



# City of Sunnyvale

## Agenda Item

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15-0901

Agenda Date: 1/29/2016

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### 2016 COUNCIL STUDY ISSUE

#### **NUMBER**

CDD 16-02

**TITLE** Concierge Trash Service

#### **BACKGROUND**

**Lead Department:** Community Development  
Support Department(s): Environmental Services

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

Board/Commission: Planning Commission

#### **History:**

1 year ago: N/A

2 years ago: N/A

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

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

Municipal Code Section 19.38.030(e)1(K) requires that recycling and solid waste enclosures be located no further than 150 feet from any dwelling unit unless otherwise approved by the Community Development Director. The intent of this provision is to provide convenient access to recycling and solid waste collection containers for multi-family residents. The distance requirement is sometimes waived by the Director to address design issues in unusual multi-family development site layouts.

The Planning Commission recently reviewed a multi-family residential project proposing a trash collection service called “concierge service.” Concierge service, provided by the company managing operation of a multi-family project, eliminates or limits resident access to the centralized enclosures required by the Code. Instead, the subject project proposes to use its employees or a contractor to pick up each household’s trash and recyclables in bags at the doorstep. If this type of concierge service allows a site layout with fewer trash enclosures, it can simplify the trash pick-up by the refuse collector since it would need to visit fewer places on site, and would be more convenient for residents.

The concerns include frequency of service to ensure prompt and adequate collection of the trash and the long-term viability of providing the service. If the management company quit providing the service, the site layout is already fixed and cannot easily be converted to be Code-compliant. Other concerns are whether allowing concierge service will hamper City implementation of the Zero Waste Strategic Plan. For example, achieving the Council-established goal of 75% diversion is likely to require residents to sort their food waste (the largest remaining component of the residential waste stream) so that it can be collected separately. Recent staff experience with a pilot residential

collection program for food waste has shown a need for frequent and detailed feedback to individual households. The study would include an evaluation of private parties providing concierge service to determine if they may be unable or unwilling to provide the close observation and management necessary for achievement of the City's Zero Waste goals.

This study would review when and where concierge services would be appropriate and how to ensure the service is available and effective in meeting City goals throughout the future. The study issue would consider revisions to the City's existing trash enclosure standards and guidelines to include standards for access and the physical and operational requirements of concierge service.

Recently (after concierge service was approved by Planning Commission for a site on Evelyn), the California Air Resources Board (CARB) established new standards that will prohibit or severely restrict the disposal of organics in landfills. This new standard may require a dramatically different approach to engage residents in the details of separating organics in the waste stream.

**What precipitated this study?**

Recent proposals by multi-family residential developers as a way to decrease the amount of area devoted to solid waste and recycling storage and collection. At the time of preparation of this study issue paper there is another application pending with a request for concierge service.

**Planned Completion Year:** 2016

**FISCAL IMPACT****Cost to Conduct Study**

Level of staff effort required (opportunity cost): Moderate

Amount of funding above current budget required: \$0

Funding Source: N/A

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, Sustainability Commission

**STAFF RECOMMENDATION**

**Position:** Defer

**Explanation:** Staff is concerned that concierge services may face challenges for compliance with CARB and other regulatory standards. Staff recommends deferral of any study of solid waste and recycling collection or disposal pending a better understanding of how the pilot project with the concierge trash service functions and what the recent CARB requirements may mean in terms of the total solid waste and recycling services provided in Sunnyvale. If other projects request concierge

trash service they can be considered on a case by case basis or may not be permitted until a further understanding of the implications of this option.

