewalks is encouraged every 100 feet or less. Setbacks should be designed to activate the street with opportunities for window shopping, landscaping, outdoor dining, seating, covered walkways or overhangs, and other pedestrian amenities. [bullet point a in Chapter 6] c. Alternatively, the entire building or ground floor facade is encouraged to be further set back from the build-to-line, to provide additional public space on the street and to define the public and private realms. [bullet point b in Chapter 6] d. The height of the ground floor ~~should~~shall be a minimum of ~~18~~14 feet from floor to floor ~~and~~. The ground floor façade should be designed with transparent storefronts that allow full visibility into retail, service, office, or common area spaces. [bullet point c in Chapter 6] e. Where residential units are proposed on~~,~~ the first floor ~~of residential units~~, they shall provide a ~~should~~ transition from the public realm with raised stoops, steps, or other transitional elements. [bullet point d in Chapter 6] f. Refer to Section 6.3 D for the design of ground floor retail uses within mixed-use buildings. [bullet point e in Chapter 6]
GG-B.7	Façade Articulation and Variation	Buildings used as focal points at a street corner (Olive and Mathilda Avenues) ~~should~~shall include special corner treatments, such as increased transparencies, pronounced entry features, wrap-around balconies or fenestrations, changes in materials, and/or increased height with accent roof elements.
GG-B.8	Façade Articulation and Variation	No changes.
GG-B.10, GG-B.11, GG-B.12	Building Tops and Roofs	GG-B.10 Variable heights and roof forms should be used to break up the building mass along a block. A uniform block of buildings built to the maximum height limit ~~should~~shall be avoided. Building heights may be increased by a maximum of 25 feet for towers, elevator and/or stairwell cores, chimneys, necessary mechanical appurtenances, and similar architectural or utility structures in accordance

Table B-1 Applicable Design Standards and Guidelines for Block 20

Guideline Section and Number	Design Topic	Proposed Standard or Guideline Updates
		with SMC Section 19.32.030 (Building heights-Increased-When).
GG-C	**Architectural Character and Detail**	
GG-C.1 to GG-C-4	General	GG-C.2 Building bases ~~should~~ shall be strongly defined with architectural features such as a stringcourse, a continuous horizontal band along the length of the building façade, step backs, or changes in materials and color. The base should be expressed with façade treatments and detailing that are scaled to pedestrians. Blank facades should be avoided~~, especially along The Loop and pedestrian priority ways~~.
GG-C.5	Windows	Where new development is planned near existing residential development, new windows and outdoor spaces ~~should~~shall be ~~carefully designed~~sited and designed to respect the privacy of adjacent and nearby neighbors by: a. Limiting direct views into the windows of other residential units and private yards, when feasible. b. Incorporating landscaping, such as screen trees, to support the privacy of new and existing development. c. Incorporating translucent windows that support privacy while providing access to natural daylight.
GG-C.6 to GG-C7	Windows	No changes.
GG-C.8 a, b, c	Windows	The use of transparent glass is required. c. Tinted glass; fritted glass; and decorative glass may be used to augment other decorative elements of the building on the upper floors or used to address privacy issues.
GG-C.9 to GG-C.11	Windows	No changes.
GG-C.12	Building Materials	No changes.
GG-C.13 to GG-C.14	Color	No changes.
GG-D	**Parking**	
GG-D.1, GG-D.3, GG-D.4	Parking Structure Location and Access	No changes.
GG-D.6 through GG-D.8	Design of Parking Structures	No changes.

Table B-1 Applicable Design Standards and Guidelines for Block 20

Guideline Section and Number	Design Topic	Proposed Standard or Guideline Updates
GG-E	**Signage**	
GG-E.1	Color and Materials	No changes.
GG-E.3		Commercial signs shall consist of externally or internally-lit individual lettering or ~~. Signage~~ externally lit signage on awnings. Internally-lit cabinet signs are prohibited.
GG-F	**Open Space and Landscaping**	
GG-F.5, GG-F.7	Special Paving Materials	No changes.
GG-F.12	Usable Open Space and Common Open Space	Usable open space shall~~ould~~ be ~~well~~ landscaped in accordance with SMC Chapter 19.37, "Landscaping, Irrigation and Usable Open Space," to enhance the aesthetics of individual developments.
GG-F.14		Common areas, located at upper-level floors for use by building residents and visitors, may qualify as usable open space. Usable open space must be provided for multifamily residential and mixed-use developments as defined in SMC Section 19.37.100, "Usable Open Space Design Requirements" and the requirements for the Downtown Specific Plan blocks presented in SMC Section 19.28.90, "Block Development Criteria," except as noted below: a. Private balconies, solely used to meet usable open space requirements, must have a minimum dimension of five (5) feet in any direction and a minimum area of 50 square feet. b. Decks or rooftop patios and gardens must be a minimum of ten (10) feet in any direction and have a minimum area of 120 square feet. c. Podium level and central courtyard spaces that are used to provide daylight and natural ventilation to multifamily residential units must be a minimum average of 25 feet in any direction and have a minimum area of 1,000 square feet. The height of buildings above the courtyard space must rise no more than three (3) stories (30 feet) above the courtyard space; or otherwise, the minimum depth of the courtyard space shall be increased to match the height of the portion of the building rising above the courtyard. d. Usable open space shall be open to the sky.
GG-F.17	Outdoor Common Areas and Spaces	No changes.
GG-F.20	Plant Palette and Landscape Materials	No changes.

Table B-1 Applicable Design Standards and Guidelines for Block 20		
Guideline Section and Number	Design Topic	Proposed Standard or Guideline Updates
GG-G	Streetscape	
GG-G.7, GG-G.8	Streetscape Elements	No changes.
GG-G.14, GG-G.15	Streetscape Furnishings	No changes.
6. 3 Building Type Design Guidelines (BT)		
BT-D	Ground Floor Retail within Mixed-Use Buildings	
BT-D.1 through BT-D.7	Ground Floor Retail	No changes.