
16. PROJECT CONSISTENCY WITH LOCAL AND REGIONAL PLANS

Section 15125(d) of the CEQA Guidelines requires EIRs to "...discuss any inconsistencies between the proposed project and applicable general plans and regional plans." The objective of such a discussion is to find ways to modify the project if warranted to reduce any identified inconsistencies with relevant plans and policies. Pursuant to section 15125(d), this EIR chapter includes an evaluation of the consistency of the proposed Downtown Improvement Program Update with pertinent goal and policies of relevant adopted local and regional plans.

16.1 LOCAL PLANS

Currently adopted City of Sunnyvale planning documents that control land use and protect the environment in the project area include the Sunnyvale Downtown Specific Plan, City of Sunnyvale General Plan, and Sunnyvale Municipal Code (including the Zoning Code). The proposed land use allowances and development standards for the *Downtown Design Plan* area and three adjacent areas are intended to supplement, promote, and update the basic objectives, policies, and regulations of these existing documents, especially the 1993 Downtown Specific Plan.

16.1.1 Sunnyvale Downtown Specific Plan (1993)

(a) Downtown Specific Plan Background. In 1993, the City of Sunnyvale City Council adopted the Sunnyvale Downtown Specific Plan. The Downtown Specific Plan was formulated to provide specific policy guidance, development standards, and implementation strategies to meet the City's long-term planning needs for its central area. The 1993 Downtown Specific Plan, which remains in effect, is intended as a comprehensive land use planning, urban design, and implementation plan identifying future potentials and corresponding goals, policies, and implementation programs for each of seven identified central area planning "districts." The Specific Plan includes a map and associated development standards which set forth permitted development allowances for each district.

The Sunnyvale Downtown Improvement Program currently in effect is based primarily on the Downtown Specific Plan goals, policies, development standards, and implementation provisions. The *Downtown Design Plan* (August 2002), which is the primary component of the proposed Downtown Improvement Program Update, has been formulated to build upon the City-adopted 1993 Downtown Specific Plan. The original basic concepts of the 1993 Specific Plan are incorporated into the *Downtown Design Plan*, but with changes, additions, and

refinements which are described in the Design Plan as responsive to the changing marketplace and to the City's experience in implementing the 1993 Specific Plan over the last approximately ten years.

The proposed revisions to land use allowances and development standards for the *Downtown Design Plan* would also revise the buildout potential of the 1993 Downtown Specific Plan.

An identified key project (Downtown Improvement Program Update) action is to adopt amendments to the 1993 Downtown Specific Plan as necessary to incorporate the proposed *Downtown Design Plan*-recommended revisions to the downtown land use mix, associated maximum development "envelopes," and other pertinent development standards. Table 3.1 in chapter 3 of this EIR (Project Description) provides a summary comparison of the land use provisions included in the 1993 Specific Plan and associated changes proposed under the *Downtown Design Plan*. The environmental consequences of these proposed Specific Plan changes have been identified in this EIR.

16.1.2 City of Sunnyvale General Plan

(a) Project Consistency with the General Plan. The various components of the proposed Downtown Improvement Program Update have also been formulated to implement the general goals and objectives of the City's adopted City of Sunnyvale General Plan. The base component of the proposed Downtown Improvement Program Update is the August 2002 *Downtown Design Plan*. A primary goal of the Design Plan is to assure that project-facilitated future development and revitalization in the Sunnyvale central area is compatible with existing development and environmental conditions, complements and enhances existing residential and commercial neighborhoods, and provides improved economic development opportunities, all in a manner which is consistent with adopted and future City of Sunnyvale General Plan policies.

With respect to the Redevelopment Plan amendments component of the proposed project, state law mandates that redevelopment plans, redevelopment plan amendments, and associated activities must be consistent with adopted local general plans. The proposed Redevelopment Plan amendments include explicit statements that the proposed amendments are intended to be in full compliance with the City of Sunnyvale General Plan. The specific goals and objectives outlined in the proposed Redevelopment Plan amendments have been designed to be consistent with and serve to implement the more general goals and objectives of the General Plan.