Prepared By: Andrew Miner, Principal Planner

Reviewed By: Trudi Ryan, Planning Officer

Reviewed By: Hanson Hom, Director, Community Development

Reviewed By: Mark A. Bowers, Solid Waste Programs Division Manager

Reviewed By: John Stufflebean, Director, Environmental Services Department

Reviewed by: Kent Steffens, Assistant City Manager

Approved By: Deanna J. Santana, City Manager



# City of Sunnyvale

## Agenda Item

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15-0910

Agenda Date: 1/29/2016

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### 2016 COUNCIL STUDY ISSUE

#### **NUMBER**

CDD 16-09

**TITLE** Green Building and Zero Net Energy Requirements

#### **BACKGROUND**

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

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

Board/Commission: Sustainability Commission

#### **History:**

1 year ago: N/A

2 years ago: N/A

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

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

As proposed by the Sustainability Commission, the purpose of the study is the creation of a new Green Building and Zero Net Energy requirement. The goal of this study is to facilitate the construction of a new generation of commercial and residential buildings; the construction of which:

- have minimal or no negative impact on the environment;
- create healthy environment for its occupants;
- promotes best building performance for the intended use; and
- has positive effects on the community.

Revisions to the green building code and energy code could establish Sunnyvale's leadership position in promoting sustainable and high-performance building design and construction. The technical implications could include more stringent Sunnyvale specific requirements that would accelerate Green Building and Zero Net Energy building construction such as: 1) establishing a new energy "reach code" with phased and increasing requirements for building design to exceed the minimum State energy code requirements; 2) solar-ready infrastructure for new buildings; 3) "laundry-to-landscape ready" infrastructure for residential buildings; 4) water-efficient landscape strategies; and 5) adopting CALGreen Tier 1 and Tier 2 as minimum standards (currently voluntary) for new and remodel projects in lieu of the current Build it Green and LEED incentive requirements.

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

The Sustainability Commission is concerned that the City has not accelerated more sustainable and green building construction in Sunnyvale and notes that:

- The minimum standard set by the City's current Green Building Program is compliance with the CALGreen mandatory measures, despite the greener measures listed in Tier 1 and Tier 2.
- The Green Building Program's voluntary incentives are based on third party green building certifications via Build It Green and US Green Building Council programs which are different from CALGreen.
- The City has not chosen to enact the more stringent green, efficiency measures included in the CALGreen Tier 1 and Tier 2.

**Planned Completion Year:** 2016

**FISCAL IMPACT**

**Cost to Conduct Study**

Level of staff effort required (opportunity cost): Major/Moderate

Amount of funding above current budget required: \$0

Funding Source: N/A

Explanation of Cost: While a consultant may not be necessary for staff to complete this study (hence \$0 cost indicated), it would require a considerable amount of staff time to research the possible provisions for increasing green building and net zero energy standards. This study would include public outreach to design professionals, developers, industry experts and other interested parties. Developing an ordinance would also require considerable staff time, including coordination with the City Attorney's Office.

**Cost to Implement Study Results**

Unknown. Study would include assessment of potential costs

Explanation of Cost: Introducing new building requirements may require additional staff time to plan check and inspect. Changing from the current Build It Green and LEED programs in favor of the CALGreen optional codes may also have higher staff costs. Any of these costs can be included in the fees charged for development services.

**EXPECTED PARTICIPATION IN THE PROCESS**

Council-approved work plan: No

Council Study Session: No

Reviewed by Boards/Commissions: Sustainability Commission, Planning Commission

**STAFF RECOMMENDATION**

**Position:** Drop

**Explanation:** The City has several green building programs in place and will be evaluating the California building codes again in 2016. The State has increasingly stringent green building and energy efficiency requirements, and water use restrictions. Staff recommends that all building related regulations be examined at the same time after the State publishes the minimum codes, and not be reviewed as a separate study issue.

