

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

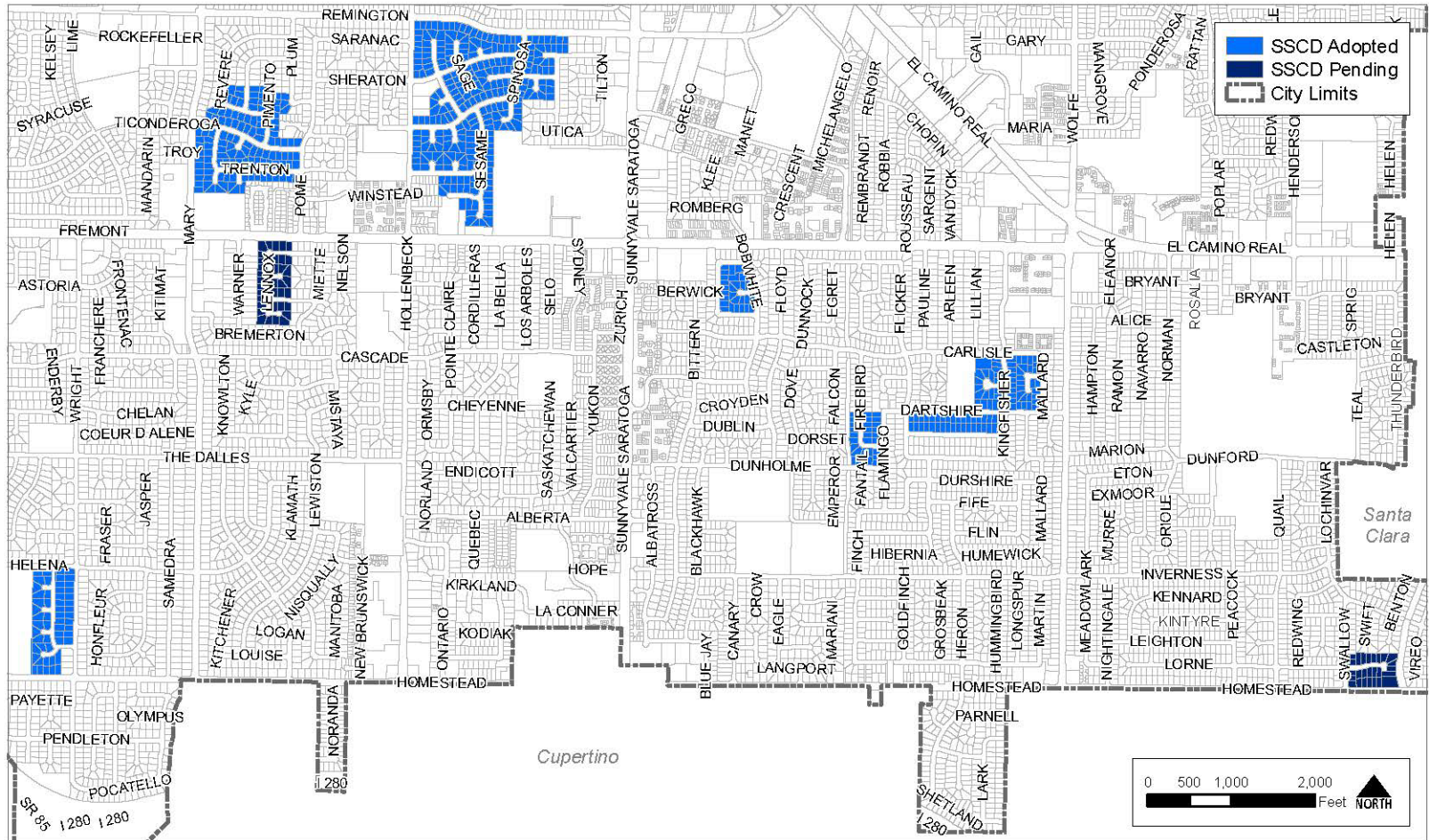
- Alternatives Alternative 3 – Do not amend the Sunnyvale Municipal Code and make no changes related to split zoning).

