



Sunnyvale

# General Plan Amendment and Rezoning 1313 South Wolfe Rd. and 898 East Fremont Ave. (PLNG-2022-7146)

Mary Jeyaprakash, Senior Planner  
City of Sunnyvale, May 7, 2024

# Area Map



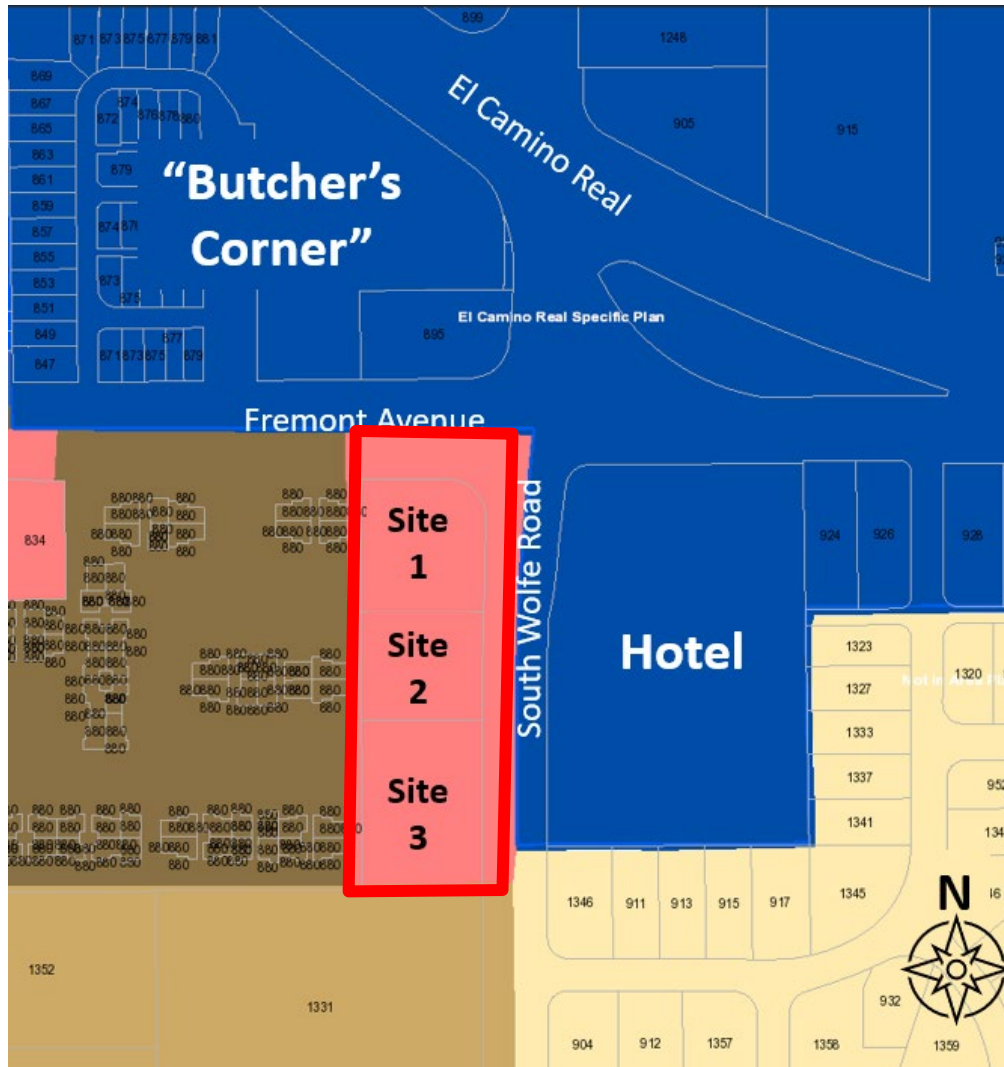


# Background

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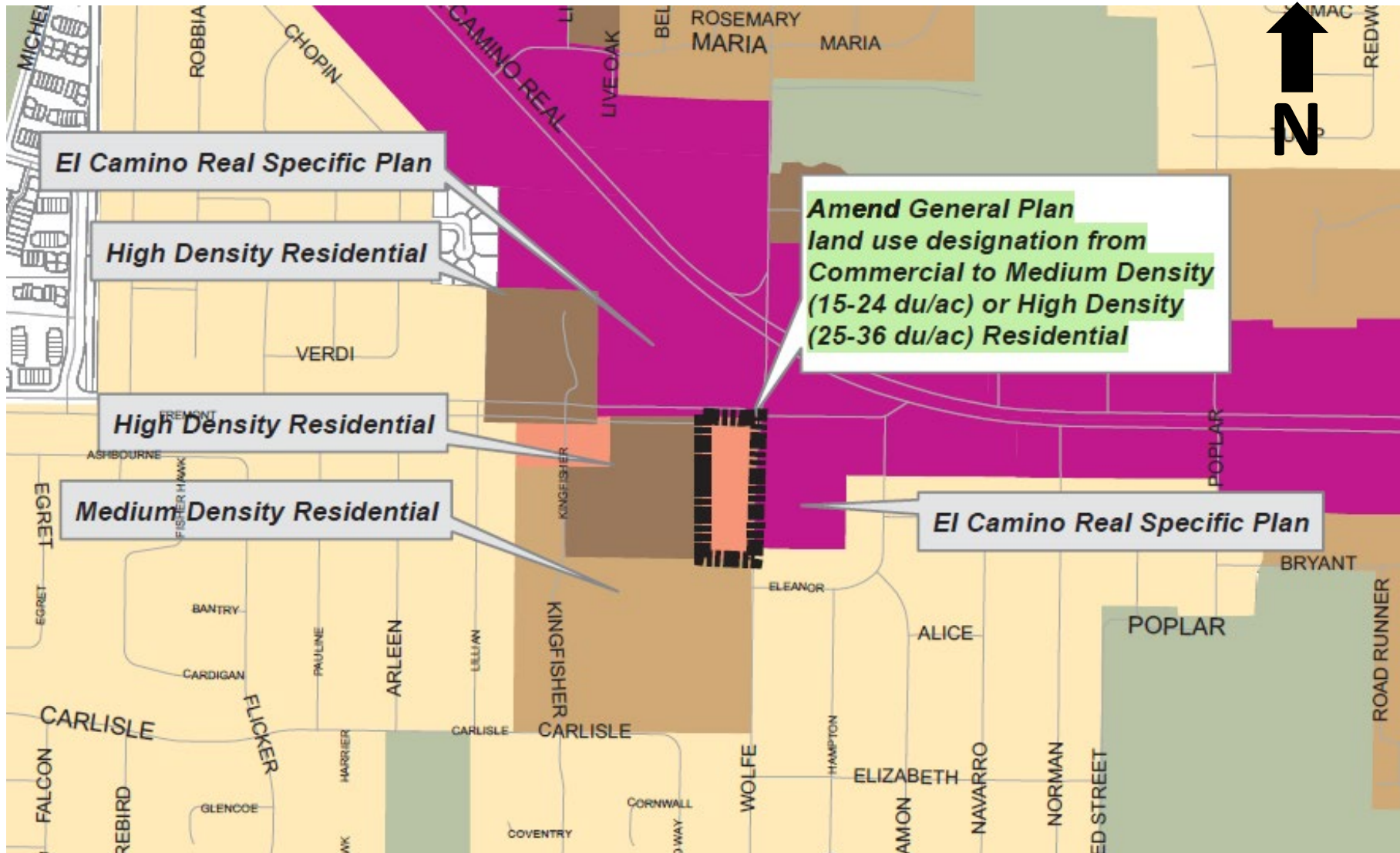
- **GPA Initiation – authorized Sept. 2021**
  - ◆ City Council’s Study Direction:
    - Residential (Medium & High Density) with commercial component
    - Include neighboring gas station site
- **General Plan Amendment**
  - ◆ Application Submitted - March 2022
  - ◆ Outreach Meeting - January 2024
  - ◆ Environmental Review – Initial Study/MND
  - ◆ Planning Commission Hearing – April 2024

