



Sunnyvale

General Plan Amendment Initiation 665 South Knickerbocker Drive 2022-7477

Shila Bagley, Associate Planner
City Council, November 1, 2022

Neighborhood



Site Information

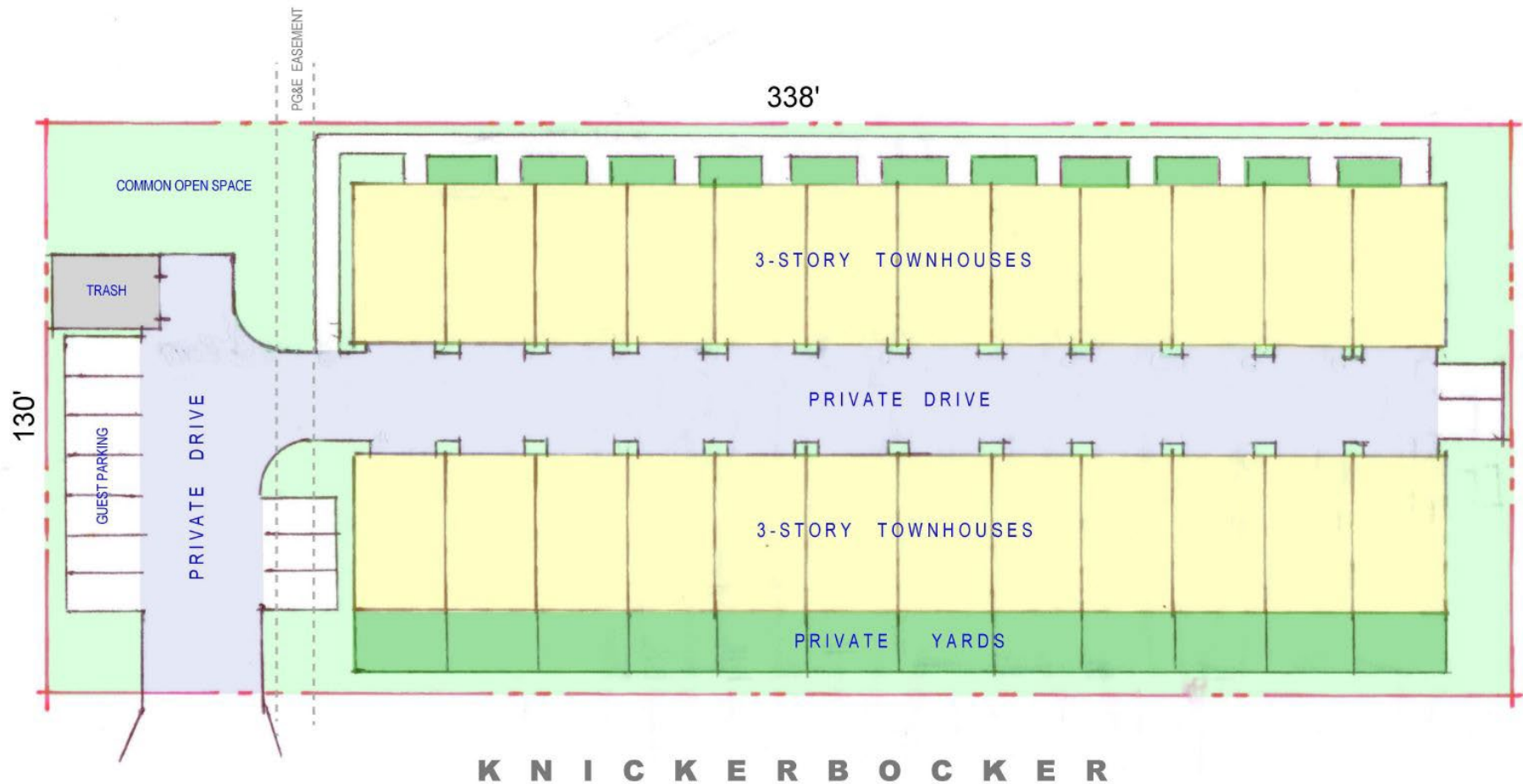
Existing

- General Plan – Commercial
- Zoning – C-1
- Existing Land Use – Medical Office

Applicant's Request

- General Plan – Medium Density Residential
- Zoning – R-3
- Proposed Land Use – 24 Townhomes (24 du/acre)

Applicant's Conceptual Development Plan



General Plan Land Use Designation

Residential Densities

Medium Density Residential

- R-3 zoning district
- 15-24 du/ac and 3 stories in height.



