



Sunnyvale

# General Plan, Specific Plan, & Zoning Amendments for Residential Development

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January 28, 2025  
City Council



# Background – Reasons for Proposed Changes

- Align existing uses with zoning and General Plan land use designation
- Allows property owners the ability to maximize redevelopment or expansion opportunities within the zoning district's development standards
- Support residential development to address jobs-housing ratio



# Presentation Overview

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 **1. Zoning, General Plan, and Specific Plan amendments to legal non-conforming single-family and two-family residences.**

2. Rezone sites within Industrial to Residential (ITR) combining district to Residential.

3. Rezone industrial sites to ITR.

4. Zoning code ITR text amendment.

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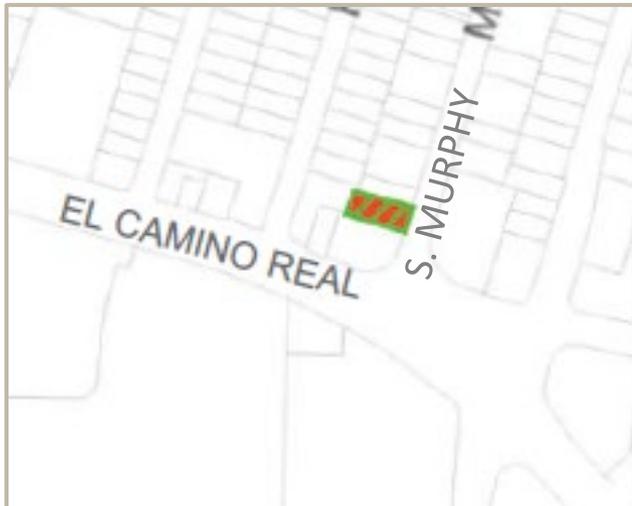
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# 1. Single-Family and Two-Family Residences

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- Legal Non-Conforming:
  - ◆ 27 residential sites in non-residential land use & zoning
- Existing Conditions:
  - ◆ General Plan Land Use: Office, El Camino Real Specific Plan (ECRSP), Peery Park Specific Plan (PPSP)
  - ◆ Zoning: O/PD, ECR-C, and PPSP-MIC
  - ◆ Some Sites Located in ECRSP & PPSP
- Proposed Changes:
  - ◆ General Plan Land Use: Residential – Low or Low-Medium Density
  - ◆ Zoning: R-0, R-2, or R-2/O
  - ◆ Removal from ECRSP & PPSP

# 1. Single-Family and Two-Family Residences (cont.)



APN	Site Address
16504016	411 CHARLES ST
16504017	415 CHARLES ST
16504018	421 CHARLES ST
16504014	428 FLORENCE ST
16504013	432 FLORENCE ST
16504011	435 FLORENCE ST
16527003	260 N PASTORIA AV
16527004	280 N PASTORIA AV
16527005	286 N PASTORIA AV
16527006	290 N PASTORIA AV
32307081	1301 OXBOW CT
32307087	1302 OXBOW CT
32307082	1307 OXBOW CT
32307086	1308 OXBOW CT
32307083	1313 OXBOW CT
32307085	1316 OXBOW CT
32307084	1320 OXBOW CT
20930012	591 S MURPHY AV
16504015	572 W IOWA AV
16504010	602 W IOWA AV
16504009	656 W IOWA AV
16504004	702 W IOWA AV
16504003	798 W IOWA AV
16504005	433 WAVERLY ST
16504008	434 WAVERLY ST
16504006	437 WAVERLY ST
16504007	440 WAVERLY ST

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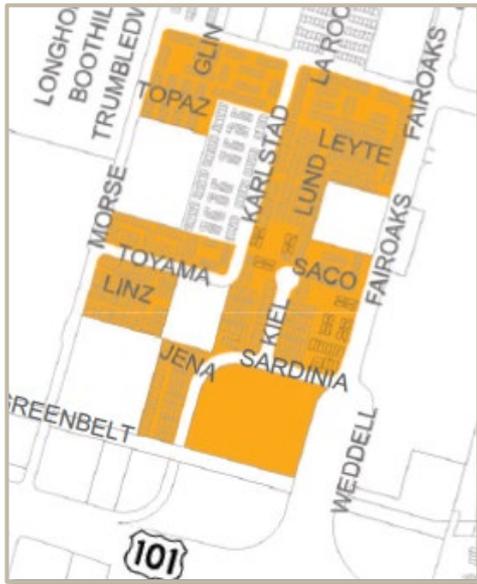
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## 2. Rezone ITR Sites to Residential

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- **1993:** Industrial to Residential (ITR) combining district created to:
  - ◆ Identify underutilized land
  - ◆ Address jobs-housing imbalance
- **Present:** Many industrial and commercial sites have been redeveloped with multi-family residential buildings.
- **General Plan Land Use & Transportation Element (LUTE) Action Statement LT-14.5d:** Rezone transitioned neighborhoods

