

Memorandum

To: Planning Commission

From: Andrew Miner, Principal Planner *AM*

Date: November 14, 2011

Re: 2012 List of Potential Study Issues

Attached is a list of the CDD Study Issues that relate to the Planning Commission that fell below the line or were deferred for 2011, as well as new studies suggested since December 2010. Also listed for your reference are two study issues for which departments other than CDD are responsible that will require Planning Commission consideration.

At the hearing on November 14, 2011, the Planning Commission will recommend to Council whether an item should be ranked, deferred, or dropped (or "no recommendation", if so desired). Planning Commission will then rank those items not recommended for deferral, dropping or with no recommendation. The Planning Commission's recommendations will be transmitted to the Council as input to the decisions on the potential Study Issues.

The annual public hearing on potential Council Study Issues and Budget Issues for calendar year 2012 will be held on Tuesday January 10, 2012. The City Council will rank the Study/Budget issues at the Council Workshop on February 3, 2012.

**2012 PLANNING COMMISSION
STUDY ISSUES RANKING**

| | | Rank | Defer | Drop | No Rec. | Ranking |
|-----------|--|------|-------|------|---------|---------|
| CDD 09-11 | Review of the Housing Mitigation Fee | | | | | |
| CDD 11-02 | Downtown Development Policies for Parking | | | | | |
| CDD 12-01 | Requiring Solar Panel Installation as Part of Re-roofing Projects | | | | | |
| CDD 12-02 | Possible Nomination of Non-residential Properties to the Heritage Resource Inventory | HPC | --- | --- | --- | --- |
| CDD 12-03 | Cultural Heritage of Sunnyvale | HPC | --- | --- | --- | --- |
| CDD 12-04 | Recognition of the Technological Events and innovations of Sunnyvale | HPC | --- | --- | --- | --- |
| CDD 12-05 | Food Truck Location and Operation Requirements | | | | | |
| CDD 12-06 | Regulations for Telecommunication Facilities Located in the Public Right of Way | | | | | |
| CDD 12-07 | Accessibility Standards for Medium to High Density Residential Developments | | | | | |
| CDD 12-08 | Use of Redwood Trees Relative to Water Conservation | | | | | |
| CDD 12-09 | Pedestrian Plans for ITR Areas | | | | | |

Other Departments Study Issues for which PC Review May be Necessary

| | |
|-----------|--|
| ESD 12-03 | Impact of Sea Level Rise on Land Use |
| LCS 09-01 | Explore Opportunities to Develop a Community Theatre Based in Downtown Sunnyvale |

2012 Council Study Issue

CDD 09-11 Review of the Housing Mitigation Fee

Lead Department Community Development

History 1 year ago Deferred 2 years ago Deferred

1. What are the key elements of the issue? What precipitated it?

On June 10, 2008, the Council took action to review the Housing Mitigation fee program to determine if the amount and index is set at appropriate levels. The Council took action to:

- Set the Housing Mitigation Fee for FY 2008-09 at \$8.95,
- Direct staff to use the Consumer Price Index (CPI) to index the fee in future years,
- Allow any projects approved prior to July 1, 2008 to pay housing mitigation at the prior \$8.00 rate through December 31, 2008, and require all future payments at the fee in place at the time of payment.

Currently, the Housing Mitigation fees are collected only from "high intensity industrial developments" that exceed the Floor Area Ratio (FAR) threshold for that zoning district (typically, on the square footage above 35% FAR). The RTC advised Council that staff was preparing this follow-up study issue to examine whether a Housing Mitigation Fee should apply not just to high density industrial projects above a minimum threshold, but to apply to the entire floor area ratio (FAR) and/or different types of projects. Council also suggested that this study could review a reduced fee based on the fact that the fee would apply to more projects and therefore produce similar income as currently received.

This study would review the existing fee schedule, and methods to consider amending it to include a wider variety of development types. A nexus study would also be needed to comply with State regulations regarding impact fees. The entire study would review existing conditions in the City and would review other nearby cities' requirements. Information provided as part of this study would include a discussion of how proposed changes would affect the amount of fees collected as the result of proposed changes, and how a change may affect economic development.

2. How does this relate to the General Plan or existing City Policy?

HOUSING AND COMMUNITY REVITALIZATION SUB-ELEMENT

GOAL B: Move toward a local balance of jobs and housing

Policy B.2 Continue to require office and industrial development above a certain intensity to mitigate the demand for housing.