High Density Residential

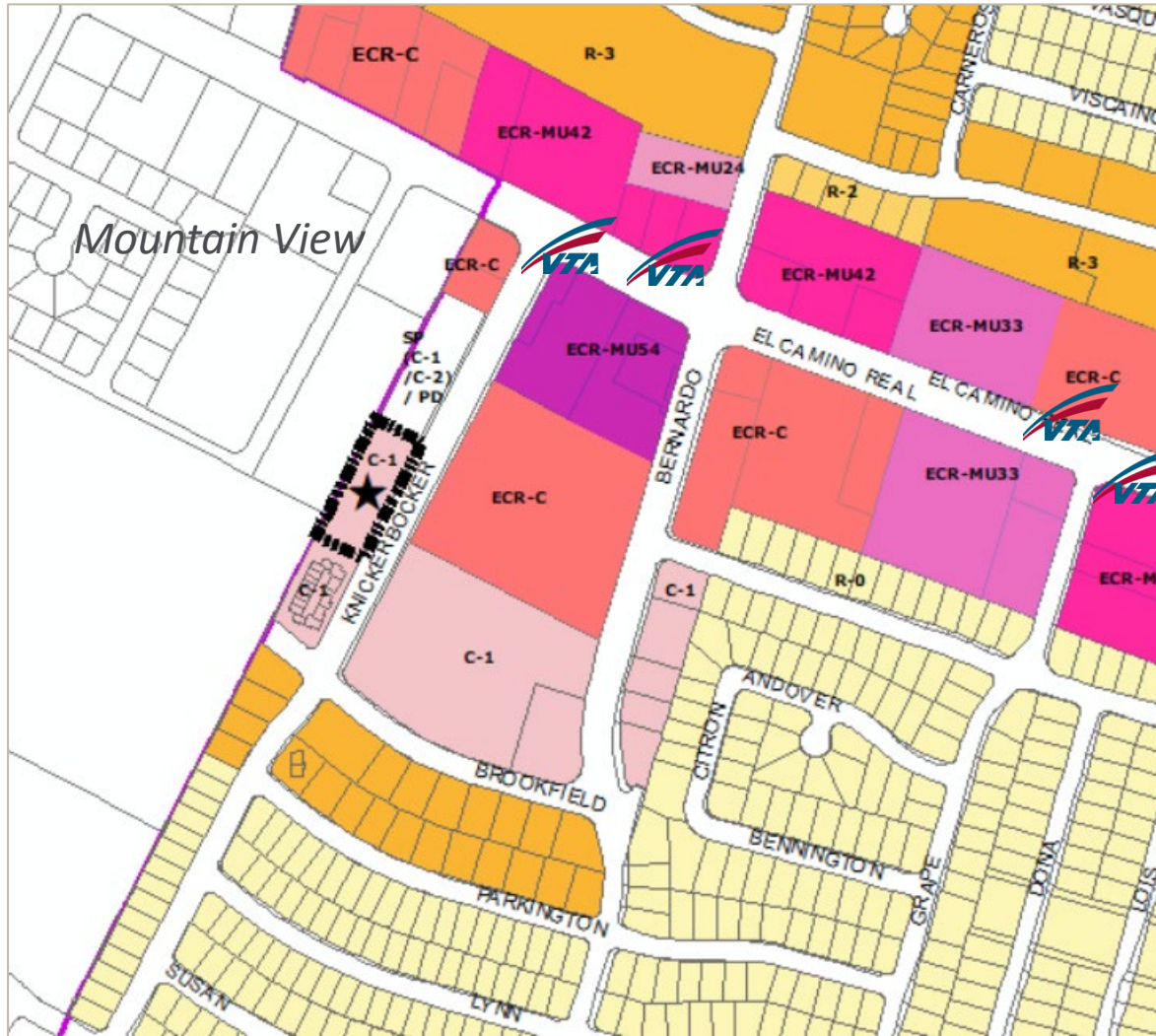
- R-4 zoning district
- 25-36 du/ac and 4 stories in height.



Surrounding Residential Densities

Surrounding Parcels	Existing Use	# of Units	Parcel Size (acres)	Density (DU/acre)
695 South Knickerbocker Dr	Condos	24	0.79	30
745 South Bernardo Ave	Apartments	147	4.96	30
Crestview Condominiums	Condos	90	2.70	33
Cuernavaca Subdivision	Single-Family	173	29.90	6

Existing Zoning Map



Legend

C-1 (Neighborhood Business)

C-2 (Highway Business)

R-0 (Low Density Residential)

R-2 (Low Medium Density Residential)

R-3 (Medium Density Residential)

ECR (El Camino Real Specific Plan)

ECR-C (Commercial)

