

S U N N Y V A L E
California

DATE: January 19, 2012
TO: Planning Commission
FROM: Trudi Ryan, Planning Officer
SUBJECT: Application for PDA status

The attached Report to Council (RTC) was prepared as part of an application to ABAG/MTC to grant Priority Development Area status (PDA—further described in the attached RTC) to additional areas of Sunnyvale. The original areas (Downtown, El Camino Real and Lawrence Station) were designated in 2008 through an application and a similar Resolution from the City Council. We did not bring the previous Resolution to the Planning Commission for comment. In an effort to provide the Planning Commission more depth of understanding of a number of regional efforts and as preparation for the consideration of the updated Land Use and Transportation Element (LUTE) and Climate Action Plan (CAP) staff is bringing this application to your attention.

We have placed the report under your public hearing agenda to emphasize the option to make a motion stating the Planning Commission position on the PDA application.



Council Meeting: January 31, 2012

SUBJECT: Application to Association of Bay Area Governments (ABAG) for Nomination of Potential Sunnyvale Priority Development Areas

DISCUSSION

This item is presented to the City Council for consideration of a resolution to support the City's FOCUS application for additional Priority Development Areas (PDAs). This memo was provided to the Planning Commission as an information item at the meeting of January 23, 2012.

FOCUS Program

For over a year, the City has been participating in an effort called One Bay Area Sustainable Community Strategies led by ABAG and MTC. As part of the effort to identify places and policies for sustainable growth in the Bay Area, cities have been asked to identify potential infill development opportunity areas to be considered in the regional FOCUS effort. The information will also assist in preparing the regional Sustainable Community Strategy under SB 375.

FOCUS is a regional development and conservation strategy that promotes a more compact land use pattern for the Bay Area. It unites the efforts of four regional agencies into a single program that links land use and transportation by encouraging the development of complete, livable communities in areas served by transit, and promotes conservation of the region's most significant resource lands.

Through FOCUS, regional agencies will support local governments' commitment to these goals by working to direct existing and future financial incentives to Priority Development Areas (PDAs). PDAs are locally-identified, infill development opportunity areas near transit and can include residential, mixed use and/or employment uses. Cities have been asked to identify these areas based on criteria provided through the FOCUS effort that are consistent with the Bay Area's regional goals. Having adopted PDAs creates better opportunities for funding from regional agencies for planning studies and improvements.

The San Francisco Bay Area is home to 7.1 million people living in big cities, suburbs, and small towns. It is expected that there will be nearly 2 million more people living in the Bay Area by 2035. Although change is part of what

makes the Bay Area a vibrant place to live, growth also poses challenges. Many of our region's residents deal with long commutes, and very high housing costs. Our open lands and natural resources have been diminished by sprawl development and we now face the potential impacts of climate change.

In the face of these and other challenges, the region is working together to find solutions that transcend city and county boundaries. As part of FOCUS, a voluntary, incentive-based program, local governments and regional agencies are making a difference in how our region grows and develops.

FOCUS has sought willing local government partners who share the goals of encouraging more compact development that offers a range of housing and transportation choices. The FOCUS Program is also working to build partnerships with local and regional stakeholder groups that represent affordable housing, economic development, transportation/mobility, the environment, and social equity.

FOCUS is led by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), with support from the Bay Area Air Quality Management District (BAAQMD) and the Bay Conservation and Development Commission (BCDC)—in partnership with congestion management agencies, transit providers, and local governments throughout the Bay Area.

Sunnyvale PDAs

Sunnyvale currently has three adopted PDAs – the Downtown Specific Plan area, the future Lawrence Station Area Plan and the El Camino Real corridor (with development policies in the Precise Plan for El Camino Real).

