

DRAFT 3/3/2017 *rim*

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF SUNNYVALE AMENDING THE GENERAL PLAN TO
MODIFY THE GENERAL PLAN DESIGNATIONS FOR 210
W. AHWANEE AVENUE, 214 W. AHWANEE AVENUE,
AND 220 W. AHWANEE AVENUE FROM INDUSTRIAL TO
RESIDENTIAL HIGH DENSITY (27-45 DU/AC)**

WHEREAS, 210 W. Ahwanee Avenue, 214 W. Ahwanee Avenue, and 220 W. Ahwanee Avenue (APN: 204-03-003, 204-03-002, and 204-03-043) are properties located within an industrial area adjacent to residential low and high density designations;

WHEREAS, the applicant has proposed to change the land use designation for 210 W. Ahwanee Avenue, 214 W. Ahwanee Avenue, and 220 W. Ahwanee Avenue from Industrial to Residential High Density; and

WHEREAS, the proposed designation is consistent with the subject property land use and adjacent property development and designation; and

WHEREAS, a Mitigated Negative Declaration was prepared for the modification of the general plan designation for 210 W. Ahwanee Avenue, 214 W. Ahwanee Avenue, and 220 W. Ahwanee Avenue pursuant to Public Resources Code section 15070 and CEQA Guideline 15164, which evaluated the impacts of this project on the environment; and

WHEREAS, the Planning Commission considered the proposed amendment at a duly noticed hearing held on March 13, 2017, and has recommended approval of the amendment affecting 210 W. Ahwanee Avenue, 214 W. Ahwanee Avenue, and 220 W. Ahwanee Avenue; and

WHEREAS, the City Council held a public hearing on April 11, 2017, and considered the reports and documents on the proposed amendments presented by City staff, the Planning Commission's recommendation, and the written and oral comments presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE THAT:

1. MODIFICATION OF LAND USE DESIGNATION. The City Council finds and determines that the General Plan amendments constitute a suitable and logical change in the plan for the physical development of the City of Sunnyvale, and it is in the public interest to approve the modification from Industrial to Residential High Density for 210 W. Ahwanee Avenue, 214 W. Ahwanee Avenue, and 220 W. Ahwanee Avenue (APN: 204-03-003, 204-03-002, and 204-03-043).
2. CEQA- MITIGATED NEGATIVE DECLARATION. The City Council hereby finds 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 Council, and finds on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence that project will have a significant effect on the environment. 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.

Adopted by the City Council at a regular meeting held on _____, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSAL:

ATTEST:

APPROVED:

City Clerk
(SEAL)

Mayor

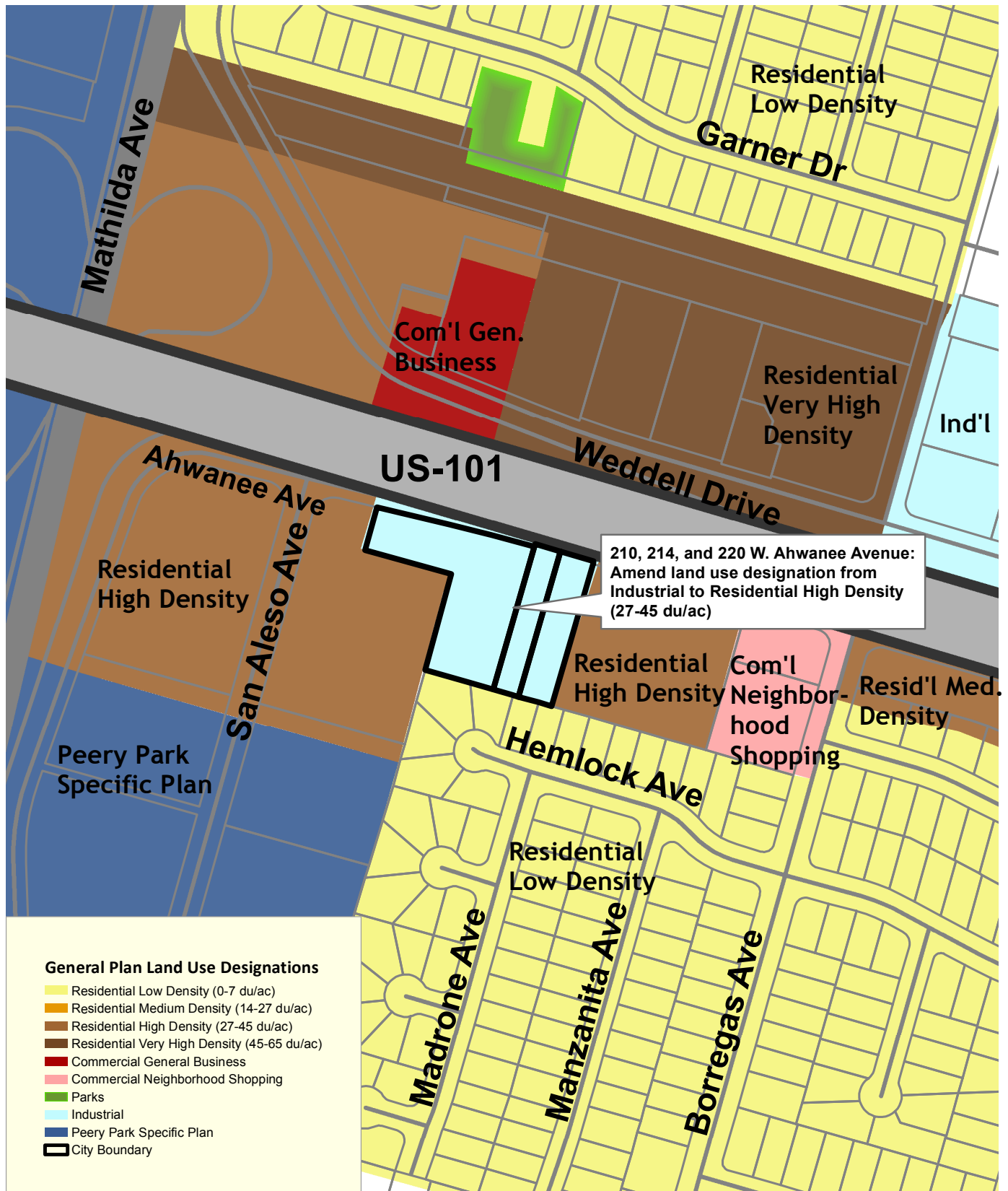
APPROVED AS TO FORM:

City Attorney



City of Sunnyvale General Plan Map

210, 214, and 220 W. Ahwanee Ave.



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