Examples of City and State standards currently in place include:

- In 2004, Sunnyvale adopted a Green Building Policy that encouraged more sustainable and “green” practices for new development and amended the zoning code to provide incentives for green building. In 2008, the City amended the zoning code and adopted the first mandatory minimum green requirements for construction and included incentives for higher levels of Green achievement. The Green Building requirements were updated in 2011 (non-residential), 2012 (residential and public facilities), and 2014 and are based on two programs, LEED and Build-it-Green (residential only).
- The State of California requires all cities to adopt water-efficient landscaping regulations and has new, more stringent, regulations that will become effective in December 2015.
- The adopted Climate Action Plan Workplan calls for construction based climate protection measures to be evaluated in 2016-2017.
- The State of California will publish the next update to the Building Standards Code on July 1, 2016. City staff will review these codes and bring a recommendation to the City Council for adoption in November (to assure second reading can occur at least 30 days prior to January 1, 2017, the date the codes need to be effective). The minimum State Building codes may include mandatory requirements that achieve higher energy efficiency.
- The City Council considered and dropped a similar study issue for 2015 titled: Early Adoption of State Net-Zero Energy Model (CDD 15-13). The staff recommendation was “Achieving the State’s policy goal of zero-net-energy is a multi-faceted issue that involves collaboration of the utility company as well as increased energy code standards. It is premature for Sunnyvale to implement higher energy efficiency standards before the infrastructure and marketplace is available to support the increased standards. When the State adopts increased energy code standards designed to achieve the zero-net-energy goal, Sunnyvale (along with other jurisdictions throughout the State) will be mandated to enforce the standards.”

Prepared By: Elaine Marshall,

Prepared By: Trudi Ryan, Planning Officer

Reviewed By: John Stufflebean, Director, Environmental Services

Reviewed By: Hanson Hom, Director, Community Development

Reviewed By: Kent Steffens, Assistant City Manager

Approved By: Deanna J. Santana, City Manager



# City of Sunnyvale

## Agenda Item

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15-0928

Agenda Date: 1/29/2016

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### 2016 COUNCIL STUDY ISSUE

#### **NUMBER**

CDD 16-10

**TITLE** Increase Transportation Demand Management Requirements for New Commercial/Industrial Development

#### **BACKGROUND**

**Lead Department:** Community Development

Support Department(s): Public Works

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

Board/Commission: Sustainability Commission

#### **History:**

1 year ago: N/A

2 years ago: N/A

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

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

Regional and local traffic congestion has become a growing issue of concern for residents and employers in Silicon Valley. The existing jobs/housing ratio throughout Northern Santa Clara County has forced a growing portion of the workforce of Sunnyvale-based employers to live outside the city. This imbalance could have the potential of limiting expansion of employers within the city of Sunnyvale, as increasing commute times limit employees' productivity and could reduce the attractiveness of Sunnyvale as a place to work.

One part of an integrated response to this complex issue would be to improve the convenience of commuting by public transportation. Another part would be to encourage alternative travel modes such as car-pooling and bicycle commuting.

Transportation demand management (TDM) is an approach that mandates a specific goal for reducing car based commute trips, without specifying the particular methods for achieving those reductions. The Sunnyvale City Council has chosen to impose more stringent transportation demand management requirements on projects that are expected to generate a significant amount of additional traffic on city streets.

TDM goals are established in the zoning code for new development in Moffett Park and projects utilizing green building incentives. Through the planning permit process, trip reduction and TDM programs are also imposed on a case by case basis (e.g. Use Permits for higher Floor Area Ratios-FAR, several projects in the Downtown). The Peery Park Specific Plan and the Lawrence Station

Area Plan are currently being prepared and will include mandatory trip reductions with TDM programs for new development. The update to the Precise Plan for El Camino Real is expected to include TDM requirements for certain developments. Staff is currently working on a study issue of TDM requirements for residential development.

The Sustainability Commission has suggested that the proposed study issue could examine the potential benefits, and possible constraints associated with raising the requirements for every new transportation demand management plan required by the City for new and existing commercial and industrial projects in the city (for existing projects, new standards would need to be met when TDM update is triggered). The study could also evaluate possible exemptions for small businesses and small projects from increased requirements. The study should also examine what has worked and what has not worked with current TDM requirements.

