

RECOMMENDED FINDINGS

Adoption of Addendum to Negative Declaration

The Planning Commission finds:

1. The Planning Commission has independently reviewed and analyzed the Addendum and other information in the record and considered the information contained therein, prior to acting upon or approving the Project.
 2. The Addendum prepared for the Project has been completed in compliance with CEQA and is consistent with state and local guidelines implementing CEQA..
 3. The Addendum represents the independent judgment and analysis of the City of Sunnyvale, as lead agency for the Project.
 4. The Department of Community Development, Planning Division, is designated the custodian of the records of the proceedings on which this decision is based. The records are located at Sunnyvale City Hall, 456 West Olive Ave., Sunnyvale, CA 94086.
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Special Development Permit

The Planning Commission makes the following findings in accordance with SMC Section 19.90.050:

General Plan Goals and Policies that relate to this Project are:

CHAPTER 3 - LAND USE AND TRANSPORTATION (LT)

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

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. ***Finding met.***

The proposed Project is consistent with the site's Low-Medium Density Residential General Plan Land Use Designation and furthers the goals and objectives of the General Plan, including those set forth above, by providing eight new single-family residences. The project would also add to the City's affordable housing stock by reserving one unit for moderate income households.

The project would enhance the existing condition of the site and be consistent with the character of neighboring properties. The project also includes on and off-site improvements, including sidewalk improvements. The project provides adequate parking onsite.

There is also substantial new tree planting in larger box sizes along the site periphery. The project is consistent with the applicable Single Family Home Design Techniques.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. ***Finding met.***

The development has been designed to complement the adjacent neighborhood through appropriate site design. The applicant has incorporated several measures to minimize potential privacy impacts on neighboring properties. The requested waivers are reasonable and not anticipated to negatively affect adjacent properties. The project design incorporates Contemporary and Farmhouse architectural elements, including a combination of material, standing metal seam roof for entry porch, and complementary entry and garage door styles. The project design will enhance the streetscape. The project also comply with applicable Single-Family Home Design Techniques by incorporating high-quality colors and materials and appropriate massing.

Vesting Tentative Map

The Planning Commission hereby makes the following findings based on administrative record before it, including the material submitted by the applicant, material prepared by City staff, public comments, and the 781 South Wolfe Road Redevelopment Addendum (the “Project”) prepared by David J Powers & Associates, Inc., dated July 2026 (“Environmental Checklist”):

A. Government Code Section 66473.5

1. In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan.
2. The subdivision is consistent with the General Plan. The subdivision is consistent with the property’s Low-Medium Density Residential land use designation. The Tentative Map provides for the development of single-family residences in an area intended for such uses, and the project would facilitate the improvement of pedestrian connectivity within the neighborhood. The map is consistent with Title 18 (Subdivisions) of the Sunnyvale Municipal Code and applicable requirements of the Subdivision Map Act.

B. Government Code Section 66474/Chapter 18.20 of the Sunnyvale Municipal Code

Under the Subdivision Map Act and Chapter 18.20 of the Sunnyvale Municipal Code, if any of the following findings can be made, a tentative map shall be denied:

1. That the subdivision is not consistent with the General Plan, or with any applicable specific plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan or with any applicable specific plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the Subdivision Map Act or by the Sunnyvale Municipal Code.

None of the findings (B.1-8) can be made and the Tentative Map should be approved for the reasons outlined below:

1. The subdivision is consistent with the General Plan. The subdivision is consistent with the property's Low-Medium Density Residential land use designation. The Tentative Map provides for the development of single-family residences in an area intended for such uses, and the project would facilitate the improvement of pedestrian connectivity within the neighborhood. The map is consistent with Title 18 of the Sunnyvale Municipal Code and applicable requirements of the Subdivision Map Act.
2. The design of the improvements is consistent with the General Plan's goal of encouraging the development of owner-occupied housing options. The Project site is currently a one-story single-family residence and would be improved with eight new single-family residences. The residential units would be two-story single-family residences and would include one affordable unit.
3. The site is physically suitable for the proposed development. The 0.57-acre (net) site is large enough to accommodate the Project's eight residential units, with associated landscaping and circulation. Such development is consistent with the General Plan's vision of encouraging the development of owner-occupied housing options. The site is in an urban area with existing utilities and infrastructure that can support continued urban use.
4. The site is physically suitable for the proposed density of development. The 0.57-acre (net) site is large enough to accommodate the Project's eight residential units, with associated landscaping and circulation. As noted above, the proposed density and intensity of development is consistent with the level of density and intensity envisioned by the General Plan for this area. The site is a typical urban site, with existing infrastructure and with good street access, and no unusual topographic conditions, such as a fault line, steep slopes, or rivers, that could make it unsuitable for increased density.
5. The design of the subdivision and proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site is currently developed with a single-family residence and is surrounded by urban uses. The site has no value as habitat for sensitive species, is not an important wildlife corridor, and lacks natural water features that could support fish.
6. The design of the subdivision and proposed Project would not cause serious public health problems. The subdivision supports the redevelopment of the site with eight single-family residences. As part of the redevelopment, any potential, historic soil contamination would be remediated pursuant to all relevant safety standards and requirements. Project construction would occur consistent with applicable standards designed to protect public health, including following the basic best management practices from the Bay Area Air Quality Management District and ensuring construction equipment has the most efficient diesel

engines (Tier 4). Project buildings would be more energy and water efficient than the existing buildings, and meet all applicable Building Codes, including structural and fire codes, designed to protect the public.

7. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The Project site is private property that proposes a publicly accessible pedestrian access to improve connectivity of the neighborhood with South Wolfe Road. The subdivision and Project would not conflict with any easements acquired by the public at large.
8. The proposed vesting tentative subdivision map meets all the applicable requirements in the Subdivision Map Act and the Sunnyvale Municipal Code.

A. Government Code Section 66412.3

1. Section 66412.3 requires each local agency to consider the effect of ordinances and actions adopted pursuant to this division on the housing needs of the region in which the local jurisdiction is situated and balance these needs against the public service needs of its residents and available fiscal and environmental resources.
2. The subdivision is consistent with Section 66412.3 of the Subdivision Map Act and balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources. There are one existing dwelling unit on the Project site. The Project would construct eight single-family residences, of which one would be affordable, that would serve the population and the City and help the City meet its Regional Housing Needs Assessment. The Project sponsor will be required to comply with the C.3 permit, construct water and energy efficient buildings, comply with all Project conditions, and pay applicable development impact fees, which ensures that the Project would not adversely affect City public services.

B. Government Code Section 66473.1

1. Section 66473.1 requires the design of a subdivision for which a tentative map is required pursuant to provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
2. The Tentative Map and improvements are subject to Title 24 of the California Building Code, which requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Project would include solar panels, the energy from which could be used to heat or cool

the buildings. The Project also includes trees that will provide shade and reduce the need for cooling.

Based on the above information, the Planning Commission finds that the Tentative Map meets the requirements of the Subdivision Map Act.

No Net Loss Findings

For purposes of Gov. Code Section 65863, the project site is not included in the Sites Inventory for the City's 2023-2031 Housing Element. Although the project site is categorized as a Future Opportunity Site in the Housing Element, no units were included in the Sites Inventory.