

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SUNNYVALE AMENDING THE PRECISE ZONING PLAN,
ZONING DISTRICTS MAP, TO REZONE CERTAIN PROPERTY
LOCATED AT 838 AZURE STREET/842 SUNNYVALE-
SARATOGA ROAD FROM R0 (LOW DENSITY RESIDENTIAL)
TO R2/PD (LOW MEDIUM DENSITY RESIDENTIAL-PLANNED
DEVELOPMENT)**

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) hereby is amended to rezone a certain property located at 838 Azure Street/842 Sunnyvale-Saratoga Road (APN: 211-18-030) from R0 (Low Density Residential) to R2/PD (Low Medium Density Residential-Planned Development). The location of the property is set forth on the scale drawing attached as Exhibit A.

SECTION 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. Any future project that may benefit from these changes will still need to undergo its own environmental review, if required by CEQA, and potential impacts may be determined at that time.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its 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 _____, 2016,
and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council
held on _____, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSAL:

ATTEST:

APPROVED:

City Clerk
Date of Attestation: _____

Mayor

(SEAL)

APPROVED AS TO FORM:

City Attorney



City of Sunnyvale
Zoning Map - 838 Azure Street

