RESOLUTION NO. _____-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE GENERAL PLAN AND DOWNTOWN SPECIFIC PLAN TO MODIFY THE NORTHERLY BOUNDARY OF THE DSP ALONG EVELYN AVENUE NEAR SUNNYVALE AVENUE AND TO ESTABLISH BLOCKS 21, 22 AND 23 AND LAND USE DESIGNATIONS FOR PARCELS LOCATED THEREIN

WHEREAS, a proposal to modify the northern boundary of the Downtown Specific Plan ("DSP" hereafter) to include both sides of Evelyn Avenue between Mathilda Avenue and Marshall Avenue would designate a new northerly boundary of the DSP defined by the Cal Train railroad corridor; and

WHEREAS, 8 parcels formerly designated as Commercial Central Business and Commercial General Business will be designated as Downtown Specific Plan, comprising a modified northerly boundary of the DSP, as shown on that certain map attached hereto as Exhibit "A"; and

WHEREAS, Blocks 21, 22 and 23 are hereby established in the Downtown Specific Plan which are comprised of 3 parcels in Block 21 (Cal-Train and transit parcels), one parcel in Block 22 (Murphy Square) and 4 parcels in Block 23 (Villa del Sol apartments and 2 additional parcels), which will provide a variety of land use designations; and

WHEREAS, new Downtown Specific Plan designations and land uses are hereby established to include Transit Center for Block 21, Mixed Use for Block 22 and Residential Very High Density (48 du/acre) for Block 23; and

WHEREAS, the Downtown Specific Plan is amended to reflect the addition of Blocks 21, 22 and 23, including development and design standards, updated streetscape standards and related policies; and

WHEREAS, a Mitigated Negative Declaration ("MND") was prepared for the proposed general plan amendment, modification of the DSP boundaries , the establishment of Blocks 21, 22 and 23 and the associated land uses pursuant to Public Resources Code section 15070 and CEQA Guideline 15164, which evaluated the impacts of this project on the environment; and

WHEREAS, the Planning Commission considered the MND and the proposed amendments at a duly noticed hearing held on March 11, 2013, and has recommended approval of the MND and the amendments to the General Plan and Downtown Specific Plan boundaries and the establishment of new Blocks 21, 22 and 23 as well as new land use designations for parcels located therein; and

WHEREAS, the City Council held a public hearing on March 19, 2013, and considered the reports and documents on the proposed amendments presented by City staff, the Planning Commission's recommendations, and the written and oral comments presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Sunnyvale that it hereby adopts the following findings and actions:

I. AMEND THE GENERAL PLAN AND ESTABLISH A MODIFIED NORTHERLY BOUNDARY OF THE DSP.
The City Council finds and determines that the General Plan amendment constitutes 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 establishment of the northerly boundary of the DSP to include the property along the north side of Evelyn Avenue from Mathilda Avenue to east of Marshall Avenue.

II. ESTABLISH BLOCKS 21, 22 AND 23 IN THE DOWNTOWN SPECIFIC PLAN; The City Council hereby establishes new Blocks 21, 22 and 23 of the DSP which Blocks are comprised of 3 parcels in Block 21, one parcel in Block 22 and 5 parcels in Block 23. Maps and text throughout the DSP has been updated to reflect the addition of these three blocks.

III. NEW LAND USE DESIGNATIONS FOR BLOCKS 21, 22 AND 23. New land uses are hereby established for the new Blocks to include Transit Center for Block 21, Mixed Use for Block 22 and Residential Very High Density (up to 48 du/acre) for Block 23.

IV. ADDITIONAL AMENDMENTS TO THE DSP. The DSP is amended to reflect the primary land uses for these blocks, development and design standards as needed, updated maps and changed streetscape standards for Evelyn Avenue. These amendments, as shown in Exhibit "B", reflect the proposed blocks as well as current conditions

V. ENVIRONMENTAL REVIEW. A draft and final Program Environmental Impact Report ("Program EIR") was prepared in 2003 when the Downtown Specific Plan was considered by the City Council for full buildout of the plan. Specific components of the Program EIR included: 1) adoption of amendment to the City of Sunnyvale General Plan Land Use and Transportation Element and the General Plan Map for 20 blocks of development proposed to be in the plan; 2) adoption of amendments to the City's Zoning Code, including the Precise Zoning Plan/Zoning District Map and Chapter 19.28 Downtown Specific Plan District and 19.80 Design Review; and 3) adoption of amendments to the 1993 Sunnyvale Downtown Specific Plan to incorporate various land use designations, development standard revisions, design guideline revisions, circulation and parking recommendations and streetscape standard revisions. In adopting the Mitigation Measures, the City Council identified two significant, unavoidable environmental impacts for regional air quality and freeway traffic for which the Council adopted a Statement of Overriding Considerations. The Program EIR identified traffic mitigation by adoption of a County-wide Deficiency Plan by Santa Clara Valley Transit Authority which has occurred. For future projects, the Program EIR also directed that future site-specific development proposals will be subject to further environmental review on a project-by-project basis.

The proposed changes amend the General Plan land use designations from Commercial General Business and Commercial Central Business to Downtown Specific Plan, expand the DSP boundaries and create a variety of DSP land uses to include Transit Center, Mixed Use, and High Density Residential up to 48 dwelling units per acre are consistent with the project analyzed in the Mitigated Negative Declaration prepared for this project. The City Council reviewed the Mitigated Negative Declaration and found that it reflects the independent judgment

of the City Council, and is an adequate and extensive assessment of the environmental impacts of the Project because no additional significant impacts were identified, nor is the severity of known significant impacts increased.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a certified copy of the General Plan and the Amended Downtown Specific Plan amendments with the Board of Supervisors and the Planning Commission of the County of Santa Clara and the planning agency of each city within the County of Santa Clara. The City Clerk is directed further to file a certified copy of the plan with the legislative body of each city, the land of which may be included in the plan.

Adopted by the City Council at a regular meeting held on _____, 2013, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: APPROVED:

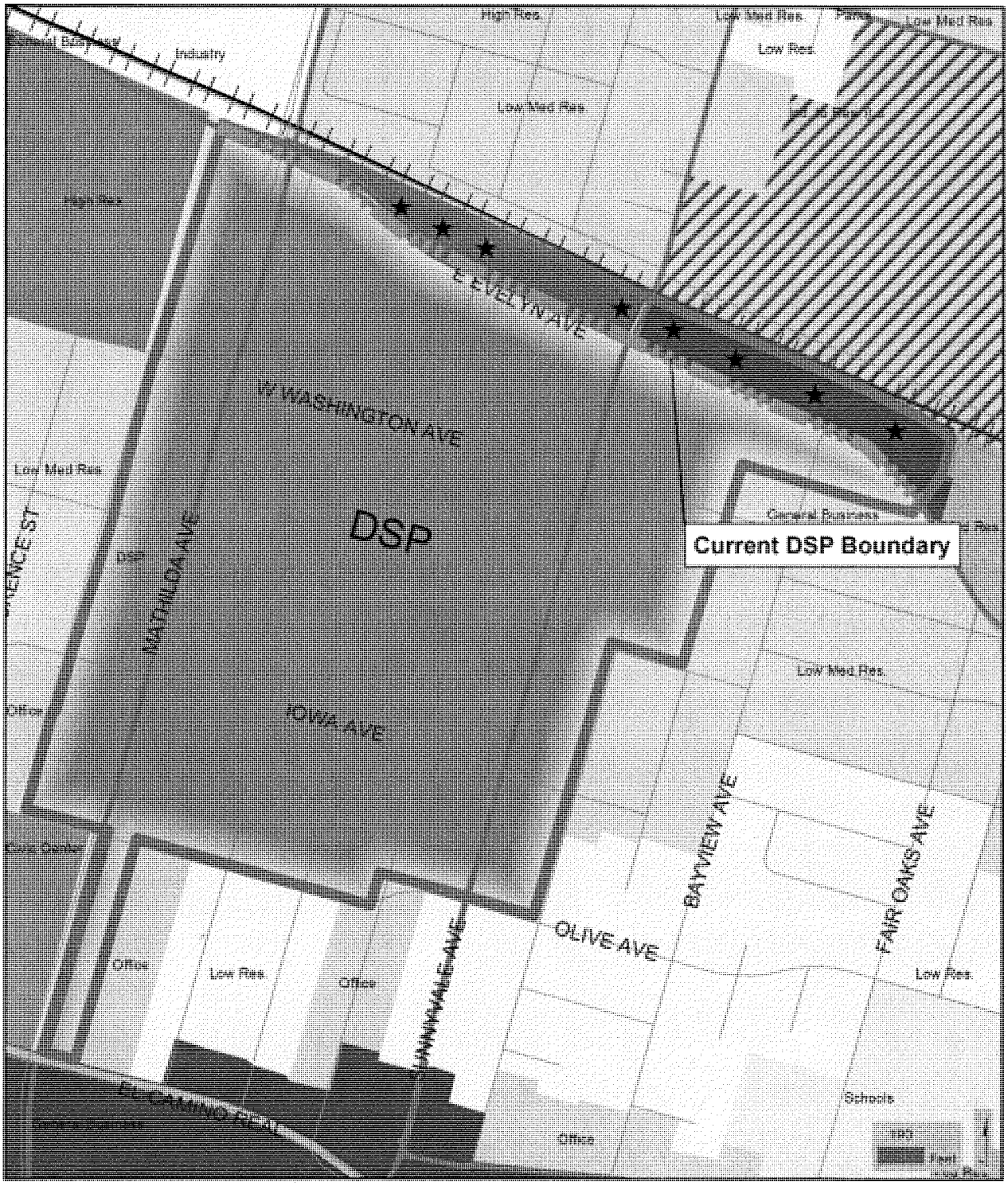
_____ _____
City Clerk Mayor
(SEAL)

APPROVED AS TO FORM AND LEGALITY:

_____
Joan Borger, City Attorney

EXHIBIT "A" AMENDED GENERAL PLAN FOR DSP AREA

Proposed Amendment for Eight Properties to Change from Commercial Central Business and Commercial General Business to Downtown Specific Plan
Amend Boundary of DSP



SUNNYVALE DOWNTOWN SPECIFIC PLAN

ADOPTED BY CITY COUNCIL

OCTOBER 14, 2003

RESOLUTION NO. 149-03

AMENDED

JULY 13, 2004, RESOLUTION NO. 126-04

MAY 1, 2007, RESOLUTION NO. 271-07

MARCH 19, 2013, RESOLUTION NO.

1. EXECUTIVE SUMMARY

PREFACE

The Downtown Specific Plan area comprises roughly 125 acres, generally bounded by ~~Evelyn Avenue~~the railroad to the north, Bayview Avenue to the east, El Camino Real to the south and Charles Street to the west (Figure 1.1, Downtown Specific Plan Area). This 2003 Downtown Specific Plan is intended as an update of the 1993 Downtown Specific Plan. Specifically, this plan increases the number of residential units, emphasizes reconnection of the street grid in the Town Center area and creates a sense of arrival along Mathilda Avenue with wider sidewalks and taller buildings. These updates continue to address the special assets, character, and identity that make Sunnyvale unique while targeting development to meet current day conditions. This updated Specific Plan focuses on three goals:

- Establishing a common vision for the downtown
- Defining a unique market niche
- Creating the framework to link together current and future downtown projects into a vibrant, cohesive place

Many of the basic building blocks for these goals are present in the downtown today. These include a strong variety of uses and the proximity to many transit options. Existing commercial assets consist of a vibrant Murphy Avenue, department stores and small independent businesses. A variety of nearby residential, office and civic uses complement these commercial assets. Transit options include a Caltrain station, a variety of available bus routes, and remnants of an existing street grid which may be re-established for increased vehicular, bicycle and pedestrian connections. This wide range of activities and uses infuses the downtown with unusual variety and vitality, and creates the potential for a traditional, full service and mixed-use downtown.

The Downtown Specific Plan has been prepared in compliance with the Sunnyvale General Plan, ordinances and regulations, Planning and Zoning Law Government Code, and requirements of the California Environmental Quality Act (CEQA). The Specific Plan is a long term planning document. Implementation of this Specific Plan is expected to take place over a 20-year period.

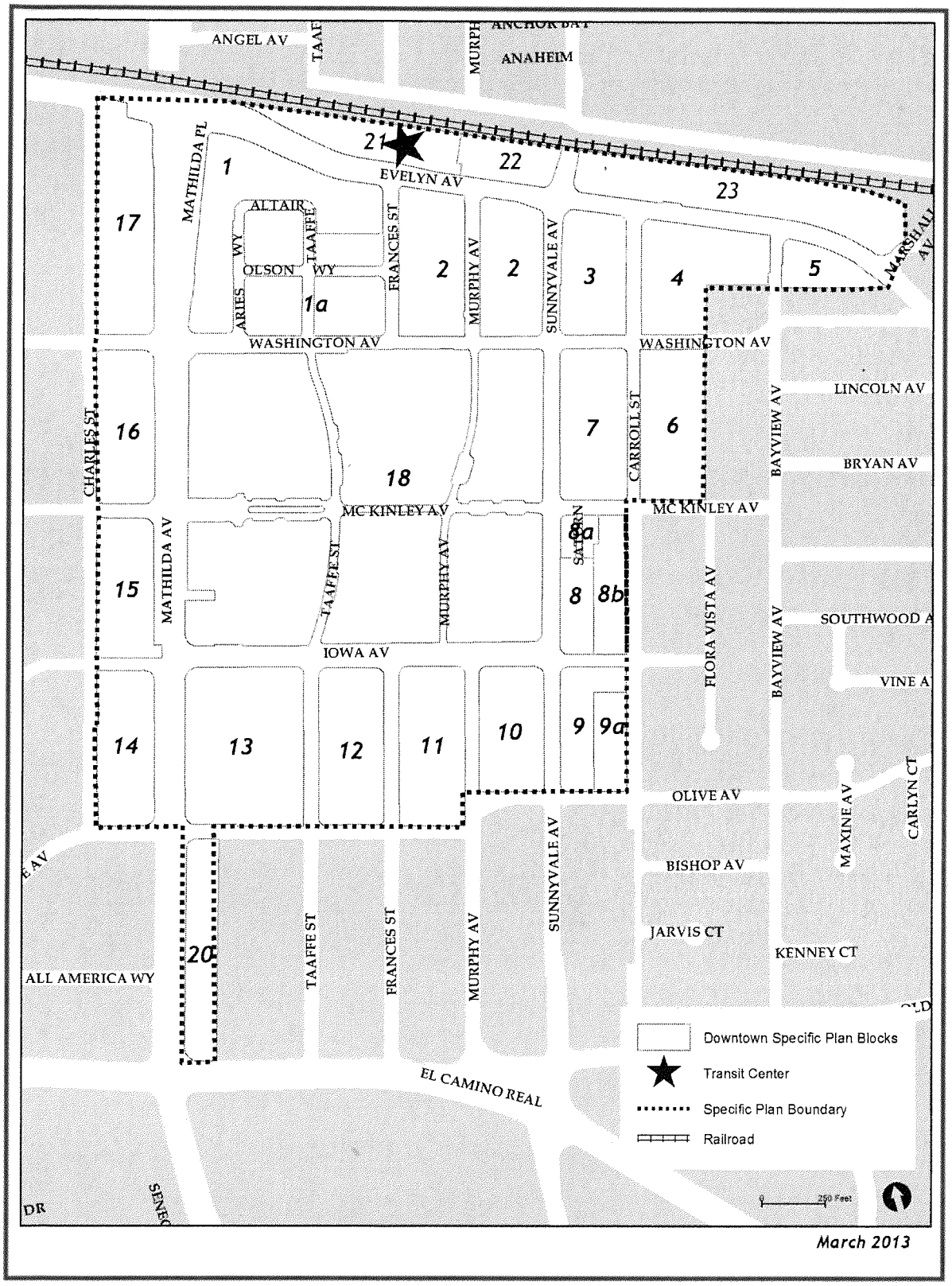


FIGURE 1.1 DOWNTOWN SPECIFIC PLAN AREA

2. PREFACE

LOCATION

The Downtown Specific Plan area comprises roughly 125 acres, generally bounded by ~~Evelyn Avenue~~the railroad to the north, Bayview Avenue to the east, El Camino Real to the south and Charles Street to the west (Figure 1.1, Downtown Specific Plan Area). Regional vehicular access to the area is from US-101, SR-237, Highway 82 (El Camino Real) via Mathilda Avenue; and I-280 via Sunnyvale-Saratoga Road.

PURPOSE

This document is intended as an update the 1993 Downtown Specific Plan These updates continue to address the special assets, character, and identity that make Sunnyvale unique while targeting development to meet current day conditions. Specifically, this plan increases the number of residential units, emphasizes reconnection of the street grid in the Town Center area and creates a sense of arrival along Mathilda Avenue with wider sidewalks and taller buildings. Many of the basic building blocks for these goals are present in the downtown today. This updated Specific Plan focuses on three goals:

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- Defining a unique market niche
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These include a strong variety of uses and the proximity to many transit options. Existing commercial assets consist of a vibrant Murphy Avenue, department stores and small independent businesses. A variety of nearby residential, office and civic uses complement these commercial assets. Transit options include a Caltrain station, a variety of available bus routes, and remnants of an existing street grid which may be re-established for increased vehicular, bicycle and pedestrian connections. This wide range of activities and uses infuses the downtown with unusual variety and vitality, and creates the potential for a traditional, full service and mixed-use downtown.