**What precipitated this study?**

Increasing commute times and accompanying productivity losses are becoming an important factor for employers choosing to launch or expand new activities in Sunnyvale. Recent limited experience has shown that setting strict goals, while allowing flexibility in methods for achieving those goals, can be an effective approach to encourage and enable alternative commuting methods. The proposed study would explore whether increasing TDM requirements could further alleviate Sunnyvale's traffic congestion problems.

**Planned Completion Year: 2016**

**FISCAL IMPACT****Cost to Conduct Study**

Level of staff effort required (opportunity cost): Major

Amount of funding above current budget required: \$0

Funding Source: N/A

Explanation of Cost: While no consultant costs are identified for this study issue, it would require considerable staff time from the Community Development and Public Works Departments to complete the analysis and formulate a revised TDM program for public outreach, review by City commissions and eventually action by the City Council.

**Cost to Implement Study Results**

Some cost to implement

Explanation of Cost: Some staff costs would be required to train staff and the public about the new TDM standards and to adjust procedures as needed.

**EXPECTED PARTICIPATION IN THE PROCESS**

Council-approved work plan: No

Council Study Session: No

Reviewed by Boards/Commissions: Sustainability Commission; Planning Commission



**STAFF RECOMMENDATION****Position:** Drop**Explanation:**

Within the next two years the City will have four area plans with transportation demand management programs. These plans will cover approximately 75% of employment areas in the City. Staff supports the requirement for TDM programs as plans are developed where stakeholders can work together to support each other's TDM requirements.

Annual monitoring and reporting on the success of TDM programs are required, and if a site is not meeting the reduction goal, penalty fees would be assessed. The property owner or tenant could also apply for an adjustment to its TDM program. About two years ago the monitoring requirement was modified to an objective based trip count (vs. the survey of employees used for prior programs); however, this objective based compliance tool only applies to projects with where a TDM program was required in the last two years and is not retroactive to older projects. Current TDM requirements range from 20-35% depending on location and size of projects, and this is generally recognized as an aggressive goal. This December, staff will be discussing with Council the City's TDM program process. As part of this item, staff will present the TDM program implementation and monitoring standards, and the Council will be asked to take action on new penalty fees for non-compliance. Staff believes that it would be beneficial to accumulate operational data and evaluate the ability of recent projects to meet current requirements before considering higher standards. Staff believes that it is premature to consider higher TDM standards before confirming that current standards can be achieved.

Prepared By: Elaine Marshall, Environmental Programs Manager

Reviewed By: Trudi Ryan, Planning Officer

Reviewed By: John Stufflebean, Director, Environmental Services

Reviewed By: Hanson Hom, Director, Community Development

Reviewed By: Kent Steffens, Assistant City Manager

Approved By: Deanna J. Santana, City Manager



# City of Sunnyvale

## Agenda Item

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15-0691

Agenda Date: 1/29/2016

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### 2016 COUNCIL STUDY ISSUE

#### **NUMBER**

ESD 13-05C

**TITLE** Eco-district Feasibility and Incentives

#### **BACKGROUND**

**Lead Department:** Environmental Services Department  
Support Department(s): Community Development

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

Councilmembers: Griffith, Martin-Milius

#### **History:**

1 year ago: Deferred

2 years ago: Above the Line

#### **Explanation:**

Although ranked and scheduled for study in 2013, City funds were not allocated to conduct the study and instead Council directed staff in 2013 and again in 2014 to seek grant funding to pay for the study. Staff was unable to identify available grant opportunities that aligned with the study objectives. After two years of seeking grant funds, Council directed staff (via RTC 15-0012, March 17, 2015) to defer the study issue and present it again for Council consideration at the January 2016 Workshop.

