City of Sunnyvale
**EXISTING GENERAL POLICY STATEMENTS**

**Housing and Community Revitalization Sub-Element**: (adopted 2002)
**GOAL A**. Foster the expansion of housing supply to provide greater opportunities for current and future residents within limits imposed by environmental, social, fiscal, and land use constraints.

**GOAL C.** Ensure a high quality living and working environment.

Policy C.2. Continue to encourage and assist property owners to maintain existing developments in a manner that is aesthetically pleasing, free from nuisances, and safe from hazards.

Policy C.7. Plan for the future impacts of Sunnyvale's aging housing supply.

Policy C.9. Minimize displacement impacts on tenants as a result of rehabilitation programs or land use changes.

**GOAL D.** Maintain diversity in tenure, type, size, location and cost-of-housing to permit a range of individual choice for all current residents and those expected to become city residents.

*Policy D.4. Provide a mixture of owner and rental housing opportunities by allowing conversions from apartments t condominiums or cooperatives when a benefit to the overall city housing situations can be shown and when the citywide vacancy rate for rental units warrants* [***recommend modifying policy***].

**GOAL E.** Maintain and increase housing units affordable to households of all income levels and ages.

**GOAL H**. Continue to maintain a working relationship with residential developers, lenders, real estate agents, brokers, and others in the private sector to help implement housing policies.

**GOAL I**. Ensure compatibility of federal, State, regional, and countywide housing programs with local policies and needs.

**Land Use and Transportation Sub-Element**: (adopted 1997)
**GOAL C2.** Ensure ownership and rental housing options in terms of style, size, and density that are appropriate and contribute positively to the surrounding area.

Action Statements C2.1.3 *Promote the maintenance and rehabilitation of existing housing.*

Action Statements C2.1.5 *Study housing alternatives; including, co-housing, live-work spaces, and transitional housing options to serve a changing population.*

Policy C2.2 *Encourage the development of ownership housing to maintain a majority of housing in the city for ownership choice.*

**City Wide Design Guidelines** (adopted 1992)

**I. SITE DESIGN**
***New development shall adhere to the character of the existing neighborhood and be integrated into the surrounding development. New development shall not dominate or interfere with the established character of its neighborhood. Site design of projects shall be cohesive both functionally and visually.***

**SETTING**
**A1.** New projects shall be compatible with their surrounding development in intensity, setbacks, building forms, material, color, and landscaping.

**A3.** Develop transition between projects with different uses and intensities to provide a cohesive visual and functional shift. Create transition by using appropriate setbacks, gradual building height, bulk, and landscaping.

**SITE ORGANIZATION**
**B1.** Locate site components such as structures, parking, driveways, walkways, landscaping and open spaces to maximize visual appeal and functional efficiency.

**OPEN SPACE**
**C1.** Design every project site for maximum utility of open space for ventilation, sunlight, recreation, and views for both new and existing buildings.

**C4.** Provide private usable open space areas for each unit and common usable open space for all units in attached single and multi-family residential developments.

**C5.** Provide an average of 300 to 500 sq. ft. of open space area per unit for every residential project. Private usable space is encouraged. Private open space includes: patios, porches, balconies, terraces, and decks. Minimum dimensions shall be 12 ft. x 17 ft. Balconies may not be smaller than 7 ft. x 12 ft., and porches and decks shall be at least 10 ft. x 12 ft.

**C7.** Private open space in one unit shall not be in the direct line of sight of other units. Privacy may be provided by means of grade changes and staggering of the balconies and patios, use of fences, walls, dense landscaping, and trellises.

**C8.** Provide direct access to common usable open space from all buildings. Common open spaces shall be usable for recreational purposes. Landscaping strips of less than 50 ft. in width between buildings do not constitute usable common open space.

**II. BUILDING DESIGN**
***Buildings shall enhance the neighborhood and be harmonious in character, style, scale, color and materials with existing buildings in the neighborhood.***

**SETBACK**
**A2.** Provide variety in front setbacks, within a reasonable range, for single family detached residences and multi-unit attached building within the same development to create diversity along residential streets.

**SCALE AND CHARACTER**
**B2.** Adjacent buildings shall be compatible in height and scale.

**B3.** Buildings and additions shall not shade more than 10% of the structures or open space areas on adjacent properties for proper solar access.

**B7.** Placement of windows and openings on second story additions shall not create a direct line of sight into the living space or the back yard of adjacent properties to maintain privacy.

**ARCHITECTURE AND DESIGN**

**C6.** Link buildings and sites together by proper building orientation, landscaping, and similarly designed building and site components.

**C16.** In multi-unit residential projects, cluster unit entrances in small numbers and incorporate into the architectural design of the building. Avoid long balconies and walkways on the exterior of buildings.

**III. PARKING AND CIRCULATION**

***Project site shall be conveniently accessible to both pedestrians and automobiles. Sufficient off-street parking shall be provided for every project. On-site circulation patterns shall be designed to adequately accommodate traffic. Potential negative impacts of parking areas on adjacent uses shall be minimized and mitigated.***

**A6.** Avoid parking in required setback areas to maintain landscape strips along project boundaries.

**IV. LANDSCAPING**

***Landscaping shall be used to enhance sites and buildings, control climate and noise, create transition between adjacent uses, unify various site components, and define and separate functions and activities.***

**A2.** Preserve and incorporate existing natural features, particularly trees, on a site into the landscape design of projects (Tree Preservation Ordinance).

**A7.** Install a minimum of one tree for every 300 sq. ft. of landscaping. Minimum tree size is 15 gallon (Section 19.46.050i). Certain percentage of trees shall be specimen size.

**A11.** Install permanent irrigation system in all required landscaped areas except in single family and duplex residences (Section 19.46.50g).

**A12.** Install street trees along street side of projects according to the Department of Public Works requirements.

**PERIPHERAL**

**B1.** Provide a minimum of a 15 ft. wide landscape strip along the public street side of all developments, except for single family residences (Section 19.46.50c). Landscape strips of more than 15 ft. are strongly encouraged to enhance public streetscape.

**INTERNAL**

**C1.** Provide landscaped areas equal to approximately one fourth of the total square footage of each dwelling unit, per unit in all residential developments except for single family detached and duplexes (Section 19.46.50a).

**V. SERVICE FACILITIES**

***Service areas shall be designed and located for maximum function and minimum impact on adjacent uses.***

**TRASH ENCLOSURE**

**E1.** All multi-family projects of 4 or more units and all non-residential developments shall provide for adequate storage of trash and recyclable materials in containers in enclosed areas (Section 19.46.040b).

**E3.** Enclosures shall not be located in setback, landscaped or parking areas (Section 19.46.040j).

**E6.** In multi-family developments, locate enclosures within 250 ft. of each unit for users convenience (Section 19.46.040k).

**E7.** Trash enclosures must screen trash containers on all 4 sides. The height of enclosures shall fully screen the containers and shall be a minimum of 6 ft. high.

**E8.** In multi-family developments, provide a roof for enclosures when visible from any upper story.