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Chapter 2 – Community Vision (CV)

VISION STATEMENT

Sunnyvale is an attractive, safe, environmentally-sensitive community which takes pride in the diversity of its people, the innovation of its business and the responsiveness of its government.

VISION

It is the aspiration of the people of Sunnyvale to build upon the attributes which the City currently enjoys, so that Sunnyvale of the future will become ...

- **A strong, diverse community** ... that is inclusive of and accessible to people of all cultures, ages, and lifestyles. Neighborhood and citywide events regularly provide residents with opportunities to connect with each other and to actively participate in City government. Sunnyvale offers a variety of housing options for its diverse and changing population.
- **A community with a vibrant and innovative local economy** ... comprised of cuttingedge businesses that provide meaningful employment and partnership opportunities. Sunnyvale continues to be the heart of innovation in Silicon Valley.
- **A regional leader in environmental sustainability** ... advocating to reduce dependence on non-renewable resources by providing greater transportation options, reducing waste, protecting our natural resources, and promoting alternative energy usage and research. We take environmental preservation and protection seriously and consider how each action will affect Sunnyvale for future generations.
- **A safe, secure and healthy place for all people** ... where the health and safety of residents is a primary concern. Sunnyvale is a clean and attractive city with many opportunities for physical activity in a natural environment.
- **A city managed by a responsible and responsive government** ... that delivers quality services in a comprehensive, cost-effective manner. The City evolves gracefully with the changing needs of the community and regularly communicates with residents and businesses to engage them in decision-making processes.
- **A community with a distinctive identity** ... enhanced by a Downtown that provides a sense of place, convenience and is pedestrian-oriented. New development is concentrated in nodes along major transportation corridors and around transit hubs.

COMMUNITY VISION GOALS

I. LONG-RANGE PLANNING - To engage in long-range physical, fiscal and economic development planning so as to create and sustain an outstanding quality of life in a

community with appropriate balances between jobs and residences, development and supporting infrastructure, and the demand for services and the fiscal ability to provide them.

II. ATTRACTIVE COMMUNITY - To maintain and enhance the appearance of Sunnyvale, and to distinguish it from surrounding communities, through the promotion of high quality architecture, the preservation of historic districts and structures, the maintenance of a healthy urban forest, and the provision of abundant and attractive open space.

III. ENVIRONMENTAL SUSTAINABILITY - To promote environmental sustainability and remediation in the planning and development of the City, in the design and operation of public and private buildings, in the transportation system, in the use of potable water and in the recycling of waste.

IV. SAFE AND HEALTHY COMMUNITY - To maintain Sunnyvale's traditional high level of public health and safety, so all residents, employees and visitors feel safe at all times and in all places in the City.

V. DIVERSE POPULATION - To celebrate the diversity of the population and to provide equal opportunity for all residents to participate fully in community life.

VI. AFFORDABLE HOUSING OPTIONS - To provide a variety of housing options by style, size, density and tenure, so all segments of the population may find appropriate high-quality housing in Sunnyvale that is affordable to them.

VII. QUALITY EDUCATION - To support and work cooperatively with the educational institutions which serve Sunnyvale so as to provide the opportunity for a quality education for all youth, and life-long learning for all residents.

VIII. OUTSTANDING RECREATION, ARTS AND CULTURE - To provide outstanding recreation programs, library services, and visual and performing arts to meet the interests and needs of the diverse population.

IX. DYNAMIC DOWNTOWN - To create and support a strong and attractive traditional downtown which serves as the community's central marketplace, common gathering place and symbolic center.

X. ROBUST ECONOMY - To retain, attract and support strong and innovative businesses, which provide quality jobs for the City's workforce, tax revenue to support public services, and a positive reputation for Sunnyvale as a center of creativity and productivity.

XI. BALANCED TRANSPORTATION - To provide and maintain a balanced multi-modal transportation system which provides choice, convenience and efficiency for the movement of people and goods.

XII. SUPPORTIVE UTILITIES - To provide and maintain water, sewer, solid waste disposal, and drainage facilities that are safe, efficient, and reliable, and which can develop sufficient capacity to meet the expected growth of the city.

XIII. COMMUNITY IDENTITY - To foster a strong sense of community which promotes participation in civic affairs, community pride and a sense of place.

XIV. CARING COMMUNITY - To provide support for those in the community who are not able to fully support themselves, so all residents may enjoy the City's high quality of life.

XV. RESPONSIVE GOVERNMENT - To continue to provide local governance which meets the many and diverse needs of the people and businesses, which is managed to be efficient, effective and compassionate, and which welcomes public participation in an open and accountable public decision-making process.

COMMUNITY ENGAGEMENT

GOAL CV-1 COMMUNITY PARTICIPATION AND ENGAGEMENT - Achieve a community in which citizens and businesses are informed about local issues and City programs and services, are actively involved in shaping the quality of life, and participate in local community and government activities.

Policy CV-1.1 Assure that all community members have reasonable access to City information, services and programs within budgeted resources.

- *CV-1.1a Provide news media with timely and comprehensive information regarding Council actions and City information of interest to the general public.*
- *CV-1.1b Monitor communications technology and policy developments and evaluate their potential impact on public information activities to improve communications, reduce duplication of effort, and enhance cost-effectiveness.*
- *CV-1.1c Ensure an integrated approach to informing community members about local issues, City programs and services, and community activities that reaches segments of a diverse community.*
- *CV-1.1d Work with businesses, local institutions, school districts and other public agencies to develop informational networks serving the community and assist in informing the community about local issues, City services and programs, and community activities.*
- *CV-1.1e Comply with all applicable laws prohibiting discrimination against individuals with disabilities, including the Americans with Disabilities Act, and create an environment of inclusion in all City programs and services.*

Policy CV-1.2 Provide accurate and thorough information in a timely manner to ensure that community members have an opportunity to respond effectively.

- *CV-1.2a Identify residents, community organizations and businesses affected by significant City actions and decisions and ensure that they receive timely and*

appropriate information enabling participation in planning and decision-making processes.

- *CV-1.2b Ensure that effective public notification and access , in accordance with relevant laws and City Council policies, are provided to enhance meaningful community participation in the policy making process.*
- *CV-1.2c Publish and distribute timely and accurate information regarding City programs and services, City Council actions and policy issues.*

Policy CV-1.3 Encourage community involvement in the development and implementation of City and community activities, programs and services.

- *CV-1.3a Simplify processes and procedures to make it easy and convenient for community members to participate in City activities and programs.*
- *CV-1.3b. Provide community outreach programs throughout the City to improve service delivery and communication with community members.*
- *CV-1.3c Facilitate the development of relationships and partnerships among community organizations, the business community and the City to achieve common goals.*
- *CV-1.3d Develop specific criteria and plans to obtain a diversity of representation in community engagement activities.*
- *CV-1.3e Encourage a diverse pool of applicants for membership on boards, commissions, advisory committees and task forces to reflect the diversity of the community.*
- *CV-1.3f Work with local school districts, community organizations and corporate employers to encourage community members' involvement in local government, community activities and issues.*

Environmental JusticeGOAL EJ-1 Prioritize the needs of designated low-income communities within Sunnyvale that bear high pollution burden according to CalEnviroScreen 3.0 (Figure 7-10), to ensure equitable outcomes.

Policy EJ-1.1 Conduct outreach with communities that are low-income and/or bear a high pollution burden (as identified in the Environmental Justice Screening Analysis), for development and redevelopment projects, to promote equitable and inclusive community engagement in the local planning process.

CHAPTER 3 - LAND USE AND TRANSPORTATION (LT)

GOAL LT-1: COORDINATED REGIONAL AND LOCAL PLANNING - Protect the quality of life, the natural environment, and property investment, preserve home rule, secure fair share of funding, and provide leadership in the region.

Regional Participation

Policy LT-1.1 Participate in coordinated land use and transportation planning in the region.

- *LT-1.1a Actively monitor and participate in intergovernmental activities with federal, state, and regional agencies related to regional and sub-regional land use and transportation planning in order to advance the City's policies.*

- *LT-1.1b Actively monitor and participate in Plan Bay Area, with the Association of Bay Area Governments and Metropolitan Transportation Commission, and other major region-wide planning activities.*
- *LT-1.1c Actively monitor and participate in activities of nongovernmental organizations that influence regional land use and transportation planning such as the Silicon Valley Leadership Group, Sustainable Silicon Valley, and the Bay Area Economic Forum. Consider more standardized land use policies in the region, such as parking standards, to promote equity between cities.*

Policy LT-1.2 Minimize regional sprawl by endorsing strategically placed development density in Sunnyvale and by utilizing a regional approach to providing and preserving open space for the broader community.

- *LT-1.2a Promote transit-oriented and mixed-use development near transit centers such as Lawrence Station, Downtown, and El Camino Real and in neighborhood villages.*
- *LT-1.2b In areas with mixed-use land designations, zone appropriate sites for mixed use.*
- *LT-1.2c Allow increased office, commercial, and industrial densities along the light rail line in accordance with the Moffett Park Specific Plan.*
- *LT-1.2d Facilitate increased development densities in The Woods business area, Moffett Park, and Tasman Station near light rail stations.*

Policy LT-1.3 Contribute to a healthy jobs-to-housing ratio in the region by considering jobs, housing, transportation, and quality of life as inseparable when making planning decisions that affect any of these components.

Bordering Cities

Policy LT-1.4 Coordinate with adjacent cities on local land use and transportation planning.

- *LT-1.4a Monitor significant land use and transportation decisions pending in adjacent and nearby cities to ensure that Sunnyvale's interests are represented.*

Policy LT-1.5 Recognize and plan so that neighborhood villages may cross borders into adjacent cities.

- *LT-1.5a Utilize Best Practices for Inter-Jurisdictional Coordination and Communication on Significant Projects or the most updated Council policy when notifying adjacent cities of projects in Sunnyvale.*
- *LT-1.5b Provide timely responses advocating Sunnyvale's interests when notified of a project in an adjacent or nearby city.*
- *LT-1.5c Work with adjacent cities to eliminate barriers and facilitate ways to get across barriers to travel such as discontinuous streets, trails, bike lanes, sidewalks, and paths.*
- *LT-1.5d Partner with cities in the region to prevent and eliminate barriers by using the Santa Clara Valley Transportation Authority (VTA) Bicycle Standards.*

Regional Infrastructure

Policy LT-1.6 Integrate land use planning in Sunnyvale and the regional transportation system.

- *LT-1.6a Promote shorter commute trips and ease congestion by advocating that all communities provide housing and employment opportunities .*
- *LT-1.6b Support regional efforts which promote higher densities near major transit and travel facilities.*

Policy LT-1.7 Emphasize efforts to reduce regional vehicle miles traveled by supporting active modes of transportation, including walking, biking, and public transit.

Policy LT-1.8 Actively participate in discussions and decisions regarding transportation between regions, including regional airport and regional rail planning, to ensure benefit to the community.

- *LT-1.8a Comprehensively review any proposed aviation services at Moffett Federal Airfield that could increase aviation activity or noise exposure.*
- *LT-1.8b Encourage appropriate uses at Moffett Federal Airfield that best support the community's desires in Sunnyvale.*
- *LT-1.8c Pursue annexation of that portion of Moffett Federal Airfield within Sunnyvale's sphere of influence in order to strengthen the City's authority over future use.*
- *LT-1.8d Monitor and participate in regional airport planning and decision-making processes with agencies such as the Metropolitan Transportation Commission (MTC) and the Regional Airport Planning Commission (RAPC).*
- *LT-1.8e Encourage consistency with the Santa Clara County Comprehensive Land Use Plan for Moffett Federal Airfield for existing non-conforming buildings.*
- *LT-1.8f Ensure that land uses, densities, and building heights within the Air Influence Area for Moffett Federal Airfield are in compliance with the Moffett Federal Airfield Comprehensive Land Use Plan.*
- *LT-1.8g Monitor and participate in decision-making processes regarding regional rail planning, such as those for High-Speed Rail and Caltrain.*
- *LT-1.8h Update the Safety and Noise Element by 2020 to reflect conditions in the City and the region.*

Policy LT-1.9 Work with regional agencies to ensure an adequate water supply that will allow progress toward Sunnyvale's long-term land use plans.

- *LT-1.9a Increase participation in the reclaimed water and water conservation programs as part of land use permit review.*

Environmental Protection and Adaptation

Policy LT-1.10 Participate in federal, state, and regional programs and processes in order to protect the natural and human environment in Sunnyvale and the region.

- *LT-1.10a Protect and preserve the diked wetland areas in the baylands to preserve or enhance flood protection.*

- *LT-1.10b Coordinate with regional agencies such as the Bay Area Conservation and Development Commission (BCDC) regarding new and changing land uses proposed along the San Francisco Bay.*
- *LT-1.10c Advocate the City's interests to regional, state, and federal agencies that have influence over the natural environment in Sunnyvale.*
- *LT-1.10d Work with regional agencies on land use and transportation issues that affect the human environment for Sunnyvale residents and businesses, such as air, water, and noise.*
- *LT-1.10e Continue to evaluate and ensure mitigation of potential biological impacts of future development and redevelopment projects in a manner consistent with applicable local, state, and federal laws and regulations.*
- *LT-1.10f Continue to condition projects to halt all ground-disturbing activities when unusual amounts of shell or bone, isolated artifacts, or other similar features are discovered. Retain an archaeologist to determine the significance of the discovery. Mitigation of discovered significant cultural resources shall be consistent with Public Resources Code Section 21083.2 to ensure protection of the resource.*

Policy LT-1.11 Prepare for risks and hazards related to climate change prior to their occurrence.

- *LT-1.11a Monitor and participate in regional meetings focusing on environmental adaptation and resilience.*
- *LT-1.11b Regularly train and inform the Sunnyvale Department of Public Safety, Office of Emergency Services (OES) on potential climate change risks and hazards.*
- *LT-1.11c Consider potential climate change impacts when preparing local planning documents and processes.*
- *LT-1.11d Analyze and disclose possible impacts of climate change on development projects or plan areas, with an emphasis on sea level rise.*
- *LT-1.11e Integrate climate change adaptation into future updates of the Zoning Code, Building Code, General Plan, and other related documents.*
- *LT-1.11f Monitor climate change science and policy, and regularly inform stakeholders of new information.*
- *LT-1.11g Use the City's communication processes, including the website, to discuss climate change and climate change adaptation.*
- *LT-1.11h On a regular basis, assess adaptation efforts of the city, region, and state and identify goals or gaps to be addressed.*
- *LT-1.11i Support regional efforts, such as those of the Bay Area Conservation and Development Commission (BCDC) and the Joint Policy Committee, to analyze and prepare for the impacts of climate change in the Bay Area.*
- *LT-1.11j Share Sunnyvale's knowledge of climate action planning with other jurisdictions and agencies.*

Environmental Justice

Policy EJ-1.2 Encourage the phasing out of non-conforming land uses from residential communities, especially for communities that are low-income and/or bear a high pollution burden, as identified in the Environmental Justice Screening Analysis.

Policy EJ-1.3 Prioritize the development of public facilities (e.g., schools, libraries, community resources centers) in low-income and high pollution burden bearing communities.

Policy EJ-1.4 Evaluate new or improved public transportation infrastructure (e.g., public transit routes, sidewalks, bicycle facilities) in low-income and high pollution burden bearing communities.

Policy EJ-1.5 Apply “universal design principles” in the design and review of development and redevelopment projects so that new development is accessible to all people. Universal design is the design of buildings or environments to make them accessible to all people, regardless of age, ability, or other factors. Examples of universal design are ADA compliant pathways and sidewalks, accessible pedestrian signals, and strategies that allow residents to age in place.

Policy EJ-1.6 Support the development of healthy food establishments, grocery stores, and local food growers, particularly in communities that lack access to healthy food.

Policy EJ-1.7 Support existing specialty markets and facilitate the establishment of new culturally derived markets within walkable distances to low-income communities.

Policy EJ-1.8 Continue to create programs or informational campaigns regarding healthy eating habits and food choices, and the availability of food assistance programs.

Policy EJ-1.9 Prioritize the development of recreational facilities, parks, and open space in low-income and high pollution burden bearing communities.

GOAL LT-2: ENVIRONMENTALLY SUSTAINABLE LAND USE AND TRANSPORTATION PLANNING AND DEVELOPMENT

- Support the sustainable vision by incorporating sustainable features into land use and transportation decisions and practices.

Green Development

Policy LT-2.1 Enhance the public’s health and welfare by promoting the City’s environmental and economic health through sustainable practices for the design,

construction, maintenance, operation, and deconstruction of buildings, including measures in the Climate Action Plan.

- *LT-2.1a Maintain and regularly review and update green building standards for new construction and additions to buildings, including additional incentives where feasible.*
- *LT-2.1b Encourage green features such as living roofs, passive solar design, natural ventilation, and building orientation, and apply flexibility when conducting development review .*
- *LT-2.1c Establish incentives that encourage green building practices, including conservation, beyond mandated requirements.*

Greenhouse Gas Reduction

Policy LT-2.2 Reduce greenhouse gas emissions that affect climate and the environment through land use and transportation planning and development.

- *LT-2.2a Actively maintain and implement the Climate Action Plan, which outlines impacts, policies, and reduction measures related to public and private land use and transportation.*

Urban Forestry

Policy LT-2.3 Accelerate the planting of large canopy trees to increase tree coverage in Sunnyvale in order to add to the scenic beauty and walkability of the community, provide environmental benefits such as air quality improvements, wildlife habitat, and reduction of heat islands, and enhance the health, safety, and welfare of residents.