SINGLE-STORY COMBINING DISTRICT BUFFER STUDY

City Council | Council Chamber
September 12, 2017

SSCD BUFFER STUDY

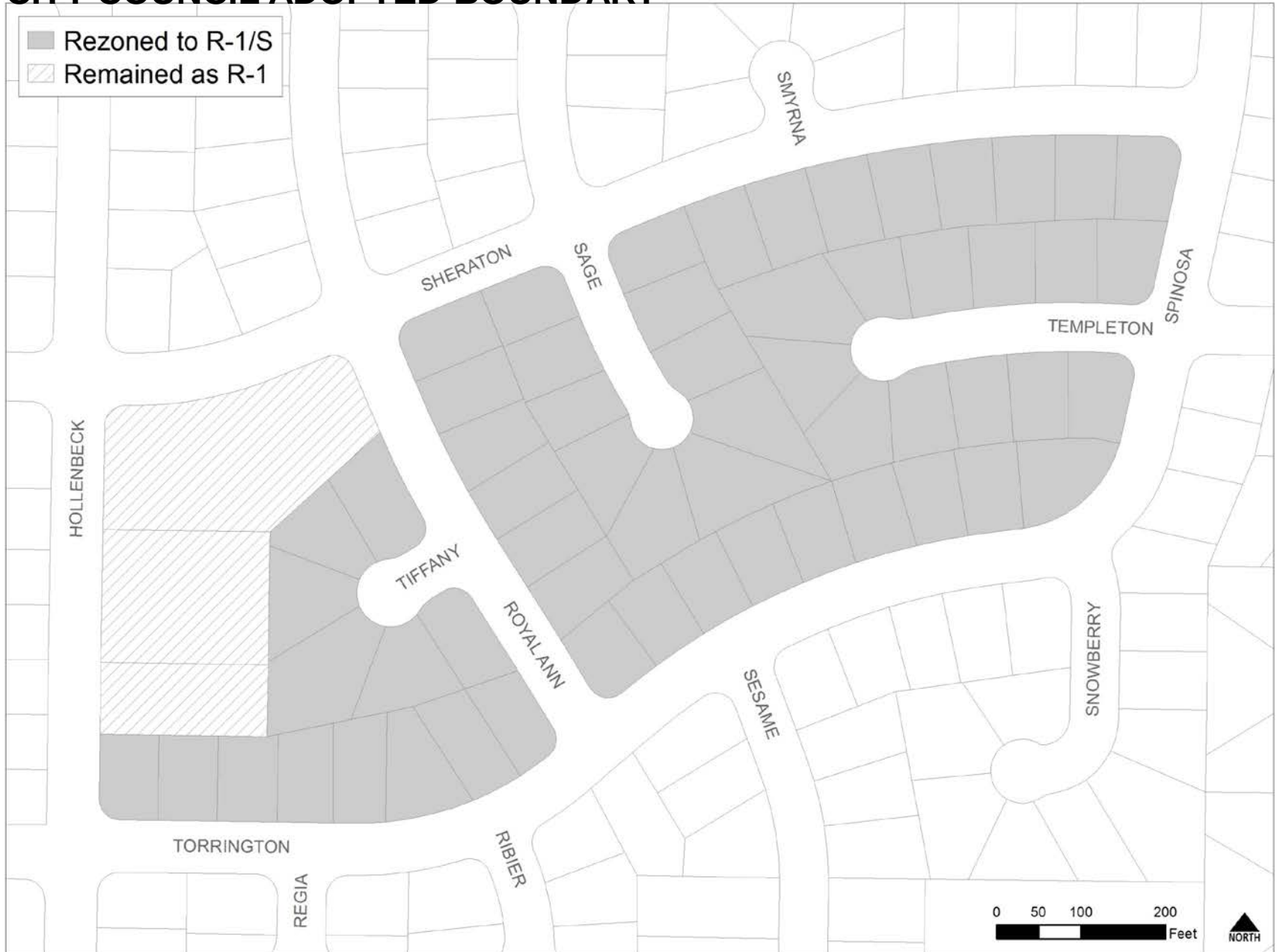
SSCD APPLICATIONS – CITYWIDE



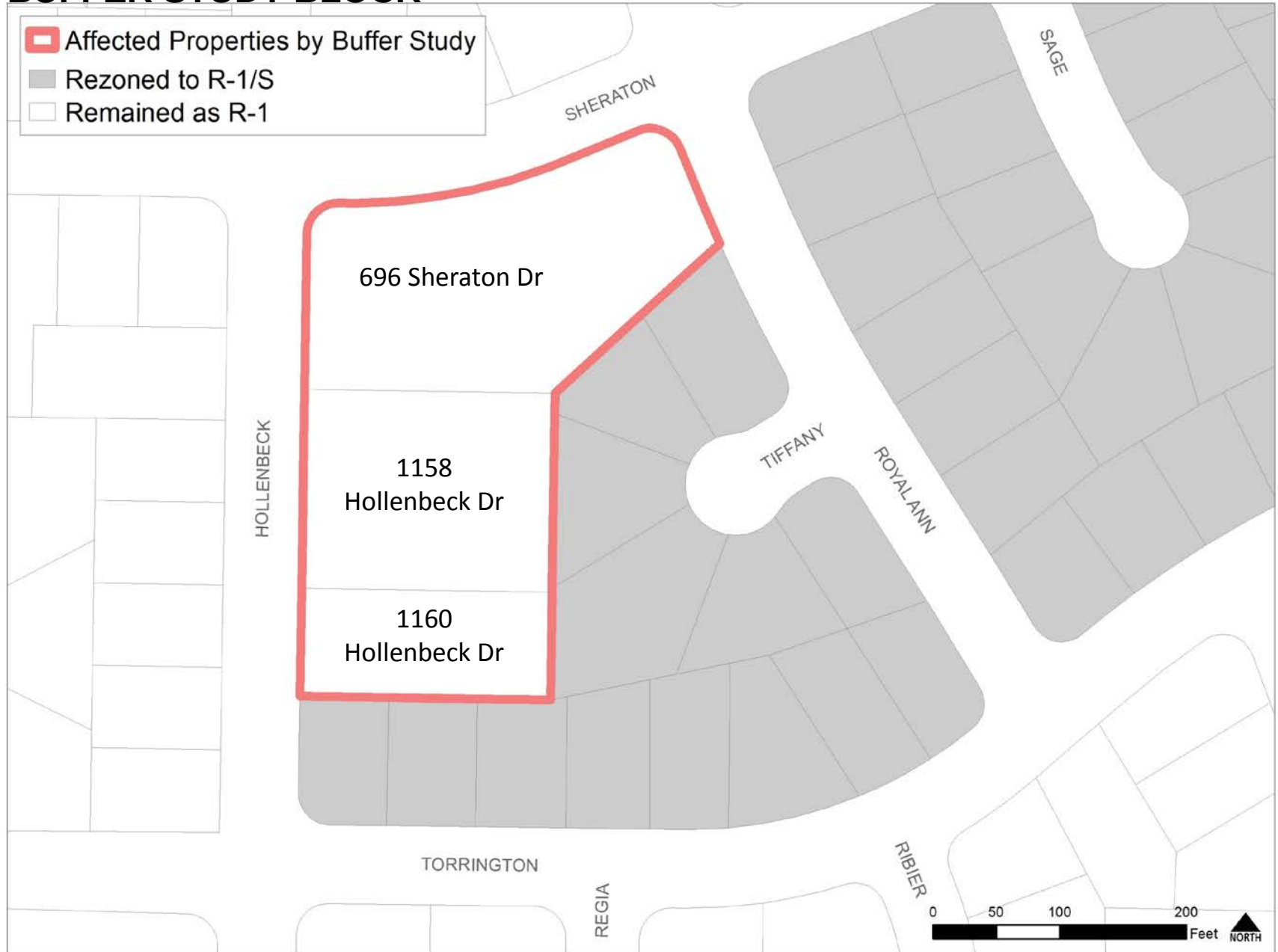