As part of the FOCUS exercise, staff has identified and recommended to ABAG the addition of five more PDAs in the Sunnyvale. Using land use designations from the current General Plan, a history of growth patterns, recent City Council direction as well as recent recommendations from the Horizon 2035 Committee, staff has provided the FOCUS group with background data to support five additional PDAs. The attached maps indicate these areas as Peery Park, the Moffett Park Specific Plan area, the Reamwood Light Rail Station area, the East Sunnyvale ITR area (including the Lawrence Expressway and Duane Avenue intersection) and the Tasman Crossing ITR/mixed use neighborhood (near the Tasman Drive and Fair Oaks Avenue intersection).

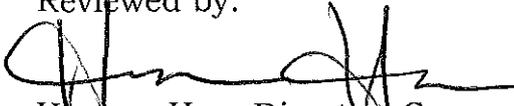
Although staff has already preliminarily submitted the application for five PDAs for initial review, a City Council resolution is required as part of the supporting documentation to indicate the City's support for sustainable infill development and to formally propose additional PDAs. Proposing a PDA does not change the existing General Plan designation. Any land use or zoning changes would be

considered later during the LUTE approval process. A draft resolution is attached.

RECOMMENDATION

Adopt the attached resolution supporting the application for five Priority Development Areas (PDAs).

Reviewed by:



Hanson Hom Director, Community Development

Prepared by: Gerri Caruso, Principal Planner

Approved by: Trudi Ryan, Planning Officer

Approved by:



Gary M. Luebbers
City Manager

Attachments

1. Resolution with Exhibits A, B, C, D and E Priority Development Area maps

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SUNNYVALE AUTHORIZING THE FILING OF AN APPLICATION
FOR PRIORITY DEVELOPMENT AREA DESIGNATION UNDER
THE FOCUS PROGRAM**

WHEREAS, the Association of Bay Area Governments and the Metropolitan Transportation Commission in coordination with the Bay Area Air Quality Management District and Bay Conservation and Development Commission (collectively, the "regional agencies") are undertaking a regional planning initiative called FOCUS; and

WHEREAS, FOCUS program goals support a future regional development pattern that is compact and connected; and

WHEREAS, the regional agencies seek local government partners to create a specific and share concept of where growth can be accommodated (priority development area) and what areas need protection (priority conservation area) in the region; and

WHEREAS, a priority development area must meet all of the following criteria: (a) within an existing community; (b) near existing or planned fixed transit (or served by comparable bus service); and (c) is planned, or is planning, for more housing; and

WHEREAS, local governments in the nine-county San Francisco Bay Area are eligible to apply for designation of an area within their community as a priority development area; and

WHEREAS, the regional agencies are committed to securing incentives and providing technical assistance to designated priority development areas so that positive change can be achieved in communities working to advance focused growth.

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

1. The City Council supports the City's involvement in the FOCUS process and authorizes the execution and filing of an application for Priority Development Area Designation with FOCUS.
2. The City Council authorizes submitting an application to designate those areas within the City of Sunnyvale identified in Exhibits A, B, C, D and E attached hereto as priority development areas.
3. A copy of this resolution will be transmitted to FOCUS in conjunction with the filing of the application.

Adopted by the City Council at a regular meeting held on _____, 2012, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

APPROVED:

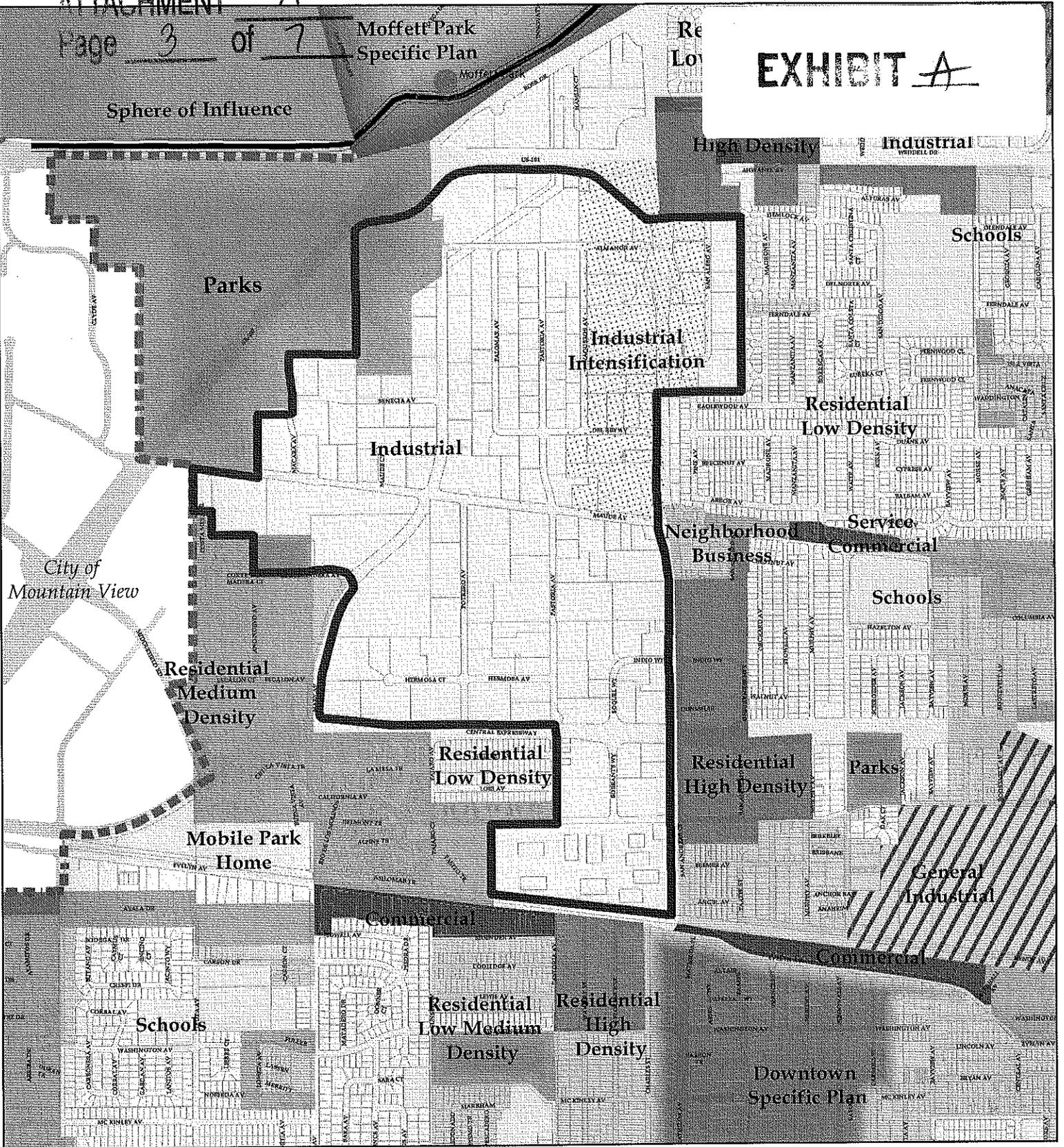
City Clerk
(SEAL)

Mayor

APPROVED AS TO FORM AND LEGALITY:

David Kahn, City Attorney

Sphere of Influence



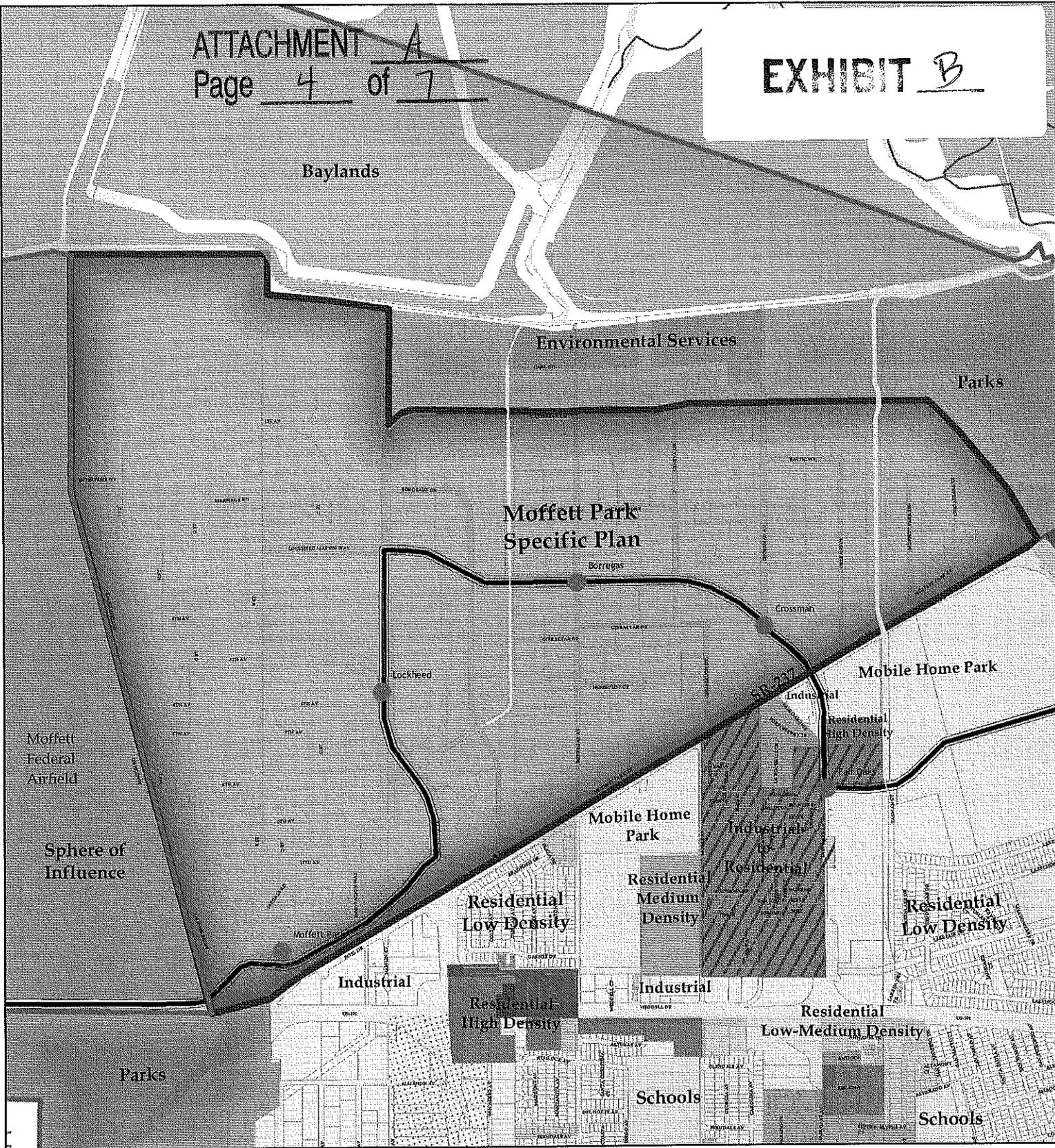
**City of Sunnyvale
 Proposed PDA
 General Plan**

Peery Park

-  Peery Park
-  Light Rail Stations
-  Light Rail Line
-  City Boundary



1,000
 Feet



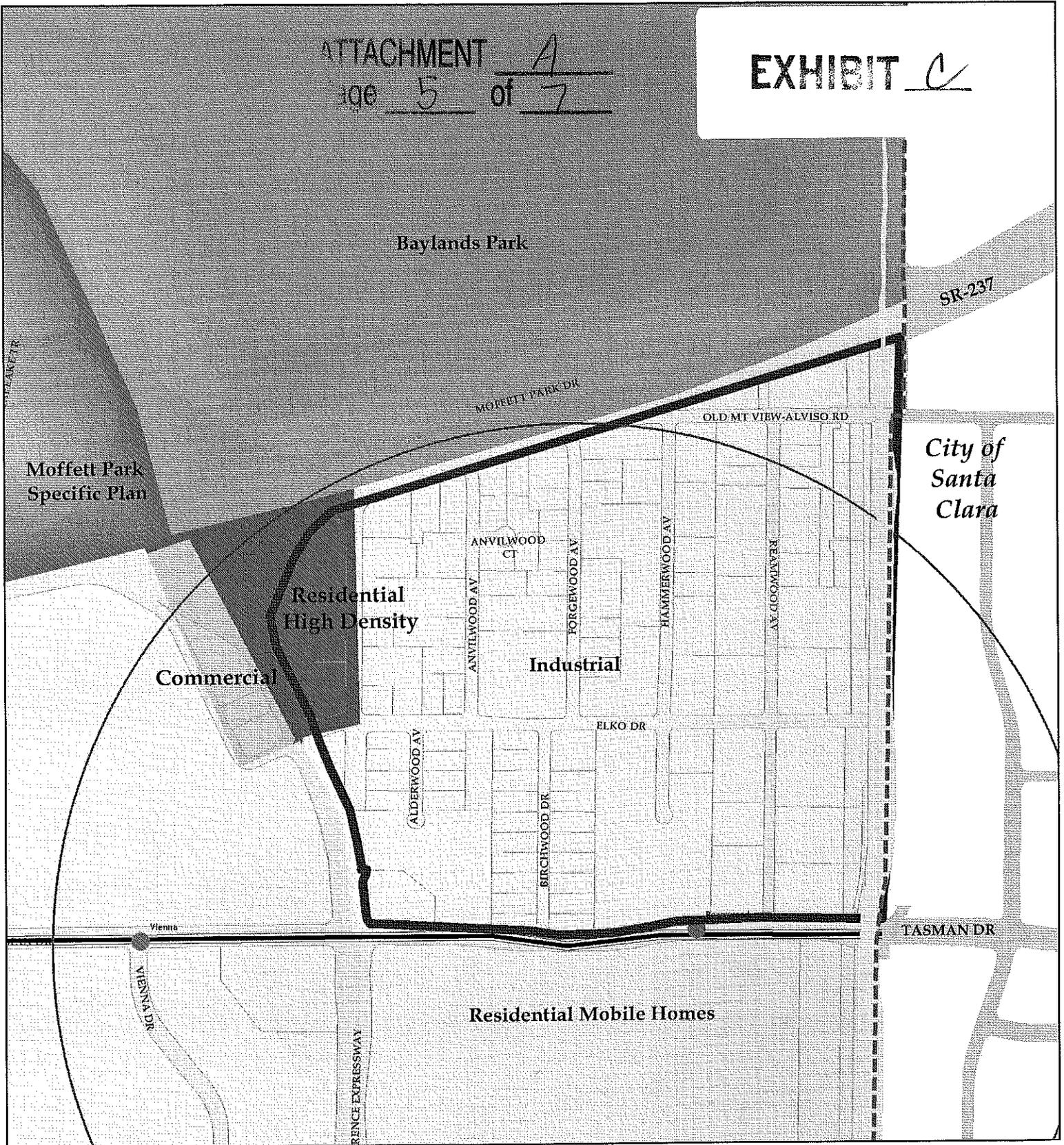
**City of Sunnyvale
 Proposed PDA
 General Plan**

Moffett Park

-  City Boundary
-  Boundary of Moffett Park
-  Light Rail Stations
-  Light Rail Line



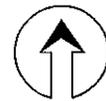
1,000
 Feet



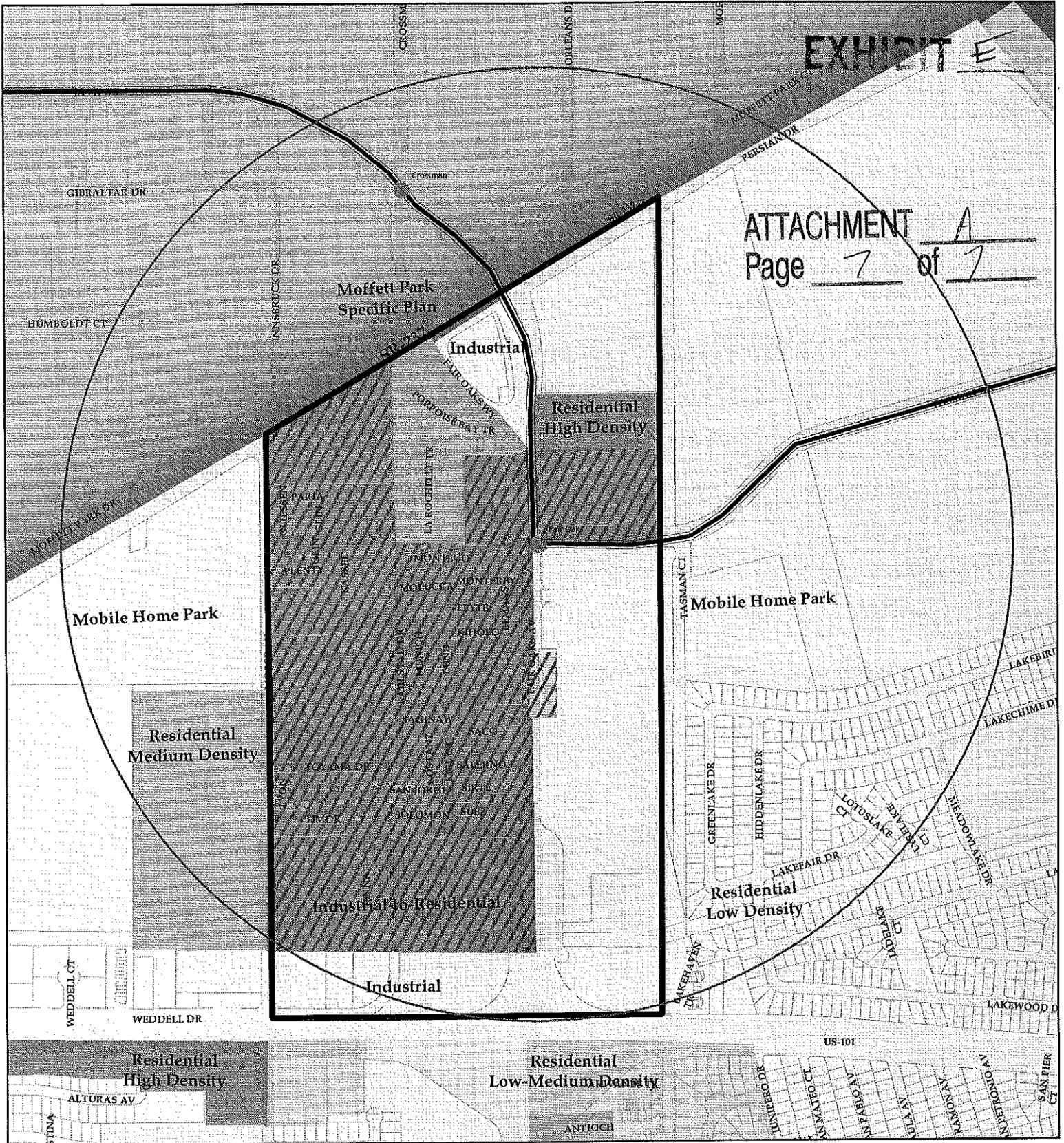
**City of Sunnyvale
Proposed PDA
General Plan**

Reamwood

-  Reamwood
-  1/2 Mile Buffer around LR Station
-  Light Rail Stations
-  Light Rail Line
-  City Boundary



1,000 Feet



**City of Sunnyvale
Proposed PDA
General Plan**

Tasman Crossing

-  Boundary of Tasman Crossing
-  1/2 Mile Buffer Around LR Station
-  Light Rail Stations
-  Light Rail Line



1,000 Feet