



Sunnyvale

General Plan Amendment and Rezoning 1313 South Wolfe Rd. and 898 East Fremont Ave. (PLNG-2022-7146)

Mary Jeyaprakash, Senior Planner
Planning Commission, April 22, 2024

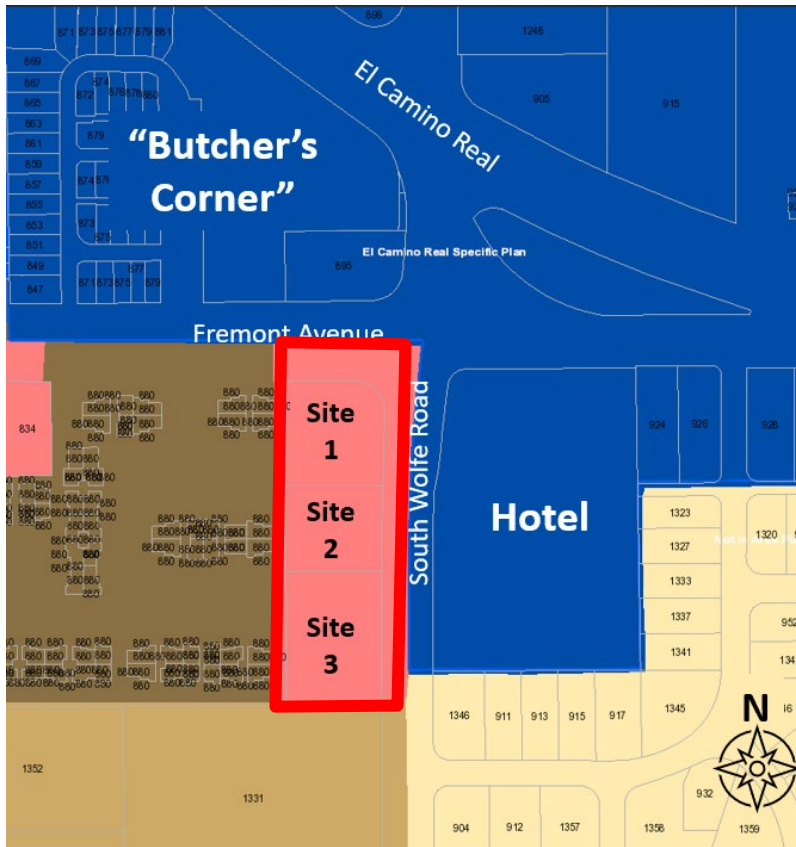
Area Map



Background

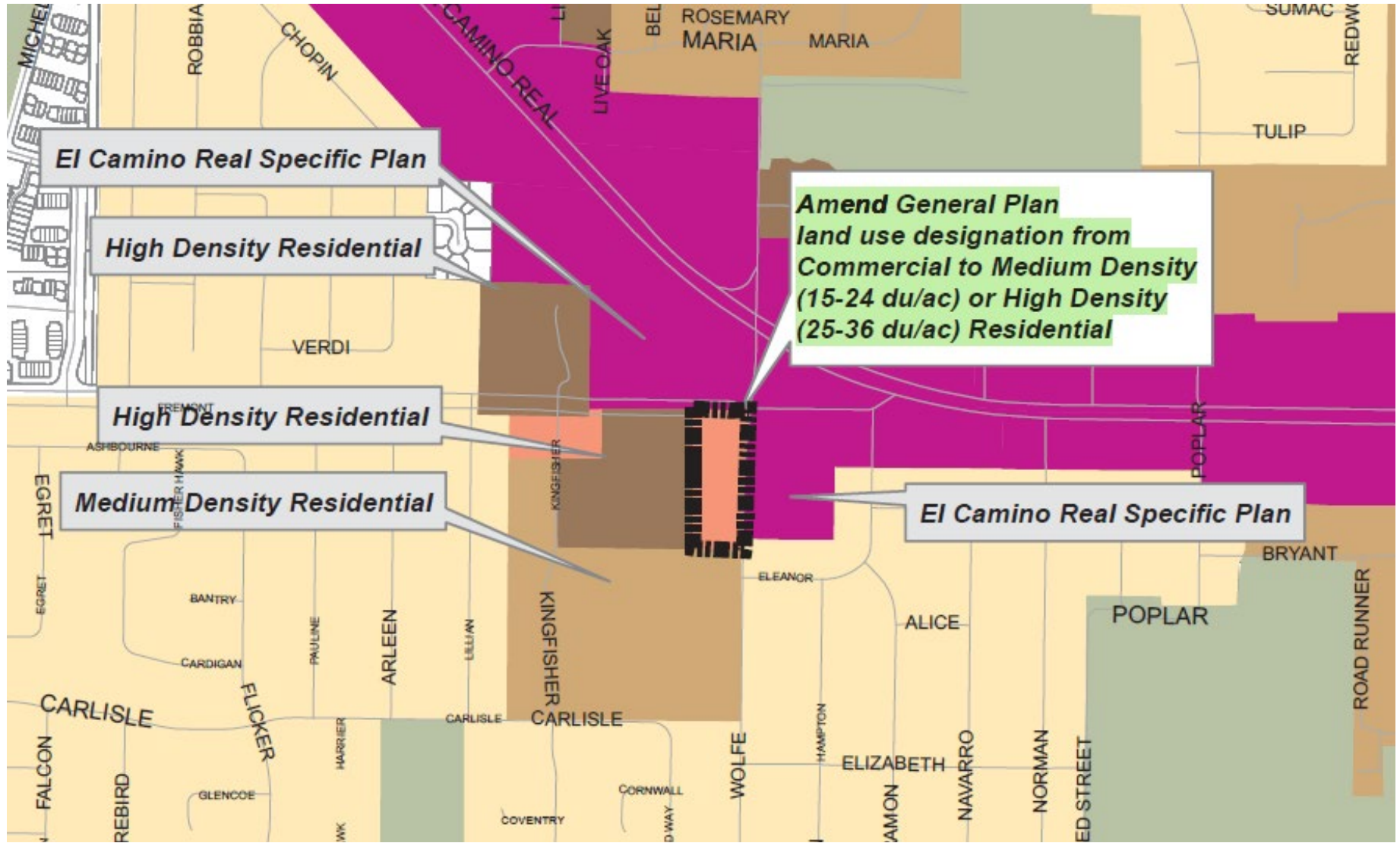
- **GPA Initiation – authorized Sept. 2021**
 - ◆ City Council’s Study Direction:
 - ◆ Residential (Medium & High Density) with commercial component
 - ◆ Include neighboring gas station site
- **General Plan Amendment**
 - ◆ Application Submitted - March 2022
 - ◆ Outreach Meeting - January 2024
 - ◆ Environmental Review – Initial Study/MND