Action Statement B.2.a Codify the Housing Mitigation Policy that requires certain developments in industrial zoning districts that exceed established floor area ratios to contribute towards the housing fund or take other measures to mitigate the effects of the job increase upon the housing supply, and index the Housing Mitigation Fee.

LAND USE AND TRANSPORTATION ELEMENT

GOAL C4: Sustain a strong local economy that contributes fiscal support for desired city services and provides a mix of jobs and commercial opportunities.

Policy C4.1 Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.

Policy C4.3 Consider the needs of business as well as residents when making land use and transportation decisions.

HOUSING STRATEGY

Issue: To increase resources to provide the subsidy needed to create affordable units. Review the Housing Mitigation Fee ordinance to consider including other industrial and commercial developments to increase housing resources for all loan and development programs. (Study issue already proposed on this item.)

Target: Very Low, Low and Moderate

3. Origin of issue

City Staff Staff

4. Staff effort required to conduct study Moderate

Briefly explain the level of staff effort required

5. Multiple Year Project? Yes Planned Completion Year 2013

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No

Does this issue require review by a Board/Commission? Yes

If so, which? Housing and Human Services
Commission, Planning Commission

Is a Council Study Session anticipated? No

7. Briefly explain if a budget modification will be required to study this issue

Amount of budget modification required 85000

Explanation

A mitigation fee nexus study of this type would be estimated at \$75,000 for a qualified consultant to complete, depending on exactly what scope of work is ultimately defined for the study. This type of study requires highly specialized knowledge, analytical ability, and often costly proprietary economic data, and it would be most cost-effective to hire an experienced consultant to do it, as such studies are often subject to legal challenge. An additional \$10,000 is included in the cost estimate to cover at least a portion of the CDD and OCA staff hours estimated to be required to complete this study, which would include selection of an appropriate consultant, project management, data gathering for the consultant, and legal review. The remaining portion of the required staff time can be provided as part of standard operations. The cost for this study could be funded by the Housing Mitigation Fund, if added as a special project in the FY 2012-13 Budget, or through a budget modification if desired this FY.

8. Briefly explain potential costs of implementing study results, note estimated

capital and operating costs, as well as estimated revenue/savings, include dollar amounts

Are there costs of implementation? No

Explanation

A restructure of the housing mitigation fee program could be revenue neutral, or it could result in additional revenues for housing programs. Estimates and analysis of additional revenue are a key components for this study. Implementation costs would include the costs to revise the Municipal code and fee schedule as needed to implement the study recommendations, however these are not anticipated to be significant and most likely can be absorbed within the operating budget.

9. Staff Recommendation

Staff Recommendation Defer

If 'Support', 'Drop' or 'Defer', explain

While this study was listed in the 2008 Housing Strategy, given the economic conditions in 2009 and 2010, staff suggested deferring consideration of this study issue until the economy is in recovery with a more positive development climate. **2011 UPDATE:** Staff recommends continued deferral until the LUTE is completed, which may change various land use policies that may affect calculation of this fee (such as switching from FAR to number of employees for the fee calculation). The LUTE is anticipated to be completed some time in Summer 2012.

Reviewed by



Department Director

9/30/11

Date

Approved by



City Manager

10/3/11

Date

2012 Council Study Issue

CDD 11-02 Downtown Development Policies for Parking

Lead Department Community Development

History 1 year ago Deferred 2 years ago None

1. What are the key elements of the issue? What precipitated it?

Redevelopment of sites within the downtown is governed by both the Downtown Specific Plan (DSP) and the development standards contained within the Zoning Code. For individual projects, tensions can arise between meeting the goals and vision of the DSP and the standards in the Zoning Code. This study would examine those potential tensions with respect to parking requirements.

Recent proposals for redevelopment projects in the downtown have highlighted tensions between the DSP and the Zoning Code. Parking is a particular challenge, as the City's Parking Maintenance Assessment District has limited capacity and there is no potential for expansion under current policies. As a result, redevelopment projects are required to use on-site parking to satisfy all additional parking requirements resulting from intensification of the site. This requirement has the potential to encourage development patterns that are not consistent with the City's overall vision for downtown, such as increased land area devoted to surface parking. It is also a potential barrier to the redevelopment of smaller individual sites in the downtown, which may be more constrained in their options for locating the required on-site parking facilities.

