

Proposed 2009 Council Study Issue

CDD-29 Requirements for Water Permeable Concrete in New Projects

Lead Department	Community Development		
Element or Sub-element	Land Use and Transportation Element and Environmental Management		
New or Previous	New		
Status	Pending	History	1 year ago None 2 years ago None

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

Permeable pavement is a useful method of reducing water runoff into streams by allowing the water to filter into the ground. It also provides a more "green" option to pavement and can reduce the amount of pavement in the urban area.

Current zoning regulations do not specify the type of pavement a new project should provide on-site for driveways, parking areas and sidewalks. The code currently requires the surface of parking and loading areas to be paved with asphaltic, Portland cement or other stabilized surfaces. This study issue would evaluate ways to incorporate permeable paving into different types of projects, and would research different types of permeable paving options which are able to meet the criteria of a stabilized surface. It would review the types of paving available, and how to work with developers and property owners on how to ensure the greatest use of the permeable pavement. It would also evaluate the cost/benefit of permeable pavement to determine the likelihood of it being used. Options could include amending the design guidelines used by Planning, or amending the Zoning Code to require a specific amount of permeable pavement on a site.

The study would only evaluate private developments, and the methods that could increase the use of permeable pavement while meeting the zoning code goals of providing a stabilized surface for parking and loading areas. Also, these possibilities would be reviewed in relation to the new City Council adopted sustainable (green) building requirements.

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

COMMUNITY VISION

Citywide Goal 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 water.

SURFACE RUNOFF SUBELEMENT

Goal D: Minimize the quantity of runoff and discharge of pollutants to the maximum extent practicable by intergrating surface runoff controls into new development and redevelopment decisions.

3. Origin of issue

Council Member(s) Hamilton

General Plan
City Staff
Public
Board or Commission none

4. **Multiple Year Project?** No **Planned Completion Year** 2009

5. **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
What is the public participation process?
 Outreach to the residents and development community. Noticed Planning Commission and City Council public hearings.

6. **Cost of Study**

Operating Budget Program covering costs
 242- Land Use Planning
Project Budget covering costs
Budget modification \$ amount needed for study
Explain below what the additional funding will be used for

7. **Potential fiscal impact to implement recommendations in the Study approved by Council**

Capital expenditure range None
Operating expenditure range None
New revenues/savings range None
Explain impact briefly

8. **Staff Recommendation**

Staff Recommendation Against Study

If 'For Study' or 'Against Study', explain

The are sufficient stormwater BPM's (Best Management Practices) and newly adopted sustainable practices in place that give the full range of environmentally superior paving techniques.

9. **Estimated consultant hours for completion of the study issue**

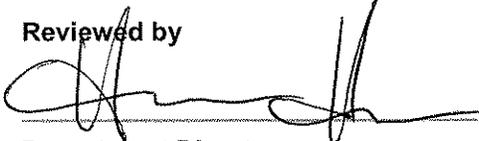
Managers	Role	Manager	Hours
	Lead	Ryan, Trudi	Mgr CY1: 10 Mgr CY2: 0

		Staff CY1:	150	Staff CY2:	0
Interdep	Berry, Kathryn	Mgr CY1:	10	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Interdep	Gervin, Lorrie	Mgr CY1:	4	Mgr CY2:	0
		Staff CY1:	16	Staff CY2:	0

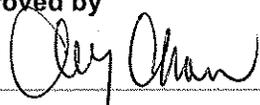
Total Hours CY1: 190

Total Hours CY2: 0

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by

 Department Director

10/22/08
 Date

Approved by

 City Manager

10/30/08
 Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission			
Parks and Recreation Commission			
Personnel Board			
Planning Commission		10 of 10	

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-30 Coordinating Zoning for Projects Located Near City Borders

Lead Department	Community Development			
Element or Sub-element	Land Use and Transportation Element			
New or Previous	New			
Status	Pending	History	1 year ago None	2 years ago None

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

In recent years, neighboring cities have considered significant development projects near the Sunnyvale borders. Sunnyvale shares a boundary with the Cities of Mountain View, Cupertino, Santa Clara, Los Altos and a little piece of San Jose. Recent development proposals have included the Kaiser Hospital and the Santa Clara Square projects in Santa Clara, the Cupertino Village expansion in Cupertino, and Camino Medical Clinic in Mountain View. Residents of Sunnyvale have become concerned about the potential impact these projects would have on their residential neighborhoods.

There are requirements and processes in place that require each city to notify its neighboring city of significant development projects being considered. Staff reviews each proposal in terms of the affect it would have on the Sunnyvale community. Staff then writes a letter to the neighboring city detailing the concerns and possible shortcomings of the review fo the project. City Council and staff are monitoring projects in adjacent cities to ensure that potential impacts on Sunnyvale and Sunnyvale's goals are known before any decision is made by the neighboring city. In Spring 2008 Sunnyvale's Mayor intitiated conversations with the elected officials of Santa Clara, Cupertino and Mountain View to discuss these issues.

This study issue would consider a formalized process to establish zoning and project review for properties along city boundaries. A collabrative approach to planning and zoning could be developed and the opportunity for staff, the community and City Council to be included could be implemented for discussion relating to future development near city borders. A goal of the study would be to identify mutually acceptable land use and development intensities between neighboring cities so that project reviews will be streamlined.

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

LAND USE AND TRANSPORTATION ELEMENT

Goal R1: Protect and sustain a high quality of life in Sunnyvale by participating in coordinated land use and transportation planning in the region.

Policy R1.1: Advocate the City's interests to regional agencies that make land use and transportation decisions that affect Sunnyvale.

Action Statement: R1.3.3: Monitor significant land use and transportation decisions pending in other communities to ensure that Sunnyvale is not adversely affected.

3. Origin of issue

Council Member(s) Hamilton
General Plan
City Staff
Public
Board or Commission none

4. **Multiple Year Project?** No **Planned Completion Year** 2009

5. **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

What is the public participation process?

Outreach to residents, businesses and neighborhood groups.
 Also, coordination with adjacent cities to prepare acceptable processes to meet the desired result. Noticed Planning Commission and City Council public hearings.

6. **Cost of Study**

Operating Budget Program covering costs

242- Land Use Planning

Project Budget covering costs

Budget modification \$ amount needed for study

Explain below what the additional funding will be used for

7. **Potential fiscal impact to implement recommendations in the Study approved by Council**

Capital expenditure range None

Operating expenditure range None

New revenues/savings range None

Explain impact briefly

8. **Staff Recommendation**

Staff Recommendation Against Study

If 'For Study' or 'Against Study', explain

The City is currently working on an Memorandum of Understanding with adjacent cities to share information on proposals near each other's borders, and recently had a joint planning effort with the City of Santa Clara on the Lawrence Station Transit Village Study Issue, and the Yahoo office project and 49er stadium.

All the neighboring cities and Sunnyvale are updating their General Plans, and have agreed to keep each other up to date on future policies and information as they progress through the review and approval process.

