
File #: 16-1167, Version: 1

REPORT TO COUNCIL

SUBJECT

Proposed Project: Introduction of Ordinance to **REZONE** 25 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story)

File #: 2016-7578

Location: 1156-1198 Sesame Drive (APNs: 202-08-007 through 202-08-016), 1136-1160 Snowberry Court (APNs: 202-08-022 through 202-08-031), and 614-646 Torrington Drive (APNs: 202-08-017 through 202-08-021)

Zoning: R-1

Applicant / Owner: François Cornillon (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

SUMMARY OF PLANNING COMMISSION ACTION

On December 12, 2016, the Planning Commission considered this request by several property owners to rezone 25 contiguous lots from R-1 to the R-1/S zoning designation to limit homes in that area to single stories. The rezoning would only affect the 25 properties included in the application area, and would prohibit future additional two-story homes in the rezone area.

The proposed rezoning area includes 24 one-story Eichler homes and one non-Eichler two story home. The proposed rezoning area is located in the Fairbrae neighborhood adjacent to four other recently adopted Single Story Combining Districts.

Three individuals spoke in favor of the rezoning (no one spoke in opposition). The Planning Commission voted 4-2 to recommend that City Council initiate an ordinance to rezone 25 lots.

ALTERNATIVES

1. Find the project exempt from CEQA pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3).
2. Introduce an Ordinance to Rezone 25 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story).
3. Introduce an Ordinance with modified boundaries to rezone fewer properties.
4. Deny the rezone.

STAFF RECOMMENDATION

Alternatives 1 and 2: 1) Find the project exempt from the California Environmental Quality Act

(CEQA) pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3); 2) Introduce an Ordinance to Rezone 25 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story).

Prepared by: Aastha Vashist, Assistant Planner

Reviewed by: Gerri Caruso, Principal Planner

Reviewed by: Andrew Miner, Planning Officer

Reviewed by: Trudi Ryan, Director of Community Development Department

Reviewed by: Kent Steffens, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. **Planning Commission Report, December 12, 2016** *(without attachments)*
2. Vicinity and Noticing Maps
3. List of addresses and APNs within the proposed district
4. Draft Ordinance
5. Letter from the City to property owners in proposed district

Additional attachments for Report to Council

6. **Excerpt of Planning Commission Minutes, December 12, 2016**