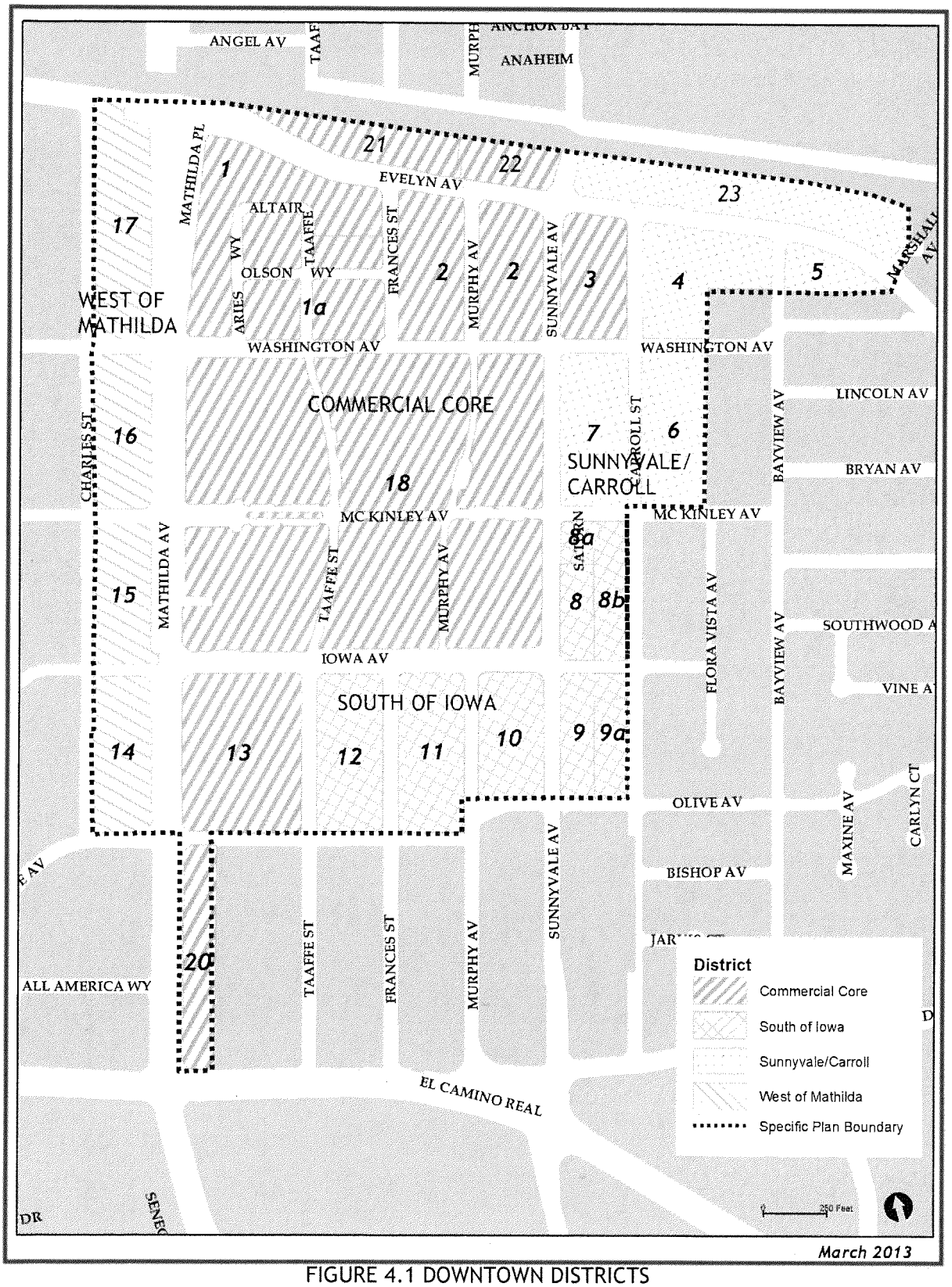

FIGURE 4.1 DOWNTOWN DISTRICTS

The new plan recommends maintaining the existing specific plan's Street Tree Program for each of these streets. Design considerations such as scale of canopy, scale of street, color shading characteristics and sun exposure are taken into account.

Streetscape Design Standards
Streetscape design standards, including specifications for street furniture, sidewalk patterns and tree installation have been adopted to ensure a consistent and high-quality pedestrian experience throughout the downtown.

Bicycle Lanes
The new plan recommends retaining the existing specific plan's proposed bicycle lanes on Sunnyvale and Iowa but recommends moving the bicycle lanes proposed for Washington to Evelyn.

Mass Transit

The downtown area includes facilities for the Santa Clara Valley Transportation Authority bus service, CalTrain commuter rail service~~, Greyhound bus service~~ and future light rail. A multi-modal public transportation transfer point is located north of Block 1 at the train station and is illustrated in Figure 7.3. Building on the centrally located and easily accessible public transportation facilities in the downtown is a primary strategy to both decrease dependence on the automobile and promote walkability of the downtown. Future development should ensure easy pedestrian access to these facilities and enhance multimodal connections.

GATEWAYS AND WAYFINDING SIGNAGE

There are two types of gateways and each has a separate function. Downtown gateways announce arrival, and residential gateways establish boundaries. Locations of these gateways are shown in Figure 4.2. The Specific Plan also supports district markers within or near the commercial core that encourage entry into the commercial core, identify parking and direct pedestrian traffic.

Downtown Gateways

The recommended locations are:

- Mathilda/Washington intersection
- Mathilda/El Camino Real intersection
- Sunnyvale/El Camino Real intersection

A special gateway is recommended at the Mathilda/Sunnyvale Saratoga Road intersection to announce an alternate downtown point of arrival via Sunnyvale for northbound traffic on Mathilda. Downtown gateways should invite entry, be designed for vehicular scale, and be well-lit for nighttime visibility.

Gateway Intersections
Gateway intersections should receive enhanced design treatment such as special crosswalk pavements and light poles.

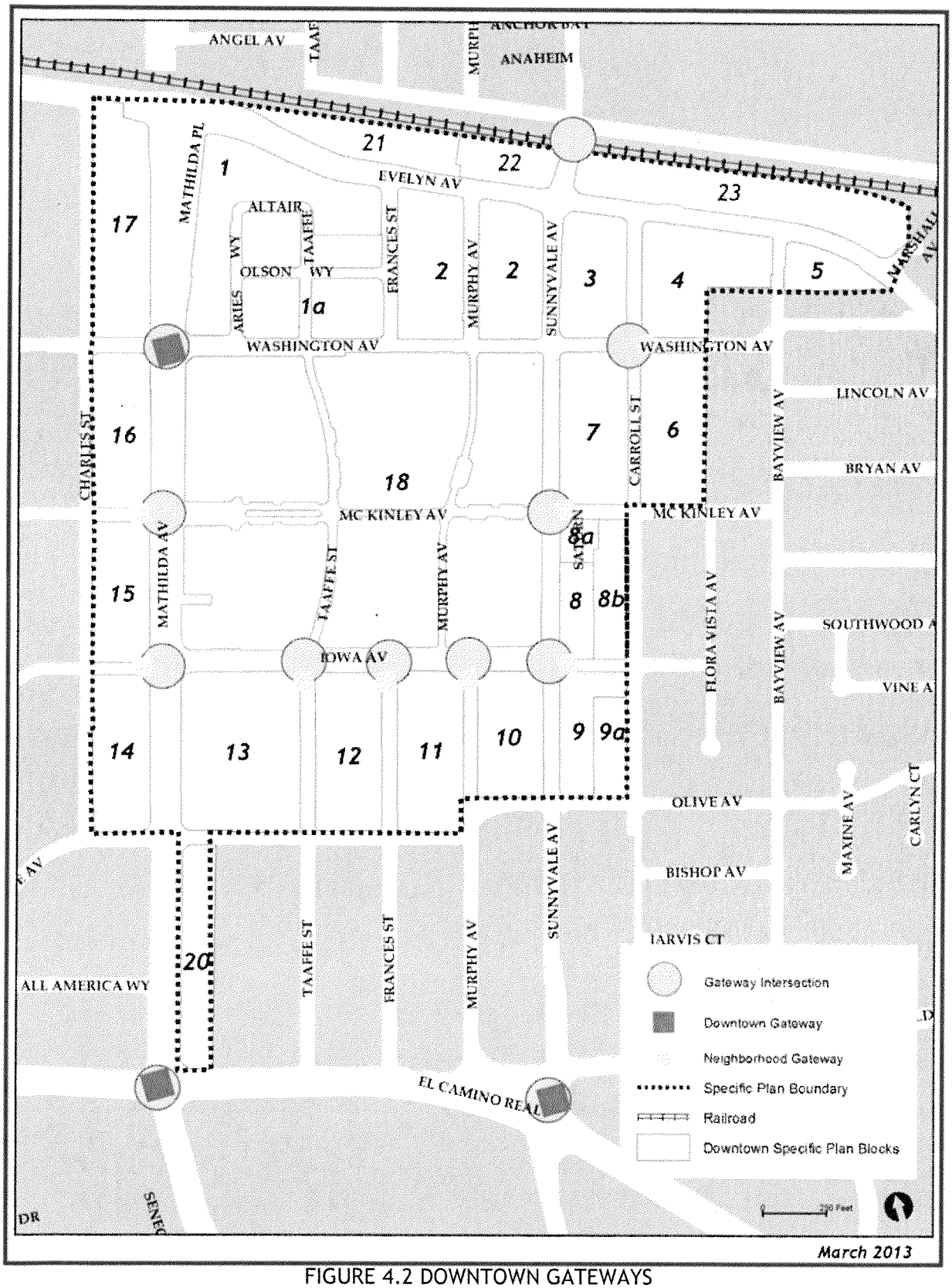

FIGURE 4.2 DOWNTOWN GATEWAYS

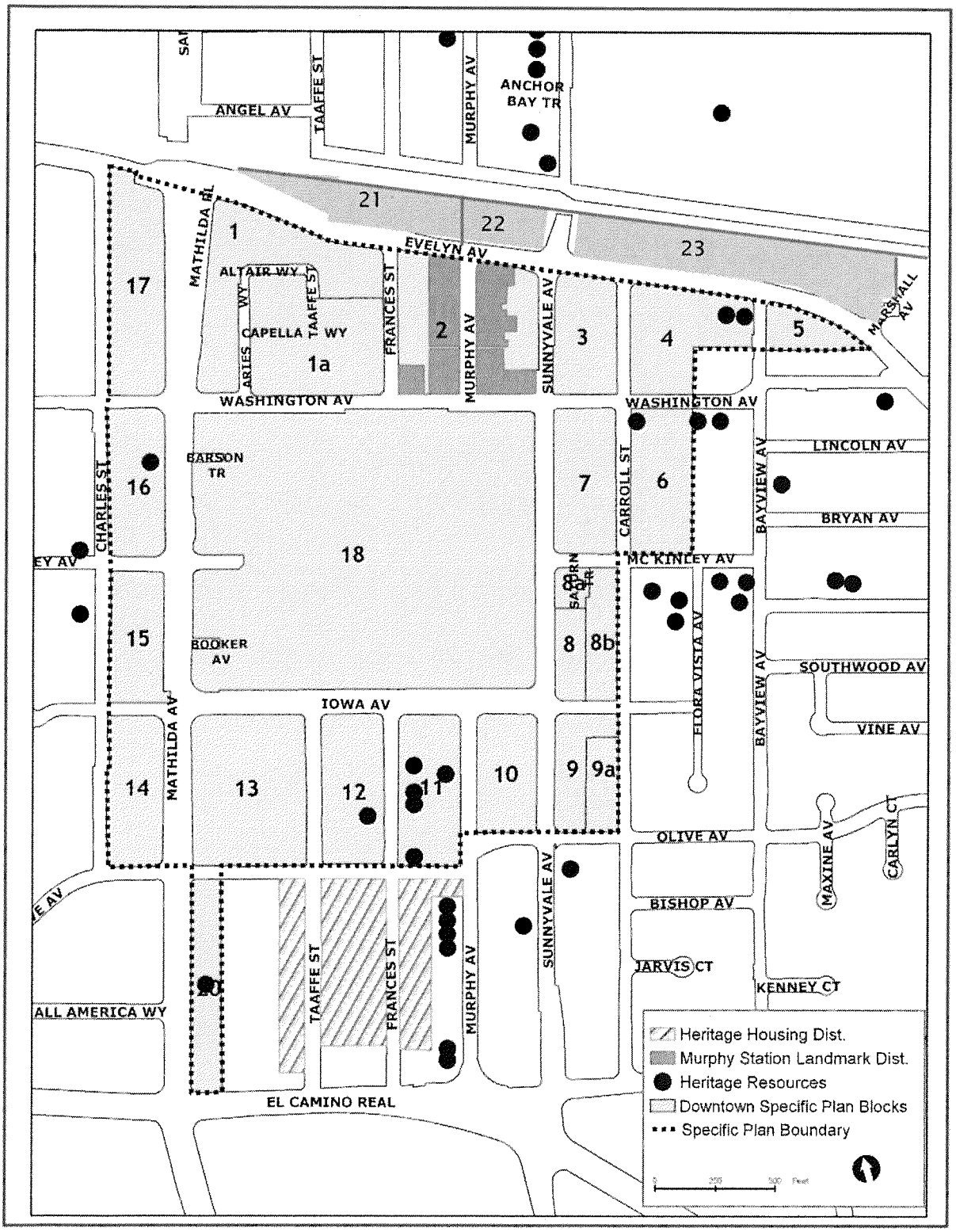

FIGURE 4.3 HISTORIC RESOURCES

6. DOWNTOWN DISTRICTS AND DEVELOPMENT STANDARDS

This chapter presents permitted land uses and development standards for the Sunnyvale Downtown Specific Plan area. This subject includes:

- Relationship to the Sunnyvale Municipal Code
- ~~Permitted~~ Designated Land Uses and Development Intensities
- Subdivision and Parcelization Standards
- General Development Standards
- Parking Requirements
- Landscaping and Open Space Standards
- District Descriptions and Development Standards

RELATIONSHIP TO MUNICIPAL CODE

Concurrent with the adoption of the Specific Plan will be zoning code amendments to implement the provisions of the plan. These amendments will provide zoning regulations unique to the Downtown Specific Plan area. General municipal code provisions such as subdivision regulation, park dedication and building codes will continue to apply to the downtown. The implementation chapter includes discussion of municipal code provisions that should apply to downtown, and which provisions may need further study to determine if they should continue to apply to the downtown. In many instances, the Specific Plan sets forth standards and procedures which currently exist in the Sunnyvale Municipal Code, Title 19 (Zoning), as ~~. Where such provisions already exist, the chapter is~~ noted in the text.

Single-family home uses on existing, legally created lots may be maintained in all Downtown Specific Plan blocks. Additions or new construction of single-family homes on existing legally created lots are subject to provisions for Design Review in ~~Chapter 19.80 of~~ the Sunnyvale Municipal Code. Single-family homes must comply with current lot coverage, setback, floor area ratio and other applicable development standards for the R-0 Zoning District.~~, as listed in Chapters 19.32 and 19.34.~~

~~PERMITTED~~ DESIGNATED LAND USES AND DEVELOPMENT INTENSITIES

Each block has one or more designated primary land uses. Table 6.1 lists these ~~standards~~ uses and the maximum number of residential units or gross floor area of commercial uses allowed. ~~and~~ Figure 6.1 shows the Land Use Map. ~~The following table lists the maximum number of units, or gross floor area for commercial uses.~~ The maximum number of units per lot shall be a pro rata share of the maximum units for the block based on the proportion of lot area to total block area.

