

# **SPLIT ZONING ORDINANCE PROPOSED AMENDMENTS**

## **Split Zoning Ordinance**

- Introduce an Ordinance to add Section 19.16.025 (Split-Zoned Parcels) of Chapter 19.16 (Precise Zoning Plans – Zoning Districts-Zoning Maps) of the Sunnyvale Municipal Code
- Clarifies and explicitly enables split zoning in the City.
- Could be used in different situations, and not just for Single Story Combining Districts.

# SPLIT ZONING ORDINANCE PLANNING COMMISSION

## **Planning Commission Public Hearing on 8/28/2017**

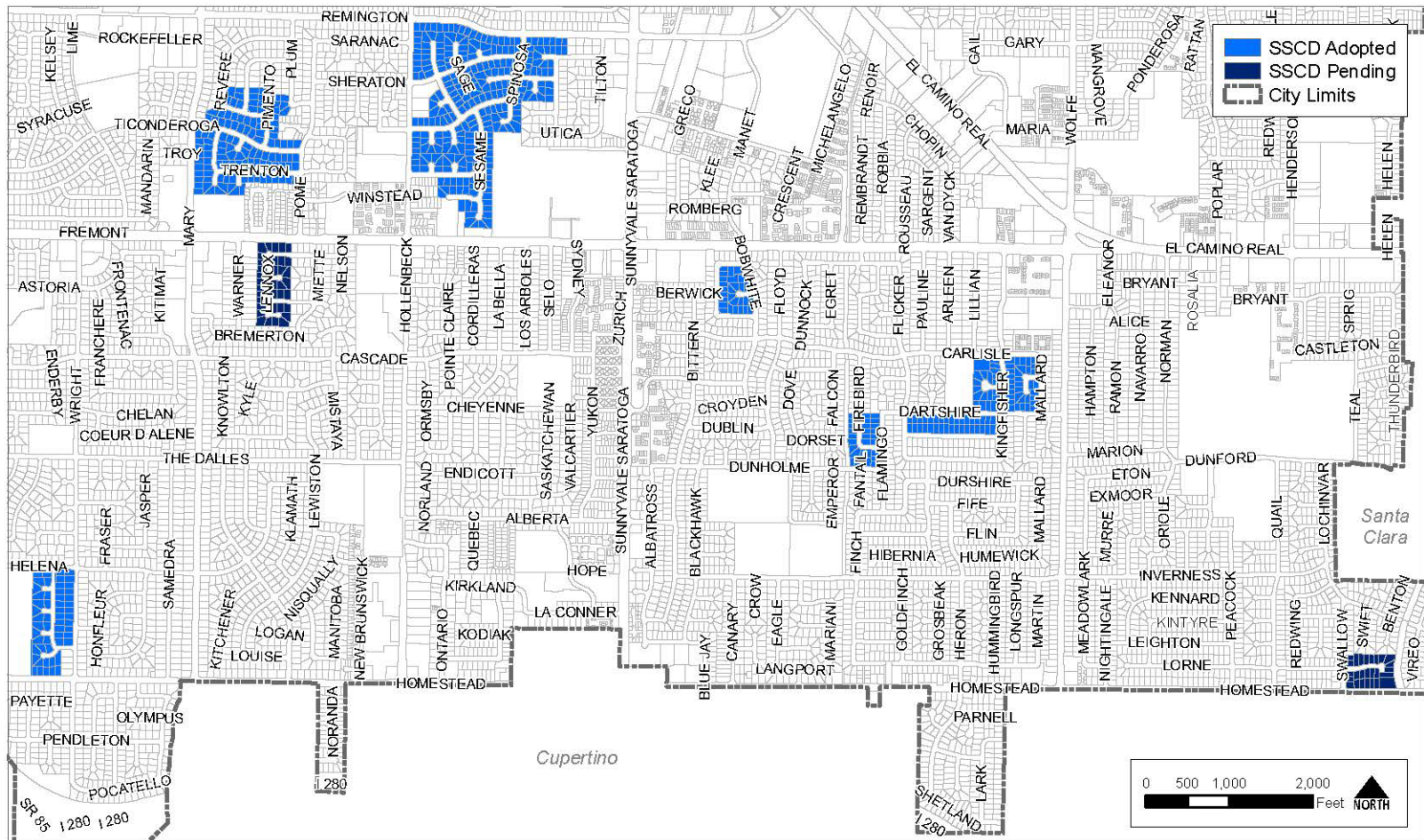
- Alternatives Alternative 3 – Do not amend the Sunnyvale Municipal Code and make no changes related to split zoning).