This study would examine the City's downtown development policies to identify and explore alternative solutions for meeting future downtown parking needs. The study could consider alternative ways to achieve effective off-site parking downtown, including shared and joint-use parking. It could also examine the potential for providing additional parking supply in the Parking District, including a current needs assessment, exploration of financing options, and consideration of legal issues.

2. How does this relate to the General Plan or existing City Policy?**LAND USE AND TRANSPORTATION**

Policy LT-2.1 Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.

* **LT-2.1a** Prepare and update land use and transportation policies, design guidelines, regulations and engineering specifications to reflect community and neighborhood values.

Policy LT-2.2 Encourage nodes of interest and activity, such as parks, public open spaces, well planned development, mixed use projects, and other desirable uses, locations and physical attractions.

* **LT-2.2a** Promote downtown as a unique place that is interesting and accessible to the whole City and the region.

3. Origin of Issue

Board or Commission Planning Commission

4. Staff effort required to conduct study Moderate

Briefly explain the level of staff effort required

5. Multiple Year Project? No Planned Completion Year 2012

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No
 Does this issue require review by a Board/Commission? Yes
 If so, which? Planning Commission
 Is a Council Study Session anticipated? No

7. Briefly explain if a budget modification will be required to study this issue

Amount of budget modification required 25000

Explanation

Consultant cost estimated at \$25,000 for prior experience for parking studies for an updated parking needs study for build-out of the uses in the Downtown Parking Maintenance District. Staff time is budgeted in Planning, Economic Development and Public Works operating budgets. Moderate cost is between 101-299 staff hours.

8. Briefly explain potential costs of implementing study results, note estimated capital and operating costs, as well as estimated revenue/savings, include dollar amounts

Are there costs of implementation? No

Explanation

One possible solution that may be chosen is an impact fee for future parking structures in the downtown maintenance district. The fee could be set to cover administrative costs associated with managing an impact fee.

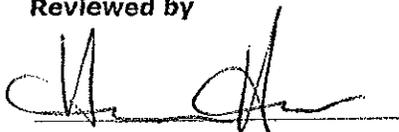
9. Staff Recommendation

Staff Recommendation Defer

If 'Support', 'Drop' or 'Defer', explain

It is possible that the Town Center mix of uses and design will change to meet the new owners interests. Given this uncertainty, and lack of substantial active uses, deferring this item would ensure that the actual mix of uses and final development is better known in order to best analyze the parking situation (unless a grant can be obtained to provide funding for the study--an existing grant application is pending a decision).

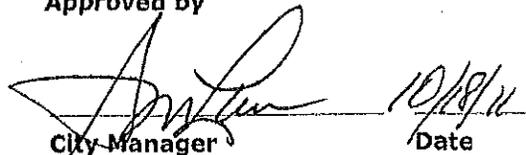
Reviewed by



Department Director

10/6/11
Date

Approved by



City Manager

10/18/11
Date

2012 Council Study Issue

CDD 12-01 Requiring solar panel installation as part of re-roofing projects

Lead Department Community Development

History 1 year ago None 2 years ago None

1. What are the key elements of the issue? What precipitated it?

The value of adding solar panels to homes for electric and heating purposes is well known, and there are many State and local programs in place to defer or reduce the cost in order to reduce dependence on non-renewable resources. This study would consider requiring residential roofing and re-roofing projects to include solar panel installation as well.

The potential to add solar panels throughout Sunnyvale could be substantial through a program such as this, though the costs would be significant. The estimated cost to re-roof a 1,500 square foot single-story home is approximately \$9,000- \$12,000, while the installation of solar panels is estimated at \$15,000 or more. Although there is a cost advantage to install solar panels while re-roofing a home, the solar panels would result in a significant increase in the price of a re-roofing if it was required as part of that work. The legal issues

The doubling of cost for a re-roof could put the home improvement project out of reach for many homeowners. While this mandatory requirement could achieve significant energy conservation, it is likely to generate considerable public debate. Another strategy would be to focus efforts at promoting or providing incentives for homeowners to voluntarily elect to install solar panels. Existing programs are in place through the County, PG&E and other programs that offer financial incentives for energy audits and energy conservation measures. While these programs do not exclusively fund photovoltaic systems, it is an eligible expense for many programs. Homeowners may also find that less costly alternatives are available for reducing electrical and gas energy use or other options are more within their budget.