- *LT-2.3a Prepare and implement an Urban Forestry Plan for City properties and street rights-of-way. The plan should promote planting and maintaining large canopy trees.*
- *LT-2.3b Monitor the success of the City's Urban Forestry Plan by periodically measuring the percentage of tree canopy coverage in the community.*
- *LT-2.3c Evaluate increasing the level of required tree planting and canopy coverage for new developments and site renovation projects while preserving solar access for photovoltaic systems.*
- *LT-2.3d Require tree replacement for any project that results in tree removal, or in cases of constrained space, require payment of an in-lieu fee. Fee revenues shall support urban forestry programs.*

Policy LT-2.4 Maintain and regularly review and update regulations and practices for the planting, protection, removal, replacement, and long-term management of large trees on private property and City-owned golf courses and parks.

- *LT-2.4a Strictly enforce Chapters 13.16 City Trees and 19.94 Tree Preservation to prevent the unauthorized removal, irreversible damage, and pruning of large protected trees.*

Policy LT-2.5 Recognize the value of protected trees and heritage landmark trees (as defined in City ordinances) to the legacy, character, and livability of the

community by expanding the designation and protection of large signature and native trees on private property and in City parks.

- *LT-2.5a Expand community education on the value of trees and the benefits of tree planting and preservation.*
- *LT-2.5b Maintain and publicize a database of designated heritage trees. Require public noticing for proposed removal of heritage trees.*
- *LT-2.5c Emphasize tree relocation, site redesign, or special construction provisions over removing and irreparably damaging healthy heritage landmark trees and protected trees. Consider more than the economic value of a tree.*

Streamside Development

Policy LT-2.6 Address sea level rise, increased rainfall, and other impacts of climate change when reviewing new development near creeks, and consider the projected flood levels over the economic lifespan of the project.

Alternate/Renewable Energy Systems

Policy LT-2.7 Provide Sunnyvale residents and businesses with opportunities to develop private, renewable energy facilities.

- *LT-2.7a Maintain and regularly review and update uniform and comprehensive standards for the development, siting, and installation of solar, wind, and other renewable energy and energy conservation systems on private property which address public health, safety, community welfare, and the aesthetic quality of the City.*
- *LT-2.7b Consider deviations from development standards such as setbacks, design guidelines, or heights to encourage innovative, energy-efficient building design.*
- *LT-2.7c Participate in a Community Choice Energy (CCE) program through the Silicon Valley Clean Energy Authority in partnership with neighboring jurisdictions.*

GOAL LT-3: AN EFFECTIVE MULTIMODAL TRANSPORTATION SYSTEM - Offer the community a variety of transportation modes for local travel that are also integrated with the regional transportation system and land use pattern. Favor accommodation of alternative modes to the automobile as a means to enhance efficient transit use, bicycling, and walking and corresponding benefits to the environment, person-throughput, and qualitative improvements to the transportation system environment.

Effective Integration of Transportation and Land Use Planning

Policy LT-3.1 Use land use planning, including mixed and higher-intensity uses, to support alternatives to the single-occupant automobile such as walking and bicycling, and to attract and support high investment transit such as light rail, buses, and commuter rail.

- *LT-3.1a As part of the development project review process in mixed-use and other high-intensity use areas, require that adequate transit stops or a dedicated transit lane is provided, even if bus stops are not yet located there. Ensure that*

off-street loading areas do not conflict with adjacent uses or impede pedestrian, bicycle, or transit access.

- *LT-3.1b Establish reduced parking requirements for transit, corridor, and village mixed-use developments and for developments with comprehensive TDM programs that are consistent with the City's established goals.*

Policy LT-3.2 Refine land use patterns and the transportation network so they work together to protect sensitive uses and provide convenient transportation options throughout the planning area.

- *LT-3.2a Use transportation services and facilities to facilitate connections between neighborhood Village Centers both within and outside of Sunnyvale.*
- *LT-3.2b Require needed street right-of-way dedications and improvements as development occurs. Any additional right-of-way beyond that required by the roadway classification should be used for alternative mode amenities, such as bus pullouts or medians, wider bike lanes, or walkways.*

Policy LT-3.3 Establish appropriately scaled car-free and pedestrian-only zones in higher-density locations and high pedestrian demand locations.

- *LT-3.3a In areas with high pedestrian demand, close roads for specified periods of time.*
- *T-3.3b Study the implementation of Cyclovia events.*

Policy LT-3.4 Require large employers to develop and maintain transportation demand management programs to reduce the number of vehicle trips generated by their employees.

- *LT-3.4a Work with large employers to develop appropriate target trip reduction goals by company size and a system to track results and establish penalties for noncompliance.*

Policy LT-3.5 Follow California Environmental Quality Act requirements, Congestion Management Program requirements, and additional City requirements when analyzing the transportation impacts of proposed projects and assessing the need for offsetting transportation system improvements or limiting transportation demand.

- *LT-3.5a Reduce peak-hour and total daily single-occupant vehicle trips by expanding the use of transportation demand management programs in the city.*
- *LT-3.5b As part of a future update to the City's Transportation Impact Assessment Guidelines, establish and monitor development-based transportation goals and indicators for the following.*
 - *Vehicle miles traveled (VMT) in the city per service population (population + jobs)*
- *LT-3.5c As part of a future update to the City's Transportation Impact Assessment Guidelines, consider establishing additional development-based transportation goals and indicators for the following:*
 - *Vehicle trips*

- *Service population within walking distance to bicycle facilities and transit stations*
- *Service population within walking distance to daily destinations for services, amenities, and entertainment*

A Well-Designed and Well-Operated Transportation Network

Policy LT-3.6 Promote modes of travel and actions that provide safe access to City streets and reduce single-occupant vehicle trips and trip lengths locally and regionally. The order of consideration of transportation users shall be: (1) Pedestrians, (2) Non-automotive (bikes, three-wheeled bikes, scooters, etc.), (3) Mass transit vehicles, (4) Delivery vehicles, and (5) Single-occupant automobiles.

Policy LT-3.7 Provide parking and lane priority to environmentally friendly motorized vehicles (e.g. carpools, low emission, zero emission).

Policy LT-3.8 Prioritize safe accommodation for all transportation users over non-transport uses. As City streets are public spaces dedicated to the movement of vehicles, bicycles, and pedestrians, facilities that meet minimum appropriate safety standards for transport uses shall be considered before non-transport uses are considered.

Policy LT-3.9 As parking is the temporary storage of transportation vehicles, do not consider parking a transport use of public streets.

Policy LT-3.10 Prioritize street space allocated for transport uses over parking when determining the appropriate future use of street space.

Policy LT-3.11 As they become available, use multimodal measures of effectiveness to assess the transportation system in order to minimize the adverse effect of congestion. Continue to use level of service (LOS) to describe congestion levels. Use vehicle miles traveled (VMT) analysis to describe potential environmental effects and impacts to the regional transportation system.

Policy LT-3.12 Maintain a funding mechanism where new and existing land uses equitably participate in transportation system improvements.

Policy LT-3.13 Move progressively toward eliminating direct and hidden subsidies of motor vehicle parking and driving, making the true costs of parking and driving visible to motorists.

- *LT-3.13a Pursue opportunities for user fees such as paid parking, paid parking permits at workplaces, and paid parking places for on-street parking in transit-rich residential neighborhoods, and promote corporate parking cash-out programs.*
- *LT-3.13b Manage City-provided public parking through pricing and location strategies in order to match supply and demand, shift the market costs to users of vehicle parking, maintain mobility and access to Sunnyvale businesses, and reduce vehicle trips.*

- *LT-3.13c Advocate at the regional, state, and federal levels for actions that increase the visibility of the true costs of parking and driving to motorists and improve the cost return attributable to driving.*

Policy LT-3.14 Require roadway and signal improvements for development projects to improve multimodal transportation system efficiency.

Policy LT-3.15 Prioritize transportation subsidies and project financing over time to the most environmentally friendly modes and services. Support bicycling through planning, engineering, education, encouragement, and enforcement.

- *LT-3.15a Maintain and implement a citywide bicycle plan to maximize the provision of safe and efficient bicycle and pedestrian facilities throughout Sunnyvale.*

Policy LT-3.16 Support neighborhood traffic calming and parking policies that protect internal residential areas from citywide and regional traffic, consistent with engineering criteria, operating parameters, and resident preferences.

Policy LT-3.17 Set speed limits at the lowest practicable levels consistent with state law.

- *LT-3.17a Advocate for changes to state speed laws to provide further ability to lower speed limits.*

Policy LT-3.18 Facilitate safe and orderly traffic flow and promote school pedestrian and bicycle safety.

- *LT-3.18a Help manage school traffic on city streets and develop management plans.*
- *LT-3.18b Work with school districts to facilitate efficient on-site traffic circulation and minimize safety and congestion impacts of school drop-off and pick-up traffic on the public street system.*
- *LT-3.18c Encourage and support non-automobile trips to public and private schools.*

Policy LT-3.19 Utilize intelligent transportation systems and other technological applications to improve travel efficiency and safety.

Policy LT-3.20 Optimize the city's multimodal traffic signal system and respond quickly to signal breakdowns.

Policy LT-3.21 Implement best practices, innovative facilities, and technology to enhance complete streets.

Complete Streets that Balance All Transportation Modes

Policy LT-3.22 Provide safe access to city streets for all modes of transportation. Safety considerations of all transport modes shall take priority over capacity considerations of any one transport mode.

- *LT-3.22a Give priority to meeting minimum design and safety standards for all users. Determine configuration of the roadway space based on options, including at a minimum an option that meets minimum safety-related design standards for motor vehicles, bicycles, and pedestrians.*
- *LT-3.22b Evaluate bicycle and pedestrian retrofit projects based on the merits of each project in the context of engineering and planning criteria.*
- *LT-3.22c Minimize driveway curb cuts, and require coordinated access.*
- *LT-3.22d Assign responsibility for final decisions to the City Council on roadway space reconfiguration when roadway reconfiguration will result in changes to existing transport accommodations. Public input shall be considered independently of technical engineering and planning analyses.*
- *LT-3.22e Implement road diets as a means of adding or enhancing bicycle and pedestrian facilities, increasing traffic safety, and enhancing street character.*
- *LT-3.22f Actively evaluate possible candidate locations for alternative traffic control installations (e.g., roundabouts, curb extensions) in order to provide “Stage 2” traffic calming for minor residential streets, particularly in locations with a significant collision history.*

Policy LT-3.23 Ensure that the movement of cars, trucks and transit vehicles, bicycles, and pedestrians of all ages and abilities does not divide the community. City streets are public spaces and an integral part of the community fabric.

- *LT-3.23a Provide clear, safe, and convenient links between all modes of travel, including access to transit stations/stops, and connections between work, home, commercial uses, and public/quasi-public uses.*
- *LT-3.23b Encourage the incorporation of features that enhance street public spaces, such as street trees, public socialization spaces, and sidewalks separated from the curb.*
- *LT-3.23c Consider transforming public on-street parking spaces into pocket parks in locations with the potential for use of such spaces.*

Policy LT-3.24 Ensure effective and safe traffic flows for all modes of transport through physical and operational transportation improvements.

- *LT-3.24a Continue to utilize the City’s transportation fee program to apply fee revenues to any right-of-way improvements that will improve alternative transportation access and experience.*

Policy LT-3.25 Maintain a functional classification of the street system that identifies local roadways, Congestion Management Program roadways and intersections, and intersections of regional significance.

Policy LT-3.26 Support the proliferation of multi-use trails within Sunnyvale and their connection to regional trails in order to provide enhanced access to open space, promote alternative transportation options, and increase recreational opportunities while balancing those needs with the preservation of natural habitat, public safety, and quality of life in residential neighborhoods.

Policy LT-3.27 Require appropriate roadway design practice for private development consistent with City standards and the intended use of the roadway.

An Effective Regional Multimodal Transportation System

Policy LT-3.28 Support statewide, regional, and subregional efforts that provide for a safe, effective transportation system that serves all travel modes consistent with established service standards.

- *LT-3.28a Periodically review service standards to ensure the achievement of City transportation goals and support modernization and innovation.*
- *LT-3.28b Advocate expansion of and enhancement to bus, light rail, commuter rail, and shuttle services within Sunnyvale, consistent with adopted service level standards and incorporating a certainty of ongoing investment.*
- *LT-3.28c Monitor and participate in planning and implementation of the Grand Boulevard Initiative and Bus Rapid Transit (BRT) on El Camino Real to ensure that local Sunnyvale interests are incorporated, such as a quality streetscape, bicycle facilities, and pedestrian facility enhancements, and that capacity for transit does not sacrifice safety and service for other travel modes.*
- *LT-3.28d Work in coordination with the Santa Clara Valley Transportation Authority (VTA) to ensure that the City creates streets that are transit-friendly, including bus signal preemption, adequate street and transit stop furniture, and appropriate lighting for nighttime riders.*
- *LT-3.28e Advocate for the preservation of railroad lines for intercity passenger, commuter, and freight transport.*

Policy LT-3.29 Support an efficient and effective paratransit service and transportation facilities for people with special transportation needs.

Policy LT-3.30 Support regional and cross-regional transportation improvements and corridors while minimizing impacts to community form and intracity travel.

- *LT-3.30a Continue to improve north/south transit routes and facilities that connect to areas in Sunnyvale and through destinations such as transit stations, job centers, mixed-use areas, and retail/entertainment centers.*
- *LT-3.30b Continue to support First-Last-Mile transit, bicycle, and pedestrian improvements that connect to regional-serving transit.*
- *LT-3.30c Explore public and private opportunities to provide transportation and complete street improvements near regional-serving transit.*

GOAL LT-4 AN ATTRACTIVE COMMUNITY FOR RESIDENTS AND BUSINESSES -

In combination with the City's Community Design Sub-Element, ensure that all areas of the city are attractive and that the city's image is enhanced by following policies and principles of good urban design while valued elements of the community fabric are preserved.

Policy LT-4.1 Preserve and enhance an attractive community, with a positive image, a sense of place, landscaping, and a human scale.

- *LT-4.1a Support a robust code enforcement program to maintain and enhance the appearance of neighborhoods and commercial districts and encourage property and area cleanup and beautification projects.*

Policy LT-4.2 Encourage nodes of interest and activity, public open spaces, well-planned development, mixed-use projects, signature commercial uses, and buildings and other desirable uses, locations, and physical attractions.

- *LT-4.2a Promote the development of signature buildings and monuments that provide visual landmarks and create a more distinctive and positive impression of Sunnyvale within the greater Bay Area.*
- *LT-4.2b Amend the Zoning Code and Zoning Map to incorporate mixed-use zoning districts in appropriate portions of Village Centers and Corridor Mixed-Use designations.*
- *LT-4.2c Allow for innovative architectural design.*
- *LT-4.2d Promote distinctive commercial uses.*

Policy LT-4.3 Enforce design review guidelines and zoning standards that ensure the mass and scale of new structures are compatible with adjacent structures, and also recognize the City’s vision of the future for transition areas such as neighborhood Village Centers and El Camino Real nodes.

- *LT-4.3a Review the City’s zoning, building, and subdivision standards to ensure they support and contribute to the urban design principles set forth in General Plan policies.*
- *LT-4.3b Develop zoning incentives (such as floor area bonuses or height exceptions) for projects that incorporate special architectural and pedestrian design features, such as landscaped courtyards or plazas.*
- *LT-4.3c Enforce local design guidelines that ensure buildings and monuments respect the character, scale, and context of the surrounding area.*
- *LT-4.3d Ensure that new construction and renovation contribute to the quality and overall image of the community.*
- *LT-4.3e Use the development review and permitting processes to promote high-quality architecture and site design.*

Policy LT-4.4 Avoid monotony and maintain visual interest in newly developing neighborhoods, and promote appropriate architectural diversity and variety. Encourage appropriate variations in lot sizes, setbacks, orientation of homes, and other site features.

- *LT-4.4a Develop design guidelines that address the pedestrian scale of development.*

GOAL LT-5 CREATION, PRESERVATION, AND ENHANCEMENT OF VILLAGE CENTERS AND NEIGHBORHOOD FACILITIES THAT ARE COMPATIBLE WITH RESIDENTIAL NEIGHBORHOODS - Support the development of Village Centers that create an identity and “sense of place” for residential neighborhoods, provide neighborhood gathering places, and allow a vibrant mix of public, commercial, and residential activities. Through development review and other permitting processes,

ensure adequate protection is provided to residential neighborhoods when new uses and development projects are considered.

Policy LT-5.1 Strengthen the image that the community is composed of cohesive residential neighborhoods, each with its own individual character and Village Center; allow change and reinvestment that reinforces positive neighborhood concepts and standards such as walkability, positive architectural character, site design, and proximity to supporting uses.

- *LT-5.1a Promote land use patterns and urban design in Village Centers that reflect context and iconic aspects of the surrounding neighborhood to strengthen the sense of uniqueness and community.*
- *LT-5.1b Consider the designation of a new Village Center at the intersection of Fremont Avenue and Sunnyvale-Saratoga Road.*
- *LT-5.1c Allow mixed-use development at appropriate Village Centers while preserving sufficient commercial zoning to serve neighborhood retail and service needs.*
- *LT-5.1d Provide public gathering places with appropriate amenities for residents, such as Village Centers and neighborhood and community parks.*
- *LT-5.1e Prior to accepting any application for a Village Center Plan, a public engagement program shall be submitted to the City for City Council approval with a recommendation from the Planning Commission. The public engagement program should provide a range of opportunities for community members to identify preferences for uses, design, density or intensity, height, open space, privacy, and transportation. City Council may provide direction on the community preferences and the vision for individual Village Center Plans, which shall be used in the preparation of the Plan.*
- *LT-5.1f Seek opportunities to create distinctive landmark features or focal elements at Village Centers and at points of entry or gateways into neighborhoods from the Village Centers.*

Policy LT-5.2 Preserve and enhance the character of Sunnyvale's residential neighborhoods by promoting land use patterns and transportation opportunities that support a neighborhood concept as a place to live, work, shop, entertain, and enjoy public services, open space, and community near one's home and without significant travel.