Study Area Sites

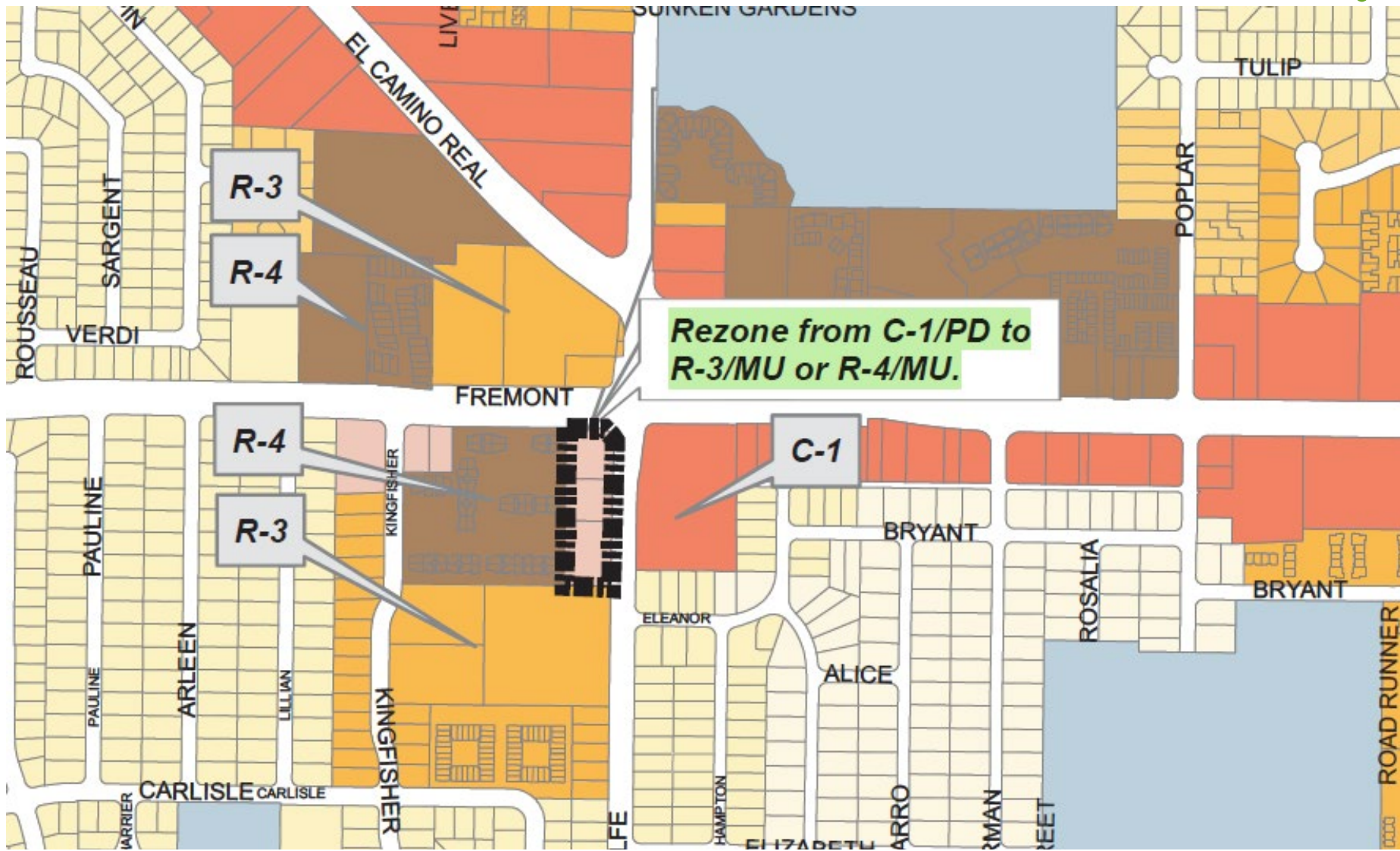


- **General Plan Designation:** Commercial
- **Zoning:** C-1/PD (Neighborhood Business/Planned Development)
- **Site 1:** 898 East Fremont Avenue
 - ◆ Gas Station (0.54 Acres)
- **Site 2:** 1313 South Wolfe Road
 - ◆ Vacant Parcel (0.48 Acres)
- **Site 3:** 1313 South Wolfe Road
 - ◆ Restaurant (0.72 Acres)

General Plan Amendment Study



Rezoning Study



Economic Evaluation Findings

- **Commercial Use**

- ◆ Site is best suited for convenience-based retail
- ◆ Freestanding retail not financially feasible on its own
- ◆ **Highest positive net fiscal impact** on General Fund



Economic Evaluation Findings

- **Medium-Density Residential Use**

- ◆ Sites desirable for residential development
- ◆ Townhomes most financially feasible uses to developer
- ◆ Townhomes w/ com'l = (+) **fiscal impact** to Gen. Fund



Economic Evaluation Findings

• High-Density Residential Use

- ◆ Podium const. successful only for densities > 36 du/ac
 - Site constraints – lot size, width, soil remediation
- ◆ Rental apartments not financially feasible for developer
- ◆ Fiscal impact on General Fund
 - ◆ Condos (=)
 - ◆ Apartments (-)



