

**PLANNING COMMISSION MINUTES OF OCTOBER 25, 2010**

**2010-7126: Increasing Minimum Dimensions for Usable Open Space (Study Issue) – RZ**

**Rosemarie Zulueta**, Assistant Planner, presented the staff report. She said staff recommends Alternative 3, to make no changes to the zoning code.

**Vice Chair Hendricks** asked staff to comment about whether consideration was given to reducing the minimum dimension requirements for usable open space. Ms. Zulueta said staff did consider this; however the study was about increasing the space. She said staff felt that since developers seem to be able to meet or exceed the current requirements that reducing the dimensions did not require further exploration.

**Comm. Sulser** discussed with staff Alternative 2 regarding private usable open space and that the design guidelines for the requirements are more detailed than the Code.

**Chair Travis opened and closed the public hearing.**

**Comm. Chang moved for Alternative 3, to make no changes to the Zoning Code. Comm. Larsson seconded the motion.**

**Comm. Chang** said that he thinks it was good to review the Zoning Code regarding usable open space and that the current requirements serve well to keep a good quality of life in Sunnyvale.

**Comm. Larsson** said that what staff has presented was persuasive and that he thinks this motion is a good decision for the City.

**Comm. Sulser** said he was leaning toward Alternative 2; however what convinced him to support Alternative 3 is that the design guidelines are much more detailed than the Code.

**Comm. Hungerford** said that the staff report was a clear way to explain usable open space, private open space and common open space. He said he was also considering Alternative 2, however staff provided good answers. He said he would ask staff to please enforce the guidelines and that when the guidelines are not met on an application that this situation is pointed out to the Commission in the staff report.

**Vice Chair Hendricks** said he would be supporting the motion and clarified that his question about reducing open space was just to add to the completeness and clarity of the study.

**ACTION: Comm. Chang made a motion on 2010-7126 to recommend to City Council to make no changes to the Zoning Code. Comm. Larsson seconded. Motion carried 7-0.**

**APPEAL OPTIONS: This item is scheduled to be considered by City Council at the November 16, 2010 meeting.**