



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 20-0648, Version: 1

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### REPORT TO COUNCIL

#### SUBJECT

**Proposed Project:** Related applications on a 0.82-acre site:

**REZONE:** Introduce an Ordinance to extend the PD Combining District boundary to include the 585 and 595 Columbia Avenue parcels.

**SPECIAL DEVELOPMENT PERMIT:** To allow demolition of existing residential structures and construction of 18-unit residential subdivision consisting of three-story townhomes with associated site improvements and deviations from minimum rear setback, maximum distance between main buildings and maximum distance to a trash enclosure, and

**VESTING TENTATIVE MAP:** To create 18 residential lots and one common area lot.

**Location:** 475 N. Fair Oaks and 585 & 595 Columbia Ave.

**File #:** 2019-7415

**Zoning:** R-3/PD and R-3

**Applicant / Owner:** ADL 11 LLC (applicant) / Henry E Shepherd Trustee and Chung Tai Intl Chan Buddhist Assn (owner)

**Environmental Review:** Class 32 Categorical Exemption (Infill Development)

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

#### SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on June 22, 2020.

The Planning Commission voted to approve Alternative 2: Recommend that the City Council make the findings and the California Environmental Quality Act (CEQA) determination that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15332 as noted in Attachment 6 to the report, and Introduce an Ordinance (Attachment 7 to the report) to Rezone part of the site to include the Planned Development Combining District, and approve the Rezone, and approve the Special Development Permit and Vesting Tentative Map subject to the findings in Attachment 4 to the report and modified Conditions of Approval. The vote was 6-0, with Commissioner Howard absent.

Planning Commission recommended the following modifications to the below condition:

#### PS-1. REQUIRED REVISIONS TO PROJECT PLANS:

Prior to building permit issuance, the Permittee shall revise plans to incorporate the following changes:

- a) Increase the fence height to 8-feet along the west property to ensure adequate screening of the trash enclosure from the adjacent neighbor.
- b) Provide a minimum of thirty (30) 24-inch box trees or upsize six (6) trees to be to 36-inch box trees to comply with the City Tree Replacement standards. Tree selection shall prioritize use of native species that are appropriate for their placement.

- c) The Permittee shall utilize dark bronze color on all window trim, window mullions and moldings around the front doors and garage doors.
- d) The Permittee shall work with staff to save the tree located at southeast corner of the project site.

Staff supports the modified conditions, which are incorporated into the Recommended Conditions of Approval in Attachment 5.

### **PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, Sunnyvale Public Library and Department of Public Safety; and by making the agenda and report available at the Office of the City Clerk and on the City's website.

### **ALTERNATIVES**

1. Make the required Findings to approve the CEQA determination that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15332 as noted in Attachment 6 to the report, and Introduce an Ordinance (Attachment 7 to the report) to Rezone part of the site to include the Planned Development Combining District, and approve the Special Development Permit and Vesting Tentative Map subject to the findings in Attachment 4 to the report and recommended Conditions of Approval as recommended by the Planning Commission in Attachment 5 to the report.
2. Alternative 1 with modified Conditions of Approval.
3. Do not make the required findings and direct staff where changes should be made.
4. Deny the project.

### **STAFF RECOMMENDATION**

Alternative 1: Make the required Findings to approve the California Environmental Quality Act (CEQA) determination that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15332 as noted in Attachment 6 to the report, and Introduce an Ordinance to Rezone part of the site to include the Planned Development combining district, and approve the Rezone, and Approve the Special Development Permit and Vesting Tentative Map subject to the findings in Attachment 4 to the report and recommended Conditions of Approval as modified by the Planning Commission in Attachment 5 to the report.

The proposed project meets the intent of the Medium Density Residential Zoning District and General Plan Designation by providing residential uses in proximity to public transit and job centers as well as providing homeownership opportunities. The project includes deviations that enable a superior and more functional design that would not be possible if the project were to conform to all required development standards.

As proposed, the buildings complement the surrounding neighborhood by using traditional materials such as horizontal siding and stucco with modern metal elements and building forms. The proposed landscape plans would replace non-native species of plants with more native and water efficient species.

Prepared by: Cindy Hom, Associate Planner

Reviewed by: Shaunn Mendrin, Principal Planner

Reviewed by: Andrew Miner, Assistant Community Development Director

Reviewed by: Trudi Ryan, Director of Community Development

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

### **ATTACHMENTS**

1. Report to Planning Commission No. 20-0353, June 22, 2020 (without attachments)
2. Noticing and Vicinity Map
3. Project Data Table
4. Recommended Findings
5. Recommended Conditions of Approval
6. Class 32 (Infill Development) CEQA Checklist
7. Draft Ordinance
8. Site and Architectural Plans
9. Project Description Letter
10. Tenant Relocation Assistance Program

### **Additional Attachment for Report to Council**

11. Excerpt of Planning Commission Meeting Minutes of June 22, 2020