9. Estimated consultant hours for completion of the study issue

Managers	Role	Manager	Hours			
	Lead	Ryan, Trudi	Mgr CY1:	40	Mgr CY2:	0
			Staff CY1:	250	Staff CY2:	0
	Interdep	Berry, Kathryn	Mgr CY1:	10	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0
	Interdep	Lord, Patricia	Mgr CY1:	10	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0
	Interdep	Witthaus, Jack	Mgr CY1:	30	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 340

Total Hours CY2: 0

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by


 Department Director

10/22/08

 Date

Approved by


 City Manager

10/30/08

 Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission			
Parks and Recreation Commission			
Personnel Board			
Planning Commission			Drop

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-31 Zoning Code Requirements for Political Signs

Lead Department Community Development
Element or Sub-element Community Design Sub-element
New or Previous New
Status Pending **History** 1 year ago None 2 years ago None

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

The Sunnyvale Sign Code includes regulations for number, type and size of signs on private property. Most of the sign regulations relate to commercial signs. Non-commercial signs, excluding political election signs, are generally exempt from sign approval. Political Election Signs are regulated as to size, height, duration, and location. Preceding the election in June 2008 a candidate displayed political election signs that maximized the allowable area of 16 square feet per sign face. Some members of the community felt that this upper limit was too large. This study was requested to address the provisions for Political Election signs, particularly the maximum allowable size.

2. How does this relate to the General Plan or existing City Policy?**COMMUNITY DESIGN SUB-ELEMENT**

GOAL B: CREATE AN ATTRACTIVE STREET ENVIRONMENT WHICH WILL COMPLEMENT PRIVATE AND PUBLIC PROPERTIES AND BE COMFORTABLE FOR RESIDENTS AND VISITORS.

Policy B.3 Minimize elements which clutter the roadway and look unattractive.

Action Statement B.3e. Maintain a sign ordinance to assure that signage is attractive, compatible with the district and not distracting to motorists.

3. Origin of issue

Council Member(s) Swegles
General Plan
City Staff
Public
Board or Commission none

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

What is the public participation process?

General community outreach to residents, businesses and political organizations. Formal public hearings with the Planning Commission and City Council.

6. Cost of Study

Operating Budget Program covering costs

242 - Land Use Planning

Project Budget covering costs

Budget modification \$ amount needed for study

Explain below what the additional funding will be used for

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range None

Operating expenditure range None

New revenues/savings range None

Explain impact briefly

8. Staff Recommendation

Staff Recommendation None

If 'For Study' or 'Against Study', explain

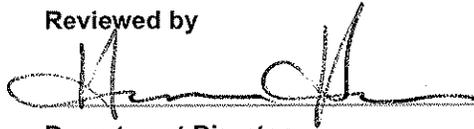
9. Estimated consultant hours for completion of the study issue

Managers	Role	Manager	Hours			
Lead		Ryan, Trudi	Mgr CY1:	20	Mgr CY2:	0
			Staff CY1:	100	Staff CY2:	0
Support		Gunvalsen, Christy	Mgr CY1:	10	Mgr CY2:	0
			Staff CY1:	20	Staff CY2:	0
Interdep		Boco, Robert	Mgr CY1:	10	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0
Total Hours CY1:			160			
Total Hours CY2:			0			

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department

services/priorities.

Reviewed by



Department Director

6/10/08

Date

Approved by



City Manager

6/13/08

Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission			
Parks and Recreation Commission			
Personnel Board			
Planning Commission			Drop

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-32 Awards Program for Recognition of Socially Responsible Sunnyvale Companies

Lead Department Community Development

Element or Sub-element

New or Previous New

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

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

In April 2008, the City Council adopted a resolution for a Responsible Service Contractor Code of Conduct that encourages Sunnyvale businesses to offer fair wages and benefits for service contract employees and to openly cooperate with these workers on labor issues. During the Council discussion, it was suggested that the City might explore sponsoring a recognition program for Sunnyvale companies that demonstrate "socially responsible" actions and practices. This program would highlight and applaud companies that engage in admirable business or other activities that contribute to the betterment of the entire community. The program could encourage companies to be cognizant of their responsibility to the local community, and possibly encourage other companies to implement socially responsible practices that would benefit Sunnyvale residents and its workforce.

A study issue was sponsored by Councilmember Lee and co-sponsored by Mayor Spitaleri and Councilmember Howe to study the feasibility of developing such a recognition program. It was suggested that the city might pattern this program after its current program for recognizing companies that demonstrate environmentally sustainable business practices. The benefits and challenges/drawbacks associated with such a program will be evaluated.

The study issues would evaluate the following items:

1. Define what constitutes a "socially responsible" business;
2. Identify and discuss the benefits and challenges/drawbacks associated with a recognition program for this purpose;
3. Establish criteria for selecting businesses for recognition;
4. Suggest a process for nominating and selecting businesses for recognition, including consideration of an awards committee consisting of City and business industry representatives;
5. Explore partnership and sponsorship opportunities with the business community;
6. Consider possible events where the awards could be presented; and
7. Identify the budget impacts of the options.

The study issue will include soliciting input from the community and business organizations on all of the above items.

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

COMMUNITY PARTICIPATION SUB-ELEMENT

Policy B.6 Encourage citizen contributions and business volunteerism, involvement and philanthropy to support community programs and activities.

Action B.6c. Publicly recognize business community involvement, contributions and achievements.

3. Origin of issue

Council Member(s) Lee, Howe, Spitaleri
General Plan
City Staff
Public
Board or Commission none

4. Multiple Year Project? No Planned Completion Year

5. 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? No
If so, which?
Is a Council Study Session anticipated? No

What is the public participation process?
 Staff would solicit the input of teh community and business organizations (such as the Chamber of Commerce, Downtown Business Association, Auto Dealers Association, and the Moffett Park Transportation and Business Association) to assist in developing the recognition program, determining the interest of the business community to implement such a program, and partnering with the City to co-sponsor or possibly take the lead on the program.

6. Cost of Study

Operating Budget Program covering costs
 247 - Economic Development
Project Budget covering costs
Budget modification \$ amount needed for study
Explain below what the additional funding will be used for

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range Under \$500
Operating expenditure range \$500 - \$50K
New revenues/savings range None

Explain impact briefly
 The cost to implement the recognition program would depend on the scope of the program. It could be relatively low cost and would mainly consist of City staff time if the program is kept relatively simple. Alternatively, if the program will involve coordinating a sub-committee comprised of business and city representatives or organizing an annual recognition event, the staff cost and other expenses would be more substantial.

8. Staff Recommendation

Staff Recommendation Defer

If 'For Study' or 'Against Study', explain

Staff recommends deferring consideration of this study issue until 2010. With development and implementation of the Economic Development Strategy in 2009, it would be appropriate to consider this new item after the Strategy is developed that defines the priorities and work program for the Economic Development Division.

9. Estimated consultant hours for completion of the study issue

0

Managers

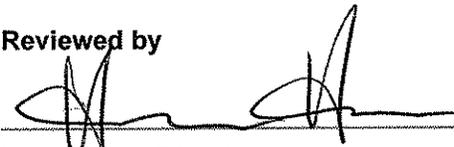
Role	Manager	Hours			
Lead	Hom, Hanson	Mgr CY1:	20	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Support	Mc Queen, Brice	Mgr CY1:	40	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Support	Verceles, Connie	Mgr CY1:	40	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Interdep	Lord, Patricia	Mgr CY1:	20	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 120

Total Hours CY2: 0

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by



 Department Director

1/13/09

 Date

Approved by



 City Manager

1/14/09

 Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission			
Parks and Recreation Commission			
Personnel Board			
Planning Commission			
Board or Commission ranking comments			

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-33 Study Affordable Housing Incentives for Transit-Oriented Development

Lead Department Community Development
Element or Sub-element Land Use and Transportation Element
New or Previous New
Status Pending **History** 1 year ago None 2 years ago None

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

The Housing and Human Services Commission would like the City to analyze ways to encourage and reward new developments that are better integrated within the City's existing infrastructure, rather than in areas that do not have access to public transit or close proximity to neighborhood serving businesses. For example, the Commission would like to have staff analyze lowering zoning restrictions for low income housing/affordable housing; such as reducing parking requirements for affordable housing or housing located near transit hubs within 1/4 to 1/2 mile, as research has shown lower car ownership and lower income are correlated. Staff would research whether other cities have reduced parking standards for low-income housing. Staff would also research the possibility of imposing fee to developers who develop in Transit-oriented areas. These fees could be used for affordable housing, similar to the Housing Mitigation fee.