# Study Area Sites



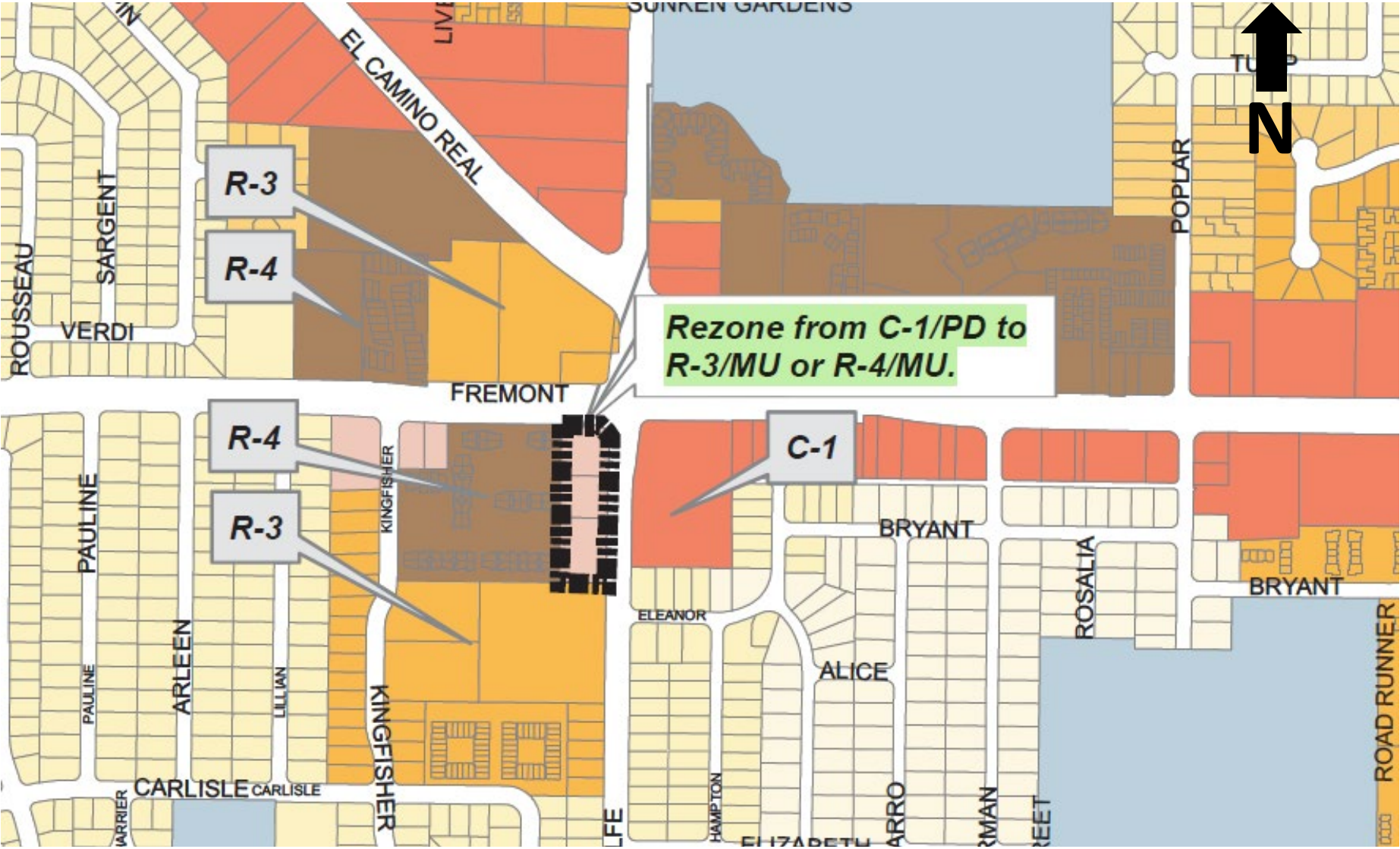
- **General Plan Designation:**
  - ◆ Commercial
- **Zoning:**
  - ◆ C-1/PD (Neighborhood Business/Planned Development)
- **Site 1: 898 East Fremont Avenue**
  - ◆ Gas Station (0.54 Acres)
- **Site 2: 1313 South Wolfe Road**
  - ◆ Vacant Parcel (0.48 Acres)
- **Site 3: 1313 South Wolfe Road**
  - ◆ Restaurant (0.72 Acres)

