



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 17-0892, Version: 1

REPORT TO CITY COUNCIL

SUBJECT

Proposed Project: Introduction of Ordinance to **REZONE** 24 Contiguous Single Family Home Lots from R-0 (Low Density Residential) to R-0/S (Low Density Residential/Single-Story) and One Single Family Home Lot (with 2 assessor parcels) from R-0/PD (Low Density Residential/Planned Development) to R-0/S/PD (Low Density Residential/Single-Story/Planned Development) (25 lots total)

File #: 2017-7565

Location: 1666-1698 Swallow Drive (Assessor Parcel Number 313-41-010 thru 012, 313-41-027 and 028), 1104-1121 Lorne Way (APNs 313-41-013 thru 026), 1103-1111 Homestead Road (APNs 313-41-005 thru 009) and 18771 East Homestead Road (APNs 313-41-070 and 071).

Zoning: R-0 and R-0/PD for 18771 Homestead Road

Applicant / Owner: Craig Milito (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: Shétal Divatia (408) 730-7637, sdivatia@sunnyvale.ca.gov

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on September 11, 2017. The Planning Commission voted to: Find the project exempt from CEQA pursuant to CEQA Guidelines Sections 15305 and 15061 (b)(3) and; Deny the Rezone (as recommended by Staff). The vote was 5-1 with one Commissioner absent.

Seven members of the public spoke on the item, plus the applicant.

Additional details of the Planning Commission hearing are in the attached minutes (Attachment 9). Public Comment letters are provided in Attachments 8 and 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. 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 24 contiguous single family home lots from R-0 (Low Density Residential) to R-0/S (Low Density Residential/Single Story), and one lot (with 2 assessor parcel numbers) from R-0/PD (Low Density Residential / Planned Development) to R-0/S/PD (Low Density Residential/Single Story/ Planned Development) (25 lots total).
 3. Introduce an Ordinance to create an SSCD with modified boundaries.
 4. Deny the rezone.

STAFF RECOMMENDATION

Alternatives 1 and 4: 1) Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and 15061(b)(3); and, 4) Deny the rezone.

Prepared by: Shétal Divatia, Senior Planner

Reviewed by: Gerri Caruso, Principal Planner

Reviewed by: Andrew Miner, Planning Officer

Reviewed by: Trudi Ryan, Director of Community Development

Approved by: Kent Steffens, Interim City Manager

ATTACHMENTS

1. Report to Planning Commission 17-0758, September 11, 2017 (*without attachments*)
2. Vicinity and Noticing Map
3. List of addresses and APNs within the proposed district (*corrected data table*)
4. Rezoning Boundary Options
5. List of approved and pending SSCD applications
6. Draft Ordinance
7. Letter from City to property owners in proposed district
8. Public Comments Received

Additional Attachments for Report to Council

9. Excerpt of Minutes of the Planning Commission Meeting of September 11, 2017
10. Public Comments Received at Planning Commission Meeting of September 11, 2017