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

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

An Eco-district is a neighborhood or district with a broad commitment to accelerate neighborhood-scale sustainability. Eco-districts commit to achieving ambitious sustainability performance goals, guiding district investments and community action, and tracking the results over time. The aim of an Eco-district is to integrate objectives of sustainable development and planning and reduce the ecological footprint of a project.

The study issue would determine the feasibility of the Eco-district concept in Sunnyvale. The study would also identify and make recommendations for incentives the City can offer developers to implement strategies for enhancing neighborhood sustainability, such as energy and water management systems, green streets, and resource conservation, similar to how the City provides FAR incentives for LEED.

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

Eco-District concepts support many of the policies identified in the City's General Plan and the City's

sustainability goals included in the Climate Action Plan. The creation of eco-districts in Sunnyvale could enhance the City's efforts to emphasize unique features of special districts and highlight the City's sustainability and neighborhood values while reducing community greenhouse gas emissions.

**Planned Completion Year:** 2016

**FISCAL IMPACT**

**Cost to Conduct Study**

Level of staff effort required (opportunity cost): Major

Amount of funding above current budget required: \$50,000

Funding Source: Will seek budget supplement

**Explanation of Cost:**

As proposed, this study would require significant staff time to complete. The Eco-district concept is a fairly new and emerging concept with limited examples of implementation. Due to staff expertise and workload, it is anticipated that a consultant would be necessary to complete this study. It is anticipated that the cost for a consultant to identify the feasibility and level of incentives necessary to implement an Eco-district in Sunnyvale would be in the ballpark of \$50,000. Funding would likely be from the General Fund and the timing would have to be after the Community Choice Energy effort is handed off to the JPA and its own staff.

**Cost to Implement Study Results**

Study would include assessment of potential costs.

**Explanation of Cost:**

Capital and operating costs could vary considerably depending on the level of City involvement in establishing and administering an Eco-district. Options identified as a result of this study may require additional, substantial funding, as well as operating costs in future years to implement the Eco-district concept. The implementation costs would be incurred through staff time to develop guidelines for the Eco-district strategy and unknown capital and operating costs associated with ongoing implementation and support if the City is an active participant in the strategy. The impact of the study would be realized in potential greenhouse gas reductions as a result of the sustainability measures implemented. This study would support measures identified in the Climate Action Plan, General Plan and Land Use and Transportation Element. Costs associated with the implementation of this study issue would also be based on the incentives identified. Costs may be monetary or in the form of deviations from current development requirements, depending on the outcome of the study.

**EXPECTED PARTICIPATION IN THE PROCESS**

Council-approved work plan: No

Council Study Session: No

Reviewed by Boards/Commissions: Planning Commission, Sustainability Commission

**STAFF RECOMMENDATION**

**Position:** Support Phase 1 of the study

**Explanation:** Staff recommends a two phased approach for this Study Issue. Phase 1 would consist of an assessment of the alignment of the City's current practices and policies with Eco-District principles and objectives. The City utilizes many strategies to promote sustainable development within Sunnyvale such as specific area planning efforts, implementing and updating the City's Green Building Policy, and updating of the Land Use and Transportation Element. Many of the sustainability goals or objectives included in these plans are similar to common strategies employed by Eco-Districts. Phase 1 of the study would be an assessment conducted by staff (no more than 100 staff hours). Conducting the Phase 1 assessment would help determine whether or not the City should invest in securing consultant support to conduct Phase 2 and further define the scope of the consultant services needed. The Phase 2 study would include determining feasibility of Eco-District implementation in Sunnyvale and what financial incentives the City could offer to developers. Staff will present the results of the Phase 1 of the study to the City Council and key Boards and Commissions and seek direction for Phase 2 of the study at that time.

