



Sunnyvale

General Plan Amendment Initiation (GPI)

781 South Wolfe Road

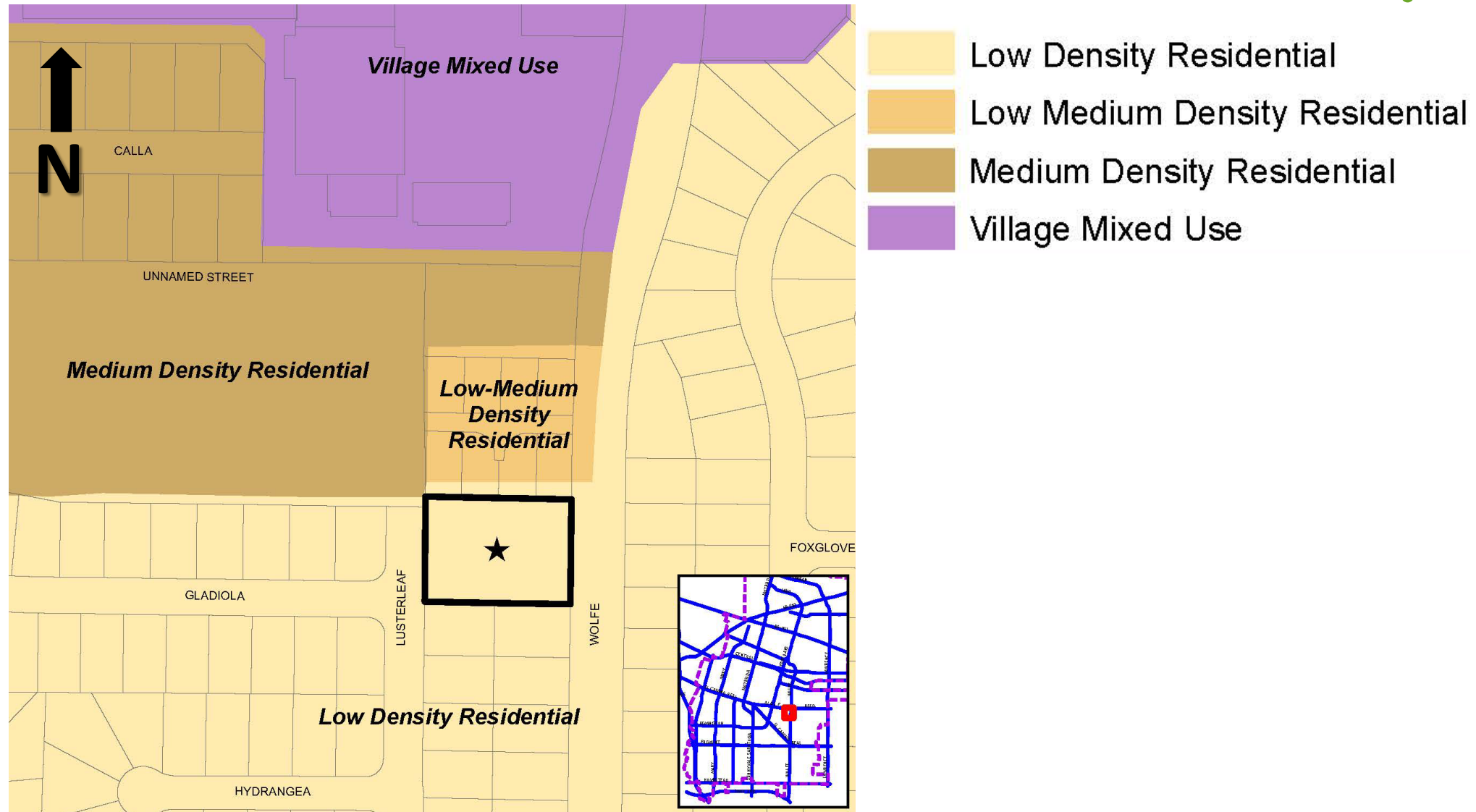
PLNG-2023-0521

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

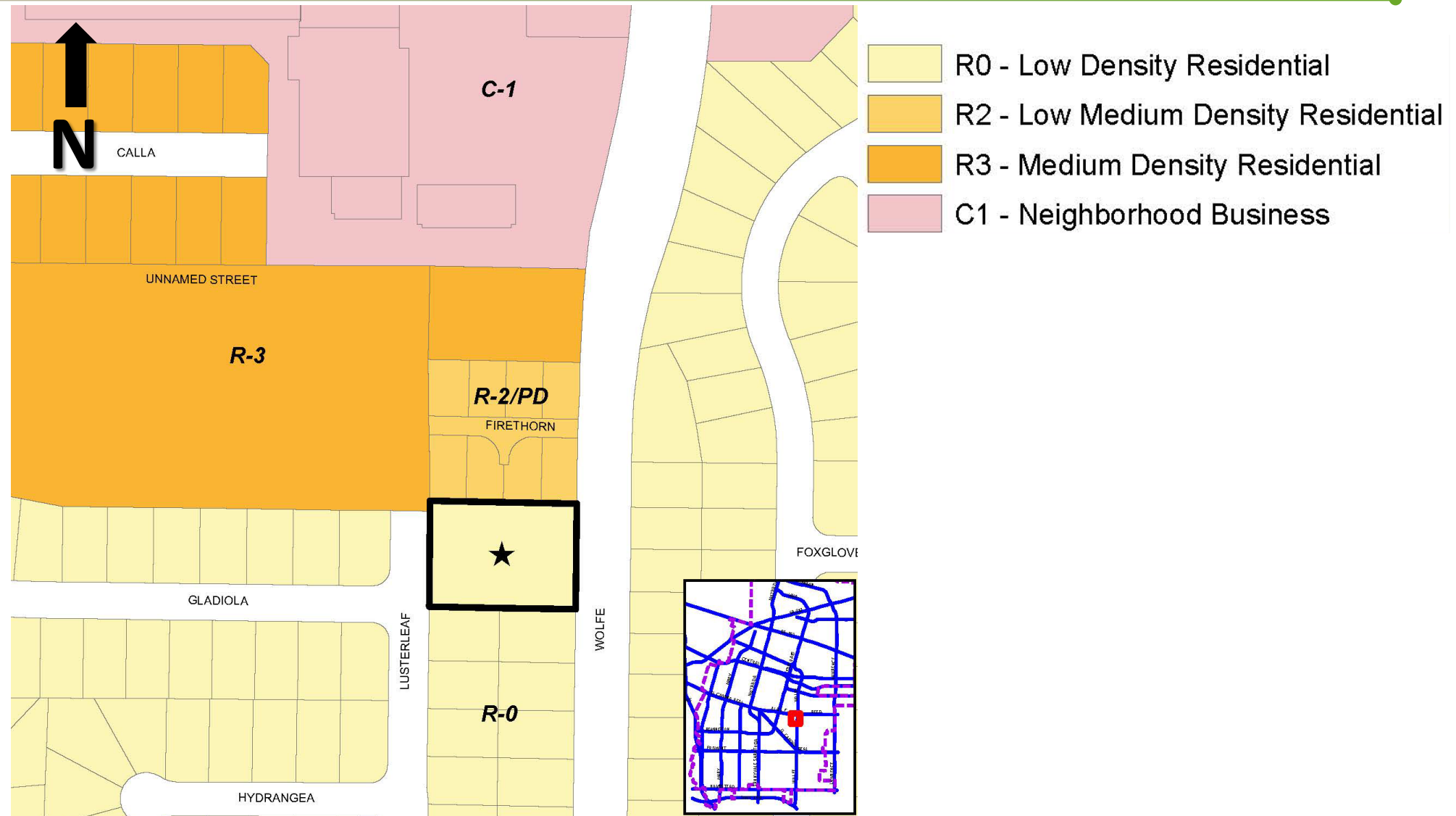
Project Site and Neighborhood



Existing General Plan



Existing Zoning



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

