

# Memorandum

To: Planning Commission

From: Amber Blizinski, Principal Planner

Date: November 11, 2016

Re: 2017 List of Potential Study Issues

Attached is a list of new CDD Study Issues that relate to the Planning Commission plus three that were deferred in 2016. Also listed for your reference are four study issues for which departments other than CDD are responsible that will require Planning Commission consideration. The Study Issue papers can be found on the City's website at the following link: <http://sunnyvale.ca.gov/CityGovernment/StudyIssues.aspx>.

One of the Planning Commission sponsored Study Issues, Consider Modifications to Current Procedures Related to Timing for Release of Public Hearing Reports and Documents, was pulled from the ranking process and deemed to be operational in nature. Rather than treating it as a Study Issue, that item will be evaluated separately.

At the hearing on November 14, 2016, the Planning Commission will recommend to Council whether an item should be ranked, deferred, or dropped (or "no recommendation", if so desired). Planning Commission will then rank those items not recommended for deferral, dropping or with no recommendation. The Planning Commission's recommendations will be transmitted to the Council as input to the decisions on the potential Study Issues.

The annual City Council public hearing on potential study and budget issues for calendar year 2017 will be held on Tuesday, January 10, 2017. The City Council will rank the Study/Budget issues at the Council Workshop on Friday, February 17, 2017.



**2017 PLANNING COMMISSION  
STUDY ISSUES**

	<b>STUDY ISSUE TITLE</b>
CDD 11-02	Downtown Development Policies for Parking
CDD 13-02	Consideration of useable open space in required front yards
CDD 15-04	Height Regulations to Accommodate Architectural Style
CDD 17-01	Evaluation of the Special Development Permit Process as it Relates to R-1.5 and R-1.7 Planned Developments
CDD 17-02	Increase Availability of Electric Vehicle Charging Stations in Private and Public Parking Facilities
CDD 17-05	Consider Revising Certain Requirements of Sunnyvale Municipal Code Chapter 19.72: Mobile Home Park Conversions
CDD 17-06	Explore Introduction of a Rent Stabilization Ordinance
CDD 17-07	Review and Consider Increasing the Below Market Rate (BMR) Ownership Housing Requirement (Chapter 19.67 of the Sunnyvale Municipal Code)
CDD 17-08	Evaluation of the Residential Single-Story Combining District Process
DPS 17-01	Regulation of Marijuana Cultivation in the City of Sunnyvale for Research and Development and Medical Marijuana Cultivation for Personal Use
DPW 16-10	Consider Sunnyvale Municipal Code Amendments to Clarify, Strengthen and Enforce Tree Preservation and Tree Planting Requirements within Right of Way and Public and Private Property
DPW 17-03	Update Mathilda Avenue Plan Line North of Washington Avenue
ESD 13-05	Eco-district feasibility and incentives

