

## Proposed 2010 Council Study Issue

## CDD 09-01 Centralized Trash Enclosure Requirements for Attached Housing

<b>Lead Department</b>	Community Development
<b>Element or Sub-element</b>	Community Design Element; City-Wide Design Guidelines; Solid Waste Sub
<b>New or Previous</b>	Previous
<b>Status</b> Pending	<b>History</b> 1 year ago Below the line      2 years ago Below the line

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

Title 19 of the Sunnyvale Municipal Code requires recycling and solid waste container enclosures for residential development with four or more units and for non-residential uses. This ordinance was enacted to ensure attractive site design and general maintenance, as well as efficiency for collection activities.

In 1975, the Zoning Code was amended to require trash enclosures for all uses other than single-family homes and duplexes. The Zoning Code section evolved over time to specify design criteria, and to require that the standards apply to all residential uses with four or more units and non-residential uses. In 1991, it was amended to include recycling enclosures, consistent with State Law. Sunnyvale's collection service provides pickup for trash, recyclables, and yard waste (for single family homes only). Each type of refuse requires its own container. Multiple enclosures are often required to provide convenience to the occupants.

With the recent surge in medium-density townhouse/ownership developments, developers have requested deviations (through the Special Development Permit) to allow for individual carts stored in each residence. The staff and City Attorney's office have reviewed this practice and on further reflection have determined that the SDP is not the appropriate tool to consider this exception to the zoning standards. In the past three years, most new residential units were of a townhome design and included two-car garages, although there were a few variances granted to allow townhouses to be built without enclosures. The garages are intended to provide for the storage of the carts (rather than in the side-yard which is more typical of a single-family home situation), although they are not required to be any different in size than a single-family home garage. In addition to storage of the materials, collection of the refuse is an issue in these developments in terms of costs, efficiency, safety, noise, on-site circulation, and serviceability of narrow private streets and driveways. Public Works Department recently completed an internal review of services and operations and found that individual pickup is not justified due to increased costs to occupants and efficiency and safety of providing the service. This study issue would reevaluate when individual carts are appropriate.

The study would look at the appropriate circumstances and design standards to allow individual carts for multi-family developments.

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

#### COMMUNITY DESIGN ELEMENT

*Policy C.3:* Ensure site design creates places which are well organized, attractive, efficient

and safe.

Action Statement C.2.c Continue to require that sites be designed so that the building locations, driveways, parking, exterior mechanical equipment, auxiliary structures and services access area are attractive an competitive with adjoining properties and the public right of way.

**City Wide Design Guidelines**

Trash Enclosures: E1 through E11

**SOLID WASTE SUB-ELEMENT**

*Policy 3.2a.1:* Provide convenient, competitively priced solid waste collection services.

**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 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?**  
Planning Commission
- Is a Council Study Session anticipated?** No
- What is the public participation process?**  
Standard public hearing notice and practices

**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** Under \$500
- Operating expenditure range** Under \$500
- New revenues/savings range** Under \$500

**Explain impact briefly**  
Cost differences between individual pickup and centralized enclosures would be passed on to the consumer. If individual pickup was deemed more difficult or unsafe there may be a

greater occurrence of injuries thereby raising operational costs and rates.

**8. Staff Recommendation**

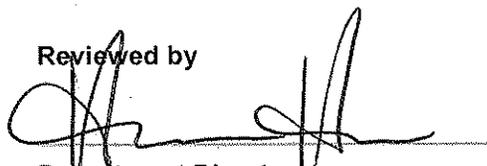
**Staff Recommendation** None

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:	200	Staff CY2:	0
	Interdep	Berry, Kathryn	Mgr CY1:	10	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0
	Interdep	Bowers, Mark	Mgr CY1:	10	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0
	Interdep	Fitzgerald, Kelly	Mgr CY1:	5	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0
<b>Total Hours CY1:</b>			<b>245</b>			
<b>Total Hours CY2:</b>			<b>0</b>			

**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

10/13/09  
 Date

Approved by  
  
 City Manager

10-15-09  
 Date

### Addendum

**A. Board / Commission Recommendation**

**Issue Created Too Late for B/C Ranking**

Board or Commission	Rank Rank 1 year ago	Rank 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)  
**Start Date** (blank)  
**Work Plan Review Date** (blank)  
**Study Session Date** (blank)  
**RTC Date** (blank)  
**Actual Complete Date** (blank)  
**Staff Contact**