## 2. Rezone ITR Sites to Residential (cont.)



Legend  
Medium Density Residential/Planned Development (R-3/PD)

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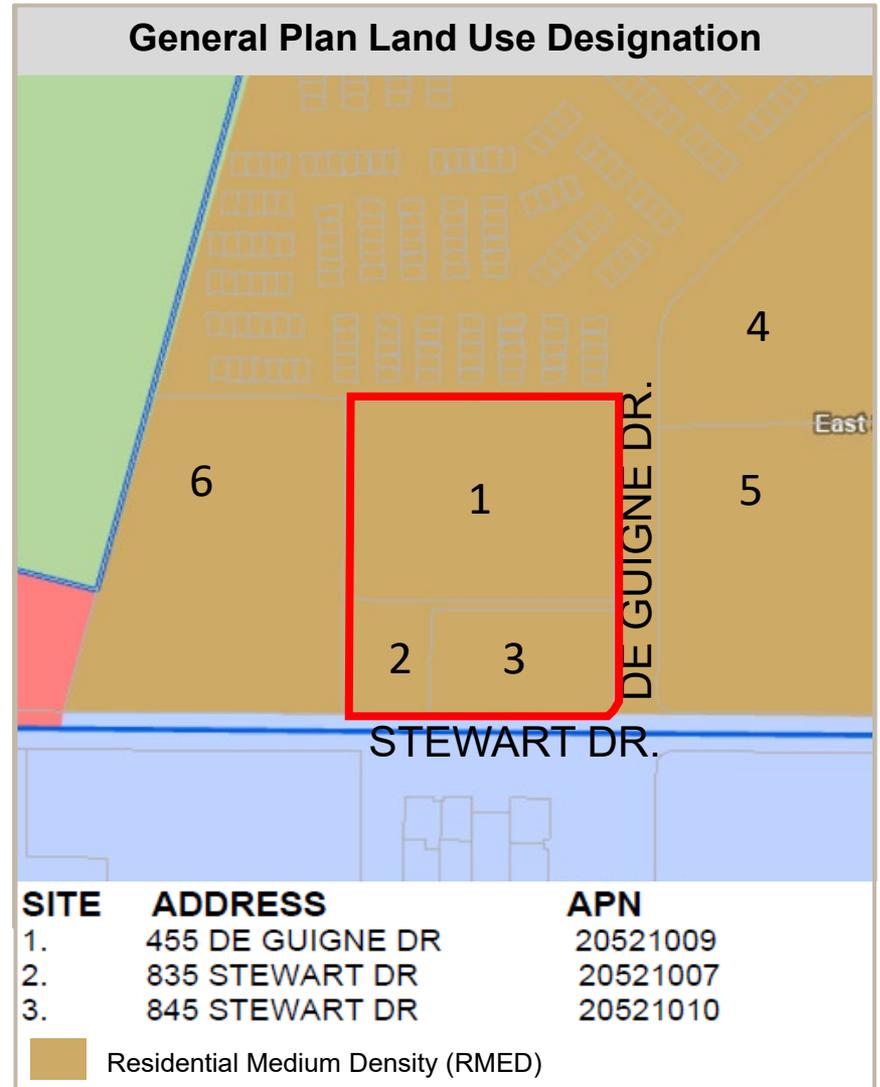
### 3. Rezone East Sunnyvale Industrial Sites to ITR

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- General Plan 2023-2031 Housing Element:
  - ◆ Identified sites that could be redeveloped with residential use.
  - ◆ Sites include East Sunnyvale area totaling 30 acres.
  - ◆ Currently zoned Industrial-Service (M-S)
    - Has GP land use designation of Medium Density Residential (RMED).
  - ◆ HE Program H45: East Sunnyvale Rezoning

