

The motion carried by the following vote:

Yes: 6 - Commissioner Harrison
Chair Rheaume
Commissioner Howard
Commissioner Olevson
Commissioner Simons
Vice Chair Weiss

No: 0

Absent: 1 - Commissioner Howe

Planning Officer Miner advised that this item goes to the Housing and Human Services Commission on September 20th, 2017 and to the City Council on October 17th, 2017.

3. [17-0756](#)

File #: 2017-7556

Location: 801-819 Allison Way (APNs: 323-03-023 through 323-03-026 and APNs: 323-04-034 through 323-04-036), 1315-1381 Lennox Way (APNs: 323-03-027 through 323-03-038), 804-816 Lennox Court (APNs: 323-03-039 through 323-03-042), 801-814 Blanchard Way (APNs: 323-03-043 through 323-03-045 and APNs: 323-04-025 through 323-04-027), and 801-814 Beaverton Court (APNs: 323-04-028 through 323-04-033).

Zoning: R-1

Proposed Project: Introduction of Ordinance to **REZONE** 35 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story)

Applicant / Owner: Tom Verbure (plus multiple owners)

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) (a general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the activity is not subject to CEQA).

Project Planner: Aastha Vashist (408) 730-7458,
avashist@sunnyvale.ca.gov

Assistant Planner Aastha Vashist presented the staff report.

Chair Rheaume opened the Public Hearing.

Tom Verbure, applicant, presented images and information about the proposed project.

Commissioner Harrison discussed the impact of two-story developments with Mr. Verbure.

Vice Chair Weiss commented that most of the lot sizes in this neighborhood would allow Accessory Dwelling Units (ADU's) and asked Mr. Verbure for his comments on the potential impact of ADU's. Mr. Verbure stated an opinion that ADU's would not be practical in Eichler backyards.

Commissioner Olevson commented that less than a third of these Eichler homes are backed by other Eichler homes and that surrounding neighborhoods could build two story homes. Commissioner Olevson asked the applicant how that impacts their desire for privacy. Mr. Verbure provided details about the lot depths as a mitigating factor and the benefits of restricting two story homes adjacent to Eichler homes.

Chair Rheume commented that two-thirds of these properties could have a second story built next to them and asked for the applicant's comments. Mr. Verbure stated that many residents are concerned about retaining the Eichler character. Chair Rheume reiterated that the Eichler Guidelines would dictate the requirements for any additions to Eichler homes.

Commissioner Howard clarified with Mr. Verbure that the Eichler homes in their neighborhood are elevated between the street and house level.

Commissioner Howard confirmed with Mr. Verbure the feasible options for expanding an Eichler home. Commissioner Howard asked the applicant about concerns in preventing second story developments for future homeowners. Mr. Verbure advised that all the residents in the neighborhood are in favor of this application and that they want to preserve their Eichler homes.

Commissioner Howard commented on the deeper lots and asked the applicant if a buffer zone would make sense. Mr. Verbure confirmed.

Commissioner Simons provided details about this particular Eichler neighborhood.

Commissioner Howard confirmed with Mr. Verbure that they had not considered

applying for a historical preservation district designation. Commissioner Howard discussed the process for historical preservation with Mr. Verbure.

Lou Wirtz, Sunnyvale resident, spoke in support of the rezone request and requested that the Planning Commission recommend approval.

Vice Chair Weiss confirmed with Mr. Wirtz that he was not familiar with the Single Family Home Design Techniques. Vice Chair Weiss suggested that those guidelines could mitigate privacy concerns regarding second story developments. Mr. Wirtz requested single story protection for the Eichler homes and noted that no homeowner has voiced objection to the SSCD application.

Chair Rheume closed the Public Hearing.

Commissioner Howard commented on a two-story development cited in Attachment 4 and asked for staff comments. Planning Officer Miner provided details about that application and confirmed that the development met the standards of the Eichler Design Guidelines.

MOTION: Commissioner Simons moved and Commissioner Harrison seconded the motion for Alternatives 1 and 2 –

1. Find the project exempt from CEQA pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3)
2. Introduce an Ordinance (Attachment 6 of this report) to Rezone 35 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story)

Commissioner Simons commented that this neighborhood consists of beautiful, high quality Eichler homes and that it could qualify for a historical district if a majority of homeowners were interested.

Commissioner Harrison commented that this application meets the intent of the Single Story Combining District (SSCD) in that the homeowners are almost 100% in agreement to restrict second story development in their neighborhood.

Commissioner Harrison noted that these residents have presented their desire to retain the neighborhood character and will not gain additional benefits from this restriction. Commissioner Harrison stated that all the SSCD guidelines have been met and that she will be supporting the motion.

EXCERPT

Planning Commission

Meeting Minutes - Final

September 11, 2017

Commissioner Olevson stated that he will be supporting the motion. Commissioner Olevson commented that this application meets all the City Council established criteria for an SSCD. Commissioner Olevson noted that it follows a tract and has substantial support from the homeowners.

Commissioner Howard commented on his concern with SSCD's given the housing crisis and noted his agreement with Commissioner Simons that this district is worthy of historical preservation. Commissioner Howard stated an opinion that allowing SSCD's can potentially undermine future historical preservation and that he will not be supporting the motion for this reason.

Vice Chair Weiss stated that she will be supporting the motion because it meets the SSCD criteria. Vice Chair Weiss stated an opinion that the Single Family Home Design Techniques are sufficient and that SSCD's are redundant. Vice Chair Weiss noted that SSCD's make it difficult for residents to accommodate growing families but that she will reluctantly be supporting the motion.

Chair Rheume stated that he will be supporting the motion and noted his agreement with the comments made by Commissioner Harrison. Chair Rheume noted that only 13 of the 35 properties will be protected all on sides. Chair Rheume stated that he can make the findings for the SSCD.

The motion carried by the following vote:

Yes: 5 - Commissioner Harrison
Chair Rheume
Commissioner Olevson
Commissioner Simons
Vice Chair Weiss

No: 1 - Commissioner Howard

Absent: 1 - Commissioner Howe

Planning Officer Miner advised that this item goes to the City Council on October 17th, 2017.

4. [17-0758](#) File #: 2017-7565

Location: 1666-1698 Swallow Drive (Assessor Parcel Number 313-41-010 thru 012, 313-41-027 and 028), 1104-1121 Lorne Way