- *LT-5.2a Enhance existing residential neighborhoods by retaining and creating Village Centers with safe and convenient pedestrian and bicycle access.*
- *LT-5.2b Support a full spectrum of conveniently located commercial, public, and quasi-public uses that support and enhance the livability of residential neighborhoods.*
- *LT-5.2c In addition to parks, promote small-scale, well-designed, pedestrian-friendly spaces within neighborhoods to establish safe and attractive gathering areas.*
- *LT-5.2d Require amenities in new development and Village Centers that serve the needs of residents.*

Policy LT-5.3 Require new development, renovation, and redevelopment to be compatible and well integrated with existing residential neighborhoods.

- *LT-5.3a Utilize adopted City design guidelines to achieve compatible and complementary architecture and scale for new development, renovation, and redevelopment.*
- *LT-5.3b Where an opportunity arises, consider integrating or co-locating a Village Center with a neighborhood park or open space.*

GOAL LT-6 PROTECTED, MAINTAINED, AND ENHANCED RESIDENTIAL NEIGHBORHOODS - Ensure that all residential areas of the city are maintained and that neighborhoods are protected and enhanced through urban design which strengthens and retains residential character.

Policy LT-6.1 Improve and preserve the character and cohesiveness of existing residential neighborhoods.

- *LT-6.1a Support neighborhood associations throughout Sunnyvale to facilitate community building and neighborhood identity and to encourage participation in land use and transportation decisions.*
- *LT-6.1b Explore developing design standards and guidelines, similar to the Eichler Design Guidelines, to preserve the defining character of existing distinctive neighborhoods.*
- *LT-6.1c Use land use and transportation policies, guidelines, regulations, and engineering specifications to respect community and neighborhood identities and values for quality and design.*
- *LT-6.1d Establish standards and promote and support programs that result in the maintenance and rehabilitation of existing housing and residential neighborhoods.*
- *LT-6.1e Develop special area plans and neighborhood preservation programs to guide change in neighborhoods that need special attention.*
- *LT-6.1f Look for opportunities to reclaim unneeded and underperforming paved areas (public and private) that could be converted to neighborhood-enhancing features such as additional tree coverage, gathering areas, pocket parks, or community gardens.*

Policy LT-6.2 Limit the intrusion of incompatible uses and inappropriate development in and near residential neighborhoods, but allow transition areas at the edges of neighborhoods.

- *LT-6.2a Where appropriate, use higher-density residential and higher-intensity uses as buffers between neighborhood commercial centers and transportation and rail corridors.*
- *LT-6.2b Require appropriate noise attenuation, visual screening, landscape buffers, or setbacks between residential areas and dissimilar land uses.*

Policy LT-6.3 Encourage and support home businesses that remain secondary to the use of each home and do not detract from the primary residential character of the neighborhood.

- *LT-6.3a Monitor home business trends to ensure City regulations accommodate changing technologies, lifestyles, and neighborhood needs.*

Policy LT-6.4 Allow compatible and supporting uses such as group homes, places of assembly, community centers, recreational centers, and child-care centers in residential neighborhoods (including single-family neighborhoods) subject to review and consideration of operations, traffic, parking, and architecture.

GOAL LT-7 DIVERSE HOUSING OPPORTUNITIES - Ensure the availability of ownership and rental housing options with a variety of dwelling types, sizes, and densities that contribute positively to the surrounding area and the health of the community.

Policy LT-7.1 In addition to more traditional forms of housing (single-family detached, townhouses, garden apartments, and shared corridor multi-family housing), support alternative housing types including co-housing, single-room occupancy units, live/work spaces, transitional housing, assisted living, and other types that may become necessary and appropriate to serve a changing population.

Policy LT-7.2 Determine the appropriate residential density for a site by evaluating the site planning opportunities and proximity of services (such as transportation, open space, jobs, and supporting commercial and public uses).

Policy LT-7.3 Encourage the development of housing options with the goal that the majority of housing is owner-occupied.

Policy LT-7.4 Promote new mixed-use development and allow higher-residential density zoning districts (medium and higher) primarily in Village Centers, El Camino Real nodes, and future industrial-to-residential areas.

Policy LT-7.5 Consider the impacts of all land use decisions on housing affordability and on the housing needs of special needs groups within Sunnyvale.

OPTIONS FOR HEALTHY LIVING

GOAL LT-8 OPTIONS FOR HEALTHY LIVING – Create a city development pattern and improve the city’s infrastructure in order to maximize healthy choices for all ages, including physical activity, use of the outdoors, and access to fresh food.

Healthy City

Policy LT-8.1 Promote community gardens and urban farms.

- *LT-8.1a Modify the Zoning Code to create specific provisions for community gardens and urban farms as allowed uses, including those in and near residential areas.*
- *LT-8.1b Identify appropriate locations for community gardens and urban farms.*

- *LT-8.1c Accept community gardens as meeting the requirements for on-site landscaping.*
- *LT-8.1d Develop standards for community gardens in Village Centers.*

Policy LT-8.2 Increase the number and frequency of farmers markets.

- *LT-8.2a Study modifying the Zoning Code to create provisions for farmers markets.*
- *LT-8.2b Identify appropriate locations for additional farmers markets.*
- *LT-8.2c Create standards for the operation of farmers markets.*

Policy LT-8.3 Enable the availability of fresh food in the community.

- *LT-8.3a Enact zoning changes for outdoor retail display in order to improve visibility of fresh food.*
- *LT-8.3b Maintain provisions in the Zoning Code that allow retail food sales in commercial zoning districts.*
- *LT-8.3c Protect neighborhood commercial districts from redevelopment that would eliminate opportunities for access to local fresh food.*
- *LT-8.3d Study revised zoning standards to allow raising smaller livestock, poultry, and bees, including near and in residential areas.*

Policy LT-8.4 Promote compact, mixed-use, and transit-oriented development in appropriate neighborhoods to provide opportunities for walking and biking as an alternative to auto trips.

Policy LT-8.5 Promote walking and bicycling through street design.

- *LT-8.5a Develop complete streets principles to accommodate all users, including pedestrians, bicyclists, skaters, and wheelchair users, along with motor vehicles in transportation corridors.*
- *LT-8.5b Enhance connectivity by removing barriers and improving travel times between streets, trails, transit stops, and other pedestrian thoroughfares.*
- *LT-8.5c Support traffic calming to slow down vehicles in order to promote safety for non-motorists.*
- *LT-8.5d Promote separation of streets and sidewalks with planter strips and widened sidewalks, especially on streets with no parking lane.*
- *LT-8.5e Install and connect sidewalks and install safe crosswalks in industrial and office areas.*
- *LT-8.5f Support streetscape standards for vegetation, trees, and art installations to enhance the aesthetics of walking and biking.*

OPEN SPACE, PARKS AND WETLANDS

GOAL LT-9 ADEQUATE AND BALANCED RECREATION FACILITIES – The City strives to provide and maintain adequate and balanced open space and recreation facilities for the benefit of maintaining a healthy community based on community needs, and the ability of the City to finance, construct, maintain, and operate these facilities now and in the future.

Policy LT-9.1 Ensure that the planned availability of open space in both the City and the region is adequate.

- *LT-9.1a Define a minimum open space standard for residential uses, mixed-use developments, business developments, and Village Centers.*
- *LT-9.1b Utilize joint agreements between the City and local school districts to create community recreational opportunities.*
- *LT-9.1c at regular intervals review the park dedication requirements.*
- *LT-9.1d Integrate usable open spaces and plazas into commercial and office developments.*
- *LT-9.1e Update the Parks and Recreation Element by 2020.*

Policy LT-9.2 Follow management and preventive maintenance strategies to extend the usable life of open spaces and recreation facilities, such as planning for and implementing “non-use times” for open space and facilities in order to assure adequate maintenance and regeneration time.

Policy LT-9.3 Adopt management, maintenance and development practices that minimize negative impacts to the natural environment, such as supporting and enforcing the Integrated Pest Management System; and landscaping in ways which minimize the need for water.

Policy LT-9.4 Pursue the acquisition of appropriate federal lands currently located at the former Moffett Naval Air Station.

Policy LT-9.5 Maintain existing park and open space tree inventory through the replacement of trees with an equal or greater number of trees when trees are removed due to disease, park development or other reasons.

Policy LT-9.6 Maintain park and open space tree inventory on a system wide basis rather than a site-by-site basis with an understanding that there is no single optimum number of trees for a particular site.

Policy LT-9.7 Maintain a working fruit orchard throughout the largest portion of Orchard Heritage Park for as long as practical.

Policy LT-9.8 Conduct a cost/benefit analysis to determine whether the general community would be well-served during non-school hours by capital improvements to school-owned open space and/or recreational facilities. The cost/benefit analysis should take into account ongoing maintenance costs and responsibilities. When it is determined that the community would be well served by the capital improvement, the City will consider funding a share of the costs of those improvements proportionate to the City’s use. (See also Fiscal Management Sub-Element for fiscal policies.)

Policy LT-9.9 Support the acquisition or joint use through agreements with partners of suitable sites to enhance Sunnyvale’s open spaces and recreation facilities

based on community need and through such strategies as development of easements and right-of-ways for open space use, conversion of sites to open space from developed use of land, and landbanking.

Policy LT-9.10 Refrain from engaging in the development of open space and recreational facilities without prior assurance that ongoing maintenance needs will be addressed.

Policy LT-9.11 Facilitate and encourage pedestrian traffic in public recreational open spaces and utilize the Santa Clara Valley Transportation Authority's Pedestrian Technical Design guidelines whenever appropriate and feasible.

Policy LT-9.12 Support the acquisition of existing open space within the City limits as long as financially feasible.

Policy LT-9.13 Utilize Design and Development Guidelines for all park types within the City's open space system.

Policy LT-9.14 Mitigate as feasible the open space need in areas identified as underserved through the acquisition of new parkland or the addition of amenities in order to bring sites in line with Design and Development Guidelines.

Policy LT-9.15 In applying the Park Dedication requirements for new development, place a priority on acquiring land over in-lieu payment, particularly when the development is in areas identified as underserved or when the land is of sufficient size or can be combined with other land dedication to form larger Mini Parks or Neighborhood Parks.

Policy LT-9.16 Place a priority on ensuring that each site has the minimum resources identified in the Design Guidelines for its park classification before adding new amenities over and above the minimum required resources for the park classification.

Policy LT-9.17 If amenities are no longer needed (e.g., due to fiscal constraints, environmental reasons, change in community needs) give strong consideration to redesigning the amenity to serve community needs.

Policy LT-9.18 Improve accessibility to parks and open space by removing barriers.

- *LT-9.18a Provide and maintain adequate bicycle lockers at parks.*
- *LT-9.18b Evaluate the feasibility of flood control channels and other utility easements for pedestrian and bicycle greenways. Coordinate with flood control and utility agencies early in the process to determine feasibility/desirability of the project.*
- *LT-9.18c Develop and adopt a standard for a walkable distance from housing to parks.*

Policy LT-9.19 Protect creeks and wetlands as important parts of the community's natural environment and open space and for their contribution to flood control.

- *LT-9.19a Work with other agencies to maintain creeks and wetlands in their natural state.*
- *LT-9.19b Work with appropriate agencies to identify creek channels and wetlands to use as recreational areas.*
- *LT-9.19c Minimize or divert pollutants from draining into creeks and wetlands by enforcing best management practices during construction, site development, and ongoing operations.*

Sidebar: See Goals CC-9, CC-10, and CC-11 (Recreation Programming)

GOAL LT-10 REGIONAL APPROACH TO PROVIDING AND PRESERVING OPEN SPACE - The City embraces a regional approach to providing and preserving open space and providing open space and recreational services, facilities and amenities for the broader community.

Policy LT-10.1 Support activities and legislation that will provide additional local, county, and regional park acquisition, development, and maintenance and recreational opportunities.

Policy LT-10.2 Support public and private efforts in and around Sunnyvale to acquire, develop and maintain open space and recreation facilities and services for public use.

Policy LT-10.3 Encourage School Districts to make available school sites in and around Sunnyvale for community open space and recreation programs.

Policy LT-10.4 Support a regional trail system by coordinating with adjacent jurisdictions to facilitate trail connections wherever possible. (See also City of Sunnyvale Bicycle Plan)

Policy LT-10.5 Engage in regional efforts to enhance and protect land uses near streams and to respond to sea level rise and climate change.

- *LT-10.5a Maintain and regularly review and update a streamside development review and permitting process.*
- *LT-10.5b Apply development standards provided by the Santa Clara Valley Water District (SCVWD).*
- *LT-10.5c Conduct streamside development review as part of a building permit plan check process, design review, a miscellaneous plan permit, and/or the discretionary review process.*
- *LT-10.5d Minimize effects of development on natural streambeds.*
- *LT-10.5e When opportunities exist, remove existing structures adjacent to streams that impact the streambed.*

ECONOMY

GOAL LT-11 SUPPORTIVE ECONOMIC DEVELOPMENT ENVIRONMENT -

Facilitate an economic development environment that supports a wide variety of businesses and promotes a strong economy within existing environmental, social, fiscal, and land use constraints.

Policy LT-11.1 Provide existing businesses with opportunities to grow in Sunnyvale and provide opportunities to expand into new technologies.

- *LT-11.1a Monitor the effect of City policies on business development and consider the effects on the overall health of business in the community.*
- *LT-11.1b Participate in partnerships with local industry/businesses in order to facilitate communication and address mutual concerns.*
- *LT-11.1c Work with start-up companies to address their unique land use and transportation needs during product development and placement of their new technologies.*

Policy LT-11.2 Support a full spectrum of conveniently located commercial, mixed-use, public, and quasi-public uses that add to the positive image of the community.

Policy LT-11.3 Promote business opportunities and business retention in Sunnyvale.

- *LT-11.3a Encourage conveniently located retail, restaurant, and other supportive land uses near business areas.*

Policy LT-11.4 Participate in regional efforts to respond to transportation and housing problems caused by economic growth in order to improve the quality of life and create a better environment for businesses to flourish.

- *LT-11.4a Support land use policies to achieve a healthy relationship between the creation of new jobs and housing.*
- *LT-11.4b Support transportation demand management programs and other ride-sharing programs countywide.*

Policy LT-11.5 Encourage businesses to emphasize resource efficiency and environmental responsibility and to minimize pollution and waste in their daily operations.

GOAL LT-12 A BALANCED ECONOMIC BASE - Develop a balanced economic base that can resist downturns of any one industry and provides revenue for City services.

Policy LT-12.1 Encourage green technology industries.

Policy LT-12.2 Encourage the creation or installation of pilot programs for emerging industries in both private and public facilities.

Policy LT-12.3 Support a variety of land and building ownership forms, including business condominiums, planned developments, and more traditional single-owner developments.

Policy LT-12.4 Attract and retain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy and provide a range of job opportunities.

- *LT-12.4a Promote a variety of commercial, retail, and industrial uses, including neighborhood shopping, general business, office, clean technology, and industrial /research and development.*
- *LT-12.4b Ensure that rezoning of industrial or commercial areas and sites will not significantly hurt the community's economic base.*
- *LT-12.4c Encourage independent local businesses.*
- *LT-12.4d Support a seamless development review process.*
- *LT-12.4e Expand the One-Stop Permit Center and reflect "time to market" needs of businesses.*

Policy LT-12.5 Encourage land uses that generate revenue while preserving a balance with other community needs, such as housing.

- *LT-12.5a Monitor revenues generated by different economic sectors on an ongoing basis.*

Policy LT-12.6 Create a strong, identifiable Downtown that offers regional and citywide shopping opportunities and entertainment.

Policy LT-12.7 Maintain an adequate supply of land zoned for office, industrial, and retail development to meet projected needs.

Policy LT-12.8 Provide quality neighborhood, community, and regional retail centers/uses to meet the needs of residents.

- *LT-12.8a Track retail leakage to encourage businesses that meet missing retail needs.*

Policy LT-12.9 Consider the importance of tax generation (retail, hotel, auto, and business-to-business uses) to support the fiscal health of the community and to fund municipal services.

GOAL LT-13 PROTECTED, MAINTAINED, AND ENHANCED COMMERCIAL AREAS, SHOPPING CENTERS, AND BUSINESS DISTRICTS

Achieve attractive commercial centers and business districts, achieve buildings that are maintained, and allow a full spectrum of businesses that operate unencumbered.

General

Policy LT-13.1 Identify valuable physical characteristics and business aspects, and protect the uniqueness and integrity of all business areas and districts.

Policy LT-13.2 Improve the visual appearance of business areas and districts by applying high standards of architectural design, landscaping, and sign standards for new development and the reuse or remodeling of existing buildings.

- *LT-13.2a Promote land use patterns and urban design that strengthen the sense of uniqueness in existing and new business areas and districts.*
- *LT-13.2b Look for opportunities to create points of entry or gateways to unique business areas and districts.*
- *LT-13.2c As needed, create and update land use and transportation policies, architectural and site planning guidelines, regulations, and engineering standards that respect community and neighborhood identities and protect quality design.*
- *LT-13.2d Establish and monitor standards for property appearance and maintenance.*
- *LT-13.2e Promote and support programs that result in the maintenance and rehabilitation of existing properties.*
- *LT-13.2f Develop special area plans and neighborhood preservation programs to guide change in business areas and districts that need special attention.*

Protected Commercial Districts

Policy LT-13.3 Use density and design principles, such as physical transitions, between different land uses and to buffer between sensitive uses and less compatible uses.