ORIGINALLY PROPOSED APPLICANT BOUNDARY



CITY COUNCIL ADOPTED BOUNDARY



BUFFER STUDY BLOCK



SSCD BUFFER STUDY

REAR YARD BUFFER DISTANCE

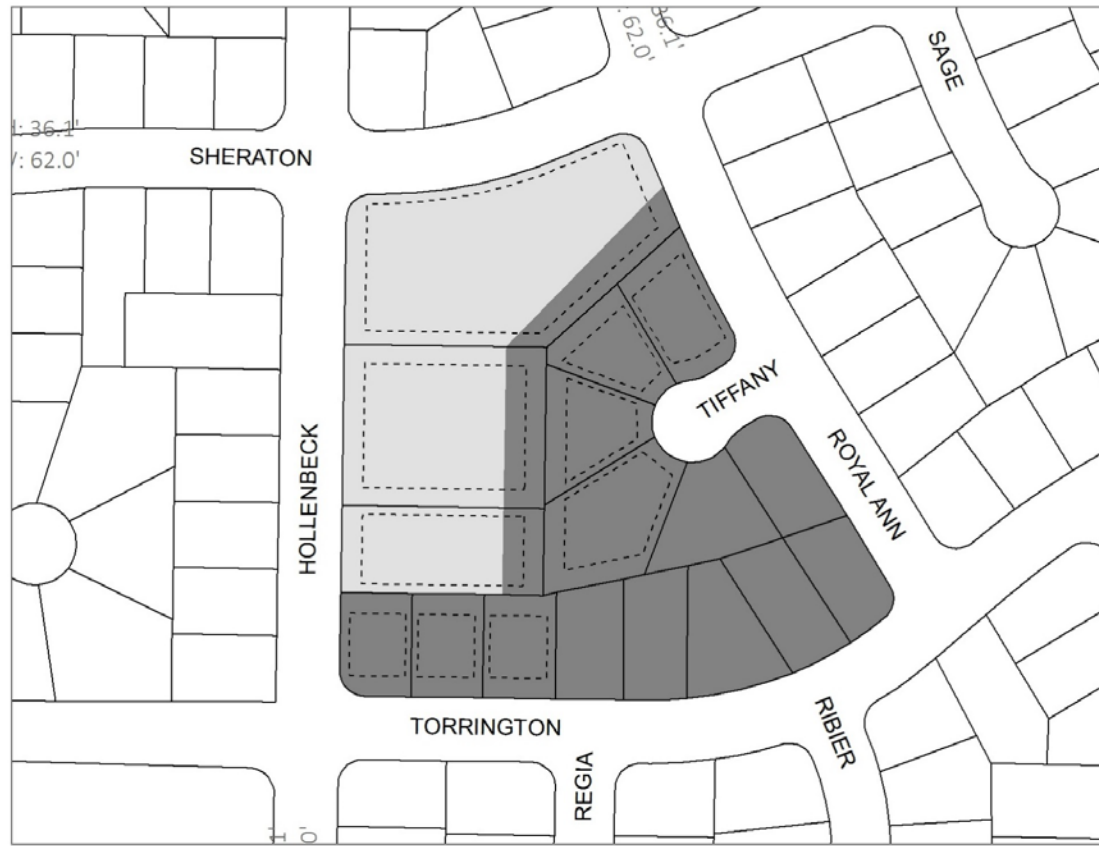
0 FEET