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

N1.2 Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.

3. Origin of issue

- Council Member(s)**
- General Plan**
- City Staff**
- Public**
- Board or Commission** Housing and Human Services Commission

4. Multiple Year Project? Yes Planned Completion Year 2010

5. 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

What is the public participation process?

Public contact will be made through our standard meeting notice process. There would also be outreach to for-profit and nonprofit housing developers and interested organizations for input.

6. Cost of Study

Operating Budget Program covering costs
Program 230

Project Budget covering costs

Budget modification \$ amount needed for study

Explain below what the additional funding will be used for

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range None

Operating expenditure range \$500 - \$50K

New revenues/savings range None

Explain impact briefly

8. Staff Recommendation

Staff Recommendation Defer

If 'For Study' or 'Against Study', explain

As part of the update of the Housing Element, which is under preparation and is scheduled for City Council adoption in 2009, the City will need to identify possible zoning and other impediments to construction of affordable housing and consider possible incentives and tools to meet the City's fair share housing allocation. The items suggested in this study issue fall within the scope of review for the Housing Element and will be evaluated at a policy level as part of the update process. Staff suggests that the outcome of the Housing Element will influence whether the items in this study issue should be further studied and implemented.

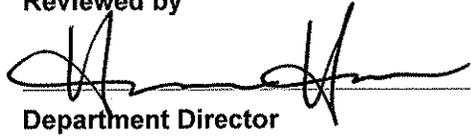
9. Estimated consultant hours for completion of the study issue

Managers	Role	Manager	Hours			
Lead	Simpson, Laura (i)	Mgr CY1:	40	Mgr CY2:	0	
			Staff CY1:		40	Staff CY2:
Support	Ryan, Trudi	Mgr CY1:	40	Mgr CY2:	0	
			Staff CY1:		100	Staff CY2:
Total Hours CY1:			220			
Total Hours CY2:			0			

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing

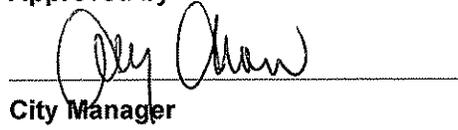
services/priorities.

Reviewed by


Department Director

11/3/08
Date

Approved by


City Manager

11/5/08
Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission		1 of 8	
Parks and Recreation Commission			
Personnel Board			
Planning Commission		None	

Board or Commission ranking comments

The Planning Commission voted on making "no recommendation" on this item.

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-34 Study Regional Coordination of Applications for Affordable Housing

Lead Department Community Development

Element or Sub-element GOAL F: IMPROVE HOUSING CONDITIONS FOR PEOPLE WITH SPECIAL NEEDS

New or Previous New

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

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

The Housing and Human Services Commission is interested in the City analyzing whether there are any regional efforts--possibly through the Silicon Valley Housing Trust Fund or the Silicon Valley Leadership Group--for Below Market Rate housing application processes or if applicants need to be qualified for each individual city. The intent is also to consider a partnership among the surrounding cities to standardize the process and avoid having individuals go through the lengthy process unnecessarily. The proposed outcome of this research would be a coordinated regional effort for BMR applicants.

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

3. Origin of issue

Council Member(s)
General Plan
City Staff
Public
Board or Commission Housing and Human Services Commission

4. Multiple Year Project? No Planned Completion Year 2009

5. 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

Is a Council Study Session anticipated? No

What is the public participation process?
Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, in the Council Chambers lobby, in the Office of the City Clerk, at the Library, Senior Center, Community Center and Department of Public Safety; posting the agenda and report on the City's Web

site; and making the report available at the Library and the Office of the City Clerk.

6. Cost of Study

Operating Budget Program covering costs

230

Project Budget covering costs

230 Housing Program

Budget modification \$ amount needed for study

Explain below what the additional funding will be used for

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range None

Operating expenditure range \$500 - \$50K

New revenues/savings range None

Explain impact briefly

8. Staff Recommendation

Staff Recommendation Against Study

If 'For Study' or 'Against Study', explain

Staff recommends against this as a study issue because it is seen as an administrative issue and can be redefined as a non-routine for next fiscal year.

9. Estimated consultant hours for completion of the study issue

Managers

Role	Manager	Hours	
Lead	Simpson, Laura (i)	Mgr CY1:	40
		Mgr CY2:	0
Support	De Frenchi, Ernie	Staff CY1:	0
		Staff CY2:	0

Total Hours CY1: 140

Total Hours CY2: 60

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by

10/22/08

Department Director

Date

Approved by



City Manager

10/30/08
Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission	2T of 8		
Parks and Recreation Commission			
Personnel Board			
Planning Commission			

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-35 Examine BMR Current Policy and Requirements

Lead Department Community Development
Element or Sub-element Housing and Revitalization
New or Previous New
Status Pending **History** 1 year ago None 2 years ago None

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

The Zoning Code has specific requirements to ensure housing developments increase the production of residential units affordable by households of low and moderate income. These Below Market Rate (BMR) requirements contribute to the attainment of the City's housing goals, and are an important part of providing affordable housing opportunities in the City. The BMR regulations were first adopted in 1985. The current requirements have been in effect as a part of a comprehensive update of the BMR requirements completed in January 2003, and require that each development with nine or more units include 12.5% of ownership housing units for moderate income households for 30 years and 15% of rental units affordable to low income households for 55 years.

This study would examine the policies to ensure that the required income levels and percentage of units maximizes the housing opportunities for all households. Also, the relationship of rental and ownership units will be considered to determine if the percentage requirements for each type of tenure are appropriate.

As part of the study, staff will compare Sunnyvale's policies to other nearby cities. Staff will also review the current requirements against other City policies and goals to ensure all efforts are being made to provide and maintain an appropriate number of affordable housing units in the housing stock.

2. How does this relate to the General Plan or existing City Policy?**HOUSING AND COMMUNITY REVITALIZATION SUB-ELEMENT**

Goal E: Maintain and increase housing units affordable to households of all income levels and ages.

Policy E.1.b: Comprehensively review and update the Below Market Rate (BMR) programs to better address affordable housing needs. Review code requirements for terms and conditions, review and update administrative processes to enhance marketing, monitoring and compliance.

3. Origin of issue

Council Member(s)
General Plan
City Staff
Public
Board or Commission Planning Commission

4. Multiple Year Project? No Planned Completion Year 2009

5. 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

What is the public participation process?

Focus group meetings with owners, tenants and neighbors in selected strategy areas and Tri-County Apartment Owners Association.

6. Cost of Study

Operating Budget Program covering costs
 242- Land Use Planning

Project Budget covering costs

Budget modification \$ amount needed for study

Explain below what the additional funding will be used for

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range None

Operating expenditure range None

New revenues/savings range None

Explain impact briefly

8. Staff Recommendation

Staff Recommendation Against Study

If 'For Study' or 'Against Study', explain

Policy decisions affecting the Zoning Code requirements for affordable housing can be reviewed as part of the Housing and Community Revitalization Sub-Element update, currently in progress. Council recently rejected the notion of modifying the BMR requirements.

