

Proposed 2009 Council Study Issue

CDD-11 Develop a Plan for Use of City Property for Wireless Telecommunications Facilities

Lead Department	Community Development		
Element or Sub-element	Land Use and Transportation, Telecommunications Policy		
New or Previous	Previous		
Status	Pending	History	1 year ago Deferred 2 years ago Below the line

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

Wireless phone companies have essentially completed their coverage of non-residential areas and freeway corridors through installation of antennas in industrial and commercial areas. Their attention is now more directed toward full coverage in residential areas, which generally forces them to locate facilities on school and church sites in the heart of residential neighborhoods. Local opposition has raised some of these proposals to the level of City Council (on appeal).

The Federal Telecommunications Act of 1996 preempts almost all local authority to regulate wireless telecommunications infrastructure. Local control is essentially limited to issues of aesthetics.

In 1997, the City adopted a Telecommunications Policy which is consistent with the Federal Telecommunications Act. While the Telecommunications Policy contains the vision for how the City will generally embrace telecommunications and incorporate it into the lifestyle of the citizens and workforce, the more specific regulations that control the location and appearance of private wireless telecommunications facilities in Sunnyvale are found in the Wireless Telecommunication Code of Title 19 (Zoning) of the Sunnyvale Municipal Code, also adopted in 1997. The Code provides for lower levels of review and taller facilities in the industrial areas of the City and along freeway corridors. The Code also has provisions to allow telecommunication facilities in residentially zoned properties that do not have any residential use on them. Examples of residentially zoned property with other uses include places of worship and well sites. In all cases a use permit is required on residentially zoned property. The code requires higher levels of review and additional aesthetic controls when wireless facilities are located near or in residential areas or key commercial corridors such as El Camino Real. Public parks, public and private schools and some churches are located in the Public Facilities (PF) zoning district, typically adjacent to residential uses.

A citizen has suggested that the City prepare a plan for location of wireless telecommunications sites throughout the City, and then market public land (parks, fire stations, etc.) to wireless phone companies in order to generate revenue for the City. There are several city-owned properties located in or near residential areas which could be valuable to wireless companies for use in providing coverage in difficult to serve areas. This study would review all city owned properties and determine whether it is appropriate to locate telecommunications facilities on them, and if so what type of facility (e.g. facade mounted, free-standing tower, integrated into

another tower element such as a light pole or flag pole, artificial tree, etc.). Several wireless antennas are now located on city-owned properties, the leases for which were negotiated by the Information Technology Department.

The City is preempted by Federal law from designating where such facilities shall be located. As a result of the constantly changing demand for services based on new customers and new facilities, it is probably not a good use of time for the City to obtain information regarding current gaps in service and try to identify public land which might provide locations for facilities which would close those gaps.

The study could also identify a program for making the availability of city sites known to telecommunications providers. The installation of facilities would still require a use permit. The use permit would examine the aesthetics of the proposal which could be a building-mounted, ground-mounted or tower-type facility.

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

LAND USE AND TRANSPORTATION ELEMENT

Action Statement C1.1.1: Prepare and update land use and transportation polices, design guidelines, regulations and engineering specifications to reflect community and neighborhood values.

Action Statement N1.1.1: Limit the intrusion of incompatible uses and inappropriate development into city neighborhoods.

Action Statement N1.13.3: Provide opportunities for and encourage neighborhood-serving commercial services in each residential neighborhood.

FISCAL MANAGEMENT SUB-ELEMENT

Action Statement 7.1A.1e: Investigate new revenue sources, particularly those that do not add to the tax burden of residents or local businesses.

Telecommunications Policy, 1997

Wireless Telecommunication Code, Title 19, Sunnyvale Municipal Code (adopted in 1997).

3. Origin of issue

Council Member(s) Miller, Howe

General Plan

City Staff

Public

Board or Commission none

4. Multiple Year Project? No Planned Completion Year

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?

Parks and Recreation Commission, Planning Commission

Is a Council Study Session anticipated? No

What is the public participation process?

After eligible public properties have been identified, a public meeting will be held to which will be invited all neighborhood associations, telecommunications providers, and residents within 300 feet of the eligible public properties. The same interested parties will be notified of any Commission or Council meetings on this subject.

6. Cost of Study

Operating Budget Program covering costs

242 Land Use Planning, 764 Information Technology

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 Under \$500
Operating expenditure range \$500 - \$50K
New revenues/savings range \$51K - \$100K

Explain impact briefly

Operating costs are limited to the negotiation and administration of leases. In addition, there is the unquantifiable cost of lost opportunity in the use of public land (e.g., reduction in useable public open space). Income, in the approximate amount of \$20,000/year/facility, would flow to the General Fund.

8. Staff Recommendation

Staff Recommendation Against Study

If 'For Study' or 'Against Study', explain

The determination of where telecommunication sites should be located are made by the carrier, and not the City. The City can have zoning restrictions based on land use types, but cannot require them to be placed on City property versus private properties.

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

Interdep Black, Curtis	Mgr CY1: 20	Mgr CY2: 0
	Staff CY1: 0	Staff CY2: 0
Interdep Chan, Mike	Mgr CY1: 20	Mgr CY2: 0
	Staff CY1: 0	Staff CY2: 0
Interdep Merrill, Cathy	Mgr CY1: 10	Mgr CY2: 0
	Staff CY1: 0	Staff CY2: 0
Interdep Moon, Rebecca	Mgr CY1: 20	Mgr CY2: 0
	Staff CY1: 0	Staff CY2: 0
Interdep Pang, Dayton	Mgr CY1: 20	Mgr CY2: 0
	Staff CY1: 0	Staff CY2: 0

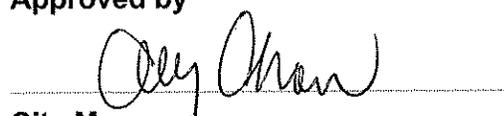
Total Hours CY1: 260
Total Hours CY2: 0

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

10/9/08
 Date

Approved by

 City Manager

10/30/08
 Date

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	Merge		7 of 7

Board or Commission ranking comments

Merge with CDD-10.

