



Sunnyvale

# General Plan Amendment and Rezoning

## 781 South Wolfe Road (PLNG-2024-0344)

Aastha Vashist, Senior Planner  
City Council Hearing, July 1, 2025

# Background

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- **General Plan Amendment Initiation (GPI) – authorized November 2023**
  - ◆ City Council's Study Direction:
    - Study low-medium density residential
    - Consider bicycle and pedestrian access between Wolfe Road & Lusterleaf Drive
    - Evaluate vehicle access from Lusterleaf Drive
- **General Plan Amendment and Rezoning**
  - ◆ Application Submitted – May 2024
  - ◆ Outreach Meeting – February 2025
  - ◆ Environmental Review – Initial Study/Negative Declaration
  - ◆ Unanimously recommended for approval by PC on May 27<sup>th</sup>

# Area Map



# Study Site

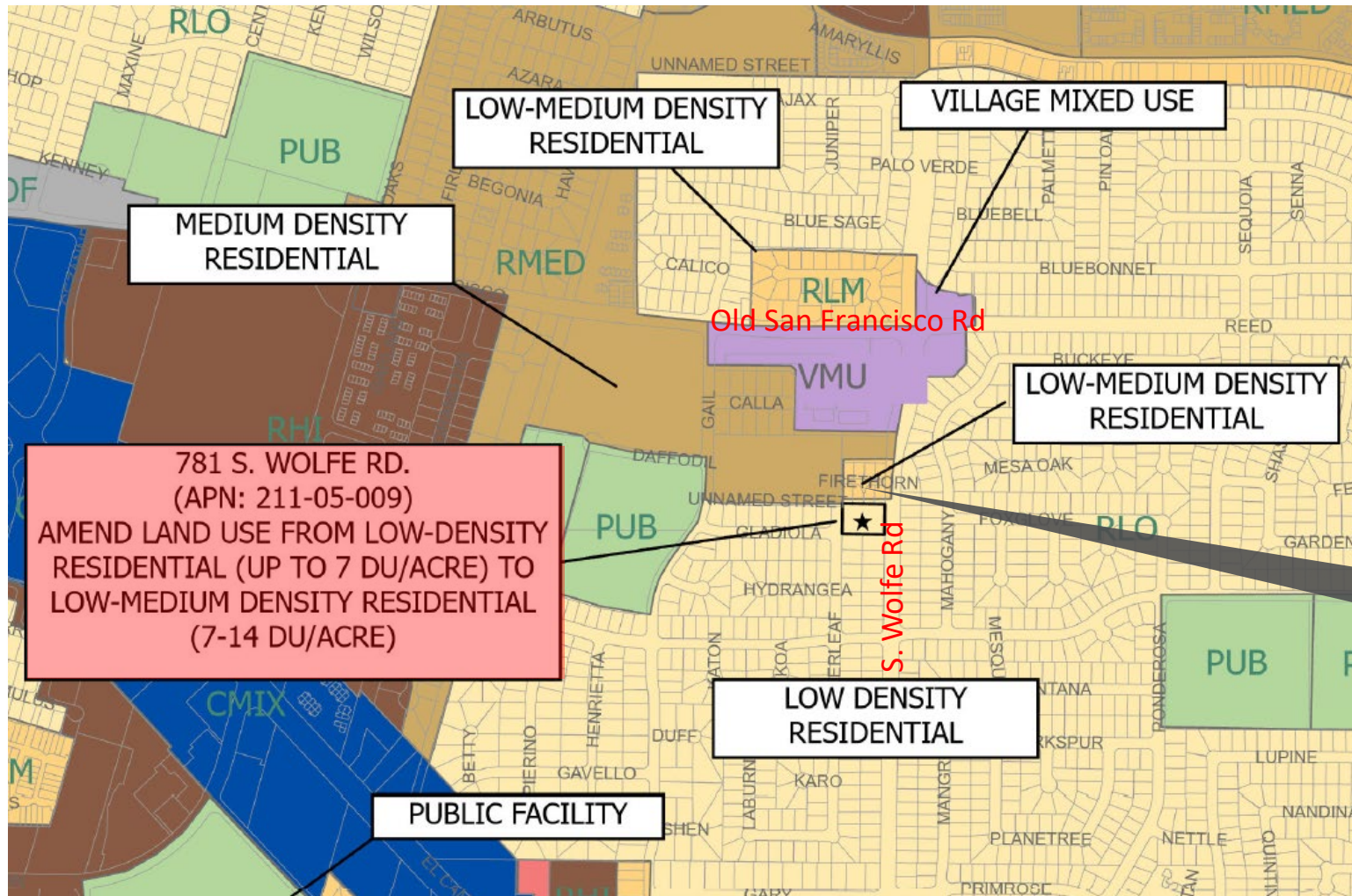
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- **General Plan Designation:** Low Density Residential
- **Zoning:** R-0 (Low Density Residential)
- **Lot Area:** 0.69 acre
- **Currently max. allowed residential units:** 4-single family units\*