- *LT-13.3a When making land use decisions, anticipate and avoid whenever practical the incompatibility that can arise between dissimilar uses such as the encroachment of residential uses into business areas.*
- *LT-13.3b Require that commercial activities near or adjacent to residential uses be conducted with minimally invasive exterior activity.*

Commercial Uses and Shopping Centers

Policy LT-13.4 Support a full spectrum of conveniently located commercial uses and shopping centers that add to the positive image of the community.

- *LT-13.4a Utilize adopted City design guidelines to achieve compatible architecture and scale for renovation and new development in shopping centers and commercial buildings.*
- *LT-13.4b Promote commercial uses and designs that mitigate a boxy appearance or mass of large buildings (e.g., wall offsets, building articulation, or pedestrian-scale design).*
- *LT-13.4c Promote distinctive and well-coordinated master sign programs for commercial centers and Downtown.*
- *LT-13.4d Develop a toolkit that addresses the pedestrian focus of shopping areas by encouraging pedestrian-oriented architecture that addresses the street (e.g., uniform setbacks, continuous building façades, building articulation, and appropriate signage).*

Policy LT-13.5 Support convenient neighborhood-serving commercial centers that provide services that reduce automobile dependency and contribute positively to neighborhood character.

Policy LT-13.6 Support a regional commercial district in Downtown Sunnyvale.

Policy LT-13.7 Promote continuous reinvestment in shopping centers through maintenance, revitalization, and redevelopment.

- *LT-13.7a During the development review process, work with owners of older shopping centers to revitalize façades and bring other site standards up to code.*
- *LT-13.7b Consider providing incentives for renovating and upgrading the appearance of existing older shopping centers, such as a façade improvement grant program and similar economic development tools.*
- *LT-13.7c Utilize neighborhood enhancement programs and code enforcement to achieve maintenance at shopping centers that are neglected.*
- *LT-13.7d Require increased landscaping, tree planting, and internal sidewalks when considering a revitalized or redeveloped shopping center.*

Office, Industrial, and Research & Development

Policy LT-13.8 Require high design standards for office, industrial, and research and development (R&D) buildings in all business districts.

- *LT-13.8a Utilize adopted City design guidelines to achieve compatible architecture and scale for renovation and new development in business areas.*
- *LT-13.8b Maintain and review, as needed, criteria for superior quality architecture, landscaping, and site development for office, industrial, and R&D projects that request to develop beyond standard floor area ratio limits.*
- *LT-13.8c Carefully review the impacts, such as noise, odors, and facility operations, of commercial, office, and industrial uses and development adjacent to residential areas.*

Policy LT-13.9 Maintain areas of Class B and C buildings to support all types of businesses and provide a complete community.

GOAL LT-14 SPECIAL AND UNIQUE LAND USES TO CREATE A DIVERSE AND COMPLETE COMMUNITY - Provide land use and design guidance so that special and unique areas and land uses can fulfill their distinctive purposes and provide a diverse and complete community fabric.

Specialized Plans and Zoning Tools

Policy LT-14.1 Provide existing businesses with opportunities to grow in Sunnyvale and provide opportunities to expand into new technologies.

Existing Plans

Policy LT-14.2 Support the following adopted specialized plans and zoning tools, and update them as needed to keep up with evolving values and new challenges in the community: Downtown Specific Plan, Lakeside Specific Plan, Arques Campus Specific Plan, Lawrence/101 Site Specific Plan, Precise Plan for El Camino Real, Moffett Park Specific Plan, Peery Park Specific Plan, and Lawrence Station Area Plan.

Future Plans

Policy LT-14.3 Use special area plans to guide land use and development in areas that support alternative travel modes, Village Centers, economic development, and a better jobs/housing ratio.

- *LT-14.3a Maintain sense of place plans that provide more focused policies and development standards to guide future land use and transportation decisions.*
- *LT-14.3b Prepare a special area plan for each of the Village Centers to provide focused land use, transportation, and design standards, policies, and guidelines.*

Special Zoning Tools

Policy LT-14.4 Use specialized zoning districts and other zoning tools to address issues in the community, and update as needed to keep up with evolving values and new challenges in the community.

Policy LT-14.5 Use the Industrial-to-Residential (ITR) combining district to help meet the community's housing needs for all ages and economic sectors and balance its use with maintaining a healthy economy and employment base. ITR zoning allows industrial, commercial and office uses to continue as conforming uses while an area transitions to residential uses. ITR areas include Tasman Crossing, East Sunnyside, the Lawrence Station Area, the Evelyn Corridor (Fair Oaks to Wolfe), and Fair Oaks Junction.

- *LT-14.5a Update the Zoning Code to indicate that once a site zoned ITR has transitioned to residential use (or other use only allowed in a residential zoning district), it cannot be returned to industrial use.*
- *LT-14.5b During the transition from industrial to residential uses, anticipate and monitor compatibility issues between residential and industrial uses (e.g., noise, odors, and hazardous materials). Identify appropriate lead departments and monitoring strategies for each compatibility issue.*
- *LT-14.5c Incorporate "sense of place" requirements for new ITR areas in order to enhance the residential feeling of new neighborhoods by requiring pedestrian, bicycle, and streetscape enhancements that reflect the unique character of each new neighborhood.*
- *LT-14.5d Rezone transitioned neighborhoods from ITR to appropriate residential zoning after 75% of the land area has been redeveloped with residential use.*
- *LT-14.5e Consider sense of place or pedestrian circulation plans to address access in ITR neighborhoods.*
- *LT-14.5f Rezone industrial sites for conversion to residential uses only after environmental remediation sufficient to enable residential use of the sites is completed and any deed restrictions are removed from subject properties. Such sites may be counted toward RHNA obligations after environmental remediation is completed and any deed restrictions are removed.*

Policy LT-14.6 Ensure that industrial uses in the ITR generally do not intensify beyond the base floor area ratio of 35% allowed in the zoning district (including any incentives to allow higher-intensity development).

Policy LT-14.7 Balance the need for additional residential uses with industrial uses needed for a healthy economy.

- *LT-14.7a Require any future study to change an area from industrial to residential to include a full evaluation of the economic and fiscal impacts of converting an industrial area to residential uses, including the potential impacts on community facilities, municipal services, and schools.*

Community Benefits

Policy LT-14.8 Ensure that development projects provide appropriate improvements or resources to meet the city's future infrastructure and facility needs, and provide development incentives that result in community benefits and enhance the quality of life for residents and workers.

- *LT-14.8a Update development impact fees periodically to provide fair-share funding for transportation, utilities, parks, and other public improvements and to address community needs such as affordable housing.*
- *LT-14.8b Establish zoning incentives, density bonuses, or other land use tools where higher development potential may be allowed based on contributions toward desired community benefits.*
- *LT-14.8c Include a discussion of community benefits in area plans and specific plans that defines the City's priorities and outlines an implementation program.*

Public and Quasi-Public Uses

Policy LT-14.9 Support the provision of a full spectrum of public and quasi-public services (e.g., parks, day care, group living, recreation centers, religious institutions, schools, hospitals, large medical clinics) that are appropriately located in residential, commercial, and industrial neighborhoods, and ensure they do not have a negative effect on the surrounding area.

- *LT-14.9a Encourage carpooling, shuttles, and transit access to public and quasi-public services to minimize adverse traffic and parking impacts on neighborhoods.*
- *LT-14.9b Ensure the provision of bicycle support facilities at all major public use locations.*

Policy LT-14.10 Encourage multiple uses of public and quasi-public facilities (e.g., religious institutions, schools, social organizations, day care), such as community events, after-school programs, and festivals.

Policy LT-14.11 Maintain and promote conveniently located public and quasi-public uses and services that enhance neighborhood cohesiveness and provide social and recreational opportunities.

Policy LT-14.12 Recognize child care and places of assembly as essential services and land uses that support the diverse needs of the community. Avoid locating these sensitive uses near hazardous materials, noise, dust, etc.

- *LT-14.12a Periodically review the availability of and demand for sites appropriate for places of assembly, and consider expanding available sites if appropriate.*

Policy LT-14.13 Locate place of assembly uses where they provide benefit to the community and do not adversely impact nearby uses.

- *LT-14.13a Maintain zoning tools to limit the locations and type of places of assembly in industrial areas to protect industrial users from incompatibilities.*

Policy LT-14.14 Allow community-serving places of assembly in commercial zoning districts if the provision of a full range of conveniently located retail and retail services is not compromised.

Policy LT-14.15 Recognize schools, both public and private, as integral parts of the community that require special consideration to manage traffic, support residential development, and provide open space.

- *LT-14.15a Work with school districts and private school operators during and after the City review and permitting process to minimize negative effects on the surrounding area.*
- *LT-14.15b Maintain a working relationship with school districts on transportation, pedestrian and bicycle access, safe routes to school, and other neighborhood issues.*
- *LT-14.15c Assist public and private schools in neighborhood relations regarding land use and transportation issues.*
- *LT-14.15d Work closely with school districts to review the impacts of proposed residential development on school capacity and facilities.*

Policy LT-14.16 Support continuous education (beyond grades K–12) and educational enrichment programs while minimizing impacts on the surrounding land uses.

Policy LT-14.17 Give due consideration to the location and operation of government uses in order to provide benefit to the greater community.

- *LT-14.17a Maintain and plan for appropriate land areas to support public facilities, such as the civic center, library, corporation yard, and water pollution control plant.*
- *LT-14.17b Promote co-locating government (federal, state, county, city) activities when appropriate to improve access to services for the community at large.*

Chapter 4 - Community Character (CC)

DESIGN

GOAL CC-1 DISTINGUISHED CITY IMAGE - Promote Sunnyvale's image by maintaining, enhancing and creating physical features, including functional and decorative art, which distinguish Sunnyvale from surrounding communities and by preserving historic buildings, special districts and residential neighborhoods which make the City unique.

Policy CC-1.1 Identify the boundaries of the City with attractive and distinctive features.

- *CC-1.1a Encourage unique and uniform roadway landscaping and, where possible, median improvements to distinguish city boundaries.*
- *CC-1.1b Consider studying ways to minimize the barrier impact of highways and expressways by developing design approaches which relate these roadways to the rest of the community.*
- *CC-1.1c Continue to develop a comprehensive gateway improvement program to select major gateways for improvements such as special landscaping, signage, visitor information centers patterned pavement, monuments or artwork and unique private development standards.*
- *CC-1.1d Consider installing new City of Sunnyvale monument signs at major gateways into Sunnyvale and developing a comprehensive sign program to identify major attractions within the City.*
- *CC-1.1e Locate City of Sunnyvale signs in attractive surroundings and, whenever possible, in medians with distinctive landscaping.*
- *CC-1.1f Maintain a compatible scale with the roadway when designing gateway improvements.*

Policy CC-1.2 Continue to enhance the visibility, accessibility and use of the San Francisco Bay on the City's northern boundary.

Policy CC-1.3 Ensure that new development is compatible with the character of special districts and residential neighborhoods.

Policy CC-1.4 Support measures which enhance the identity of special districts and residential neighborhoods to create more variety in the physical environment.

- *CC-1.4a Encourage diversity and develop programs to emphasize the unique features of special districts and neighborhoods.*

Policy CC-1.5 Encourage residents to maintain clean neighborhoods by preventing unsightly accumulations of discarded materials and illegal dumping of municipal solid waste.

Policy CC-1.6 Maintain City neighborhoods as safe, healthy places to live.

Sidebar: See Goal LT-4 - Policy LT-4.1 (An Attractive Community for Residents and Businesses)

Policy CC-1.7 Encourage neighborhood patterns that encourage social interaction and avoid isolation.

Policy CC-1.8 Provide and encourage the incorporation of art, both functional and decorative, in public and private development.

- *CC-1.8a As non-general fund resources allow — develop a new Master Plan for Public art.*

- *CC-1.8b Look for opportunities to participate in County and regional projects to incorporate art.*
- *CC-1.8c Work with Department of Public Works to include public art components as part of the Interpretive Signage Project at SMaRT Station / WPCP Complex.*
- *CC-1.8d Identify and consider opportunities for art components to park development and/or redevelopment projects, such as at Baylands Park.*
- *CC-1.8e Continue to acquire public artworks which contribute to the public identity of outdoor places and provide pleasure and enrichment for Sunnyvale residents.*
- *CC-1.8f Encourage selections of public artwork which have a broad appeal and capture the aspirations or social and cultural heritage of the community.*

GOAL CC-2 ATTRACTIVE STREET ENVIRONMENT - Create an attractive street environment which will complement private and public properties and be comfortable for residents and visitors.

Sidebar: See Goal LT-2 - Policy LT-2.3 & LT-2.4 (Urban Forestry)

Policy CC-2.1 Maintain and provide attractive landscaping in the public right-of-way to identify the different types of roadways and districts, make motorists more comfortable and improve the enjoyment of residential neighborhoods.

Policy CC-2.2 Minimize elements which clutter the roadway and look unattractive.

- *CC-2.2a Continue to work with county and state agencies to choose appropriate colors, textures and landscaping for sound walls on freeways and expressways.*
- *CC-2.2b Encourage sound wall location and design which emphasizes important gateways into Sunnyvale.*

GOAL CC-3 WELL-DESIGNED SITES AND BUILDINGS - Private Development: Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts.

Sidebar: See Goal LT-4 - Policy LT-4.3 (An Attractive Community for Residents and Businesses)

Policy CC-3.1 Place a priority on quality architecture and site design, which will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.

- *CC-3.1a Continue to improve the design review process by using design professionals on staff and developing design guidelines to direct developers and assist the City in architectural and site review.*
- *CC-3.1b Continue to study areas where the street and building setback relationship could be improved.*

- *CC-3.1c Encourage reciprocal ingress-egress easements between commercial properties whenever feasible to minimize curb cuts, increase landscaping and improve vehicular safety.*
- *CC-3.1d Consider developing Zoning Code standards for minimum depths of below grade parking and avoid at grade parking under buildings.*

Policy CC-3.2 Ensure site design is compatible with the natural and surrounding built environment.

Sidebar: See Goal LT-6 – Policy LT-6.2 (Protected, Maintained, and Enhanced Residential Neighborhoods)

GOAL CC-4 ACCESSIBLE AND ATTRACTIVE PUBLIC FACILITIES - Provide public facilities which are accessible, attractive and add to the enjoyment of the physical environment.

Policy CC-4.1 Ensure that Sunnyvale's public facilities are easily identified, accessible, attractive and representative of the community's values and aspirations.

- *CC-4.1a Consider implementing a comprehensive sign program for public facilities and City of Sunnyvale entry signs which may include maps to show the location of City facilities.*
- *CC-4.1b Consider implementing ways to increase the visibility of the Civic Center on Mathilda Avenue and El Camino Real and consider better identification for the Community Center along Remington.*

Policy CC-4.2 Maintain beautiful and comfortable outdoor public places which provide a shared sense of ownership and belonging for Sunnyvale residents, business owners and visitors.

- *CC-4.2a Encourage some commercial activities in public plazas downtown.*
- *CC-4.2b Continue to encourage pedestrian and commercial activity on the sidewalks of the historic 100 block of Murphy Avenue.*

Policy CC-4.3 Work with outside government agencies to achieve attractive public and quasi-public facilities consistent with the quality of development in Sunnyvale.

HERITAGE PRESERVATION

GOAL CC-5 PROTECTION OF SUNNYVALE'S HERITAGE - To enhance, preserve and protect Sunnyvale's heritage including natural features, the built environment and significant artifacts.

Policy CC-5.1 Preserve existing landmarks and cultural resources and their environmental settings.

- *CC-5.1a Consider instituting a Neighborhood Enhancement program for older neighborhoods containing a number of cultural resource structures where there is*

evidence that the structures in the neighborhood may be deteriorating due to poor maintenance and lack of repairs.

Sidebar: See Goal LT-2 - Policy LT-2.5 (Urban Forestry)

Policy CC-5.2 Enhance the visual character of the City by preserving diverse as well as harmonious architectural styles, reflecting various phases of the City's historical development and the cultural traditions of past and present residents.

Policy CC-5.3 Identify and work to resolve conflicts between the preservation of heritage resources and alternative land uses.

- *CC-5.3a Consider providing more flexibility in the zoning code to provide for adaptive reuse of heritage structures when existing uses are not economically feasible and alternative uses would not be allowed under existing zoning regulations.*

Policy CC-5.4 Seek out, catalog and evaluate heritage resources which may be significant.

Policy CC-5.5 Archeological resources should be preserved whenever possible.

Policy CC-5.6 Encourage a commercially strategic mix of uses on Murphy Avenue.

GOAL CC-6 KNOWLEDGE OF SUNNYVALE'S HERITAGE - To promote knowledge of, and appreciation for Sunnyvale's heritage, and to encourage broad community participation in heritage programs and projects.

Policy CC-6.1 Develop and expand cooperative working relationships with schools, civic groups, neighborhood organizations, business organizations and other established organizations to share in the promotion of heritage programs and projects.

Policy CC-6.2 Promote the understanding that heritage preservation enhances property values and provides financial and economic benefits to property owners, neighbors and the City.

- *CC-6.2a Consider development of a comprehensive outreach program to encourage involvement of a broad spectrum of the community in heritage preservation issues and projects.*

LIBRARY

GOAL CC-7 APPROPRIATE LIBRARY FACILITIES - Maintain library facility and purchase materials that are easily obtainable and appropriate based on changing community needs.