The study could include looking at other types of improvements that can require the installation of solar panels. It could also be expanded to include non-residential projects. The legal issues associated with imposing this requirement on permits for new roofs or for reroofing would need to be explored.

2. How does this relate to the General Plan or existing City Policy?**COMMUNITY VISION- CITYWIDE GOALS**

III. *Environmental Sustainability*: To promote environmental sustainability and remediation in the planning and development of the city, in the design and operation of public and private buildings in the transportation system, in the use of potable water, and in the recycling of waste.

COUNCIL POLICY – 1.1.9 SUSTAINABLE DEVELOPMENT AND GREEN BUILDINGS

It is the policy of the City to encourage new and remodeled development within the City to incorporate sustainable design principles in the following disciplines:

- ◆ Sustainable Sites
- ◆ Water Efficiency
- ◆ Energy and Atmosphere Materials and Resources
- ◆ Indoor Environmental Quality

Goal C: Minimize the impact of governmental constraints on the maintenance, improvement and development of housing.

3. Origin of Issue

Board or Commission Planning Commission

4. Staff effort required to conduct study Minor

Briefly explain the level of staff effort required

Background research of other cities' approach and legal issues; public outreach to the general public, solar businesses, property owners, and advocacy groups; preparation of reports; and, public hearings.

5. Multiple Year Project? No **Planned Completion Year** 2012

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No

Does this issue require review by a Board/Commission? Yes

If so, which? Planning Commission, Sustainability Commission

Is a Council Study Session anticipated? No

7. Briefly explain if a budget modification will be required to study this issue

Amount of budget modification required

Explanation

8. Briefly explain potential costs of implementing study results, note estimated capital and operating costs, as well as estimated revenue/savings, include dollar amounts

Are there costs of implementation? No

Explanation

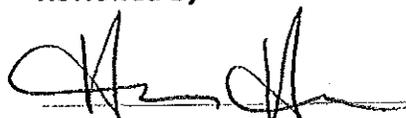
9. Staff Recommendation

Staff Recommendation Drop

If 'Support', 'Drop' or 'Defer', explain

This requirement will place a tremendous burden on the community because it could double the cost of re-roofing a home, which could be an important issue for the structural integrity of the home. In addition, there may be future policy and ordinance requirements stemming from the Climate Action Plan which could cover this issue.

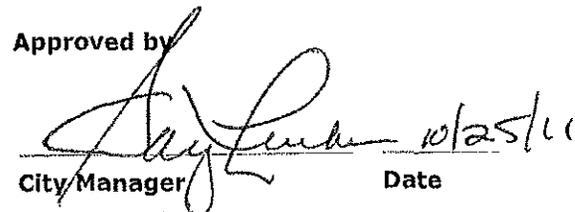
Reviewed by



Department Director

10/19/11
Date

Approved by



City Manager

10/25/11
Date

CDD 12-05 Food Truck Location and Operation Requirements

Lead Department Community Development

History **1 year ago** None **2 years ago** None

1. What are the key elements of the issue? What precipitated it?

Although food trucks have been a presence in the community for years, there has been a surge in popularity by consumers. These trucks have typically served employees at their workplace, either on private property or from the public street. There has been an increase in the number of food trucks found in commercial areas of the City, such as on El Camino Real and Moffett Park, where the clientele includes workers from the area, as well as passer-bys. Some food truck companies advertise a calendar of their future locations and expected menus on those days. In some cities, there are food truck events, where several different food trucks meet at a location in a prepared-food type of farmers market.

There have been recent court cases from which certain guidelines can be construed regarding the legality of these food trucks. The City has had issues with food trucks that park along a commercial street and open for business in front of retail properties, particularly when there is a restaurant. In the past, food trucks would drive into an area, serve food within ten minutes and move on to the next location. The trend is for food trucks to stay in one location on a public street most of the day. The City has received complaints from existing businesses that these trucks negatively impact their operations, and have asked the City for assistance in dealing with the food truck operators. The businesses are complaining that the food trucks have an "unfair" advantage as the truck operators do not have to pay monthly rent for the space they occupy.

This study would include the review of recent legal decisions, review of other cities' approaches, and consideration of approaches for both private property and public right-of-way located food trucks. It would also review the impact the food trucks have on existing brick and mortar businesses.

