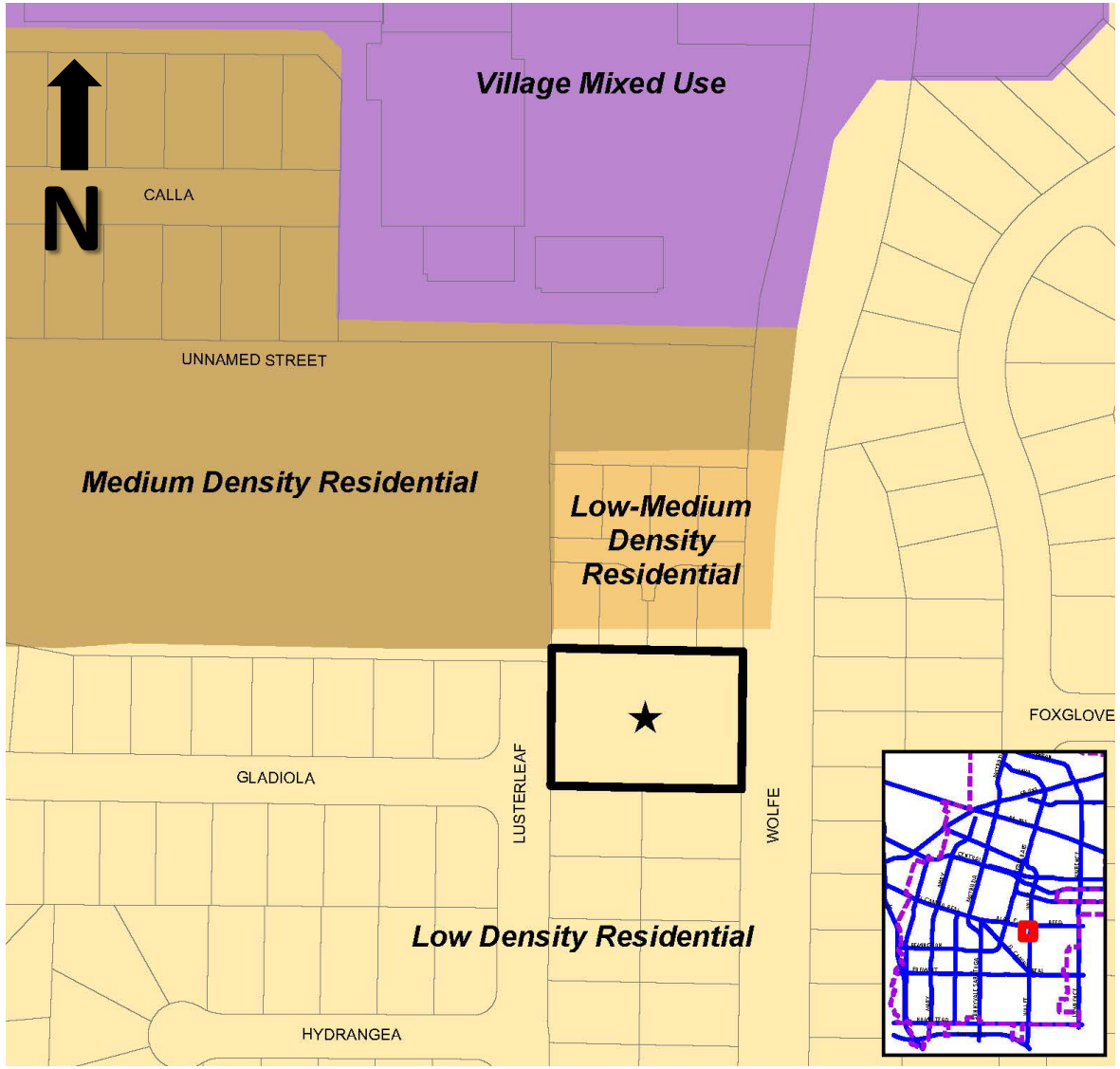
Sunnyvale

General Plan Amendment Initiation (GPI)
781 South Wolfe Road
PLNG-2023-0521

George Schroeder, Principal Planner
City Council, November 14, 2023

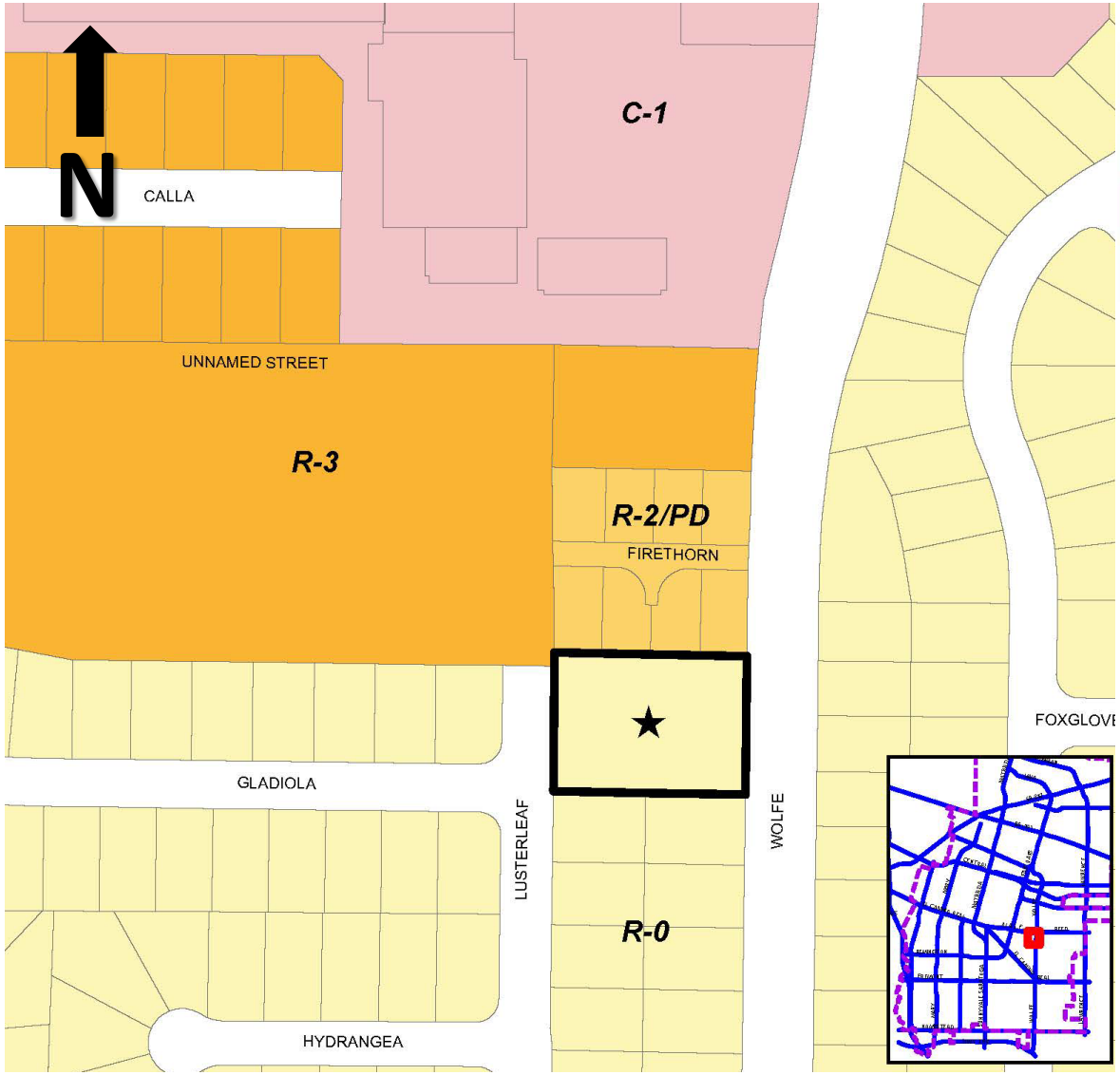
Project Site and Neighborhood

Existing General Plan



- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- Village Mixed Use

Existing Zoning



- R0 - Low Density Residential
- R2 - Low Medium Density Residential
- R3 - Medium Density Residential
- C1 - Neighborhood Business