Prepared By: Elaine Marshall, Environmental Programs Manager  
Reviewed By: John Stufflebean, Director, Environmental Services Department  
Reviewed By: Hanson Hom, Director, Community Development  
Reviewed By: Kent Steffens, Assistant City Manager  
Approved By: Deanna J. Santana, City Manager



# City of Sunnyvale

## Agenda Item

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**15-0931**

**Agenda Date: 1/29/2016**

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### **2016 COUNCIL STUDY ISSUE**

#### **NUMBER**

ESD 16-01

**TITLE** Considering the Environment in All City Council Actions

#### **BACKGROUND**

**Lead Department:** Environmental Services Department

Support Department(s): Office of the City Manager, Office of the City Attorney

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

Board/Commission: Sustainability Commission

#### **History:**

1 year ago: N/A

2 years ago: N/A

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

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

As proposed by the Sustainability Commission, this study issue would evaluate how the City could include an assessment of the environmental and sustainability impacts of actions being considered by the City Council. This study issue would result in a new policy that would require that all staff produced Reports to Council (RTC) include at least a rough idea of the regional environmental and sustainability impact of an action, or statement of no impact, making consideration of the environment and sustainability an explicit part of both Council deliberations and the information provided to the community. If an Environmental Impact Report is available, those conclusions would be included in the staff report; otherwise, staff should use its best judgment. This study would identify what type of assessment and what impacts could be reported on in a feasible, technical, and cost-effective manner. The scope of the assessment could be different for different types of RTCs or different types of City Council actions.

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

Sunnyvale's first community-wide Climate Action Plan was adopted in mid-2014. The Sustainability Commission recognizes that it usually takes time for a new policy to work its way into the DNA of an organization and a community. However, the Commission believes that this is a unique time in history and that the natural environment is rapidly deteriorating worldwide; as evidenced in California by a prolonged drought, a year of devastating wildfires, and strings of September heat advisories and Spare-the-Air days. The Commission believes that environmental sustainability needs to quickly permeate the thinking and decision-making process of our community and every part of city government in order to act with the urgency required. The Commission believes it is time to make it easier to be true to Sunnyvale's Vision Statement which says that "[w]e take environmental

preservation and protection seriously and consider how each action will affect Sunnyvale for future generations.”

**Planned Completion Year: 2016**

**FISCAL IMPACT**

**Cost to Conduct Study**

Level of staff effort required (opportunity cost): Moderate

Amount of funding above current budget required: \$0

Funding Source: N/A

Explanation of Cost:

There would be no additional costs incurred to conduct this study. However, completing this study in a thorough, professional manner would impact staff workload in the Environmental Services Department, Office of the City Manager, and Office of the City Attorney, and possibly other departments that routinely prepare RTCs. It is estimated that the level of effort required to conduct this study is at least 150-200 hours of staff time from the identified departments.

**Cost to Implement Study Results**

Unknown. Study would include assessment of potential costs.

Explanation of Cost: Costs of implementing study results would include additional staff time required to complete the environmental and sustainability assessment for the identified actions and resources needed to train City staff who prepare RTCs.

**EXPECTED PARTICIPATION IN THE PROCESS**

Council-approved work plan: No

Council Study Session: No

Reviewed by Boards/Commissions: Sustainability Commission, Planning Commission

**STAFF RECOMMENDATION**

**Position:** Drop

**Explanation:**

In conformance with the California Environmental Quality Act, the City includes an “Environmental Review” section in all RTCs. The City must complete a CEQA review for all CEQA defined “projects.” A project is an activity undertaken by a public agency or private activity which must receive some discretionary approval from a government agency which may cause either a direct physical change in the environment or a reasonably foreseeable indirect change in the environment. Many of the City’s routine and operational activities are exempt from CEQA. This study will need to evaluate not only the costs, scope, and feasibility of conducting the environmental and sustainability assessment but also any legal implications of requiring such as assessment for CEQA exempt projects.

