



Sunnyvale

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

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Planning Commission



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

 **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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1. Single-Family and Two-Family Residences

- 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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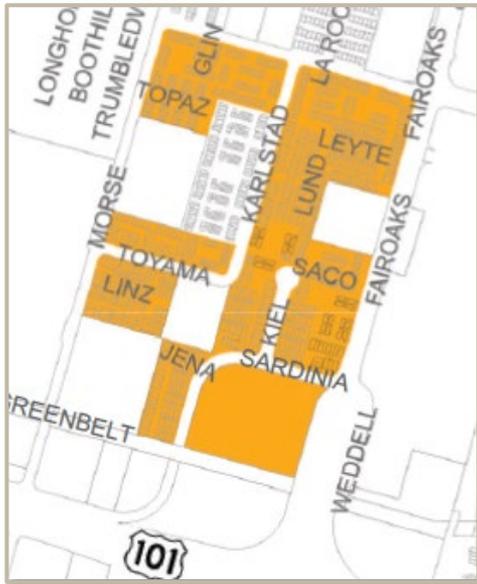
3. Rezone industrial sites to ITR.

4. Zoning code ITR text amendment.

2. Rezone ITR Sites to Residential

- **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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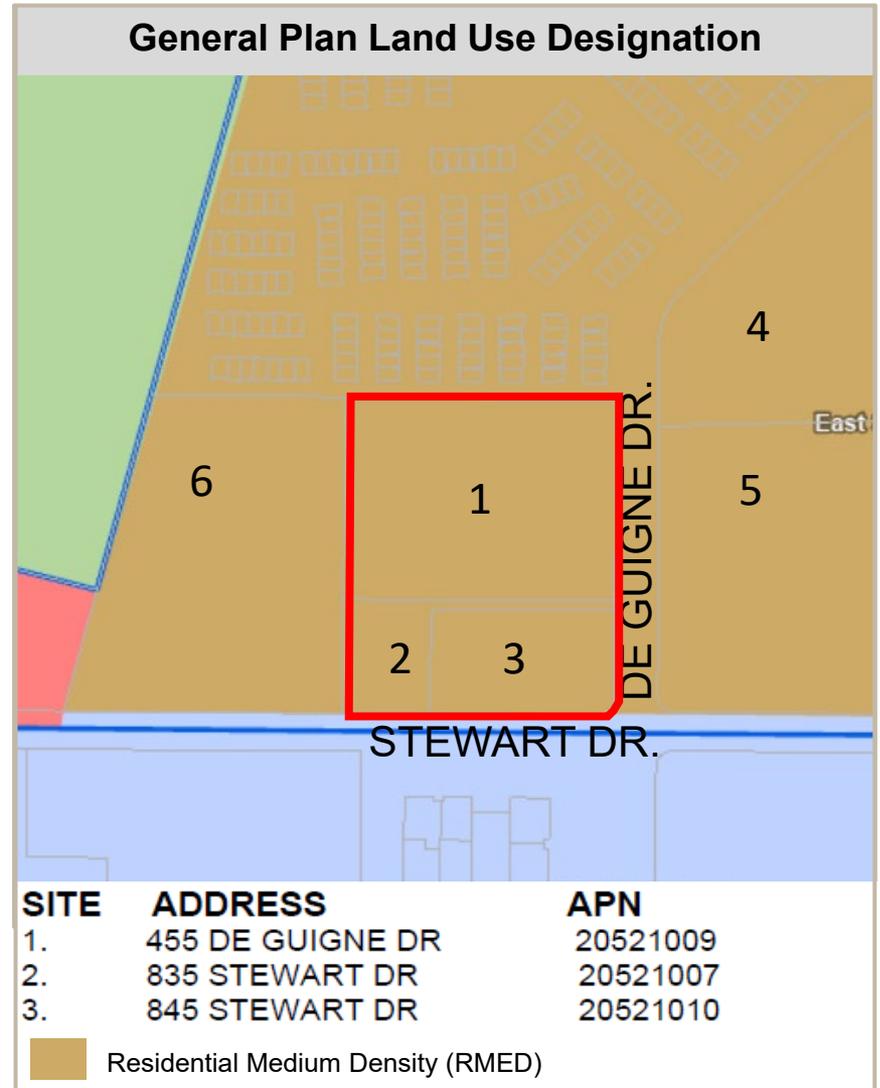
4. Zoning code ITR text amendment.

