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ST. ANTON
COMMUNITIES

www.AntonCap.com

October 25, 2016

The City of Sunnyvale
Attention: Kelly Cha
456 W. Olive Ave
Sunnyvale, CA 94086

Re: Individual Lockable Storage Requirements

Dear Ms. Cha,

I write on behalf of our company, St. Anton Communities, to provide input on the current individual lockable storage requirements. St. Anton Communities has over 30 years of development and management experience, including a portfolio of more than 7,000 units in California. We currently own and manage Anton 1101, a 97 unit luxury community located on N. Fair Oaks Blvd and we have a number of other Sunnyvale projects in pre-development.

We appreciate that city staff is reviewing Sunnyvale's lockable storage requirement. In our experience as operators of multifamily communities, we find that the current individual lockable storage requirement is burdensome and impractical. The storage units are grossly underutilized with approximately only 20% being used, while the majority are left vacant.

Since a primary objective of the City's study session is to craft a workable and effective policy, please consider the following comments:

- Reduce minimum size of storage from 300 c.f. to 150 c.f.
- Replace the quantity requirement as follows:
 - There shall be individual lockable storage compartments in an amount that is at least 50% of the total residential unit count of the project.
- Incentivize larger storage units:
 - If a storage unit is 450 c.f. or greater, then it shall count as three storage units for the purpose of calculating the total number of storage units required.
- Allow ancillary income so that owners can recoup the additional costs.
- Allow developers to include lockable, weatherproof, individual storage on balconies. If a unit has the storage on its balcony, reduce the overall storage count by the number of units.

ST. ANTON

COMMUNITIES

Thank you for taking the time to review and consider our input. If you have any questions, please call me at (916) 444-9825.

Sincerely,



Wes Carter
Vice President, Property Management

November 2, 2016

The City of Sunnyvale
Attention: Kelly Cha
456 W. Olive Ave.
Sunnyvale, CA 94086

Re: Individual Lockable Storage Requirements

Dear Ms. Cha,

I'm writing on behalf of Greystar Real Estate Partners to provide input on the current individual lockable storage requirements. Greystar manages a portfolio of over 20,000 units in Northern California and over 6,400 in the San Jose-Sunnyvale-Santa Clara MSA. Our Development Group currently owns and is working with the Planning Department to entitle and develop a 520-unit community at 1130 Kifer Rd. in Sunnyvale. Given this experience we have provided recommendations below and suggest the City of Sunnyvale review similar city requirements, such as in Mountain View, where a minimum of 80 sq. ft. enclosed and secured storage area is required. We would also request the final decision be retroactive to any project in process, up until building permit issuance.

Given our experience in the area please consider the following:

- Reduce minimum size of storage from 300 c.f. to 80 c.f.
- Replace the quantity requirement as follows:
 - o Individual lockable storage compartments of at least 50% of the total residential unit count of the project.
- Incentivize larger storage units:
 - o Total storage space in aggregate shall count towards the minimum storage requirement. For example, if one storage unit is 320 c.f. it is equivalent to providing four 80 c.f. storage units.
- Allow ancillary income so that individuals can choose whether they require additional storage space or not.
- Allow developers to include lockable, weatherproof, individual storage on balconies. If a unit has the storage on its balcony, reduce the overall storage count by the number of units

Thank you for taking the time to consider our input. If you have any questions, please call me at 415-489-3911.

Sincerely,

A handwritten signature in dark ink, appearing to read 'A. Morcos', written over a light blue horizontal line.

Andrew Morcos

Development Manager



November 8, 2016

Kelly Cha
Associate Planner
City of Sunnyvale
456 West Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707

RE: Individual Lockable Storage Requirements

Dear Ms. Cha:

It was a pleasure participating in the Individual Lockable Storage Study Issue outreach meeting on November 2, 2016. We appreciate efforts by the City to request input on individual lockable storage requirements for multi-family residential development projects. As a property owner in the City of Sunnyvale, we would like to take the opportunity to offer a few comments regarding storage requirements.

1) Currently, the City of Sunnyvale requires a minimum of 300 cubic feet (interior dimension) of lockable storage per dwelling unit. Individual Lockable Storage spaces are required for any multi-family residential development projects involving 3 or more units within R-3, R-4, R-5, commercial or industrial zoning districts. After reviewing the requirements of neighboring cities and the minimum required on comparable Irvine Company projects, we recommend the city zoning code be updated to require a minimum average of 150 cubic feet of lockable storage per dwelling unit within a multi-family residential development project.

2) We recommend the above revision to the Individual Lockable Storage Requirements for new Multi-family Residential development projects after reviewing project data from recent Irvine Company properties. In Santa Clara, the Monticello Apartment Homes and the recently entitled Santa Clara Square project each provide an average of 150 cubic feet of storage per dwelling unit. In Sunnyvale, Stewart Village I Apartment Homes provides a minimum of 150 cubic feet of storage per dwelling unit, although the average per dwelling unit is greater than 300 cubic feet.

3) We have reviewed the Individual Lockable Storage Requirements from other Silicon Valley municipalities. This table shows minimum storage requirements for other Cities:

<u>City</u>	<u>Min. Storage Size</u>
Redwood City	80 cu.ft.
Walnut Creek	200 cu.ft.
Mountain View	500-640 cu.ft.
Los Altos	96 cu.ft.
Santa Clara	No Requirement
San Jose	No Requirement

The Irvine Company is supportive of the City's efforts to study Individual Lockable Storage Requirements for Multi-Family Housing. We look forward to continued participation in the Individual Lockable Storage Requirements Study Issue.

Sincerely,


Carlene Matchniff
Vice President, Entitlements & Public Affairs
The Irvine Company



Kyungho Cha <kcha@sunnyvale.ca.gov>

Lockable Storage1 message

Richard Price <rprice@raintreepartners.com>
To: "kcha@sunnyvale.ca.gov" <kcha@sunnyvale.ca.gov>

Wed, Nov 23, 2016 at 12:10 PM

Kelly,

As a developer building to the current Sunnyvale municipal code, I feel strongly that the current lockable storage requirement is too high. I'm not able to make it on Monday to your study session. We have developed hundreds of units and have a portfolio of over 4,000 units in California. I believe we have enough demand for about 50% of the locked storage at our new development at 550 E. Weddell Dr. (465 units). Thought I'd share this opinion with you since I won't be there Monday. Have a nice Thanksgiving.

Thanks,

Rick

Richard W. Price

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