

DRAFT 1/6/2025 SSL

ORDINANCE NO. _____-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO RE-ZONE CERTAIN PROPERTIES LOCATED AT 455 DE GUIGNE DRIVE, 835 STEWART DRIVE AND 845 STEWART DRIVE, FROM THE M-S INDUSTRIAL AND SERVICE ZONING DISTRICT TO THE COMBINED M-S INDUSTRIAL AND SERVICE/ INDUSTRIAL-TO-RESIDENTIAL / R-3 MEDIUM DENSITY RESIDENTIAL / PLANNED DEVELOPMENT (M-S/ITR/R-3/PD) ZONING DISTRICT

THE CITY COUNCIL OF THE CITY OF SUNNYVALE FINDS AND DECLARES AS FOLLOWS:

WHEREAS, the City of Sunnyvale's adopted and certified 2023-2031 Housing Element identified numerous properties that could be redeveloped with a residential use based on their zoning or General Plan land use designation, including certain sites in East Sunnyvale at Stewart Drive and De Guigne Drives, that are currently zoned M-S Industrial and Service but have a residential General Plan land use designation; and

WHEREAS, the Housing Element includes a program to rezone these sites on Stewart Drive and De Guigne Drive to Medium Density Residential to conform with the General Plan and clarify the allowable land uses; and

WHEREAS, the City desires to amend the Zoning Districts Map for those certain properties at 455 De Guigne Drive and 835 and 845 Stewart Drive, to rezone them from the M-S Industrial and Service zoning district to the Industrial-to-Residential (ITR) combining district to add R-3 Medium Density Residential to the zoning, in addition to the existing industrial zoning, for the sites;

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 re-zone certain properties located at 455 De Guigne Drive (APN 205-21-009), 835 Stewart Drive (APN 205-21-007), and 845 Stewart Drive (APN 205-21-010) from the M-S (Industrial and Service) zoning district to the M-S/ITR/R-3/PD (Industrial and Service/Industrial-to-Residential/Medium Density Residential/Planned Development) zoning district. The location of the properties is set forth in and depicted on the scale drawing attached as Exhibit A.

SECTION 2. CEQA-DETERMINATION OF CONSISTENCY WITH ENVIRONMENTAL IMPACT REPORT. The proposed zoning action does not require further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 because it is consistent with the development density established by existing policies in the General Plan Land Use and Transportation Element for which an

environmental impact report was certified. The proposed zoning action is within the scope of and consistent with the Land Use and Transportation Element Environmental Impact Report that analyzed the land use change of the subject sites to medium density residential and the East Sunnyvale Industrial-to-Residential Project Environmental Impact Report, both of which were previously certified with findings adopted by the City Council in accordance with CEQA.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty days after adoption.

SECTION 4. 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 _____, 2025, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSAL:

ATTEST:

APPROVED:

DAVID CARNAHAN
City Clerk
Date of Attestation: _____

LARRY KLEIN
Mayor

(SEAL)

APPROVED AS TO FORM:

REBECCA L. MOON
City Attorney

Sites Rezoned to M-S/ITR/R-3/PD

SITE	ADDRESS	APN
1.	455 DE GUIGNE DR	20521009
2.	835 STEWART DR	20521007
3.	845 STEWART DR	20521010

Legend



Industrial and Service/Industrial to Residential/Medium Density Residential/Planned Development (M-S/ITR/R-3/PD)