SSCD BUFFER STUDY

REAR YARD BUFFER DISTANCE

40 FEET



SSCD BUFFER STUDY

REAR YARD BUFFER DISTANCE

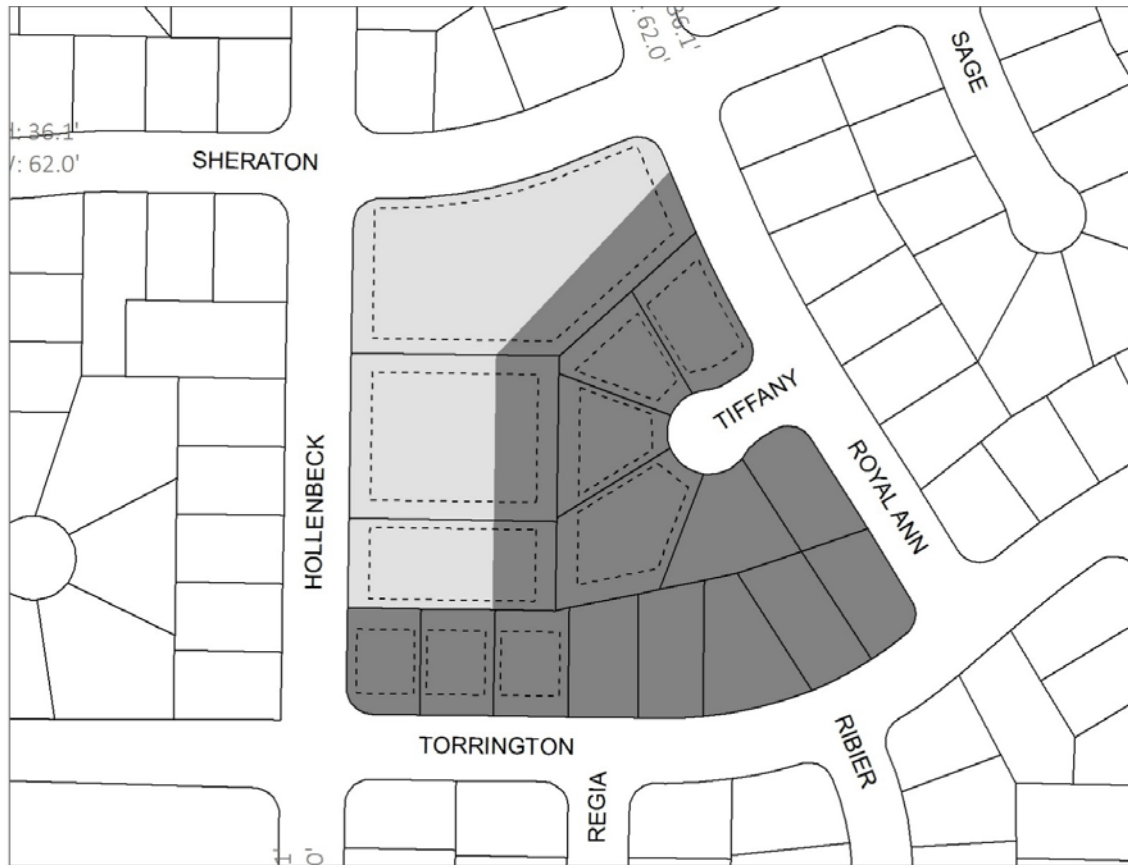
50 FEET



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).