While staff recognize and support the Commission’s intention behind the proposed study, staff is

developing the CAP monitoring and tracking tool and the first CAP progress report. The first CAP Biennial Report is scheduled to be completed by April 2016 and will report on greenhouse gas reduction measure implementation and overall progress towards achieving the City's greenhouse gas reduction targets. Limited staffing resources should be focused on implementing and reporting on the CAP, which is designed meet the State target of reducing community-wide greenhouse gas emissions by 15% by 2020.

Prepared By: Elaine Marshall, Environmental Programs Manager

Reviewed By: John Stufflebean, Director, Environmental Services

Reviewed By: Joan Borger, City Attorney

Reviewed by: Kent Steffens, Assistant City Manager

Approved By: Deanna J. Santana, City Manager



# City of Sunnyvale

## Agenda Item

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15-0907

Agenda Date: 1/29/2016

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### 2016 COUNCIL STUDY ISSUE

#### **NUMBER**

DPW 16-05

**TITLE** Central Sunnyvale Shuttle

#### **BACKGROUND**

**Lead Department:** Public Works

Support Department(s): OCM/Economic Development, Environmental Services, Community Development

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

Board/Commission: Sustainability Commission

#### **History:**

1 year ago: N/A

2 years ago: N/A

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

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

The proposed study would explore whether a central city shuttle bus system could be a viable part of an integrated solution to the City's growing need for safe and convenient transportation within the City.

Sunnyvale offers few alternatives to travel by car for residents to reach the City's major employers, shops and restaurants. Mass transit options in Sunnyvale run primarily along two corridors running roughly East-West. VTA runs busses along El Camino Real, and Caltrain provides service to the Sunnyvale and Lawrence train stations. Additionally, VTA's Light Rail runs through North Sunnyvale and other public bus routes service Sunnyvale neighborhoods. These transit options could be further enhanced to provide better connections to Sunnyvale employers, City services, or local shops and restaurants. In addition, City residents have limited alternatives to reach downtown shops and restaurants. As the City continues to develop a vibrant and economically viable downtown, along with new employment centers such as Peery Park and eventually, Lawrence Station, City residents will be increasingly reliant on cars, while City streets are projected to become increasingly congested. Alternatives to automobile access as methods to reach major employers and downtown businesses and services will become increasingly important in the future.

One part of an integrated response to this complex issue would be to introduce shuttle service, connecting downtown Sunnyvale, major employment centers and the Caltrain and VTA Bus corridors.



The proposed study issue would examine and identify partnerships needed to create and maintain effective shuttle service to connect downtown Sunnyvale, major employment centers, and key mass transit centers. The study would examine the potential benefits, expected costs, and possible constraints.

**What precipitated this study?**

The renewed progress toward completion of downtown Sunnyvale, modernization of the Civic Center, and the growing congestion on City streets have highlighted the need for increasing reliance on alternatives to cars for residents' transportation needs within the city. While downtown Sunnyvale and the Civic Center are within walking distance to CalTrain and can be served by transit running along El Camino, there are less convenient transit opportunities connecting these central Sunnyvale destinations with other Sunnyvale neighborhoods and job centers in the northern and southern parts of the City.

**Planned Completion Year:** 2018

**FISCAL IMPACT****Cost to Conduct Study**

Level of staff effort required (opportunity cost): Major

Amount of funding above current budget required: \$200,000

Funding Source: Will seek budget supplement.

Explanation of Cost:

The cost associated with the study would be for consultant services. The study would examine the possible destinations, routes, potential benefits, and possible constraints, expected costs including capital and operations, and funding options of the proposed shuttle system.

Staff will have to work closely with the consultant on all facets of the project.

**Cost to Implement Study Results**

Unknown. Study would include assessment of potential costs.