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-12 BMR In Lieu Fee Requirements Modification

Lead Department	Community Development		
Element or Sub-element	Housing and Community Revitalization Sub-Element		
New or Previous	Previous		
Status	Pending	History	1 year ago Deferred 2 years ago None

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

The City Council adopted modifications to the Below Market Rate (BMR) provisions of the Zoning Code in January 2003. Ownership developments of nine or more units are required to dedicate 12.5% of the units as BMRs. Rental projects are required to dedicate 15% of the units as BMRs. The code provides that, subject to approval by the Director of Community Development, an in-lieu fee may be paid for BMR units in developments of 19 or fewer units. The calculation of required BMR units is rounded up or down to a whole number. A half unit is rounded up to the next whole number of units required. The key issue is whether to accept an in-lieu payment for a portion of a unit. The ordinance revisions in 2003 considered whether in-lieu fees for partial units should be allowed. At that time, Council decided not to include that provision.

The issue surfaced when a 12 unit ownership development was required to dedicate two BMR units ($12 \times 12.5\% = 1.5$; rounding up = 2). The developer wished to dedicate one unit and pay a proportional in-lieu fee instead of providing two BMR units or paying an in-lieu fee for two full units. The developer later modified the project and took advantage of the density bonus provisions for projects of 9-19 units, which allows a 15% + 1 unit bonus to address project feasibility concerns.

The study would examine the costs and benefits to the city as well as the developer in modifying this aspect of the code to require an in-lieu payment for a project when a portion of a unit is required (vs. the current requirement to round up or down to a whole unit).

2. How does this relate to the General Plan or existing City Policy?**HOUSING AND COMMUNITY REVITALIZATION SUB-ELEMENT**

Goal E: Maintain and increase housing units affordable to households of all income levels and ages.

Policy E.1.b: Comprehensively review and update the Below Market Rate (BMR) programs to better address affordable housing needs. Review code requirements for terms and conditions, review and update administrative processes to enhance marketing, monitoring and compliance.

3. Origin of issue

Council Member(s)

General Plan

City Staff

Public

Board or Commission Housing and Human Services Commission

4. Multiple Year Project? No Planned Completion Year

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?

Housing and Human Services Commission, Planning Commission

Is a Council Study Session anticipated? Yes

What is the public participation process?

In addition to working with the Housing & Human Services and Planning Commissions, residential developers and affordable housing community groups will be contacted.

6. Cost of Study

Operating Budget Program covering costs

242 Land Use Planning , 230 Housing

Project Budget covering costs

Budget modification \$ amount needed for study

\$10,000.00

Explain below what the additional funding will be used for

Consultant services to develop a new in lieu fee formula to more accurately represent the actual costs of affordable housing developments.

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range Under \$500

Operating expenditure range Under \$500

New revenues/savings range \$101K - \$500K

Explain impact briefly

Revenues gained may be at the loss of providing additional actual BMR units when rounding up. Revenue would increase if an in lieu fee was required for partial units when rounding down. Based on an assumption of four ownership development projects for 2005, an average of 0.4 unit BMR remainder and a \$250,000 average BMR sales price. each project would yield \$100,000 additional revenue in in-lieu fees. This could yield a total of \$400,000 additional annual dollars of revenue in a rounding down situation.

8. Staff Recommendation

Staff Recommendation For Study

If 'For Study' or 'Against Study', explain

This study would support the actions recommended in the Housing Strategy.

9. Estimated consultant hours for completion of the study issue

Managers	Role	Manager	Hours
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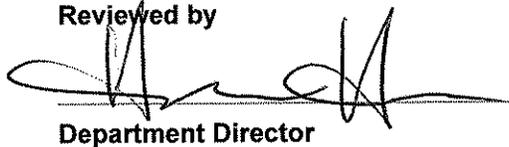
Lead	Ise, Suzanne	Mgr CY1:	40	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Support	De Frenchi, Ernie	Mgr CY1:	20	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 60

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

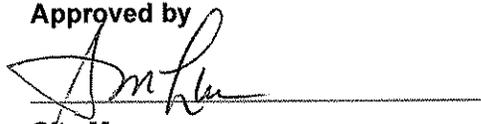


Department Director

1/13/09

Date

Approved by



City Manager

1/13/09

Date

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	6 of 8	8 of 11	
Parks and Recreation Commission			
Personnel Board			
Planning Commission	4 of 10		

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-13 Setback Requirements for Smaller Lots

Lead Department Community Development

Element or Sub-element Community Design Sub-Element

New or Previous Previous

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

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

Within Sunnyvale about 30% of R-0 zoned lots (approximately 4,650 lots) are legal non-conforming for lot size. Typically these lots were created in the 1950s under different zoning and subdivision requirements. Staff estimates that about 90% of the lots that are substandard in size also have non-conforming lot widths (less than 57 feet wide) and non-conforming total sideyards (12 feet total is currently required). Some neighborhoods (e.g. Lakewood Village) have lots 6,000 s.f. or greater, but lot widths less than 57. There are large neighborhoods where the typical sideyard setbacks are 5 feet (on both sides), meeting the minimum of 4 feet but not the total of 12 feet required in the R-0 zoning district. Homeowners who want to add to or rebuild their homes must either increase the building setback from the property lines so the new building line does not match the existing home, or request a variance in order to maintain the building line of the addition. It is often difficult to make all of the variance findings as the property is not unique to its neighborhood. These same properties also struggle with the need to add covered parking when the house exceeds 3 bedrooms or 1800 s.f. Property owners contemplate adding the covered parking with a side-loaded garage, but the front setback ends up less than twenty feet. Many residents are surprised to learn that their properties are non-conforming and have contemplated variance applications. Staff has dissuaded most of the applications due to the difficulty in making the variance findings.