# General Plan Amendment Study





# Rezoning Study



# Economic Evaluation Findings

- **Commercial Use**

- ◆ Site is best suited for convenience-based retail
- ◆ Freestanding retail not financially feasible on its own
- ◆ **Highest positive net fiscal impact** on General Fund





# Economic Evaluation Findings

- **Medium-Density Residential Use**

- ◆ Sites desirable for residential development
- ◆ Townhomes most financially feasible uses to developer
- ◆ Townhomes with commercial = (+) fiscal impact to General Fund





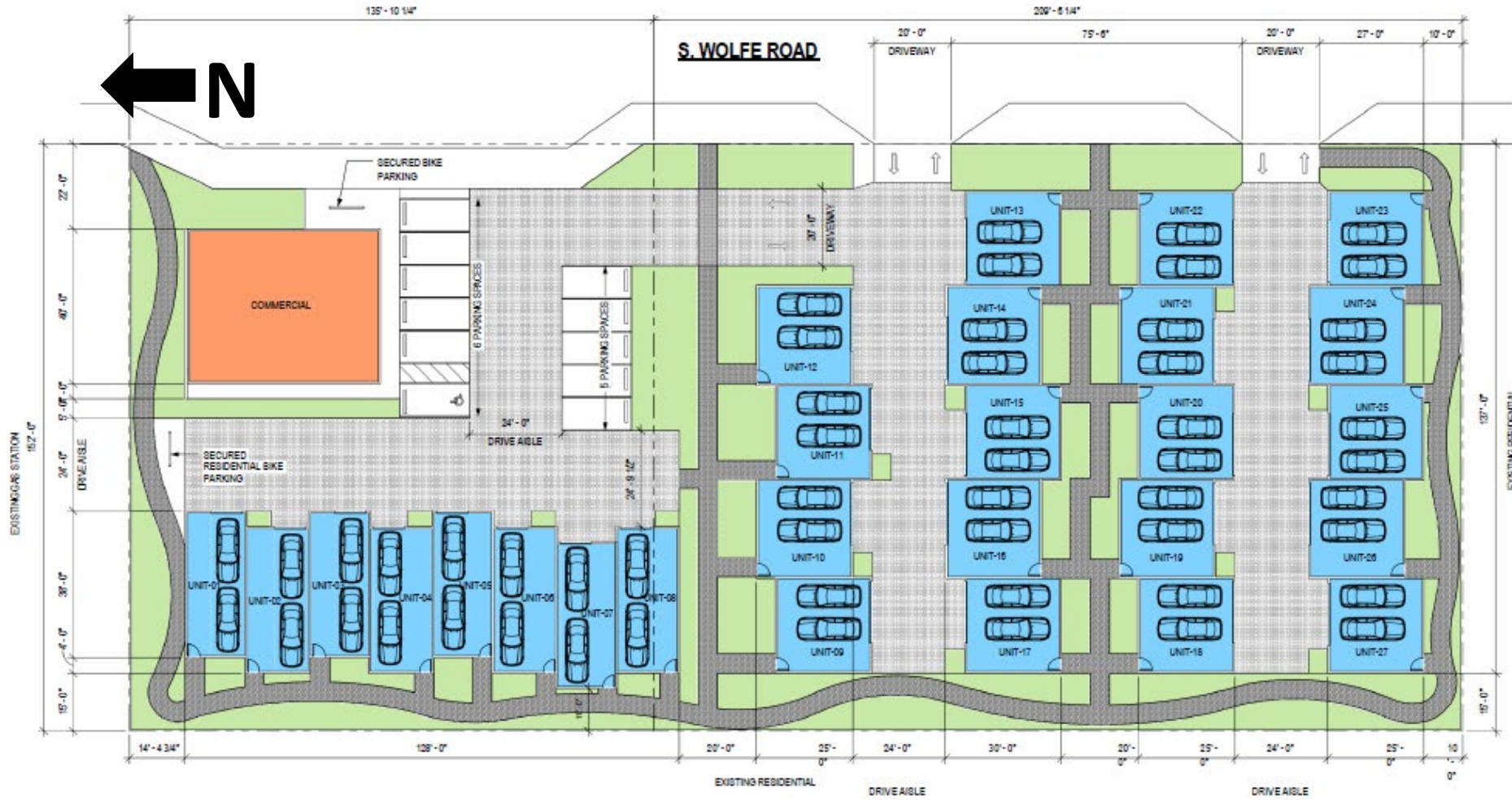
# Economic Evaluation Findings

- **High-Density Residential Use**

- ◆ Podium const. successful only for densities > 36 du/ac
  - Site constraints – lot size, width, soil remediation
- ◆ Rental apartments not financially feasible for developer
- ◆ Fiscal impact on General Fund
  - Condos (=)
  - Apartments (-)