Policy CC-7.1 Provide access to the Library and materials.

- *CC-7.1a Review the need to provide library signs in languages other than English.*

Policy CC-7.2 Maintain a full service Library adequate to meet community needs.

- *CC-7.2a Study the space needs of the Library as the population grows and diversifies and recommend the most appropriate configuration for services and facilities.*
- *CC-7.2b Explore the feasibility of retail and/or food/beverage service and space for Library customers.*

GOAL CC-8 A BROAD AND DIVERSE LIBRARY COLLECTION - Provide a broad and diverse collection of books and other library materials to meet the varied interests and needs of the community.

Policy CC-8.1 Provide a collection of materials in print, audiovisual and electronic formats in support of all Library services.

Policy CC-8.2 Give high priority to the following:

- Collections of materials for children and their parents, teachers and care givers.
- Collections that support reference services
- Providing educational support for library users of all ages.
- Developing the Library's collection of Popular Materials.

ARTS

GOAL CC-9 APPROPRIATE ARTS FACILITIES - Provide and maintain arts facilities based on community need and the City's ability to finance, construct, maintain and operate them.

Policy CC-9.1 Provide, maintain, and operate arts facilities within financial constraints such as the Community Center Theatre, Creative Arts Center, artists' studios, gallery and public art collection in a safe, clean and usable condition with attention to customer satisfaction.

- *CC-9.1a Plan and implement appropriate non-use times for arts facilities which will ensure adequate maintenance time.*
- *CC-9.1b Conduct ongoing surveys of special populations related to facilities in order to provide maximum accessibility.*
- *CC-9.1c Evaluate opportunities to utilize regional arts facilities and resources.*

RECREATION

GOAL CC-10 HIGH-QUALITY RECREATION PROGRAMMING - The City strives to develop and implement passive and active recreation and enrichment programs that: provide constructive opportunities for fitness, well-being, healthy coping and stress management; highlight cultural practices and traditions reflective of a diverse community; promote activities that foster interaction among diverse parts of the community; encourage creative expression, education, skill development, and personal

enrichment; contribute to the creation of a healthy community; and promote community participation in recreation for all ages.

Policy CC-10.1 Design programs to meet the needs of residents, allowing for non-resident participation as long as it does not take away from opportunities or resources for residents (Exceptions are services that are intended to serve as profit centers, such as golf and tennis, which are addressed in the Fiscal Management Sub-Element).

Policy CC-10.2 Provide school-aged youth-oriented recreation and enrichment programs and services during non-school hours.

Policy CC-10.3 Provide recreation and enrichment programs and services for school-aged youth during school hours, such as during recess or lunch periods, only by special agreement approved by City Council.

Policy CC-10.4 Use entrepreneurial strategies to identify and reach new markets for programs, services and revenue generation, and to strengthen relationships within existing markets.

Policy CC-10.5 Develop and implement programs in order to meet the developmental and social needs of specific targeted populations (e.g., youth, teens, seniors, disabled).

Policy CC-10.6 Leverage available resources by pursuing co-funded and cooperative agreements for provision and maintenance of programs, facilities, and services, in order to maximize benefits to the community. Partners may include, but are not limited to, school districts, non-profit groups, governmental agencies and businesses.

Policy CC-10.7 Encourage the use of recreational and open space facilities and services for educational activities, giving first priority to schools that serve Sunnyvale students, and secondarily to schools that serve students of surrounding communities.

GOAL CC-11 PRIORITIZATION FOR RECREATION PROGRAMMING - The City strives to ensure equal opportunities for participation and to provide for a range of structured and unstructured uses, and a variety of general and special interest uses in parks and facilities. The City also provides a wide range of program choices, open space, amenities and facility offerings to meet the recreational needs of a diverse and changing population, including identified subgroups and special populations. Policies related to acquiring and developing open space facilities and amenities are also included here. Competing interests and finite resources, however, require the City to set some priorities.

Policy CC-11.1 Give priority to the following services, facilities and amenities that:

- are not readily available through other providers within or near Sunnyvale;
- benefiting under-served populations as identified in the US Census and through community input;
- fulfill a basic need or teach basic skills (e.g., non-competitive, developmental sports instruction, such as learn to swim, given priority over competitive sports programming);
- in which the community demonstrates interest;
- benefit a greater number of residents; and,
- can be used by multiple users or serve multiple purposes.

Policy CC-11.2 Give priority to governmental entities, schools and non-profits.

Policy CC-11.3 Give priority to acquiring and developing open space and recreational amenities and programs in areas:

- which are heavily impacted by daytime or business use
- where similar amenities and programs do not already exist
- where the current number of households within specified distances relying on the open space or recreational amenity is greater.
- where the needs are greatest and/or which will meet the greatest needs.
- at school sites that, if sold by the District for purposes other than open space, would represent a serious loss to the City's ability to meet its open space and recreation goals.

Policy CC-11.4 Give priority to safety first when performing maintenance on facilities and within the open space system, followed by usability and then by attractiveness, recognizing that attractiveness is often a factor in usability.

GOAL CC-12 MAXIMIZE ACCESS TO RECREATION SERVICES, FACILITIES AND AMENITIES - The City strives to maximize access to all of its services, facilities and amenities.

Policy CC-12.1 Locate services at schools, parks and recreational facilities throughout the City and utilize strategies, such as the mobile recreation concept, to make programs geographically accessible.

Policy CC-12.2 Comply with the Americans with Disabilities Act, and create an environment of inclusion in all recreation programs where reasonable.

Policy CC-12.3 Provide recreation and enrichment programs, services, facilities and amenities to underserved areas and/or populations of the City. Underserved areas and/or populations could be due to factors such as: geography, gender, economics or ethnicity.

Policy CC-12.4 Allow opportunities for non-reserved, unstructured use of open space.

Policy CC-12.5 Allow in-line skating, bicycles and skateboarding on hard-surface sidewalks and pathways throughout the park system, as long as the skateboarders, cyclists and in-line skaters do not pose a hazard to themselves or other forms of traffic such as pedestrians or joggers.

Policy CC-12.6 Provide public access to Orchard Heritage Park to the greatest extent possible while meeting the goal of maintaining a working fruit orchard at the park.

Chapter 5 - HOUSING ELEMENT (HE)

GOAL H-1 PROVISION OF ADEQUATE HOUSING SITES - Provide adequate sites for the development of new housing through appropriate land use and zoning to address the diverse needs of Sunnyvale's residents and workforce.

Policy H-1.1 Adequate Housing Sites. Provide adequate sites for housing development that responds to diverse community needs in terms of density, tenure, unit size, accessibility, location, and cost.

Policy H-1.2 Infill Development Near Transit and Employment Centers. Facilitate new residential infill development near transit and employment and activity centers, such as El Camino Real corridor, Lawrence Station, Downtown Sunnyvale, the Village Centers, and Moffett Park, through incentives and streamlining development consistent with specific plans.

Policy H-1.3 Additional Affordable Housing Opportunities in High Resource Areas. Accommodate additional high density residential development (greater than 30 dwelling units/acre) in areas of high resource with access to transit, education, and employment, such as the Village Centers, to increase opportunities for new affordable housing in high resource areas.

Policy H-1.4 Minimum Density Requirement. Encourage a compact urban form by requiring new development to build to at least 75 percent of the maximum zoning density, unless otherwise stated in a specific plan or an exception is granted by the City Council.

Policy H-1.5 Sites Inventory Dissemination. Assist residential developers in identifying sites by maintaining, updating, and distributing the sites inventory.

Policy H-1.6 Housing Opportunities in Single-Family Neighborhoods. Allow for a greater variety of housing options within traditionally single-family residential neighborhoods, including accessory dwelling units, and duplexes and lot splits consistent with Government Code Section 65852.21 (i.e., Senate Bill 9).

Policy H-1.7 Utilization of the Local Workforce. Consistent with Council Policy 5.1.5, encourage developers and contractors performing work in Sunnyvale to:

- Employ as many local workers residing in Sunnyvale and surrounding communities as possible;
- Pay workers a fair wage, consistent with prevailing wages set forth by the State Department of Industrial Relations for public works projects; and
- Utilize State-certified apprentices to the extent possible.

Goal H-2: AFFORDABLE HOUSING AND HOME BUYER ASSISTANCE - Assist in the provision of affordable housing to meet the diverse needs of Sunnyvale's lower- and moderate-income households.

Policy H-2.1 Maximize Affordable Housing. Leverage local financial assistance with other sources of funding and identify new funding sources for affordable housing to maximize the number of affordable units and to reach the deepest level of affordability.

Policy H-2.2 Below Market Rate Housing Program. Continue to implement and consider revisions to the Below Market Rate (BMR) Housing program to increase the amount of affordable housing built in the city, while ensuring the program remains consistent with current market trends, does not impede development, and is appropriate for the Bay Area region.

Policy H-2.3 Integration of Below Market Rate Housing. Utilize the Below Market Rate (BMR) Housing requirements as a tool to integrate affordable units within market rate developments and increase the availability of affordable housing throughout the community.

Policy H-2.4 Affordable Housing Mitigation. Continue to require office, market rate residential, retail, hotel, research and development, and industrial development to mitigate the demand for affordable housing.

Policy H-2.5 Workforce Housing. Work with Sunnyvale's major employers, educational and health care institutions to facilitate and encourage the development of workforce housing. Promote the City's affordable housing programs with local employers.

Policy H-2.6 Missing Middle Housing. Encourage the development of missing middle housing, such as smaller homes, duplexes, townhomes, and fourplexes, that are affordable to the local workforce.

Policy H-2.7 Regulatory Incentives for Affordable Housing. Facilitate the development of affordable housing through regulatory incentives and concessions.

Policy H-2.8 First Time Homebuyer Assistance. Provide first time homebuyer assistance to low- and moderate-income households who currently work and/or live in Sunnyvale and an emphasis on promoting homeownership for transitionally underrepresented community members. Advocate for the County to amend the first

time homebuyer program to make it more accessible for middle-income households.

Policy H-2.9 Alternative Homeownership Models. Support alternative models of homeownerships for middle-income homebuyers, such as shared equity programs and collective ownership models.

Policy H-2.10 Rental Assistance Outreach. Collaborate with the Santa Clara Housing Authority and local nonprofits to educate, market, and provide incentives for landlords to participate in the Housing Choice Vouchers program and local Tenant Based Rental Assistance Program to provide affordable housing opportunities throughout the City, specifically in areas of high resource. Inform residents of the programs and encourage participation.

Policy H-2.11 Expand Rental Assistance Programs. Support the provision of rental assistance by the Santa Clara County Housing Authority to lower income households. Continue to strengthen the Tenant Based Rental Assistance Program as funds allow.

Policy H-2.12 Partnerships for Affordable Housing Funds. Support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to gain greater access to various sources of affordable housing funds.

Policy H-2.13 State Density Bonus. Encourage developers to use State density bonus incentive to provide affordable housing units.

Goal H-3: HOUSING CONSERVATION AND MAINTENANCE - Maintain and enhance the condition and affordability of existing housing in Sunnyvale.

Policy H-3.1 Housing Conditions. Encourage property owners to maintain rental and ownership units in sound condition through the City's neighborhood preservation and housing rehabilitation programs.

Policy H-3.2 Outreach and Neighborhood Improvement. Provide and expand multilingual community outreach and comprehensive neighborhood improvement programs within the city to improve housing conditions and the overall quality of life.

Policy H-3.3 Multi-family Acquisition and Rehabilitation. Strengthen multi-family neighborhoods through partnerships with non-profit housing organizations in the acquisition and rehabilitation of older residential properties and maintenance as long-term affordable housing.

Policy H-3.4 Preservation of Affordable Rental Housing. Work with property owners, tenants, and non-profit purchasers to facilitate the preservation of publicly-assisted rental housing and at-risk below-market rate units to maintain affordability to lower-income households.

Policy H-3.5 Replacement Housing Unit Requirement. Require the replacement of housing units for any new development (residential, mixed-use or nonresidential) proposed on a site that meets the following conditions, consistent with the requirements of Government Code section 65915, subdivision (c)(3):

- currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- occupied by low or very low-income households.

Policy H-3.6 Mobile Home Park Preservation. Preserve Sunnyvale's mobile home parks as an affordable housing option by continuing to enforce the Mobile Home Memorandum of Understanding (MOU) and maintaining at least 400 acres of mobile home park zoning.

Policy H-3.7 Condominium Conversions. Regulate the conversion of rental apartments to condominium ownership, and only permit conversions when the citywide vacancy rate for rental units warrants, and a benefit to the overall housing supply can be shown.

Policy H-3.8 No Net Loss of Housing Stock. Ensure that sites being redeveloped for housing do not result in a net reduction in housing units, consistent with Government Code Section 66300(d).

Goal H-4: REMOVAL OF GOVERNMENTAL CONSTRAINTS - Minimize the impact of governmental constraints on the maintenance, improvement, and development of housing.

Policy H-4.1 Processing Procedures and Fees. Monitor and revise when appropriate all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and construction of housing units to assess the impact on housing costs and/or future supply.

Policy H-4.2 Fee Exemptions for Affordable Housing. Continue to provide an exemption to the fee requirement for the park in lieu fee for rental housing units affordable to extremely low-, very low-, and low-income households, as well as ADUs and two-family units (i.e., duplexes).

Policy H-4.3 Supportive and Transitional Housing and Emergency Shelters. Maintain provisions for supportive and transitional housing and emergency shelters in the City's Zoning Code consistent with State law.

Policy H-4.4 Parking Standards for Special Needs Housing. Maintain reduced parking standards for special needs housing and housing in close proximity to public transit.

Policy H-4.5 By-right Housing on Previously Identified Housing Sites. Allow housing developments with at least 20 percent affordable housing by-right, consistent with objective development and design standards, on lower-income sites counted in previous housing cycles, consistent with Government Code Section 65583.2.

Policy H-4.6 Objective Design Standards. Maintain and implement the City's multi-family residential, single-family residential, and mixed use design standards to ensure they are clear, objective, and quantifiable to streamline the development review process and increase predictability of review outcomes.

Policy H-4.7 Support Workforce Pathways into Construction Industry. Support local and regional efforts to expand the construction workforce, including the Santa Clara County Trades Orientation Program.

Goal H-5: EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS - Promote equal housing opportunities for all residents, including Sunnyvale's special needs populations, so that residents can reside in the housing of their choice.

Policy H-5.1 Fair Housing. Support the provision of fair housing services and tenant/landlord mediation to residents.

Policy H-5.2 Access to Opportunity. Improve access to opportunity in low and moderate resource areas through financial investments, provision of public facilities and services, and encouragement of private retail, service, and employment opportunities.

Policy H-5.3 Prohibition of Discrimination. Implement City ordinances regarding prohibition of discrimination in housing.

Policy H-5.4 Prevent Displacement. Work with landlords, property managers, homeowners, and the housing authority to prevent involuntary displacement, particularly displacement of people of color and other vulnerable populations, such as low-income households, the elderly, and people with disabilities.

Policy H-5.5 Tenant Eviction Protections. Continue to prohibit eviction of tenants without "just cause."

Policy H-5.6 Rent Stabilization. Continue to enforce the adopted limitations on rent increases consistent with the Tenant Protection Act of 2019.

Policy H-5.7 Emergency Rental Assistance. Provide emergency rental assistance for residents in greatest need as a strategy for preventing homelessness.

Policy H-5.8 Age-Friendly Housing. Promote the construction of new age-friendly housing units for seniors, including both affordable and market-rate senior housing, independent living, assisted living, and skilled nursing facilities.

Policy H-5.9 Support Programs for Seniors to “Age in Place.” Continue to enable senior homeowners to stay in their homes and “age in place” through the provision of housing-related services, such as home rehabilitation programs, home access grants, and maintenance programs; and home sharing programs. Improve information, education, partnerships, and outreach to encourage seniors to participate in these programs.

Policy H-5.10 Universal Design. Encourage new development to incorporate universal design and accessibility features to create more housing opportunities for seniors and persons with disabilities.

Policy H-5.11 Housing for Persons with Disabilities. Continue to address the special needs of persons with disabilities through provision of supportive housing, accessibility grants, and procedures for reasonable accommodation.

Policy H-5.12 Residential Care Facilities. Encourage the provision and distribution of residential care facilities throughout the community, including simplified approval processes for residential care facilities of 7 or more individuals.

Policy H-5.13 Housing and Services to Address Homelessness. Participate in the County Collaborative on Affordable Housing and Homeless Issues to support its efforts to prevent and end homelessness. Facilitate and sponsor the provision of permanent supportive housing for homeless people. Support local service providers that offer facilities and support services to homeless individuals and families, and persons at risk of homelessness.

Policy H-5.14 Family Friendly Housing. Encourage developers to design and develop housing projects that accommodate the needs of large families, single-parent households, and families with children, such as including units with three or more bedrooms, on-site child care facilities, and/or family-friendly open space and common areas.

Policy H-5.15 Environmental Justice and Affordable Housing. Consider existing pollution burden levels when siting new affordable housing developments and encourage developers to provide mitigation measures to reduce pollution burden in low-income communities.

Goal H-6: NEIGHBORHOOD QUALITY - Maintain sustainable neighborhoods with quality housing, infrastructure, and open space that fosters neighborhood character and the health of residents.

Policy H-6.1 Neighborhood Character. Continue efforts to balance the need for additional housing with other community values, including preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.

Policy H-6.2 Community Facilities and Infrastructure. Promote neighborhood vitality by providing adequate community facilities, infrastructure, landscaping and open space, parking, and public health and safety within new and existing neighborhoods.