# **SINGLE-STORY COMBINING DISTRICT BUFFER STUDY**

City Council | Council Chamber  
September 12, 2017

# SSCD BUFFER STUDY

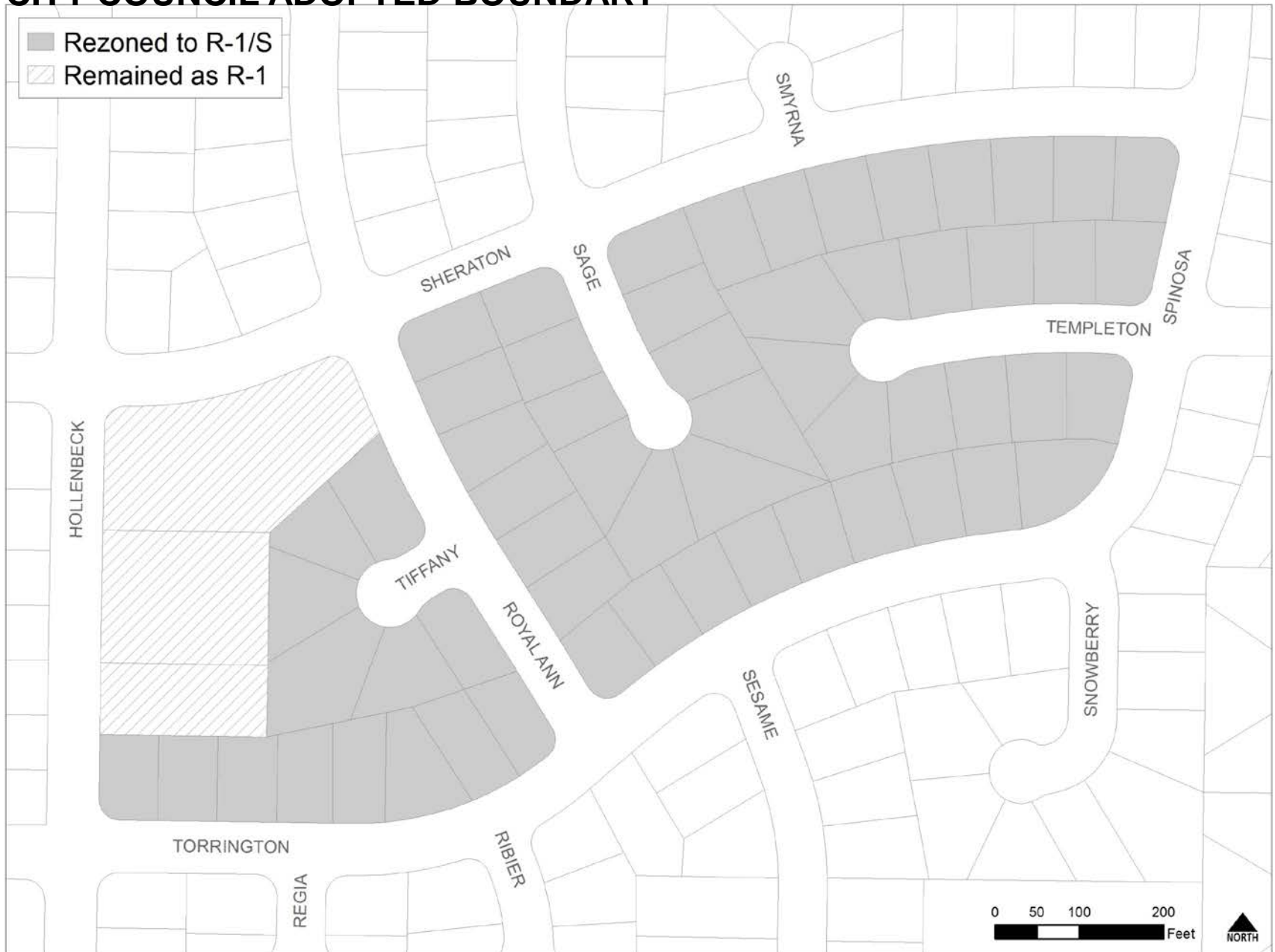
## SSCD APPLICATIONS – CITYWIDE



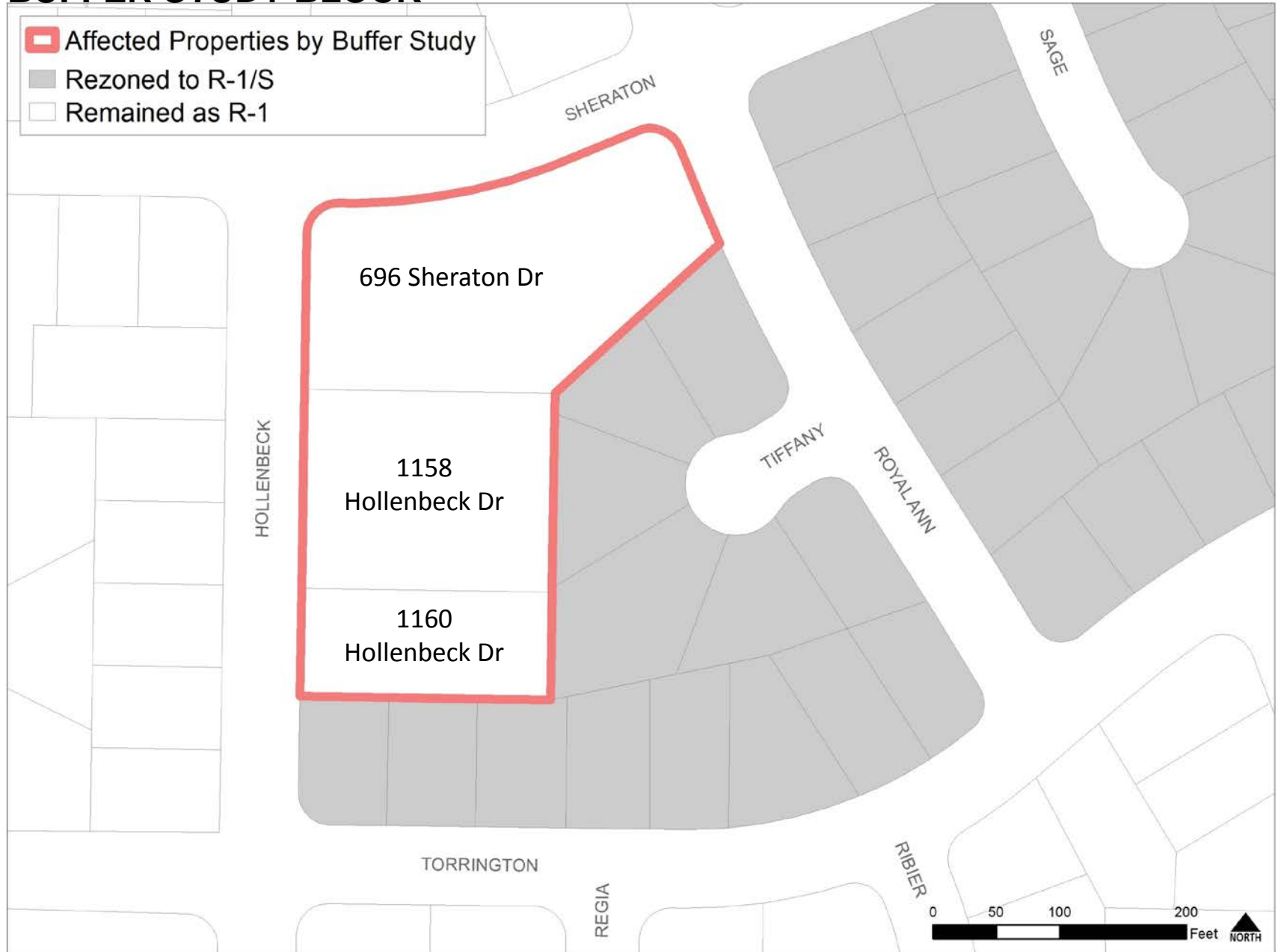
# ORIGINALLY PROPOSED APPLICANT BOUNDARY



