

## Proposed 2010 Council Study Issue

**CDD 10-06 Toolkit for Commercial/Residential Mixed Use Development**

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

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

In recent years, staff has reviewed development projects and received requests for more information on the potential for mixed-use developments at key transit locations around the city. In November 2008, the Council adopted the Mixed-use Combining District (MU) under Title 19 to address mixed-use projects located in medium and high-density residential zones. However, mixed-use development standards are yet to be developed for non-residential zoned sites.

The study would result in Mixed-Use Development criteria that would provide guidance to the decision-makers, staff and the development community on what would be considered appropriate for these types of developments. Examples of criteria would be site specific density analyses, massing and height studies, analysis of constraints to future development under current zoning standards, selection of parking standards in areas served by transit, market feasibility analyses, site and architectural design analyses for mixed-use, open space solutions, site planning coordination for vehicle, pedestrian and bicycle use, and access to transit. Possible locations to be considered are those with close proximity to transit, such as Downtown and the El Camino Real corridor.

The study would include an analysis of various Transit Oriented Development standards and principles, and review of Smart Growth and green building objectives. The study could be coordinated with the update of the Land Use and Transportation Element Update and Climate Action Plan. Included would be analysis of appropriate commercial development square footage for mixed use, especially along El Camino Real. It would also help the City meet future regional goals related to SB 375.

The analysis may also help with proposing development guidelines and standards to ease the concern over administrative review of multi-family projects, which is a proposed action in the Housing and Community Revitalization Sub-element.

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

**Goal R1:** Protect and sustain a high quality of life in Sunnyvale by participating in coordinated land use and transportation planning in the region.

*Policy R1.3: Promote integrated and coordinated local land use and transportation planning.*

Promote integrated and coordinated local land use and transportation planning.

*Policy R1.10:* Support land use planning that complements the regional transportation system.

Action Statement R1.10.2: Support alternative transportation services, such as light rail, buses and commuter rail through appropriate land use planning.

Action Statement R1.10.3: Encourage mixed uses near transit centers.

**3. Origin of issue**

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

**4. Multiple Year Project? Yes    Planned Completion Year 2010**

**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?**                      Yes

**What is the public participation process?**

Newspaper and web notices to the general public, direct notice to commercial property owners and neighborhood associations. Noticed public outreach meetings and hearings with the Planning Commission and City Council.

**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**    \$500 - \$50K

**Operating expenditure range**    None

**New revenues/savings range**    None

**Explain impact briefly**

Due to the extensive nature of the study it is desirable to supplement the operating budget with technical assistance for design services. Staff proposes that this supplemental support

could occur with grant funding, such as through ABAG's Technical Assistance Program (TAP) or other grant sources. Estimated cost would be between \$25,000-50,000.

**8. Staff Recommendation**

**Staff Recommendation For Study**

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

There is greater interest in commercial/residential mixed use, and recent State law changes related to transit-oriented development (SB 375 Greenhouse Gas Emissions Reduction) will only increase the interest. The recent City mixed-use regulations allow commercial uses as part of residential projects, but do not address mixed use projects in commercial zones. A good example of when these types of guidelines will be useful is in considering possible mixed use projects along El Camino Real, especially at nodes and auto dealer properties. This study issue would provide policy and design guidance for future developments located in Priority Development Areas.

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

| Managers                    | Role     | Manager          | Hours      |     |            |   |
|-----------------------------|----------|------------------|------------|-----|------------|---|
|                             | Lead     | Ryan, Trudi      | Mgr CY1:   | 50  | Mgr CY2:   | 0 |
|                             |          |                  | Staff CY1: | 350 | Staff CY2: | 0 |
|                             | Support  | Fatapour, Ali    | Mgr CY1:   | 5   | Mgr CY2:   | 0 |
|                             |          |                  | Staff CY1: | 10  | Staff CY2: | 0 |
|                             | Support  | Ise, Suzanne     | Mgr CY1:   | 20  | Mgr CY2:   | 0 |
|                             |          |                  | Staff CY1: | 40  | Staff CY2: | 0 |
|                             | Interdep | Berry, Kathryn   | Mgr CY1:   | 20  | Mgr CY2:   | 0 |
|                             |          |                  | Staff CY1: | 0   | Staff CY2: | 0 |
|                             | Interdep | Verceles, Connie | Mgr CY1:   | 20  | Mgr CY2:   | 0 |
|                             |          |                  | Staff CY1: | 0   | Staff CY2: | 0 |
|                             | Interdep | Witthaus, Jack   | Mgr CY1:   | 20  | Mgr CY2:   | 0 |
|                             |          |                  | Staff CY1: | 40  | Staff CY2: | 0 |
| <b>Total Hours CY1: 575</b> |          |                  |            |     |            |   |
| <b>Total Hours CY2: 0</b>   |          |                  |            |     |            |   |


**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

11/10/09  
\_\_\_\_\_  
Date

Approved by

  
\_\_\_\_\_  
City Manager

11/10/09  
\_\_\_\_\_  
Date

**Addendum**

**A. Board / Commission Recommendation**

**Issue Created Too Late for B/C Ranking**

| <b>Board or Commission</b>                | <b>Rank</b>       | <b>Rank</b>        |
|---|-------------------|--------------------|
|   | <b>1 year ago</b> | <b>2 years ago</b> |
| 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                       | 1 of 7            |                    |

**Board or Commission ranking comments**

**B. Council**

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