2. How does this relate to the General Plan or existing City Policy?

Policy LT-4.2

Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.

Policy LT-4.3

Support a full spectrum of conveniently located commercial, public, and quasi-public uses that add to the positive image of the City.

GOAL LT-6 Supportive Economic Development Environment

Sustain a strong local economy that contributes fiscal support for desired City Services and provides a mix of jobs and commercial opportunities.

Policy LT-6.1

Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.

Policy LT-7.3

Maintain an attractive business community.

Policy LT-5.2

Integrate the use of land and the transportation system.

3. Origin of issue

City Staff Planning

4. Staff effort required to conduct study Moderate

Briefly explain the level of staff effort required

Background research of other cities' approach and legal issues; public outreach to the general public, businesses, property owners, and food truck operators, preparation of reports; and, public hearings.

5. Multiple Year Project? No Planned Completion Year 2012

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No

Does this issue require review by a Board/Commission? Yes

If so, which? Planning Commission

Is a Council Study Session anticipated? No

7. Briefly explain if a budget modification will be required to study this issue

Amount of budget modification required

Explanation

8. Briefly explain potential costs of implementing study results, note estimated capital and operating costs, as well as estimated revenue/savings, include dollar amounts

Are there costs of implementation? No

Explanation

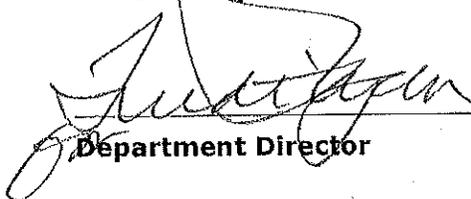
9. Staff Recommendation

Staff Recommendation Support

If 'Support', 'Drop' or 'Defer', explain

The food truck business has evolved over the past many years. In the past, they have been used to provide food for workers in an area. Recently, they have become an alternative to restaurants, and a source of fine dining. The current City codes and regulations are not sufficient to address current demand, nor recent court case decisions. This study would address recent changes, and develop regulations for private and public placement of food trucks.

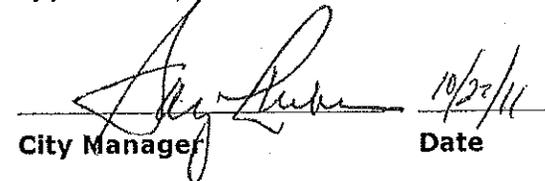
Reviewed by



Department Director

10/20/11
Date

Approved by



City Manager

10/22/11
Date

2012 Council Study Issue

CDD 12-06 Regulations for Telecommunication Facilities Located in the Public Right of Way

Lead Department Community Development

History 1 year ago None 2 years ago None

1. What are the key elements of the issue? What precipitated it?

In Sunnyvale, wireless telecommunication carriers have used traditional methods of providing service to their customers: antennas mounted on free-standing structures (monopoles, fake trees, PG&E towers) or on commercial/industrial buildings. This has worked well for the majority of the city, but as more people use (and demand) wireless service from their home, the carriers try to find ways to provide service in residential areas. In many areas of Sunnyvale, finding an appropriate location for wireless facilities is difficult, and the most used method of providing coverage in residential areas has been the use of park sites.

Another option is being used more often, which is to use existing utility poles on which to place their antennas. The antennas are typically mounted above the top of the utility pole, with the other equipment on the pole below the lowest power line. These types of systems can be for individual stand-alone sites, or as part of a "distributed antenna system" (DAS). The advantage of using utility poles is that they already exist in a neighborhood. The disadvantage is that the poles are typically found in the public right-of-way, so only an encroachment permit from Public Works would be necessary and the proposed facilities would not be subject to zoning code requirements, public hearings, nor the right to appeal the decision. Also, the utility poles tend to be located immediately adjacent to homes.

The City currently has a "joint pole" agreement with T-Mobile, which details the encroachment permit process for placing equipment on a utility pole in the City right-of-way. The process includes requiring them to notify neighbors within 250 feet of the site. Planning participates in this review, offering input on aesthetic concerns and compatibility issues. During the recent review of a joint pole site in the City, several neighbors complained about the design and location of the facility. The concern was mentioned that a wireless facility in a park would require a Use Permit, along with a hearing and the right to appeal the decision, but locating a facility on a joint pole across the park could be done through an encroachment permit process.