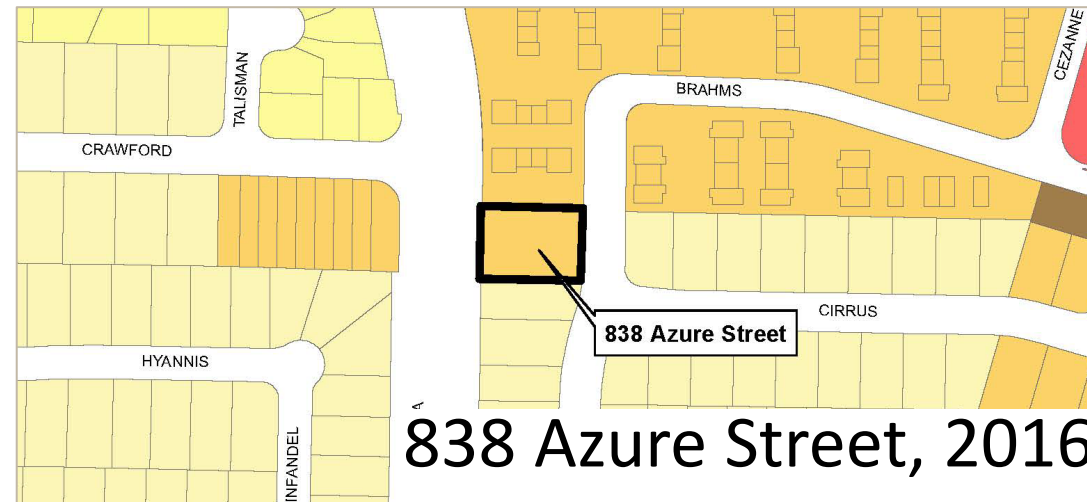
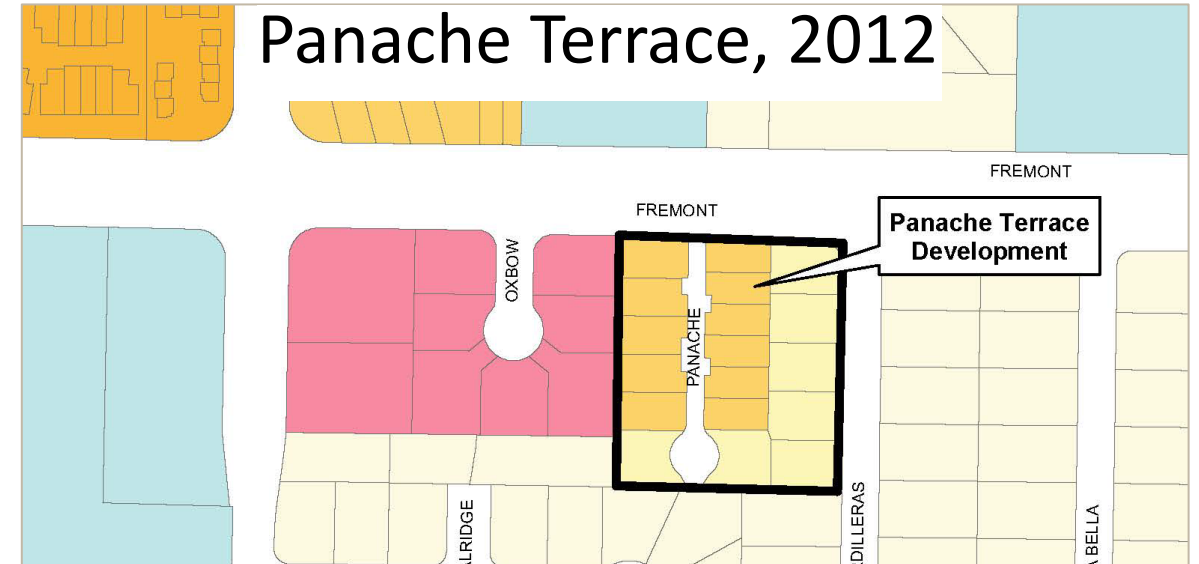
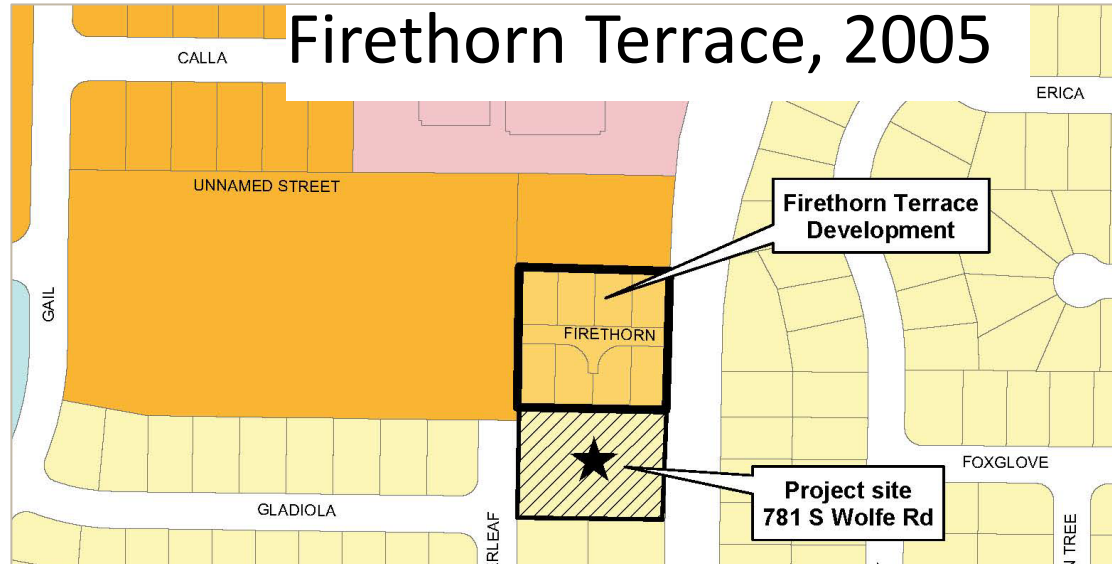
Neighborhood Concerns

- 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 <i>prior to Density Bonus</i>	Comments
Low-Medium Density (Applicant's request)	Up to 10	<ul style="list-style-type: none"> • Compatible with existing land use pattern • Better transition
Medium Density	Up to 17	<ul style="list-style-type: none"> • Difficult to achieve 75% of max. zoning density • Sharper transition
Low Density (no change)	Up to 4 (+ up to 4 units/SF lot)	<ul style="list-style-type: none"> • 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*)