To determine more specifically how the proposed project and its related growth effects relate to adopted General Plan policy, each environmental analysis section of this EIR (Land Use; Aesthetics; Population, Housing, and Employment; Transportation and Parking; Public Services and Utilities; etc.), includes a subsection ("Pertinent Plans and Policies") that describes those applicable General Plan policies which were adopted for the purpose of

avoiding or mitigating a pertinent environmental effect.¹ Where the project or its potential environmental effects have been found in this EIR to be potentially inconsistent with one or more of these limited City of Sunnyvale General Plan policies, a potentially significant environmental impact has been identified, and one or more mitigations have been identified to reduce the impact.

(b) Proposed General Plan Amendments. Although the proposed project (Downtown Improvement Program Update) is intended to implement basic General Plan goals and policies pertaining to downtown revitalization and economic development, implementation of the proposed project Downtown Improvement Program Update actions would also require specific amendments to the General Plan to incorporate the land use changes proposed in the *Downtown Design Plan* and thereby achieve consistency with the proposed revisions to land use allowances and development standards for the *Downtown Design Plan* and the amended Downtown Specific Plan. The required General Plan revisions would include revisions to the General Plan Map and an update of the Downtown Specific Plan section (Appendix B) of the *Land Use and Transportation Element*, to incorporate the following changes:

Properties Within the Downtown Specific Plan Area:

- (1) creation of two new General Plan land use designations: one to allow 36 to 69 dwelling units per acre (du/ac) in subdistricts 14 through 17 of the Downtown Specific Plan, and one to allow 69 to 138 du/ac in subdistrict 1a;
- (2) changes to the General Plan designations in various portions of subdistricts 4 and 6 from *Very High-Density Residential* (65 du/ac maximum) and *High-Density Residential* (45 du/ac maximum) to *Medium-Density Residential* (27 du/ac maximum);
- (3) changes to the General Plan designations in portions of subdistrict 17 from *Very High-Density Residential* (65 du/ac maximum) to *Low/Medium-Density Residential* (14 du/ac maximum);
- (4) changes to the General Plan designations in all of subdistrict 3 from *Very High-Density Residential* (65 du/ac maximum) to a designation allowing local retail;
- (5) changes to the General Plan designations in all of subdistricts 14 through 16 from *Office* to the new residential category allowing 36 to 69 du/ac; and
- (6) other associated changes to the General Plan text and map as may be necessary to implement the amendments listed above.

¹CEQA Guidelines section 15125(d) and Appendix G, item IX(b).

Properties Adjacent to the Downtown Specific Plan Area on the East ("eastern adjacent sites"):

- (1) a change in the General Plan designation from *Medium-Density Residential* (27 du/ac maximum) to *Low/Medium-Density Residential* (14 du/ac maximum); and
- (2) other associated changes to the General Plan text and map as may be necessary to implement the amendment listed above.

(c) Proposed Zoning Amendments. The following amendments to the Sunnyvale Municipal Code Precise Zoning Plan/Zoning District Map and chapter 19.28 (Downtown Specific Plan District) would also be required to achieve zoning code consistency with the *Downtown Design Plan* provisions and associated Downtown Specific Plan and General Plan amendments described above:

Properties Within the Downtown Specific Plan Area:

- (1) creation of two new zoning designation categories: one to allow 36 to 60 dwelling units per acre (du/ac) in subdistricts 14 through 17, and one to allow 60 to 120 du/ac in subdistrict 1a;
- (2) creation of three new subdistricts: 1a, 13a, and 20;
- (3) changes to the zoning designations for various portions of subdistricts 4 and 6 from *Very High-Density Residential* (48 du/ac maximum) and *High-Density Residential* (36 du/ac maximum) to *Medium-Density Residential* (24 du/ac maximum), specifically allowing single-family townhomes;
- (4) changes to the zoning designations for portions of subdistrict 17 from *Very High-Density Residential* (48 du/ac maximum) to *Low/Medium-Density Residential* (12 du/ac maximum);
- (5) a change to the zoning designations for all of subdistrict 3 from *Very High-Density Residential* (48 du/ac maximum) to a category allowing local retail;
- (6) a change to the zoning designations for all of subdistricts 14 through 16 from *Office* to a new residential category allowing 36 to 60 du/ac;
- (7) for all of subdistricts 4 through 6 and portions of subdistricts 14 through 17, a reduction in the zoning code maximum building height limit from 50 feet (4 stories) to 40 feet (3 stories) and 30 feet (2 stories), respectively;
- (8) for all of subdistrict 13a, establishment of a combination of zoning code maximum building height limits of 50 feet (4 stories) and 30 feet (2 stories);