This study would determine if wireless telecommunication facilities located on public right-of-way (which the zoning code does not cover currently) should be included in the zoning code or addressed through a separate ordinance. The study would determine standards for review, the type of permit necessary, public notification required, and appeal processes, should the code be changed.

2. How does this relate to the General Plan or existing City Policy?

GOAL CV-1

Achieve a community in which citizens and businesses are informed about local issues and City programs and services.

GOAL LT-2 Attractive Community

Preserve and enhance an attractive community, with a positive image and a sense of place, that

consists of distinctive neighborhoods, pockets of interest, and human scale development.

Policy LT-4.1 Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.

Policy LT-4.2 Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.

Policy LT-4.4 Preserve and enhance the high quality character of residential neighborhoods.

3. Origin of issue

City Staff Planning

4. Staff effort required to conduct study Moderate

Briefly explain the level of staff effort required

Research of other cities' regulations and legal issues; public and industry outreach; preparation of reports; and, public hearings.

5. Multiple Year Project? No **Planned Completion Year** 2012

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No
Does this issue require review by a Board/Commission? Yes
If so, which? Planning Commission
Is a Council Study Session anticipated? No

7. Briefly explain if a budget modification will be required to study this issue

Amount of budget modification required

Explanation

8. Briefly explain potential costs of implementing study results, note estimated capital and operating costs, as well as estimated revenue/savings, include dollar amounts

Are there costs of implementation? No

Explanation

9. Staff Recommendation

Staff Recommendation Support

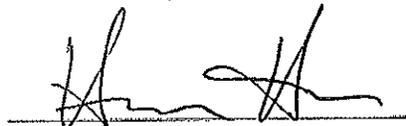
If 'Support', 'Drop' or 'Defer', explain

Although the zoning code does not typically include projects in the public right-of-way, the placement of wireless telecommunications facilities is a unique situation. These "joint pole" applications propose a facility similar to those located on private property, but which are not

New Study Issue

currently subject to the same review process. This study would clarify the City's intent about review process and requirements for these facilities. It is likely the City will have more of these types of applications, and it would be prudent to have deliberated and have clear direction on how best to process and review the proposals, and what type of public input is desired.

Reviewed by



Department Director

9/30/11

Date

Approved by



City Manager

10-3-11

Date

2012 Council Study Issue

CDD 12-07 Accessibility standards for medium to high density residential developments

Lead Department Community Development

History **1 year ago** None **2 years ago** None

1. What are the key elements of the issue? What precipitated it?

Scarcity of land, escalating real estate prices and demographic shifts in the Bay Area have increased the need as well as demand for medium and higher density housing. Typically, higher density housing developments built in Sunnyvale are 3-4 stories tall.

Although older developments utilize stairs as the only means of access to upper story units, current ADA standards for accessibility design include minimum requirements for ramps, stairs, bathrooms, elevators etc. Requirements for the provision of elevators depend on occupancy loads, size of floors, number of units and other criteria outlined in the Building code. The Zoning Code requires that an elevator be provided for all developments of four or more stories (inclusive of garages). Most townhomes developed are three stories and have no elevator requirements, although building code requires a percentage of the homes to have accessible first floors. Other new multi-story developments (4 or more stories) approved in Sunnyvale in the last ten plus years have been required to provide elevator access to all floors. Not all units in older multi-family developments, however, are designed to meet the needs of the physically handicapped. It is a challenge for residents and guests to use multi-level units, or gain access to single-story units on upper floors if they have temporary or permanent accessibility issues.

This study would review current accessibility standards that apply to new multi-level, multi-family developments and identify how these standards could be improved to enable convenient circulation and access by those with physical disabilities and include whether townhome units should have alternate or expanded requirements for access to other floors.

2. How does this relate to the General Plan or existing City Policy?

CITY OF SUNNYVALE HOUSING ELEMENT

GOAL HE-5 EQUAL HOUSING OPPORTUNITIES Promote equal housing opportunities for all residents, including Sunnyvale's special needs populations, so that residents can reside in the housing of their choice.

Policy HE-5.4 Continue to address the special needs of persons with disabilities through provision of supportive housing, accessibility grants, and development of procedures for reasonable accommodation.