Policy H-6.3 Neighborhood Circulation and Connections. Continue a high quality of maintenance for public streets, rights-of-way, and recreational areas, and provide safe and accessible pedestrian, bike, and transit linkages (accessibility) between jobs, residences, transportation hubs, and goods and services.

Policy H-6.4 Neighborhood Preservation. Continue to implement a citizen-oriented, proactive education program regarding neighborhood preservation. Encourage resident involvement in identifying and addressing neighborhood needs in partnership with the City.

Policy H-6.5 Historically and Architecturally Significant Buildings. Promote the preservation of historically and architecturally significant buildings and neighborhoods through land use, design, preservation and housing policies.

Policy H-6.6 Sustainable Building. Continue enforcement of City Reach Codes and require the use of sustainable and green building design in new and existing housing.

Policy H-6.7 Density Bonus for Green Building. Continue to provide up to 5 percent density bonus for projects exceeding minimum green building standards.

Policy H-6.8 Mix of Uses. Continue to permit and encourage a mix of residential, neighborhood-serving retail, and job-producing land uses, as long as there is neighborhood compatibility and no unavoidable environmental impacts.

Implementation Programs

H1. Residential Sites Inventory. Develop and maintain a web-based sites inventory that is updated regularly to identify sites suitable for housing development and to track remaining capacity needed to meet the RHNA in compliance with no-net-loss requirements to maintain adequate capacity for housing throughout the planning period.

H2. Rezone Program. As of the start of the planning period (January 31, 2023), the City has an unmet RHNA of 1,535 lower-income and 3,280 above moderate-income units. The City shall approve a specific plan for the Moffett Park area to accommodate the City's RHNA shortfall by January 31, 2024, and shall ensure that sites rezoned to meet the City's unmet lower-income RHNA meet the following criteria:

- Permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households.
- Accommodate at least 50 percent of the lower-income RHNA shortfall on parcels designated exclusively for residential uses.
- Allow for densities of at least 30 dwelling units per acre, with a minimum density of 20 dwelling units per acre.
- Have existing or planned water, sewer, and dry utilities.

H3. Increase Affordable Housing Opportunities in High Resource Areas.

Implement zoning modifications to create additional capacity for high density residential in areas of high resource, such as the Village Centers and other high opportunity sites in the central and southern parts of the city, to create more opportunities for affordable housing in areas of high resource and ensure that lower-income housing is dispersed throughout the city. The City shall increase capacity in the lower-income sites inventory by increasing the allowed density in Village Centers to a minimum of 30 units per acre and designating additional non-residential sites in Southern Sunnyvale as residential sites with a minimum allowed density of 30 units per acres, which may or may not be designated as formal Village Centers. Create new mixed-use Village Center zoning designation to ensure consistency with General Plan land use designation.

H4. Accessory Dwelling Units. Facilitate the construction of new accessory dwelling units (ADUs) through the following actions:

- Amending the ordinance to comply with state law, and annually reviewing the ADU ordinance and making amendments as necessary to maintain compliance with State legislative changes.
- Establishing and publicizing ADU resources, including an ADU toolkit and other web-based materials. ADU resources may be created in collaboration with nearby jurisdictions and may include: pre-approved design plans; loan programs and/or partnerships with local lenders to provide funding for accessory dwelling unit construction; and technical assistance, including assistance with cost/benefit analyses through a web-based cost calculator. The ADU toolkit will provide additional technical assistance including design standards, permit processes, and application resources.
- Promoting tools and resources to homeowners throughout the city to increase the production of ADUs and dual urban opportunity housing (DUOs) to promote mixed-income neighborhoods in areas of high resource, specifically south of the El Camino Real corridor. Promotion will include workshops, utility billing inserts, City newsletter articles, easy to use website features and more.

- Monitoring the production and affordability of ADUs every two years and the progress made according to the assumptions in the inventory. Take alternative actions within six months (e.g., additional incentives) if not meeting the assumptions in the sites inventory.

H5. Below Market Rate (BMR) Housing Program. Continue to implement the BMR Program citywide. Complete a feasibility study to determine if an increase to the BMR percentage for rental and ownership projects can be supported. Review and refine the BMR program code requirements and amend the Guidelines periodically as needed to accommodate changing market conditions and improve overall program effectiveness. Expand outreach opportunities, education, and visibility of the BMR program as needed to ensure success and fairness for all that are interested.

H6. Affordable Housing Development Assistance. In addition to local funding, City staff shall provide direct staff assistance for 100 percent affordable housing developments throughout the predevelopment, entitlement, and development process. City staff will provide the following assistance to ensure projects are efficiently reviewed and meet all local and federal development timelines:

- Regular meetings with affordable housing developers to plan and coordinate entitlements, permits, financing, legal documents, and other project requirements as needed;
- Technical assistance and support for state and federal funding applications, such as the Affordable Housing Sustainable Communities grant, Infrastructure Infill Grant, and Multifamily Housing Program; and
- Support with entitlement and permitting processes and procedures.

H7. Local Funding Assistance for Affordable Housing. Continue to collect housing mitigation fees from non-residential developments to offset the demand they generate for affordable workforce housing. Annually monitor availability of State and federal funding and partner with affordable housing developers, if necessary, in applying for additional funds. Prioritize sites in high opportunity areas and in communities that are underserved by existing affordable units. Issue notices of funding availability every other year, with advance outreach to potential applicants.

H8. New Funding Mechanisms and Partnerships for Affordable Housing. Evaluate new mechanisms for funding affordable housing for lower-income households, including but not limited to: real estate transfer tax, business tax for housing, short-term rental taxes or fees, and/or enhanced infrastructure financing districts. Identify partnerships that leverage funds for a range of projects, to provide increased certainty to the City's affordable housing pipeline. Partnerships can include: the County of Santa Clara, local Housing Authorities, private employers, Housing Trust of Silicon Valley, philanthropic agencies, and private developers. Select the most viable to implement in the planning period and make

recommendations with a focus on how to help achieve fair housing goals through use of additional allocated funds using an equity lens.

H9. First-Time Home Buyer Programs. Continue to implement the First-Time Home Buyer Program and aim to assist 5-10 low to moderate income homebuyers per year, or as demand warrants. Collaborate with non-profit organizations to promote the program to non-English speaking community members and communities of color that have historically been excluded from homeownership opportunities by discriminatory lending practices. Seek new funding opportunities for an additional loan program for workforce-income households (up to 150 percent area median income) using new federal, state, and local funding sources such as Permanent Local Housing Allocation.

H10. Housing Choice Voucher Rental Assistance. Support the Housing Authority in its efforts to maintain adequate federal funding for the Housing Choice Voucher program and continue to refer extremely low- and very low-income residents to the Housing Authority for information about Section 8 assistance and other Housing Authority-provided affordable housing opportunities. Provide outreach and education to tenants and landlords/property management regarding the prohibition of housing discrimination based on source of income, including public subsidies. Prioritize outreach in high resource areas, as well as for new developments that have included density bonus provisions to aid accessibility by income qualified residents.

H11. Home Improvement Program. Continue to operate and expand the Home Improvement Program to assist lower-income households with funding for rehabilitation and minor improvements. Promote the program on the City's website, at City facilities, at community workshops, and through the Neighborhood Preservation Program, providing targeted outreach to neighborhoods in the City with the greatest need for housing rehabilitation, poorest housing conditions, and highest number of code violations. Expand the program to assist an additional 10 households per year for a total of 20-35 households per year or as demand warrants.

H12. Multi-Family Rental Property Rehabilitation. Assist in the acquisition and/or preservation of affordable multi-family rental properties. Continue to offer below-market rate financing for rehabilitation of affordable rental units, using funding sources available to the City for this purpose.

H13. Preservation of Deed Restricted Housing. Strive to preserve the 46 existing affordable housing units in the City's Below Market Rate program that are at risk of expiration through the following actions:

- Continue to negotiate affordability term extensions with property owners and/or property management for existing Below Market Rate units nearing expiration.
- Extend Below Market Rate affordability terms by providing City funding to fill the gap between affordable rents and market rate rents.

- Track Below Market Rate affordability agreements for existing units and maintain close contact with the property owner regarding long-term plans for the affordable units at the property.
- Provide financial and/or technical assistance to property owners whose Below Market Rate affordability restrictions will expire within 36 months for preservation and/or rehabilitation of the affordable units.
- Coordinate with qualified entities on the potential acquisition of at-risk Below Market Rate units and continue to offer below-market rate financing for rehabilitation of affordable rental units, using funding sources available to the City for this purpose.

Continue to require Below Market Rate projects to provide at least three years notice prior to the conversion of any deed-restricted affordable rental units to market rate and providing additional notice at 12 and 6 months. The City shall also minimize displacement of current Below Market Rate tenants by negotiating an anti-displacement policy or relocation mitigation with the owner, whenever possible.

H14. Mobile Home Park Preservation. Continue to implement current mobile home park protections, including the Sunnyvale Mobile Home Park Memorandum of Understanding (MOU), and maintain mobile home park zoning. Maintain an MOU compliance committee to annually enforce rent regulations and provide resident assistance. In the event of a closure of a mobile home park, enforce the provisions of Chapter 19.72, Mobile Home Park Conversions, which requires relocation assistance to be provided to park residents.

H15. Foreclosure Prevention Resources. Provide continuous information about available foreclosure counseling services, warnings about foreclosure-related scams, and available legal resources on the City's website. Provide biannual social media campaigns using the City's public outreach channels (website, Housing newsletter, media releases, City blog, etc.) to educate residents. Continue to refer any homeowners in default to the services available. Provide materials in multiple languages and work with community-based organizations to distribute materials to residents most at-risk of foreclosure.

H16. Complete the "Retooling the Zoning Code" Project. Complete the Retooling project and update the Zoning Code to provide clarity of processing and permitting procedures for the community.

H17. El Camino Real Specific Plan Commercial Requirement. Implement a program to address the commercial requirement for 100 percent affordable housing developments in the El Camino Real Specific Plan (ECRSP) on sites zoned for mixed-use by providing a range of options including condominium style ownership to enable separate retail and housing ownership for vertical mixed use, horizontal mixed use options (retail in a separate building from the residential development) with or without a lot split, or a reduction in the minimum commercial requirement.

H18. Usable Open Space Requirements. Collaborate with developers and other stakeholders to review and modify usable open space requirements, including private usable open space requirements, in higher density residential areas (R-2, R-3, R-4 and R-5 zoning districts) to reduce constraints on housing development, while balancing community desires for high quality design and access to open space. The City shall review open space requirements in conjunction with implementation of Program 21 to adopt open space requirements that facilitate missing middle housing. Continue to implement significantly lower usable open space requirements in very high density specific plan areas. The City shall annually monitor open space requirements to determine whether or not they are a constraint to housing production and report findings in the annual progress report (APR). The City shall conduct a midcycle review of open space requirements and if determined to be a constraint, shall take action within six months to mitigate the constraint.

H19. Review Park Dedication Requirements. Establish reduced Park Dedication In-lieu fees for Dual Urban Opportunity (DUO) lot splits to remove barriers to infill housing in single-family neighborhoods. Reduced fees for DUO lots splits will be below the cost of land acquisition. Pursuant to public comments, reduce park dedication in-lieu fees on missing middle housing (as described in Program H21) to be no greater than \$60,000 per unit. Continue to exempt affordable rental units from the Park Dedication requirements (including In-lieu fees) and adopt fee reductions and/or exemptions for housing that serves other special needs populations (e.g., senior housing, single room occupancy [SRO] units) so that park dedication fees are no greater than \$35,000 per unit for SROs and efficiency units. Continue to evaluate the Park Dedication requirements (including In-lieu fees) based on new demographic information and make adjustments to fees to mitigate constraints, particularly on multifamily housing. Adopt a tiered approach based on density and/or size of unit to reduce park dedication in-lieu fees on multifamily units, targeting an average reduction of about 30 percent. Continue to ensure that all Park Dedication in-lieu fees do not exceed the cost of unentitled land acquisition. The City shall annually monitor the fees to determine whether or not fees are a constraint to housing production and report findings in the annual progress report (APR). The City shall conduct a midcycle review of fees and if determined to be a constraint, shall take action within six months to mitigate the constraint.

H20. Housing Development Plan Review Permit. Establish a new, non-discretionary permit type for housing development projects. This new permit type will simplify the permitting processes by creating one permit type for all housing development projects regardless of underlying zoning. The Plan Review Permit process will involve Planning Commission review and approval for consistency with objective development and design standards.

H21. Missing Middle Housing. Establish regulatory modifications to encourage construction of missing middle product type housing units. Missing middle housing types are defined as smaller units, such as tri-plex, four-plex, cottage courts, townhouses, and Dual Urban Opportunity (DUO) units that are “affordable by

design” for workforce-income households earning up to approximately 150 percent of Area Median Income. Modifications will increase housing opportunities in higher resource areas with low-density, single family zoning and may include the following:

- Zoning modifications to allow smaller lot sizes, modified setbacks, and shared easements to ensure maximum allowable densities are feasible
- Tiered fee structures
- Expedited/priority plan review
- Combining districts/small lot subdivisions in zoning districts such as R1.5 and R1.7
- Density bonus and/or inclusionary requirements
- Reducing or eliminating parking minimums for projects within a half mile of public transit, pursuant to Government Code Section 65863.2.
- Regulatory modification to result in ministerial approval processes for certain product types not requiring lot splits.

H22. Adaptive Reuse. Evaluate, and if appropriate, amend the Zoning Code to remove potential constraints for adaptive reuse of vacant or underperforming non-residential buildings (including motels and hotels) for housing or other shelter. Evaluation will examine review or approval processes and fees, while ensuring that buildings meet required safety standards. Consider regulatory incentives or waivers related to parking, open space, trash, and landscaping requirements.

H23. Zoning Code Amendments. The City shall amend the zoning code to ensure compliance with State law as follows:

- Allow “low barrier navigation center” developments by right in mixed-use zones and nonresidential zones permitting multifamily uses, consistent with Government Code Section 65662.
- Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted, consistent with Government Code Section 65651(a).
- Establish appropriate parking standards for residential care homes and identify clear parking requirements for emergency shelters consistent with Government Code 65583.
- Provide clear and transparent parking standards for mixed use developments outside of specific plan areas.
- Amend the zoning code to permit group homes with more than six persons in all residential zones and revise procedures to promote objectivity and approval certainty.
- Establish a written procedure to implement streamlined ministerial approval in compliance with Senate Bill 35.
- Allow employee housing for six or fewer employees and treat this use the same as any single family home.

- Review and revise the Single Room Occupancy (SRO) regulations to remove the minimum parking requirement and remove the maximum occupancy limitation, as necessary for consistency with the California Building Code.
- Allow SROs by right in R4 and R5 zoning districts. Identify additional zoning districts such as C-2, MS-POA, and select mixed use zoning districts in specific plan areas (e.g., El Camino Real Specific Plan) to allow SROs by right.
- Amend the definition of “family” to remove language about possession of the entire unit.
- Reduce parking requirements for studio and efficiency units to no more than one parking space per unit, inclusive of guest parking, and remove minimum parking requirements for most developments within one-half mile of transit, pursuant to Government Code Section 65863.2.

H24. Fair Housing Program. Ensure information related to fair housing is accessible to all community members by implementing the following:

- Continue to contract with qualified fair housing agencies to provide comprehensive and culturally-appropriate fair housing services and/or tenant/landlord mediation to the extent funding is available.
- Provide multi-lingual fair housing brochures at City Hall, the Sunnyvale Library, Senior Center, Recreation Center, and the Columbia Neighborhood Center, and work with area organizations and non-profits to disseminate information to non-English speaking populations in Sunnyvale.
- Provide fair housing information on the City’s website, including a direct link to HUD fair housing website.
- Continue to participate in the Santa Clara County Fair Housing Task Force.

H25. Language Access. Evaluate City programs, services, and materials to assess language accessibility and provide multilingual resources, as appropriate, to ensure residents with limited English proficiency have accessible information.

H26. Renter’s Choice Ordinance. Evaluate alternatives to a traditional security deposit, including rental security insurance, and installment plan, or reduced upfront security deposit and consider establishing an ordinance requiring landlords who own 25 or more units to provide tenants with a security deposit alternative.

H27. Right-to-Lease Ordinance. Adopt a right-to-lease ordinance which requires that landlords offer renters a lease specifying a minimum one-year lease term prior to any other term lengths. Educate landlords and tenants by posting information about the ordinance on the City website, distributing mailers and/or fliers to landlords and tenants throughout the city, and conducting a social media campaign.

H28. Relocation Assistance Ordinance. Adopt a relocation assistance ordinance which requires landlords to provide financial assistance to tenants who are being displaced from rental units due to no-fault just cause factors such as substantial renovations or demolition of rental units. Educate landlords and tenants by posting information about the ordinance on the City website, distributing mailers and/or

fliers to landlords and tenants throughout the city, and conducting a social media campaign.

H29. Emergency Rental Assistance Program. Following expiration of COVID-19-related rental assistance funds, the City shall identify new local funding sources or work with Santa Clara County to identify potential replacement funding to maintain the rental assistance program that would provide emergency funds for low-income tenants to pay rent and stave off eviction during moments of economic hardship. The City shall partner with local nonprofits who operate emergency rental subsidy programs to prioritize support for at-need households on existing waiting lists. The City will address additional rental assistance needs by expanding other rental assistance programs to address homelessness under Program H32.