This study would review options, such as, but not limited to, reducing the minimum or total setback requirements for lots of a certain size or width, or allowing exceptions for minor encroachments into a sideyard. The issue of front setback could be reviewed as part of this study, although it was also studied as part of a study issue that was completed in 2008 (RTC 08-251)

2. How does this relate to the General Plan or existing City Policy?**COMMUNITY DESIGN SUB-ELEMENT**

Policy C.2: Review site plans to insure the design is compatible with the natural and surrounding built environment.

Action Statement C.2.g: Consider studying areas where the street and building setback relationship could be improved.

Policy C.5: Ensure that buildings are appropriate to their context and designed to be compatible with surrounding properties and special districts.

Action Statement C.5.h: Continue to require additional setbacks for new construction when necessary to preserve the light, air, views and privacy of adjoining residential properties.

3. Origin of issue**Council Member(s)****General Plan****City Staff** Planning Division**Public****Board or Commission** none**4. Multiple Year Project? No Planned Completion Year****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?**

Neighborhood associations will be contacted and public hearings will be noticed in the newspaper.

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** Under \$500**Operating expenditure range** Under \$500**New revenues/savings range** Under \$500**Explain impact briefly****8. Staff Recommendation****Staff Recommendation** Against Study**If 'For Study' or 'Against Study', explain**

In 2008, the Council adopted new standards for single-family homes, including a proportional setback that will affect smaller lots. Staff recommends against this study because the issue was resolved with that study.

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:	140	Staff CY2:	0
Interdep	Berry, Kathryn	Mgr CY1:	10	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Interdep	Lord, Patricia	Mgr CY1:	5	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 175

Total Hours CY2: 0

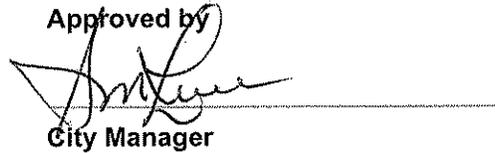
Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by


 Department Director

1/13/09
 Date

Approved by


 City Manager

1/14/09
 Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank 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		Drop	6 of 7

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-15 Parking Lot Shading Standards

Lead Department Community Development
Element or Sub-element Land Use and Transportation Element
New or Previous Previous
Status Pending **History** 1 year ago Deferred 2 years ago None

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

At the January 6, 2007 Council workshop on sustainability, the City Council heard from many community members about expanding the development standards for new projects to include "green" standards into the design. One standard that was suggested at the workshop is to increase the amount of shading for parking areas. More tree shading could decrease the reflective heat from the paved surfaces and also improve the appearance of surface parking lots.

Currently there is a requirement that trees be planted and maintained throughout a parking lot to ensure that at least 50% of the parking area be shaded within 15 years. Per recent Council action, up to 15% of the required shading can be accomplished with solar facilities. The study would review current codes and the most recent standards used by other jurisdictions and by other groups, such as the American Planning Association (APA), Leadership in Energy and Environmental Design (LEED), Build It Green (BIG) and others to determine if a more aggressive program should be pursued. The goal would be to find a balance between good environmental practice and standards acceptable to the development community.

2. How does this relate to the General Plan or existing City Policy?**LAND USE AND TRANSPORTATION ELEMENT**

Policy R1.11 Protect regional environmental resources through local land use practices.

Policy C4.4 Encourage sustainable industries that emphasize resource efficiency, environmental responsibility and the prevention of pollution and waste.

Council Policy 1.1.9: Sustainable Development and Green Buildings

It is the policy of the City to encourage new and remodeled development within the City to incorporate sustainable design principles in the following disciplines:

- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere Materials and Resources
- Indoor Environmental Quality

3. Origin of issue

Council Member(s) All
General Plan
City Staff
Public
Board or Commission none

4. **Multiple Year Project?** No **Planned Completion Year**

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 the residents and business community. Noticed Planning Commission and City Council public hearings.

6. **Cost of Study**

Operating Budget Program covering costs
 242 Community 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 Against Study

If 'For Study' or 'Against Study', explain

Neighboring cities do not have this requirement in place, and Sunnyvale is already far ahead of other cities in regards to this issue, and there are more pressing issues at the present time. The recently adopted Sustainability requirements handle this issue in a more comprehensive manner, especially through LEED and Build it Green requirements.

9. **Estimated consultant hours for completion of the study issue**

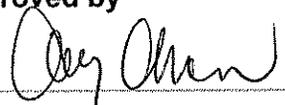
Managers	Role	Manager	Hours			
Lead	Ryan, Trudi		Mgr CY1:	20	Mgr CY2:	0
			Staff CY1:	180	Staff CY2:	0
Interdep	Berry, Kathryn		Mgr CY1:	20	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0
Interdep	Dunn, Leonard		Mgr CY1:	20	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 240

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 10/19/08
Date

Approved by 
 City Manager 10/30/08
Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank Rank 1 year ago	Rank 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	Drop	

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-16 Review and Update Design Criteria for Wireless Telecommunications Facilities

Lead Department Community Development
Element or Sub-element Land Use and Transportation Element
New or Previous Previous
Status Pending **History** 1 year ago Deferred 2 years ago None

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

The City has been receiving an increasing number of wireless telecommunications applications in residential areas. As part of the review process, the City has been exploring ways of using existing structures, camouflaging new structures or reducing visual impacts by encouraging multiple carriers on one structure. Chapter 19.54, Wireless Telecommunications Facilities of the Sunnyvale Municipal Code has existing design guidelines to direct applicants, staff and the commission as to the preferred method of installation. 19.54.040(a) states: "Based on potential aesthetic impact, the order of preference for facility type is: facade mounted, roof mounted, ground mounted, and freestanding tower." It is difficult, in these residential areas, to find existing buildings upon which to mount antennas, so free-standing poles (existing and new) could be the only viable options.

