



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 17-0897, Version: 1

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### REPORT TO CITY COUNCIL

#### **SUBJECT**

**Proposed Project:** Introduction of Ordinance to **REZONE** 35 Contiguous Single Family Home Lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story)

**File #:** 2017-7556

**Location:** 801-819 Allison Way (APNs: 323-03-023 through 323-03-026 and APNs: 323-04-034 through 323-04-036), 1315-1381 Lennox Way (APNs: 323-03-027 through 323-03-038), 804-816 Lennox Court (APNs: 323-03-039 through 323-03-042), 801-814 Blanchard Way (APNs: 323-03-043 through 323-03-045 and APNs: 323-04-025 through 323-04-027), and 801-814 Beaverton Court (APNs: 323-04-028 through 323-04-033).

**Zoning:** R-1

**Applicant / Owner:** Tom Verbure (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 September 11, 2017, the Planning Commission considered this request to rezone 35 contiguous lots from R-1 to the R-1/S zoning designation to limit homes in that area to single stories. The rezoning would affect only the 35 properties included in the application area, and would prohibit future two-story homes and additions in the rezone area.

One individual spoke in favor of the rezoning (no one spoke in opposition). The Planning Commission voted 5-1 to recommend the City Council approve the rezoning request

Minutes of the Planning Commission meeting of September 11, 2017 are in Attachment 8.

#### **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 35 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 Section 15305 and 15061(b)(3); and, 2) Introduce an Ordinance (Attachment 6 of the report) to Rezone 35 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story).

The List of addresses and APNs within the proposed district in Attachment 3 was revised to correct the Lot Area of the properties at 802 Beaverton Court and 808 Blanchard Way.

Prepared by: Aastha Vashist, Assistant 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 17-0756, September 11, 2017 (without attachments)
2. Vicinity and Noticing Map
3. List of addresses and APNs within the proposed district (*updated*)
4. Applicant's letter
5. List of approved and pending SSCD applications
6. Draft Ordinance
7. Letter from City to property owners in proposed district

### **Additional Attachments for Report to Council**

8. Excerpt of Minutes of the Planning Commission Meeting of September 11, 2017