



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0821, Version: 1

REPORT TO CITY COUNCIL

SUBJECT

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)

Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on August 14, 2017 (see Attachment 1, Report to the Planning Commission).

The Planning Commission voted to recommend to the City Council Alternative 3: Do not amend the Sunnyvale Municipal Code and make no changes related to split zoning. The vote was 5-1, with Commissioner Harrison absent. Commissioners expressed concerns that amending the zoning code regarding split zoning may set a precedence for actions on properties adjacent to those within a Single-Story overlay. See Attachment 4 for the Planning Commission public hearing minutes.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

ALTERNATIVES

1. Introduce an Ordinance to Add Section 19.16.025 (Split-Zoned Parcels) to Chapter 19.16 (Precise Zoning Plans - Zoning Districts-Zoning Maps) of the Sunnyvale Municipal Code, and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3).
2. Introduce the Ordinance with modifications.
3. Do not amend the Sunnyvale Municipal Code and make no changes related to split zoning.

STAFF RECOMMENDATION

Alternative 1: 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 the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15061(b)(3).

A split-zoning option is a planning tool that could be used in different situations, and not just for Single Story Combining Districts. There are opportunities to use the split zoning for planning larger properties and in other situations. Staff does not feel enabling split zoning would establish a

precedent and it creates additional options for challenging zoning situations. This ordinance would serve to clarify the application of regulations on split-zoned properties throughout the City.

Prepared by: Kelly Cha, Associate Planner

Reviewed by: Rosemarie Zulueta, Acting Principal Planner

Reviewed by: Andrew Miner, Planning Officer

Reviewed by: Trudi Ryan, Community Development Director

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Report to Planning Commission 17-0703, August 14, 2017 (without attachments)
2. Draft Ordinance
3. Sunnyvale Municipal Code Section 19.16.030 (Zoning Districts - Boundaries)

Additional Attachments for Report to Council

4. Excerpt of Minutes of the Planning Commission Meeting of August 14, 2017