This study would further investigate these options and consider ways to improve upon the current design criteria in the Wireless Telecommunication Facilities chapter of the Sunnyvale Municipal Code, especially relative to free-standing poles in residential areas. It could include the recommendation of the preparation of Wireless Telecommunication Guidelines. It would also consider ways to encourage colocation to further reduce the number of telecommunications structures in the City.

2. How does this relate to the General Plan or existing City Policy?**LAND USE AND TRANSPORTATION ELEMENT**

Policy N.1.2 Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.

TELECOMMUNICATIONS POLICY

Goal E Facilitate the creation of an advanced telecommunications network infrastructure, within given resources, for Sunnyvale citizens, businesses, and industries.

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**

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?
 Work with neighborhood associations and wireless carriers, notify the community of outreach meetings and public hearings.

6. **Cost of Study**

Operating Budget Program covering costs
 242- Community 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 Against Study

If 'For Study' or 'Against Study', explain
 If Council ranks this item, they may wish to merge it with CDD-10. In addition, there are already adequate controls in place.

9. **Estimated consultant hours for completion of the study issue**

Managers	Role	Manager	Hours			
Lead		Ryan, Trudi	Mgr CY1:	30	Mgr CY2:	0
			Staff CY1:	200	Staff CY2:	0

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank Rank 1 year ago	Rank 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		Merge

Board or Commission ranking comments

Merge with CDD-03

B. Council

Council Rank (no rank yet)

Work Plan Review Date (blank)

Study Session Date (blank)

RTC Date (blank)

Actual Complete Date (blank)

Staff Contact

Support	Fatapour, Ali	Mgr CY1:	10	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Interdep	Berry, Kathryn	Mgr CY1:	10	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Interdep	Black, Curtis	Mgr CY1:	5	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 255

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

10/9/08
Date

Approved by



City Manager

10/30/08
Date

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		Merge	Merge

Board or Commission ranking comments
Merge with CDD-10

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-17 Definition of a Story as it Relates to Single-Story Combining Districts

Lead Department	Community Development		
Element or Sub-element	Land Use and Transportation Element		
New or Previous	Previous		
Status	Pending	History	1 year ago Deferred 2 years ago None

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

During consideration of a second story addition to an existing Bahl patio home, neighbors of the proposed project asked if they could apply to rezone the neighborhood to include the "S" Single-Story Combining District to the area. The Planning Commission asked if a Single-Story Combining District could be placed on a neighborhood at which many of the existing homes have second stories. The Zoning Code currently requires at least 75% of all homes in a Single-Story Combining District to be single story. Many of the Bahl patio homes have second story lofts, which are considered second stories, but the appearance of the homes from the outside are of single-family homes. Note: second story additions in the Bahl subdivision requires a Special Development Permit.

This Study Issue would review the existing code and review options for amending the Code to allow the establishment of a Single Story Combining District to limit expansion of second stories. The definition of "single story" could be examined to determine if "lofts" can be described and excluded from being considered as a second story.

2. How does this relate to the General Plan or existing City Policy?**LAND USE AND TRANSPORTATION ELEMENT**

Policy N1.1 Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.

Action Statement N1.1.5: Establish and monitor standards for community appearance and property maintenance.

Action Statement N1.2.2: Utilize adopted City design guidelines to achieve compatible architecture and scale for renovation and new development in Sunnyvale's neighborhoods.

COMMUNITY DESIGN SUB-ELEMENT

Policy A.2 Ensure that new development is compatible with the character of special districts and residential neighborhoods.

Action Statement A.2a. Maintain design guidelines and policies for new construction in historic districts which define acceptable building styles, shapes, rooflines, colors, materials, fenestration and setbacks and develop new guidelines as needed.

Action Statement A.2b. Continue to maintain and develop zoning standards which preserve the quality of residential neighborhoods.

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** 2008

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?

Specific outreach to the neighborhood that raised the concern and general outreach to the entire community with a series of meetings to discuss issues and options. Normal public notification and public hearing process.

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 Against Study

If 'For Study' or 'Against Study', explain

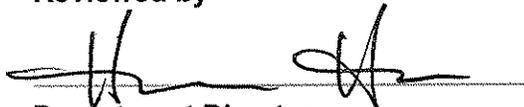
This is an isolated issue with adequate controls already in place.

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
Interdep	Berry, Kathryn		Mgr CY1:	10	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0
Total Hours CY1:			180			
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

10/9/08
 Date

Approved by


 City Manager

10/30/08
 Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank 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			Drop

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-18 Inventory of Historic Signs

Lead Department Community Development
Element or Sub-element Heritage Preservation Sub-Element
New or Previous Previous
Status Pending **History** 1 year ago Deferred 2 years ago None

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

When the Sunnyvale Heritage Resources Inventory was created in 1979 only structures (residential and commercial), streetscape districts, and trees were considered in the inventory of the city. The Heritage Preservation Commission has identified a need to survey the City for historic signs that may be locally significant to Sunnyvale. This may include small or large signs at key visible locations in the City or placed by past historic figures.

This study would include the creation of an inventory of historic signs and the explanations/reason they may contribute towards the historical significance of Sunnyvale. The project would also include the completion of California State Department of Parks and Recreation Primary forms as the formal recording for the survey.

