



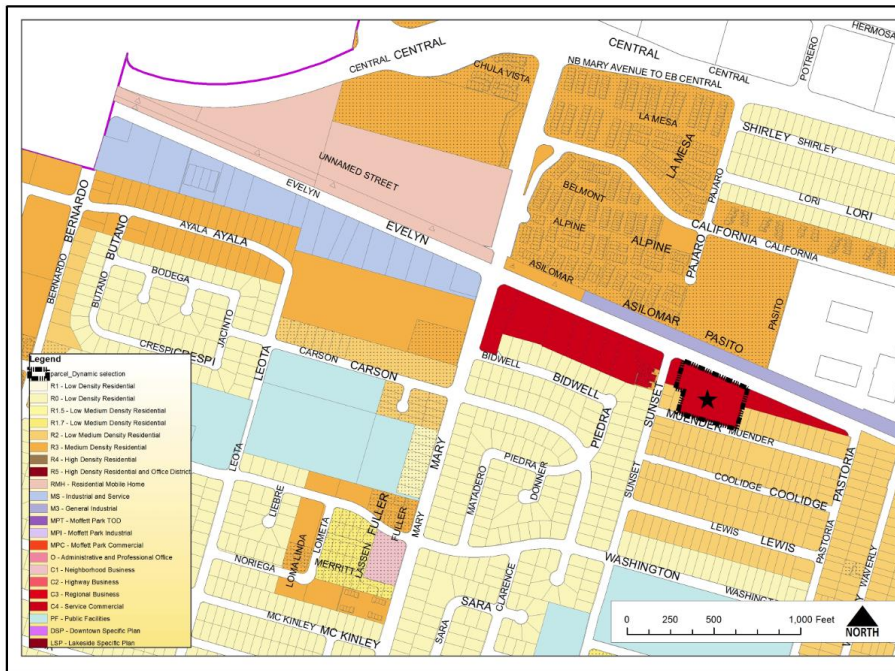
Sunnyvale

# General Plan Amendment Initiation 870 W. Evelyn

Project #2019-7298

Planning Commission: July 22, 2019

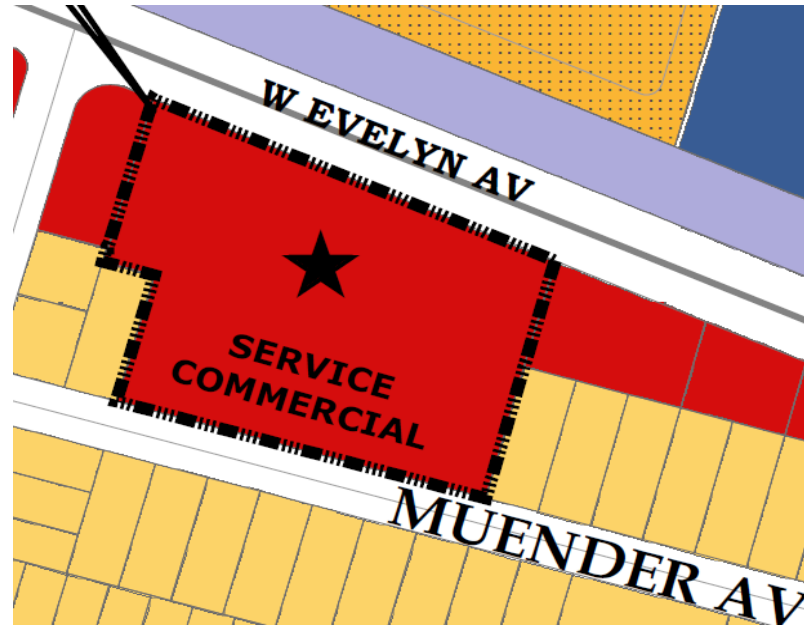
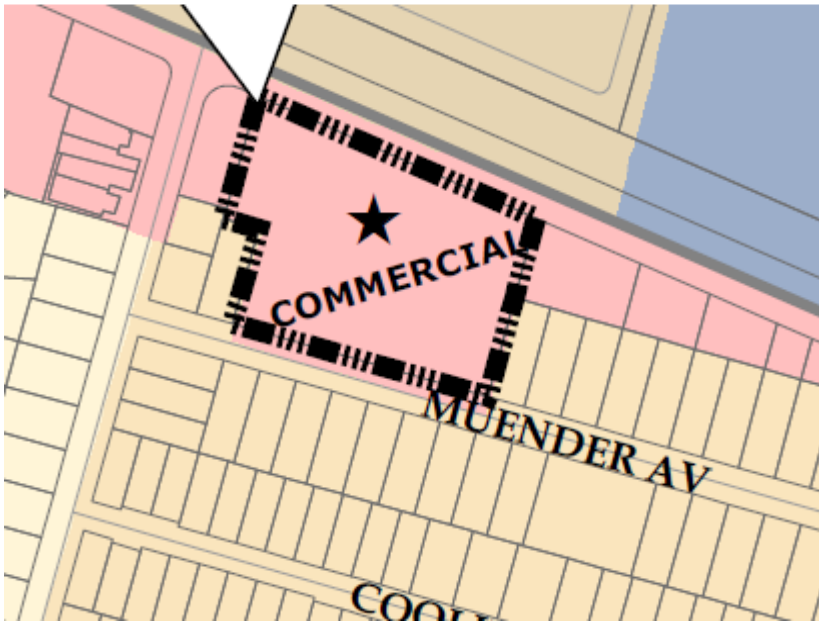
# Background



- August 2014-GPI request Mary Ave to Bernarndo Ave
- Expanded area Bernardo to Pastoria- did not include GPI property
- 2007-Council considered rezoning M-S to C-4

# General Plan and Zoning

| Direction                    | Existing uses        | Zoning | General Plan Designation       |
|------------------------------|----------------------|--------|--------------------------------|
| North (across Evelyn Avenue) | Caltrain corridor    | N/A    | Industrial                     |
| West                         | Single-family houses | C4     | Commercial                     |
| South (across Muender Drive) | Single-family houses | R-2    | Low Medium Density Residential |
| East                         | Auto Repair          | C4     | Commercial                     |





# Recommendation

## Considerations

- Maintain a balanced economic base
- 5,000 net new residential units in the development pipeline in the city
- 7,000 units being considered as part of area plan updates
- Residential options should be focused on locations closer to valuable transit locations

# Recommendation

## Staff Recommendation

- Alternate 5:

Do not initiate the General Plan Amendment study.

# Study Area Options

## Options