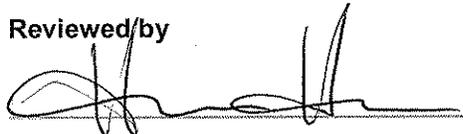
9. Estimated consultant hours for completion of the study issue

Managers	Role	Manager	Hours	
Lead	Ryan, Trudi	Mgr CY1:	30	Mgr CY2: 0
		Staff CY1:	150	Staff CY2: 0
Support	Simpson, Laura (i)	Mgr CY1:	20	Mgr CY2: 0

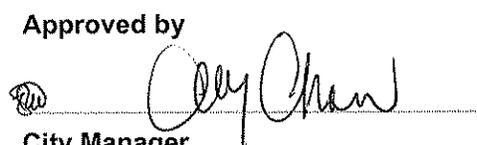
	Staff CY1:	20	Staff CY2:	0
Interdep Berry, Kathryn	Mgr CY1:	20	Mgr CY2:	0
	Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 240
Total Hours CY2: 0

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by 
Department Director

Date 10/22/08

Approved by 
City Manager

Date 10/30/08

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission			
Parks and Recreation Commission			
Personnel Board			
Planning Commission			

6T of 10

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-36 Review Front Yard Fence Requirements and Policies

Lead Department	Community Development
Element or Sub-element	Community Design Sub-element
New or Previous	New
Status Pending	History 1 year ago None 2 years ago None

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

The Zoning Code allows fences over 3' high in the front yard to be considered with a Miscellaneous Plan Permit on a case-by-case basis, depending on the site conditions. There is also a 3' maximum as a policy as described in the Single Family Home Design guidelines. Although this policy allows for flexibility, it can be confusing to the community on how these decisions are made. There have been an increasing number of these types of applications in recent years, several of which were generated as part of the Neighborhood Enhancement Program.

This study would consider making changes to the Zoning Code to clearly spell out the requirements for fences in the front yard. Included in the study would be an analysis of the trade-off between rigid code requirements versus policy requirements (as currently regulated) which allows for discretion based on each situation. If placed in the Zoning Code, a fence that exceeds the limit would require a Variance from Code requirements versus policy decisions could be approved by an MPPs or Use Permits based on design and compatibility requirements. The study would review existing conditions in the City and would review other nearby cities requirements.

This study would not include the review of corner vision triangle requirements, since those requirements are clearly defined in the Zoning Code now.

2. How does this relate to the General Plan or existing City Policy?**COMMUNITY DESIGN SUB-ELEMENT**

Policy C.2: Review site plans to ensure the design is compatible with the natural and surrounding built environment.

Action Statement C.2.g: Consider studying areas where the street and building setback relationship could be improved.

Action Statement C.5.h: Continue to require additional setbacks for new construction when necessary to preserve the light, air, views and privacy of adjoining residential properties.

SINGLE FAMILY HOME DESIGN GUIDELINES

3.11G Landscaping: Fencing along front property lines and along side property lines within the front setback area should not exceed three feet in height.

3. Origin of issue

Council Member(s)

General Plan
 City Staff
 Public
 Board or Commission Planning Commission

4. Multiple Year Project? No Planned Completion Year 2009

5. 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
 What is the public participation process?
 Neighborhood associations will be contacted and public hearings will be noticed in the newspaper.

6. Cost of Study

Operating Budget Program covering costs
 242- Land Use Planning
 Project Budget covering costs
 Budget modification \$ amount needed for study
 Explain below what the additional funding will be used for

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range None
 Operating expenditure range None
 New revenues/savings range None
 Explain impact briefly

8. Staff Recommendation

Staff Recommendation None
 If 'For Study' or 'Against Study', explain

9. Estimated consultant hours for completion of the study issue

Managers	Role	Manager	Hours			
	Lead	Ryan, Trudi	Mgr CY1:	30	Mgr CY2:	0
			Staff CY1:	150	Staff CY2:	0
	Interdep	Berry, Kathryn				

Mgr CY1: 10 Mgr CY2: 0
Staff CY1: 0 Staff CY2: 0

Total Hours CY1: 190
Total Hours CY2: 0

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by



Department Director

10/22/08
Date

Approved by



City Manager

10/30/08
Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission			
Parks and Recreation Commission			
Personnel Board			
Planning Commission	9	of	10

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-37 New Heritage Preservation Designation for Existing Structures as "Buildings of Character"

Lead Department	Community Development		
Element or Sub-element	Heritage Preservation		
New or Previous	New		
Status	Pending	History 1 year ago	None
		2 years ago	None

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

The Heritage Preservation Commission has identified the desire to study the possible creation of an additional designation for the City's inventory of structures that are deemed as "Buildings of Character." Such buildings may be not considered "Local Landmarks" or "Heritage Resources," but are considered noteworthy as buildings of good quality, and a design that contributes to the character and appearance of an area. They may illustrate, or be reminders of, the historic development of the area and are worthy of City recognition.

As part of this study, staff would examine the City's inventory of structures (commercial, residential, industrial, etc.) that are not already considered "Heritage Resources" or Local Landmarks" and determine whether a new designation could be warranted. The first step would be to research what impact these designations would have on redevelopment of the subject properties. The study would also define and outline certain parameters for the new designation. The intent of the study would not be to create additional restrictive permitting or construction limitations to such structures beyond the current "Local Landmark" or "Heritage Resource" designation, but rather be a tool that could add value to the property through promoting awareness of the City's notable architecture and link to the past.

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

Goal 6.3B: To enhance, preserve and protect Sunnyvale's Heritage including natural features, the built environment and significant artifacts.

Policy 6.3B.5: Seek out, catalog and evaluate heritage resources which may be significant.

Goal 6.3B.5d: Where it has been determined that a structure, streetscape or other heritage resource should be considered for designation as a cultural resource or as a landmark, institute the process to designate them accordingly.

3. Origin of issue

Council Member(s)

General Plan

City Staff

Public

Board or Commission Heritage Preservation Commission

4. Multiple Year Project? No Planned Completion Year 2009

5. 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?
 Heritage Preservation Commission
Is a Council Study Session anticipated? No
What is the public participation process?
 City staff would solicit input from property owners, business owners and those with knowledge of historic architecture. Outreach would be conducted to interested parties through community meetings and public hearings.

