



Sunnyvale

# General Plan Amendment Initiation 828 Morse Avenue & 560 E. Ahwanee Avenue

Project #2019-7301

Planning Commission, July 22<sup>nd</sup>, 2019

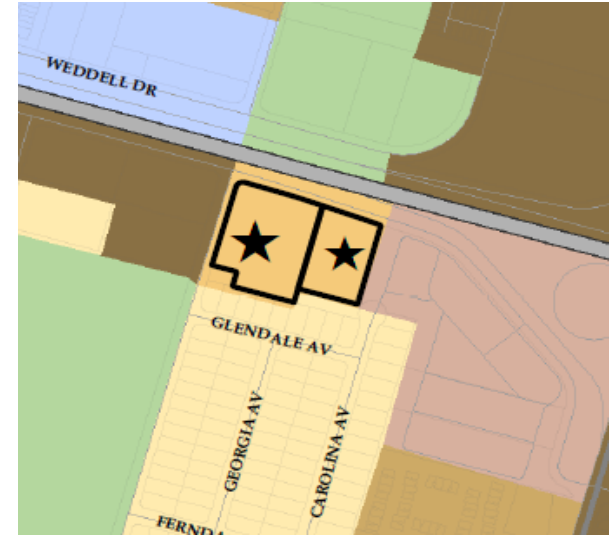
# Background

---

- Citywide rezoning study- 1999
- Site rezoned from R-4/PD to R-3/PD
- General Plan remained Residential High Density.
- General Plan consolidation- 2011
- General Plan modified to Low-Medium Residential.
- LUTE update- 2017
- The Low-Medium designation was reaffirmed

# General Plan

Direction	Existing Uses	General Plan	Zoning
<b>West</b>	Multi-Family (Apartments)	RHI- High Density Residential	R-3/PD
<b>North</b>	Highway 101	N/A	N/A
<b>East</b>	Mobile Home Park (Fair Oaks Mobile Home Lodge)	MHP- Mobile Home Park	R-MH
<b>South</b>	Single-Family	RLO- Low Density Residential	R-0



# Conceptual Site Plan



# Recommendation

## Considerations

- Site now developed at the high-density range
- Amending General Plan provide more units
- Concern about impact on existing residents
- Look for methods to provide relocation
- Other tenant protections

# Recommendation

## Staff Recommendation

- Alternative 1:
  - ◆ Initiate the GPI
  - ◆ Low Medium Density to Medium or High Density Residential
  - ◆ Direct staff to look for ways to protect existing residents