Proposed 2010 Council Study Issue

CDD 09-03 Increasing Minimum Dimensions for Usable Open Space

Lead Department Community Development

Element or Sub-element Open Space Sub-Element

New or Previous Previous

Status Pending **History** **1 year ago** Below the line **2 years ago** Below the line

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

The City Zoning has a requirement for usable open space in residential developments. In order to be considered usable, a space must have a minimum dimension of 12 feet and minimum area of 200 square feet. The Sunnyvale Municipal Code defines usable open space as an outdoor or unenclosed area on the ground, roof, balcony, deck porch, pool area, patio, terrace or recreation building, when designed to be accessible for outdoor living, recreation, pedestrian access or landscaping. There is a concern that the dimensions are too small to be effective.

This study would examine the advantages and disadvantages to increasing the minimum dimensions of usable open space areas in multi- family residential zoning districts (R-2, R-3, R-4 and R-5). Open Space is a vital component of a balanced, attractive, and desirable urban environment and its benefits are widespread in regards to the environment, as well as in that it allows its inhabitants to enjoy an aesthetically-pleasing community (Open Space Sub-Element).

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

LAND USE AND TRANSPORTATION ELEMENT

Policy C1.2 Encourage nodes of interest and activity, such as parks, public open spaces, well planned development, mixed use projects, and other desirable uses, locations and physical attractions.

Action Statement C1.2.4 Maintain public open space areas and require private open space to be maintained.

Policy N1.4 Preserve and enhance the high quality character of residential neighborhoods.

Policy N2.5 Require amenities with new development that serve the needs of residents.

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?
Outreach to residents as well as public hearings with 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:	150	Staff CY2:	0
Support	Berry, Kathryn	Mgr CY1:	10	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Support	Merrill, Cathy	Mgr CY1:	20	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 200

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** 10/13/09

Approved by

City Manager **Date** 10-15-09

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			
Parks and Recreation Commission			
Personnel Board			
Planning Commission		3 of 10	2 of 7

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	