# Developer's Conceptual Site Plan

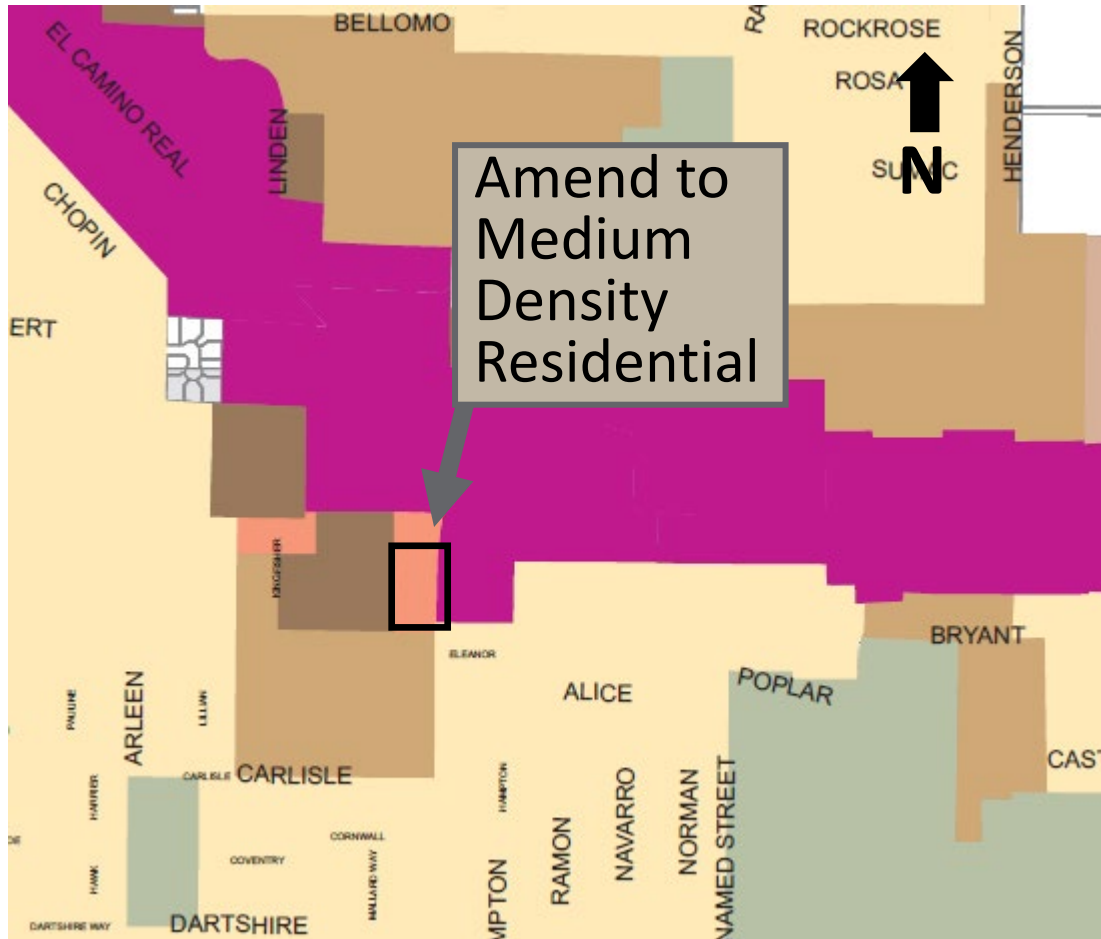


- ◆ Develop Sites 2 and 3 only (Totaling 1.2 Acres)
- ◆ 27 townhomes (22.5 du/acre)
- ◆ 2,000 sq. ft. commercial building

