



City of Sunnyvale

Agenda Item

14-0922

Agenda Date: 1/30/2015

2015 COUNCIL STUDY ISSUE

NUMBER

CDD 13-02

TITLE Consideration of Useable Open Space in Required Front Yards

BACKGROUND

Lead Department: Community Development
Support Department: N/A

Sponsor(s):

Board/Commission: Planning Commission

History:

1 year ago: Deferred

2 years ago: Deferred

SCOPE OF THE STUDY

What are the key elements of the study?

Useable open space is required for multi-family residential projects in the city. By code, landscaped areas in the required front yard cannot be counted towards useable open space. This study would review open space regulations and evaluate whether there are instances or criteria that would permit required front yard areas to be counted towards required useable open space and not be deemed a deviation from the code.

What precipitated this study?

Small townhouse developments have requested and been approved by the Planning Commission the ability to count the required front yard area towards the minimum useable space requirement.

Planned Completion Year: 2015

FISCAL IMPACT

Cost to Conduct Study

Level of staff effort required (opportunity cost): Moderate

Amount of funding above current budget required: \$0

Cost to Implement Study Results

No cost to implement.

EXPECTED PARTICIPATION IN THE PROCESS

Council-approved work plan: No
Council Study Session: No
Reviewed by Boards/Commissions: Planning Commission

STAFF RECOMMENDATION

Position: Support

Explanation: Clarifying the open space requirements by specifically stating the conditions and situations where the front yard can be counted will streamline the review process.

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