

**RECOMMENDED FINDINGS  
2016-7082**

**California Environmental Quality Act – 838 Azure Street and Sunnytrees townhomes complex**

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In order to adopt the Mitigated Negative Declaration, the City Council must make the following findings per CEQA Guidelines Section 15074:

1. The Mitigated Negative Declaration was prepared and circulated for public review in accordance with the requirements of the California Environmental Quality Act.
2. The Planning Commission and City Council have read and considered the Mitigated Negative Declaration and the City Council makes the findings required by CEQA on the basis of the whole record before it, including the Initial Study and any comments received, that there is no substantial evidence that the proposed Project will have a significant effect on the environment.
3. The Mitigated Negative Declaration reflects the Planning Commission and City Council's independent judgment and analysis.
4. The mitigation measures listed in the Mitigated Negative Declaration will be incorporated as conditions of approval for the Project's subsequent Special Development Permit, including a program for reporting and monitoring the measures required to mitigate or avoid significant environmental effects.
5. The Department of Community Development, Planning Division, is the custodian of the records of the proceedings on which this decision is based. The records are located at Sunnyvale City Hall, 456 West Olive Ave., Sunnyvale, CA 94086.

**General Plan Amendment and Rezoning – 838 Azure Street**

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1. The amendment to the general plan and zoning designation, as proposed, is deemed to be in the public interest. (*Finding Met*)

The property at 838 Azure Street is located adjacent to Sunnytrees (Sunnytrees has an existing Zoning designation of Low-Medium Density Residential and a proposed General Plan Designation of Residential Low-Medium). The surrounding area to the south and east is Low-Density Residential. There is also a mix of Low-Medium and High Density residential uses in the

neighborhood. The low-medium density proposed for 838 Azure Street will serve as a transition and buffer between the existing low-medium density Sunnyside site to the north and the low density single-family homes to the south and east. A Planned Development combining district would also provide an opportunity for a creative development approach that will achieve superior community design and public benefit.

### **General Plan Amendment – Sunnyside townhomes complex**

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1. The amendment to the general plan designation is deemed to be in the public interest. (*Finding Met*)

Sunnyside's General Plan designation of Residential High Density is currently inconsistent with its low-medium density zoning designation. The proposed amendment would make the designations consistent, and would also have identical, contiguous General Plan and Zoning designations as 838 Azure Street. A lower density land use designation would have no immediate impact in the physical development of Sunnyside and would only affect future redevelopment proposals, where additional units could be added under the current density allowance, but not as significantly as a high density designation, in order maintain the existing neighborhood pattern.