



Sunnyvale

Excluding
Murphy Station Landmark District
from provisions of SB 79

Trudi Ryan, Director of Community Development
City Council Hearing: May 5, 2026

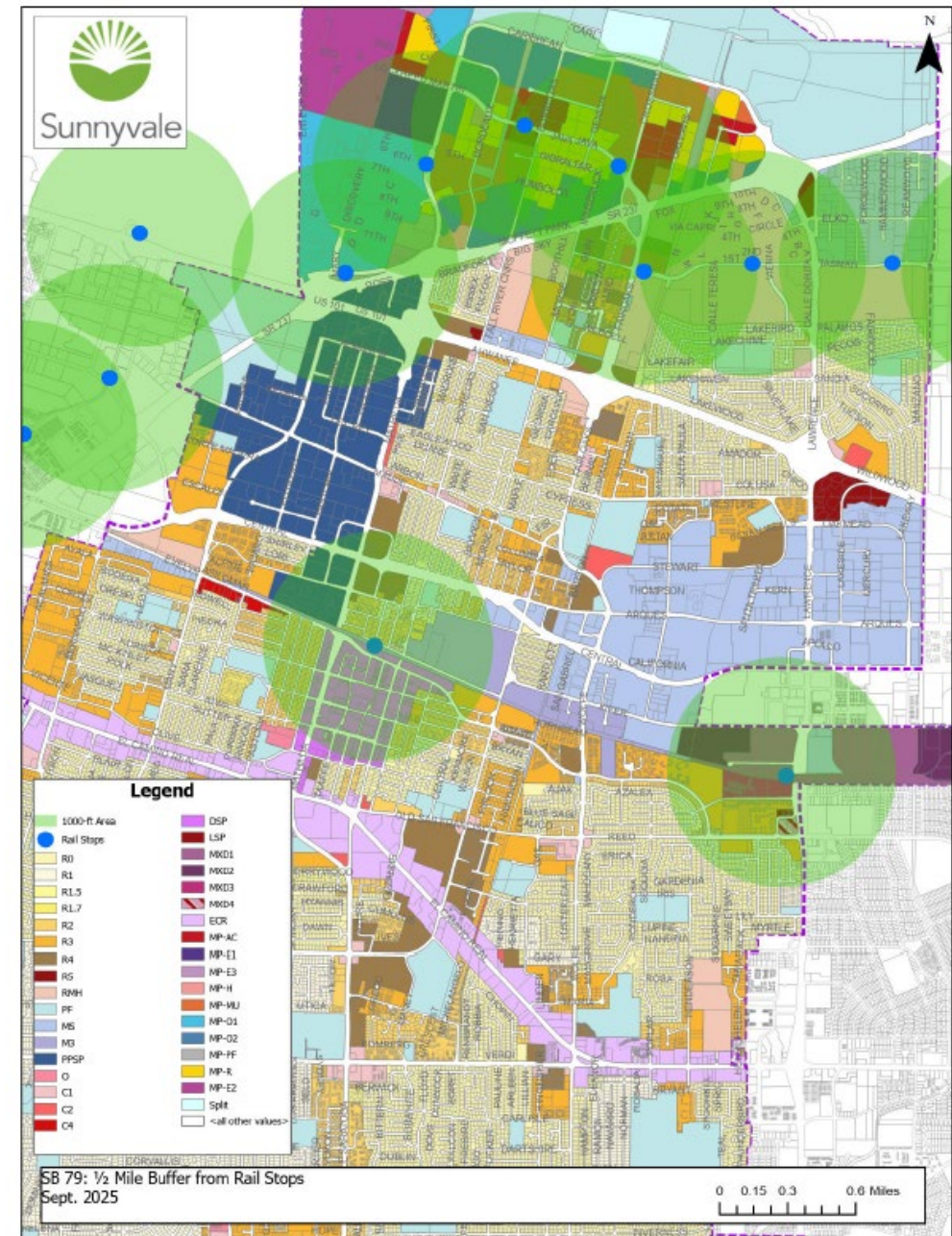


SB 79 *"Abundant and Affordable Homes Near Transit Act"*

Background

- Signed into law October 2025
- **Effective July 1, 2026**
- Affects properties within ½-mile of Caltrain & VTA light rail stations
- Applies to all sites currently zoned for residential, mixed-use, or commercial development
- Establishes densities, heights, and FARs
- City must allow:
 - Up to 80-160 du/acre (depending on location)
 - Through a non-discretionary permit

Map of all Sunnyvale Transit Stops Subject to SB 79



SB 79 Historic District - Optional Exclusion

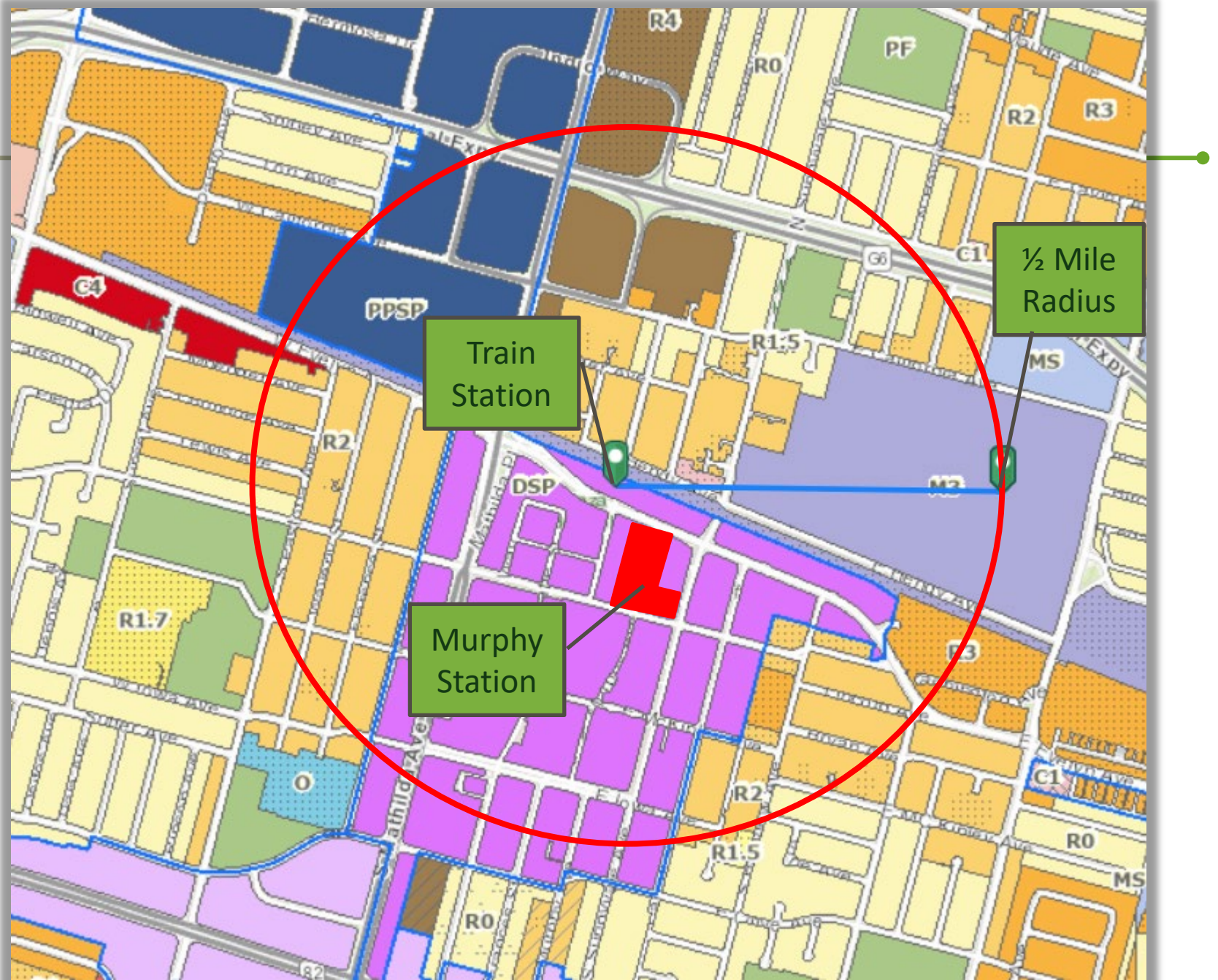
Murphy Station Landmark District

- Murphy Station established by Council 1981
- Includes all property on 100 block S. Murphy Ave
 - Plus 2 adjacent properties on Washington Ave
- Primary use is commercial
- District is <1% of ½-mile area around Downtown Caltrain station

Simplified Map

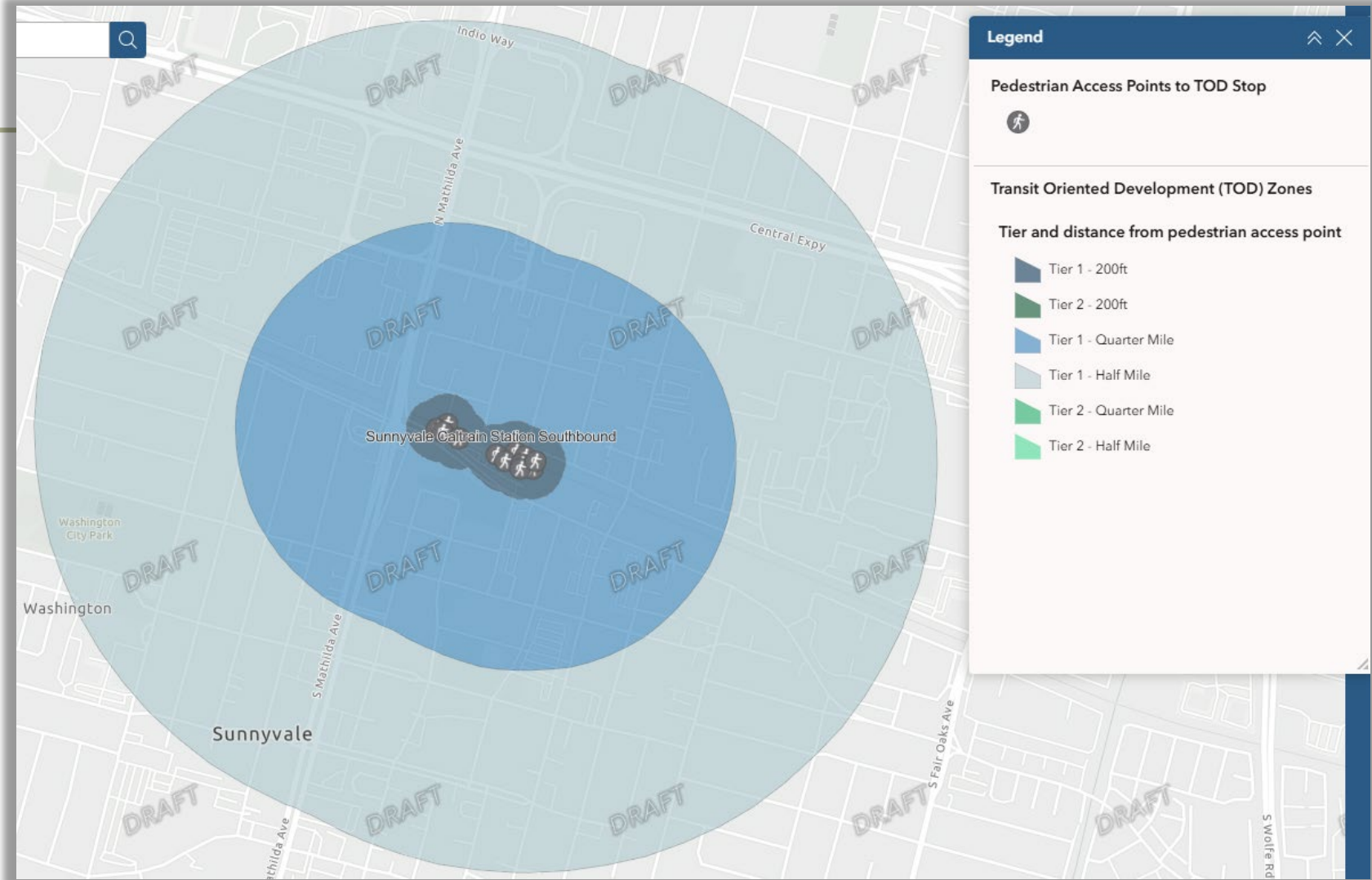
100 Block
S. Murphy Ave

SB 79 ½-mile Area



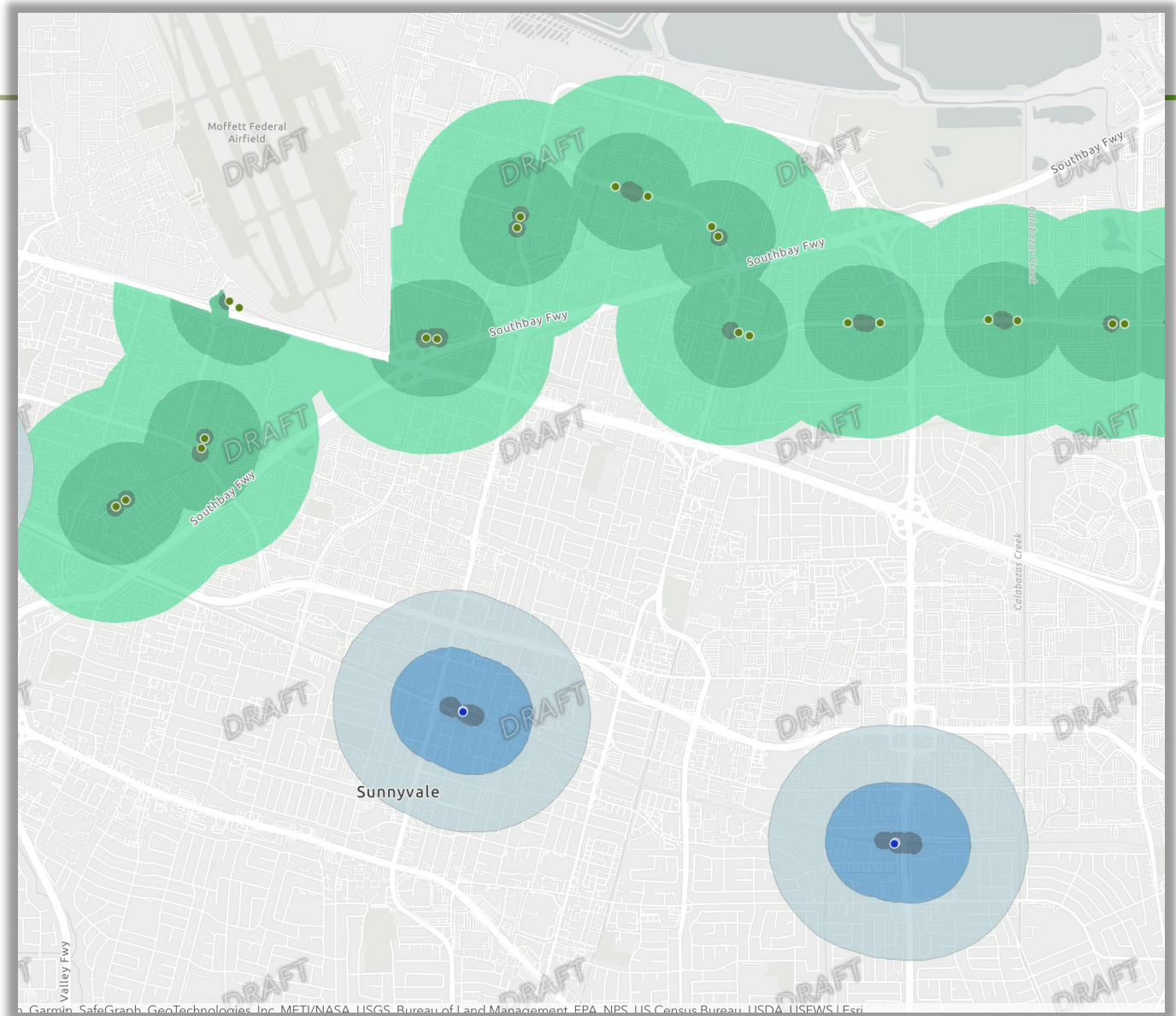
MTC *DRAFT* Map

Sunnyvale
Downtown
Caltrain station
 $\frac{1}{4}$ and $\frac{1}{2}$ mile radii



MTC DRAFT Map

Transit Stops
Subject to SB 79



Next Steps

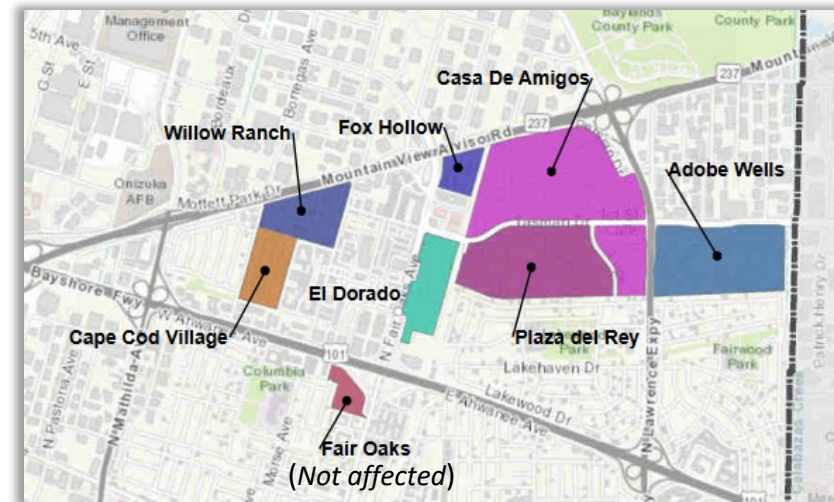
Staff will continue to evaluate SB 79

- Alternative plans (e.g.):
 - ◆ May exclude areas within radius
 - ◆ Must make up excluded number of units elsewhere in ½ mile area
 - ◆ Moffett Park Specific Plan (MPSP) commercial/residential flex zoning
 - ◆ Lawrence Station Area Plan
- Noise and Safety exemptions
 - ◆ Moffett Federal Airfield Compatible Land Use Plan (CLUP)
- Exclusion of areas >1 mile walking distance

Pending

State Legislature Considering Proposed Amendments

- [SB 722](#) Mobile Home Park Exemption
 - ◆ Affects 7 Sunnyvale MH Parks
 - ◆ 3,144 Mobile Homes
- [SB 908](#) Technical cleanups
- [AB 2576](#) Additional historic property exclusions
- [AB 2415](#) Reducing capacity by over 50% - *does not apply to Sunnyvale*



Recommendations

Planning Commission and Staff Alternative 1

- Introduce an Ordinance Amending Chapter 19.96 (Heritage Preservation) of Title 19 (Zoning) to:
 - Temporarily Exclude the Murphy Station Heritage Landmark District from Applicability of SB 79



Questions