

ORDINANCE NO. _____-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO RE-ZONE CERTAIN PROPERTIES WITH LEGAL NONCONFORMING RESIDENTIAL USES AND LOCATED AT 411, 415 AND 421 CHARLES STREET, 433, 434, 437 AND 440 WAVERLY STREET, 572, 602, 656, 702 AND 798 WEST IOWA AVENUE, 428, 432 AND 435 FLORENCE STREET, AND 1301-1320 OXBOW COURT, FROM THE OFFICE/PLANNED DEVELOPMENT (O/PD) ZONING DISTRICT TO THE R-2 LOW MEDIUM DENSITY RESIDENTIAL / PLANNED DEVELOPMENT (R-2/PD) ZONING DISTRICT; TO RE-ZONE THOSE CERTAIN PROPERTIES LOCATED AT 260, 280, 286 AND 290 NORTH PASTORIA AVENUE FROM PEERY PARK SPECIFIC PLAN – MIXED INDUSTRY CORE (PPSP-MIC) TO THE R-0 LOW DENSITY RESIDENTIAL ZONING DISTRICT; AND TO RE-ZONE THAT CERTAIN PROPERTY AT 591 SOUTH MURPHY AVENUE FROM EL CAMINO REAL SPECIFIC PLAN - COMMERCIAL (ECR-C) TO THE R-2 LOW MEDIUM DENSITY RESIDENTIAL AND O OFFICE (R-2/O) ZONING DISTRICT

THE CITY COUNCIL OF THE CITY OF SUNNYVALE FINDS AND DECLARES AS FOLLOWS:

WHEREAS, the multiple properties on Charles Street, Waverly Street, West Iowa Avenue, Florence Street, Oxbow Court, North Pastoria Avenue, and Murphy Street that are the subject of this ordinance are all developed with a legal nonconforming single-family or two-family dwelling use, but are in nonresidential zoning districts; and

WHEREAS, ensuring consistency between the current use of a parcel and its General Plan land use designation and zoning district gives property owners the same development rights and opportunities as those available to neighboring properties with the same land use and zoning designations; and

WHEREAS, the City desires to rezone the subject properties so that the applicable zoning district aligns with the current residential use on the sites;

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) is hereby amended to re-zone those certain properties described herein and in Exhibit A attached hereto, as follows:

- a. Re-zone the properties located at 411, 415 and 421 Charles Street, 433, 434, 437 and 440 Waverly Street, 572, 602, 656, 702 and 798 West Iowa Avenue, 428, 432 and 435 Florence Street, and 1301-1320 Oxbow Court from the Office/Planned Development (O/PD) zoning district to the R-2 Low Medium Density Residential/Planned Development (R-2/PD) zoning district; and
- b. Re-zone the properties located at 260, 280, 286 and 290 North Pastoria Avenue from Peery Park Specific Plan – Mixed Industry Core (PPSP-MIC) to the R-0 Low Density Residential zoning district; and
- c. Re-zone the property at 591 South Murphy Avenue from El Camino Real Specific Plan - Commercial (ECR-C) to the R-2 Low Medium Density and O Office (R-2/O) zoning district.

SECTION 2. CEQA–EXEMPTION. The proposed action is exempt from review under the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that the action will have a significant effect on the environment (CEQA Guidelines, Section 15061(b)(3)). The change in zoning designation is consistent with the existing residential uses on the site.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty days after 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 _____, 2025, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSAL:

ATTEST:

APPROVED:

DAVID CARNAHAN
City Clerk
Date of Attestation: _____

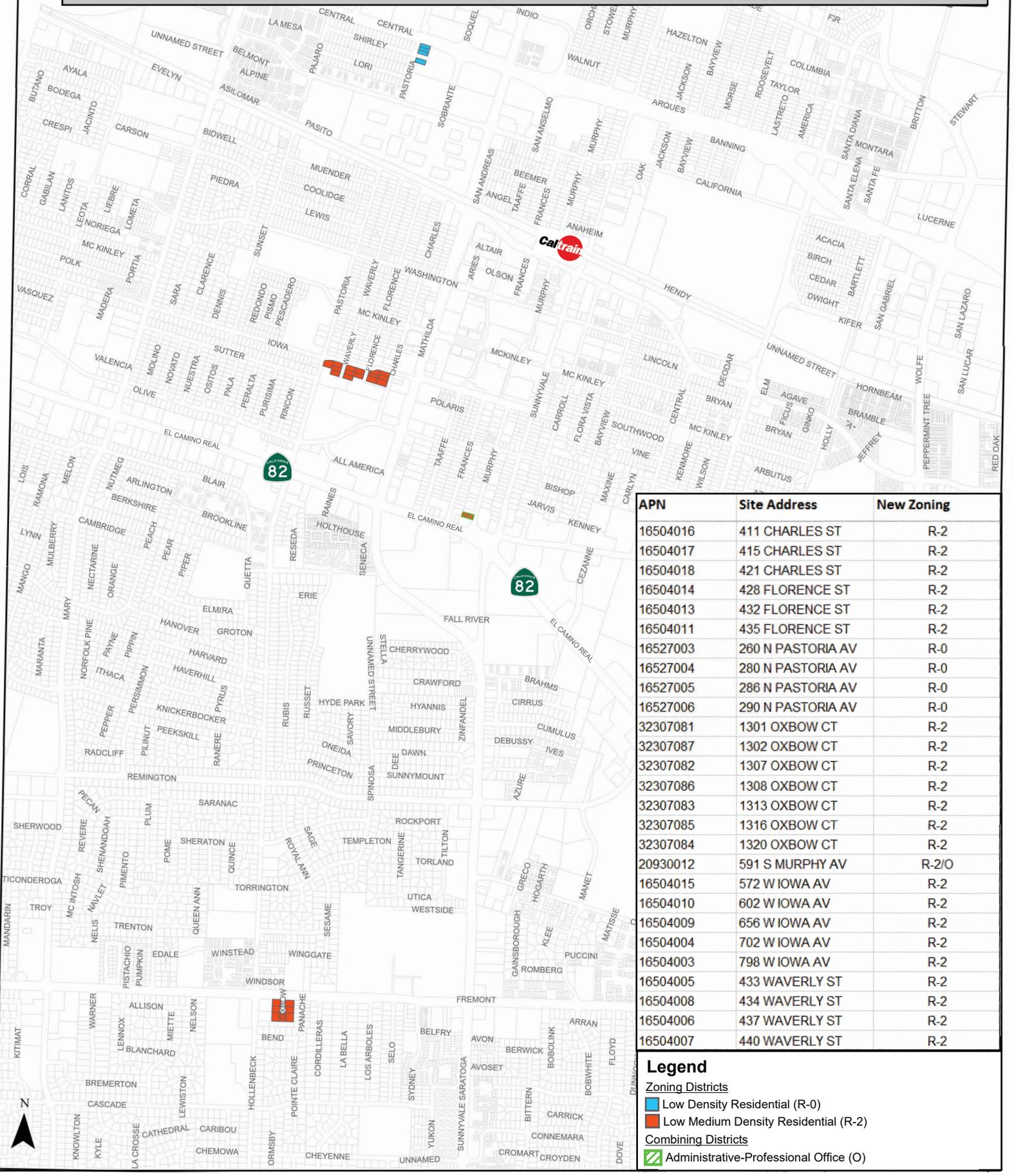
LARRY KLEIN
Mayor

(SEAL)

APPROVED AS TO FORM:

REBECCA L. MOON
City Attorney

**Legal Non-Conforming Single-Family and Two-Family Dwellings
Zoning Designation**



APN	Site Address	New Zoning
16504016	411 CHARLES ST	R-2
16504017	415 CHARLES ST	R-2
16504018	421 CHARLES ST	R-2
16504014	428 FLORENCE ST	R-2
16504013	432 FLORENCE ST	R-2
16504011	435 FLORENCE ST	R-2
16527003	260 N PASTORIA AV	R-0
16527004	280 N PASTORIA AV	R-0
16527005	286 N PASTORIA AV	R-0
16527006	290 N PASTORIA AV	R-0
32307081	1301 OXBOW CT	R-2
32307087	1302 OXBOW CT	R-2
32307082	1307 OXBOW CT	R-2
32307086	1308 OXBOW CT	R-2
32307083	1313 OXBOW CT	R-2
32307085	1316 OXBOW CT	R-2
32307084	1320 OXBOW CT	R-2
20930012	591 S MURPHY AV	R-2/O
16504015	572 W IOWA AV	R-2
16504010	602 W IOWA AV	R-2
16504009	656 W IOWA AV	R-2
16504004	702 W IOWA AV	R-2
16504003	798 W IOWA AV	R-2
16504005	433 WAVERLY ST	R-2
16504008	434 WAVERLY ST	R-2
16504006	437 WAVERLY ST	R-2
16504007	440 WAVERLY ST	R-2

Legend

Zoning Districts

- Low Density Residential (R-0)
- Low Medium Density Residential (R-2)

Combining Districts

- Administrative-Professional Office (O)