



File #: 17-0336, Version: 1

### REPORT TO CITY COUNCIL

#### SUBJECT

**Proposed Project:** Related General Plan Amendment and Rezoning applications:

**GENERAL PLAN AMENDMENT:** Proposed land use designation change from Industrial to: Residential Low-Medium Density (7-14 du/ac), Medium Density (14-27 du/ac), or High Density (27-45 du/ac); or Commercial Neighborhood Shopping for 210 W. Ahwanee Avenue, a 0.41-acre site; 214 W. Ahwanee Avenue, a 0.31-acre site; and 220 W. Ahwanee Avenue, a 1.18-acre site.

**REZONE:** Introduction of an Ordinance to rezone 210 W. Ahwanee Avenue, a 0.41-acre site; 214 W. Ahwanee Avenue, a 0.31-acre site; and 220 W. Ahwanee Avenue, a 1.18-acre site from Industrial and Service with a Planned Development combining district (M-S/PD) to Low-Medium (R-2/PD), Medium (R-3/PD), or High (R-4/PD) Density Residential with a Planned Development combining district; or Industrial and Service with a Planned Development combining district (M-S/PD) to Neighborhood Business with a Planned Development combining district (C-1/PD).

**File #:** 2016-7082

**Location:** 210, 214, and 220 W. Ahwanee Avenue (APNs: 204-03-003, 204-03-002, and 204-03-043).

**Current Zoning:** M-S/PD

**Applicant / Owner:** M Designs Architects/Tapti LLC - Kishore Polakala (210 W. Ahwanee Avenue), City of Sunnyvale/Multiple property owners (214 and 220 W. Ahwanee Avenue)

**Environmental Review:** Mitigated Negative Declaration

**Project Planner:** George Schroeder, (408) 730-7443, gschroeder@sunnyvale.ca.gov

#### SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on March 13, 2017. Four members of the public (neighborhood residents) spoke in support of a residential General Plan and Zoning designation on the 210, 214, and 220 W. Ahwanee Avenue project sites, but disagreed with the proposed Residential High Density/R-4 designations. The residents suggested Residential Low Density/R-1, Residential Low-Medium Density/R-2, or Residential Medium Density/R-3 as more suitable designations for the sites. The residents, including the property owner of 214 W. Ahwanee Avenue, were mainly concerned with the four-story heights that would be permitted under R-4 zoning and how they would interface with single-family residential to the rear (R-0 zoning). There were also concerns about privacy impacts, increased traffic and parking demand in the neighborhood.

During the hearing, the Commission expressed support for the proposed high-density residential designations for the three sites due to their proximity to employment (Peery Park and Moffett Park), transit, and neighborhood services, and that the land use change would result in consistent designations on the block. The Commission wanted to ensure compatibility of future development to

the adjoining single-family residential neighborhood on Hemlock Avenue, with suggestions for dense landscaping buffers and setting back upper-floor building mass closer to Ahwanee Avenue. A Commissioner raised concerns with the transition from high-density residential to the adjoining single-family residential neighborhood, and the appropriateness of approving a Planned Development combining district without reviewing a specific development project.

The Planning Commission voted 5-2 to recommend to the City Council to make the findings required by CEQA and adopt the Mitigated Negative Declaration; adopt a resolution amending the General Plan land use designation from Industrial to Residential High Density (27-45 du/ac); and make the finding that the rezoning is deemed to be in the public interest and introduce an Ordinance to rezone 210, 214, and 220 W. Ahwanee Avenue sites from M-S/PD to R-4/PD. If approved by the City Council, site and architectural review for the foreseeable 210 W. Ahwanee Avenue residential project will be reviewed pursuant to the Sunnyvale Municipal Code and design guidelines at a separate Planning Commission hearing.

See Attachment 1 (March 13, 2017 Planning Commission staff report and attachments) for a detailed discussion and Attachment 12 for the meeting minutes. Staff received an additional public comment (Attachment 13) from a neighborhood resident opposed to the Residential High Density/R-4 designation, particularly the four-story heights it would allow. The resident also noted the presence of power lines between the R-0 properties on Hemlock Avenue and the subject properties would limit growth of any screening trees used for privacy mitigation.

### **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. Make the findings required by CEQA in Attachment 3 and adopt the Mitigated Negative Declaration.
2. Adopt a resolution amending the General Plan land use designation from Industrial to Residential High Density (27-45 du/ac) for 210, 214, and 220 W. Ahwanee Avenue (Attachment 4).
3. Make the finding that the zoning amendment (rezoning) is deemed to be in the public interest (Attachment 3) and introduce an Ordinance to rezone 210, 214, and 220 W. Ahwanee Avenue from M-S/PD to R-4/PD (Attachment 5).
4. Provide direction on additional environmental review.
5. Do not amend the General Plan or Zoning designations in the study area.

### **STAFF RECOMMENDATION**

Alternatives 1, 2 and 3: 1) Make the findings required by CEQA (in Attachment 3 of the report) and adopt the Mitigated Negative Declaration; 2) Adopt a resolution amending the General Plan land use designation from Industrial to Residential High Density for 210, 214, and 220 W. Ahwanee Avenue; and 3) Make the finding that the zoning amendment (rezoning) is deemed to be in the public interest in (Attachment 3 in the report) and introduce an ordinance to rezone 210, 214, and 220 W. Ahwanee Avenue from M-S/PD to R-4/PD.

Staff recommends approval of the proposed Residential High-density General Plan land use designation and R-4/PD Zoning for 210, 214, and 220 W. Ahwanee Avenue as these would result in consistent General Plan and Zoning designations along this portion of the block. The conversion of industrial to high-density residential on these sites is appropriate because the General Plan and Zoning designations will be more compatible with the neighborhood, the sites are physically suitable for residential use, and the loss of industrial land would not be detrimental to General Plan goals for a healthy and diverse economy. The sites are also located close to transit, neighborhood services, and the Peery Park employment centers. Residential uses are feasible because there are recognized environmental planning measures in place to clean up soil and groundwater contamination and reduce potential negative noise and air quality impacts from US Route 101. There are adequate controls in the Sunnyvale Municipal Code, design guidelines and the public discretionary review process required with future site-specific development proposals to ensure neighborhood compatibility is properly addressed.

Prepared by: George Schroeder, Associate Planner  
Reviewed by: Andrew Miner, Planning Officer  
Reviewed by: Trudi Ryan, Community Development Director  
Reviewed by: Kent Steffens, Assistant City Manager  
Approved by: Deanna J. Santana, City Manager

#### **ATTACHMENTS**

1. Report to Planning Commission 17-0129, March 13, 2017 (without attachments)
2. Noticing and Vicinity Map
3. Recommended Findings
4. 210, 214, and 220 W. Ahwanee Avenue General Plan Resolution and Map
5. 210, 214, and 220 W. Ahwanee Avenue Rezoning Ordinance and Map
6. Table with Comparison of Development Standards
7. Study Area Map
8. General Plan Goals and Policies
9. Initial Study - Mitigated Negative Declaration
10. Applicant's Outreach Letter
11. Public Comments

#### **Additional Attachments for Report to Council**

12. Excerpt of Minutes of the Planning Commission Meeting of March 13, 2017
13. Additional Public Comment