3. Origin of issue

Board or Commission Planning Commission

4. Staff effort required to conduct study Minor

Briefly explain the level of staff effort required

Background research of other cities' approach and potential legal issues; public outreach including extensive outreach to the development community and accessibility advocacy groups; preparation of reports; and, public hearings.

5. Multiple Year Project? No Planned Completion Year 2012

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No
 Does this issue require review by a Board/Commission? Yes
 If so, which? Planning Commission
 Is a Council Study Session anticipated? No

7. Briefly explain if a budget modification will be required to study this issue

Amount of budget modification required

Explanation

8. Briefly explain potential costs of implementing study results, note estimated capital and operating costs, as well as estimated revenue/savings, include dollar amounts

Are there costs of implementation? No

Explanation

None to the city. New accessibility requirements can affect the cost of housing production.

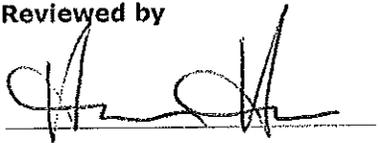
9. Staff Recommendation

Staff Recommendation Drop

If 'Support', 'Drop' or 'Defer', explain

The Building Codes and ADA requirements are universally applied to all California cities, and these requirements address the provision of accessibility. New multi-story residential units are covered by these existing codes, as well as a Zoning Code requirement that newer multi-story developments (4 or more floors) are required to provide elevator access to meet the needs of the physically disabled. Staff feels these existing codes for new developments are adequate. Staff also does not support requiring a retrofitting of existing residential units to provide accessible access more extensive than in place. Requiring older multi-story residential developments to provide elevator access to units in upper floors would involve a significant expense. Multi-level homes, such as townhomes do not traditionally install elevators and would be most affected by a new accessibility requirement.

Reviewed by



Department Director

10/6/11
Date

Approved by



City Manager

10/18/11
Date

2012 Council Study Issue

CDD 12-08 Use of Redwood Trees Relative to Water Conservation

Lead Department Community Development

History 1 year ago None 2 years ago None

1. What are the key elements of the issue? What precipitated it?

In 2006, the State Legislature passed a bill (AB 1881) requiring local agencies to adopt stricter water conserving standards for homes and businesses. In 2010, Sunnyvale adopted an ordinance for water-efficient landscapes that is similar to the BAWSCA model ordinance, but tailored for Sunnyvale.

Sunnyvale Zoning Code includes provisions to ensure that adequate landscaped areas and usable open space are provided where applicable for all zoning districts; to promote the conservation and efficient use of water and to prevent the waste of this valuable resource; and to promote water conservation as one component of sustainable building practices. The Water Efficient Landscaping Ordinance retains many of the requirements for trees, including size at time of planting, but states that plant selection and installation shall be done in accordance with accepted horticultural industry practices.

The study issue would explore whether current landscaping and water efficiency standards in the Code negatively impact the planting of Redwood trees which typically have high water needs, and if changes to the water efficient landscaping ordinance would be required.

2. How does this relate to the General Plan or existing City Policy?

CITY-WIDE VISION GOALS

Attractive Community: To maintain and enhance the appearance of Sunnyvale, and to distinguish it from surrounding communities, through the promotion of high quality architecture, the preservation of historic districts and structures, *the maintenance of a healthy urban forest, and the provision of abundant and attractive open space.*

GOAL EM-2: WATER CONSERVATION Promote more efficient use of the City's water resources to reduce the demands placed on the City's water supplies.

3. Origin of issue

Board or Commission Planning Commission

4. Staff effort required to conduct study Minor

Briefly explain the level of staff effort required

Research other city practices and codes, do public outreach, prepare RTC.

5. Multiple Year Project? No **Planned Completion Year** 2012

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No
Does this issue require review by a Board/Commission? Yes
If so, which? Planning Commission
Is a Council Study Session anticipated? No

7. Briefly explain if a budget modification will be required to study this issue

Amount of budget modification required

Explanation

8. Briefly explain potential costs of implementing study results, note estimated capital and operating costs, as well as estimated revenue/savings, include dollar amounts

Are there costs of implementation? No

Explanation

9. Staff Recommendation

Staff Recommendation Drop

If 'Support', 'Drop' or 'Defer', explain

The planting of specific species of trees, including Redwoods, on private property has traditionally been the prerogative of the property owner. In recent years landscaping plans which are subject to city review and approval have been required in more situations, first for non-residential and multi-family residential properties, and more recently as part of new single-family residential developments. The current code allows for a mix of water consumption for landscaping; a portion of that landscaping may potentially include species with higher water usage (such as Redwoods) as long as the total water requirements are within established thresholds. Staff finds that the current approach provides options for property owners to decide if Redwoods are appropriate on a site.

