



# City of Sunnyvale

## Agenda Item

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14-0207

Agenda Date: 1/30/2015

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### 2015 COUNCIL STUDY ISSUE

#### **NUMBER**

CDD 14-04

**TITLE** Individual Lockable Storage Requirements for Multi-Family Housing

#### **BACKGROUND**

**Lead Department:** Community Development  
**Supporting Department(s):** N/A

#### **Sponsor(s):**

Board/Commission: Planning Commission

#### **History:**

1 year ago: Deferred

2 years ago: N/A

#### **SCOPE OF THE STUDY**

##### **What are the key elements of the study?**

The current code standard for 300 cubic feet has been in place since 1986. Staff has consistently applied this standard for both standard and larger “luxury” units throughout the community. In some cases an exception has been granted for units that provided significant interior storage such as large hall closets, separate full laundry rooms with additional storage, or large walk in closets. These exceptions are rare. Recent exceptions were granted for one-bedroom and studio units. The standards have been in place for nearly 30 years, and have typically been met by developers. Staff has heard from residents of these complexes that they appreciate the storage areas. The 300 c.f. can be met by a 7.5w x 5d x 8h space or several smaller spaces combined to meet the standard.

The study could include:

- Review of storage needs of residents
- Review of dwelling unit sizes and whether it makes a difference on storage needs
- Survey of requirements from other cities
- Aesthetic impacts of inadequate storage (balcony storage)
- Community outreach

##### **What precipitated this study?**

In the current economic market, smaller rental dwelling units are being developed than in the past in order to meet the needs of the growing population of single tech workers. The expectation for storage for these smaller dwelling units has not been studied to determine if there is a difference in need.

**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

Explanation of Cost: N/A

**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:** It is more common for multi-family residential complexes to include more one-bedroom units, in which case smaller storage units could make sense since fewer people are likely to live in those units. The study could provide policy for appropriately sized storage requirements for smaller rental units.

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Approved By: Deanna J. Santana, City Manager