



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0847, Version: 1

REPORT TO CITY COUNCIL

SUBJECT

Single-Story Combining District Buffer Study: Introduce an Ordinance to Rezone a 50-foot wide area along the rear (eastern) property lines of 696 Sheraton Drive (APN 202-09-020), 1158 Hollenbeck Avenue (APN 202-09-019), and 1160 Hollenbeck Avenue (APN 202-09-018), and a 20-foot wide area along the side (southern) property line of 1160 Hollenbeck Avenue (APN 202-09-018) from Low Density Residential Zoning District (R-1) to Low Density Residential Zoning District/Single-Story Combining District (R-1/S), and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3)

Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on August 28, 2017 after a continuance from the August 14, 2017 meeting. Several people spoke on the item, in favor and opposed to the subject rezoning.

The Planning Commission voted to recommend to City Council Alternatives 5 and 6: Do not rezone the three properties at 696 Sheraton Drive, 1158 Hollenbeck Avenue, and 1160 Hollenbeck Avenue, and make no changes to zoning district boundaries; and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3). The vote was 4-0 (with Commissioners Howard, Simon, and Weiss absent).

Staff received a comment letter from the public after the Planning Commission report was finalized. This letter is provided in Attachment 11 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. Rezone 50 feet of the rear properties at 696 Sheraton Drive, 1158 Hollenbeck Avenue and 1160 Hollenbeck Avenue adjoining 675, 679, 683, and 682 Tiffany Court from Low Density Residential Zoning District (R-1) to Low Density Residential Zoning District/Single-Story Combining District (R-1/S).
2. Rezone a revised distance of the rear properties at 696 Sheraton Drive, 1158 Hollenbeck Avenue and 1160 Hollenbeck Avenue adjoining 675, 679, 683, and 682 Tiffany Court from Low Density Residential Zoning District (R-1) to Low Density Residential Zoning District/Single-

- Story Combining District (R-1/S).
3. Rezone 20 feet of the side property of 1160 Hollenbeck Avenue adjoining 689, 695, and 699 Torrington Drive from Low Density Residential Zoning District (R-1) to Low Density Residential Zoning District/Single-Story Combining District (R-1/S).
 4. Rezone a revised distance of the side property of 1160 Hollenbeck Avenue adjoining 689, 695, and 699 Torrington Drive from Low Density Residential Zoning District (R-1) to Low Density Residential Zoning District/Single-Story Combining District (R-1/S).
 5. Do not rezone the three properties at 696 Sheraton Drive, 1158 Hollenbeck Avenue, and 1160 Hollenbeck Avenue, and make no changes to zoning district boundaries.
 6. Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3).

STAFF RECOMMENDATION

Alternatives 1, 3 and 6: 1) Rezone 50 feet of the rear properties at 696 Sheraton Drive, 1158 Hollenbeck Avenue and 1160 Hollenbeck Avenue adjoining 675, 679, 683, and 682 Tiffany Court from Low Density Residential Zoning District (R-1) to Low Density Residential Zoning District/Single-Story Combining District (R-1/S); 3) Rezone 20 feet of the side property of 1160 Hollenbeck Avenue adjoining 689, 695, and 699 Torrington Drive from Low Density Residential Zoning District (R-1) to Low Density Residential Zoning District/Single-Story Combining District (R-1/S); and 6) Find that the Action is Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines 15305 and Section 15061(b)(3).

Creating a buffer between existing R-1/S zoned properties and R-1 zoning provides the residents in the SSCD properties some assurance of privacy and compatibility from potential future two-story homes. The recommended 50-foot distance along the rear of the Hollenbeck properties and 20 feet along the side yard of 1160 Hollenbeck Avenue provides additional distance while maintaining sufficient area to accommodate future development options on the Hollenbeck properties.

The staff recommendation is consistent with the December 6, 2016, City Council direction for staff to study and consider split zoning for the three properties (696 Sheraton Drive, 1158 Hollenbeck Avenue and 1160 Hollenbeck Avenue) on an area adjoining the R-1/S properties within the Fairbrae neighborhood. City Council suggested a minimum 50-foot single-story buffer for the three properties.

Factors considered in staff's recommendation include distances from adjoining R-1/S properties, line of sight, and review of existing property characteristics (such as grade changes, landscaping and existing structures). The staff recommendation would provide a sufficient distance between potential future structures on the Hollenbeck properties and the existing R-1/S properties, and would maintain most the Hollenbeck properties outside the R-1/S zoning designation.

Prepared by: Kelly Cha, Associate Planner
Reviewed by: Rosemarie Zulueta, Acting Principal 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 17-0626, August 28, 2017 (without attachments)

2. Proposed rezoning ordinance
3. Staff recommended zoning district boundaries for 696 Sheraton Drive, 1158 Hollenbeck Avenue, and 1160 Hollenbeck Avenue
4. Map: Fairbrae Neighborhood SSCD Boundaries
5. Map: Adopted and pending SSCDs
6. Map: Buffer analysis - 40 feet to 60 feet
7. Line of sight drawings - 40 feet to 60 feet
8. Petition and survey results from the original rezoning application
9. Public comment letters

Additional Attachments for Report to Council

10. Excerpt of Draft Minutes of the Planning Commission Meeting of August 28, 2017
11. Public comment letters received after the Planning Commission Meeting of August 28, 2017