6. Cost of Study

Operating Budget Program covering costs
 242 Land Use Planning
Project Budget covering costs
Budget modification \$ amount needed for study
Explain below what the additional funding will be used for

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range None
Operating expenditure range None
New revenues/savings range None
Explain impact briefly

8. Staff Recommendation

Staff Recommendation None
If 'For Study' or 'Against Study', explain

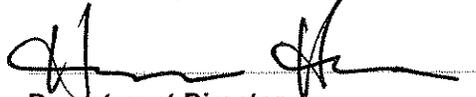
9. Estimated consultant hours for completion of the study issue

Managers	Role	Manager	Hours			
Lead	Ryan, Trudi		Mgr CY1:	20	Mgr CY2:	0
			Staff CY1:	150	Staff CY2:	0
Support	Simpson, Laura (I)		Mgr CY1:	10	Mgr CY2:	10
			Staff CY1:	0	Staff CY2:	0
Interdep	Berry, Kathryn		Mgr CY1:	20	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0
Total Hours CY1:			200			

Total Hours CY2: 10

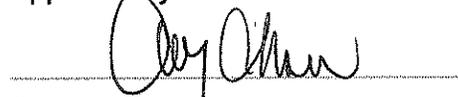
Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by


Department Director

11/18/08
Date

Approved by


City Manager

11/18/08
Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank
	1 year ago	2 years ago
Arts Commission		
Bicycle and Pedestrian Advisory Committee		
Board of Building Code Appeals		
Board of Library Trustees		
Child Care Advisory Board		
Heritage Preservation Commission	2 of 3	
Housing and Human Services Commission		
Parks and Recreation Commission		
Personnel Board		
Planning Commission		
Board or Commission ranking comments		

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-40 Human Service and Housing Nonprofits Needs Analysis

Lead Department	Community Development		
Element or Sub-element	Goal 5.1J. Encourage and support a network of human services		
New or Previous	New		
Status	Pending	History	1 year ago None 2 years ago None

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

A study issue was proposed by the Housing and Human Service Commission to identify all human service and housing nonprofits in the City of Sunnyvale, how successful they are in accomplishing their purpose, how the City is currently supporting these organizations, what else the City can provide to enhance their capacity. The study is to determine ways the City can nurture the relationships with existing organizations as well as encouraging new initiatives.

The starting point of this research would be to map the nonprofits that are located in Sunnyvale or that serve residents of Sunnyvale as well as to understand what type of nonprofit organizations, what populations they serve; how they benefit our community (their missions, goals, activities etc.); whether they collaborate with each other or even aware of each others' efforts.

In addition to the demographics and activity level, research would include how local nonprofits are funded, and what their needs and challenges are. The research would also look at the City's existing relationship and support structure whether it is funding larger organizations, or also smaller grassroots organizations; and what type of follow-up mechanisms and evaluation practices are in place.

The goal would be to establish how the City could better support nonprofit collaboration, or capacity building, or create a system or structure for the nonprofits, so that they provide services more efficiently in this community. The outcome would be policies to generate for the future update of the Socioeconomic sub-element and policies for outside group funding of service agencies.

This study issue overlaps in scope with study issue CDD-39.

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

General Plan Goal 5.1.J. Encourage and support a network of human services

3. Origin of issue

Council Member(s)

General Plan

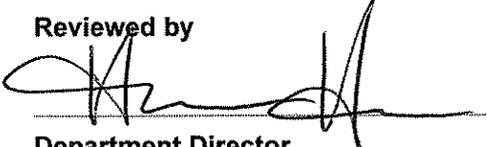
City Staff

Public

Board or Commission Housing and Human Services Commission

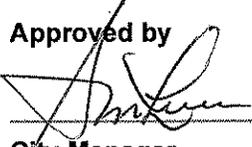
Role	Manager	Hours			
Lead	Ise, Suzanne	Mgr CY1:	40	Mgr CY2:	0
		Staff CY1:	100	Staff CY2:	0
Total Hours CY1:		140			
Total Hours CY2:		0			

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by


Department Director

Date
1/13/09

Approved by


City Manager

Date
1/14/09

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission	5	of	8
Parks and Recreation Commission			
Personnel Board			
Planning Commission			
Board or Commission ranking comments			

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-41 Determine the Need and Feasibility of a Multi-Service Center to Serve the Extremely Low and Very Low Income Populations.

Lead Department	Community Development		
Element or Sub-element	Socio-economic Element		
New or Previous	New		
Status Pending	History 1 year ago Dropped	2 years ago	None

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

The very low and extremely low income residents of Sunnyvale may need additional support services to improve their living conditions and their ability to thrive in the community. Are there adequate resources locally and/or regionally to assist and help these individuals? The Housing and Human Services Commission would like the City to analyze the need and feasibility of establishing a combined affordable housing and multi-service center that would provide unduplicated comprehensive life skills services for the housed and unhoused populations. The housing units would be available to extremely low and very low income households. The multi-service center would provide services for both the housed and unhoused populations such as a health clinic, mental health counseling, and case management services. Additionally, the center would provide basic amenities and services for the unhoused population such as a day use gathering area, showers, laundry facilities, lockers, telephones, computers, food services and clothing. Nearby model projects would be visited and referenced as part of the study.

Staff or a consultant would research all current data and conduct stakeholder meetings with members of the Santa Clara County Homeless Collaborative to determine the extent of the unmet need in the community. A feasibility analysis will determine possible sources for funding the development of the project, projected costs and possible resources to support the ongoing operations and maintenance of a facility, and identification of possible operators. Research of best practices regionally and nationally would provide information to determine a model for the development of the facility and the types of services to be provided.

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

Goal 5. 1G Enhance the Provision of Health and Social Services to Sunnyvale residents by providing opportunities for the private marketplace to meet the health and social service needs of City residents.

Goal 5.1J Encourage and support a network of human services that provides for the basic needs of Sunnyvale's residents.

Policy 5.1J.2 The City shall assume an advocate role to manage the use of its resources to meet Human Services needs in Sunnyvale.

3. Origin of issue

Council Member(s)

General Plan

City Staff

Public

Board or Commission Housing and Human Services Commission

4. Multiple Year Project? No Planned Completion Year 2009

5. 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, Parks and Recreation Commission

Is a Council Study Session anticipated? No

What is the public participation process?

Group meetings with agency staff who are members of the SCC Homeless Collaborative and outreach to community-based organizations and other service agencies. Commission and Council Public Hearing.

6. Cost of Study

Operating Budget Program covering costs

230 Housing and Human Services

Project Budget covering costs

\$50K

Budget modification \$ amount needed for study

Explain below what the additional funding will be used for

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range \$501K or more

Operating expenditure range \$500 - \$50K

New revenues/savings range None

Explain impact briefly

Acquisition of land for development and costs for development of a facility could range from \$6 to \$10 million. A city contribution of 10% or more towards those costs would be anticipated.

8. Staff Recommendation

Staff Recommendation Against Study

If 'For Study' or 'Against Study', explain

Staff recommends against this study as it was dropped by City Council last year.

9. Estimated consultant hours for completion of the study issue

200

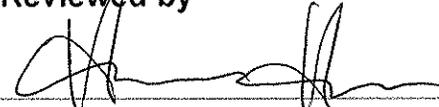
Managers	Role	Manager	Hours			
	Lead	Simpson, Laura	Mgr CY1: 100	Mgr CY2: 0	Staff CY1: 100	Staff CY2: 0
	Support	Ryan, Trudi	Mgr CY1: 50	Mgr CY2: 0	Staff CY1: 0	Staff CY2: 0

Total Hours CY1: 250

Total Hours CY2: 0

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

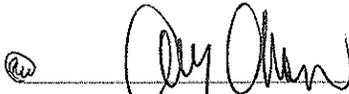
Reviewed by



Department Director

10/15/08
Date

Approved by



City Manager

10/17/08
Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission	7 of 8	2 of 11	
Parks and Recreation Commission			
Personnel Board			
Planning Commission			

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-42 Study to Explore City Assistance with Graffiti Abatement on Private Property

Lead Department	Community Development		
Element or Sub-element	Housing & Community Revitalization		
New or Previous	New		
Status	Pending	History	1 year ago None 2 years ago None

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

This study issue was suggested to the City Council by staff as an outcome of a 2008 study issue (CDD-45) regarding a more aggressive approach to code enforcement. A supplemental study issue for graffiti abatement was suggested because it is a specialized concern that would require additional staff research of possible approaches that have been used successfully by other cities.

