

RECOMMENDED FINDINGS
2016-7078
210, 214, and 220 W. Ahwanee Avenue

California Environmental Quality Act

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 City Council has read and considered the Mitigated Negative Declaration and 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 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

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

The block on the south side of Ahwanee Avenue between San Aleso and Borregas Avenue currently has a mix of industrial, residential, and commercial land use designations and existing uses. The three sites in the middle of the block (210, 214, and 220 W. Ahwanee Avenue) form a small pocket of industrial land. This industrial pocket is bordered on either side by high-density residential apartments and abuts a low-density single-family

residential neighborhood. There are two smaller commercial sites at Ahwanee and Borregas Avenues. The proposed amendment to the General Plan land use designation from Industrial to Residential High Density (27-45 du/ac) and rezoning from M-S/PD to R-4/PD for the central industrial sites at 210, 214, and 220 W. Ahwanee Avenue would provide a contiguous Residential High Density General Plan and nearly identical R-4 zoning designation on the block next to the commercial sites. No changes are proposed to the existing high-density residential apartments and commercial sites on the block.

Staff finds that conversion of industrial to high density residential on these sites is appropriate because the loss of industrial land would not be detrimental to General Plan goals for a healthy and diverse economy, the sites are physically suitable for residential use, and the high-density General Plan and Zoning designations will be compatible with the neighborhood. The sites are also located close to transit, neighborhood services, and employment centers. Residential uses are feasible because there are recognized environmental planning measures in place to clean up soil and groundwater contamination and reduce potential negative noise and air quality impacts from US Route 101. There are adequate controls in the City's Municipal Code, design guidelines and the public discretionary review required with future site-specific development proposals to ensure neighborhood compatibility is properly addressed. Moreover, these General Plan and Zoning designations would allow for a more cohesive long term development plan for the block.