



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0782, Version: 1

REPORT TO CITY COUNCIL

SUBJECT

REQUEST FOR INDEFINITE CONTINUANCE

Proposed Project: GENERAL PLAN AMENDMENT INITIATION: A request to initiate a General Plan Amendment study to change the land use designation from Neighborhood Commercial to Residential High Density for an existing 0.74-acre parcel located at 603 Old San Francisco Road.

Location: 603 Old San Francisco Road (APN: 209-19-020)

File #: 2017-7140

Applicant / Owner: Carrasco & Associates (applicant) / GORUBA LLC (owner)

Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 (a).

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

REQUEST TO CONTINUE PUBLIC HEARING

On July 26, 2017, staff received a request from the applicant for a continuance to a date uncertain. The applicant would like a continuance to work with staff and a land use consultant on understanding the options available for land use and development of the site; additional letter was provided on August 9, 2017. (Attachment 1)

SUMMARY OF PLANNING COMMISSION ACTION

The Planning Commission considered this item on July 24, 2017.

The Planning Commission voted to recommend to City Council: Deny request to initiate a General Plan Amendment Study and retain the subject property as Neighborhood Business. The vote was 4-2, with Commissioners Rheame and Howard dissenting and Commissioner Harrison absent.

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.

Four members of the public spoke at the Planning Commission hearing (in opposition to the General Plan Amendment initiation request). Staff will attempt to notify each of these speakers regarding the request for a continuance.

ALTERNATIVES

1. Continue the public hearing to a date uncertain.

2. Continue the public hearing to a specified date.

STAFF RECOMMENDATION

Alternative 1: Continue the public hearing to a date uncertain.

The applicant has requested a continuance to work with a land use consultant and City staff on options for use and development of the site. Notice of a new public hearing date would be provided; the applicant would need to pay a re-noticing fee. Staff supports the request as this approach will provide the property owner with more information concerning the potential use of the property under current policy and regulations.

If the City Council would like to proceed with a hearing, the item should be continued to a date certain and staff will prepare a full staff report for City Council consideration of the initiation of a General Plan Amendment study. Depending on the date selected by City Council, the Community Development Director will determine whether notice of the new public hearing date will be required, and if so, then the applicant would need to pay a re-noticing fee.

Prepared by: Trudi Ryan, Director of Community Development

Reviewed by: Kent Steffens, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENT

1. Letter from Applicant Requesting Continuance