Graffiti is a growing concern in almost every community in the country. Graffiti may be associated with gang activity, or as an indication of neglect in the community. Graffiti is also caused by "taggers" who develop a personalized symbol and try to place it on as many places as possible.

Graffiti affects property values, quality of life and damages the City's reputation for livability. When graffiti is allowed to remain, it invites more graffiti and may lead to an increase in vandalism and other criminal activity. Studies have shown that removal of graffiti within 24 to 48 hours results in a nearly zero rate of reoccurrence.

Neighborhood Preservation handles graffiti on private property. Removal costs the property owner and the City time and money. Graffiti may be removed by several methods such as covering it with a similar colored paint, washing it with solvents or spraying it with a high pressure washer.

Under the current NP program, private property owners are held responsible for graffiti removal and are cited if it's not removed within 72-hours of notification. NP recently surveyed other cities about their graffiti removal practices. Approximately 60% of the 23 cities surveyed hold property owners exclusively responsible for the abatement of graffiti. However, the remaining 40% of cities surveyed provide some level of assistance such as having city staff, or an agent hired by the city, remove the graffiti if the property owner signs a waiver; having city staff remove graffiti only if it is in public view; using volunteers to remove graffiti if the property owner provides the paint; providing free paint in one of four colors to property owners; providing free paint and color matching to property owners; holding hearings for property owners who believe they have been burdened by a disproportionate amount of graffiti, and if the hearing officer agrees, then City staff abates the graffiti; providing graffiti removal free of charge one time in a six month period; or having city staff remove graffiti free of charge if it is determined to be obscene, racial or gang related. Furthermore, the City could develop a list of names of people who remove graffiti and then provide the list to property owners. The property owners could then hire these people directly to remove graffiti.

Staff would explore different alternatives for the City to proactively assist with graffiti abatement on private property beyond our current enforcement procedures. Issues

addressed would include the cost and feasibility of possible options, city liability concerns, safety concerns of staff related to removal of gang graffiti, and staff and resource needs for each alternative.

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

Goal C: Ensure A High Quality Living And Working Environment.

Policy C.2 Continue to encourage and assist property owners to maintain existing developments in a manner that is aesthetically pleasing, free from nuisances, and safe from hazards.

3. Origin of issue

Council Member(s)

General Plan

City Staff Director of Community Development

Public

Board or Commission none

4. Multiple Year Project? No Planned Completion Year 2009

5. 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? No

If so, which?

Is a Council Study Session anticipated? No

What is the public participation process?

In addition to standard noticing practices for public hearings, staff will conduct outreach with property owners.

6. Cost of Study

Operating Budget Program covering costs

245 Neighborhood Preservation Program

Project Budget covering costs

Budget modification \$ amount needed for study

Explain below what the additional funding will be used for

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range None

Operating expenditure range \$500 - \$50K

New revenues/savings range None

Explain impact briefly

If an expanded graffiti abatement program is adopted by the City covering private property, it will have an associated cost for increased staffing, supplies, etc.

8. Staff Recommendation

Staff Recommendation For Study

If 'For Study' or 'Against Study', explain

In calendar year 2008, six percent of the Neighborhood Preservation cases involved graffiti on private property. An objective of Neighborhood Preservation is to have graffiti removed by the property owner within three days of the graffiti's occurrence. The Community Development Department supports assistance to property owners to help achieve the rapid removal of graffiti, which helps avoid reoccurrence.

9. Estimated consultant hours for completion of the study issue

Managers	Role	Manager	Hours	
	Lead	Gunvalsen, Christy	Mgr CY1: 100	Mgr CY2: 0
			Staff CY1: 0	Staff CY2: 0
	Interdep	Boco, Robert	Mgr CY1: 30	Mgr CY2: 0
			Staff CY1: 0	Staff CY2: 0
	Interdep	Craig, Jim	Mgr CY1: 30	Mgr CY2: 0
			Staff CY1: 0	Staff CY2: 0
	Interdep	Fitzgerald, Kelly	Mgr CY1: 10	Mgr CY2: 0
			Staff CY1: 0	Staff CY2: 0

Total Hours CY1: 170

Total Hours CY2: 0

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by



Department Director

1/13/09

Date

Approved by



City Manager

1/14/09

Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank
	1 year ago	2 years ago
Arts Commission		
Bicycle and Pedestrian Advisory Committee		
Board of Building Code Appeals		
Board of Library Trustees		
Child Care Advisory Board		
Heritage Preservation Commission		
Housing and Human Services Commission		
Parks and Recreation Commission		
Personnel Board		
Planning Commission		

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-43 Review of the Housing Mitigation Fee

Lead Department	Community Development		
Element or Sub-element	Housing and Revitalization		
New or Previous	New		
Status	Pending	History	1 year ago None 2 years ago None

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:

1. Set the Housing Mitigation Fee for FY 2008-09 at \$8.95,
2. Direct staff to use the Consumer Price Index (CPI) to index the fee in future years,
3. 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

- Council Member(s)**
- General Plan**
- City Staff** Staff
- Public**
- Board or Commission** none

4. Multiple Year Project? No **Planned Completion Year** 2009

5. 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

What is the public participation process?
Outreach to the business community, housing advocates and general community. Noticed Planning Commission and City Council public hearings.

6. Cost of Study

- Operating Budget Program covering costs**
242- Land Use Planning and 230 Housing
- Project Budget covering costs**
- Budget modification \$ amount needed for study**

\$15,000.00

Explain below what the additional funding will be used for

These funds would be used to prepare a nexus study examining various ways to structure a housing mitigation program. Nexus studies are required when considering impact fees, including housing mitigation programs.

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range	None
Operating expenditure range	\$500 - \$50K
New revenues/savings range	\$500 - \$50K

Explain impact briefly

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.

8. Staff Recommendation

Staff Recommendation Defer

If 'For Study' or 'Against Study', explain

While this study is listed in the recently approved Housing Strategy, given the current economic conditions, staff suggests deferring consideration of this study issue until 2010 or until the economy is in recovery with a more positive development climate.

9. Estimated consultant hours for completion of the study issue

Managers	Role	Manager	Hours			
	Lead	Ise, Suzanne	Mgr CY1:	20	Mgr CY2:	0
			Staff CY1:	60	Staff CY2:	0
	Support	Ryan, Trudi	Mgr CY1:	20	Mgr CY2:	0
			Staff CY1:	40	Staff CY2:	0
	Interdep	Berry, Kathryn	Mgr CY1:	10	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0
	Interdep	Boco, Robert	Mgr CY1:	10	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 160

Total Hours CY2: 0

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by

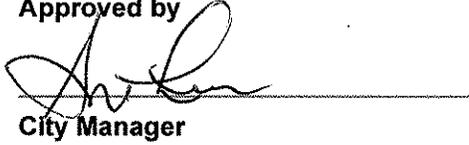


Department Director

1/13/09

Date

Approved by



City Manager

1/14/09

Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission	2T of 8		
Parks and Recreation Commission			
Personnel Board			
Planning Commission	6T of 10		

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-44 Enforcement of Telecommunications Towers and Facilities requirements

Lead Department	Community Development					
Element or Sub-element	2.0 Community Development					
New or Previous	New					
Status	Pending	History	1 year ago	None	2 years ago	None

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

The Federal Telecommunications Act of 1996 preempts many aspects of a local authority's ability to regulate wireless telecommunications infrastructure. Local control is essentially limited to issues of aesthetics. Planning and Building permits are required in the City for telecommunications towers and facilities. The permits require that the telecommunications towers and facilities meet all State and Federal regulatory standards, Building Code standards, Municipal Code requirements and the City permit requirements. For those sites with multiple service providers, future carriers are required to obtain local permits as well.