Proposed GPI Request

	Existing	Applicant's Request
General Plan	Low Density Residential	Low-Medium Density Residential
Zoning	R-0	R-2/PD
Land Use	One single-family home	Eight single-family homes in a subsequent proposal, if General Plan and Zoning are amended

Applicant’s Concept Plan

- Site redevelopment with eight (8) two-story single-family homes
- Access from Lusterleaf Drive
- Use of Planned Development Combining District
- Specific project to be considered through separate process

Public Comments

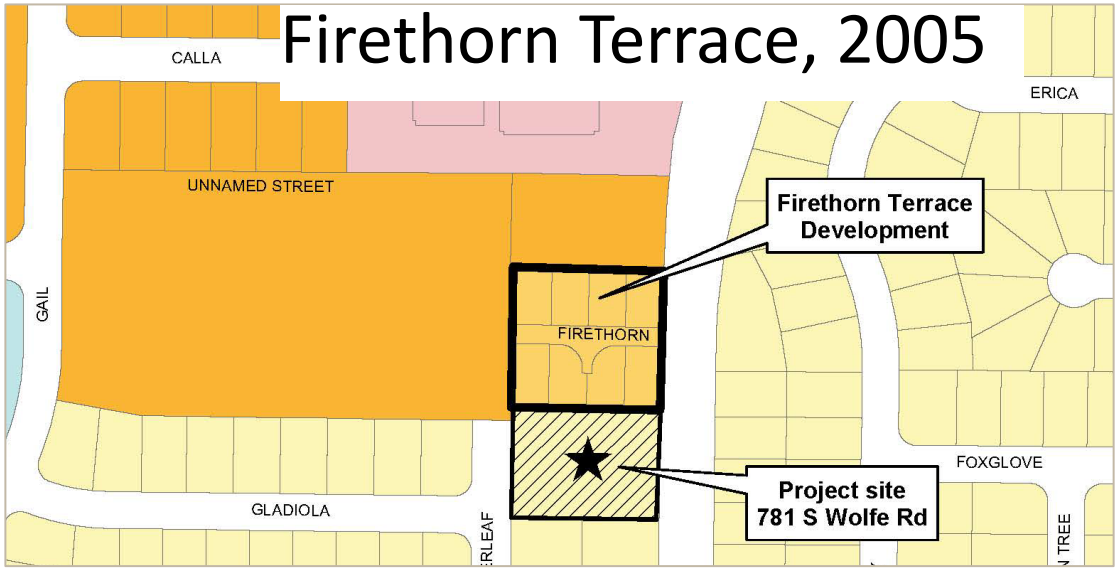
Neighborhood Concerns

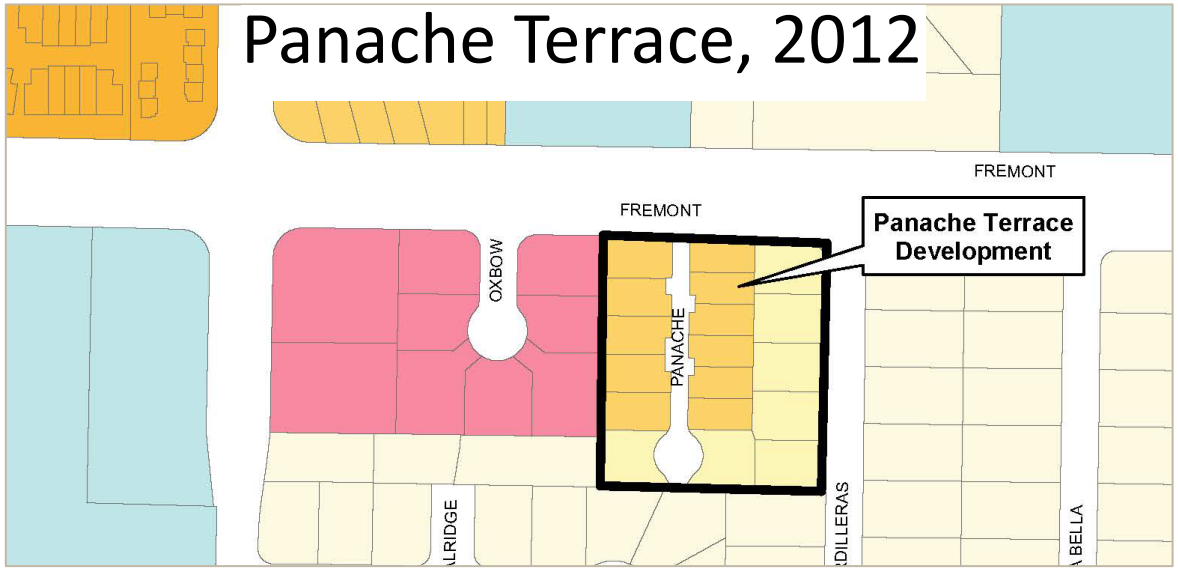
- Overcrowding
- Parking availability
- High traffic volumes on Wolfe Road
- Privacy impacts/Loss of landscape screening

