

PLANNING COMMISSION MEETING OF APRIL 25, 2011**Standing Item: Potential Study Issues**

- Philanthropy Protocol
- Requiring Solar Panels on Roof and Reroofing Projects
- Other

Trudi Ryan, Planning Officer, said over the last couple of months the Commission has discussed potential study issues and staff has provided some preliminary thoughts tonight about existing policy related to topics discussed. She said the Commission can determine tonight whether they want to sponsor any study issues at this time. She added that if the Commission were to sponsor a study issue that does not fall under the purview of the Planning Commission, that the item would be forwarded to the appropriate Department.

Comm. Dohadwala discussed the Philanthropy Protocol issue. Ms. Ryan said that staff would bring additional information regarding this subject to a future meeting and no action would be taken on this item tonight.

Ms. Ryan said information has been provided to the Commission regarding solar panels and roofing.

Vice Chair Hendricks said his original intent in requesting a possible study issue regarding solar panels and roofing was to include non-residential and residential projects. He said that he thinks that part of the study should be whether to require solar panels at any time or for more elective type work, with language regarding a carve-out for financial hardships. He said generally he likes the write-up except the part about staff not being in support of it. Ms. Ryan added that staff is currently working on the Climate Action Plan (CAP) and the solar concept could be part of that study. Ms. Ryan said the Commission could decide tonight whether the study issue should be placed in the queue for consideration in the fall.

Vice Chair Hendricks moved to include as a study issue the requiring of solar panels for roofing and re-roofing projects for consideration in the fall. Comm. Sulser further discussed this issue with staff. **Comm. Sulser seconded the motion.**

Vice Chair Hendricks said he thinks solar panels are a good thing to do and, without policy, the City is not going to see change. He said he likes the idea of including this issue in the CAP and that ultimately the two may come together, however he would like to see some policy statement made around this subject.

Comm. Sulser said he is willing to look at this issue again in the fall when is time for the Commission to rank study issues. He said he would like to see more solar energy used in the community and the inclusion of financial hardship consideration helps alleviate his concerns about considering this issue.

Comm. Larsson said he is on the fence about this subject, saying he is in support of solar, and that his concern is whether there are more cost-effective things that can be done as energy efficient options. He said he is interested in broadening the study and he would like the study to include other alternatives.

Comm. Dohadwala said she would be supporting the study issue and she is hoping this study might bring more leverage to the City regarding solar.

Comm. Larsson asked staff if the Commission approves writing-up the study issue, could the Commission come back and refine the scope. Ms. Ryan said the Commission has a range of options, however once the Commission sponsors an issue, staff is obligated to write it up. Comm. Larsson said he would be supporting the motion, however he is interested in continuing this conversation later in the year.

Vice Chair Hendricks said he agrees on looking at other options, however he is afraid the issue could get unmanageable. He said he does not disagree about looking at other energy alternatives.

ACTION: Vice Chair Hendricks made a motion to propose a study issue requiring solar panel installation as part of roof and re-roofing projects for all uses. Comm. Sulser seconded. Motion carried 6-0, with Comm. Hungerford absent.

Ms. Ryan said staff would write up the study issue paper.

Comm. Dohadwala discussed with staff concerns about the Sunnyvale-Saratoga Road being aesthetically unpleasant. She said she would like to see what could be done to make that street more pleasant and would like to propose a study issue to study this piece of road. Comm. Sulser asked Comm. Dohadwala for clarification saying he agrees it is an unpleasant roadway. Comm. Dohadwala further discussed her concerns. Ms. Ryan said, given the land uses along Sunnyvale-Saratoga Road, she does not think a land use plan would change the character as there will probably be minimal opportunities for changing the land use. Ms. Ryan said it might be beneficial to discuss at a Study Session why certain streets are the way they are. Comm. Dohadwala said she would appreciate that and that she would like to talk more about this issue at a later date.