Some members of the community have questioned whether all or some of the telecommunications towers and facilities (especially those located in or near residential neighborhoods) meet all local requirements. This study would review the current requirements and standard conditions of approval and determine the level of compliance, the efficiency and effectiveness of the enforcement process, who would be held responsible for meeting the requirements, and the process and penalties for violations. Also, options would be studied for more proactive and aggressive enforcement.

Staff would review the current conditions of approval for telecommunication facilities, and survey nearby cities to determine how they enforce conditions on these types of uses and structures, and suggest possible changes in our enforcement regulations and practices for telecommunications towers and facilities.

Sunnyvale Municipal Code (SMC) Chapter 19.54 Wireless Communication Facilities addresses, purpose, intent, general requirements, design requirements, structural standards, permits, residential area placement, exemptions, indemnity, liability, multiple user facilities, radio frequency exposure, and public property. The requirements in SMC 19.54 are enforceable by the Community Development Department Neighborhood Preservation Division. Some of the expressed concerns from the public are operational matters related to specific enforcement cases and do not necessarily raise policy questions for a study issue. This study issue could be applicable if the Council wishes to explore code amendments to SMC 19.54 to strengthen or expand the regulation and enforcement of telecommunication facilities.

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

This study is related to the City's Telecommunication Policy and the City's Telecommunication Code of Title 19 in that regulating the aesthetics of facilities, within the allowances made by Federal law, is a purpose of the City's regulations.

COMMUNITY DESIGN SUB-ELEMENT

Policy 2.5C.1 Place a priority on quality architecture and site design which will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.

3. Origin of issue

Council Member(s) Howe, Hamilton, Whittum, Spitaleri
General Plan
City Staff
Public
Board or Commission none

4. **Multiple Year Project?** No **Planned Completion Year** 2009

5. 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

What is the public participation process?

In addition to standard noticing practices for public hearings, staff will conduct outreach with telecommunication providers and property owners with telecommunication facility permits in the City.

6. Cost of Study

Operating Budget Program covering costs

245 Neighborhood Preservation

Project Budget covering costs

Budget modification \$ amount needed for study

Explain below what the additional funding will be used for

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range None

Operating expenditure range \$500 - \$50K

New revenues/savings range None

Explain impact briefly

If approved, potentially minor costs or costs diverted from other activities for increased investigation and enforcement of Land Use Permit Conditions as related to telecommunications towers and facilities.

8. Staff Recommendation

Staff Recommendation None

If 'For Study' or 'Against Study', explain

9. Estimated consultant hours for completion of the study issue

0

Managers

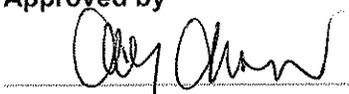
Role	Manager	Hours			
Lead	Gunvalsen, Christy	Mgr CY1:	20	Mgr CY2:	0
		Staff CY1:	100	Staff CY2:	0
Support	Bouziane, James	Mgr CY1:	15	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Support	Ryan, Trudi	Mgr CY1:	10	Mgr CY2:	0
		Staff CY1:	30	Staff CY2:	0
Interdep	Berry, Kathryn	Mgr CY1:	20	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 195

Total Hours CY2: 0

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by  11/5/08
 Department Director Date

Approved by  11/6/08
 City Manager Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission			
Parks and Recreation Commission			
Personnel Board			
Planning Commission		Merge	

Board or Commission ranking comments
Merge with CDD-10

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-45 Determine Appropriate Review Standards for Alternative Energy Sources

Lead Department Community Development

Element or Sub-element Land Use and Transportation Element and Community Design

New or Previous New

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

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

As interest in becoming more sustainable increases (and fuel prices rise) standards to become more "green" have evolved. There is more interest by residents and businesses to generate their own alternative energy. Several technologies are currently known, such as solar energy, and the issues, impacts and design impacts are understood and accepted. Other methods are emerging, including wind turbines, geothermal and bio-fuel.

Staff has recently been asked by members of the community about installing wind turbines on single family residential and industrial properties. The zoning code does not specifically address these uses nor provide performance standards for their use. Concerns about safety, noise and effects on birds are the initial issues.

This study would review possible types of alternative energy systems, determine the community concerns about aesthetics and environmental impacts, and prepare guidelines to use in reviewing those types of applications. Also, zoning code revisions would be made to define the uses, specifically detail how these applications would be reviewed and any findings necessary.

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

LAND USE AND TRANSPORTATION ELEMENT

Policy C4.4 Encourage sustainable industries that emphasize resource efficiency, environmental responsibility, and the prevention of pollution and waste.

3. Origin of issue

Council Member(s)
General Plan

City Staff Planning
Public
Board or Commission none

4. **Multiple Year Project?** No **Planned Completion Year** 2009

5. **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
What is the public participation process?
 Outreach to commercial, industrial and residential developers, businesses and residents as well as the standard public notification process.

6. **Cost of Study**

Operating Budget Program covering costs
 242- Land Use Planning
Project Budget covering costs
Budget modification \$ amount needed for study
Explain below what the additional funding will be used for

7. **Potential fiscal impact to implement recommendations in the Study approved by Council**

Capital expenditure range None
Operating expenditure range \$500 - \$50K
New revenues/savings range \$500 - \$50K
Explain impact briefly
 New procedures and levels of review may be offset by fees.

8. **Staff Recommendation**

Staff Recommendation For Study

If 'For Study' or 'Against Study', explain

The alternative energy field is growing more every day, and the cost is being reduced so individual property owners can afford to add them to their properties. Along with these uses, appropriate standards and review procedures are needed in order to better serve the community.

9. **Estimated consultant hours for completion of the study issue**

Managers	Role	Manager	Hours
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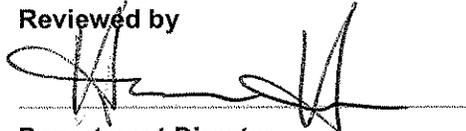
Lead	Ryan, Trudi	Mgr CY1:	20	Mgr CY2:	0
		Staff CY1:	200	Staff CY2:	0
Support	Fatapour, Ali	Mgr CY1:	5	Mgr CY2:	0
		Staff CY1:	30	Staff CY2:	0
Interdep	Berry, Kathryn	Mgr CY1:	10	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Interdep	Campbell, Coryn	Mgr CY1:	5	Mgr CY2:	0
		Staff CY1:	20	Staff CY2:	0
Interdep	Lord, Patricia	Mgr CY1:	10	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 300

Total Hours CY2: 0

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by



Department Director

1/13/09

Date

Approved by



City Manager

1/14/09

Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission			
Parks and Recreation Commission			
Personnel Board			
Planning Commission		1 of 10	

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-46 Regulations for operational noise levels

Lead Department Community Development
Element or Sub-element 3.6 Noise
New or Previous New
Status Pending **History** 1 year ago None 2 years ago None

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

The zoning code includes regulations for limiting and enforcing operational noise. The regulations establish noise level limits on the property line upon the premises which the sound is generated, and daytime and night-time noise level limits on adjacent residentially zoned property. The regulations do not define adjacent residentially zoned property and the regulations do not address sound levels at non-adjacent properties. The regulations do not address, the duration of the noise, noise measurement standards requirements, noise measurement techniques, noise from the performance of emergency work, power-outage back-up generators, warning devices, alarms, or noise from public facilities. The regulations do address, temporary powered equipment, night-time deliveries adjacent to residentially zoned districts and leaf blowers. The regulations also call out for sound levels to be measured with the required dBA (decibels A-weighted) scale noise level meter which doesn't always address the loudness, pitch, whine or hum of certain sounds and as a result leaves some interpretation to the enforcing officer.

