



Sunnyvale

General Plan Amendment Initiation 781 South Wolfe Road PLNG-2023-0521

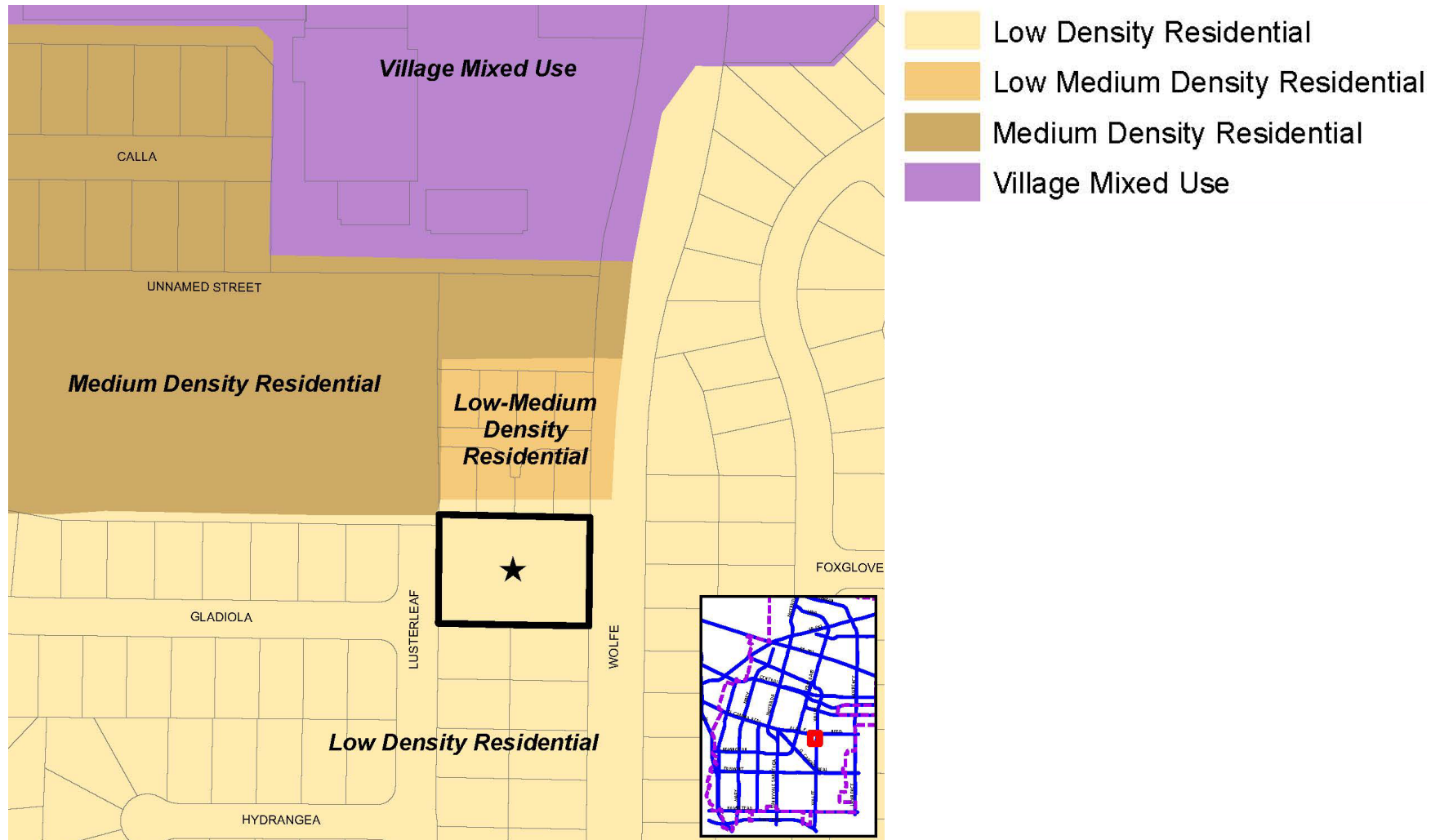
Kelly Cha, Associate Planner

Planning Commission, October 9, 2023

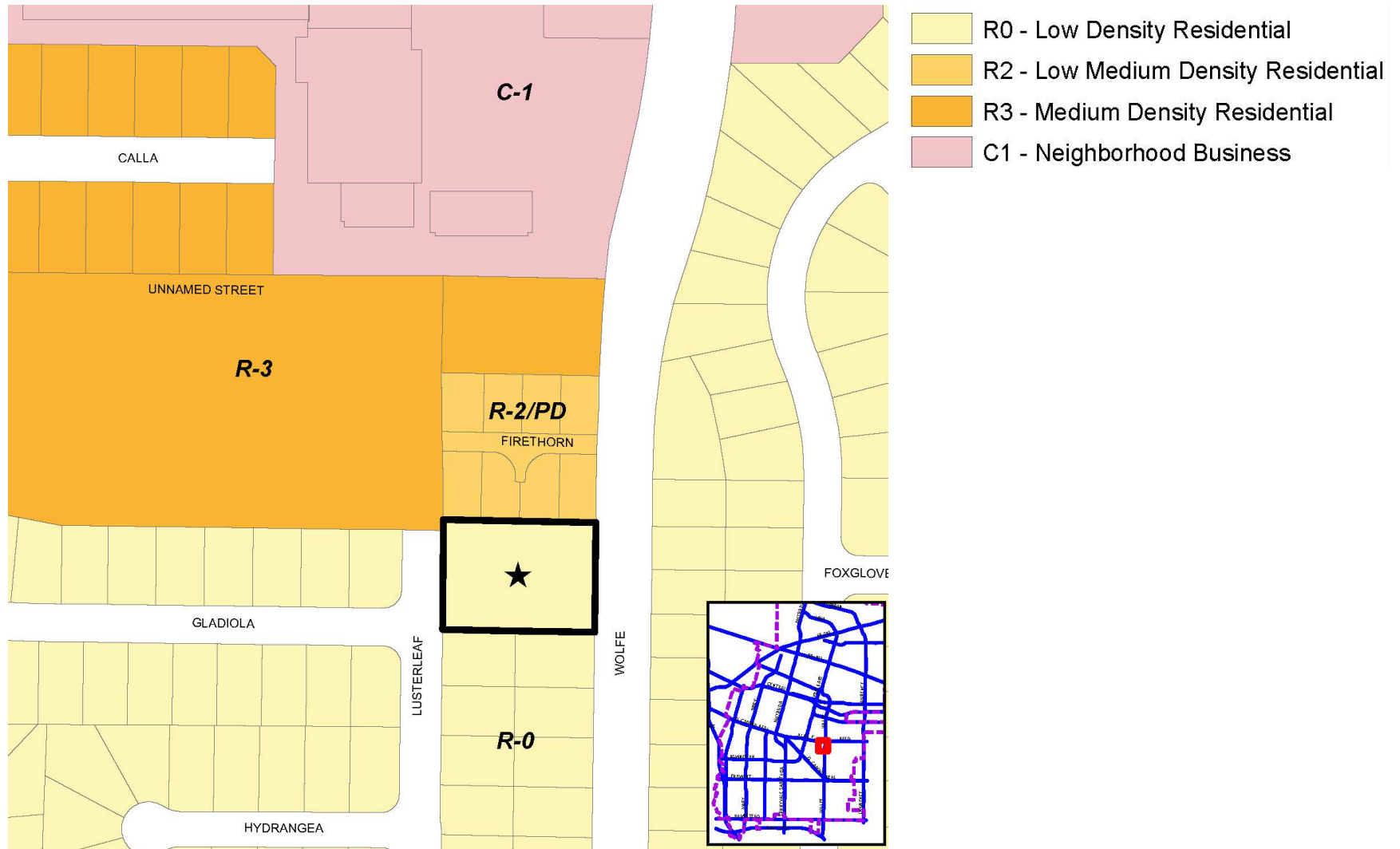
Project Site and Neighborhood



Existing General Plan



Existing Zoning



Proposed GPI Request

	Existing	Applicant's Request
General Plan	Low Density Residential	Low-Medium Density Residential
Zoning	R-0	R-2/PD
Land Use	One single-family home	Eight single-family homes in a subsequent proposal, if GP and Zoning are amended

Concept Plan



- Site redevelopment with eight two-story single-family homes
- Use of Planned Development Combining District
- Specific project to be considered after GPA/RZ

Options to Consider

Low-Medium Density (applicant's request)



- Density: 7 to 14 dwelling units/acre (du/ac)
 - ◆ Up to 10 units before State Density Bonus
- Typical Zoning Districts:
 - ◆ R-1.5 (up to 10 du/ac)
 - ◆ R-1.7 (up to 14 du/ac)
 - ◆ R-2 (up to 12 du/ac)
- Potential for an ADU and a JADU for SFH lots

Options to Consider

Medium Density



- Density: 15 to 25 du/ac
 - ◆ Up to 18 units before State Density Bonus
- Typical Zoning Districts: R-3 (up to 24 du/ac)
 - ◆ Typically townhome developments at approx. 18 du/ac
 - ◆ Up to 12 units at the same rate of 18 du/ac

Options to Consider

Low Density (no change)



- Density: 0 to 7 du/ac
- Typical Zoning Districts: R-0 and R-1 (up to 7 du/ac)
- Potential subdivision to four lots
 - ◆ ADU and a JADU for each SFH lot
 - ◆ Up to 16 units with the Dual Urban Opportunity (DUO) Housing provision

Recommendation

Alternatives

1. Initiate a GPA Study to change to **Low-Medium Density Residential** (Applicant's Proposal)
2. Initiate a GPA Study to change to **Medium Density Residential**
3. Deny the GPI request
4. Commence GPA study after completion of the GPA/RZ at 1313 S. Wolfe Rd (Planning File No. 2022-7146)

Recommendation

Staff Recommendation

Alternative 1: Initiate a GPA Study to change from Low Density Residential to **Low-Medium Density Residential**

and

Alternative 4: Commence GPA study after completion of the GPA study at 1313 S. Wolfe Rd (*Planning File No. 2022-7146*)