H30. Funding for Accessibility Improvements. Continue to provide grants to income-qualified households for accessibility improvements, and continue to provide CDBG funding, when available, for accessibility improvements to pedestrian facilities as needed in residential neighborhoods.

H31. Reasonable Accommodations and Code Updates. Review and revise findings for reasonable accommodations to remove constraints to housing for persons with disabilities and to reduce the burden of the applicant to determine alternative accommodations that provide an equivalent level of benefit. Ensure that the reasonable accommodation regulations provide persons with disabilities with a streamlined and objective process for requesting modification to any policy, rule, or procedure that presents a barrier to obtaining equal housing opportunity. Continue to adopt applicable accessibility updates to building and housing codes.

H32. Programs to Address Homelessness. Continue to provide funding for programs that seek to prevent and end homelessness and provide supportive services to homeless and at-risk clients. Continue to implement programs such as WorkFirst Sunnyvale and Tenant-Based Rental Assistance. Using new funds such as Permanent Local Housing Allocation and HOME-ARP, create and fund new programs that support the City's residents who are experiencing homeless or at risk of homelessness.

H33. Capital Projects to Address Homelessness. Prioritize City financing and provide development assistance to capital projects that address homelessness including permanent housing, interim housing, and emergency shelter. The City will adopt a comprehensive approach to identify multiple projects located throughout the City through the following actions:

- Work with owners of hotels, aging lower-density multifamily developments, or other scattered sites to apply for Homekey funding to create housing for people experiencing homelessness.
- Identify public or private property for new inclement weather shelters.

- Continue collaborating with Santa Clara County Office of Supportive Housing on Measure A-funded projects for the creation of new permanent supportive housing units.
- Continue to prioritize financing for new development projects that reserve units for tenants transitioning out of homelessness, including permanent supportive housing and rapid rehousing projects.

H34. Safe RV Parking. Work with local human service providers to encourage the creation of a safe RV parking program for the unhoused community.

H35. Special Needs Housing Development Assistance. Include priority for special needs units in City notices of funding availability for new housing construction, rehabilitation, and/or preservation projects. Aim to assist in the development of at least one new project with some or all of the units reserved for special needs tenants as defined in State Regulations Section 10325(g)(3), including tenants with severe intellectual or developmental disabilities, individuals with chronic illnesses, and individuals, families, and/or youth experiencing homelessness. Encourage developers to include special needs advocacy groups in their marketing and leasing efforts related to newly available special needs units.

H36. New Age-Friendly Housing. Promote the development of age-friendly housing to allow residents to age in place through various strategies, including:

- Provide financial assistance to projects that create new age-friendly housing units.
- Prioritize the allocation of funding for senior housing development.
- Provide City-owned land for the development of affordable housing that includes support for seniors or other vulnerable populations.
- Incentivize developers to provide accessible units for sale and rent, such as product types without stairs
- Ensure BMR program applications are available at local senior resource agencies and provide one-on-one application support

H37. Age in Place. Establish a streamlined permitting process for home renovations for permits that cannot be issued over the counter, to allow aging in place and promote use of the Sunnyvale Home Improvement Program to assist senior residents with adapting their homes to age in place. Expand Home Improvement Program using additional funding sources such as Permanent Local Housing Allocation to target low-income seniors and assist with accessibility modifications, home repairs, and minor handyman services. Improve and expand outreach to Sunnyvale Senior Center and senior-focused housing nonprofits and policy groups to increase awareness and program referrals.

H38. Neighborhood Conditions Survey. Re-establish a regularly occurring survey of housing and neighborhood conditions to identify and address building maintenance and quality of life issues in Sunnyvale.

H39. Prioritize Capital Improvement Program (CIP). As part of the annual CIP development process, prioritize funding for neighborhood improvements, including pedestrian and bicycle infrastructure, safety improvements, transit amenities, parks, trails, streetscape, and other community amenities in low and moderate resource areas of Northern Sunnyvale, including Moffett Park and Lawrence Station planning areas. Continue to implement the City's Vision Zero Plan by completing ongoing and planned safety improvements to pedestrian and bicycle infrastructure for the Safe Routes to School and in other high injury areas. Safety improvements will include new and/or improved bike lanes and pedestrian crossings, signal improvements, and grade separation projects.

H40. Prioritize ADA and Pedestrian Infrastructure. Prioritize construction and maintenance of ADA curb ramps, sidewalks, and other bicycle and pedestrian infrastructure in low and moderate resource neighborhoods to improve ADA accessibility and pedestrian safety and increase access to opportunity in these areas.

H41. Prohousing Designation. Pursue and maintain the State's Prohousing Designation by demonstrating a sufficient number of policies that significantly contribute to accelerating housing production. Jurisdictions that receive a Prohousing Designation will receive incentives in the form of additional points or other preferences in the scoring of competitive State funding grant programs in the areas of housing, transportation, infrastructure, and land use.

H42. Infrastructure Priority for Affordable Housing. Establish procedures for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.

H43. Objective Design Standards. Adopt new objective design standards for multifamily and residential mixed-use development consistent with State law. Objective design standards will be established for the following housing types:

- Residential-only projects with three or more units
- Mixed-use projects with at least two-thirds of gross square footage dedicated to housing
- Supportive and transitional housing projects

These standards will apply to residential projects throughout the City unless plan-specific objective design standards have been adopted. In specific plan areas including Downtown Specific Plan, El Camino Real Specific Plan, Lawrence Station Area Plan, and Moffett Park Specific Plan, plan-specific objective design standards will apply. New standards will establish clear, objective design standards, help streamline the residential development process, and ensure high quality residential development.

H44. Review Development Fees. Review the City's planning and development impact fees to reconfirm the relationship between required services and fees paid and to add further gradations of unit sizes (e.g., square footage-based fees) to

reduce financial disincentives to build smaller units. Review and consider whether reductions or alternatives for addressing development impacts are appropriate.

H45. East Sunnyvale Industrial to Residential Rezoning. Rezone the future opportunity sites in the East Sunnyvale Industrial to Residential area at Stewart and De Guigne Drives to Medium Density Residential zoning. Rezoning will clarify allowable land uses that support a capacity of approximately 700 units near areas at risk of displacement.

Chapter 6 – SAFETY AND NOISE (SN)

HAZARDS AND DISASTER PREPAREDNESS AND RESPONSE

GOAL SN-1 ACCEPTABLE LEVELS OF RISK FOR NATURAL AND HUMAN-CAUSED HAZARDS - Ensure that natural and human-caused hazards are recognized and considered in decisions affecting the community, and that land uses reflect acceptable levels of risk based on identified hazards and occupancy.

Policy SN-1.1 Evaluate and consider existing and potential hazards in developing land use policies. Make land use decisions based on an awareness of the hazards and potential hazards for the specific parcel of land.

Policy SN-1.2 Take measures to protect life and property from the effects of a 1 percent (100 year) flood.

- *SN-1.2a Encourage the Santa Clara Valley Water District to reevaluate the capacity of Stevens Creek, Calabazas Creek, Sunnyvale East, West and El Camino Flood Control Channels in relation to a 1 percent (100 year) flood.*
- *SN-1.2b Encourage SCVWD to maintain their dikes and levees at least 3 ft. above the 1 percent flood level and to provide continued inspection and repair from damage caused by burrowing animals.*
- *SN-1.2c Participate in the National Flood Insurance Program.*

Policy SN-1.3 Operate and maintain the storm drainage system at a level to minimize damages and ensure public safety.

Policy SN-1.4 Monitor and plan for hydraulic changes due to global warming, earthquakes, and/or subsidence.

- *SN-1.4a Budget for and construct additional storm drainage detention and pumping facilities as needed, to assure the continued ability to discharge urban runoff and stormwater into channels, creeks and San Francisco Bay.*
- *SN-1.4b When designing structures along shorelines, consider future sea level changes.*

Sidebar Text: See Goal LT-1 - Policy LT-1.11 (Environmental Protection and Adaptation)

Policy SN-1.5 (EJ) Increase the resilience of flood control infrastructure within and near Federal Emergency Management Agency-designated flood zones to protect communities from existing flood impacts and projected climate vulnerabilities.

Policy SN-1.6 Promote a living and working environment safe from exposure to hazardous materials.

- *SN-1.6a Maintain the City's status as a Unified Program Agency as certified by the Environmental Protection Agency.*

Policy SN-1.7 Coordinate with State and County agencies to prioritize hazardous site cleanup and remediation activities in low-income and high pollution burden bearing communities.

Policy SN-1.8 Operate a response system that will provide effective control and investigation of hazardous materials emergencies.

- *SN-1.8a Provide a specially trained and equipped response team capable of mitigating emergencies resulting from hazardous materials leaks, spills and discharges and conduct related inspections and permit activities.*
- *SN-1.8b Consider electronic technology to provide Hazardous Materials Management Plan (HMMP) information "on-line" at emergency scenes.*
- *SN-1.8c Consider a regional hazardous materials response system.*
- *SN-1.8d Study potential impacts of emerging bio-technology on response capabilities and related inspection and permit activities.*

Policy SN-1.9 Make planning decisions that establish and/or maintain a safe mix of aviation and land use for the areas affected by Moffett Federal Air Field

- *SN-1.9a Oppose any effort to promote Moffett Federal Air Field for civil/general aviation.*

Policy SN-1.10 Maintain lifelines in good operating condition to lessen damage and increase survivability after a major disaster.

- *SN-1.10a Study, evaluate and fund the improvements needed to the levee system at the Water Pollution Control Plant to increase its ability to survive a major earthquake.*
- *SN-1.10b Actively pursue funding for the undergrounding of utilities in accordance with the principals and guidelines of Public Utilities Commission and PG&E Tariff Rule 20-A.*

Sidebar: See Goal SN-5 (Effective Fire Response System)

Sidebar: See Chapter 7 Environmental Management for a discussion of water supply

Sidebar: See Goal SN-10 (Maintained or Reduced Transportation Noise) for further discussion and policies on Moffett Field noise.

GOAL SN-2 EFFECTIVE DISASTER PREPAREDNESS - Ensure that the City, its community members, business, faith-based organizations, community organizations and special needs populations are prepared to effectively respond and recover from major disasters and emergencies.

Policy SN-2.1 Construct or maintain City facilities utilized for emergency response to Essential Services Buildings, so that they remain operable after a major seismic event.

Policy SN-2.2 Provide for the emergency management of the City in order to respond effectively and to assure life and property safety in the event of a disaster.

- *SN-2.2a Develop an alternate Emergency Operations Center site, in the event of loss of the primary site.*

Policy SN-2.3 Provide an integrated approach to planning and management for emergencies and disasters.

Policy SN-2.4 Provide information, assistance and encouragement to community members, public/private schools, day care centers, business and industry to assist in their planning and preparedness for emergencies and disasters.

Policy SN-2.5 Provide emergency radio or other communication devices for coordination of emergency response and the capability to communicate with outside agencies and community members.

Policy SN-2.8 Actively seek and apply for grant funding from available governmental and private sources that would enhance emergency preparedness.

Policy SN-2.9 Provide for the continuation of City government and services following a major disaster as quickly as feasible.

Policy SN-2.10 Encourage community members, business/industry to plan for recovery from disasters as quickly as feasible.

POLICE AND FIRE SERVICES AND EMERGENCY RESPONSE

GOAL SN-3 SAFE AND SECURE CITY – Ensure a safe and secure environment for people and property in the community by providing effective Public Safety response and prevention and education services.

Policy SN-3.1 Provide rapid and timely response to all emergencies.

Policy SN-3.2 Control conduct recognized as threatening to life and property.

Policy SN-3.3 Provide investigative services directed toward successful prosecution and conviction of criminal offenders.

Policy SN-3.4 Reduce crime and fear by strengthening the police/community partnership.

Policy SN-3.5 Facilitate the safe movement of pedestrians, bicyclists and vehicles.

Policy SN-3.6 Aid those that cannot care for themselves (intoxicated, addicted, mentally ill, physically disabled, the young, the old).

Policy SN-3.7 Provide crisis intervention, conflict management and resolution.

Sidebar: See Goal LT-3 (Effective Multimodal Transportation System)

GOAL SN-4 PUBLIC CONFIDENCE IN POLICE SERVICES – Increase and maintain public confidence in the ability of the public safety department to provide quality policy services.

Policy SN-4.1 Provide inspection and control of personnel and Department operations which is responsive to citizens' concerns.

Policy SN-4.2 Provide for assessment of changing community needs and expectations.

- *SN-4.2a Identify means of measuring citizen satisfaction with police services.*

GOAL SN-5 EFFECTIVE FIRE SERVICE RESPONSE SYSTEM - Provide a fire service response system that will control the spread of fire in buildings and other properties and maintain minimal casualties and property loss from fire and other related emergencies.

Policy SN-5.1 Assure that equipment and facilities are provided and maintained to meet reasonable standards of safety, dependability and compatibility with fire service operations.

Policy SN-5.2 Provide training that is adequate for required duties.

Policy SN-5.3 Respond to request for services.

Policy SN-5.4 Conduct field operations and emergency scene management in a safe, effective and efficient manner.

- *SN-5.4a Maintain a system of pre-fire surveys for selected buildings and provide critical information that is immediately available to responding emergency personnel should an incident occur. Fully integrate all pre-fire surveys into apparatus-based CAD's, in order to provide pre-fire survey information "on-line" at emergency scenes.*
- *SN-5.4b Take measures that reduce the number of false alarms.*

GOAL SN-6 EFFECTIVE EMERGENCY RESPONSE CAPABILITY - Provide effective response capability for emergency medical events and other non-fire incidents that may directly endanger the lives, property and well being of the community.

Policy SN-6.1 Provide immediate life support to those threatened by situations requiring emergency medical services or rescue.

- *SN-6.1a Study and where feasible, provide alternate methods of emergency medical service delivery when it is determined to be more efficient and beneficial to those in need. Consider EMT-P level training.*

GOAL SN-7 EFFECTIVE EMERGENCY COMMUNICATION SERVICES - Provide emergency communications services.

Policy SN-7.1 Provide emergency communications services 24 hours a day 100% of the time.

NOISE

GOAL SN-8 COMPATIBLE NOISE ENVIRONMENT - Maintain or achieve a compatible noise environment for all land uses in the community.

Policy SN-8.1 Enforce and supplement state laws regarding interior noise levels of residential units.

Policy SN-8.2 Apply Title 24 noise insulation requirements to all new residential units (single-family, duplex, mobile home, multi-family, and mixed-use units).

Policy SN-8.3 Attempt to achieve a maximum instantaneous noise level of 50 dBA in bedrooms and 55 dBA in other areas of residential units exposed to transit (e.g., freight, Caltrain, high speed rail, VTA light rail).

Policy SN-8.4 Require development projects to assess potential construction noise impacts on nearby noise-sensitive land uses to minimize impacts on those uses, to the extent feasible, as determined by the Director of Community Development.

Policy SN-8.5 Require a vibration impact assessment for proposed projects in which heavy-duty construction equipment would be used within 600 feet of an existing structure. If applicable, the City shall require all feasible mitigation measures to be implemented to ensure that no damage or disturbance to structures would occur.

Policy SN-8.6 Require the full disclosure of the potential noise impacts of living in a mixed-use or transit-oriented development or residential development in an industrial to residential area by requiring residential disclosure notices within deeds and lease agreements as a condition of project approval.

- *SN-8.6a Require new residential development in a mixed-use, transit oriented, or industrial to residential area to include disclosure of potential noise impacts in deeds and lease agreements.*

Policy SN-8.7 Ensure new stationary noise sources affecting existing development comply with adopted Sunnyvale Municipal Code Title 19 (Zoning).

Policy SN-8.8 Consider the compatibility of proposed land uses with the noise environment when preparing or revising community and/or specific plans and when reviewing development proposals. The noise compatibility standards (Figure 6-6) and the contour maps depicting noise levels (Figure 6-4 and 6-5) should be used by the City as a guide to land use/noise compatibility.

Policy SN-8.9 Require a site-specific noise study for new development involving noise-sensitive land uses to ensure the noise levels in Figure 6-6 are met. If the project would expose new sensitive land uses (e.g., residences, schools, hospitals) to noise levels exceeding the noise levels in Figure 6-6, all appropriate noise reduction measures, identified by the study, shall be incorporated into the project.

Policy SN-8.10 Require new residential, school, and hospital projects located within 600 feet of existing major freeways and railroad lines (e.g., freight, Caltrain, high speed rail, VTA light rail) to conduct a vibration impact assessment consistent with City-approved methodologies (e.g., Caltrans, Federal Transportation Authority) and incorporate appropriate vibration reduction measures.

Policy SN-8.11 For new office/R&D and similar uses, the City shall require that building design achieves a maximum interior noise standard of 55 dBA during peak-hours.

Policy SN-8.12 Exempt new noise-sensitive uses (e.g., residential, lodging, schools, offices) proposed as part of a transit-oriented development or mixed-use project from exterior noise standards in secondary open space areas (e.g., front yards, stoops/front porch, porches, or balconies), so long as exterior noise standards in primary open space areas (e.g., backyard or fenced side yard of detached single family, duplex or mobile homes, private rear yards for townhomes; and common courtyards, roof gardens, or gathering spaces for multi-family or mixed-use projects) and interior noise standards can be met, as demonstrated by a site-specific noise study.

Policy SN-8.13 Consider techniques which block the path of noise and insulate people from noise.