Developer's Conceptual Site Plan

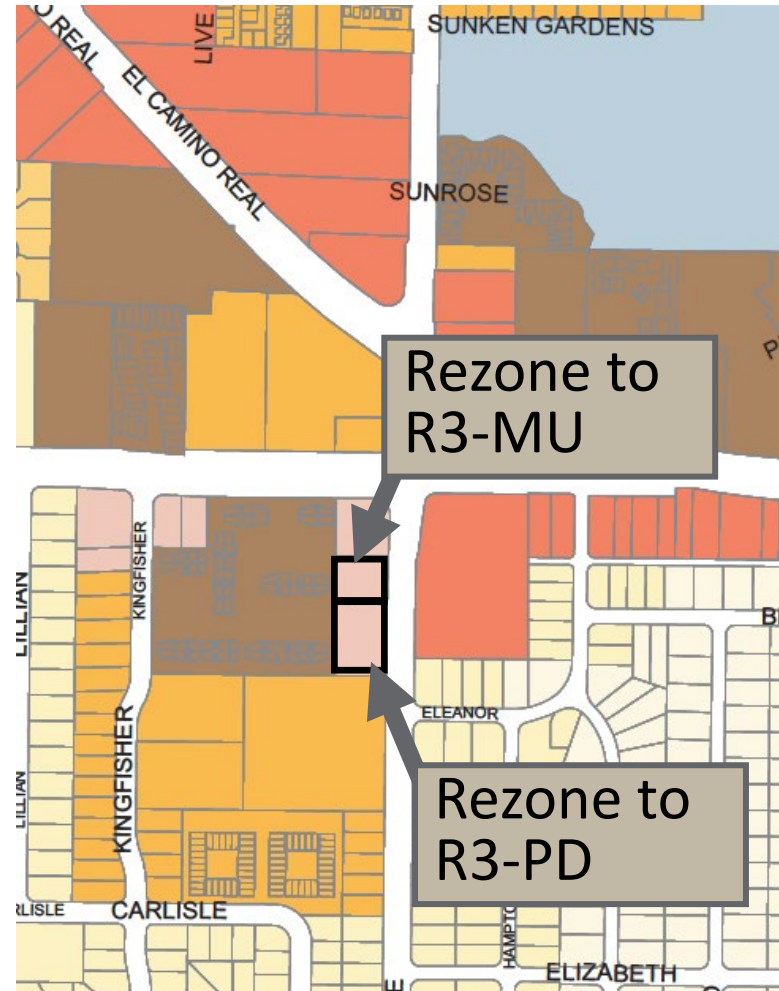
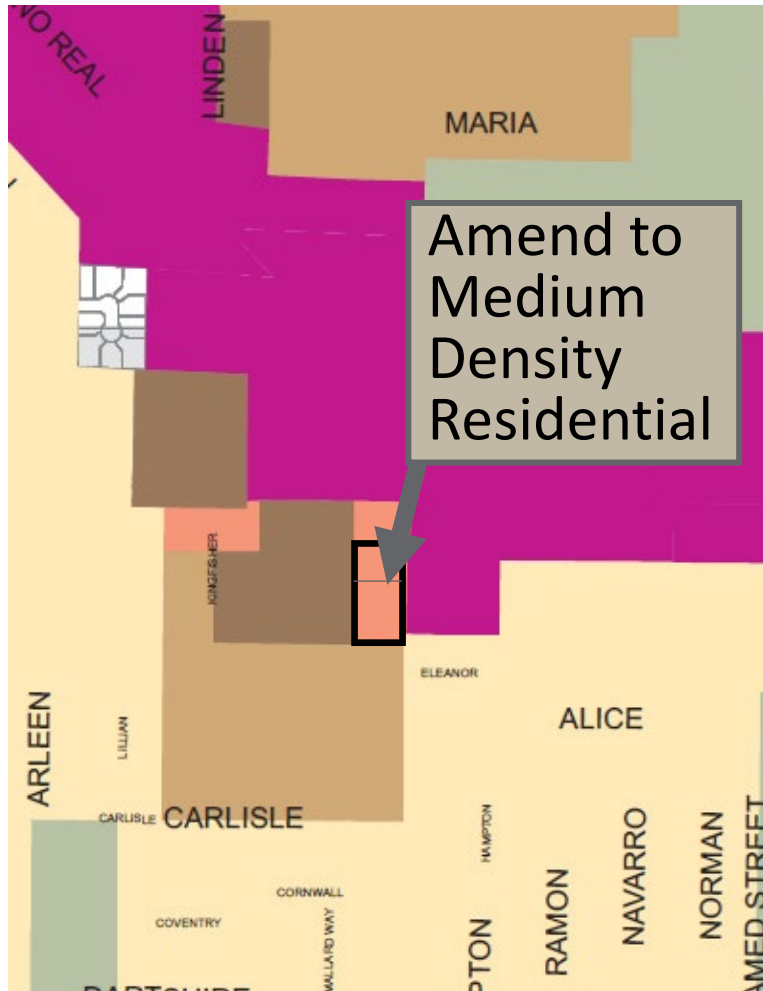