*\*excluding ADUs of up to 3 per single-family home.*



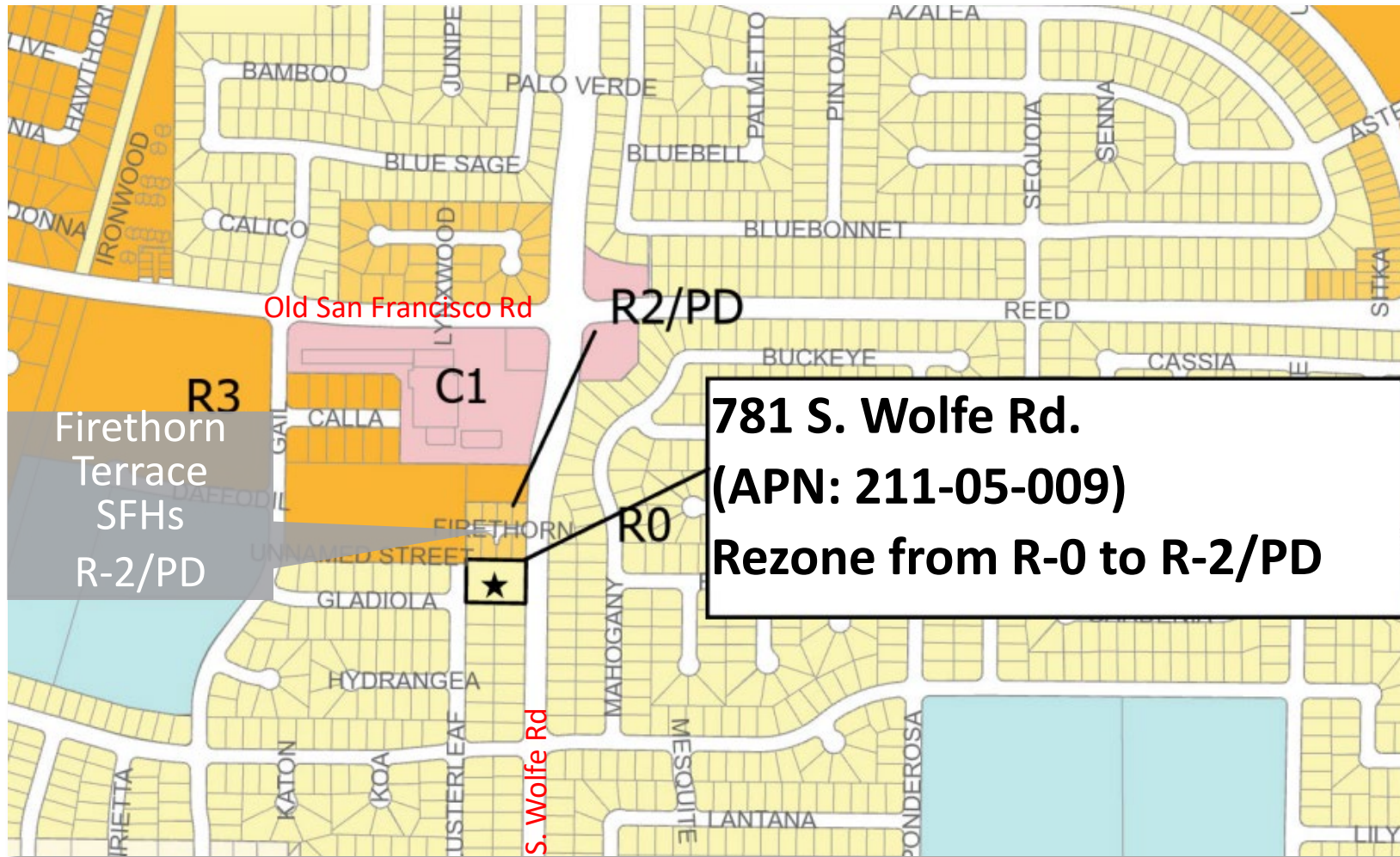
# General Plan Amendment



- **Existing:** Low Density Residential (up to 7 du/acre)
- **Proposed:** Low-Medium Density Residential (7 to 14 du/acre)

