



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0605, Version: 1

REPORT TO CITY COUNCIL

SUBJECT

File #: 2017-7095

Location: 1103-1129 Royal Ann Court (APNs:202-10-022 through 202-10-035), 1104-1125 North Sage Court (APNs:202-10-011 through 202-10-021), 1104-1136 Hollenbeck avenue (APNs:202-10-038 through 202-10-044), 602-696 West Remington Drive (APNs:202-10-045 through 202-10-063), 611-699 Sheraton Drive (APNs:202-10-002 through 202-10-005, 202-10-036 and 202-10-037), 1115-1123 Smyrna Court (APNs:202-10-006 through 202-10-010) and 1103 Spinosa Drive (APN: 202-10-001).

Zoning: R-1

Proposed Project: Introduce an Ordinance to **REZONE** 63 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story)

Applicant / Owner: Howard Mueller (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 COMMISSION ACTION

On May 22, 2017, the Planning Commission considered this request to rezone 63 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 63 properties included in the application area, and would prohibit future two-story homes and additions in the rezone area.

Four individuals spoke in favor of the rezoning (no one spoke in opposition). The Planning Commission voted 5-2 to recommend the City Council approve the rezoning request

Minutes of the Planning Commission meeting of May 22, 2017 are in Attachment 9.

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. 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 63 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); and 2) Introduce an Ordinance (Attachment 6 of the report) to Rezone 63 contiguous single family home lots from R-1 (Low Density Residential) to R- 1/S (Low Density Residential/Single-Story).

The Related Single Story Area map in Attachment 2 was revised to show the 28 single family homes that were rezoned from R-1 to R-1/S on October 4, 2016. The homes are bounded by Vanderbilt Drive on the north side and non-Eichler homes, several public and quasi-public uses to the south and to the east (Fremont Union High School District administrative offices, CalWater storage yard and well site, two child care centers and a church), and Conway Road to the west.

As noted in the Report to Planning Commission (See page 3 of Attachment 1), the proposed zoning request meets the criteria established for a single-story combining district including: underlying zoning, minimum number of properties, property owner support, predominance of one-story homes, and that “the proposed district shall follow a recognizable feature such as a street, stream, or tract boundary.” Staff finds the application meets all five criteria and can make the finding of public interest.

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

ATTACHMENTS

1. Report to Planning Commission, 17-0431, May 22, 2017 (*without attachments*)
2. Vicinity and Noticing Maps (*updated*)
3. List of Addresses and APNs Within the Proposed District
4. Applicant's Letter
5. List of Approved and Proposed Single-Story Districts
6. Draft Ordinance
7. Letter from the City to Property Owners in Proposed District
8. Letter in Support of the Application

Additional Attachments for Report to Council

9. Excerpt of Minutes of the Planning Commission Meeting of May 22, 2017
10. Additional Comment Letters Received after the Planning Commission Report was Completed