

ADDITIONAL RESPONSE TO COUNCIL QUESTIONS RE: 9/12/17 AGENDA

Agenda Item #: 2

Title: Split Zoning: Introduce an Ordinance to Add Section 19.16.025 (Split-Zoned Parcels) of Chapter 19.16 (Precise Zoning Plans - Zoning Districts-Zoning Maps) to the Sunnyvale Municipal Code, and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3)

Council Question: Would one or more of you be so good as to verify that the assertions of this email about height and subdividing the properties involved are substantially correct?

Subject: Planning Staff Split-Zone Recommendation - Council Meeting Sept 12, 2017

Council Member,

I live on Tiffany Ct. and have attended many of the various meeting held on the Re-Zoning R-1/S Single Story and Split-Zone discussions.

In this email is the summary that describes the basic facts of the Planning Staff's Split-Zone Recommendation, and describes what the Split-Zone Recommendation Accomplishes, what the Split-Zone Allows, and Does Not Prevent.

On Dec 6, 2016, the City Council approved a Single-Story Combining District for 59 properties within Fairbrae neighborhood to R-1/S and the City Council also directed the Planning Staff to prepare Zoning code ordinance to enable "split-zoning" & develop split zoning for 696 Sheraton Drive, 1158 & 1160 Hollenbeck Ave., Zone R-1, to include R-1/S zoning district in order to provide the Required Second Story Protection for the four Tiffany Ct. & three Torrington Dr. Properties.

The Planning Staff Split-Zone Recommended includes:

- 50-foot split-zoning buffer for property boundaries of the Hollenbeck properties adjoining 675, 679, 683 and 682 Tiffany Court, and a
- 20-foot split-zoning buffer for the side yard at 1160 Hollenbeck Ave adjoining 689, 695 and 699 Torrington Drive.

The summary Charts of the Recommended Split-Zone clearly shows that:

1. Split-Zone Recommendation Allows that Second Story structures can be added to the Existing 1158 and the Existing 1160 Hollenbeck Homes.
2. Split-Zone Recommendation Does NOT LIMIT nor RESTRICT the 1158 & 1160 Hollenbeck and the 696 Sheraton Drive properties from being Subdivided into Multiple Lots.

3. Split-Zone Recommendation Allows that Second Story Homes can be Built on the Subdivided Lots.
4. Split-Zone Recommendation Provides the Required Buffer Zone Protection for the 675, 679, 683 & 682 Tiffany Ct, and the 689, 695 & 699 Torrington Ave. Properties and Satisfies the Sunnyvale City Requirement for R-1/S Zoned Areas.

The purpose and requirement of the Sunnyvale City Rezoning SSCD Process is intended to cover contiguous plots and, if possible, have boundaries at NATURAL DIVISIONS SUCH AS STREETS AND CREEK so that Properties along the Boundaries of the Rezoned SSCD Area that are Zoned R-1/S Single Story are also PROTECTED from Second Story adjacent and rear development.

Conclusion: The Excellent Split-Zone Recommendation that has been developed by Planning Staff as was Directed by the City Council on Dec 6, 2016 Should be Approved by the City Council in the Sept 12, 2017 Meeting.

Staff Response: The information provided is essentially correct. The resident has listed four items that are correct. Following that, he/she stated his/her opinion about the boundaries and the purpose of the Single-Story Combining District: “so that Properties along the Boundaries of the Rezoned SSCD Area that are Zoned R-1/S Single Story are also PROTECTED from Second Story adjacent and rear development.” This statement is not part of the zoning code or analysis provided when the single-story district was created and could be misunderstood.

The zoning code section 19.26.200. states that the purpose of the district is “to preserve and maintain single-family neighborhoods of predominantly single-story character.” This section also states, “To the extent feasible, the proposed district shall follow a recognizable feature such as a street, stream, or tract boundary.”

The Council directed to staff to prepare a zoning code amendment regarding split zoning; and, to create an R-1/S buffer of a specified width on 1160 and 1158 Hollenbeck Avenue and 696 Sheraton Drive that would be effective after the zoning code amendment regarding split zoning is effective and to explore a buffer along the “Hollenbeck” properties, which was in response to concerns by some of the residents that being on the edge of the district provided them less privacy protection.