



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 21-0518, Version: 1

REPORT TO COUNCIL

SUBJECT

CONTINUED FROM APRIL 6, 2021

Introduce an Ordinance Making Minor Amendments to Chapters 19.18 (Residential Zoning Districts), 19.20 (Commercial Zoning Districts), 19.24 (Office and Public Facilities Zoning Districts), and 19.79 (Accessory Dwelling Units) of the Sunnyvale Municipal Code and Amending Chapter 19.98 (General Procedures) of the Sunnyvale Municipal Code to Create a Procedure for Appealing Incompleteness Determinations, Adopt a Resolution to Amend the 2020/21 Citywide Fee Schedule Related to Appeals to Planning Commission, and Find that these Actions are Exempt from CEQA

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on April 12, 2021.

The Planning Commission voted to approve Alternative 1: Forward a Recommendation to Introduce an Ordinance to Amend Certain Sections of Chapter 19.18, 19.20, 19.79, and 19.98 of Title 19 (Zoning) of the Sunnyvale Municipal Code, Adopt a Resolution to Amend the 2020/21 Citywide Fee Schedule Related to Appeals to Planning Commission, and Find that these Actions are Exempt from CEQA with a 5-0 vote with one absence and one abstention. The report to the Planning Commission is Attachment 1.

Ordinance Modification Subsequent to the Planning Commission Hearing

After the Planning Commission hearing on the ordinance modifications, it was realized that two of the sites with the general plan designation of Village Mixed Use are zoned Office (O) while the other parcels designated as future village centers are zoned Neighborhood Business (C-1). Due to this realization, language has been added to Section 19.24.040 (Uses requiring use permits; office zoning district) that is similar to the language modifications in Chapter 19.20 (Commercial zoning districts) that specifies what density or residential zoning standards apply when the site's zoning designation is not residential, but the general plan designation allows residential. The specific language can be found in the updated Attachment 2.

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. In addition, the agenda and report are available at the Office of the City Clerk and on the City's website.

ALTERNATIVES

1. Introduce an Ordinance to Amend Certain Sections of Chapter 19.18, 19.20, 19.79, and 19.98 of Title 19 (Zoning) of the Sunnyvale Municipal Code, Adopt a Resolution to Amend the 2020/21 Citywide Fee Schedule Related to Appeals to Planning Commission, and Find that

- these Actions are Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).
2. Introduce an Ordinance with modifications. Adopt a Resolution to Amend the 2020/21 Citywide Fee Schedule Related to Appeals to Planning Commission with modifications, and Find that these Actions are Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).
 3. Do not introduce the Ordinance and do not amend the fee schedule.

STAFF RECOMMENDATION

Alternative 1: Introduce an Ordinance to Amend Certain Sections of Chapter 19.18, 19.20, 19.24, 19.79, and 19.98 of Title 19 (Zoning) of the Sunnyvale Municipal Code, Adopt a Resolution to Amend the 2020/21 Citywide Fee Schedule Related to Appeals to Planning Commission, and Find that these Actions are Exempt from the California Environmental Quality Act (CEQA) pursuant to the California Environmental Quality Act Guidelines Section 15061(b)(3).

Making the proposed changes to the Sunnyvale Municipal Code will help staff provide information to the community and applicants that is clear and understandable. The modifications associated with the Village Center properties will help protect existing neighborhoods by allowing compatible residential development, and the City by creating an appeal process for incompleteness determinations. Staff has seen an increase in the number of applications for Accessory Dwelling Units and has struggled with explaining the sections proposed for amendment to the public. These changes will clarify the standards for staff and the public and make the process more seamless.

Prepared by: Amber Blizinski, Principal Planner

Reviewed by: Andrew Miner, Assistant Director, Community Development

Reviewed by: Trudi Ryan, Director of Community Development

Reviewed by: Tim Kirby, Director of Finance

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Report to Planning Commission 21-0380, April 12, 2021 (without attachments)
2. Draft Ordinance
3. Draft Fee Resolution

Additional Attachments for Report to Council

4. Excerpt of Final Minutes of the Planning Commission Meeting of April 12, 2021