

RECOMMENDED FINDINGS

Adoption of Negative Declaration

In order to adopt the Negative Declaration, the City Council must make the following findings.

1. The Negative Declaration was prepared and circulated for public review in accordance with the requirements of the California Environmental Quality Act.
 2. The City Council has read and considered the Negative Declaration and finds on the basis of the whole record before it, including the Initial Study and any comments received, that there is no substantial evidence that the proposed Project will have a significant effect on the environment.
 3. The Negative Declaration reflects the City Council's independent judgment and analysis.
 4. The Department of Community Development, Planning Division, is 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.
-

GENERAL PLAN AMENDMENT AND REZONING

1. The amendment to the general plan and zoning designation, as proposed, is deemed to be in the public interest. (*Finding Met*)

The adjacent land uses to 781 South Wolfe Road consist of a mix of residential types. The General Plan Amendment from Low Density Residential (up to 7 du/acre) to Low-Medium Density Residential (7-14 du/acre), along with rezoning from R-0 to R-2 and the addition of PD combining district, would establish a contiguous Low-Medium Density Residential General Plan and R-2/PD zoning designation with the existing single-family home development to the north.

Staff finds that this proposed conversion would advance General Plan's goals, including promoting housing opportunities with arrange of sizes and densities and increasing access to homeownership opportunities within the community.