The initial survey would be completed by City staff who would conduct research, oral interviews, and public outreach. Finally, the survey would make a recommendation for each listed item on whether or not to pursue its incorporation as a Sunnyvale Heritage Resource. Completion of this survey work would require a budget modification. Although much of this issue is a budget issue, the land use policy is regarding the regulation of signs which could be defined as historical.

2. How does this relate to the General Plan or existing City Policy?**HERITAGE PRESERVATION SUB-ELEMENT**

Goal 6.3A: To promote knowledge of and appreciation for, Sunnyvale's heritage and to encourage broad community participation in heritage programs and projects.

Policy 6.3B.5 : Seek out, catalog and evaluate heritage resources which may be significant.

Goal 6.3B.5d: Where it has been determined that a structure, streetscape, or other heritage resource should be considered for designation as a cultural resource or as a landmark, institute the process to designate them accordingly.

3. Origin of issue

Council Member(s)
General Plan
City Staff
Public

Board or Commission Heritage Preservation Commission

4. **Multiple Year Project?** No **Planned Completion Year** 2009

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?

Heritage Preservation Commission

Is a Council Study Session anticipated? No

What is the public participation process?

City staff will solicit input from property owners, businesses owners, and those with knowledge of historic signs, and outreach to interested parties through community meetings and public hearings.

6. **Cost of Study**

Operating Budget Program covering costs

242 Land Use Planning

Project Budget covering costs

Budget modification \$ amount needed for study

\$5,000.00

Explain below what the additional funding will be used for

Historian to determine the importance of each identified sign.

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 Defer

If 'For Study' or 'Against Study', explain

Due to cost of hiring a consultant, staff is recommending deferring this study.

9. **Estimated consultant hours for completion of the study issue**

0

Managers

Role	Manager	Hours
Lead	Ryan, Trudi	Mgr CY1: 20 Mgr CY2: 0

		Staff CY1:	150	Staff CY2:	0
Support	Mc Queen, Brice	Mgr CY1:	20	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0
Interdep	Berry, Kathryn	Mgr CY1:	20	Mgr CY2:	0
		Staff CY1:	0	Staff CY2:	0

Total Hours CY1: 210

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

1/13/09

Date

Approved by



City Manager

1-13-09

Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank 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	Drop		2
Housing and Human Services Commission			
Parks and Recreation Commission			
Personnel Board			
Planning Commission			

Board or Commission ranking comments

The HPC suggested this study issue be combined with CDD-37 New Designation for "Buildings of Character"

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-19 Historic Street Names

Lead Department Community Development
Element or Sub-element Heritage Preservation Sub-Element
New or Previous Previous
Status Pending **History** 1 year ago Deferred 2 years ago None

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

The Heritage Preservation Commission has identified a need to research and catalog the City's historic street names. This catalog would include explanations of who/what streets were named after and short explanations of detailing when and why they were named. This study is intended as an educational tool that would help link Sunnyvale's past history with the present physical environment. The study would focus primarily on the street names in pre-1955 neighborhoods since most post-1955 neighborhood street were named using the current street naming system.

There are several bodies of work in existence that have been completed by private parties, such as the Sunnyvale Historical Society and Sunnyvale Sun. This study would authorize the completion of a project to review and complete these existing works. The catalog would be completed by City staff who would conduct research and oral interviews.

2. How does this relate to the General Plan or existing City Policy?**HERITAGE PRESERVATION SUB-ELEMENT**

Goal 6.3A: To promote knowledge of and appreciation for, Sunnyvale's heritage and to encourage broad community participation in heritage programs and projects.

Policy 6.3B.5 : Seek out, catalog and evaluate heritage resources which may be significant.

Goal 6.3B.5d: Where it has been determined that a structure, streetscape, or other heritage resource should be considered for designation as a cultural resource or as a landmark, institute the process to designate them accordingly.

3. Origin of issue

Council Member(s)

General Plan

City Staff

Public

Board or Commission Heritage Preservation Commission

4. Multiple Year Project? No **Planned Completion Year** 2008

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?

Heritage Preservation Commission

Is a Council Study Session anticipated? No

What is the public participation process?

City staff will solicit input from property owners, businesses owners, and those with knowledge of historic signs, and outreach to interested parties through community meetings and public hearings.

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 Against Study

If 'For Study' or 'Against Study', explain

The issue discussed in this Study Issue is more related to the Historical Society's role rather than the CDD because the issues are more informational in nature and are not land use issues. Furthermore, the issue is also one of resource support to complete the intended project; there's no policy direction needed. Given current staffing resources, outside consultant services will be required at an estimated the cost of approximately \$10,000.

9. Estimated consultant hours for completion of the study issue

Managers

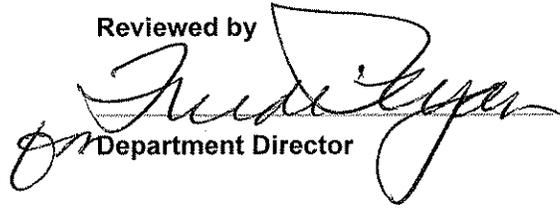
Role	Manager	Hours
Support	Ryan, Trudi	Mgr CY1: 20 Mgr CY2: 0
		Staff CY1: 120 Staff CY2: 0

Total Hours CY1: 140

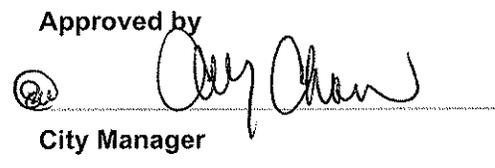
Total Hours CY2: 0

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

10/31/08
Date

Approved by

City Manager

11/4/08
Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank 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	1 of 3		3
Housing and Human Services Commission			
Parks and Recreation Commission			
Personnel Board			
Planning Commission			

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-20 Preservation of Large "Service Commercial" properties

Lead Department	Community Development		
Element or Sub-element	Land Use and Transportation Element		
New or Previous	Previous		
Status	Pending	History	1 year ago Deferred 2 years ago None

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

In 2007, the City Council considered a Study Issue for rezoning property from Industrial (M-S) to Service Commercial (C-4) zoning. The intended purpose of this rezoning was to protect smaller service commercial uses from higher valued uses, such as office developments. One goal was to protect the smaller lots from being combined into large lots which would be more feasible for office developments. The Council voted to not rezone property from M-S to C-4.

