ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO REZONE 63 CONTIGUOUS PROPERTIES LOCATED ON ROYAL ANN COURT, N. SAGE COURT, HOLLENBECK AVENUE, W. REMINGTON DRIVE, SHERATON DRIVE, SMYRNA COURT, AND SPINOSA DRIVE FROM R-1 (LOW DENSITY RESIDENTIAL) TO R-1/S (LOW DENSITY RESIDENTIAL/SINGLE-STORY)

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. AMENDMENT OF PRECISE ZONING PLAN. The Precise Zoning Plan, Zoning Districts Map, City of Sunnyvale (Section 19.16.050 of the Sunnyvale Municipal Code) hereby is amended to rezone a certain property located at 1103-1129 Royal Ann Court (APNs:202-10-022 through 202-10-035), 1104-1125 North Sage Court (APNs:202-10-011 through 202-10-021), 1104-1136 Hollenbeck avenue (APNs:202-10-038 through 202-10-044), 602-696 West Remington Drive (APNs:202-10-045 through 202-10-063), 611-699 Sheraton Drive (APNs:202-10-002 through 202-10-005, 202-10-036 and 202-10-037), 1115-1123 Smyrna Court (APNs:202-10-006 through 202-10-010) and 1103 Spinosa Drive (APN: 202-10-001) from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story). The location of the property is set forth on the scale drawing attached as Exhibit A.

SECTION 2. FINDINGS. Pursuant to Section 19.92.080 of the Sunnyvale Municipal Code provides, the City Council may approve a general plan or zoning amendment upon finding that the amendment, as proposed, changed or modified is deemed to be in the public interest. Section 19.26.200 of the Sunnyvale Municipal Code provides that the purpose of a single-story combining district is to preserve and maintain single-family neighborhoods of predominantly single-story character. The City Council finds that the proposed rezoning of the above parcels from R-0 (Low Density Residential) to R-0/S (Low Density Residential/Single-Story) is in the public interest because it would achieve the preservation of a predominantly R-0, single-story residential neighborhood where the majority of property owners in the proposed district desire to maintain the neighborhood's single-story character.

SECTION 3. CEQA - EXEMPTION. The City Council finds that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 of Title 14 of the California Code of Regulations (minor alterations in land use limitations that do not result in any changes in land use or density). In addition, the ordinance is exempt under the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the activity is not subject to CEQA. (Section 15061(b)(3)). The Council therefore directs that the Planning

Division may file a Notice of Exemption with the Santa Clara County Clerk in accordance with the Sunnyvale Guidelines for the implementation of CEQA adopted by Resolution No. 118-04.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 5. PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSAL:

ATTEST: APPROVED:

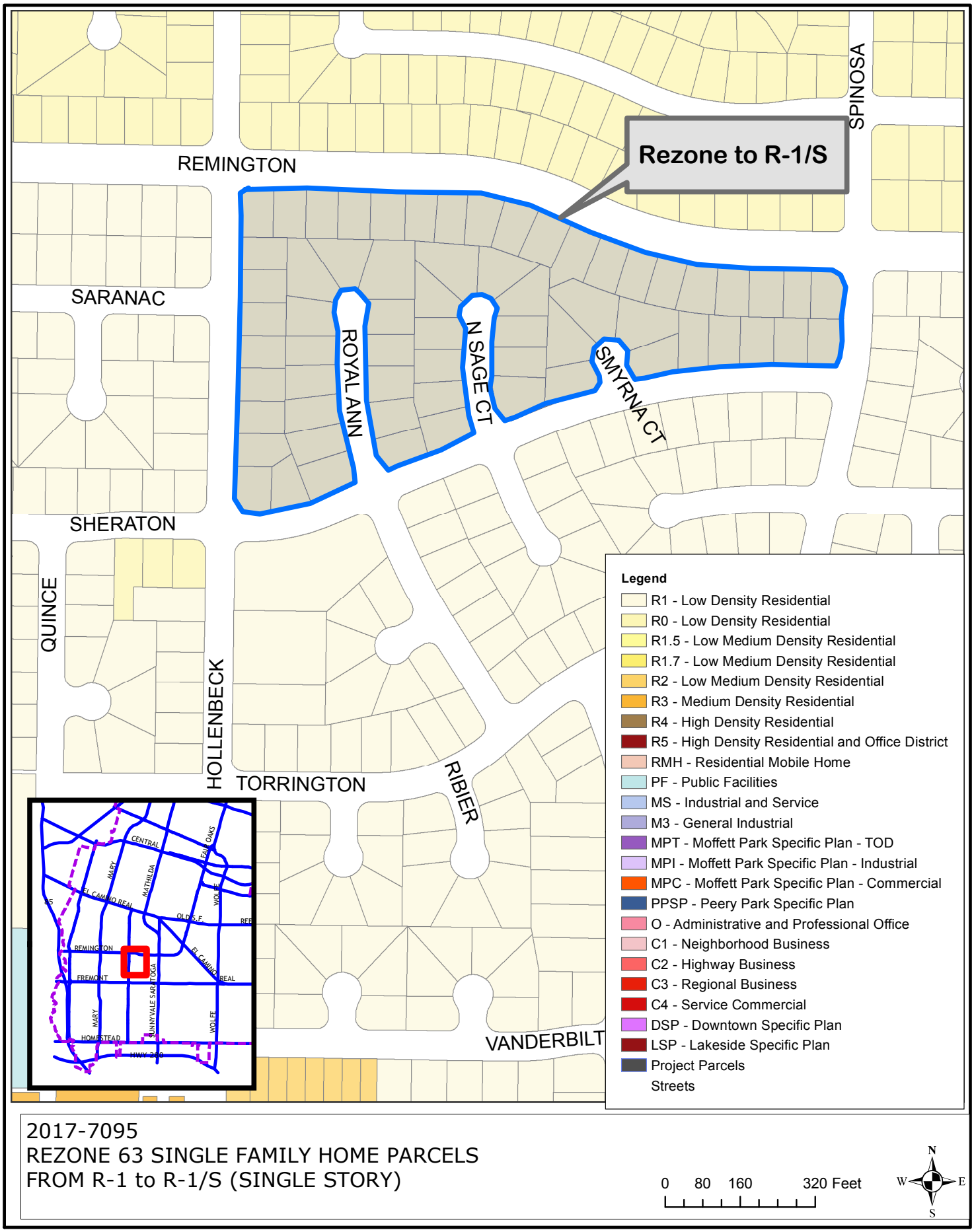
_____ _____
City Clerk Mayor
Date of Attestation: _____

(SEAL)

APPROVED AS TO FORM:

_____
City Attorney

REZONE MAP



2017-7095
REZONE 63 SINGLE FAMILY HOME PARCELS
FROM R-1 to R-1/S (SINGLE STORY)