CLASSIC
COMMUNITIES

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City Council Office

September 15, 2005

The Honorable Dean Chu
Mayor
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94088

Dear Mayor Chu,

The purpose of this letter is to request that the City Council undertake consideration of an amendment to the City of Sunnyvale's General Plan to enable the 521and 539 Weddell Drive properties to be fully utilized to better serve the rapidly emerging Fairoaks residential district. As the converson of the Fairoaks Business Park to a residential district has taken place at a much faster rate than anticipated, the need for delivery of supportive community services and integration of community-oriented uses in the neighborhood has become more clear and pronounced. Adoption of a General Plan Amendment to allow for these uses will address this need and will significantly improve the quality of neighborhood life in the Fairoaks area.

Classic Communities, Inc. (CCI), which owns the 521 and 539 Weddell Drive properties, has entered into an agreement to sell the properties to the Southbay Christian Center of Mountain View. The Southbay Christian Center, which was founded as the Highway Pentecostal Hall in Sunnyvale in 1921, has filed a Use Permit application to convert the existing buildings to Places of Assembly and to return its operations to Sunnyvale. It should be noted that the 521 and 539 Weddell Drive buildings serve as book-ends to the 531 Weddell Drive building which has been used as a church for a long term period.

The need to rezone these properties to allow for a new set of uses is clear and compelling. The recent transformation of the adjoining area into a burgeoning residential neighborhood, in the matter of only a few short years, calls for more amenities to service the needs of the new residents living there. Virtually every property in the neighboring Industrial to Residential (ITR) district, which comprises approximately 45 acres, has been claimed and has been or is currently being redeveloped for residential use. It is currently anticipated that within three years, construction on all of these projects will be complete and the ITR district will a total population of approximately 2,000 (45 acres by 19 units per acre by 2.4 persons per unit). Although a limited number of commercial services are located in the general vicinity, very few are community oriented and very few are within walking distance of the new homes. Amending the General Plan Land Use Designation for the 521 and 539 Weddell Drive properties will allow these properties, which are located within walking distance of the new residences, to be used for community-serving purposes. This will serve to accomplish the long term goal of creating a new, well-serviced neighborhood in this district, not just a collection of isolated residential projects.

Moreover, based on the fact that each of the two buildings has been vacant for approximately five years, it seems clear that the 521 and 539 Weddell Drive buildings are no longer economically viable for industrial use. Given the subsequent residential redevelopment of the adjacent neighborhood, it is highly unlikely that isolated buildings in this location will ever again be in demand for industrial use

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Amending the General Plan Land Use Designation for the 521 and 539 Weddell properties from Industry to either Neighborhood Commercial or some form of Public Facilities land use designation. Either of the following underlying zoning designations would support the intended community serving uses for 521 and 539 Weddell Drive: Commercial Zone C-1 ('providing retail commercial shopping and service facilities to the adjacent neighborhood residential areas') allows the following uses: Retail Sale, Retail Service, Bakeries, Child Care, Restaurants, Entertainment Establishments, Lodge Halls, Office uses, etc. Public Facilities Zone PV allows for the following uses: Office, Governmental, Child Care, Church, etc.

The proposed rezoning of the properties is consistent with the following General Plan Goals and Policies:

LAND USE AND TRANSPORTATION ELEMENT

Goal C1	Preserve and enhance an attractive community, with a positive image and a sense of place, that consists of distinctive neighborhoods, pockets of interest, and human scale development.
Policy C1.1	Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.
Action C1.1.3	Require appropriate buffer, edges and transition areas between dissimilar neighborhoods and land uses.
Action C2.1.4	Support the transition of Industrial to Residential (ITR) areas as opportunities to increase housing stock and variety.
Action C3.5.3	Support land uses that increase the likelihood of travel mode split.
Action C3.6.1	Develop clear, safe, and convenient linkages between all modes of travel; including, access to transit stations and stops, and connections between work, home and commercial sites.
Policy N1.1	Protect the integrity of the City's neighborhoods,; whether residential, industrial or commercial.
Action N1.3.3	Design streets, pedestrian paths, and bicycle paths to link neighborhoods with services.
Action N1.4.5	Require amenities with new development that serve the needs of residents.
Policy N1.9	Allow industrial, residential, commercial and offices in the Industrial to Residential (ITR) Futures Sites (Sites 4a, 4b, 6a, 6b, 7, 8 , and 10)
Action N1.13.3	Provide opportunities for and encourage neighborhood-serving commercial services in each residential neighborhood.
Action N1.13.5	Provide pedestrian and bicycling opportunities to neighborhood commercial services.

CCI and the Southbay Christian Center look forward to our review and consideration of this General Plan Amendment initiation request. Both CCI and Southbay Christian Center representatives would be happy to furnish Council and Staff with additional information to demonstrate the need for and propriety of the requested General Plan Amendment. If you have any questions or would like additiona information regarding this request, please contact us at 650+49-4496. Thank you for your consideration.

Sincerely,
CLASSIC COMMUNITIES

Scott Ward
Vice President

Cc: Pastor John Christenson