After the vote to not rezone property, a new study issue was suggested to determine whether larger service commercial properties should be protected from large-scale redevelopment. This study would first identify existing multi-tenant industrial zoned sites that contain service uses. Sites over one-acre will then be evaluated to determine if there are any zoning tools to protect tenants or to preserve the sites. Staff will also examine the appropriateness of a policy similar to the one to protect residential tenants when a property is redeveloped.

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

GOAL C4 Sustain a strong local economy that contributes fiscal support for desired city services and provides a mix of jobs and commercial opportunities.

Land Use and Transportation Element**Policies**

C4.1 Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.

Action Statements

C4.1.1 Permit a variety of commercial and industrial uses, including:

- Neighborhood Shopping
- General Business
- Central Business Office
- Industrial/Research and Development

C4.1.2 Encourage businesses that provide a range of job opportunities.

C4.1.3 Promote commercial uses that respond to the current and future retail service needs of the community.

C4.3 Consider the needs of business as well as residents when making land use and transportation decisions.

HOUSING AND COMMUNITY REVITALIZATION SUB-ELEMENT

Policy C.9 Minimize displacement impacts on tenants as a result of rehabilitation programs or land use changes.

8. Staff Recommendation

Staff Recommendation Against Study

If 'For Study' or 'Against Study', explain

A review of smaller, multi-tenant service commercial properties was completed in 2007, at which time the Council voted not to rezone properties for those uses. Based on that decision, and the current budget concerns, staff is recommending against this study.

9. Estimated consultant hours for completion of the study issue

Managers	Role	Manager	Hours	
Lead		Ryan, Trudi	Mgr CY1: 30	Mgr CY2: 0
			Staff CY1: 150	Staff CY2: 0
Support		Mc Queen, Brice	Mgr CY1: 40	Mgr CY2: 0
			Staff CY1: 0	Staff CY2: 0

Total Hours CY1: 220

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

1/13/09
Date

Approved by



City Manager

1/14/09
Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank
	1 year ago	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	Drop	
Board or Commission ranking comments		

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-21 Regulations for the Prevention of Noise Pollution

Lead Department Community Development
Element or Sub-element Noise Sub-Element
New or Previous Previous
Status Pending **History** 1 year ago Deferred 2 years ago None

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

The zoning code includes regulations for "operational" noise. Specific standards are included for powered equipment, leaf blowers and deliveries. The regulations specify the allowable noise limit, measured from property lines, yet some of the noise impacts can be closer to the noise generator and not at the property lines. This regulation protects people on adjacent properties; it does not provide specific protection for people near the source of the noise on the same property. Industrial and commercial sites would normally be governed by CalOSHA standards to protect employees, however residents of a multi-unit property or users of public and quasi-public areas, such as parks, places of worship, etc. would not be protected. Staff needs to exercise judgment when a noise complaint is received on a site to assure that reasonable use of land is involved that minimizes potential impact on other users of the site. Currently it is primarily the owner or manager of site that handles noise complaints from other residents or users.

This study would examine potential modifications to the noise regulations that would address separation from noise generating uses on the same site.

2. How does this relate to the General Plan or existing City Policy?**NOISE SUB-ELEMENT**

Goal 3.6A: Maintain or achieve a compatible noise environment for all land uses in the community.

Action Statement 3.6A.3a: Use a combination of barriers, setbacks, site planning and building design techniques to reduce noise impacts, keeping in mind their benefits and shortcomings.

3. Origin of issue

Council Member(s)

General Plan

City Staff

Public

Board or Commission Planning Commission

4. Multiple Year Project? Yes Planned Completion Year 2008

5. Expected participation involved in the study issue process?

Does Council need to approve a work plan? Yes
Does this issue require review by a Board/Commission? Yes
If so, which?
 Planning Commission
Is a Council Study Session anticipated? Yes
What is the public participation process?
 General community outreach and specific notification to any individuals who may have provided comments on the current regulations.

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:	100	Staff CY2:	0
	Support	Gunvalsen, Christy	Mgr CY1:	10	Mgr CY2:	0
			Staff CY1:	20	Staff CY2:	0
	Interdep	Berry, Kathryn	Mgr CY1:	15	Mgr CY2:	0
			Staff CY1:	0	Staff CY2:	0
	Interdep	Pang, Dayton	Mgr CY1:	10	Mgr CY2:	0

Staff CY1: 0 Staff CY2: 0

Total Hours CY1: 175

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

10/22/08
Date

Approved by


City Manager

10/30/08
Date

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	2 of 10	5 of 7	

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-22 Allowable Construction Hours for Pile Driving Activity

Lead Department Community Development
Element or Sub-element Noise Sub-Element
New or Previous Previous
Status Pending **History** 1 year ago Deferred 2 years ago None

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

This study issue was raised by a citizen concerned about the impacts of loud construction activity (particularly pile driving) early in the morning on Saturdays. Additionally, notification of nearby property owners of such construction activity was suggested.