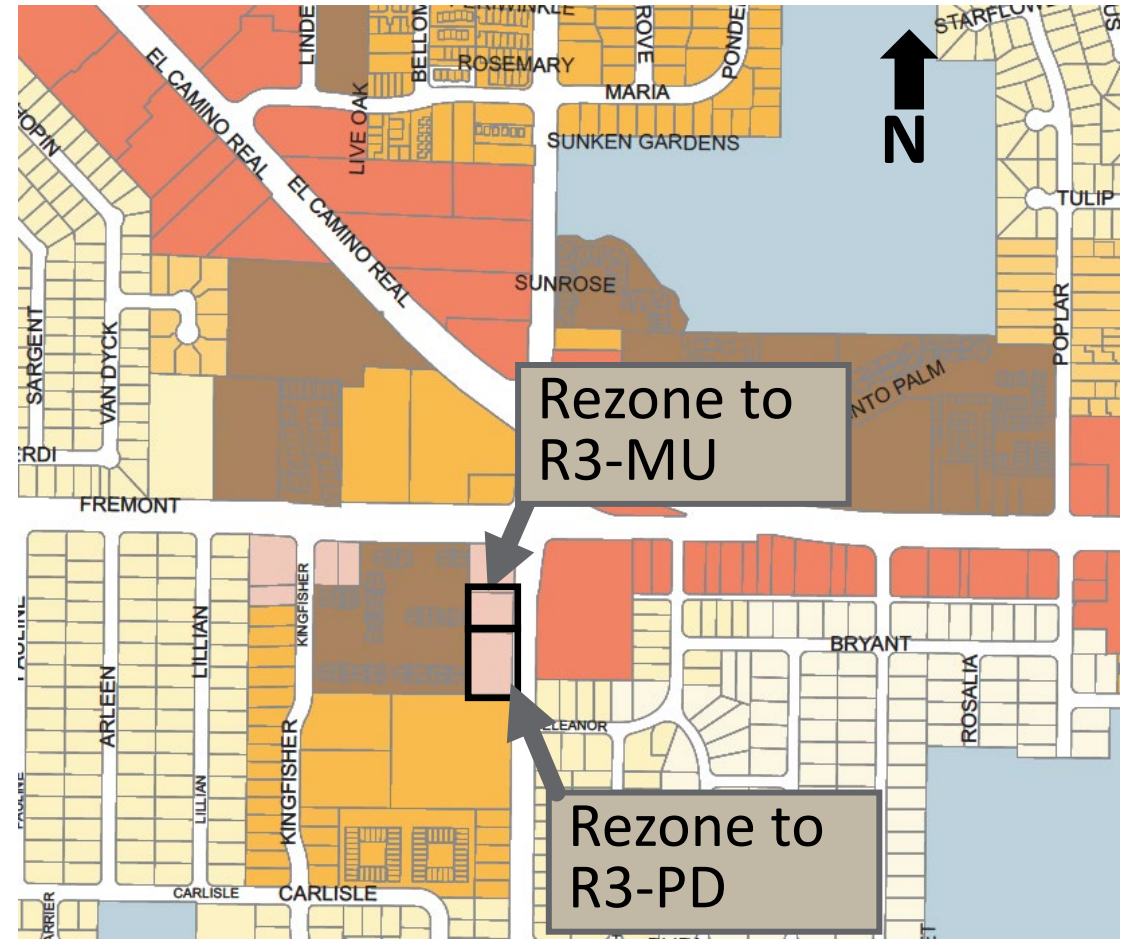


# Proposed General Plan Amendment

## General Plan Amendment



## Rezoning





# Planning Commission – April 22, 2024

## Recommend to the City Council Alternative 1 (7-0 Vote)

- Amend Sites 2 & 3 to Med. Density Res; Rezone Site 2 to R-3/MU and Site 3 to R-3/PD
- Minor revisions to Attachments 3, 4, & 5
  - ◆ Environmental mitigations - part of future development project

# Staff Recommendation to the City Council

## Alternatives

1. Amend Sites 2 & 3 to Med. Density Res; Rezone Site 2 to R-3/MU and Site 3 to R-3/PD
2. Amend Sites 2 & 3 to High Density Res; Rezone Site 2 to R-4/MU and Site 3 to R-4/PD
3. Amend all parcels to Med. Density Res & Rezone to R-3/PD
4. Amend all parcels to High Density Res & Rezone to R-4/PD
