

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO REZONE CERTAIN PROPERTY LOCATED AT 1313 SOUTH WOLFE ROAD, A 1.2-ACRE SITE AND 898 EAST FREMONT AVENUE, A 0.54-ACRE SITE FROM NEIGHBORHOOD BUSINESS (C-1) WITH A PLANNED DEVELOPMENT (PD) COMBINING DISTRICT TO MEDIUM DENSITY RESIDENTIAL (R-3) OR HIGH DENSITY RESIDENTIAL (R-4) WITH A MIXED USE (MU) AND PLANNED DEVELOPMENT (PD) COMBINING 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 re-zone a certain property located 1313 South Wolfe Road, a 1.2-acre site and 898 East Fremont Avenue, a 0.54-acre site from Neighborhood Business (C-1) with a Planned Development (PD) combining district to Medium Density Residential (R-3) or High Density Residential (R-4) with a Mixed Use (MU) and Planned Development (PD) combining district. The location of the property is set forth on the scale drawing attached as Exhibit A.

SECTION 2. CEQA-MITIGATED NEGATIVE DECLARATION. The City Council hereby determines that the Mitigated Negative Declaration prepared for this ordinance has been completed in compliance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the City, and finds that adoption of the ordinance will have no significant negative impact on the area's resources, cumulative or otherwise. The mitigation measures listed in the Mitigated Negative Declaration have been incorporated as conditions of approval of the Project, including a program for reporting and monitoring the measures required to mitigate or avoid significant environmental effects. The Director of Community Development may file a Notice of Determination with the County Clerk pursuant to CEQA guidelines.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its 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 \_\_\_\_\_,  
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  
Date of Attestation: \_\_\_\_\_

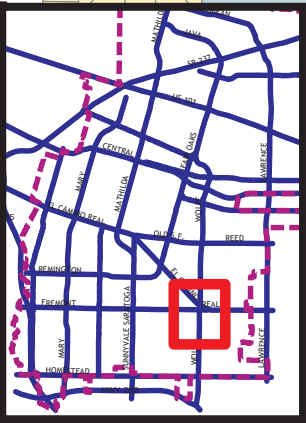
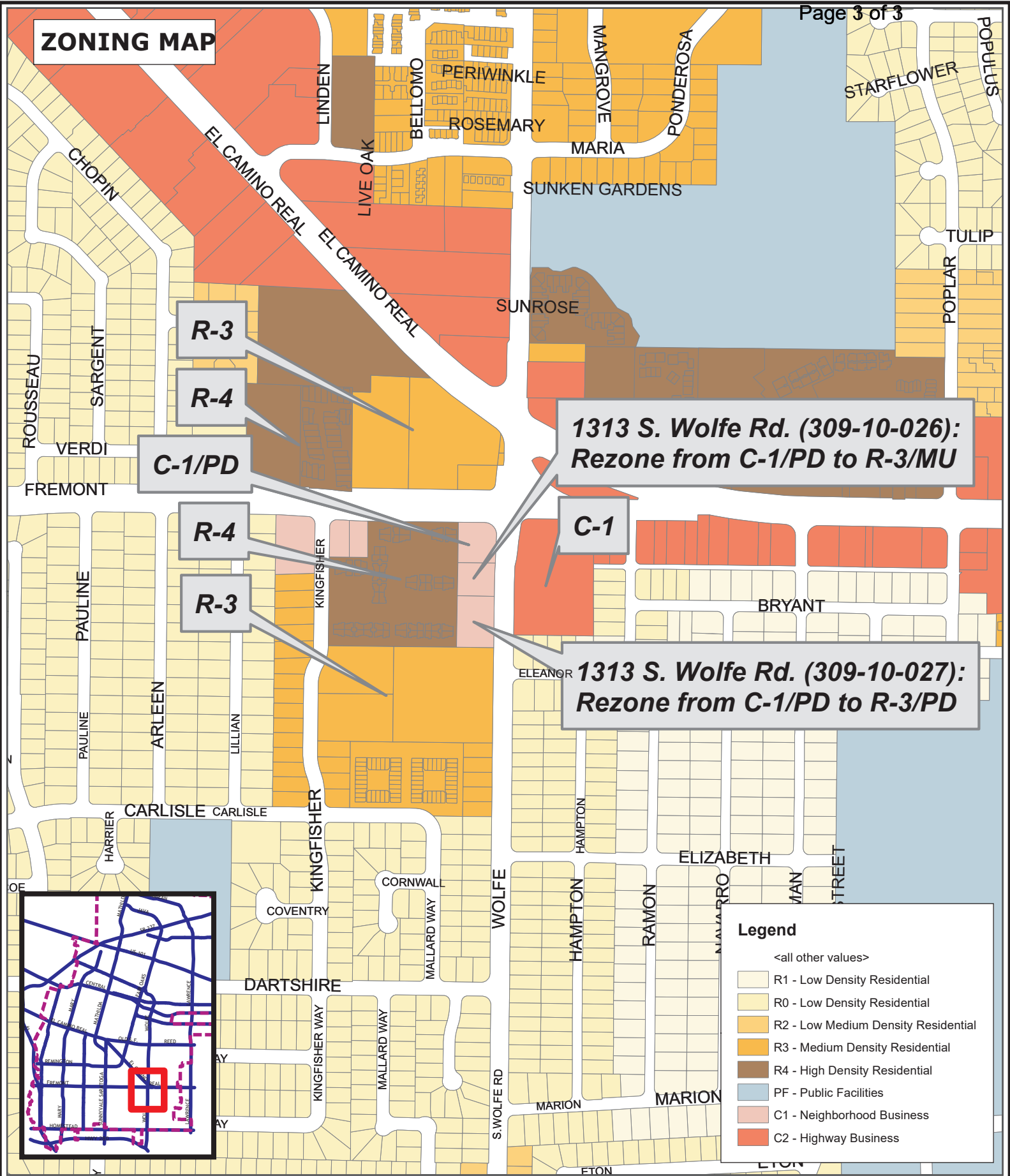
\_\_\_\_\_  
Mayor

(SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

ZONING MAP



**Legend**

<all other values>

- R1 - Low Density Residential
- R0 - Low Density Residential
- R2 - Low Medium Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- PF - Public Facilities
- C1 - Neighborhood Business
- C2 - Highway Business

2022-7146  
 1313 S. Wolfe Rd and 898 E. Fremont Ave.  
 1000-ft Area