- (9) for all of subdistricts 13 and 18a, an increase in the zoning code maximum building height limit from 30 feet (2 stories) and 50 feet (3 stories) to 100 feet (6 stories);
- (10) for the entire Downtown Specific Plan area, an increase in the zoning code residential parking requirement from 1.75 spaces per unit to 2 spaces per 2-bedroom unit, with additional spaces for larger units; and
- (11) other associated changes to zoning code development standards as may be necessary to implement the proposed Downtown Improvement Program Update.

Properties Adjacent to the Downtown Specific Plan Area on the East ("eastern adjacent sites"):

- (1) a change in zoning designation from *Medium-Density Residential/Planned Development (R-3/PD, 24 du/ac maximum)* to *Low/Medium-Density Residential/Planned Development (R-2/PD, 12 du/ac maximum)*; and
- (2) other associated changes in zoning code standards as may be necessary to implement the proposed Downtown Improvement Program Update.

In addition, amendments to Sunnyvale Municipal Code chapter 19.80 (Design Review) have also been identified as necessary to achieve conformance with and help implement the *Downtown Design Plan* concepts and recommendations.

Properties Adjacent to the Downtown Specific Plan Area on the South ("South of Olive Avenue Area"):

- (1) add the properties fronting on the east side of Mathilda Avenue between El Camino Real and Olive Avenue to the zoning code designated Downtown Specific Plan District by changing their zoning designation from *High-Density Residential/Office/Planned Development (R-4/O/PD)* and *Office/Planned Development (O/PD)* to Downtown Specific Plan Subdistrict 20–*Office*.

16.2 REGIONAL PLANS

16.2.1 Air Quality

In California, the State Air Resources Board coordinates and oversees both state and federal air quality control programs. The Board's primary functions include establishing and updating the California ambient air quality standards, monitoring existing air quality, controlling emissions from mobile sources, and developing the State Implementation Plan. The State Implementation Plan is the state's overall air quality control strategy for both mobile and stationary sources. Control programs for these sources are carried out at the regional or

county level. These policies have been considered in the completion of chapter 10 of this EIR (see section 10.2) in evaluating the direct and indirect impacts of the project and project-facilitated growth scenario on air quality.

16.2.2 Regional Land Use Policy Framework (ABAG)

The most recent regional land use policy document adopted by the Association of Bay Area Governments (ABAG) is entitled A Proposed Land Use Policy Framework for the San Francisco Bay Area, and was adopted by the ABAG Executive Board in July 1990. The document is described as a regional policy framework for future land use decisions in the Bay Area that respects the need for strong local control, but that also recognizes the importance of regional comprehensive planning for issues of regional significance. The document contains policies that (1) direct growth where regional infrastructure (e.g., freeways, transit, water, solid waste disposal, sewage treatment) is available and natural resources will not be overburdened, (2) encourage development that discourages long-distance commuting, (3) establish firm growth boundaries, and (4) encourage provision of housing at all levels. The proposed Sunnyvale Downtown Improvement Program Update would be generally consistent with these policies, in that it (1) could be served by existing regional infrastructure systems, with improvements as recommended in chapter 7 (Transportation and Parking), 8 (Public Services and Facilities), and 11 (Drainage and Water Quality); (2) would facilitate increased local employment growth and provide improved housing opportunities that together would assist the City in achieving a better balance between local jobs and employed residents, thereby reducing the need for long-distance commuting; and (3) would assist in providing improved housing opportunity within Sunnyvale.