Recently, Council has reviewed the allowable hours of construction twice; on July 13, 2004 regarding Review Allowable Hours of Construction for Homeowners and Duration of Construction (04-237), and January 25, 2005 regarding Review of Construction Hours and Construction Duration for Attached Housing (RTC 05-003). At each of these meetings Council placed restrictions of the hours of construction. Current permitted construction hours are:

Monday through Friday - 7:00 a.m. to 6:00 p.m.
 Saturday - 8:00 a.m. to 5:00 p.m.
 Sundays and national holidays - No activity allowed

Extended hours allowed for single family detached housing when the work is performed by the homeowner (It is permissible for up to two persons to assist the homeowner as long as they are not hired by the owner):

Monday through Friday – 7:00 a.m. to 7:00 p.m.
 Saturday - 8:00 a.m. to 7:00 p.m.
 Sundays and national holidays - 9:00 a.m. to 6:00 p.m.

This study would examine whether additional restrictions should be placed on pile driving and similar major construction activities that generate loud noise and if neighborhood notification should be made for such work.

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

Noise Sub-Element:
 Policy 3.6C.1 - Regulate land use operation noise.

3. Origin of issue

Council Member(s) Chu and Hamilton
General Plan
City Staff
Public

Board or Commission none

4. Multiple Year Project? No **Planned Completion Year** 2009

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? No

If so, which?

Is a Council Study Session anticipated? No

What is the public participation process?

In addition to standard noticing for public hearings, staff would conduct outreach to neighborhood associations, developers, and construction companies on the adequacy of current requirements.

6. Cost of Study

Operating Budget Program covering costs

243 - Construction Permitting

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 \$500 - \$50K

New revenues/savings range None

Explain impact briefly

Additional staff time would be needed in order to track projects with pile driving, coordinate date of such activity with the contractor, and prepare/send notifications to surrounding property owners.

8. Staff Recommendation

Staff Recommendation None

If 'For Study' or 'Against Study', explain

9. Estimated consultant hours for completion of the study issue

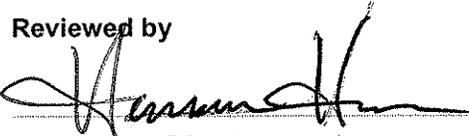
Managers

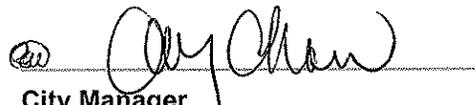
Role	Manager	Hours	
Lead	Fatapour, Ali	Mgr CY1:	30
		Mgr CY2:	0
Interdep	Berry, Kathryn	Staff CY1:	125
		Staff CY2:	0

Mgr CY1: 10 Mgr CY2: 0
Staff CY1: 0 Staff CY2: 0

Total Hours CY1: 165
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 11/3/08

Approved by

City Manager
Date 11/4/08

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	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		
Board or Commission ranking comments		

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-23 Better Define Sunnyvale Neighborhood Planning Areas

Lead Department Community Development
Element or Sub-element Land Use and Transportation Element
New or Previous Previous
Status Pending **History** 1 year ago Deferred 2 years ago Below the line

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

The concept of neighborhood planning areas was developed in the early 1980s. It was developed as an administrative tool to allocate resources to different areas of the city. There are currently nine neighborhood-level planning areas located in Sunnyvale: Lakewood, West Murphy, East Murphy, Washington, Ponderosa, De Anza, Serra, Ortega, and Raynor. These areas and their names roughly correspond to the largest park located in the area.

In more recent years the City has encouraged and supported the formation of residential neighborhood associations that are defined by the residents. There are currently 20 residential neighborhood associations. The largest residential geographic area and in terms of households is the West Sunnyvale Neighborhood Association, covering about 10,286 households. The smallest area is the Charles Street 100 which represents 26 households on the 100 block of Charles Street. Each association has a different purpose, but primarily they are promoting information sharing and community-building in their neighborhood. They cover about 40% of the residential areas of the city.

There are also non-residential associations including the Moffett Park Business and Transportation Association (a non-residential neighborhood group) that covers the 1100 acre Moffett Park, representing about half of the industrial zoned portions of the city. The automobile dealers on El Camino Real have formed the Sunnyvale Auto Row association and are currently using a decorative banner to identify their businesses and the Sunnyvale Downtown Association that is considering a Business Improvement District, primarily to promote the area and their businesses.

The community also refers to areas of the City by the names of the original subdivisions, the elementary school attendance areas, the theme of the street names (e.g. Birdland, Artists, The Woods, Peery Park, etc).

This study would look at building community through use of the Neighborhood Planning areas and determine whether plans and programs should be developed based on the neighborhoods. Plans could address whether physically distinguishing features such as gateways, neighborhood identification signs or unique themes to street signs areas should be implemented. This differentiation could help create a more pronounced ownership or identity for each area, with distinct and vibrant neighborhoods. The study would determine the most effective ways to market and individualize each planning area, and would also conduct a survey of neighboring communities to discover how they define their planning areas.

This item fell below the line and ranked 20 for 2007.

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

LAND USE AND TRANSPORTATION ELEMENT

GOAL C1 Preserve and enhance an attractive community, with a positive image and a sense of place, that consists of distinctive neighborhoods, pockets of interest, and human scale development

Policy C1.1 Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.

Action Statement C1.1.3 Require appropriate buffers, edges and transition areas between dissimilar neighborhoods and land uses.

COMMUNITY DESIGN SUB-ELEMENT

Goal A: Promote Sunnyvale's image by maintaining, enhancing and creating physical features which distinguish Sunnyvale from surrounding communities and by preserving historic buildings, special districts and residential neighborhoods which make the City unique.

Policy A.3 Support measure which enhance the identity of special districts and residential neighborhoods to create more variety in the physical environment.

Action Statement A.3.e. Encourage new landmarks and features to distinguish districts and neighborhoods.

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

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 neighborhood groups, general outreach to the community. Normal public hearing process.