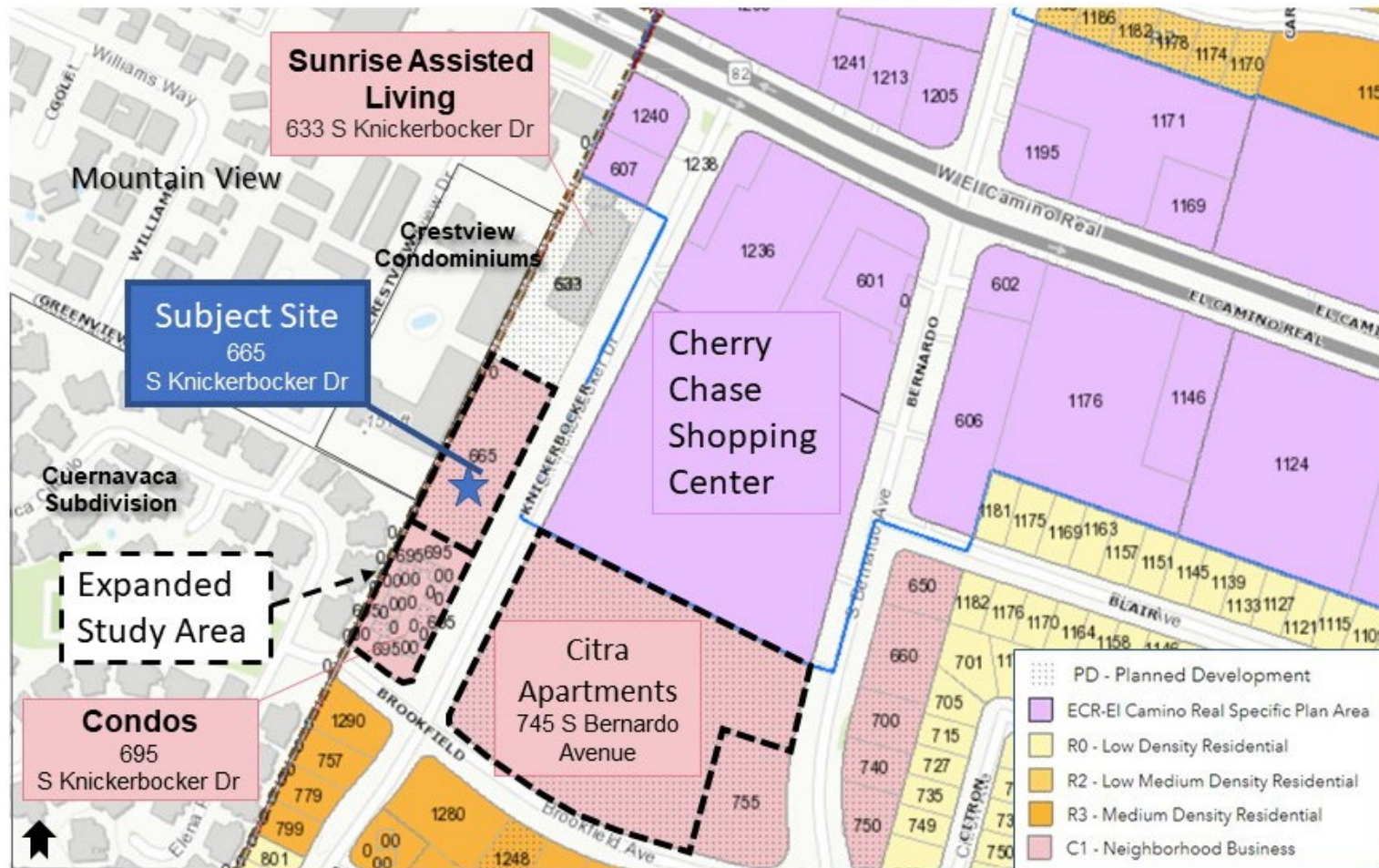
ECR-MU24 (Mixed Use: 24 du/ac)

ECR MU 33 (Mixed Use: 33 du/ac)

ECR MU 42 (Mixed Use: 42 du/ac)

ECR MU 54 (Mixed Use: 54 du/ac)

Expanded Study Area



Planning Commission Hearing 10/22/22

Planning Commission Recommendation

The Planning Commission voted 5-2:

- Initiate a GPA study to change from Commercial to **High Density Residential** at subject site **(665 South Knickerbocker Drive)**
- Invite the property owners of the parcels in the **Expanded Area** to join and fund their share of an expanded GPA study to change from Commercial to **High Density Residential**
- Commence GPA study after Moffett Park Specific Plan is completed **at the discretion of the City Council.**

Recommendation

Staff Recommendation

Alternative 2: Initiate a GPA Study to change from Commercial to **High Density Residential** at an **Expanded Area**

and

Alternative 5: Commence GPA study after Moffett Park Specific Plan is completed