**EXPECTED PARTICIPATION IN THE PROCESS**

Council-approved work plan: No

Council Study Session: Yes

Reviewed by Boards/Commissions: Sustainability Commission, Planning Commission

**STAFF RECOMMENDATION**

**Position:** Drop

**Explanation:** The City is partnering with VTA to acquire grant funds (\$1.2M) for implementation of a similar two year shuttle pilot program in the Peery Park Specific Plan area. The estimated cost for the two year program is \$1.9 to \$2.2M. Peery Park is an ideal candidate for the shuttle pilot program because of its large existing and planned employment base and its "last mile" proximity to nearby Caltrain and VTA transit stations. Staff expects that a determination on the grant application will be known by end of 2015 and, if the grant is approved, the pilot program would be implemented in late

2016 or early 2017. Staff recommends that the City wait for the results of this pilot program before considering its implementation on a larger scale. If the pilot is successful and funding is available, the option of expanding the program to serve a larger area could be considered.

If this study moves forward, Council might consider combining it with CDD 16-03 which is a similar study issue sponsored by the Planning Commission.

Prepared By: Shahid Abbas, Transportation and Traffic Manger

Reviewed By: Manuel Pineda, Director, Public Works

Reviewed By: Hanson Hom, Director, Community Development

Reviewed by: Kent Steffens, Assistant City Manager

Approved By: Deanna J. Santana, City Manager



# City of Sunnyvale

## Agenda Item

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15-0989

Agenda Date: 1/29/2016

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### 2016 COUNCIL STUDY ISSUE

#### **NUMBER**

CDD 16-13

**TITLE** Solar Access Requirements

#### **BACKGROUND**

**Lead Department:** Community Development  
Support Department(s): Environmental Services

**Sponsor(s):**  
City Manager

**History:**  
1 year ago: N/A  
2 years ago: N/A

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

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

Solar access requirements were adopted in 1986 when most solar energy systems were thermal water heating. Solar hot water installations were primarily located on the roofs of buildings-close to the location the hot water would be used. Advances in solar technology now allow greater flexibility in locating solar facilities on a property. The study would examine whether the current regulations are still appropriate or if modifications to the regulations are desirable. The study would look at solar access to the entire parcel and not just the roof-top solar access. The study would examine whether additional areas of the City should have no solar access or different solar access requirements. The types of structures being shaded might also suggest different standards, such as shading of residential or non-residential buildings. The study could also look at whether solar easements or other compensating requirements are possible or appropriate.

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

Recently, the Planning Commission has considered variance applications for solar access associated with multi-story buildings along El Camino Real. In two cases the proposal for a 5-floor hotel building created shadow on the roof of adjacent small one-story buildings in excess of allowable shading. In one case there was additional shadow on the outdoor use (miniature golf). The Planning Commission also expressed that the criteria for solar shading should be reevaluated, i.e. whether the maximum amount of solar shading should apply to the winter solstice (shorter day of the year) or consider a broader criteria such as a year-round average. There are pending applications in other areas of the City with similar issues where the zoning code allows or incentivizes taller buildings to meet the vision for that area, creating tension between the two standards. The Downtown Specific Plan area has a blanket exemption from the solar access requirements. Plans for the Peery Park Specific Plan,

Lawrence Station Area Plan and update to the Precise Plan for El Camino Real are opportunities to craft regulations specific to those areas.

**Planned Completion Year:** 2016

**FISCAL IMPACT**

**Cost to Conduct Study**

Level of staff effort required: Moderate/Minor

Amount of funding above current budget required: \$ 0

Funding Source: N/A

Explanation of Cost: N/A

**Cost to Implement Study Results**

Some cost to implement

Explanation of Cost: Depending on what new regulations are adopted there would be a range of costs for training of staff. These costs could be offset with development application fees.

**EXPECTED PARTICIPATION IN THE PROCESS**

Council-approved work plan: No

Council Study Session: No

Reviewed by Boards/Commissions: Planning Commission, Sustainability Commission

**STAFF RECOMMENDATION**

**Position:** Support

**Explanation:** Staff finds this issue a priority based on the type of applications that are currently pending. If ranked high, the study could be completed early in 2016 to provide potentially alternative solar access requirements for pending applications.

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