



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

File Number:
2024-0344

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

PROJECT TITLE: 781 South Wolfe Road General Plan Amendment & Rezoning – File # 2024-0344

PROJECT DESCRIPTION AND LOCATION (APN): The 0.69-acre (or 29,980 square foot) project site is located at 781 South Wolfe Road (Assessor's Parcel Number [APN]: 211-05-009), between Old San Francisco Road and Iris Avenue, in the City of Sunnyvale. The project site is currently developed with one single-family residence and an ancillary building.

The project proposes a General Plan Amendment (GPA) and rezoning to allow future development of single-family residences on-site at a density that exceeds what is currently allowed under the existing General Plan designation and zoning. The project proposes to change the General Plan land use designation of the site from Low Density Residential to Low-Medium Density Residential, which allows a density of seven to 14 dwelling units per acre (du/ac).

The project also proposes to rezone the site from Low Density Residential (R-0) to Low Medium Density Residential (R-2) with a Planned Development (PD) combining district overlay consistent with the proposed General Plan land use designation. The proposed R-2 zoning district supports residential uses with a maximum density of 12 du/ac, minimum property line setbacks of four feet for side yard on one side and 20 percent of the lot width for both sides (but not less than 10 feet), 15 feet for front yard, and 20 feet for the rear yard. The maximum building height allowed under R-2 is two stories (or 30 feet). Consistent with Sunnyvale Municipal Code (SMC) Section 19.26.020, the PD combining district overlay is intended to facilitate redevelopment of the site with a use that is compatible with the existing neighborhood but requires deviation from established development standards. The proposed PD combining district for this site would allow for the creation of lots that are less than the minimum size required in the proposed base zoning district (R-2).

There is no specific development application on file at this time associated with the proposed project; however, conceptual plans have been provided to illustrate the potential layout, design, and setbacks of a residential development that would be consistent with the proposed GPA and rezoning. If the GPA and rezoning is approved, a separate planning permit is required to process a subsequent specific development application. For the purpose of the Initial Study analysis, it is assumed the project would result in demolition of the residence on-site and construction of eight, two-story (up to 30-foot tall) residences on lots averaging approximately 3,750 square feet. These residences would be developed consistent with the standards (e.g., setbacks and building height) of the proposed zoning (R-2). This future development would result in a development density of 11.62 du/ac on-site, consistent with the proposed land use and zoning designation.

Refer to the Initial Study for additional details on the project assumptions.

WHERE TO VIEW THIS DOCUMENT:

The **Negative Declaration**, including its supporting documentation (e.g., the Initial Study) and details relating to the project, are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale and at the City's website at (or do a search on the City's website for "CEQA Notices"): <https://www.sunnyvale.ca.gov/business-and-development/planning-and-building/ceqa-environmental-notice>. Based on the analysis in the Initial Study, the implementation of the project in accordance with existing laws and regulations and standard best management practices would not result in a significant effect on the environment.

The public comment period for this Negative Declaration begins on April 25, 2025, and ends on May 16, 2025. A public hearing to adopt this Negative Declaration is tentatively scheduled on July 1, 2025 at the Council Chambers at 456 W. Olive Avenue, Sunnyvale at 7:00 p.m.

TOXIC SITE INFORMATION:

The project site is not located on the Cortese List.¹

Circulated On April 25, 2025

Signed: *aastha vashist*
Aastha Vashist, Senior Planner

¹ California Environmental Protection Agency. "Cortese List Data Resources." Accessed October 21, 2024. <https://calepa.ca.gov/sitecleanup/corteselist/>.