# CITY COUNCIL ADOPTED BOUNDARY



# BUFFER STUDY BLOCK





# SSCD BUFFER STUDY

## REAR YARD BUFFER DISTANCE

**0 FEET**

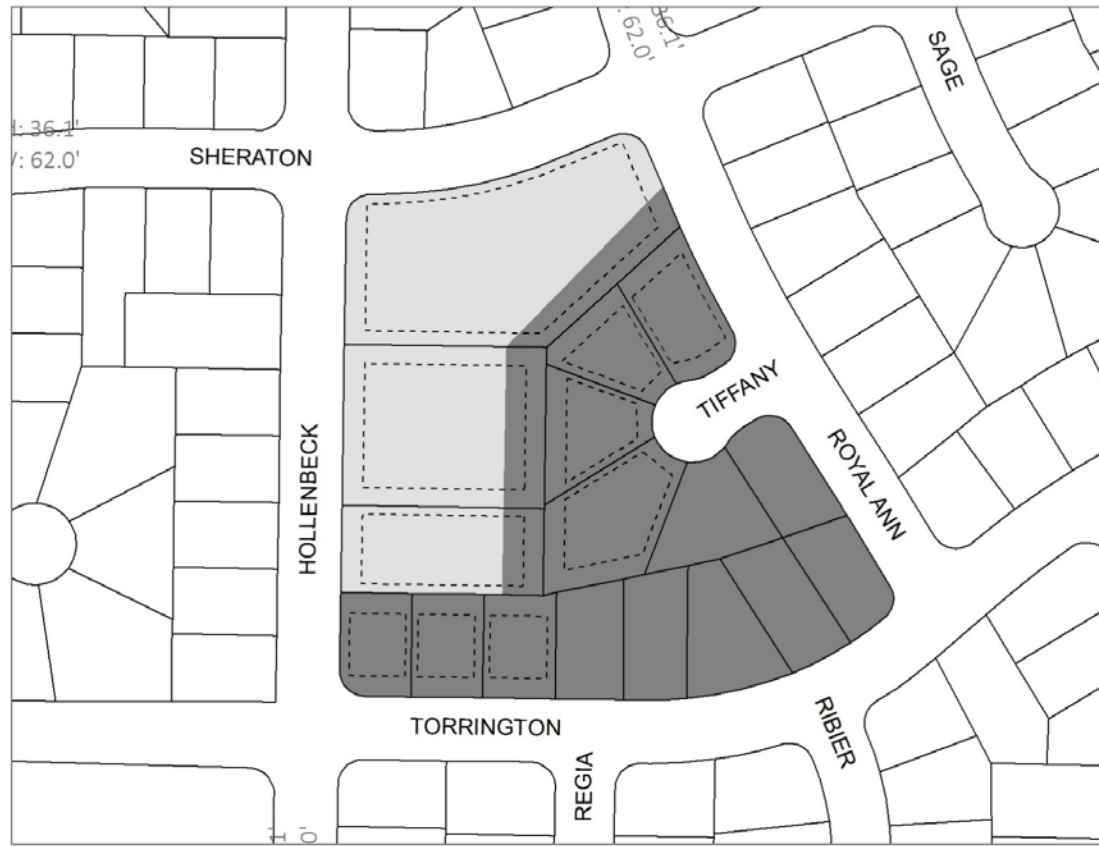




# SSCD BUFFER STUDY

## REAR YARD BUFFER DISTANCE

**40 FEET**



# SSCD BUFFER STUDY

## REAR YARD BUFFER DISTANCE

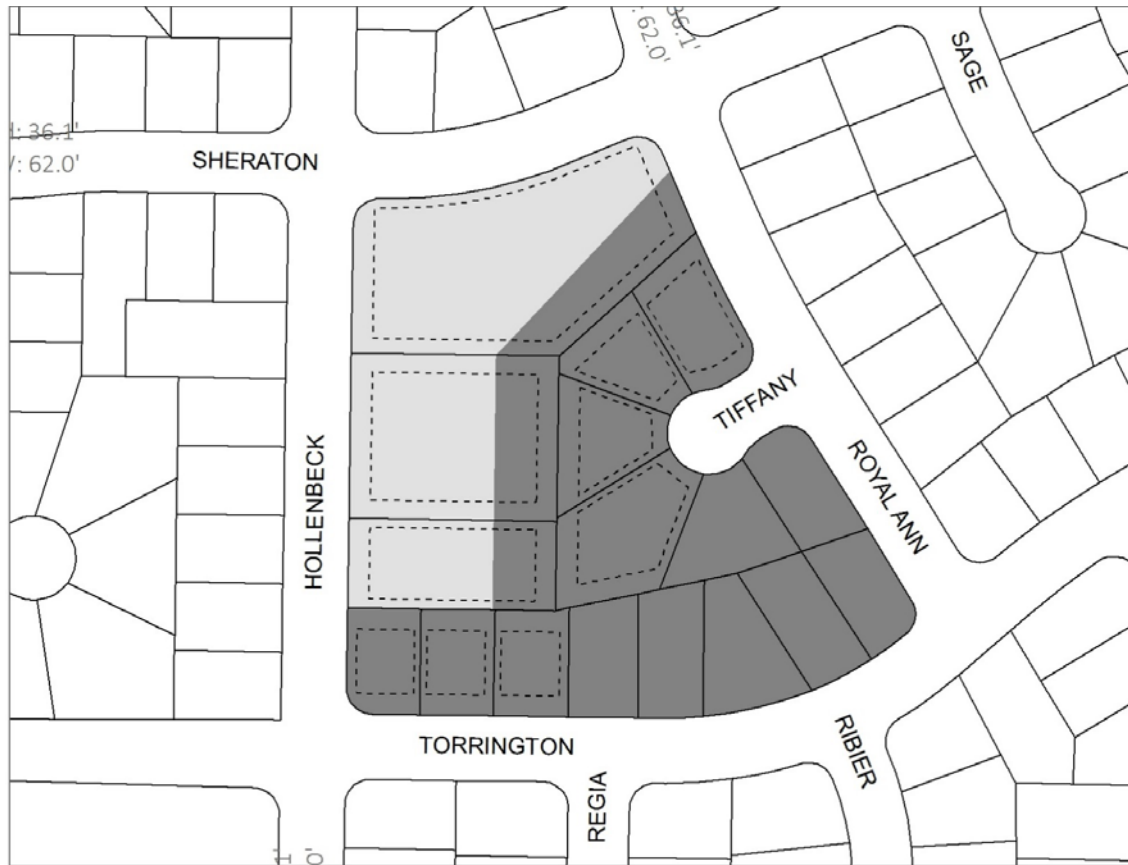
**50 FEET**



# SSCD BUFFER STUDY

## REAR YARD BUFFER DISTANCE

**60 FEET**



# SSCD BUFFER STUDY

## SIDE YARD BUFFER DISTANCE

**0 FEET**



# SSCD BUFFER STUDY

## SIDE YARD BUFFER DISTANCE

**20 FEET**



# SSCD BUFFER STUDY

## SIDE YARD BUFFER DISTANCE

**50 FEET**



# SSCD BUFFER STUDY

## STAFF RECOMMENDATION





# SSCD BUFFER STUDY

## OTHER APPLICABLE POLICES

**The existing design guidelines subject to and requirements single family homes, including non-Eichler homes:**

- *Single Family Home Design Techniques*
- *Eichler Design Guidelines (only for Eichler homes)*
- *Design Review requirements*

**Eichler  
Design Guidelines**  
City of Sunnyvale



# SSCD BUFFER STUDY

## OTHER REFERENCES

**Implementation of buffer distance for these lots NOT considered a taking because:**

- *Does not limit use of property*
- *Only limits two-story development*



# SSCD BUFFER STUDY PLANNING COMMISSION

## **Planning Commission Public Hearing on 8/28/2017**

- Alternatives 5 and 6:
  - Do not rezone the three properties at 696 Sheraton Drive, 1158 Hollenbeck Avenue, and 1160 Hollenbeck Avenue, and make no changes to zoning district boundaries.
  - Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3).