3. Rezone East Sunnyvale Industrial Sites to ITR

- 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

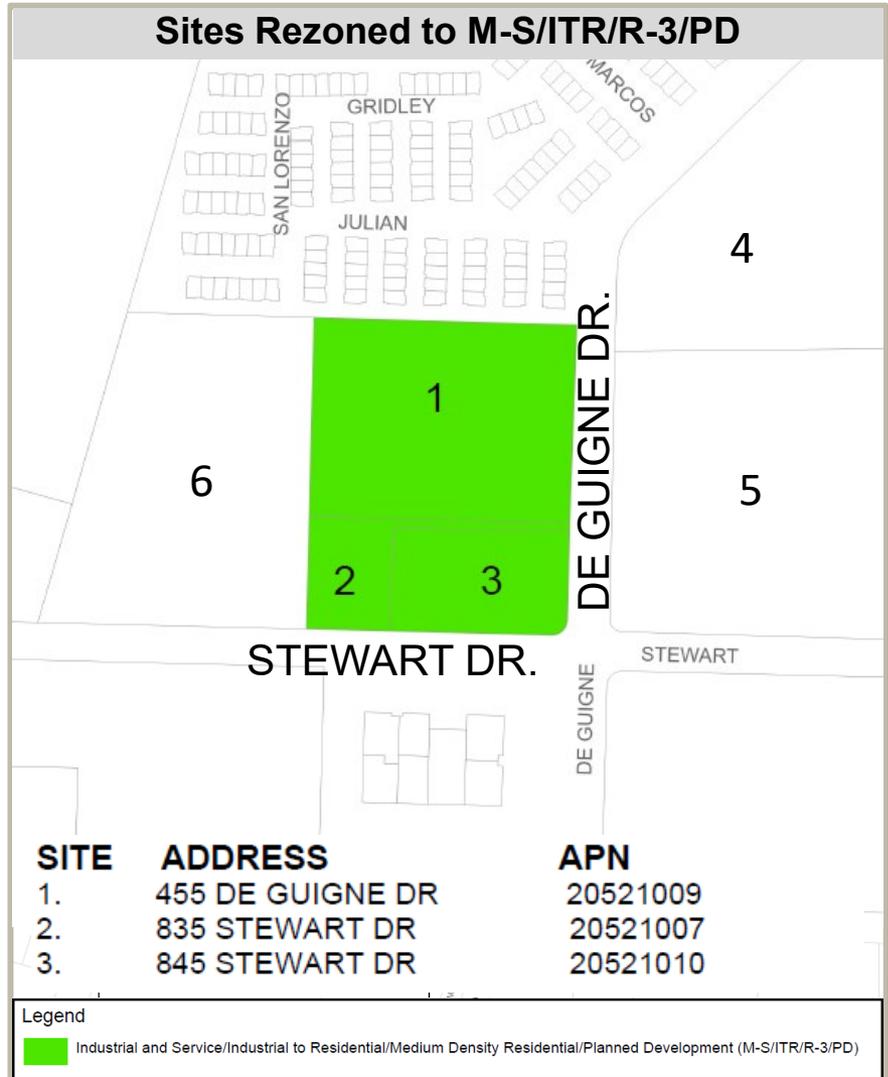
3. Rezone East Sunnyvale Industrial Sites to ITR (cont.)

- 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

- 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).

Recommendation

Alternatives to Recommend to City Council

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

Staff Recommendation

Recommend to City Council:

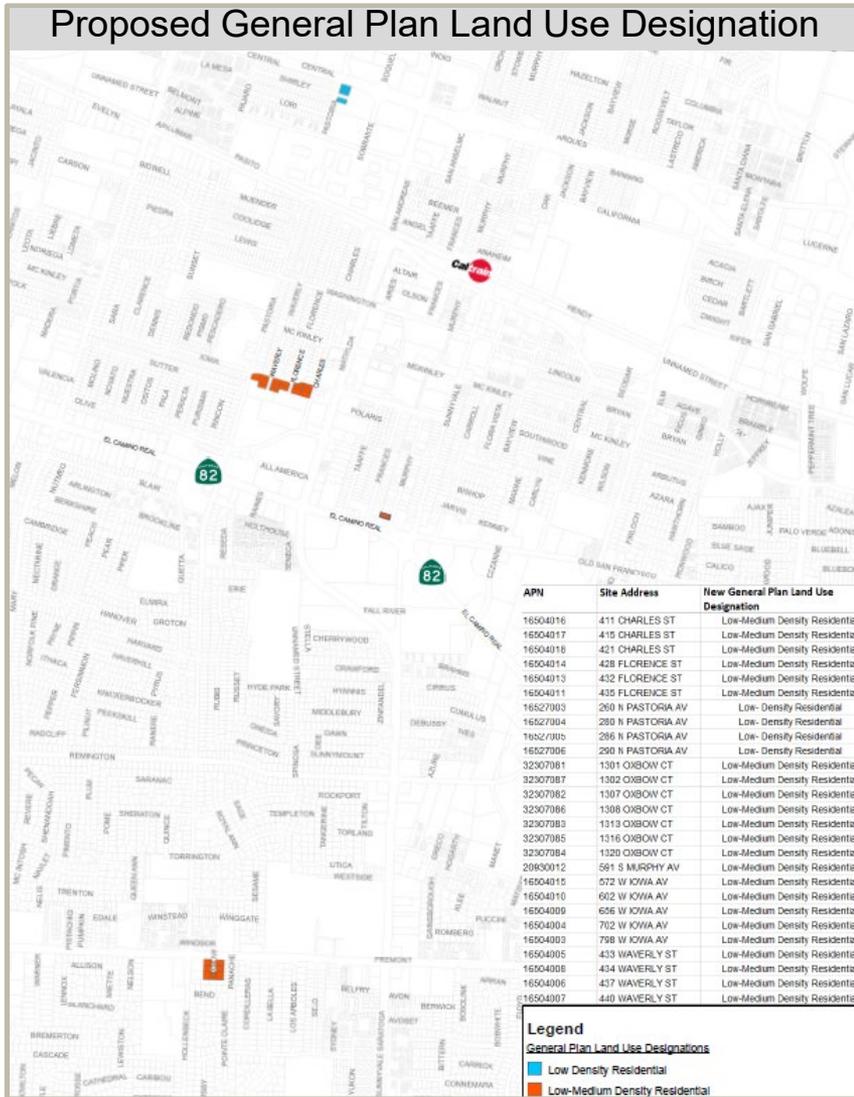
1. Alternative 1, by making the following motion:
“Move to recommend to the City Council: staff’s recommendation, Alternative 1, to adopt the resolution and ordinances amending the General Plan, Specific Plans, Zoning Map and Zoning Code; and find the proposed actions exempt under CEQA, as set forth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



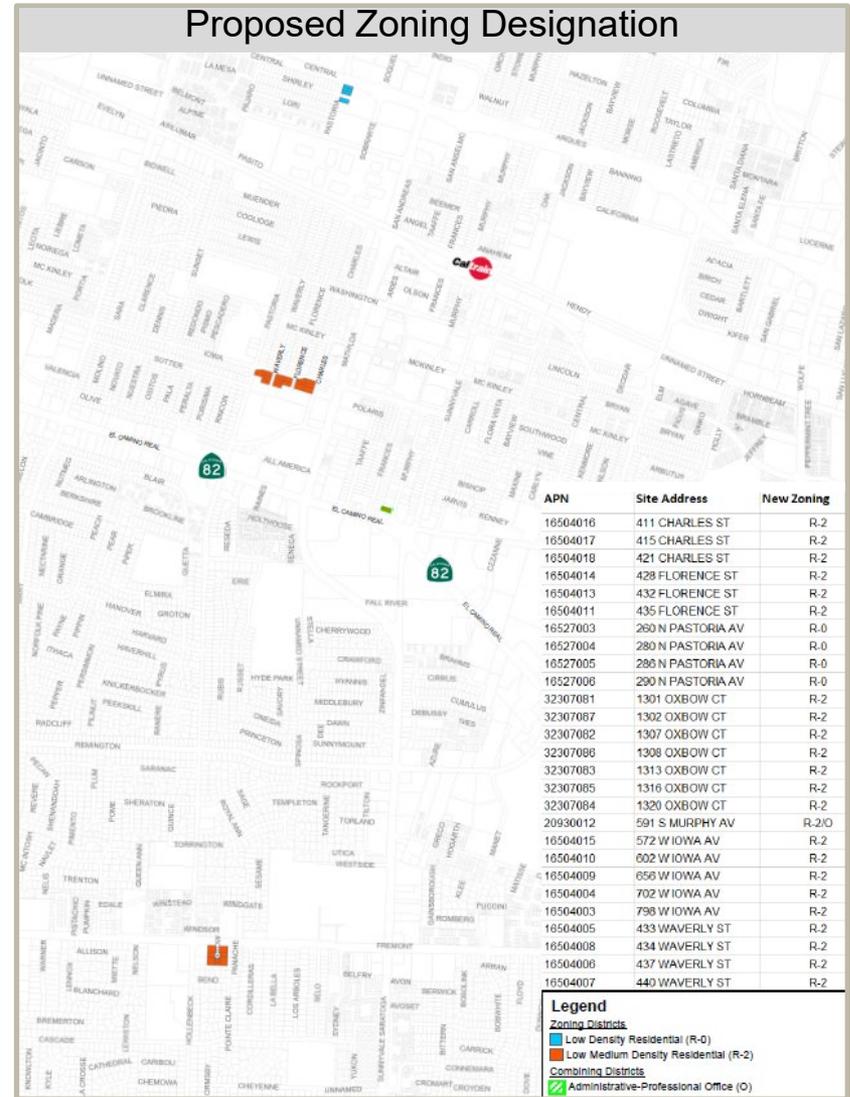
Questions?