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 \$101K - \$500K
Operating expenditure range \$500 - \$50K
New revenues/savings range None

Explain impact briefly

There could be costs associated with features to distinguish neighborhoods (e.g. entry markers, gateways, signage). Maintenance costs could increase slightly.

8. Staff Recommendation

Staff Recommendation Against Study

If 'For Study' or 'Against Study', explain

The City already has a strong neighborhood association program. Also, neighborhoods can best define and identify desired features of their area rather than rely on the City to identify them. Finally, there would be many competing issues in defining neighborhood planning areas based upon local concerns.

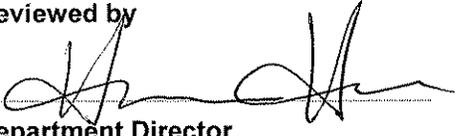
9. Estimated consultant hours for completion of the study issue

Managers	Role	Manager	Hours			
Lead	Ryan, Trudi	Mgr CY1:	30	Mgr CY2:	0	
			Staff CY1:		250	Staff CY2:
Interdep	Craig, Jim	Mgr CY1:	10	Mgr CY2:	0	
			Staff CY1:		0	Staff CY2:
Interdep	Lord, Patricia	Mgr CY1:	10	Mgr CY2:	0	
			Staff CY1:		0	Staff CY2:
Interdep	Rogge, Mark	Mgr CY1:	5	Mgr CY2:	0	
			Staff CY1:		0	Staff CY2:
Interdep	Witthaus, Jack	Mgr CY1:	10	Mgr CY2:	0	
			Staff CY1:		0	Staff CY2:
Total Hours CY1:			315			
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

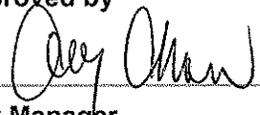


Date

10/22/08

Approved by

City Manager



Date

10/30/08

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank 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			Drop

Board or Commission ranking comments

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact

Proposed 2009 Council Study Issue

CDD-26 Downtown Specific Plan Update

Lead Department	Community Development		
Element or Sub-element	Land Use and Transportation Element		
New or Previous	Previous		
Status	Pending	History	1 year ago Deferred 2 years ago None

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

The Downtown Specific Plan was updated and adopted in 2003. Currently major redevelopment of Block 18 (mixed use Town Center) at the core of the downtown is underway. Numerous City projects are completed or are in progress (e.g. Frances Street Transit, Plaza Phase II, Murphy Avenue Streetscape, several roadway projects). Demolition of Block 1a (Town and Country) has commenced and redevelopment is expected in the next 2 years. Other smaller private redevelopment projects have been built or approved.

Current development will accomplish significant steps in the implementation of the Downtown Specific Plan; it is important to prepare for and encourage future phases of plan implementation. The study would update the roadway cross-section requirements, reflect discretionary actions already taken by the Council, and provide options to accomplish the vision and character for other areas. For example, the planned frontage road on the west side of Mathilda will be examined for alternative designs to achieve a similar design character to the current plan. No change to the land uses and intensities would be considered as part of this update, but refinements to the design guidelines for development of remaining areas could be proposed.

Staff finds that it would be appropriate to fine tune the Specific Plan policies and design guidelines to provide updated guidance for redevelopment of the balance of the downtown, particularly in the areas adjacent to Block 18 (Town Center).

2. How does this relate to the General Plan or existing City Policy?**LAND USE AND TRANSPORTATION ELEMENT**

Policy C1.1 Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.

Action Statements

C1.1.1 Prepare and update land use and transportation policies, design guidelines, regulations and engineering specifications to reflect community and neighborhood values.

C1.1.3 Require appropriate buffers, edges and transition areas between dissimilar neighborhoods and land uses.

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 Statements

C1.2.1 Promote downtown as a unique place that is interesting and accessible to the whole City and the region.

LEGISLATIVE MANAGEMENT

GOAL A Assess community conditions and make appropriate changes to long-range, mid-range and short-range plans.

Action Statements

A.1b Monitor and assess community conditions on an ongoing basis, and adjust long-range, mid-range and short-range plans to reflect the changing conditions.

A.1c Review and update each General Plan Sub-element every 5-10 years.

3. Origin of issue

- Council Member(s)**
- General Plan**
- City Staff** Staff
- Public**
- Board or Commission** none

4. Multiple Year Project? No Planned Completion Year 2008

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 downtown business and property owners as well as the general public. Public hearings with the Planning Commission and City Council. Other boards and commissions will be included if needed.

6. Cost of Study

- Operating Budget Program covering costs**
- 242 – Land Use and 115 - Transportation
- 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: 40	Mgr CY2: 0
			Staff CY1: 100	Staff CY2: 0
	Support	Hom, Hanson	Mgr CY1: 20	Mgr CY2: 0
			Staff CY1: 0	Staff CY2: 0
	Support	Mc Queen, Brice	Mgr CY1: 20	Mgr CY2: 0
			Staff CY1: 0	Staff CY2: 0
	Support	Verceles, Connie	Mgr CY1: 30	Mgr CY2: 0
			Staff CY1: 0	Staff CY2: 0
	Interdep	Berry, Kathryn	Mgr CY1: 20	Mgr CY2: 0
			Staff CY1: 0	Staff CY2: 0
	Interdep	Rogge, Mark	Mgr CY1: 20	Mgr CY2: 0
			Staff CY1: 40	Staff CY2: 0
	Interdep	Witthaus, Jack	Mgr CY1: 40	Mgr CY2: 0
			Staff CY1: 75	Staff CY2: 0
Total Hours CY1: 405				
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

1/13/09
Date

Approved by



City Manager

1/14/09
Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank 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		Defer	
Board or Commission ranking comments			

B. Council

Council Rank (no rank yet)
Work Plan Review Date (blank)
Study Session Date (blank)
RTC Date (blank)
Actual Complete Date (blank)
Staff Contact