

DRAFT 9/14/2017 *QJM*

**ORDINANCE NO. 3124-17**

Attachment 6  
PLNG-2025-0699  
696 Sheraton Dr  
Page 1 of 3

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO REZONE A PORTION OF EACH OF THE THREE PROPERTIES LOCATED AT 696 SHERATON DRIVE, 1158 HOLLENBECK AVENUE, AND 1160 HOLLENBECK AVENUE FROM R-1 (LOW DENSITY RESIDENTIAL) ZONING DISTRICT TO R-1/S (LOW DENSITY RESIDENTIAL/SINGLE-STORY COMBINING) ZONING DISTRICT**

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 portion of each of the three properties located at 696 Sheraton Drive, 1158 Hollenbeck Avenue, and 1160 Hollenbeck Avenue (APNs: 202-09-020, 202-09-019, and 202-09-018) from R-1 (Low Density Residential) Zoning District to R-1/S (Low Density Residential/Single-Story Combining) Zoning District, as follows. The locations of the properties and applicable boundaries are 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-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story) is in the public interest because it would achieve the preservation of a predominantly R-1, single-story residential neighborhood where the majority of property owners in the proposed district desire to maintain the neighborhood's single-story character. In addition, City Council finds that the proposed rear yard buffer of a 5040-foot distance for the properties located at 696 Sheraton Drive, 1158 Hollenbeck Avenue, and 1160 Hollenbeck Avenue and side yard buffer of a 2040-foot distance for the property located at 1160 Hollenbeck Avenue is in the public interest because it would provide sufficient distance between potential future structures on the Hollenbeck properties and the existing R-1/S properties, and would maintain at least 60% of the Hollenbeck properties outside the R-1/S zoning designation and provide reasonable distance between potential future two-story structures.

**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 September 12, 2017, 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:

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City Clerk  
Date of Attestation: \_\_\_\_\_

Mayor

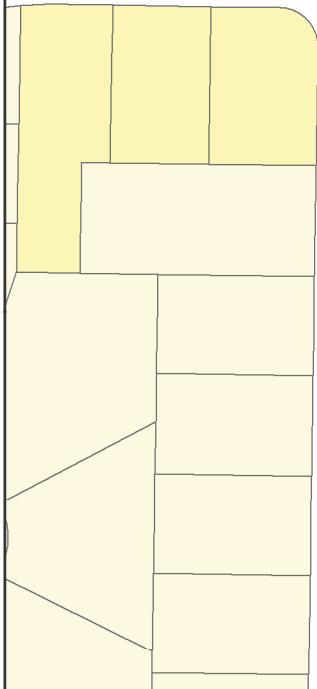
(SEAL)

APPROVED AS TO FORM:

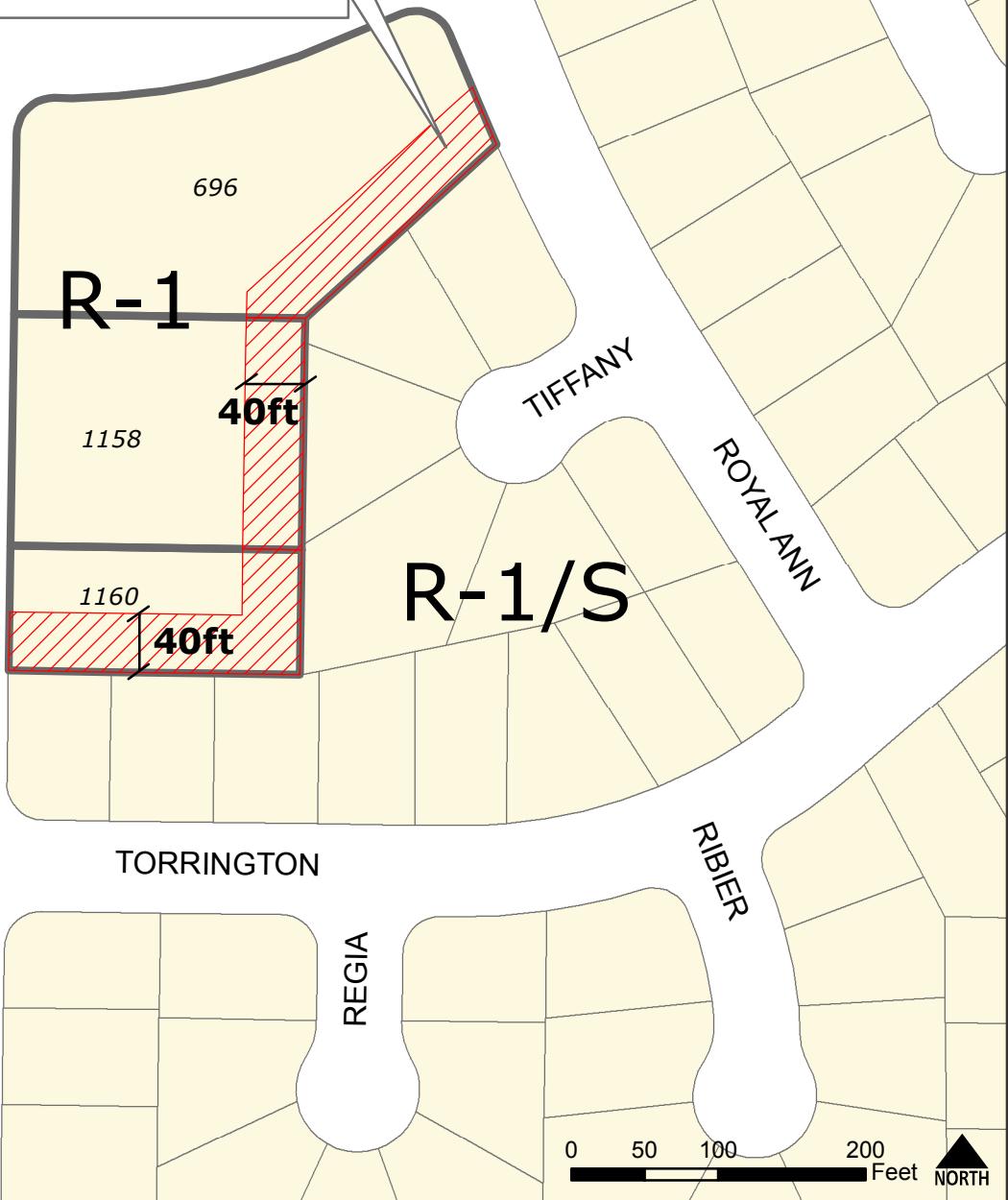
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City Attorney

# Rezone: From R-1 to R-1/S



HOLLENBECK



2017-7308

Introduce an Ordinance to Rezone a 40-foot wide area along the rear (eastern) property lines of 696 Sheraton Drive (APN 202-09-020), 1158 Hollenbeck Avenue (APN 202-09-019), and 1160 Hollenbeck Avenue (APN 202-09-018), and a 40-foot wide area along the side (southern) property line of 1160 Hollenbeck Avenue (APN 202-09-018) from Low Density Residential Zoning District (R-1) to Low Density Residential Zoning District/Single-Story Combining District (R-1/S).