

2 [16-0168](#) File #: 2015-78091
Location: 748-838 Dartshire Way and 747-837 Devonshire Way (APNs 309-28-001, 309-28-002, 308-28-003, 309-28-036)
Zoning: R-0
Proposed Project: Introduction of Ordinance to Rezone 36 contiguous single family home lots from R-0 (Low Density Residential) to R-0/S (Low Density Residential/Single-Story)
Applicant / Owner: Martin Griffiths
Environmental Review: The Ordinance being considered is categorically exempt from review pursuant to CEQA Guidelines Section 15305 (minor alteration in land use) and Section 15061(b)(3) (not a project that may have a significant effect on the environment).
Project Planner: Gerri Caruso (408) 730-7591, gcaruso@sunnyvale.ca.gov

Principal Planner Gerri Caruso presented the staff report and responded to Commissioner questions. Planning Officer Andrew Miner provided additional information.

Commissioner Simons inquired about the minimum lot size in R-0 zoning.

Commissioner Klein inquired about the FAR breakdown for the homes on the block and whether there are any permit applications in process for any of the homes on the block.

Commissioner Rheume inquired if the block goes through the single story overlay and a property owner wants to increase the footprint, whether there would any different procedure that would need to be followed.

Commissioner Weiss inquired as to the guidelines that would be applied should a home be destroyed by an event such as a fire.

Chair Melton referred to the recommended finding in Attachment 5 regarding the proposed action being in the public interest, and inquired about the City's definition for the "public interest."

Chair Melton inquired whether any other requests for combining districts have been received for other tracts in Sunnyvale and the status of the property owners who did not sign the request.

Chair Melton noted two of the properties at 829 and 825 Devonshire Way that did not participate had County property transfer dates in the last six months.

Chair Melton opened the Public Hearing.

Applicant Martyn Griffiths provided information about the application.

Vice Chair Harrison inquired as to whether the applicant knows the owners of 829 and 825 Devonshire Way.

Commissioner Simons inquired as to how the applicant learned about and came to take on the process of requesting the overlay.

Geoff Ainscow, resident of Devonshire Way, spoke in support of the rezone application.

Kathleen Kronenwetter, resident of Duncardine Way, spoke in support of the rezone application.

Applicant Marytn Griffiths provided closing remarks in support of the application.

Chair Melton closed the Public Hearing.

Vice Chair Harrison inquired if there is a provision that would require a property owner to disclose the single story overlay when the house is sold.

Chair Melton inquired if the Municipal Code speaks to a maximum number of homes that can be considered at one time on an application.

MOTION: Commissioner Olevson moved and Commissioner Klein seconded the motion to approve Alternative 1: Recommend that the City Council introduce an Ordinance to Rezone 36 contiguous single family home lots from R-0 (Low Density Residential) to R-0/S (Low Density Residential/Single-Story).

Commissioners spoke in support of the motion.

The motion carried by the following vote:

Yes: 7 - Chair Melton
Vice Chair Harrison
Commissioner Olevson
Commissioner Klein
Commissioner Rheaume
Commissioner Simons
Commissioner Weiss

No: 0