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

Proposed General Plan Land Use Designation

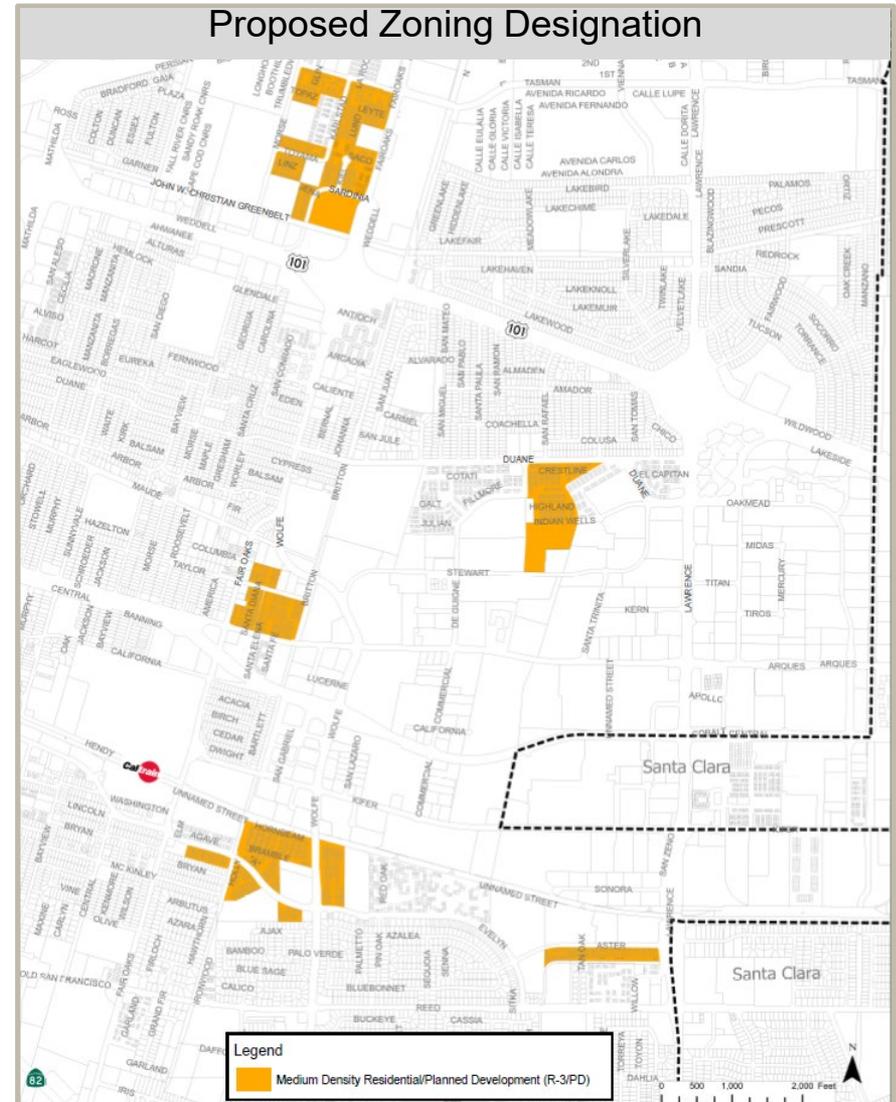


Proposed Zoning Designation



2. Rezone ITR Sites to Residential (cont.)

- Existing Zoning:
 - ◆ M-S/ITR/R-3/PD
 - ◆ M-3/ITR/R-3/PD
 - ◆ C-1/ITR/R-3/PD
- Existing GP Land Use:
 - ◆ RMED: 15-24 du/ac
 - ◆ RHI: 25-36 du/ac
- Proposed Zoning:
 - ◆ R-3/PD: 24 du/ac
- Proposed GP Land Use:
 - ◆ No changes



Public Contact

- Posted on City's official-notice bulletin board at City Hall, Sunnyvale Public Library, and Department of Public Safety.
- Email notifications sent to interested parties.
- Notices mailed to property owners and tenants of the project sites, as well as neighbors within 300 feet of the project sites.
- Legal ad published in *The Sunnyvale Sun* newspaper.
- Agenda and staff report available at the NOVA Workforce Services reception desk at City Hall and City's website.