TABLE 6.1- ~~PERMITTED~~DESIGNATED PRIMARY LAND USES AND DEVELOPMENT INTENSITIES

District	Block	Area Acres	Primary Uses	~~Approx. Density~~	Max. Res. Units	Max. Office Sq. Ft.	Max. Retail/Rest./ Ent. Sq. Ft.
Commercial Core	1	~~5.33~~5.96	Office	~~N/A~~	-	450,000	10,000
Commercial Core	1a	~~5.76~~5.54	Very High Density Res.	~~78 du/ac~~	450	-	52,500
Commercial Core	2	~~6.44~~6.36	Retail	~~N/A~~	-	80,000	170,891
Sunnyvale/ Carroll	3	~~2.86~~2.95	Retail Specialty Grocery	~~N/A~~	-	-	62,000
Sunnyvale/ Carroll	4	~~3.31~~3.20 0.58	Very High Density Res. Medium Density Res.	~~48 du/ac~~ ~~24 du/ac~~	173	-	-
Sunnyvale/ Carroll	5	1.15	Very High Density Res.	~~40 du/ac.~~	46	-	-
Sunnyvale/ Carroll	6	~~2.33~~2.26 1.16	Very High Density Res. Medium Density Res.	~~36 du/ac~~ ~~24 du/ac~~	112	-	-
Sunnyvale/ Carroll	7	~~3.55~~3.32	High Density Res./ Retail	~~N/A~~	100	36,000	14,000
South of Iowa	8	~~1.19~~1.14	Low-Medium Density Res.	~~12 du/ac~~	15	-	-
South of Iowa	8a	~~0.5~~0.45	Medium Density Res.	~~24 du/ac~~	12	-	-
South of Iowa	8b	~~1.59~~1.60	Low Density Res.	~~7 du/ac~~	12	-	-
South of Iowa	9	~~1.68~~1.77	Low-Medium Density Res.	~~12 du/ac~~	20	-	-
South of Iowa	9a	~~1.19~~1.18	Low Density Res.	~~7 du/ac~~	8	-	-
South of Iowa	10	~~2.79~~2.85	Low Medium Density Res.	~~12 du/ac~~	47	-	-
South of Iowa	11	~~3.57~~3.58	Low Medium Density Res.	~~12 du/ac~~	49	-	-
South of Iowa	12	~~3.71~~3.84	Low Medium Density Res.	~~12 du/ac~~	51	-	-
Commercial Core	13	~~4.77~~4.71 ~~2.05~~2.01	Office/Retail Low Medium Density Res.	~~N/A~~	25	176,021	20,120
West of Mathilda	14	~~3.41~~3.17	Very High Density Res.	~~51 du/ac~~	173	-	10,000
West of Mathilda	15	~~2.77~~2.82	Very High Density Res.	~~54 du/ac~~	152	-	10,000
West of Mathilda	16	~~2.97~~3.12	Very High Density Res.	~~58 du/ac~~	173	-	10,000
West of Mathilda	17	~~3.41~~4.60	Low Medium Density Res.	~~12 du/ac~~	48	-	-
Commercial Core	18	~~36.39~~37.92	Mixed Use and Hotel	~~N/A~~	292	322,000	1,007,876 + 200 hotel rooms
Commercial Core	20	~~1.70~~1.56 0.93	High Density Res. Office	~~N/A~~	51	16,400	-
Commercial Core	21	2.35	Transit Center		-	-	-
Commercial Core	22	1.46	Mixed Use		70	54,000 (office or retail/rest./ent.)	
Sunnyvale/ Carroll	23	5.33	Very High Density Res.		256	-	-
~~TOTAL~~		~~106.2~~	-		~~2,009~~	~~1,080,421~~	~~1,367,387~~

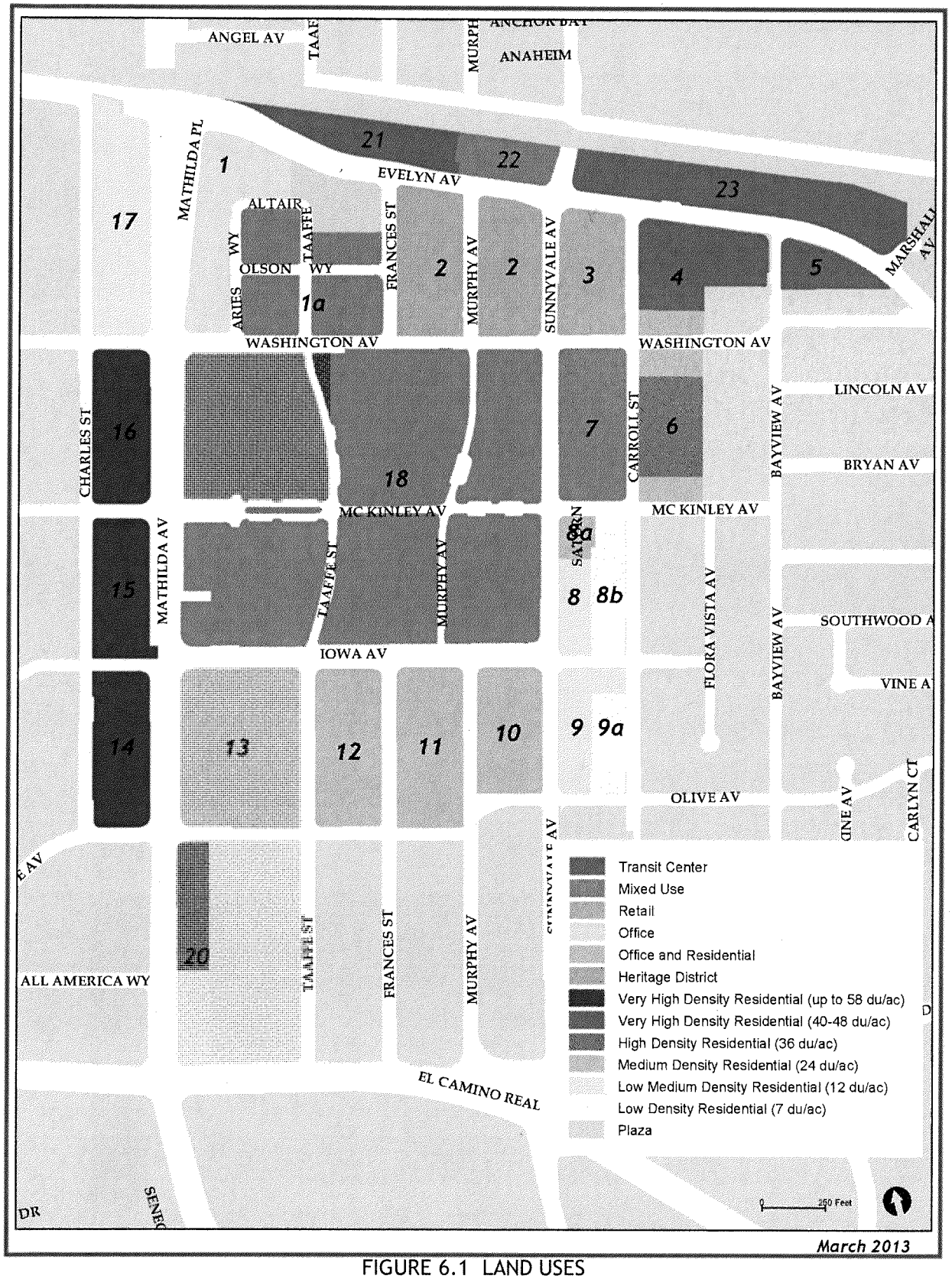

FIGURE 6.1 LAND USES

Non-Conforming Buildings and Uses

Those land uses which, at the time the Specific Plan is implemented, do not conform to the standards and requirements of the land uses in the Specific Plan may be continued, subject to the limitations of ~~Chapter 19.80~~ of the Sunnyvale Municipal Code.

SUBDIVISION AND PARCELIZATION STANDARDS

All new development must meet the minimum subdivision and parcelization standards in order to proceed with development approval. This means that the development must meet the minimum development area requirement and the development must not create "remnant" parcels. Remnant parcels are smaller than the minimum development size and cannot be assembled with other contiguous parcels to meet that minimum. Because the Downtown Specific Plan is a long term plan, it may take some time for parcels to be assembled to meet the minimum lot size requirements. Procedural steps for processing development applications are as follows:

1. The first property owner on a block to assemble the number of parcels required to meet the minimum development size on a block shall be required to submit a parcelization plan for review and approval with the development application. The remainder of the block must be able to be divided in such a way so that the minimum lot size can be achieved in all areas, leaving no remnant parcels.
2. If the proposed development plan creates remnant parcels, the developer shall be required to either acquire the additional parcels necessary to eliminate the remnants or delete lots if the developer has more than the required amount of lot area to leave enough for future development. If this is not possible, a letter shall be submitted to the Director of Community Development, indicating that the properties are not able to be aggregated for the following three reasons:
   - The property owner is unable/unwilling to sell
   - There is reason to believe that the property will not redevelop at any time within the next 10-15 years.
   - Allowing remnant parcels will not conflict with the intent of the Specific Plan.

These justifications will be considered along with the Special Development Permit application.

GENERAL DEVELOPMENT STANDARDS

Development standards for the downtown include provisions for the following:

- Minimum development size, maximum height and lot coverage and setbacks
- Parking
- Landscaping and Open Space

TABLE 6.2 GENERAL DEVELOPMENT STANDARDS

Block	Min. Development Size (acre)	Max. Height	Max. Stories	Max. Lot Coverage
1	0.60	100 ft.	6	Per SDP[1]
1a	0.30	85 ft.[2]	6	Per SDP[1]
2	No min.	36 ft.	2	Per SDP[1]
3	No min.	50 ft.	4	Per SDP[1]
4	0.50	30-40 ft.	2-3	45 %
5	0.25	40 ft.	4	45 %
6	0.25	30-40 ft.	2-3	60 %
7	N/A	50 ft.	4	60 %
8	0.14	30 ft.	2	60 %
8a	0.25	30 ft.	2	60 %
8b	0.30	30 ft.	2	40 %
9	0.25	30 ft.	2	60 %
9a	0.14	30 ft.	2	40 %
10	0.25	30 ft.	2	60 %
11	0.25	30 ft.	2	60 %
12	0.25	30 ft.	2	60 %
13	0.40	30 - 50 ft.	2-4	Per SDP[1]
14	0.75	30-50 ft.	2-4	Per SDP[1]
15	0.75	30-50 ft.	2-4	Per SDP[1]
16	0.75	30-50 ft.	2-4	Per SDP[1]
17	0.16	30 ft.	2	40%
18	0.30	75 ft.	5	Per SDP[1]
20	No min.	30-40 ft.	3	60%
21	No min.	85 ft[2]	6	Per SDP[1]
22	0.75	85 ft.[2]	6	Per SDP[1]
23	0.50	50 ft.	4	45%

[1] Per SDP (Special Development Permit) means that lot coverage shall be evaluated on a project by project basis.
[2] Maximum height includes any rooftop equipment or elevator shafts.
[3] Minimum lot size is 2,800 sq. ft. for individual developments.
[4] Maximum height along Washington/McKinley Avenues is 30 ft. (2 stories).
[5] Minimum project size-individual lots may be as small as 2,600 sq. ft.
[6] Maximum height along Taaffe Street is 30 ft. (2 stories).
[7] Maximum height along Charles Street is 30 ft (2 stories); along Mathilda Avenue is 50 ft. (4 stories).
[8] Exception of 80 ft. for mid-block movie theaters.
[9] 40 ft. for the northern half of the block and 30 ft. for the southern half.

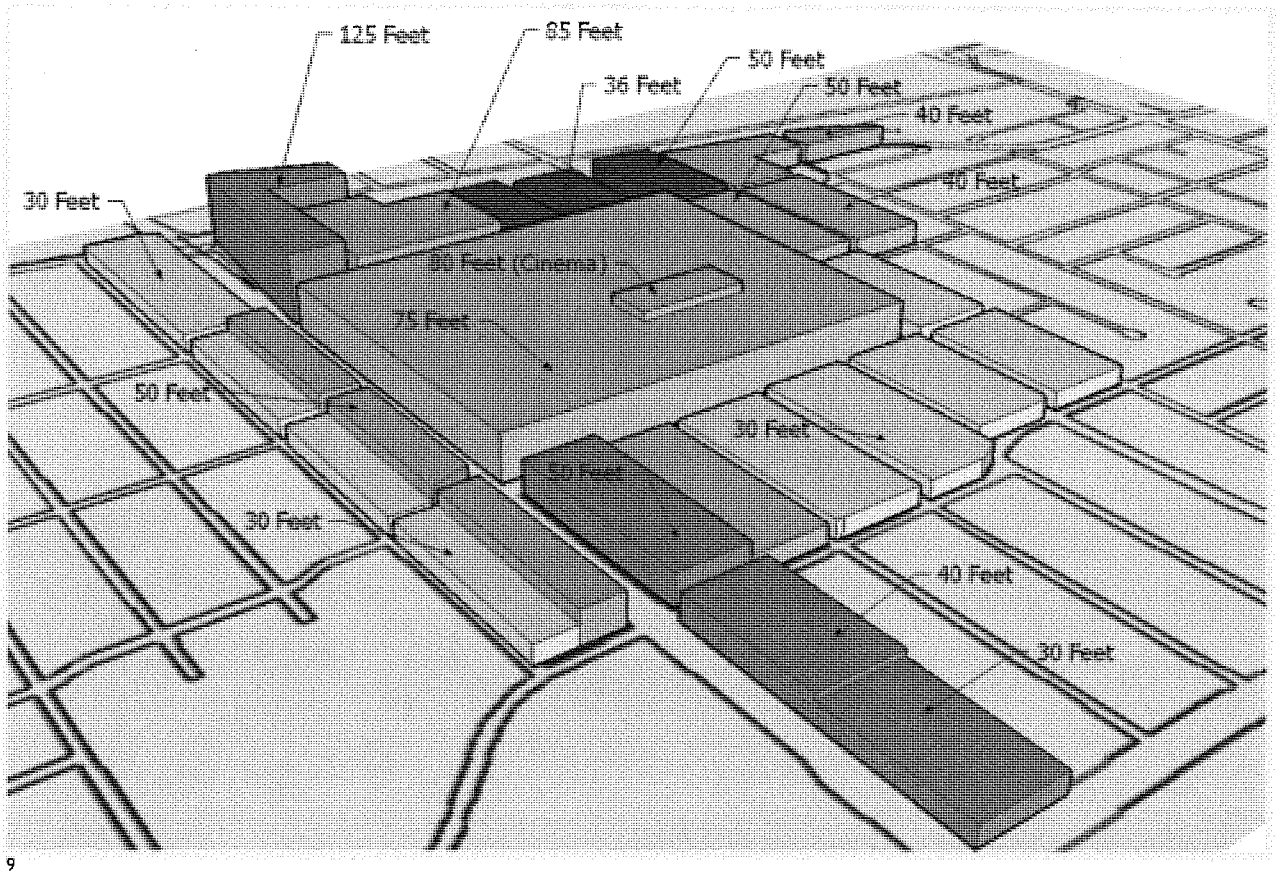

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FIGURE 6.3 HEIGHTS IN THE DOWNTOWN

The following sections contain descriptions of individual districts in the downtown, key points and applicable development standards.

COMMERCIAL CORE DISTRICT (BLOCKS 1, 1A, 2, 3, 13, 18, ~~AND~~ 20, 21 AND 22)

The commercial core consists of Blocks 1, 1a, 2, 3, 13, 18, ~~and~~20, 21 and 22 and is generally defined by Mathilda Avenue, Sunnyvale Avenue, Iowa Avenue and ~~Evelyn Avenue~~the railroad. The District also extends along the east side of Mathilda to El Camino Real. The district supports a wide variety of uses ranging from Class "A" office, regional commercial retail, local retail and personal service businesses, and high-density housing. The commercial core also contains a transportation hub for Sunnyvale with a Caltrain rail station bus transfer facility, and surrounding regional roadways. Other assets include existing 5 and 6-story office buildings, a City Plaza, historic Murphy Avenue, and major department store anchors.

This district has two main goals: to link the different blocks together into a cohesive downtown core and to create a lively street life on all primary streets. Re-establishment of the street grid, increased pedestrian connections, architectural designs and consistent streetscape features will also contribute to linking different areas of the downtown. In addition, street life and vitality are key to providing a vibrant downtown. Ground floor retail, restaurant, and entertainment land uses increase street activity with residential uses facilitating use of the downtown during day and night. High levels of architectural detail for pedestrian interest are important to create a pleasant pedestrian experience.

Key Points for the Downtown Core Area

Increase Connectivity

- To the extent possible, re-establish the traditional street grid in Block 18.
- Town Center Mall is encouraged to be converted to an open, outdoor shopping district to increase connectivity through the mall to areas north of Washington Avenue.
- All buildings shall have a high level of ground-floor detail.
- Create sub-areas which visually link different streetscapes into a cohesive whole.

Create a Lively Street Life

- Retail, restaurant and entertainment should be the primary ground floor uses except along Iowa and the internal streets of Block 1a. Office uses should be minimized on the ground level.
- Maintain a minimum ground floor height of 18 ft. (floor-to-floor) to allow retail or live/work uses.

- Corners should contain retail entrances. Less active uses such as residential lobbies should be located mid-block.
- Structured parking shall be located in up to 4 areas of Block 18, ~~and~~ one location in Block 3 and in Block 21. Parking structures shall be located behind other uses and/or treated architecturally to add positively to the visual environment except for Block 21, the Transit Center, which may have a parking structure visible from the right-of-way.
- Full block length developments shall be broken into smaller building units. Major breaks in the building massing are required at mid-block. Smaller scaled breaks or recesses in facades are required at the quarter-block.

