



Sunnyvale

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

Project #2019-7301

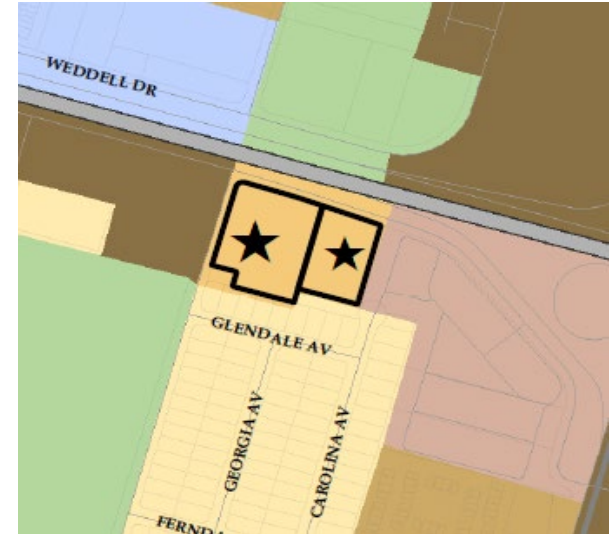
City Council, August 27th, 2019

Background

- Citywide rezoning study – 1999
 - ◆ Rezoned site from R-4/PD to R-3/PD
 - ◆ General Plan remained Residential High Density
- General Plan consolidation – 2011
 - ◆ Modified to Low-Medium Residential
- LUTE update – 2017
 - ◆ The Low-Medium designation was reaffirmed

General Plan

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



Conceptual Site Plan



Recommendation

Considerations

- Site currently at 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 General Plan Amendment
 - ◆ Require Development Agreement Application
 - ◆ Low Medium Density to Medium or High Density
 - ◆ Direction to review protections for current residents