

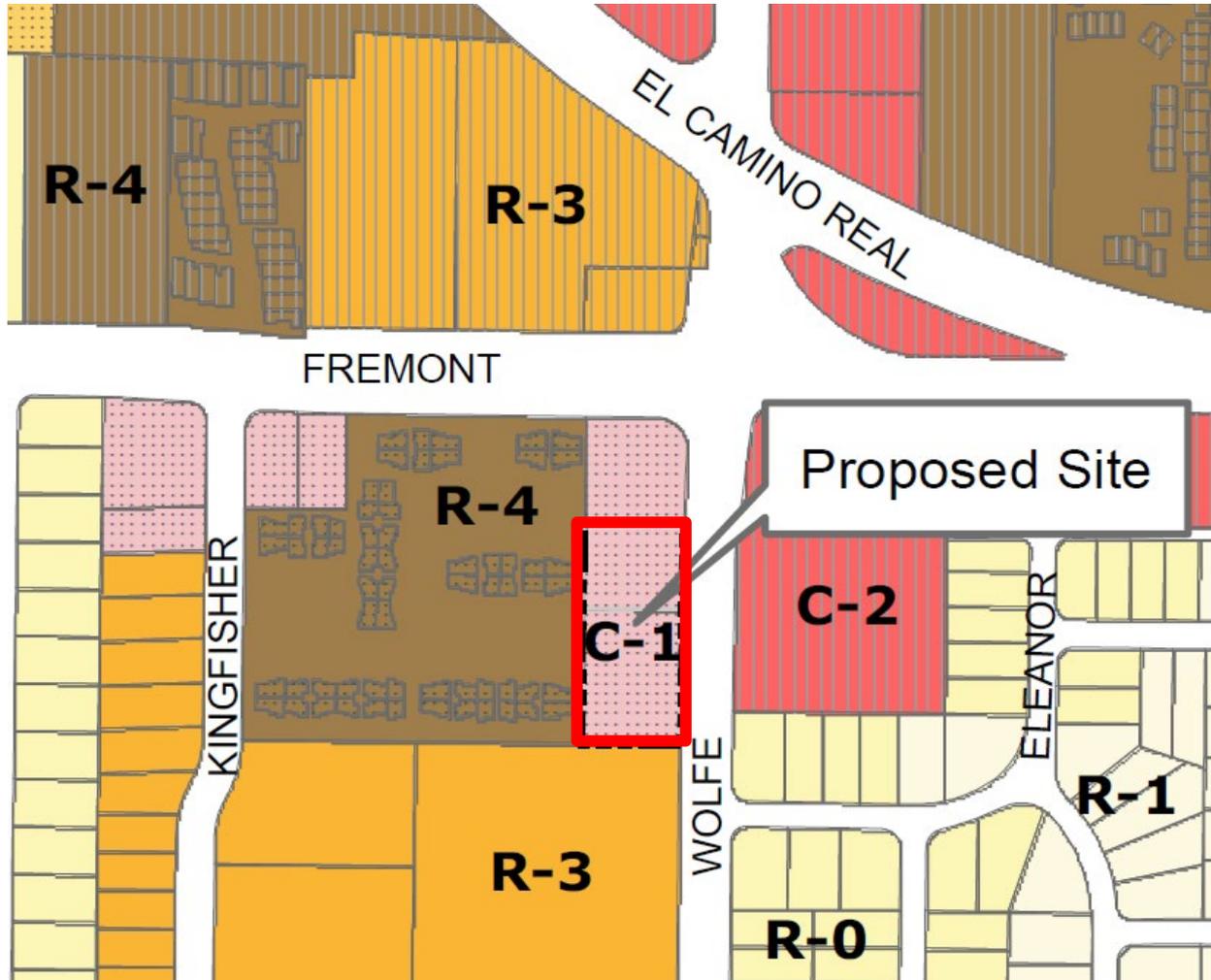


Sunnyvale

1313 S Wolfe Road
2020-7031

City Council, September 28, 2021

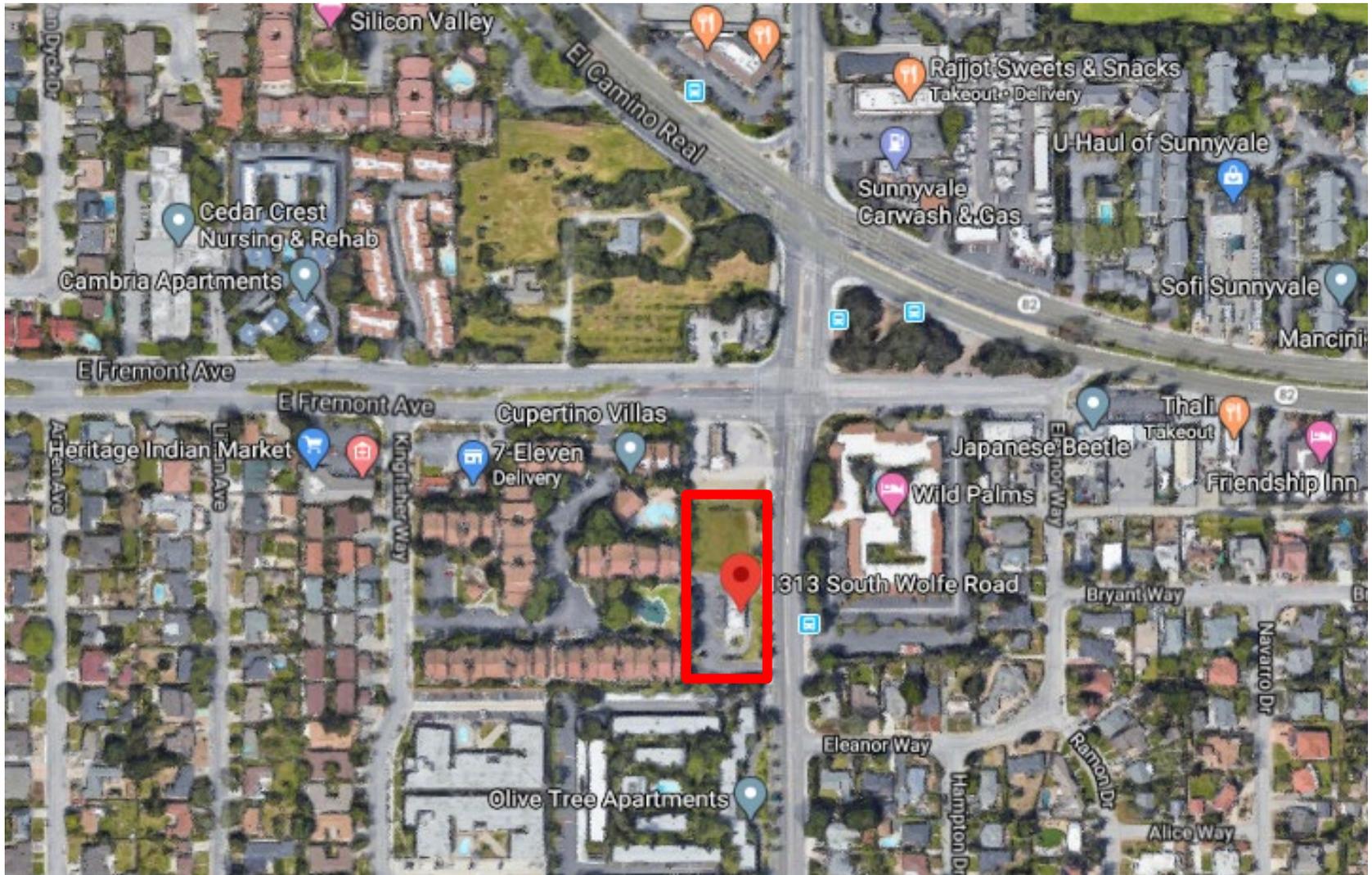
Zoning Map



Legend

- C-1 – Neighborhood Business
- C-2 – Highway Business
- R-0 – Low Density Residential
- R-1 – Low Density Residential
- R-2 – Low Medium Density Residential
- R-3 – Medium Density Residential
- R-4 – High Density Residential

Neighborhood



Site Information

- **Existing:**

- ◆ General Plan Commercial
- ◆ Zoning C-1
- ◆ Fast food chain & vacant parcel
- ◆ Gas station adjacent

- **Applicant Request:**

- ◆ General Plan – Medium Density Residential
- ◆ 27 Townhomes (22.5du/acre)
- ◆ 2,000 sq. ft. Commercial Building

Applicant Proposal



Analysis for Recommendation of Denial

- Residential Units - Capacity in General Plan
 - ◆ >4,500 in pipeline
 - ◆ >12,000 additional in LUTE, DSP, LSAP
 - ◆ >23,000 under study (ECR, Moffett, etc.)
- City has **limited** C-1 sites
- Development proposes **limited** commercial (3.8% of lot area)
- Important to **maintain balance** of land uses
 - ◆ **Key** for VMT reduction

September 15, 2020, Council Hearing

Considered Motions

1. Alternative 2: Deny GPI request
 - ◆ Motion failed 3-4
2. Alternative 1: Approve GPI request w/ modifications
 - ◆ Motion failed 3-4
3. Continue agenda item to a date not certain
 - ◆ Motion Passed 7-0

Recommendation

Planning Commission and Staff Recommendation

Alternative 2:

- Deny request to study General Plan amendment from Commercial to Medium Density Residential