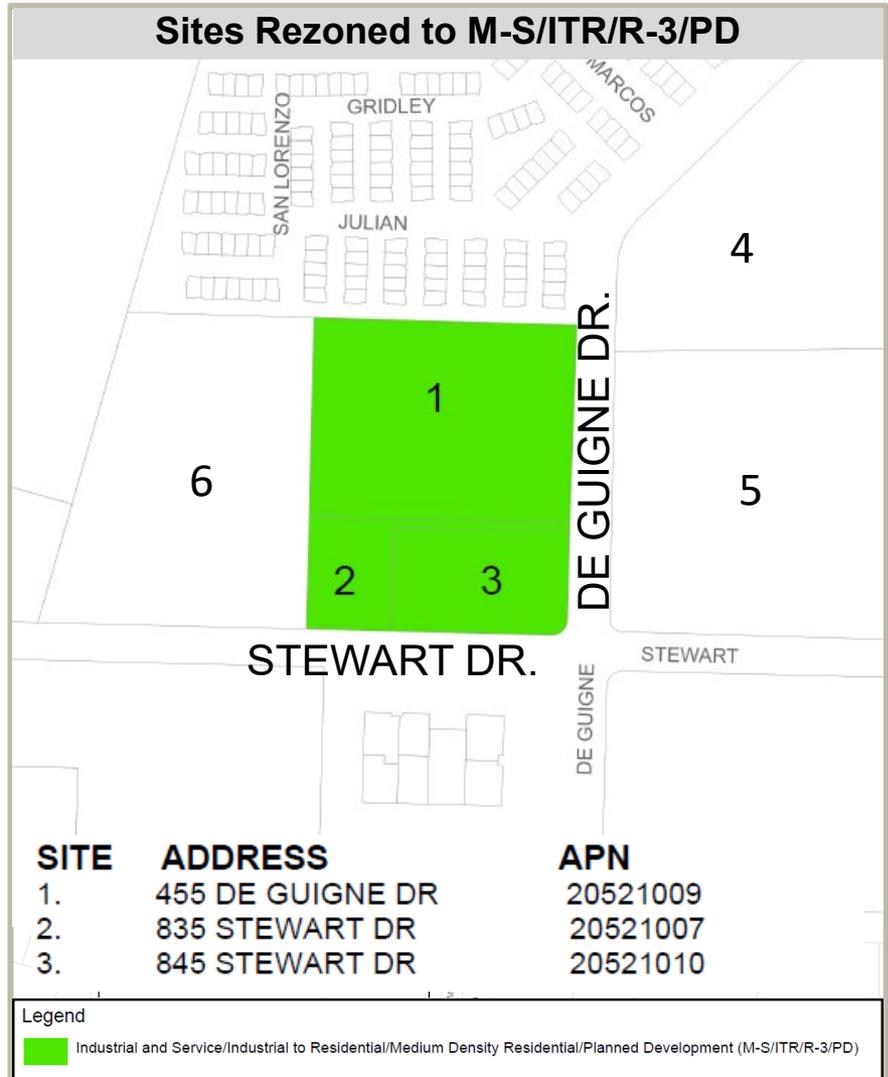
### 3. Rezone East Sunnyvale Industrial Sites to ITR (cont.)

- Existing GP Land Use:  
RMED: 15-24 du/ac
- Existing Zoning:  
M-S



### 3. Rezone East Sunnyvale Industrial Sites to ITR (cont.)

- Proposed GP Land Use:
  - ◆ RMED (No change)
- Proposed Zoning:
  - ◆ M-S/ITR/R-3/PD
  - ◆ Allowable Density: 24 du/ac
- Rezoning would allow potential for approx. 116 new residential units



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## 4. Zoning Code ITR Text Amendment

General Plan LUTE Action Statement LT-14.5a:

*“Update the Zoning Code to indicate that once an ITR-zoned site has transitioned to residential use (or other use only allowed in a residential zoning district), it cannot be returned to industrial use.”*



## 4. Zoning Code ITR Text Amendment (cont.)

### §19.26.120 ITR Combining District – Residential Uses

Residential uses shall be allowed in the ITR district in accordance with residential zoning districts as defined in and regulated by Chapter 19.18, and as approved by the city council and shown on the city's precise zoning plan, zoning district map. Once a site in the ITR district has transitioned to residential use, the site cannot be reverted to use that is not allowed in a residential zoning district, notwithstanding Section 19.26.130, and the city's precise zoning plan, zoning district map, as approved by the city council, will be modified to remove the site from the ITR district and reflect the site's residential zoning district. "Transitioned to residential use" as used in this section means the completion of construction of the foundation or walls of a residential building or actual commencement of residential use, whichever occurs first.

# Environmental Review

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- Rezoning of single-family, two-family, and residentially-converted ITR sites:
  - ◆ Exempt under CEQA Guidelines Section 15061(b)(3).
- Rezoning of East Sunnyvale sites to include ITR Combining District:
  - ◆ Exempt under CEQA Guidelines Section 15183.
- Code amendment:
  - ◆ Exempt under CEQA Guidelines Section 15061(b)(3).

# Planning Commission

- Public Hearing on January 13, 2025
- 6-0 vote to recommend City Council approval of Alternative 1.



# Recommendation

## Alternatives

1. Adopt Resolution and Ordinances Related to General Plan Land Use, Specific Plans, Zoning, and code amendments, and find exempt from CEQA.
2. Adopt the Resolution and Ordinances with Modifications.
3. Do not Adopt Resolution and Ordinances.

## Staff Recommendation

1. Alternative 1, by making the following motion:  
“Move to approve Alternative 1, to adopt the resolution and introduce ordinances amending the General Plan, Specific Plans, Zoning Map and Zoning Code, as set forth in Attachments 2 to 6 to the staff report; and find the proposed actions exempt under CEQA.”



Questions?