To avoid one large, monolithic development, individual street characters are envisioned for different areas in the commercial core. These sub-areas have different uses, street designs and architectural styles to create interest in the downtown. This core area has been subdivided into seven sub-areas:

1. Mathilda Avenue
2. Washington Avenue
3. Murphy Avenue
4. McKinley Avenue
5. Iowa Avenue
6. Frances Street / Downtown Plaza
7. Town Square

Mathilda Avenue

Mathilda Avenue is the primary entrance corridor to the downtown that has a split function between serving as a boulevard for regional traffic and a gateway to all of the downtown. Uses along Mathilda Avenue should be primarily retail and office uses, with the potential for residential uses above ground floor retail south of Washington. As a boulevard, Mathilda Avenue has the widest of the rights of ways of the downtown streets. The width of the street and the volume of traffic between buildings requires larger and taller buildings to enclose the corridor and create an urban feeling with an appropriate sense of place. The corridor is tied together with physical street design elements of sidewalks, trees, and lighting and the building architecture.

The design features will be coarser and more prominent to keep with the larger scale of land uses as well as allowing the primary audience to identify details of the boulevard. The primary audience for this area will be higher speed vehicular traffic with pedestrian traffic as the secondary audience. Prominent architectural features denoting the major points of commercial access are necessary at Washington Avenue and McKinley Avenues.

that will need to be of high interest and durability to capture the imagination and complete the visual experience of the downtown visitor.

Key Points:

- Retail, entertainment and restaurant uses shall be located along the McKinley Avenue extensions, wrapping around to Mathilda Avenue.
- Retail development shall consist of a maximum of two floors. A multi-screen cinema is permitted to occupy a third floor over the retail space at the interior of Block 18.
- Locate parking below grade or hide completely from view.
- Provide exterior seating terraces for open-air dining.
- Place primary importance on street-level architectural detailing.
- Parallel parking is encouraged along the McKinley extension.

Iowa Avenue

Iowa Avenue is the boundary between the commercial core uses and the low-medium density residential uses to the south. Residential uses are encouraged along the north side of the street to hide the parking structures and create an appropriate transition to the lower density uses along the south side. Landscaped median and future neighborhood gateways should further protect adjacent low-density residential areas.

Key Points:

- Residential uses are encouraged along the north side of Iowa Avenue.
- Parking structures shall be either hidden from view or architecturally treated to be of high-quality design.

Frances Street/ Downtown Plaza/Evelyn Avenue

This area connects the diverse retail areas together with a connection to the ~~multimodal station~~Transit Center in Block 21 at the end of Frances Street.

Key Points:

- Provide retail space continuously on the west side of Frances.
- Establish a physical relationship between the plaza and buildings fronting the plaza. Restaurants with outdoor dining are encouraged.
- Improve the bus transfer facility along Frances Street.
- Create a pedestrian connection between ~~Capella~~ Olson Way and Murphy Avenue across Frances Street.

TABLE 6.6 BLOCKS 1, 1A AND 3

	BLOCK 1	*BLOCK 1A*	*BLOCK 3*
Primary Uses Allowed	Office Retail	High Density Residential Retail	Service retail Grocery District Parking
Min Development Size	0.60 ac	0.30 ac	No min.
Max. Amount Retail	10,000 sq. ft.	52,500 sq. ft.	27,000 sq. ft. retail 35,000 sq. ft. grocery
Max. Amount of Office	450,000 sq. ft.	0	0
Max. Number of Units	0	450 (78 du/ac generally)	0
~~Maximum Residential Density~~	~~N/A~~	~~78 du/acre~~	~~N/A~~
Max. Lot Coverage	~~100%~~Per SDP	~~100%~~Per SDP	~~100%~~Per SDP
Max. Height	100 ft. (6 stories)	85 ft. (6 stories) including rooftop mechanical	50 ft. (4 stories)
Required Right-of-Way Dedication	None	10 ft. along east side of Aries 6 ft. along west side of Frances St. south of Olson	~~5 ft. along Evelyn Avenue~~ 3 ft. along Sunnyvale Avenue
Min. Front Setback/Build-to Requirement (see diagram)			
Washington Ave.	0 ft.	0 ft.	0 ft.
Olson Way	N/A	0 ft.	N/A
Taaffe Way	N/A	0 ft.	N/A
Evelyn Ave.	0 ft.	0 ft.	0 ft.
Aries Way	0 ft.	0 ft.	N/A
Sunnyvale Ave.	N/A	N/A	0 ft.
Altair Way	0 ft.	0 ft.	N/A
Carroll St.	N/A	N/A	0 ft.
Frances St.	0 ft.	0 ft.	N/A
Min. Interior Setbacks			
Side Setback	0 ft.	0 ft.	0 ft.
Rear Setback	0 ft.	0 ft.	0 ft.
Min. Landscaped Area	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones
Min. Useable Open Space	None	50 sq. ft./unit	None
Type of Parking	Underground structures	Underground structures	Structured and surface parking
Special Design Features	None	None	None

TABLE 6.7 BLOCK 2, 21 AND 22

	BLOCK 2	BLOCK 21	BLOCK 22
Primary Uses Allowed	Restaurant, Entertainment and Retail Office on 2nd floor only	Transit Center	Office, Retail, Restaurant, Entertainment and Very High Density Residential
Min Development Size	No min.	No min.	0.75 ac
Max. Retail/Office	170,891 sq. ft. of retail/restaurant/ entertainment 80,000 sq. ft. of office	0	54,000 sq. ft. office, retail, restaurant, or entertainment
Max. Residential Units	0	0	70 (48 du/ac generally)
Max. Lot Coverage	~~100%~~Per SDP	Per SDP	Per SDP
Max. Height	36 ft. (2 stories)	85 ft. (6 stories) including rooftop mechanical	85 ft. (6 stories) including rooftop mechanical
Required Right-of-Way Dedications	~~5 ft. along Evelyn Avenue~~ 3 ft. along Sunnyvale Avenue	None	None
Min. Front Setback/Build-to Requirement (see diagram)			
Murphy Avenue	0 ft.	N/A	N/A
Washington Avenue	0 ft.	N/A	N/A
Evelyn Avenue	0 ft.	18 ft.	18 ft.
Frances St.	0 ft.	N/A	N/A
Sunnyvale Ave.	0 ft.	N/A	18 ft.
Min. Interior Setbacks			
Side Setback	0 ft.	0 ft.	0 ft.
Rear Seback	0 ft.	0 ft.	0 ft.
Min. Landscaped Area	None	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones
Min. Useable Open Space	None	N/A	50 sq. ft./unit
Min. Parking Spaces	Participation in Parking District	Per Table 6.3 (Parking Requirements)	Per Table 6.3 (Parking Requirements)
Type of Parking	Per Parking District	Structured and surface parking	Structured and surface parking
Special Design Features	Comply with Murphy Avenue Design Guidelines	None	Gateway intersection at Sunnyvale and Hendy

TABLE 6.8 BLOCKS 13 AND 20

	Block 13	Block 20
Uses Allowed	Office and Service Retail and Low-Medium Density Residential	Office High Density Residential
Total Area of Block	3.22 ac.	1.70 ac.
Min Lot Size	0.4 ac.	No min.
Max. Office/Residential Retail Sq. Ft.	176,891 sq. ft. office 20,120 sq. ft. retail/ restaurant 25 units (14 du/ac for townhouses along Taaffe St.)	16,400 sq. ft. office 51 units (generally 36 du/ac for north of the block)
~~Maximum Density~~	~~14 du/acre for townhouses along Taaffe Street~~	~~36 du/acre for north of the block~~
Max. Lot Coverage	Per SDP	60% max
Max. Height	Office uses - 50 ft. (3 stories) Residential - 30 ft. (2 stories)	40 ft. (3 stories) for high-density residential on the north half of the block 30 ft. for office uses on the south half of the block
Required Right-of-Way Dedications	10 ft. along Mathilda Avenue	10 ft. along Mathilda Avenue
Min. Setbacks/Build-to Requirements (see diagram)		
Mathilda Ave	0 ft.	0 ft.
McKinley Ave.	0 ft.	N/A
Taaffe St.	10 ft.	N/A
El Camino Real	N/A	30 ft.
Olive Ave.	10 ft.	10 ft.
Min. Interior Setbacks		
Side	0 ft.	6 ft.
Rear	0 ft.	20 ft.
Min. Landscaped Area	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones
Min. Useable Open Space	500 sq. ft./unit	380 sq. ft./unit
Type of Parking	Surface Parking or Above-Ground Structures	Structured and surface (underground is encouraged)
Special Gateway Features	None	Gateway at Mathilda and El Camino Real

SUNNYVALE/CARROLL DISTRICT (BLOCKS 4, 5, 6, ~~AND~~ 7 AND 23)

The Sunnyvale/Carroll District is defined by ~~its boundary streets, Evelyn,~~ the railroad to the north and the affected streets of Evelyn, McKinley, Sunnyvale, Carroll, and Bayview and occupies Blocks 4, 5, 6, ~~and~~ 7 and 23. This district is currently residential and commercial in character, containing low and medium density housing and local service retail uses.

This district is planned primarily for residential uses with a small amount of service retail. Blocks 4, 5, 6 and 23 are zoned for multi-family residential, ranging in density from medium to high density. These new multi-family residential developments would buffer outlying single-family neighborhoods from the railroad and the denser commercial core, while townhouse densities of 24 du/acre along Washington Avenue would match the existing developments along these streets. Block 7 has potential to redevelop the southerly portion of the block with retail service. Given these possibilities, the Sunnyvale/Carroll District can be positioned as a predominantly residential setting that can offer a variety of living situations adjacent the commercial core and neighborhood-serving retail.

Required Design Features

- Site Design and Organization
- Two-story townhouse developments shall be provided on the Washington and McKinley frontages of Blocks 4 and 6.
- The remainders of Blocks 4 and 6 as well as Blocks 5 and 23 consist of high density residential uses.
- Block 7 should consist of retail and retail service uses.

Parking and Access

- At-grade or above-grade parking, if provided, shall not front streets and shall otherwise be screened from view.
- Access to residential parking is encouraged to occur on Carroll, on Washington east of Carroll, and on McKinley east of Carroll.
- Access to the proposed future parking structure on Block 3 shall occur on Sunnyvale and/or Carroll.
- Driveway access on Washington and Evelyn shall be limited except for Block 23, which may take all access from Evelyn. Driveway access on Sunnyvale shall be minimized. Provide direct entrances to street level residential units along Washington and McKinley on Block 6.
- A landscaping strip at least 10 feet wide shall be provided along the Evelyn and Carroll frontages of Block 3 to buffer the parking lot.

Building Facades:

- Provide awnings, canopies, and shade structures for along the street level to create a sense of intimate enclosure at the sidewalk and for provide for signs, graphics, and lighting.

- Use variable heights and roof forms to break up the building mass. Do not present a uniform block of building built to the maximum height limit.
- Place building mass on the setback line. Discontinuities in the building mass should be minimized to maintain a well-defined street edge.
- The key corners of Carroll/Washington and Carroll/Evelyn should contain retail entrances. Less active uses such as residential lobbies should be located mid-block.

Encouraged Design Features

- Although retail space can be provided on Block 7, high density residential with some ground floor retail space is encouraged for the entire block.
- Access to residential parking is encouraged to occur on Carroll, on Washington east of Carroll, and on McKinley east of Carroll, except for Block 23, which may take all access from Evelyn Avenue.
- Below-grade parking is encouraged.
- Dormers are encouraged at residential buildings.

TABLE 6.10 BLOCKS 4, 5, 6, ~~and~~ 7 and 23

	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 23
Uses Allowed	High Density and Medium Density Residential	High Density Residential	High Density and Medium Density Residential	High Density Residential and Retail	High Density Residential
Min Development Size	0.5 acres	0.25 acres	0.25 acres - suggested	No min.	0.50 acres
Max. Retail/Office	None	None	None	36,000 sq. ft. office 14,000 sq. ft. retail	None
Max. Residential Units	173 (48 du/acre generally with Townhouse Density of up to 24 du/acre on Washington)	46 (40 du/ac generally)	112 (48 du/acre generally with Townhouse Density of up to 24 du/acre on Washington and McKinley frontages.)	100 (28 du/ac generally)	256 (48 du/acre generally. Max. units per lot is based on the proportion of lot area to total block area)
~~Approximate Residential Density~~	~~48 du/acre generally with~~	~~40 du/acre~~	~~48 du/acre generally with Townhouse Density of up to 24 du/acre on Washington and McKinley frontages.~~	~~28 du/acre~~	
Max. Lot Coverage	45%	45%	60%	60%	45%
Max. Height	40 ft. (3 stories) and 30 ft. (2 stories) on Washington	40 ft. (3 stories)	40 ft. (3 stories) and 30 ft. (2 stories) on Washington and McKinley	50 ft. (4 stories)	50 ft. (4 stories)
Required Right-of-Way Dedications	None	None	None	3 ft. on east side from Iowa to Washington	8 ft. on Evelyn
Min. Front Setback/Build-to Requirement					
Washington Ave.	12 ft.	N/A	12 ft.	12 ft.	N/A
Sunnyvale Ave.	N/A	N/A	N/A	N/A	18 ft.
Evelyn Ave.	18 ft.	18 ft.	N/A	12 ft.	18 ft.
Bayview Ave.	N/A	12 ft.	N/A	18 ft.	N/A
Carroll Ave.	12 ft.	N/A	12 ft.	12 ft.	N/A
McKinley Ave.	N/A	N/A	12 ft.	12 ft.	N/A
Min. Interior Setbacks					
Side	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.
Rear	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.

	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 23
Min. Landscaped Area	Min 20% of lot area	Min 20% of lot area	Min 20% of lot area	Commercial uses: All areas not devoted to driveways and surface access zones. Residential uses: 20% of the lot area	Min. 20% of lot area
Min. Useable Open Space	50 sq. ft./unit	50 sq. ft./unit	50 sq. ft./unit	50 sq. ft./unit for residential uses	50 sq. ft./unit
Type of Parking	Below-grade, or surface (above ground allowed only if completely hidden from view)	Below-grade, or surface (above ground allowed only if completely hidden from view)	Below-grade, or surface (above ground allowed only if completely hidden from view)	Below-grade, above grade or podium	Below-grade, or surface (above ground allowed only if completely hidden from view)
Special Design Features	Residential Gateways at Carroll and Washington	None	None	Res. Gateway elements at intersection of Sunnyvale and McKinley	None

TABLE 6.11 BLOCKS 8, 8a, 8b, 9, 9a, 10, 11 and 12

Blocks 8, 8a, 8b, 9, 9a, 10, 11 and 12	
Uses Allowed	Blocks 8b and 9a - Low Density Residential Blocks 8, 9, 10, 11 and 12 - Low-Medium Density Residential Block 8a - Medium Density Residential
Min. Development Size	Blocks 8b and 9a - 0.14 ac. Blocks 8, 9, 10, 11 and 12 - 0.25 ac.
~~Approximate~~ Max. Residential Units ~~Density~~	Block~~s~~ 8b - 12 units (generally 7 du/ac) ~~and~~ Block 9a - 8 units (generally 7 du/ac) Block~~s~~ 8 - 15 units (generally 14 du/ac) Block 9 - 20 units (generally 14 du/ac) Block 10 - 47 units (generally 14 du/ac) Block 11 - 49 units (generally 14 du/ac)~~and~~ Block 12 - 51 units (generally 14 du/acre) Block 8a - 12 units (24 du/acre)
Max. Lot Coverage	Blocks 8, 8a, 9, 10, 11 and 12 - 60% Blocks 8b and 9a - 40%
Max. Height	30 ft. (2 stories)
Required Right-of-Way Dedications	None
Min. Setbacks/Build-to Requirements (see diagram)	
McKinley Ave	13 ft.
Carroll Ave.	20 ft.
Iowa Ave.	13 ft.
Sunnyvale Ave.	18 ft.
Taaffe Street	18 ft.
Frances Street	18 ft.
Murphy Avenue	18 ft.
Olive Ave.	13 ft.
Min. Interior Setbacks	
Side	4 ft.
Rear	20 ft.
Min. Landscaped Area	20% of lot area
Min. Useable Open Space	500 sq. ft./unit
Min. Parking Spaces	2/2-bdrm units and above 1.75/1-bdrm and studio 4/single-family home (2 covered and 2 uncovered)
Type of Parking	Surface
Special Design Features	Res. Gateway elements at intersection of Sunnyvale / Iowa, Murphy / Iowa, Frances / Iowa and Taaffe / Iowa

TABLE 6.11 BLOCKS 14, 15, 16, 17

	Blocks 14, 15 and 16	Block 17
Primary Uses	High Density Residential Retail	Low-Medium Density Residential
Min Development Area	0.75 acre	8,000 sq. ft.
Max. Residential Units	Block 14 - 173 units (generally 51 du/ac) Block 15 - 152 units (generally 54 du/ac) Block 16 - 173 units (generally 58 du/ac)	48 units (generally 12 du/ac)
~~Approximate Maximum Density~~	~~48 du/acre~~	~~12 du/acre~~
Max. Lot Coverage	~~100%~~Per SDP	40%
Max. Height	50 ft. (4 stories) on Mathilda and 30 ft. (2 stories) along Charles	30 ft. (2 stories)
Required Right-of-Way Dedications	33 ft. along Mathilda Avenue	None
Min. Setbacks/Build-to Requirements (see diagram)		
Mathilda	0 ft. (after 33 ft. dedication)	12 ft.
McKinley Ave.	10 ft.	N/A
Iowa Ave.	10 ft.	N/A
Charles Ave.	10 ft.	10 ft.
Washington Ave.	10 ft.	10 ft.
Evelyn Ave.	N/A	18 ft.
Olive Ave.	10 ft.	N/A
Min. Interior Setbacks		
Side	6 ft.	4 ft.
Rear	10 ft.	20 ft.
Min. Landscaped Area	Min. 20% of lot area	Min. 20% of lot area
Min. Useable Open Space	50 sq. ft./unit	500 sq. ft./unit
Type of Parking	Below grade structures or podium parking if structure is completely hidden from public view.	Surface Parking
Special Design Features	Neighborhood Gateway at Iowa /Mathilda, McKinley/Mathilda and Washington/Mathilda	None

streets. The goal of these designs is to balance the needs of all roadway users. Streets need to be wide enough to create comfortable vehicular access but narrow enough to create a comfortable pedestrian environment. Appropriate ground floor architecture will also enhance the pedestrian environment. These streetscape designs propose turn lanes, frontage roads, sidewalk widths and landscape medians to balance these needs.