5. Do not amend General Plan or Zoning for study area
6. Direct staff where additional environmental review is required

## Staff Recommendation

### **Alternative 1**

# Extra Slide

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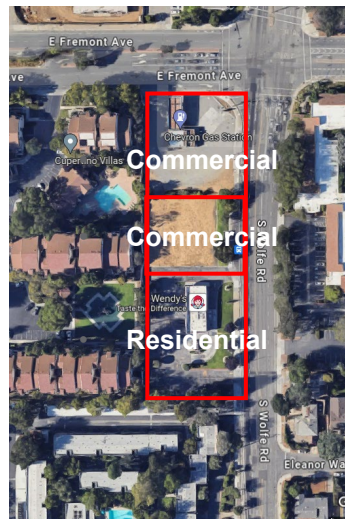


# Economic Evaluation

## Land Use Options



**Option 1**  
**Commercial**  
*Existing Zoning*



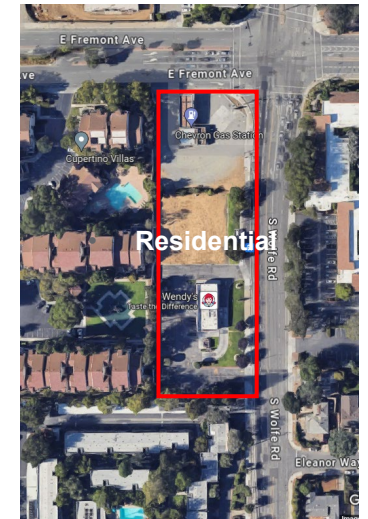
**Option 2**  
**Commercial**  
*Freestanding*  
and  
**R-3 Residential**  
*Townhomes*



**Option 3**  
**Commercial**  
*Ground-Floor*  
and  
**R-3 Residential**  
*Apartments*



**Option 4**  
**Commercial**  
*Ground-Floor*  
and  
**R-4 Residential**  
*Podium Condos*



**Option 5**  
**R-4 Residential**  
*Podium*  
*Apartments*