- ◆ Develop Sites 2 and 3 only (Totaling 1.2 Acres)
- ◆ 27 townhomes (22.5 du/acre)
- ◆ 2,000 sq. ft. commercial building

Proposed General Plan Amendment

General Plan Amendment

Rezoning



Recommendation to the City Council

Alternatives

1. Amend Sites 2 & 3 to Med. Density Res; Rezone Site 2 to R-3/MU and Site 3 to R-3/PD
2. Amend Sites 2 & 3 to High Density Res; Rezone Site 2 to R-4/MU and Site 3 to R-4/PD
3. Amend all parcels to Med. Density Res & Rezone to R-3/PD
4. Amend all parcels to High Density Res & Rezone to R-4/PD
5. Do not amend General Plan or Zoning for study area.
6. Direct staff where add'l environmental review is required

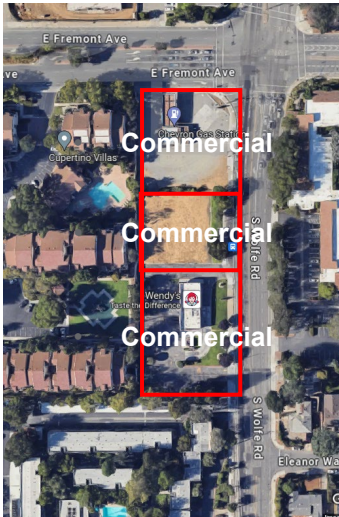
Staff Recommendation

Alternative 1

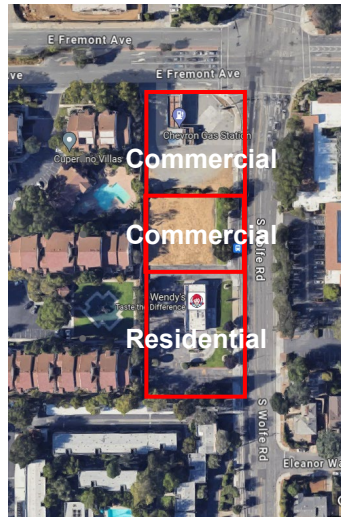
EXTRA SLIDE

Economic Evaluation

Land Use Options



Option 1
Commercial
Existing Zoning



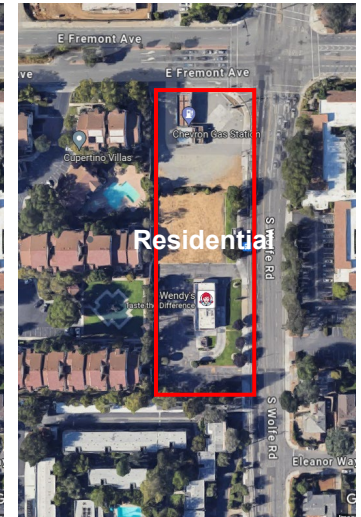
Option 2
Commercial
Freestanding
and
R-3 Residential
Townhomes



Option 3
Commercial
Ground-Floor
and
R-3 Residential
Apartments



Option 4
Commercial
Ground-Floor
and
R-4 Residential
Podium Condos



Option 5
R-4 Residential
Podium
Apartments