Alternatives

Recommend to City Council:

1. Take the following actions related to Study Issue CDD 23-02, Housing Element Program H45, and other associated modifications to Industrial to Residential (ITR) Parcels:
 - A. Adopt a Resolution Amending the General Plan to:**
 - a) Change the General Plan land use designation for the property at 591 South Murphy Avenue with a legal nonconforming single-family use from El Camino Real Specific Plan to Low-Medium Density Residential;
 - b) Change the General Plan land use designation for the properties at 260, 280, 286, and 290 North Pastoria Avenue with legal nonconforming residential uses from Peery Park Specific Plan to Low Density Residential; and
 - c) Change the General Plan land use designation for 22 legal non-conforming single-family and two-family dwelling sites at 411, 415 and 421 Charles Street, 433, 434, 437 and 440 Waverly Street, 572, 602 and 656 West Iowa Street, 428, 432 and 435 Florence Street, and 1301-1320 Oxbow Court, from Office to Low-Medium Density Residential. (Attachment 2)
 - B. Introduce an Ordinance Amending the Zoning Districts Map, to:**
 - a) Rezone the property at 591 South Murphy Avenue from El Camino Real – Commercial (ECR-C) to Low Medium Density Residential/Office (R-2/O);
 - b) Rezone the properties at 260, 280, 286 and 290 North Pastoria Avenue from Peery Park Specific Plan/Mixed Industry Core (PPSP/MIC) to Low Density Residential (R-0);
 - c) Rezone the properties at 411, 415 and 421 Charles Street, 433, 434, 437 and 440 Waverly Street, 572, 602 and 656 West Iowa Street, 428, 432 and 435 Florence Street, and 1301-1320 Oxbow Court from Administrative-Professional Office/Planned Development (O/PD) to Low Medium Density Residential (R-2) (Attachment 3);
 - C. Introduce an Ordinance Amending the Zoning Districts Map, to:**

Rezone sites within the Industrial to Residential combining district that have redeveloped as residential uses from Industrial and Service (M-S), General Industrial (M-3) or the combined Neighborhood Business/Industrial to Residential/Medium Density Residential/Planned Development (C-1/ITR/R3/PD) zoning district, all to Medium Density Residential/Planned Development (R3/PD); the subject sites are spread throughout the city in five areas, generally bounded by (a) Tasman Drive, Morse Avenue, John W. Christian Greenbelt and Fair Oaks Avenue, (b) E. Duane Avenue, Lawrence Expressway, Stewart Drive and Britton Avenue, (c) E. Maude Avenue and N. Wolfe Road, Britton Avenue, E. Arques Avenue and Fair Oaks Avenue, and (d) Caltrain rail tracks, S. Wolfe Road, Old San Francisco Road and S. Fair Oaks Avenue, and (e) Caltrain rail tracks, Laurence Expressway, Old San Francisco Road and Reed Avenue and Wolfe Avenue (Attachment 4); and
 - D. Introduce an Ordinance Amending the Zoning Districts Map, and to:**

Rezone the three future opportunity sites located at 455 De Guigne Drive, 835 Stewart Drive, and 935 Stewart Drive in East Sunnyvale from Industrial and Service (M-S) to Industrial and Service/Industrial to Residential/Medium Density Residential/Planned Development (M-S/ITR/R-3/PD) (Attachment 5).
 - E. Introduce an Ordinance to Amend Title 19 (Zoning) of the Municipal Code to:**

Amend Section 19.26.120 of Chapter 19.26 (Combining Districts) to provide that once a site zoned Industrial to Residential (ITR) has been converted to residential use, the site cannot be returned to a use not allowed in a residential zoning district (Attachment 6).
 - F. Find that the Action is Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) and 15183**
2. Recommend the Actions in Alternative 1 with modifications provided the modifications are within the scope of the environmental review
3. Do not take any action and provide direction on desired changes.

Staff Recommendation

Recommend to City Council, Alternative 1 to take the following actions related to Study Issue CDD 23-02, Housing Element Program H45, and other associated modifications to Industrial to Residential (ITR) Parcels:

A. Adopt a Resolution Amending the General Plan to:

- a) Change the General Plan land use designation for the property at 591 South Murphy Avenue with a legal nonconforming single-family use from El Camino Real Specific Plan to Low-Medium Density Residential;
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