This study would examine potential modifications to the operational noise regulations that would address the adequacy of the noise limits, regulation of noise on non-adjacent properties, consider sources of noise and consider the measurement standards; dBA, dBc (decibels relative to the carrier), ISO/IEC 226 (International Organization for Standardization, International Electrotechnical Commission), ANSI (American National Standards Institute), or other applicable alternatives or techniques for measuring noise levels. Best practices of other municipalities will be researched.

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

Noise Sub-Element
 Goal 3.6A: Maintain or achieve a compatible noise environment for all land uses in the community.
 Policy 3.6C.1 - Regulate land use operation noise

3. Origin of issue

Council Member(s) Melinda Hamilton
General Plan
City Staff
Public
Board or Commission none

4. Multiple Year Project? No Planned Completion Year 2009

5. 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
What is the public participation process?
 General community outreach and specific notification to any individuals who may have provided comments on the current regulations.

6. Cost of Study

Operating Budget Program covering costs
 245- Neighborhood Pres., 242 - Land Use Planning
Project Budget covering costs
Budget modification \$ amount needed for study
Explain below what the additional funding will be used for

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range None
Operating expenditure range Under \$500
New revenues/savings range None
Explain impact briefly
 Additional staff time may be needed to respond to noise complaints and take sound level measurements. New noise measuring meters may be required.

8. Staff Recommendation

Staff Recommendation None

If 'For Study' or 'Against Study', explain
 No staff recommendation for or against the study. However, 2009 study issues CDD-21 Regulations for the Prevention of Noise Pollution and CDD-22 Allowable Construction Hours for Pile Driving Activity, both deal with noise, and staff recommends that the Council consider combining all noise study issues into a single noise study issue.

9. Estimated consultant hours for completion of the study issue

Managers	Role	Manager	Hours	
Lead	Gunvalsen, Christy	Mgr CY1:	20	Mgr CY2: 0
		Staff CY1:	120	Staff CY2: 0
Support	Ryan, Trudi	Mgr CY1:	20	Mgr CY2: 0

		Staff CY1:	40	Staff CY2:	0
Interdep	Berry, Kathryn	Mgr CY1:	10	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Interdep	Boco, Robert	Mgr CY1:	15	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Interdep	Stivers, Mark	Mgr CY1:	10	Mgr CY2:	0
		Staff CY1:	16	Staff CY2:	0

Total Hours CY1: 251

Total Hours CY2: 0

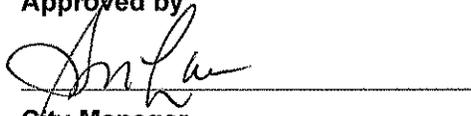
Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by


Department Director

12/9/08
Date

Approved by


City Manager

12/9/08
Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank	Rank
		1 year ago	2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission			
Parks and Recreation Commission			
Personnel Board			
Planning Commission			

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-47 Commercial Vehicle Parking in Residential Zoned districts

Lead Department	Community Development
Element or Sub-element	Community Design Policy B.3. Land Uses and Transportation Policy N1.4.
New or Previous	New
Status Pending	History 1 year ago None 2 years ago None

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

The Vehicle and Traffic section of the Sunnyvale Municipal Code (SMC) (enforced by the Department of Public Safety) allows parking of certain commercial vehicles in residential districts. Specifically SMC 10.16.160 states it is unlawful for any person to park any commercial vehicle (other than a pick-up truck, station wagon or similar vehicle of a size similar to an ordinary passenger vehicle) more than five hours in any residential district. The code does not regulate the number of commercial vehicles that may be parked in a residential district. This code is intended to regulate commercial vehicle parking on public streets.

The Zoning Code, section 19.18.030 (5) (D), (enforced by Community Development Department Neighborhood Preservation Division) prohibits the storage or parking of commercial vehicles on private property in residential districts. Section 19.12.230 of the Zoning chapter defines a commercial vehicle as any vehicle with a gross vehicle weight of seven thousand five hundred pounds or more according to the manufacturers' specifications, which is required to obtain a commercial vehicle license.

This study issue would evaluate whether amendments to the Municipal Code sections related to the parking and/or storage of commercial vehicles in residential districts are warranted. The study will focus on the definition of commercial vehicles and the number of commercial vehicles allowed to be parked or stored within a residential district. Also, the study will evaluate staff impact and possible budget implications related to potential increased levels of enforcement.

This proposed study issue was precipitated by a complaint where mini-vans used as delivery vehicles are parked on the street and driveway of a residential property. In calendar year 2008 Neighborhood Preservation processed 140 vehicle related cases and 5 of these involved commercial vehicles.

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

Community Design, Policy B.3 states "Minimize elements which clutter the roadway and look unattractive."

Land Use and Transportation N1.4 "Preserve and enhance the high quality character of residential neighborhoods." Action Statement N1.4.3 "Encourage and support home business that accommodate changing technologies and lifestyles, while remaining secondary to the nature of the residential neighborhood."

3. Origin of issue

Council Member(s) Moylan, Swegles and Mayor Spitaleri
General Plan
City Staff
Public
Board or Commission none

4. **Multiple Year Project?** No **Planned Completion Year** 2009

5. **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

What is the public participation process?
 General community outreach and specific notification to any individuals who may have provided comments on the current regulations. Public hearings with the Planning Commission and City Council.

6. **Cost of Study**

Operating Budget Program covering costs
 245-Neighborhood Pres., 242-Land Use Planning
Project Budget covering costs
Budget modification \$ amount needed for study
Explain below what the additional funding will be used for

7. **Potential fiscal impact to implement recommendations in the Study approved by Council**

Capital expenditure range None
Operating expenditure range \$500 - \$50K
New revenues/savings range None

Explain impact briefly
 Expanding the definition of commercial vehicle will increase the amount of enforcement that will need to be done.

8. **Staff Recommendation**

Staff Recommendation None

If 'For Study' or 'Against Study', explain

9. **Estimated consultant hours for completion of the study issue**

Managers	Role	Manager	Hours
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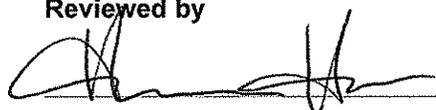
Support	Gunvalsen, Christy	Mgr CY1:	10	Mgr CY2:	0
		Staff CY1:	60	Staff CY2:	0
Support	Ryan, Trudi	Mgr CY1:	6	Mgr CY2:	0
		Staff CY1:	40	Staff CY2:	0
Interdep	Boco, Robert	Mgr CY1:	6	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Interdep	Tannehill, Heather	Mgr CY1:	20	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 142

Total Hours CY2: 0

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by

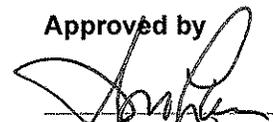


Department Director

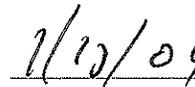


Date

Approved by



City Manager



Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank 1 year ago	Rank 2 years ago
Arts Commission			
Bicycle and Pedestrian Advisory Committee			
Board of Building Code Appeals			
Board of Library Trustees			
Child Care Advisory Board			
Heritage Preservation Commission			
Housing and Human Services Commission			
Parks and Recreation Commission			
Personnel Board			
Planning Commission			

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact