

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE GENERAL PLAN TO MODIFY THE GENERAL PLAN DESIGNATION FOR 1313 S. WOLFE ROAD FROM COMMERCIAL TO [MEDIUM (15-24 DU/AC)] OR [HIGH DENSITY (25-36 DU/AC) RESIDENTIAL]

WHEREAS, 1313 S. Wolfe Road is a property located within a commercial area with adjacent properties with low and medium density residential designations;

WHEREAS, the applicant has proposed to change the land use designation for 1313 S. Wolfe Road from Commercial to [Medium Density (15-24 du/ac) Residential] or [High Density (25-36 du/ac) Residential]; and

WHEREAS, the proposed designation is consistent with the subject property land use and adjacent property development and designation; and

WHEREAS, a Mitigated Negative Declaration was prepared for the modification of the general plan designation for 1313 S. Wolfe Road pursuant to Public Resources Code section 15070 and CEQA Guideline 15164, which evaluated the impacts of this project on the environment; and

WHEREAS, the Planning Commission considered the proposed amendment at a duly noticed hearing held on April 22, 2024, and has recommended approval of the amendment affecting 1313 S. Wolfe Road; and

WHEREAS, the City Council held a public hearing on May 7, 2024, and considered the reports and documents on the proposed amendments presented by City staff, the Planning Commission's recommendation, and the written and oral comments presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE THAT:

1. **MODIFICATION OF LAND USE DESIGNATION.** The City Council finds and determines that the General Plan amendment constitutes a suitable and logical change in the plan for the physical development of the City of Sunnyvale, and it is in the public interest to approve the modification from Commercial to [Medium Density (15-24 du/ac) Residential] or [High Density (25-36 du/ac) Residential] for 1313 S. Wolfe Road.

2. CEQA—MITIGATED NEGATIVE DECLARATION. The City Council hereby finds that the Mitigated Negative Declaration prepared for this ordinance has been completed in compliance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the City Council, and finds on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence that project will have a significant effect on the environment. The mitigation measures listed in the Mitigated Negative Declaration will be incorporated as conditions of approval of the future development Project, including a program for reporting and monitoring the measures required to mitigate or avoid significant environmental effects. The Director of Community Development may file a Notice of Determination with the County Clerk pursuant to CEQA guidelines.

Adopted by the City Council at a regular meeting held on May 7, 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSAL:

ATTEST:

APPROVED:

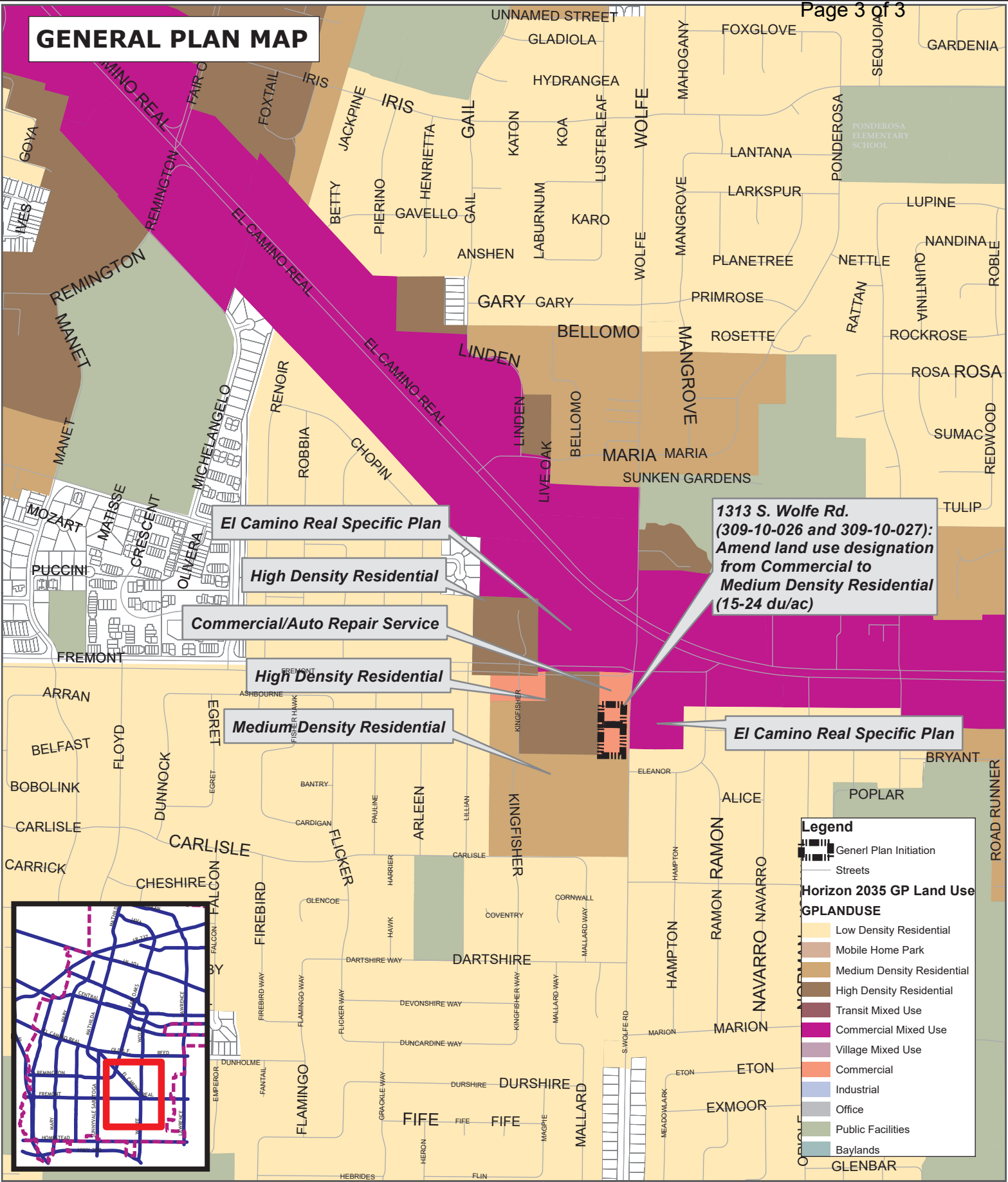
DAVID CARNAHAN
City Clerk
(SEAL)

LARRY KLEIN
Mayor

APPROVED AS TO FORM:

REBECCA L. MOON
Interim City Attorney

GENERAL PLAN MAP



**1313 S. Wolfe Rd.
(309-10-026 and 309-10-027):
Amend land use designation
from Commercial to
Medium Density Residential
(15-24 du/ac)**

El Camino Real Specific Plan

High Density Residential

Commercial/Auto Repair Service

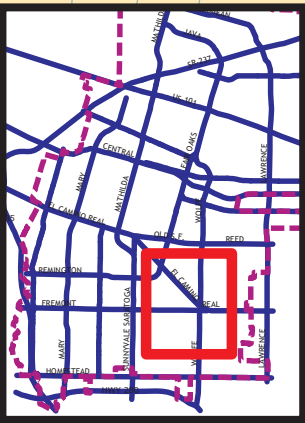
High Density Residential

Medium Density Residential

El Camino Real Specific Plan

Legend

- General Plan Initiation
- Streets
- Horizon 2035 GP Land Use**
- GPLANDUSE**
- Low Density Residential
- Mobile Home Park
- Medium Density Residential
- High Density Residential
- Transit Mixed Use
- Commercial Mixed Use
- Village Mixed Use
- Commercial
- Industrial
- Office
- Public Facilities
- Baylands
- GLENBAR



20227146
1313 S. Wolfe Rd and 898 E. Fremont Ave.
1000-ft Area

