



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0339, Version: 1

REPORT TO COUNCIL

SUBJECT

Proposed Project: Related actions on a 0.34 acre site on Old San Francisco Road

REZONE from R-0 to R-3/PD,

SPECIAL DEVELOPMENT PERMIT for the construction of six three-story attached townhouse units, and

VESTING TENTATIVE MAP to subdivide two lots into six townhouse lots and one common lot.

File #: 2015-8059

Location: 669-673 Old San Francisco Road (APNs: 209-17-050 & 051)

Zoning: R-0 (Low Density Residential)

Applicant / Owner: Innovative Concepts / George Nejat

Environmental Review: Mitigated Negative Declaration

Project Planner: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

SUMMARY OF COMMISSION ACTION

The proposed project was considered by the Planning Commission on March 13, 2017. Two members of the public who resided in the neighboring Pebble Creek Condos spoke in opposition to the project citing concerns with the proposed rezoning and increased density that would result from the project. Additional concerns noted the potential visual impact of the new development to the neighboring condominiums as well possible spill-over parking that may occur. A neighbor stated that the proposed density is incompatible with the adjacent single family homes and condominiums. Air quality and noise concerns were also noted. Certain species trees of larger size were requested to be installed at the rear of the site.

The Planning Commission voted 5-2 to make the findings required by CEQA in Attachment 4, adopt the Negative Declaration; introduce the ordinance in Attachment 9 to Rezone 669 & 673 Old San Francisco Road (APNs: 209-17-050 & 051) from R-0 to R-3/PD; and approve the Special Development Permit and Vesting Tentative Map with modified conditions concerning architectural details, window treatment and placement and selection of native, large species trees. Staff has updated the recommended Conditions of Approval to include these modifications (Attachment 5, Conditions of Approval PS-1c, PS-1d, and BP-9g).

Public comment letters are provided in Attachment 10 to the report.

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 4, adopt the Negative Declaration; introduce the ordinance in Attachment 9 to Rezone 669 & 673 Old San Francisco Road (APNs: 209-17-050 & 051) from R-0 to R-3/PD; and approve the Special Development Permit for six residential townhome units and Vesting Tentative Map to subdivide two lots into six lots plus a common lot based on the findings in Attachment 4 and with the recommended conditions of approval in Attachment 5.
2. Alternative 1 with modified findings or conditions.
3. Make the findings required by CEQA in Attachment 4, adopt the Negative Declaration; do not introduce the ordinance in Attachment 9 to Rezone 669 & 673 Old San Francisco Road (APNs: 209-17-050 & 051); and deny the Special Development Permit and Vesting Tentative Map.
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

RECOMMENDATION

Alternative 1: Make the findings required by the California Environmental Quality Act (CEQA) in Attachment 4 to the report, adopt the Negative Declaration; introduce the ordinance in Attachment 9 to the report to Rezone 669 & 673 Old San Francisco Road (APNs: 209-17-050 & 051) from R-0 to R-3/PD; and approve the Special Development Permit for six residential townhome units and Vesting Tentative Map to subdivide two lots into six lots plus a common lot based on the findings in Attachment 4 to the report and with the recommended conditions of approval in Attachment 5 to the report.

Prepared by: Ryan Kuchenig, Senior Planner
Reviewed by: Gerri Caruso, Principal Planner
Reviewed by: Andrew Miner, Planning Officer
Reviewed by: Trudi Ryan, Director, Community Development
Reviewed by: Kent Steffens, Assistant City Manager
Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Report to Planning Commission 17-0053, March 13, 2017 (*without attachments*)
2. Vicinity and Noticing Radius Map
3. Project Data Table
4. Findings for Approval and General Plan Goals and Policies
5. Recommended Conditions of Approval (*updated to include Planning Commission recommendations*)
6. Project Plans and Tentative Map
7. Project Renderings
8. Mitigated Negative Declaration
9. Draft Rezoning Ordinance
10. Letters from Interested Parties

Additional Attachments for Report to Council

11. Excerpt of Minutes of the Planning Commission Meeting of March 13, 2017

12. Letters from Interested Parties Received after Planning Commission Report was Completed