



Sunnyvale

1313 S Wolfe Road
2020-7031

Mary Jeyaparakash, Associate Planner
Planning Commission, August 10, 2020

Zoning Map



Legend

- C-1 – Neighborhood Business
- C-2 – Highway Business
- R-0, R-1 – Low Density Residential
- R-2 – Low Medium Density Residential
- R-3 – Medium Density Residential
- R-4 – High Density Residential

Neighborhood



Applicant Proposal

- **Existing:**

- ◆ GPD – Commercial
- ◆ Fast food chain & a vacant parcel

- **Requested:**

- ◆ GPD – Medium Density Residential
- ◆ 27 Townhomes (22.5du/acre)
- ◆ 2,000 sq. ft. Commercial Building



Staff Analysis

- Approx. 14,000 units in pipeline
 - ◆ 4,035 units recently approved
- City has limited number C-1 sites
- Development proposes very limited commercial development (3.8% of lot area)
- Important to maintain balance of land uses
 - ◆ Key for VMT reduction

Staff Recommendation

Recommend to City Council

Deny the General Plan Amendment Initiation request to consider amending the General Plan designation from Commercial to Medium Density Residential.