Boulevards

Boulevards are designed for regional access and accommodate the highest traffic volumes. Boulevards are designed for vehicular efficiency and maximum sidewalk width to buffer pedestrians from automobile traffic. Access to the roadway is limited or configured to complement the adjacent land uses. Mathilda Avenue and El Camino Real are the downtown's regional boulevards. Boulevard streetscape design includes:

- Planted medians
- Dedicated left turn lanes
- Restricted on-street parking
- Minimum 15 ft. wide sidewalks
- Landscaping strips separating sidewalks from street curb
- Frontage roads adjacent to residential uses

Avenues

Avenues are important mid-size streets that generally accommodate less traffic than boulevards and have a stronger emphasis on pedestrian connections. These streets are intended to comfortably facilitate all transportation modes through the downtown. Avenues such as Evelyn, Washington, Iowa and Sunnyvale are the primary connections to the downtown's various districts. Avenue streetscape design includes:

- Planted medians
- Dedicated left turn lanes
- Minimum 10 ft. wide sidewalks
- Parallel parking in certain designated areas
- Bike lanes (except for Washington Ave)

Streets

Streets are district-oriented and generally accommodate the least amount of traffic. Streets establish and enhance a district's character. Murphy Avenue, the 100 block of Frances Street, Town Center Lane (connector for Taaffe Street) and the McKinley Avenue extension are ~~planned to be~~ important commercial streets. Taaffe Street, Altair Way, ~~Capella~~Olson Way and Charles Street are planned to be important residential streets. Aries Way will serve both residential and commercial uses.

EXHIBIT B

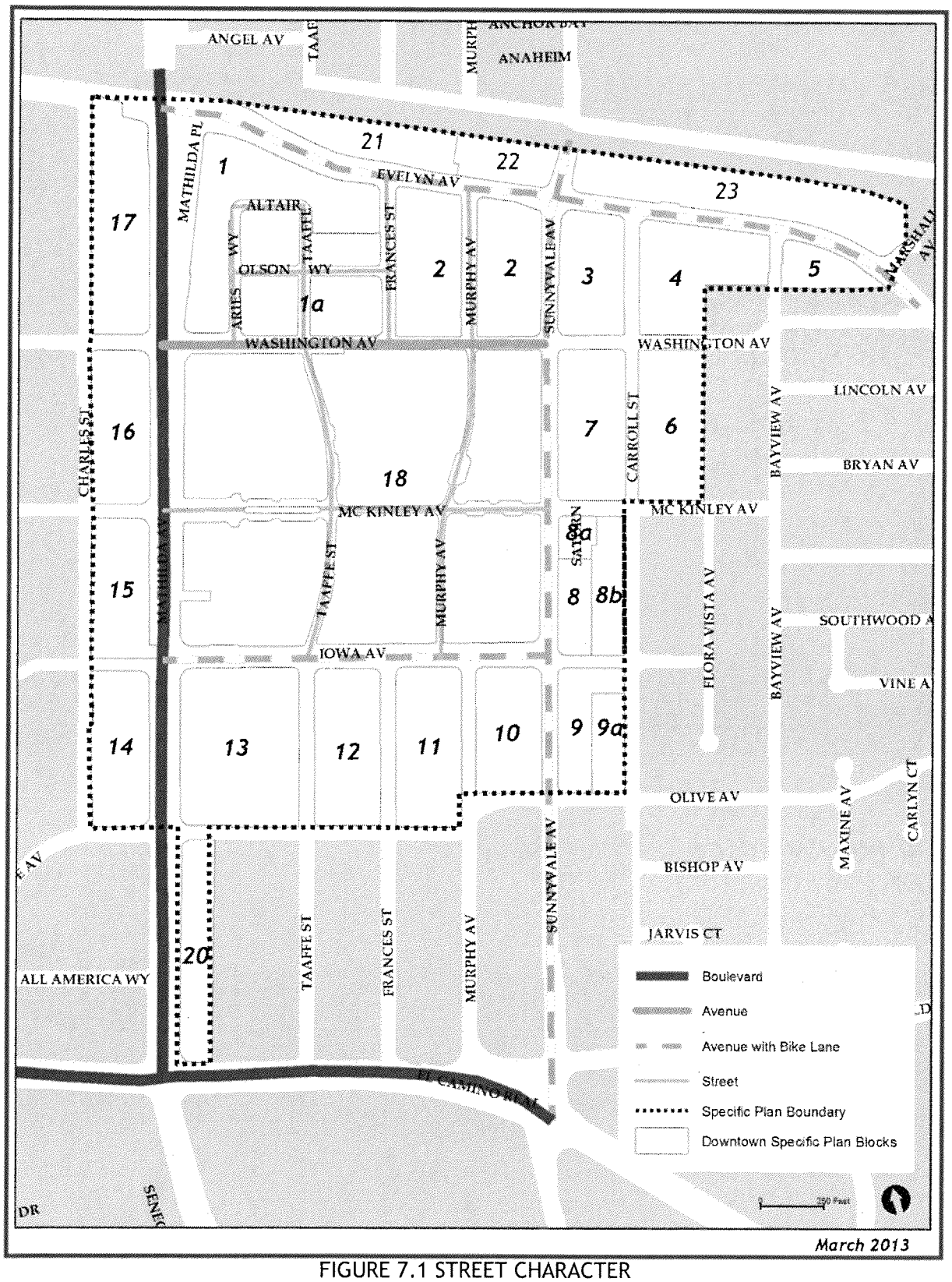


FIGURE 7.1 STREET CHARACTER

Streetscape design for streets includes:

- Parallel parking
- Minimum 10 ft. wide sidewalks
- Curb bulbouts to provide additional space for landscaping/street furniture and to reduce pedestrian crossing distances
- Enhanced crosswalk treatments

Other Streets

Other streets outside the commercial core uses are residential in character and should reflect current City streetscape standards for residential streets.

PUBLIC PARKING

The perception of available, convenient and accessible parking is crucial for the success of the downtown. Surface, structured and underground parking are provided in strategic locations throughout the commercial core (see Figure 7.2 for locations).The plan calls for four parking structures in Block 18: Structures A, B, C and D, providing a rough total of 5,500 spaces, including residual street parking. The ~~Multi-Modal Station~~Transit Center parking garage of 300 spaces is available to the general public on nights and weekends for downtown uses and future Parking Structure E on Block 3 could accommodate up to 500 additional spaces. Underground parking is available underneath the public plaza on Evelyn and Frances Street. Surface parking is provided behind Murphy Avenue, along public streets in the downtown and along Carroll Avenue.

Currently, some of this public parking is provided in the downtown through a formal Parking District. This Downtown Parking Maintenance District consists of approximately 70 assessed parcels in Sunnyvale's downtown area. Almost 90% of the Parking Maintenance District consists of commercial businesses. This purpose of the District is to supply parking for businesses which do not have sufficient on-site spaces. Primarily, the district provides parking for retail, restaurant and entertainment uses in Blocks 1a, 2, 3, 18 and several areas in Block 4 and Block 7. Parking district spaces shall be reflective of current demand on those resources and efficiencies gained by mixed uses and their associated peak hours of use. All new development or intensification of uses shall be required to provide their own parking. While the parking supply on any one block may not be sufficient to accommodate its land uses, the total supply in the district will be sufficient to meet parking demands.

EXHIBIT B

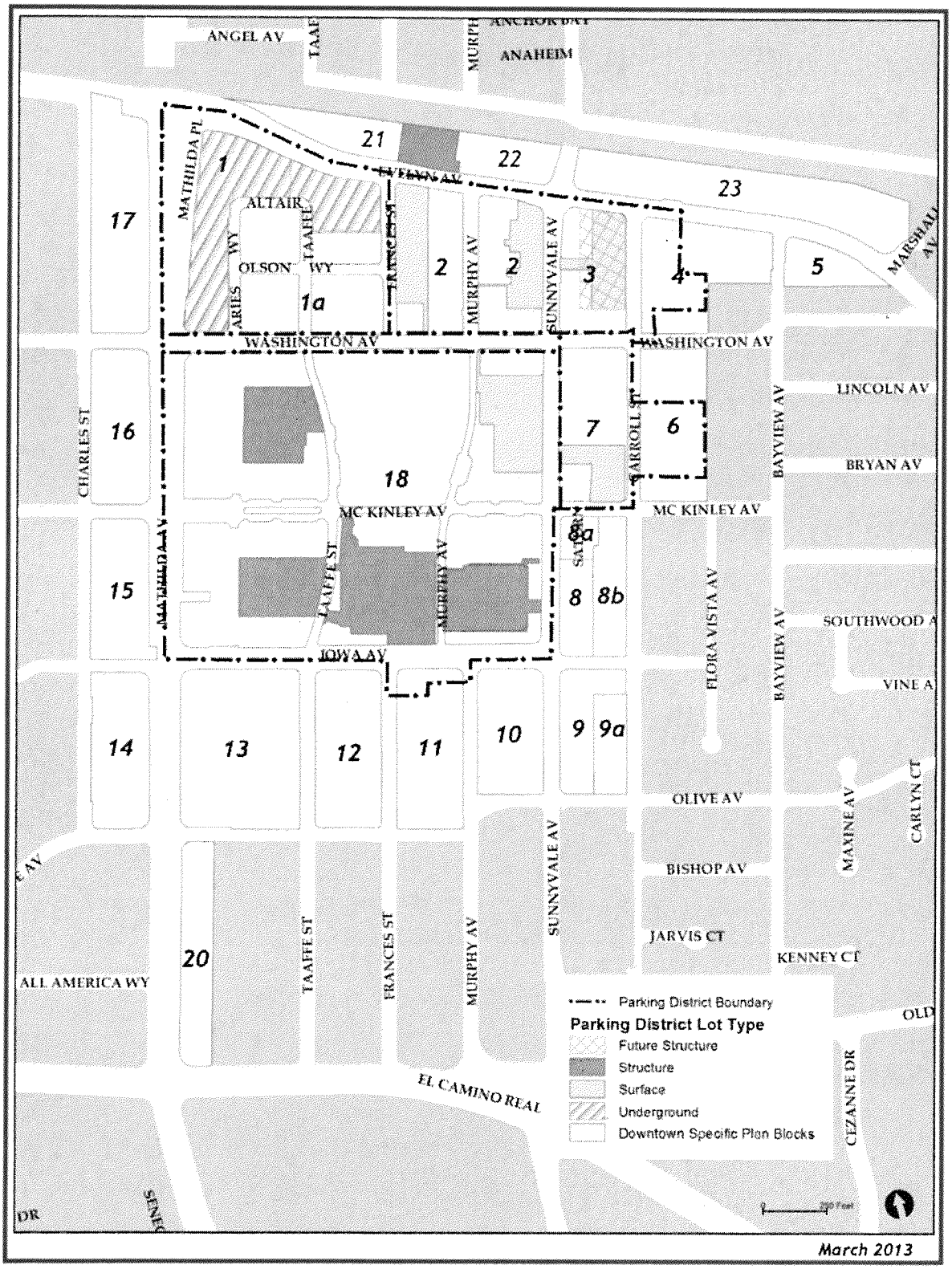


FIGURE 7.2 PARKING DISTRICT AND AVAILABLE PARKING

MASS TRANSIT

As of 2013, ~~T~~the Sunnyvale downtown area currently includes facilities for the Santa Clara Valley Transportation Authority (VTA) bus service, CalTrain rail service, ~~Greyhound bus service~~ and future light rail. The downtown is served by a number of Santa Clara Valley Transportation Authority (VTA) bus routes providing connections to the majority of Santa Clara County. The Sunnyvale CalTrain Multi-Modal Station is located in Block 21 (Transit Center) near the intersection of Evelyn and Frances and provides service to major cities along the peninsula from Gilroy to San Francisco with connections to the Bay Area Rapid Transit (BART) and the VTA Light Rail. This train service is being increased and upgraded by the Joint Powers Board including a high-speed express train from San Francisco to San Jose. ~~Currently, the Greyhound Bus Depot is located within one half-block of the Multi-Modal station, and the City will work with private business to maintain a long-distance bus service in the downtown.~~ The Plan also accommodates an extension of the Santa Clara County Light Rail System from the Tasman Light Rail line in the Moffett Park area along Mathilda Avenue to a downtown station in the vicinity of the Multi-Modal Station. When design for the light rail is considered, the streetscape plan should be reevaluated.

PEDESTRIAN CIRCULATION

A primary objective of the Downtown Specific Plan is to encourage walking in the downtown by enhancing existing pedestrian routes and creating convenient connections through downtown. To accomplish these connections, the Plan coordinates the pedestrian circulation system with new open space opportunities, primary downtown destinations and public transit hubs.

- Pedestrian circulation is being enhanced through four methods:
- Restoration of the street grid.
- Establishment of streetscape design standards to improve the pedestrian experience.
- Creation of pedestrian pathways through key blocks to increase pedestrian convenience.
- Improvement of transit facilities.

In order to reconnect the commercial core of the downtown, restoration of the original street grid will create more convenient pedestrian connections and enhance visibility of different areas of the downtown. Specific street design standards listed in Appendix A include wider sidewalks, street trees and landscaping to protect pedestrians from street traffic and comfortable street furniture. The plan also proposes pedestrian walkways from Aries to Murphy Avenue along ~~Capella~~Olson Way and through Block 18 in areas generally consistent with the street grid of McKinley, Murphy and Taaffe.

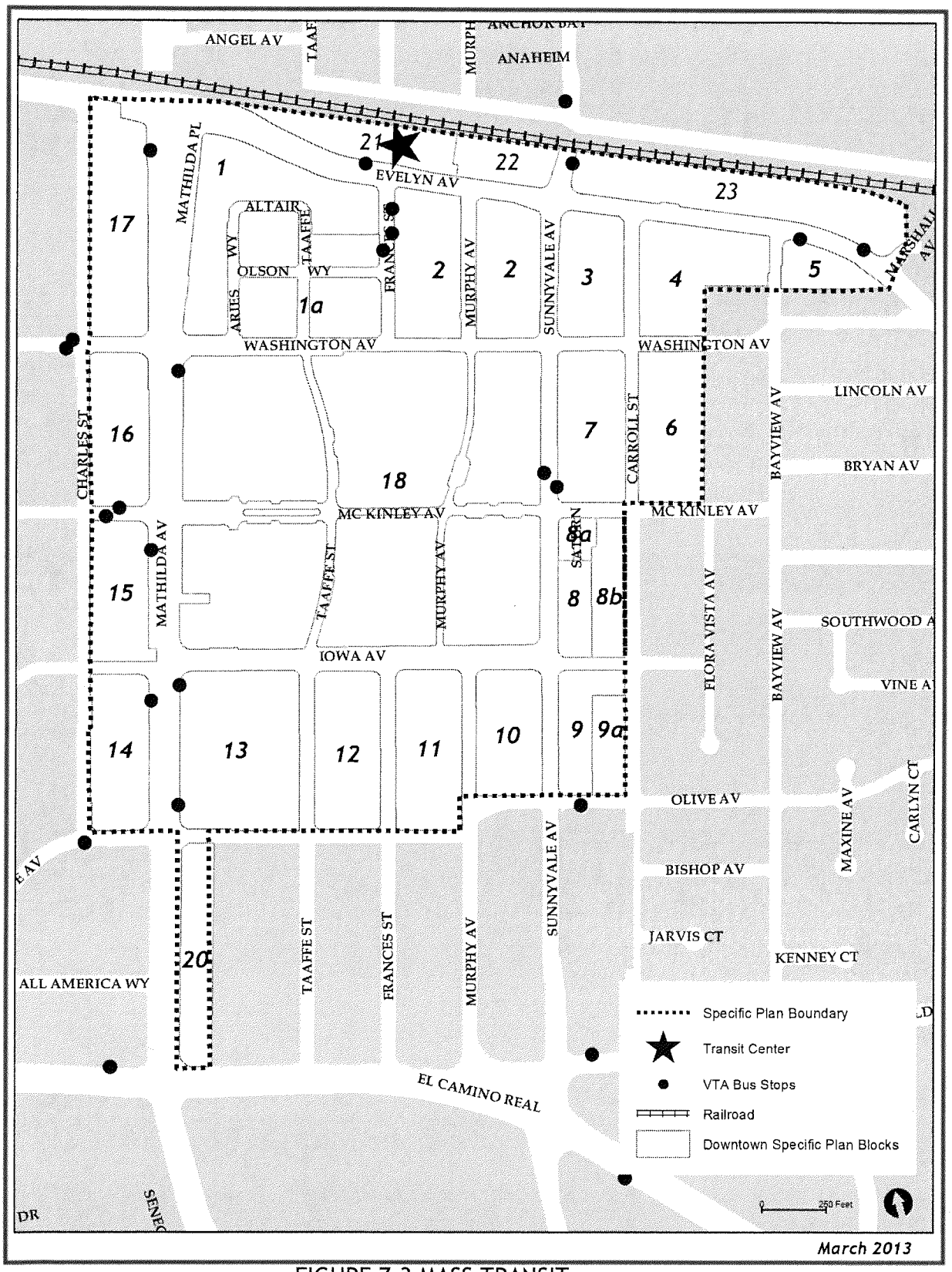


FIGURE 7.3 MASS TRANSIT

drains the area between Sunnyvale Avenue and Bayview Avenue. All three storm drain mains collect together in Hendy Avenue at Frances Street, the 42-inch pipe flows to the north. This 42-inch storm drain has a capacity of 95 cubic feet per second (cfs). Using a 300-acre area that is drained and a current 0.5 runoff coefficient with a 10-year rainfall intensity of 0.6 inches per hour, the current storm runoff is 90 cubic feet per second (cfs).

The proposed land uses and intensities can be accommodated within the existing storm drainage system. Recent improvements to the storm drain system in Block 1 will improve flow conditions in the northwest portion of the Specific Plan area. New storm drains (30 and 36-inch pipes) were installed in ~~Capella~~Olson Way, Frances street and Mathilda Place, and Evelyn Avenue. Increase in density from residential to a mix of High and Medium Density Residential could increase the storm runoff in Blocks 4-6 and 14-16 by 3.0 cubic feet per second.

City of Sunnyvale is required by federal regulations to develop programs to control the discharge of pollutants to the storm drain system, including new development and significant redevelopment. A part of the Urban Runoff Pollution Prevention Program, in addition to maintaining a clean site, is the reduction of runoff to public drain facilities from rooftops and paved surfaces. Compliance with these requirements should assure that the existing storm drainage system will continue to have adequate capacity. Reconstruction in area 18 may require relocation of the existing storm drains. These improvements would be a requirement of the new development.

Other Utilities

Gas and Electricity

Natural gas and electric power are distributed to downtown Sunnyvale by the Pacific Gas and Electric Company under franchise from the City of Sunnyvale. The existing facilities are capable of providing service to areas included in the Specific Plan. With each development approval, twelve months are required to design and install the required additions to the systems.

Telephone and DSL

Telephone distribution lines in downtown Sunnyvale are owned and maintained by SBC Communications which has the capacity to serve the Specific Plan. Any additions to their system can be designed and installed within twelve months of receipt of the project plans.

Cable Television

Cable television is provided by Comcast. They review each proposed development at the time of submittal to the City.

Appendix A - Streetscape Design Standards

The Specific Plan supports the streetscape specifications and details adopted by the Public Works Department for the Specific Plan area. These design standards were adopted separately by Council. These design standards address such topics as:

- Sidewalk paving materials
- Street trees
- Street furniture
- Street lights
- Crosswalks
- Traffic signal styles
- Bike racks
- Landscape planters

The Specific Plan also proposes specific right-of-way configurations for several of the important streets within the commercial core. These configurations balance the demands of roadway capacity with the need for a comfortable pedestrian environment. Roadways are identified as regional boulevards, avenues or neighborhood streets. Streets within the Downtown Specific Plan which are not called out in the following sections shall conform to standard specifications for City rights-of-way.

The following numbers are approximate. Exact numbers shall be determined on a project-by-project basis and current conditions.

EVELYN AVENUE BETWEEN MATHILDA AND ~~SUNNYVALE~~BAYVIEW	
Existing ROW	70 ft.
Proposed Configuration	70-85 ft.
Eastbound	~~2 lanes (11 ft. each)~~1 lane
Southbound	~~2 lanes (11 ft. each)~~1 lane
Center Median	11 ft. wide planted median where appropriate between Mathilda and Sunnyvale, narrowing for left turn pockets at intersections. None between Sunnyvale and Bayview Avenue
Sidewalks	8-10 ft. wide
Parallel Parking	~~None~~ 8 ft. on south side, where appropriate
Bike Lane	5 ft. wide for both northbound and southbound
Required Dedications	10 ft. on north side 5 ft. on south side

WASHINGTON AVENUE BETWEEN MATHILDA AND ARIES	
Existing ROW	77 ft.
Proposed Configuration	77 ft.
Eastbound	2 lanes (one at 11 ft. and the other at 12 ft.)
Westbound	3 lanes (two at 11 ft. and one at 12 ft.)
Center Median	None
Sidewalks	10 ft. wide
Parallel Parking	None
Bike Lane	None
Required Dedications	None

Appendix B – Resolution

On October 14, 2003 the Downtown Specific Plan was adopted by the City Council with ~~the following resolution~~Resolution No. 149-03.

The Downtown Specific Plan has been amended with the following resolutions:

July 13, 2004, Resolution No. 126-04

May 1, 2007, Resolution No. 271-07

March 19, 2013, Resolution No. XX

RESOLUTION NO. _____-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE GENERAL PLAN TO MODIFY THE GENERAL PLAN DESIGNATION FOR 470 MARSHALL AVENUE FROM COMMERCIAL GENERAL BUSINESS TO RESIDENTIAL MEDIUM DENSITY (14-27 DU/ACRE)

WHEREAS, 470 Marshall Avenue is a small property located adjacent to a large residential development with a Residential Medium Density general plan designation;

WHEREAS, the proposed designation is consistent with the subject property land use and adjacent property development and designation; as shown on that certain map attached hereto as Exhibit "A";

WHEREAS, a proposal to change the general plan designation for 470 Marshall Avenue from Commercial General Business to Residential Medium Density (14-27 du/acre); and

WHEREAS, a Mitigated Negative Declaration was prepared for the modification of the general plan designation for 470 Marshall Avenue pursuant to Public Resources Code section 15070 and CEQA Guideline 15164 which evaluated the impacts of this project on the environment; and

WHEREAS, the Planning Commission considered the proposed amendment at a duly noticed hearing held on March 11, 2013, and has recommended approval of the amendment affecting 470 Marshall Avenue; and

WHEREAS, the City Council held a public hearing on March 19, 2013, and considered the reports and documents on the proposed amendments presented by City staff, the Planning Commission's recommendation, and the written and oral comments presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Sunnyvale that it hereby adopts the following findings and actions:

I. THE MODIFICATION OF LAND USE DESIGNATION FOR 470 MARSHALL AVENUE The City Council finds and determines that the General Plan amendment constitutes 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 modification from Commercial General Business to Residential Medium Density (14-27 du/acre) for 470 Marshall Avenue.

II. ENVIRONMENTAL REVIEW. The proposed change to the General Plan designation for 470 Marshall Avenue is consistent with the project analyzed in the Mitigated Negative Declaration prepared for this project. The City Council reviewed the Mitigated Negative Declaration and found that it reflects the independent judgment of the City Council, and is an adequate and extensive assessment of the environmental impacts of the Project because

no additional significant impacts were identified, nor is the severity of known significant impacts increased.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a certified copy of the modifications to the General Plan designation for 470 Marshall Avenue with the Board of Supervisors and the Planning Commission of the County of Santa Clara and the planning agency of each city within the County of Santa Clara. The City Clerk is directed further to file a certified copy of the plan with the legislative body of each city, the land of which may be included in the plan.

Adopted by the City Council at a regular meeting held on _____, 2013, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

APPROVED:

_____
City Clerk
(SEAL)

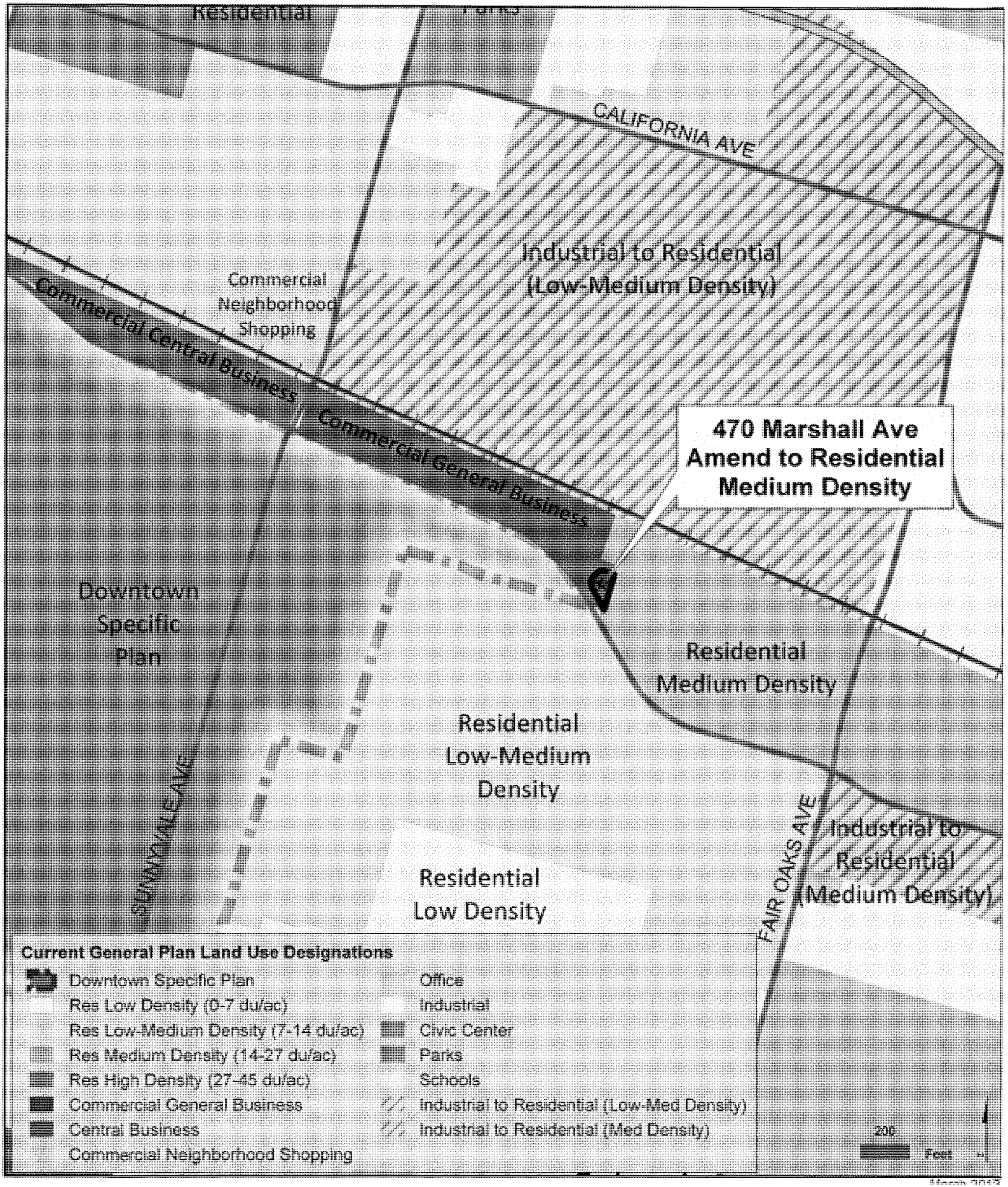
_____
Mayor

APPROVED AS TO FORM AND LEGALITY:

_____
Joan Borger, City Attorney

EXHIBIT A

General Plan Amendment
470 Marshall Avenue (APN 209-04-044)



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING CHAPTER 19.28 AND RELATED SECTIONS OF THE SUNNYVALE MUNICIPAL CODE TO ESTABLISH BLOCKS 21, 22 AND 23 IN THE DOWNTOWN SPECIFIC PLAN DISTRICT

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. SECTION 19.28.050 AMENDED. SECTION 19.28.050 of Chapter 19.28 (Downtown Specific Plan District) of the Sunnyvale Municipal Code is hereby amended to read, as follows:

19.28.050. Downtown specific plan blocks; primary uses and densities.

The downtown specific plan district is divided into subdistricts, referred to as "blocks." The designated primary uses, maximum total number of residential units or commercial and office gross floor area ~~and densities~~ for each block are listed in Table 19.28.050. The maximum number of units per lot shall be a pro rata share of the maximum units for the block based on the proportion of lot area to total block area.

TABLE 19.28.050
Primary Uses and Densities in DSP Blocks

District	Block	Primary Uses	~~Approx. Density~~	Max. Res. Units	Max. Office (total square feet)	Max. Retail / Restaurant / Entertainment (total square feet)
Commercial Core	1	Office	~~N/A~~		450,000	10,000
Commercial Core	la	Very High Density Residential	~~78 du/ac~~	450		52,500
Commercial Core	2	Retail	~~N/A~~		80,000	170,891
Sunnyvale/Carroll	3	Retail Specialty Grocery	~~N/A~~			62,000
Sunnyvale/Carroll	4	Very High/Medium Density Residential	~~48 du/ac~~ ~~24 du/ac~~	173		
Sunnyvale/Carroll	5	Very High Density Residential	~~40 du/ac~~	46		
Sunnyvale/Carroll	6	High/Medium Density Residential	~~36 du/ac~~ ~~24 du/ac~~	112		

District	Block	Primary Uses	~~Approx. Density~~	Max. Res. Units	Max. Office (total square feet)	Max. Retail / Restaurant / Entertainment (total square feet)
Sunnyvale/Carroll	7	High Density Residential Retail	~~N/A~~	100	36,000	14,000
South of Iowa	8	Low Medium Density Residential	~~12 du/ac~~	15		
South of Iowa	8a	Medium Density Residential	~~24 du/ac~~	12		
South of Iowa	8b	Low Density Residential	~~7 du/ac~~	12		
South of Iowa	9	Low Medium Density Residential	~~12 du/ac~~	20		
South of Iowa	9a	Low Density Residential	~~7 du/ac~~	8		
South of Iowa	10	Low Medium Density Residential	~~12 du/ac~~	47		
South of Iowa	11	Low Medium Density Residential	~~12 du/ac~~	49		
South of Iowa	12	Low Medium Density Residential	~~12 du/ac~~	51		
Commercial Core	13	Retail and Low Medium Density Residential	~~12 du/ac~~	25	176,021	20,120
West of Mathilda	14	Very High Density Residential	~~51 du/ac~~	173		10,000
West of Mathilda	15	Very High Density Residential	~~54 du/ac~~	152		10,000
West of Mathilda	16	Very High Density Residential	~~58 du/acre~~	173		10,000
West of Mathilda	17	Low Medium Density Residential	~~12 du/acre~~	48		
Commercial Core	18	Mixed Use	~~N/A~~	292	322,000	1,007,876 + 200 hotel rooms

District	Block	Primary Uses	~~Approx. Density~~	Max. Res. Units	Max. Office (total square feet)	Max. Retail / Restaurant / Entertainment (total square feet)
Commercial Core	20	High Density Residential Office	~~N/A~~	51	16,400	
Commercial Core	21	Transit Center				
Commercial Core	22	Mixed Use		70	54,000 (office or retail/restaurant/entertainment)	
Commercial Core	23	Very High Density Residential		256		
~~TOTAL~~	-	-	-	~~2,009~~	~~1,080,421~~	~~1,367,387~~

SECTION 2. TABLE 19.28.070 AMENDED. Table 19.28.070 of Chapter 19.28 (Downtown Specific Plan District) of the Sunnyvale Municipal Code is hereby amended to read, as follows:

TABLE 19.28.070
Permitted, Conditionally Permitted and Prohibited Uses in Mixed Use, Commercial and Office DSP Blocks

In the table, the letters and symbols are defined as follows:
P = Permitted use
SDP = Special development permit required
MPP = Miscellaneous plan permit required
N = Not permitted, prohibited