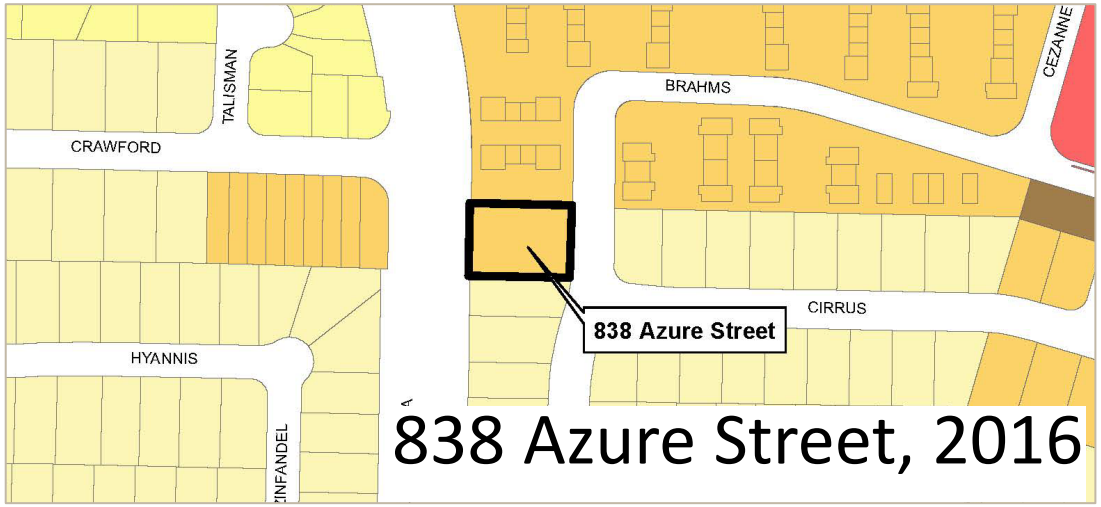
Staff Response

- GPI only authorizes study of land use/zoning amendment
- Neighbor concerns addressed through specific project review

Previous Small Lot General Plan Amendment Approvals







Staff Analysis

Land Use Designation	Allowable Units *prior to Density Bonus*	Comments
Low-Medium Density (Applicant's request)	Up to 10	• Compatible with existing land use pattern • Better transition
Medium Density	Up to 17	• Difficult to achieve 75% of max. zoning density • Sharper transition
Low Density (no change)	Up to 4 (+ up to 4 units/SF lot)	• Fewer ownership opportunities • ADU/DUO/Subdivision

Alternatives

Alternatives

1. Initiate a General Plan Amendment (GPA) Study to change to **Low-Medium Density Residential** (applicant's proposal)
2. Initiate a GPA Study to change to **Medium Density Residential**
3. Deny the GPI request
4. Commence GPA Study after completion of GPA/Rezoning Study at 1313 South Wolfe Road (*Planning File No. 2022-7146*)

Planning Commission Recommendation – October 9, 2023

Planning Commission Recommendation

Alternative 1: Initiate a GPA Study to change from Low Density Residential to **Low-Medium Density Residential**

Staff Recommendation

Staff Recommendation

Alternative 1: Initiate a GPA Study to change from Low Density Residential to **Low-Medium Density Residential**

and

Alternative 4: Commence GPA Study after completion of GPA/Rezoning Study at 1313 South Wolfe Road (*Planning File No. 2022-7146*)