Firethorn Terrace SFHs  
Low-Medium Density Residential

# Rezoning Study

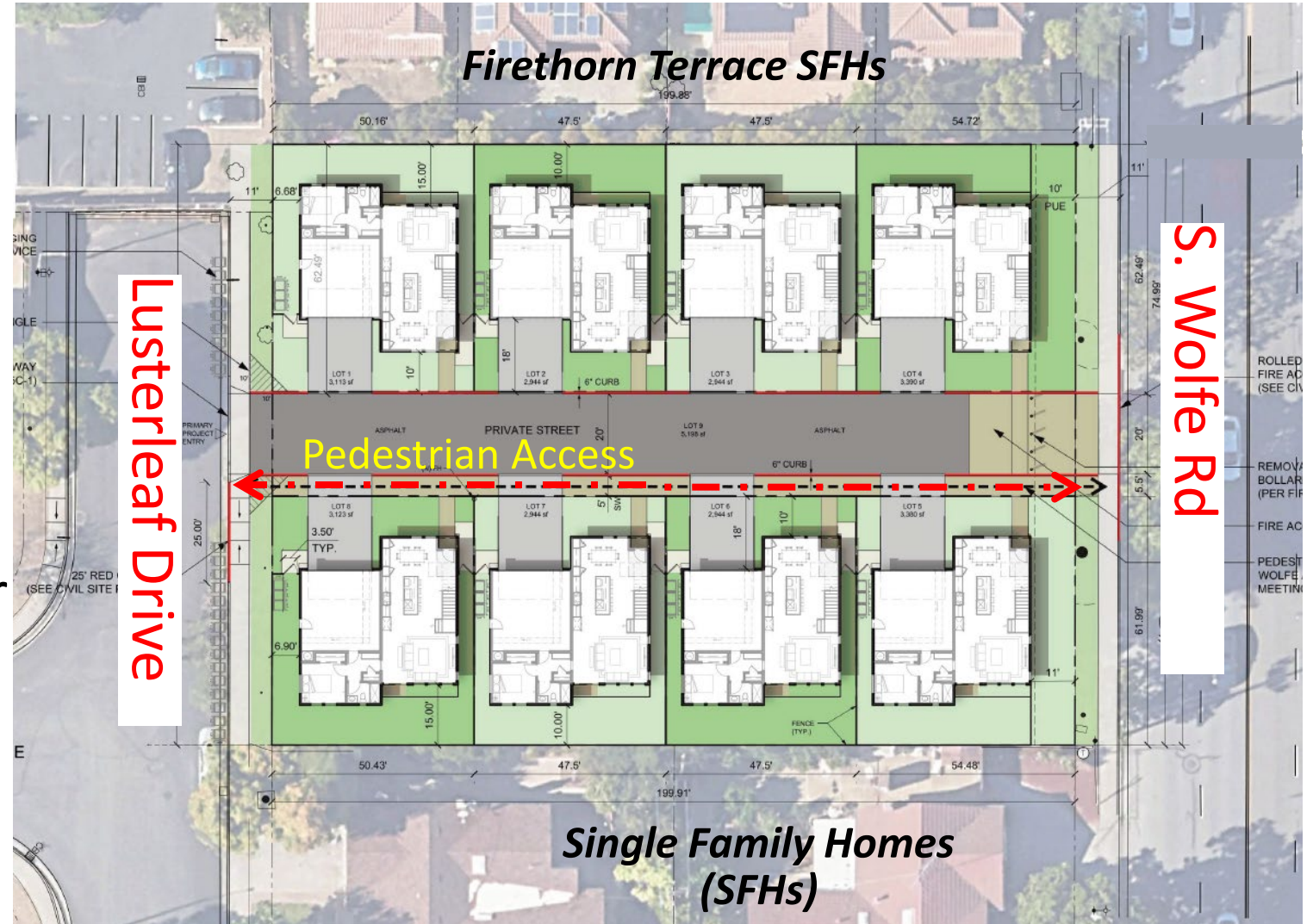


- **Existing:** R-0
- **Proposed:** R-2/PD



# Conceptual Plans

- 8 two-story single-family homes
- Avg. Lot Size: 3,122 s.f.
- Avg. Floor Area: 2,482 s.f.
- Attached two-car garages
- Driveway access: Lusterleaf Dr
- Proposed pedestrian access connecting S. Wolfe & Lusterleaf Rd.



# Environmental Review and Studies

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- **CEQA Initial Study**

- ◆ Conducted by David J. Powers & Associates, Inc.
- ◆ No significant environmental impacts
- ◆ Negative Declaration (ND) prepared and published per CEQA guidelines

- **Traffic Study & VMT analysis not required**

- ◆ No significant increase in net new peak hour vehicle trips
- ◆ VMT analysis not required under Council Policy 1.2.8

- **Tribal Consultation conducted per SB 18 and AB 52**

- ◆ No known tribal cultural resources on-site
- ◆ Future development will be subject to standard conditions of approval



# Public Comments

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Community Outreach meeting conducted on February 26, 2025

- Comments & Questions
  - ◆ Construction timelines and potential impacts
  - ◆ Privacy concerns on adjoining single-family homes
  - ◆ On-site parking availability
  - ◆ Tree removals

# Planning Commission Hearing

PC Hearing held on May 27<sup>th</sup>

- PC Voted unanimously on a 5-0 vote (two absent) to recommend Alternative 1:
  - a) Make the Findings required by CEQA and Adopt the Negative Declaration;
  - b) Adopt a Resolution to Amend the General Plan Land Use Designation for the site from Low Density Residential to Low-Medium Density Residential;
  - c) Make the Finding that the General Plan Amendment and Rezoning are deemed to be in the public interest and
  - d) Introduce an Ordinance to Rezone the site from Low Density Residential (R-0) to Low Medium Density Residential (R-2) with a Planned Development (PD) combining district.

# Planning Commission Hearing

## PC Questions

- State housing laws to Planned Development (PD) combining district sites. *[PD enables city to approve deviations from specified standards]*
- Below Market Rate (BMR) housing requirements. *[15% of units]*
- Accessory Dwelling Unit (ADU) allowances on the project site. *[up to 3]*

## Public Comments

- 5 members of public
- Vehicular access from Lusterleaf Drive



# Alternatives and Recommendation

## Alternatives

1. Alternative 1:
  - a. Make required CEQA findings and adopt a Negative Declaration.
  - b. Amend General Plan Land Use Designation to Low-Medium Density Residential.
  - c. Find the GPA and Rezoning is in the public interest.
  - d. Rezone from R-0 to R-2/PD.
2. Do not amend the General Plan or Zoning designation for the site.
3. Do not make the CEQA Findings and direct staff as to where additional environmental review is required.

## Staff Recommendation

### Alternative 1