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a, 22	2	3	7	13	18	20	21
1. Residential									
A. Single-family dwelling and accessory buildings and uses developed on an existing, legally created lot	N	N	N	N	N	SDP	N	SDP	N
B. Single room occupancy (SRO) facilities	N	SDP	N	N	SDP	SDP	SDP	SDP	N
C. Two-family dwelling (duplex)	N	N	N	N	N	SDP	N	SDP	N

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a, 22	2	3	7	13	18	20	21
D. Multiple-family dwellings (3 or more units, or more than one main building) and accessory buildings and uses	N	SDP	SDP	SDP	SDP	SDP	SDP	SDP	N
E. Boarding for less than three persons	N	P	P	P	P	P	P	P	N
F. Facilities caring for 6 or fewer persons, as declared by the state to be a residential use	N	P	P	P	P	P	P	P	N
G. Small Family Day Care	N	P	N	N	P	P	P	P	N
H. Large Family Day Care	N	UP	N	N	UP	UP	UP	UP	N
2. Education, Recreation and Places of Assembly									
A. Education – Recreation and Enrichment	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP	N
B. Education – Primary and High School	N	N	N	N	N	N	N	N	N
C. Education – Institution of Higher learning	N	N	N	N	N	N	N	N	N
D. Recreational and Athletic Facilities	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP	N
E. Places of Assembly – Business Serving	SDP	SDP	SDP	SDP	SDP	N	N	SDP	N
F. Places of Assembly – Community Serving	N	N	N	N	N	N	N	N	N
G. Parks and Playgrounds	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP	N
H. Entertainment Establishments	SDP	SDP	SDP	SDP	N	N	SDP	N	N
I. Card Rooms	N	N	N	N	N	N	N	N	N
3. Commercial Uses									

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a, 22	2	3	7	13	18	20	21
A. Assembly, compounding, manufacture or processing of merchandise or products, except such as are customarily incidental or essential to permitted retail commercial and service uses	N	N	N	N	N	N	N	N	N
B. Automobile service stations	N	N	N	N	N	N	N	N	N
C. Automobile vehicle-related parts sales, rentals, sales, repair or service uses	N	N	N	N	N	N	N	N	N
D. Childcare center	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP	N
E. Drive-through businesses	N	N	N	N	N	N	N	N	N
F. Financial institutions such as banks and savings and loans	MPP	MPP	MPP	MPP	MPP	MPP	MPP	MPP	N
G. Hotels and motels	SDP	SDP	N	SDP	SDP	SDP	SDP	N	N
H. Medical clinic	MPP	MPP	MPP	SDP	MPP	SDP	MPP	MPP	N
I. Office: administrative, professional, medical and R&D (except ground floor)	P	P	P	SDP	P	SDP	P	P	N
J. Office: ground floor administrative, professional and medical (ground floor dependent; not to exceed 1000 square feet per shopping center)	P	P	P	SDP	P	SDP	P	P	N
K. Office: ground floor administrative, professional medical and R&D (not ground floor dependent or in excess of 1000 square feet per shopping center)	P	P	MPP[1]	SDP[1]	MPP[1]	SDP[1]	P	P	N
L. Personal service shops such as barber and beauty shops	SDP	P	P	P	P	SDP	P	P	N

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a, 22	2	3	7	13	18	20	21
M. Package liquor retail sales, when not combined with another permitted use	N	SDP	N	SDP	SDP	N	SDP	N	N
N. Pawn broker shops	N	N	N	N	N	N	N	N	N
O. Public premises for which on-sale beer, on-sale beer and wine or on-sale general licenses for the sale of alcoholic beverages have been issued	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP	N
P. Repair shops for household appliances and wearing apparel	SDP	P	P	P	P	SDP	P	SDP	N
Q. Retail business, including take-out retail food establishments	P	P	P	P	P	SDP	P	SDP	N
R. Retail Services such as laundry, repair shops, etc.	P	P	P	P	P	P	P	P	N
S. Restaurants and fast food restaurants with no alcohol sales or on sale beer and wine alcohol beverage service	P	P	P	SDP	SDP	SDP	P	SDP	N
T. Restaurants and fast food restaurants that have on sale general alcohol beverage service	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP	N
4. Accessory Uses									
A. Retail commercial uses incidental to and in combination with residential uses	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP	N
B. Outdoor dining in conjunction with an approved restaurant use	MPP	MPP	MPP	MPP	MPP	MPP	MPP	MPP	N
5. Temporary Uses									

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a, 22	2	3	7	13	18	20	21
A. Construction yard, subject to approval of director of public works	MPP	MPP	MPP	MPP	MPP	MPP	MPP	MPP	MPP
6. Other Uses									
A. Adult entertainment establishments	N	N	N	N	N	N	N	N	N
B. Electric transmission substations	N	N	N	N	N	N	N	N	N
C. Massage establishments[2]	P	P	P	P	P	P	P	P	N
D. Parking structures	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP
E. Public service buildings and accessory uses	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP
F. Public transportation facilities	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP
G. Public utility buildings and service facilities	N	N	N	N	N	N	N	N	N
H. Recycling centers in convenience zones as required by Public Resources Code Section 14300, et seq.	N	N	N	SDP	SDP	SDP	SDP	N	N
I. Unenclosed uses other than outdoor dining	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP	N
J. Sale or rental of motor vehicles of all kinds	N	N	N	N	N	N	N	N	N
K. Sale or rental of heavy equipment or machinery	N	N	N	N	N	N	N	N	N
L. Storage or parking of commercial, industrial or public utility vehicles	N[3]	N[3]	N[3]	N[3]	N[3]	N[3]	N[3]	N[3]	N
M. Wholesale storage or warehousing of merchandise or products within a building	N	N	N	N	N	N	N	N	N

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a, 22	2	3	7	13	18	20	21
N. Any use which is obnoxious, offensive or creates a nuisance to persons in adjacent buildings or premises by reason of the emission of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances	N	N	N	N	N	N	N	N	N
O. Medical marijuana distribution facility	N	N	N	N	N	N	N	N	N

Footnotes:

1. Any lease for office use entered into prior to June 1, 2001 and any subsequent renewals of such existing leases, shall not be subject to the permit requirements set forth in this section. New office leases entered into with new or different tenants on or after June 1, 2001 shall be subject to the provisions of this section.
2. Subject to provisions of Chapter 9.41.
3. Except that daytime and overnight parking of up to five commercial motor vehicles (of a type that are less than 10,000 pounds in gross vehicle weight with not more than two axles) that are owned or operated by the person(s), company or business which conducts the primary use is permitted, provided the vehicles are used for purposes of delivery, pick up or service to patrons of the primary use only, do not utilize on-site required parking and are not utilized for purposes of advertising.

SECTION 2. TABLE 19.28.080 AMENDED. Table 19.28.080 of Chapter 19.28 (Downtown Specific Plan District) of the Sunnyvale Municipal Code is hereby amended to read, as follows:

TABLE 19.28.080
Permitted, Conditionally Permitted and Prohibited Uses in Residential DSP Blocks

In the table, the letters and symbols are defined as follows:
P = Permitted use
SDP = Special development permit required
MPP = Miscellaneous plan permit required
N = Not permitted, prohibited

DSP RESIDENTIAL BLOCKS	4, 5, 14, 15, 16, 23	6, 10a	8, 9, 10, 11, 12 and 17	8a	8b, 9a
1. Residential					
A. Single-family dwelling on an existing, legally created lot	P	P	P	P	P
B. Single room occupancy (SRO) facilities	SDP	N	N	N	N
C. Two-family dwelling (duplex)	N	N	P	N	N
D. Multiple-family dwellings (3 or more units, or more than 1 main dwelling)	SDP	SDP	SDP	SDP	SDP
E. Boarding and lodging for less than three persons	P	P	P	P	P
F. Facilities caring for 6 or fewer persons, as declared by the state to be a residential use	SDP	SDP	P	SDP	P
G. Residential mobilehome park site	N	N	N	N	N
2. Education, Recreation, and Places of Assembly					
A. Parks and playgrounds	SDP	SDP	SDP	SDP	SDP
B. Education – Recreation and enrichment	N	N	N	N	N
C. Education – Primary and high school	N	N	N	N	N
D. Education – Institution of higher learning	N	N	N	N	N
E. Recreational and athletic facilities	N	N	N	N	N
F. Places of Assembly – Business serving	N	N	N	N	N
G. Places of Assembly – Community serving	SDP	SDP	SDP	SDP	SDP
H. Card rooms	N	N	N	N	N
3. Commercial Uses					
A. Child care/day care center/nursery schools	SDP	SDP	SDP	SDP	SDP
B. Hotels or motels	SDP	N	N	N	N
C. Small family day care	P	P	P	P	P

DSP RESIDENTIAL BLOCKS	4, 5, 14, 15, 16, 23	6, 10a	8, 9, 10, 11, 12 and 17	8a	8b, 9a
D. Large family day care	UP	UP	UP	UP	UP
E. Rest Homes	SDP	SDP	SDP	SDP	SDP
4. Accessory Uses					
A. Accessory living units	SDP	SDP	SDP	SDP	SDP
B. Accessory structures	MPP	MPP	See Chapter 19.40	See Chapter 19.40	See Chapter 19.40
C. Retail commercial uses incidental to and in combination with residential uses	SDP	SDP	SDP	SDP	SDP
D. Storage or parking of commercial, industrial or public utility vehicles, except for the purpose of loading or unloading	N	N	N	N	N
5. Temporary Uses					
A. Residential sales office for new development	MPP	MPP	MPP	MPP	MPP
B. Construction yard, subject to approval of director of public works	MPP	MPP	MPP	MPP	MPP
6. Other Uses					
A. Office: administrative, professional and medical	N	N	SDP	SDP[1]	N
B. Adult entertainment establishments, as defined in this code	N	N	N	N	N
C. Electric transmission substations	N	N	N	N	N
D. Massage establishments[2]	P	P	P	P	P
E. Medical clinic	N	N	SDP	SDP[1]	N
E. Public service buildings and accessory uses	SDP	SDP	SDP	SDP	SDP
F. Public utility buildings and service facilities	N	N	N	N	N
G. Recycling centers	SDP	N	N	N	N
H. Storage of materials, supplies or equipment for nonresidential purposes	N	N	N	N	N
I. Sale or rental of heavy equipment or machinery commonly used for agricultural, construction, industrial, mining, transportation or building service purposes	N	N	N	N	N
J. Any use which is obnoxious or offensive or creates a nuisance	N	N	N	N	N
K. Automobile or other independent motor vehicle-related uses, including but not limited to, auto parts sales and auto rentals, sales, repair and services use[3]	N	N	N	N	N

DSP RESIDENTIAL BLOCKS	4, 5, 14, 15, 16, 23	6, 10a	8, 9, 10, 11, 12 and 17	8a	8b, 9a
L. Medical marijuana distribution facility	N	N	N	N	N

[1] Within an existing building.
[2] Subject to provisions of Chapter 9.41.
[3] Subject to provisions of Section 19.18.050.

SECTION 3. SECTION 19.28.090 AMENDED. Section 19.28.090 of Chapter 19.28 (Downtown Specific Plan District) of the Sunnyvale Municipal Code is hereby amended to read, as follows:

19.28.090. Lot area, building height and lot coverage.

(a) Each lot in each block shall conform to the provisions for minimum lot size as set forth in Table 19.28.090. All new development must meet the minimum lot size to proceed with development approval, with the exception of legal nonconforming single-family residential lots.

(b) Building heights and lot coverages for every property in every block of the DSP district shall be in accordance with the provisions set forth in Table 19.28.090. (Ord. 2905-09 § 4; Ord. 2881-08 §§ 1, 2; Ord. 2735-03 § 4 (part)).

TABLE 19.28.090
Lot Area, Building Height and Lot Coverage

Block	Min. Lot Size (acre)	Max. Height	Max. Stories	Max. Lot Coverage
1	0.60	100 ft.	6	~~100%~~ Per SDP[1]
la	0.30	85 ft.[2]	6	~~100%~~ Per SDP[1]
2	No min.[3]	36 ft.	2	~~100%~~ Per SDP[1]
3	No min.	50 ft.	4	~~100%~~ Per SDP[1]
4	0.50	30-40 ft.[4]	2-3[4]	45%
5	0.25	40 ft.	4	45%
6	0.25	30-40 ft.[4]	2-3[4]	60%
7	N/A	50 ft.	4	60%
8	0.14	30 ft.	2	60%
8a	0.25[5]	30 ft.	2	60%
8b	0.30	30 ft.	2	40%
9	0.25[5]	30 ft.	2	60%
9a	0.14	30 ft.	2	40%
10	0.25[5]	30 ft.	2	60%
11	0.25[5]	30 ft.	2	60%
12	0.25[5]	30 ft.	2	60%
13	0.40	30-50 ft.[6]	2-4[6]	~~100%~~ Per SDP[1]

Block	Min. Lot Size (acre)	Max. Height	Max. Stories	Max. Lot Coverage
14	0.75	30-50 ft.[7]	2-4[7]	~~100%~~ Per SDP[1]
15	0.75	30-50 ft.[7]	2-4[7]	~~100%~~ Per SDP[1]
16	0.75	30-50 ft.[7]	2-4[7]	~~100%~~ Per SDP[1]
17	0.16[5]	30 ft.	2	40%
18	0.30	75 ft.[8]	5	~~100%~~ Per SDP[1]
20	No min.	30-40 ft.[9]	3	60%
21	No min.	85 ft.[2]	6	Per SDP[1]
22	0.75	85 ft.[2]	6	Per SDP[1]
23	0.50	50 ft.	4	45%

1 Per SDP (Special Development Permit) means that lot coverage shall be evaluated on a project by project basis.
2 Maximum height includes any rooftop equipment or elevator shafts.
3 Minimum lot size is 2,800 sq. ft.
4 Maximum height along Washington/McKinley Avenues is 30 ft. (2 stories).
5 Minimum lot size is 2,600 sq. ft.
6 Maximum height along Taaffe Street is 30 ft. (2 stories).
7 Maximum height along Charles Street is 30 ft. (2 stories); along Mathilda Avenue is 50 ft. (4 stories).
8 Exception of 80 ft. for mid-block movie theaters.
9 40 ft. for the northern half of the block and 30 ft. for the southern half.

SECTION 4. TABLE 19.28.100(a) AMENDED. Table 19.28.100(a) of Chapter 19.28 (Downtown Specific Plan District) of the Sunnyvale Municipal Code is hereby amended to read, as follows:

TABLE 19.28.100(a)
Development Standards for Commercial
Core District Blocks 1, 1a, 2 and 3, 21 and 22

	Block 1	Block 1a	Block 2	Block 3	Block 21	Block 22
Primary Uses Allowed	Office Retail	High Density Residential Retail	Restaurant, Entertainment and Retail Office on 2nd floor only	Service retail Grocery District Parking	Transit Center	Office, Retail, Restaurant, Entertainment and Very High Density Residential
Min. Development Size	0.60 ac.	0.30 ac.	No min.	No min.	No min.	0.75

	Block 1	Block 1a	Block 2	Block 3	Block 21	Block 22
Max. Amount Retail	10,000 sq. ft.	52,500 sq. ft.	170,891 sq. ft. of retail/restaurant/ entertainment	27,000 sq. ft. retail 35,000 sq. ft. grocery	0	54,000 sq. ft. of office or retail/restaurant/ entertainment
Max. Amount of Office	450,000 sq. ft.	0	80,000 sq. ft. of office	0	0	
Max. Number of Units	0	450 (78 du/acre generally. Max units per lot is based on the proportion of lot area to total block area)	0	0	0	70 (48 du/acre generally. Max units per lot is based on the proportion of lot area to total block area)
~~Maximum Residential Density~~	~~N/A~~	~~78 du/acre~~	~~N/A~~	~~N/A~~		
Max. Lot Coverage	~~100%~~ Per SDP	~~100%~~ Per SDP	~~100%~~ Per SDP	~~100%~~ Per SDP	Per SDP	Per SDP
Max. Height	100 ft. (6 stories)	85 ft. (6 stories) including rooftop mechanical	36 ft. (2 stories)	50 ft. (4 stories)	85 ft. (6 stories) including rooftop mechanical	85 ft. (6 stories) including rooftop mechanical
Required Right-of-Way Dedication	None	Per Specific Plan ~~10 ft. along east side of Aries 6 ft. along west side of Frances St. south of Capella~~	Per Specific Plan ~~5 ft. along Evelyn Avenue~~ ~~3 ft. along Sunnyvale Avenue~~	Per Specific Plan ~~5 ft. along Evelyn Avenue~~ ~~3 ft. along Sunnyvale Avenue~~	None	None
Min. Front Setback/Build-to Requirement (see diagram)						
Washington Ave.	0 ft.	0 ft.	0 ft.	0 ft.	N/A	N/A
Capella Way	N/A	0 ft.	N/A	N/A	N/A	N/A
Taaffe Way	N/A	0 ft.	N/A	N/A	N/A	N/A