Reviewed by



Department Director

10/6/11
Date

Approved by



City Manager

10/18/11
Date

CDD 12-09 Pedestrian Plans for ITR Areas

Lead Department Community Development

History **1 year ago** None **2 years ago** None

1. What are the key elements of the issue? What precipitated it?

As areas zoned to allow for the transition from industrial to residential uses (ITR zoned areas) develop, it is important to ensure the walkability for residents to areas in and around their neighborhoods. It is important that other ITR areas include good options for pedestrians through and outside their neighborhoods. This study would review the ITR areas and determine if adequate pedestrian plans have been included, or what type of changes would be necessary to add this element to the area. Although there are six general areas zoned ITR, staff recommends that the study focus on two areas, Futures 6 and East Sunnyvale ITR.

Tasman Crossing: A Pedestrian and Bicycle plan was prepared for Tasman Crossing (Tasman/Fair Oaks ITR) and is implemented through developer requirements and "sense of place" fees and grant funding.

Futures 4b: This entire area along Aster Willow Avenues and is located within the Lawrence Station Area plan boundaries--pedestrian circulation will be addressed as part of that planning effort.

Futures 4a: This "area" is essentially a collection of sites along Evelyn Avenue, which already has a public sidewalk. No pedestrian plans have been prepared for this area because the ITR sites are not in a group where sites can be tied together and each site has easy access to Evelyn Avenue.

Futures 10: This site, located at Highway 85 and Fremont Avenue, is a single parcel and pedestrian planning could be done if and when the site transitions to residential.

Futures 6: This area is bounded by Arques Avenue, SCVWD East Channel, Wolfe Road, with Taylor Avenue through the middle. This area is currently in transition to residential which sparked the Planning Commission concern that pedestrian circulation should be addressed.

East Sunnyvale: When the General Plan and zoning were modified for this ITR the council directed staff to prepare and plan to include: vehicular, pedestrian and bicycle improvements, (with "sense of place" elements); general areas for open space. The staff effort has been on hold because this effort is a part of the General Plan study for the area, and because there will be detailed plans submitted for the proposed expansion areas along DeGuigne.

2. How does this relate to the General Plan or existing City Policy?

- **LT-5.5g** Ensure safe and efficient pedestrian and bicycle connections to neighborhood transit stops.

Policy LT-5.8 Provide a safe and comfortable system of pedestrian and bicycle pathways .

3. Origin of issue

Board or Commission Planning Commission

4. Staff effort required to conduct study Minor

Briefly explain the level of staff effort required

Staff would prepare the first phase to analyze and recommend pedestrian pathway locations and linkages for the Futures 6 and East Sunnyvale ITR neighborhoods. A future phase with more detailed street furnishing and pedestrian and bicycle amenities may follow if consultant funds are available. Outreach to property owners and residents. Noticing and public hearings will be conducted.

5. Multiple Year Project? No **Planned Completion Year** 2012

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No

Does this issue require review by a Board/Commission? Yes

If so, which? Bicycle and Pedestrian Advisory
Commission, Planning Commission

Is a Council Study Session anticipated? No

7. Briefly explain if a budget modification will be required to study this issue

Amount of budget modification required

Explanation

8. Briefly explain potential costs of implementing study results, note estimated capital and operating costs, as well as estimated revenue/savings, include dollar amounts

Are there costs of implementation? No

Explanation

It is possible that future "sense of place" efforts could result from this study, but it is not anticipated that this specific study would require additional capital costs.

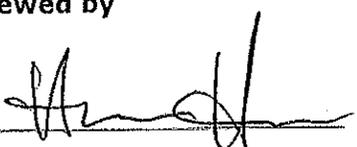
9. Staff Recommendation

Staff Recommendation Support

If 'Support', 'Drop' or 'Defer', explain

The two futures areas are starting their transition to residential. It is appropriate to complete pedestrian circulation plans before there are lost opportunities.

Reviewed by



Department Director

Approved by



City Manager

Date

11/1/11

Date