- *SN-8.13a Use a combination of barriers, setbacks, site planning and building design techniques to reduce noise impacts, keeping in mind their benefits and shortcomings.*

- *SN-8.13b Consider compiling and distributing information to residents of noise-impacted areas about what they can do to protect themselves from noise.*
- *SN-8.13c Propose sound walls or other noise reduction barriers should be reviewed for design, location and material before installation. Sound readings should be taken before and after installation to determine the efficacy of the noise reduction barrier. Measurement techniques shall be similar to procedures used by Caltrans to measure efficacy of sound walls.*

GOAL SN-9 ACCEPTABLE LIMITS FOR COMMUNITY NOISE - Maintain or achieve acceptable limits for the levels of noise generated by land use operations and single-events (community noise).

Policy SN-9.1 Regulate land use operational noise including but not limited to hours of operation limits, consistent with operational noise standards in the Sunnyvale Municipal Code.

- *SN-9.1a Regulate leaf blower noise including but not limited to hours of operation limits, in the Sunnyvale Municipal Code.*

Policy SN-9.2 When new equipment is installed on a property, including new stationary noise sources (e.g., heating, ventilation, and air conditioning systems, generators, heating boilers) that could affect existing sensitive land uses, construction of enclosures or other screening materials should be installed around the stationary noise source such that equipment is in compliance with the City's operational noise code.

GOAL SN-10 MAINTAINED OR REDUCED TRANSPORTATION NOISE - Preserve and enhance the quality of neighborhoods by maintaining or reducing the levels of noise generated by transportation facilities.

Policy SN-10.1 Reduce, or refrain from increasing the noise impacts of major roadways.

- *SN-10.1a Regulate the location, design and capacity of local roadway improvement projects to mitigate their noise impacts.*
- *SN-10.1b Use local traffic management techniques to reduce or protect noise levels.*
- *SN-10.1c Support state legislation to reduce vehicle noise levels.*
- *SN-10.1d Support construction of soundwalls adjacent to freeways to reduce noise impact.*

Policy SN-10.2 All sensitive land uses (e.g., residences, schools, hospitals) located within the noise restriction areas of Moffett Field (as mapped in the CLUP for Moffett Federal Airfield) shall adhere to the County standards. In addition, they should mitigate impacts to comply with the interior and exterior noise standards established by the City (Figure 6-6).

Policy SN-10.3 Support efforts to reduce or mitigate airport noise, including, but not limited to, noise impacts of Moffett Federal Airfield, San Jose International Airport and helicopters.

- *SN-10.3a Support the retention of the Airport Land Use Commission.*
- *SN-10.3b Support the right of private citizens to sue airports for noise impacts.*
- *SN-10.3c Encourage airport operation policies and procedures which reduce the level and frequency of noise as well as other policies and federal funding to alleviate the effects of aircraft noise.*
- *SN-10.3d Support federal legislation that requires military and federal aircraft to meet Stage 3 noise requirements similar to commercial aircraft.*
- *SN-10.3e Support state legislation to lower the noise levels of civilian aircraft and airports.*

Policy SN-10.4 Oppose any effort and/or expenditure of public funds to promote Moffett Federal Airfield for non-federal purposes.

Policy SN-10.5 Mitigate and avoid the noise impacts from trains and light rail facilities.

- *SN-10.5a Monitor plans and projects which would increase the number of commuter or freight trains and evaluate their noise impacts and seek mitigation for any change that worsens local conditions.*
- *SN-10.5b Educate owners of older homes on ways to reduce noise levels from trains.*
- *SN-10.5c Support legislation to reduce the noise level of trains.*
- *SN-10.5d Seek the cooperation of train engineers to avoid unnecessary and prolonged use of air horns, except for safety purposes.*
- *SN-10.5e Monitor regional plans for light rail facilities in Sunnyvale to ensure that noise impacts are identified and mitigated.*

Chapter 7 - Environmental Management (EM)

Sidebar: See Goal LT-1 - Policy LT-1.10 (Environmental Protection and Adaptation)

WATER SUPPLY

GOAL EM-1 ADEQUATE WATER SUPPLIES - Acquire and manage water supplies so that existing and future reasonable demands for water, as projected in the 20-year forecast, are reliably met.

Policy EM-1.1 Water Supply - Manage water supply to meet demands for potable water through the effective use of water supply agreements.

- *EM-1.1a Investigate possibilities to increase well water sources within the City.*

Policy EM-1.2 Maximize recycled water use for all approved purposes both within, and in areas adjacent to the City, where feasible.

- *EM-1.2a Update the 2000 Recycled Water Master Plan to provide a current roadmap for potential expansions to the City's recycled water system. (Previously Water Resources Action Statement A.2f)*

- *EM-1.2b Pursue opportunities for external funding for existing and future recycled water projects by supporting the efforts of regional water quality and recycling organizations such as BARWRP as they seek and apply for funding for expansion and continued support of recycled water and water quality in the region.*

Policy EM-1.3 Provide enough redundancy in the water supply system so that minimum potable water demand and fire suppression requirements can be met under both normal and emergency circumstances.

GOAL EM-2 WATER CONSERVATION - Promote more efficient use of the City's water resources to reduce the demands placed on the City's water supplies.

Policy EM-2.1 Lower overall water demand through the effective use of water conservation programs in the residential, commercial, industrial and landscaping arenas.

GOAL EM-3 RELIABLE AND SAFE WATER DISTRIBUTION - Proactively maintain the water distribution system infrastructure to ensure the reliable and safe delivery of water under normal and emergency conditions to both current and future customers.

Policy EM-3.1 Maintain a preventative maintenance program that provides for reliability of potable and recycled water systems.

Policy EM-3.2 Maintain a proactive Long Range Infrastructure Plan that identifies schedules, funds and implements needed system upgrades and replacements before facilities exceed their effective useful lives.

Policy EM-3.3 Maintain an up-to-date emergency water operations plan.

GOAL EM-4 ADEQUATE WATER QUALITY – Ensure that all water meets state and federal standards for aesthetics, quality and health.

Policy EM-4.1 Maintain and update a comprehensive water quality-monitoring program that meets or exceeds all state and federal requirements, while also meeting specific City and residents' needs.

Policy EM-4.2 Maintain an aggressive inspection and preventative maintenance program that ensures that backflow from potentially contaminated water services is prevented.

- *EM-4.2a Investigate the potential for the City owning all backflow devices, thereby ensuring their proper function and maintenance.*

Policy EM-4.3 Provide appropriate security and protection of water facilities.

Policy EM-4.4 Maintain and update an action plan that responds to and protects water supplies from contamination.

WASTEWATER

GOAL EM-5 MINIMAL POLLUTION AND QUANTITY OF WASTEWATER - Ensure that the quantity and composition of wastewater generated in the City does not exceed the capabilities of the wastewater collection system and Water Pollution Control Plant.

Policy EM-5.1 Water pollution Control Plant improvements should be designed, constructed and maintained, and the quantity of industrial wastes should be controlled so that the plant does not have to be expanded in excess of its capacity of 29.5 MGD.

Policy EM-5.2 Ensure that wastes discharged to the wastewater collection system can be treated by existing treatment processes of the Water Pollution Control Plant.

GOAL EM-6 EFFECTIVE WASTEWATER COLLECTION SYSTEM - Continue to operate and maintain the wastewater collection system so that all sewage and industrial wastes generated within the City are collected and conveyed under safe and sanitary conditions to the Water Pollution Control Plant.

Policy EM-6.1 Inspect critical points in the wastewater management system annually to ensure that the proper level of maintenance is being provided and that the flow in sewers does not exceed design capacity.

GOAL EM-7 EFFECTIVE WASTEWATER TREATMENT - Continue to operate and maintain the Water Pollution Control Plant, using cost effective methods, so that all sewage and industrial wastes generated within the City receive sufficient treatment to meet the effluent discharge and receiving water standards of regulatory agencies.

Policy EM-7.1 Monitor Water Pollution Control Plant operations and maintenance to meet regulatory standards.

Policy EM-7.2 Coordinate operating procedures with the City energy policy to optimize an alternative energy program so that minimum use and reliance are placed on outside energy sources.

Policy EM-7.3 Actively participate in the watershed management approach to solving water quality issues of the Santa Clara Basin Watershed and the South Bay.

Policy EM-7.4 Produce quality recycled water and seek to maximize the use of this resource.

- *EM-7.4a Study feasibility of recycled water for restoration and/or enhancement of marshlands.*

URBAN RUNOFF

GOAL EM-8 PROTECTION OF CREEKS AND BAY - Assure the reasonable protection of beneficial uses of creeks and San Francisco Bay, established in the Regional Board's Basin Plan, and protect environmentally sensitive areas.

Sidebar Text: See Goal LT-2 - Policy LT-2.6 (Streamside Development)

Policy EM-8.1 Comply with regulatory requirements and participate in processes which may result in modifications to regulatory requirements.

Policy EM-8.2 Continue to support the identification and development of approaches to stormwater treatment and best management practices to control sources of pollutants through participation in local, regional, statewide and national associations and agencies (e.g. Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVRRP), Bay Area Stormwater Management Agencies Association, Stormwater Quality Association, and American Public Works Association and similar organizations).

Policy EM-8.3 Ensure that BMPs stormwater control measures and best management practices are implemented to reduce the discharge of pollutants in storm water to the maximum extent practicable.

- *EM-8.3a Modify Industrial Pretreatment permits to also require BMPs to control the discharge of pollutants to City-owned storm drains.*
- *EM-8.3b Label approximately 1060 municipal storm drainage inlets a year until all inlets are labeled, and maintain labels as necessary to educate the public on the fate of material discharged to storm drains.*

Policy EM-8.4 Effectively prohibit illicit discharges and improper disposal of wastes into the storm drain system.

Policy EM-8.5 Prevent accelerated soil erosion. Continue implementation of a construction site inspection and control program to prevent discharges of sediment from erosion and discharges of other pollutants from new and redevelopment projects.

Policy EM-8.6 Minimize the impacts from stormwater and urban runoff on the biological integrity of natural drainage systems and water bodies.

GOAL EM-9 ADEQUATE STORM DRAIN SYSTEM - Maintain the storm drain system to prevent flooding.

Policy EM-9.1 Maintain and operate the storm drain system so that storm waters are drained from 95% of the streets within one hour after a storm stops.

Policy EM-9.2 Respond to storm drain emergencies.

GOAL EM-10 REDUCED RUNOFF AND POLLUTANT DISCHARGE - Minimize the quantity of runoff and discharge of pollutants to the maximum extent practicable, by integrating surface runoff controls into new development and redevelopment land use decisions.

Policy EM-10.1 Consider the impacts of surface runoff as part of land use and development decisions and implement BMPs to minimize the total volume and rate of runoff of waste quality and quantity (hydro modification) of surface runoff as part of land use and development decisions.

Policy EM-10.2 Consider the ability of a land parcel to detain excess storm water runoff in flood prone areas and require incorporation of appropriate controls. Require the incorporation of appropriate stormwater treatment and control measures for new and redevelopment regulated projects and/or any sites that may reasonably be considered to cause or contribute to the pollution of stormwater and urban runoff as defined in the current version of the stormwater Municipal Regional Permit.

Policy EM-10.3 Require the incorporation of appropriate stormwater treatment and control measures for industrial and commercial facilities as identified in the stormwater Municipal Regional Permit.

Policy EM-10.4 Support legislation and regulations that will reduce or eliminate pollutants of concern at the source.

Policy EM-10.5 Promote education and outreach efforts to schools, youth, residents, and businesses regarding urban runoff and stormwater pollution prevention actions.

AIR QUALITY

GOAL EM-11 IMPROVED AIR QUALITY - Improve Sunnyvale's air quality and reduce the exposure of its citizens to air pollutants.

Policy EM-11.1 Actively participate in regional air quality planning.

Policy EM-11.2 Utilize land use strategies to reduce air quality impacts, including opportunities for citizens to live and work in close proximity.

- **Policy EM-11.3** Require all new development to utilize site planning to protect citizens from unnecessary exposure to air pollutants. *EM-11.3a Adopt strategies that increase the dispersion of traffic emissions such as requiring new development to include vegetative barriers, solid barriers, or by incorporating design elements to promote air flow and pollutant dispersion along street corridors*

(i.e., varying the form and height of buildings along street corridors, buffer spaces along high-volume roadways).

Policy EM-11.4 (EJ) Require development projects that are located within 1,000 feet of a major pollution source and that include sensitive uses to implement all applicable best management practices that will reduce exposure to TACs and fine particulate matter (PM-2.5). Alternatively, require a site-specific health risk assessment (HRA).

Policy EM-11.5 (EJ) Future nonresidential developments identified as a permitted stationary TAC source or projected to generate more than 100 heavy-duty truck trips daily will be evaluated in accordance with BAAQMD's guidelines, to ensure they do not cause a significant health risk.

Policy EM-11.6 (EJ) Where significant health risk exposure is identified, as defined by BAAQMD, at new development sites, indoor air filtration systems shall be installed to effectively reduce particulate matter (PM-2.5 and PM-10) levels to avoid adverse public health impacts. Project shall submit performance specification and design details to the City to demonstrate that lifetime residential exposures would not exceed BAAQMD-recommended risk levels.

Policy EM-11.7 Apply the Indirect Source Rule to new development with significant air quality impacts. Indirect Source review would cover any project that would produce or attract motor vehicle traffic.

Policy EM-11.8 Encourage the use of electric landscaping equipment (e.g., leaf blowers, hedgers, mowers) and explore options to discourage the use of gas-powered landscape equipment.

Policy EM-11.9 Continue to phase out the use of gas-powered landscaping equipment in City operations.

- *EM-11.9a Explore accelerating phase out of gas-powered landscaping equipment in City operations.*

Policy EM-11.10 Require development projects to comply with construction best management practices, such as those in BAAQMD's basic construction mitigation measures.

Policy EM-11.11 (EJ) Prioritize urban greening projects such as tree planting, public landscaping, and pocket parks, in areas of the City that are low-income and/or bear a high pollution burden (Figure 7-10).

Policy EM-11.12 (EJ) Encourage retrofit programs in coordination with utility providers and BAAQMD to install air filters in residential and sensitive land uses, prioritizing those in areas of the City that are low-income and/or bear a high pollution burden (Figure 7-10).

Policy EM-11.13 Reduce automobile emissions through transportation improvements and electrification.

- *EM-11.3a Encourage a shift to electric vehicles citywide.*
- *EM-11.3b Expand requirements to install electric vehicle charging stations citywide, including adjusting minimum requirements for new construction through the City's adopted Reach Codes.*
- *EM-11.3c Increase electric vehicle infrastructure requirements for existing buildings.*

Policy EM-11.14 Promote active transportation modes.

- *EM-11.14a Continue to support and maintain the City's Bicycle and Pedestrian advisory Commission (BPAC) to advise City Council on bicycle and pedestrian related policies.*
- *EM-11.14b Continue to support improvements in accessibility and reliability of transit services.*
- *EM-11.14c Improve bicycle and pedestrian facilities.*
- *EM-11.14d Continue to implement education programs to encourage walking and biking.*

Policy EM-11.15 Reduce vehicle miles traveled per capita or per employee, consistent with climate action playbook and land use and transportation council policy.

Policy EM-11.16 Reduce emissions from City of Sunnyvale fleet vehicles.

Policy EM-11.17 (EJ) Prioritize transportation improvements in areas of the City that are low-income and/or bear a high pollution burden (Figure 7-10).

Policy EM-11.18 (EJ) Reduce odor conflicts by coordinating with BAAQMD to monitor odor complaints and require corrective action.

Policy EM-11.19 (EJ) Minimize exposure of sensitive uses to objectionable odors by reviewing new odor sources using BAAQMD guidelines and other environmental review processes and require appropriate corrective action.

Sidebar: See Goal LT-4 (An Attractive Community for Residents and Businesses)

SOLID WASTE

GOAL EM-12 SAFE AND HEALTHY SOLID WASTE COLLECTION - Ensure that municipal solid waste is collected and transported in a safe and healthy manner.

Policy EM-12.1 Provide convenient, competitively priced solid waste collections services.

GOAL EM-13 CLEAN NEIGHBORHOODS - Encourage residents to maintain clean neighborhoods by preventing unsightly accumulations of discarded materials and illegal dumping of municipal solid waste.

Policy EM-13.1 Provide periodic opportunities for residents to dispose of refuse at discounted or no charge.

GOAL EM-14 RECYCLING AND SOURCE REDUCTION PROGRAMS - Reduce solid waste disposal to 50% or less of the amount generated in 1990 (as adjusted to reflect population and economic changes) in the most cost-effective manner.

Policy EM-14.1 Reduce generation of solid waste by providing source reduction programs and promoting reduction behavior.

Policy EM-14.2 Maximize diversion of solid waste from disposal by use of demand management techniques, providing and promoting recycling programs, and encouraging private sector recycling.

Policy EM-14.3 Meet or exceed all federal, state and local laws and regulations concerning solid waste diversion and implementation of recycling and source reduction programs.

Policy EM-14.4 Increase demand for recycled materials by advocating local, state and federal legislation that will increase use of recycled content products.

GOAL EM-15 ENVIRONMENTALLY-SOUND DISPOSAL - Dispose of solid waste in an environmentally sound, dependable and cost-effective manner.

Policy EM-15.1 Assure that the City possesses a minimum of five years of refuse disposal capacity at all times.

- *EM-15.1a When available disposal capacity equals 10 years or less, initiate actions to arrange for sufficient capacity to accommodate present and projected City needs.*

Policy EM-15.2 Reduce the amount of refuse being disposed, generate recycling revenues, and minimize truck travel to the disposal site through use of the Sunnyvale Materials Recovery and Transfer (SMaRT) Station.

APPENDICES

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[APPENDIX D – LIST OF MOST RECENT RESOLUTIONS](#) (table of original implementing resolution and copy of the resolution authorizing consolidation)

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