

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF SUNNYVALE AMENDING THE GENERAL PLAN TO
MODIFY THE GENERAL PLAN LAND USE
DESIGNATION FOR THAT CERTAIN REAL PROPERTY
OF APPROXIMATELY 0.69 ACRES LOCATED AT 781
SOUTH WOLFE ROAD FROM LOW DENSITY
RESIDENTIAL TO LOW-MEDIUM DENSITY
RESIDENTIAL**

WHEREAS, the approximately 0.69-acre site at 781 South Wolfe Road in Sunnyvale, California (referred to herein as the “subject property” or “781 South Wolfe Road”) is a property located within a residential area with adjacent properties with residential designations including low, low-medium and medium density residential. The location of the property is set forth on the scale drawing attached as Exhibit A; and

WHEREAS, the applicant has proposed to change the land use designation for the subject property from Low Density Residential to Low-Medium Density Residential; and

WHEREAS, the proposed designation is consistent with adjacent property development and designations as well as development in the surrounding area with a mix of single-family homes and apartment buildings; and

WHEREAS, a Negative Declaration was prepared for the modification of the general plan designation for 781 South 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 May 27, 2025, and has recommended approval of the amendment affecting 781 South Wolfe Road; and

WHEREAS, the City Council held a public hearing on ____, 2025, 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. 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 Low Density Residential to Low-Medium Density Residential for 781 South Wolfe Road.
2. The environmental effects of the proposed amendment were analyzed in the Negative Declaration prepared for this project. The City Council reviewed the Mitigated Negative Declaration and found that it reflects the independent judgment of the City Council, it was prepared in accordance with the California Environmental Quality Act, and is an adequate and extensive assessment of the potential environmental impacts of the project.
3. The General Plan land use designation for the subject property is hereby modified from Low Density Residential to Low-Medium Density Residential.

Adopted by the City Council at a regular meeting held on _____, 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
City Attorney

GENERAL PLAN MAP

Attachment 4
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