



City of Sunnyvale

Agenda Item-No Attachments (PDF)

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REPORT TO CITY COUNCIL

SUBJECT

Introduce an Ordinance to Amend Sunnyvale Municipal Code Section 19.68.040 (Accessory Dwelling Units) and Find that the Action is Exempt from Environmental Review Pursuant to Public Resources Code Section 21080.17

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on January 8, 2018.

The Planning Commission voted 7-0 to recommend that the City Council make the finding that the action is exempt from CEQA pursuant to Public Resources Code Section 21080.17 and introduce an Ordinance (Attachment 2 to this report) to adopt the proposed amendments to Sunnyvale Municipal Code Section 19.68.040 (Accessory Dwelling Units). The recommendation from the Planning Commission contained no modifications from the staff recommendation, and no members of the public had comments regarding this item. The report from the January 8, 2018 Planning Commission hearing is Attachment 1 and an excerpt of the minutes from this meeting can be found in Attachment 3.

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. Make the finding that the action is exempt from CEQA pursuant to Public Resources Code Section 21080.17 and introduce an Ordinance (Attachment 2 to this report) to adopt the proposed amendments to Sunnyvale Municipal Code Section 19.68.040 (Accessory Dwelling Units).
2. Do not make the finding that the action is exempt from CEQA pursuant to Public Resources Code Section 21080.17 and do not adopt the proposed amendments to Sunnyvale Municipal Code Section 19.68.040 (Accessory Dwelling Units).

STAFF RECOMMENDATION

Alternative 1: Make the finding that the action is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17 and introduce an Ordinance (Attachment 2 to the report) to adopt the proposed amendments to Sunnyvale Municipal Code Section 19.68.040 (Accessory Dwelling Units).

The 2017 Accessory Dwelling Unit (ADU) clean-up bills require local governments to amend their

ADU codes to comply with current State law (Government Code Section 65852.2). The proposed amendments to Sunnyvale Municipal Code Section 19.68.040 in Attachment 2 will ensure there are no potential inconsistencies with the amended state law.

Prepared by: Shila Behzadiaria, Assistant Planner
Reviewed by: Amber Blizinski, Principal Planner
Reviewed by: Andrew Miner, Planning Officer
Reviewed by: Trudi Ryan, Director, Community Development
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Report to Planning Commission 17-1106, January 8, 2018 (without attachments)
2. Draft Ordinance

Additional Attachments for Report to Council

3. Excerpt of Minutes from the January 8, 2018 Planning Commission Meeting