	Block 1	Block 1a	Block 2	Block 3	Block 21	Block 22
Evelyn Ave.	0 ft.	0 ft.	0 ft.	0 ft.	18 ft.	18 ft.
Aries Way	0 ft.	0 ft.	N/A	N/A	N/A	N/A
Sunnyvale Ave.	N/A	N/A	0 ft.	0 ft.	N/A	18 ft.
Altair Way	0 ft.	0 ft.	N/A	N/A	N/A	N/A
Carroll St.	N/A	N/A	N/A	0 ft.	N/A	N/A
Frances St.	0 ft.	0 ft.	0 ft.	N/A	N/A	N/A
Min. Interior Setbacks						
Side Setback	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Rear Setback	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Min. Landscaped Area	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones	None	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones
Min. Useable Open Space	N/A	50 sq. ft./unit	N/A	N/A	N/A	50 sq. ft./unit
Type of Parking	Underground structures	Underground structures		Structured and surface parking	Structured and surface parking	Structured and surface parking
Special Design Features	None	None	Comply with Murphy Avenue Design Guidelines	None	None	Gateway intersection at Sunnyvale and Hendy

SECTION 5. TABLE 19.28.100(c) AMENDED. Table 19.28.100(c) of Chapter 19.28 (Downtown Specific Plan District) of the Sunnyvale Municipal Code is hereby amended to read, as follows:

TABLE 19.28.100(c)
Development Standards for Sunnyvale/Carroll District
Blocks 4, 5, 6 and 7

	Block 4	Block 5	Block 6	Block 7	Block 23
Primary Uses Allowed	High Density and Medium Density Residential	High Density Residential	High Density and Medium Density Residential	High Density Residential and Retail	High Density Residential

	Block 4	Block 5	Block 6	Block 7	Block 23
Min. Development Size	0.5 acres	0.25 acres	0.25 acres—~~suggested~~	No min.	0.50 acres
Max. Retail/Office	None	None	None	36,000 sq. ft. office 14,000 sq. ft. retail	None
Max. Residential Units	173 (48 du/acre generally with maximum of 24 du/acre on Washington frontage)	46 (40 du/ac generally. Max. units per lot is based on the proportion of lot area to total block area)	112 (48 du/acre generally with maximum of 24 du/acre on Washington and McKinley frontages)	100 (28 du/ac generally. Max. units per lot is based on the proportion of lot area to total block area)	256 (48 du/acre generally. Max. units per lot is based on the proportion of lot area to total block area)
~~Approximate Residential Density~~	~~48 du/acre generally with max 24 du/acre on Washington~~	~~40 du/acre~~	~~48 du/acre generally with Townhouse Density of up to 24 du/acre on Washington and McKinley frontages~~	~~28 du/acre~~	
Max. Lot Coverage	45%	45%	60%	60%	45%
Max. Height	40 ft. (3 stories) and 30 ft. (2 stories) on Washington	40 ft. (3 stories)	40 ft. (3 stories) and 30 ft. (2 stories) on Washington and McKinley	50 ft. (4 stories)	50 ft. (4 stories)
Required Right-of-Way Dedications	None	None	None	Per Specific Plan ~~3 ft. on east side from Iowa to Washington~~	Per Specific Plan
Min. Front Setback/Build-to Requirement					
Washington Ave.	12 ft.	N/A	12 ft.	12 ft.	N/A
Sunnyvale Ave.	N/A	N/A	N/A	~~N/A~~0 ft.	18 ft.
Evelyn Ave.	18 ft.	18 ft.	N/A	12 ft.	18 ft.
Bayview Ave.	N/A	12 ft.	N/A	18 ft.	N/A
Carroll Ave.	12 ft.	N/A	12 ft.	12 ft. ~~Min. Interior Setbacks~~	N/A

	Block 4	Block 5	Block 6	Block 7	Block 23
McKinley Ave	N/A	N/A	12 ft.	12 ft.	N/A
Min. Interior Setbacks					
Side	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.
Rear	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Min. Landscaped Area	Min. 20% of lot area	Min. 20% of lot area	Min. 20% of lot area	Commercial uses: All areas not devoted to driveways and surface access zones. Residential uses: 20% of the lot area	Min. 20% of lot area
Min. Useable Open Space	50 sq. ft./unit	50 sq. ft./unit	50 sq. ft./unit	50 sq. ft./unit for residential uses	50 sq. ft./unit
Type of Parking	Below-grade, or surface (above ground allowed only if completely hidden from view)	Below-grade, or surface (above ground allowed only if completely hidden from view)	Below-grade, or surface (above ground allowed only if completely hidden from view)	Below-grade, above-grade or podium	Below-grade, or surface (above ground allowed only if completely hidden from view)
Special Design Features	Residential Gateways at Carroll and Washington	None	None	Res. Gateway elements at intersection of Sunnyvale and McKinley	None

SECTION 6. SECTION 19.34.060 AMENDED. Section 19.34.060 of Chapter 19.34 (Front, Side and Rear Yards) of the Sunnyvale Municipal Code is hereby amended to read, as follows:

19.34.060. Vision triangles.

(a) [Text unchanged.]

(b) Applicability. Any structure, vegetation or parking space is subject to corner and driveway vision triangle requirements unless specifically stated otherwise in this section. New structures, including signs, are subject to extended vision triangle requirements when located on lots with more than one hundred parking spaces.

(1) Downtown Specific Plan District. Properties within the DSP Blocks 1, 1a, 2, 3, 7, ~~and~~ 18, 21 and 22 are exempt from vision triangle requirements.

(2) Precise Plan for El Camino Real Combining District. Intersections and driveways controlled with a traffic light or four-way stop in the Precise Plan for El Camino Real are exempt from vision triangle requirements.

(3) Public Parking District. Properties within the public parking district are exempt from vision triangle requirements.

(c) – (e) [Text unchanged.]

SECTION 7. CONSTITUTIONALITY; SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 8. CEQA – MITIGATED NEGATIVE DECLARATION. The City Council hereby determines that the Mitigated Negative Declaration prepared for this ordinance has been completed in compliance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the City, and finds that adoption of the ordinance will have no significant negative impact on the area's resources, cumulative or otherwise. The Director of Community Development may file a Notice of Determination with the County Clerk pursuant to CEQA guidelines.

SECTION 9. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 10. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in *The Sun*, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, 2013 and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2013 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: APPROVED:

_____ _____
City Clerk Mayor
Date of Attestation: _____

(SEAL)

APPROVED AS TO FORM AND LEGALITY:

_____
Joan A. Borger, City Attorney

ORDINANCE NO. _____-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE DOWNTOWN SPECIFIC PLAN, ZONING DISTRICTS MAP, TO ESTABLISH NEW ZONING DISTRICTS FOR BLOCKS 21, 22 AND 23

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. AMENDMENT TO THE DOWNTOWN SPECIFIC PLAN ZONING MAP. The Downtown Specific Plan, Zoning Districts Map, City of Sunnyvale Section 19.28.050 of the Sunnyvale Municipal Code) hereby is amended to include certain property within the newly established Blocks 21, 22 and 23. The locations of the properties within the three new Blocks are set forth on the scale drawing attached as Exhibit "A."

SECTION 2. CEQA. The City Council hereby determines that a Mitigated Negative Declaration prepared for this ordinance has been completed in compliance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the City, and finds that adoption of the ordinance will have no significant negative impact on the area's resources, cumulative or otherwise. The Director Community Development shall file a Notice of Determination with the County Clerk pursuant to CEQA guidelines.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 4. PUBLICATION. The City Clerk is directed to cause a copy of this ordinance to be published at least once within fifteen (15) days after its adoption in The Sun, the official newspaper of the City of Sunnyvale.

Introduced at a regular meeting of the City Council held on _____, 2013, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2013, by the following vote:

AYES:
NOES:
ABSENT

ATTEST:
City Clerk

APPROVED:

By _____
Deputy City Clerk

_____
Mayor

(SEAL)

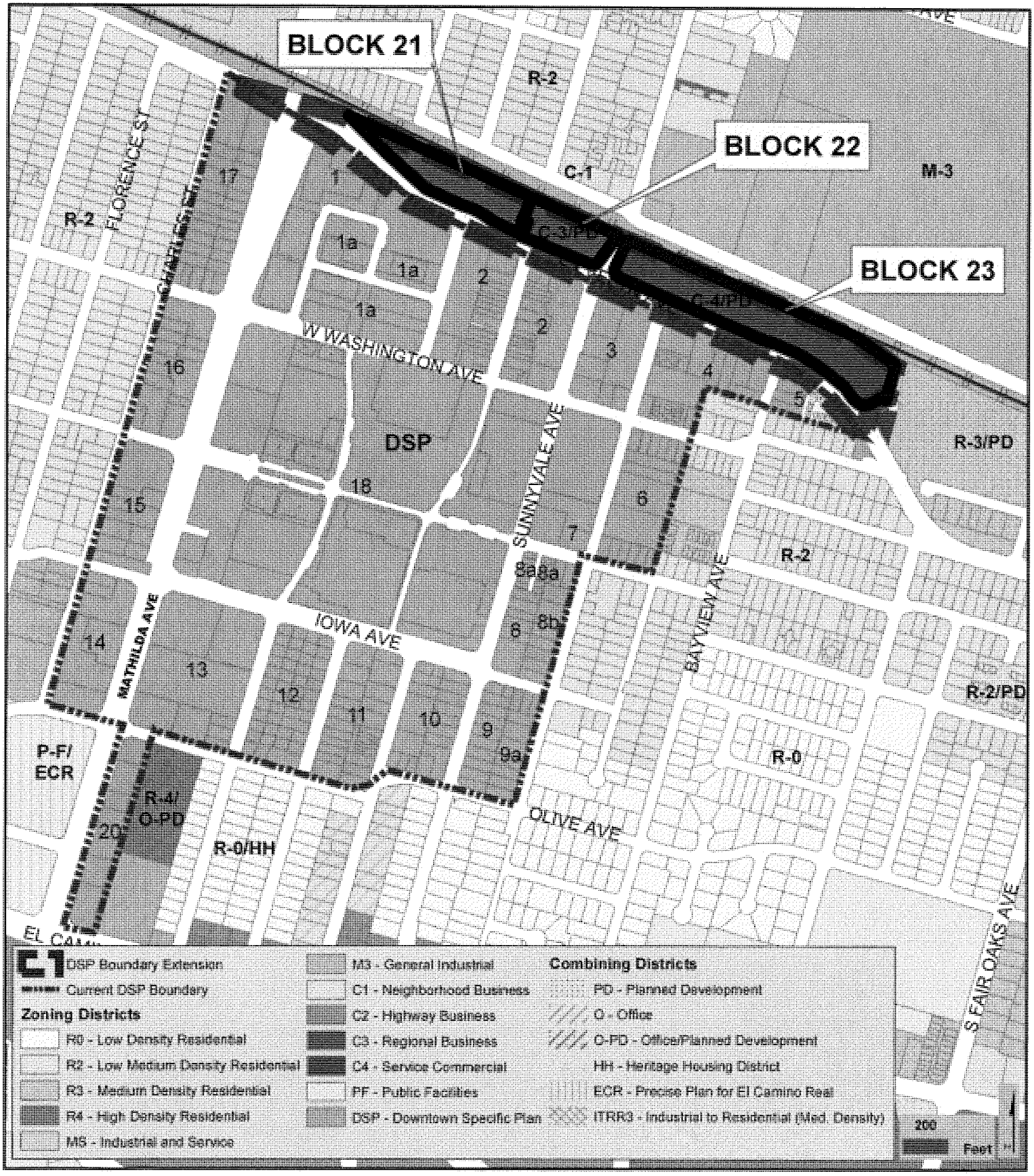
ATTACHMENT O

EXHIBIT A

Page 2 of 2

Rezone - Downtown Specific Plan (DSP) Blocks 21, 22 & 23

APNs 209-06-067, -068, -082 & -083; 209-05-056 & -057; 209-04-053 & -054



February 2013

ORDINANCE NO. _____-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO REZONE CERTAIN PROPERTY LOCATED AT 470 MARSHALL AVENUE FROM C-4 (COMMERCIAL SERVICE) TO MEDIUM DENSITY RESIDENTIAL/ PLANNED DEVELOPMENT (R-3/PD)

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. AMENDMENT OF PRECISE ZONING PLAN. The Precise Specific Plan Zoning Plan, Zoning Districts Map, City of Sunnyvale (Section 19.16.050 of the Sunnyvale Municipal Code) hereby is amended in order to include a certain property located at 470 Marshall Avenue within the R-3/PD (Medium Density Residential/Planned Development) Zoning District, which property is presently zoned C-4 (Commercial Service) Zoning District. The location of the property is set forth on the scale drawing attached as Exhibit "A".

SECTION 2. CEQA–MITIGATED NEGATIVE DECLARATION. The City Council hereby determines that the Mitigated Negative Declaration prepared for this ordinance has been completed in compliance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the City, and finds that adoption of the ordinance will have no significant negative impact on the area's resources, cumulative or otherwise.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 4. PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, 2013, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2013, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

ATTEST:

_____ City Clerk

_____ Mayor

Date of Attestation: _____

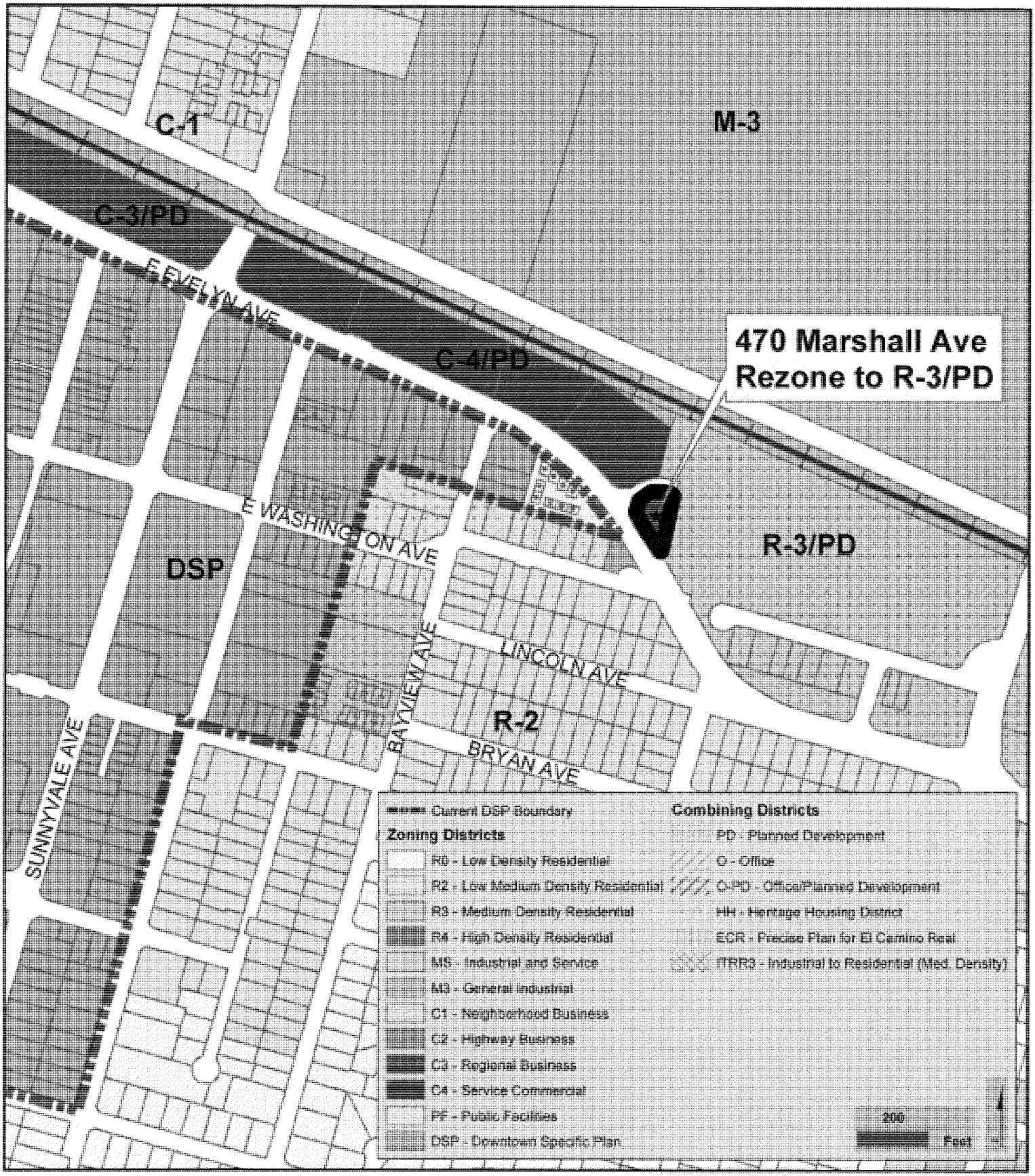
SEAL

APPROVED AS TO FORM AND LEGALITY:

_____
Joan Borger, City Attorney

EXHIBIT A

Rezone
470 Marshall Avenue (APN 209-040-044)



February 2013