



City of Sunnyvale

Agenda Item

15-0681

Agenda Date: 1/29/2016

2016 COUNCIL STUDY ISSUE

NUMBER

CDD 14-04

TITLE Individual Lockable Storage Requirements for Multi-Family Housing

BACKGROUND

Lead Department: Community Development
Supporting Department(s): N/A

Sponsor(s):

Board/Commission: Planning Commission

History:

1 year ago: Below the Line

2 years ago: Below the Line

SCOPE OF THE STUDY

What are the key elements of the study?

The Zoning Code currently states the following requirement for lockable storage space for multi-family housing: A minimum of three hundred cubic feet (interior dimensions) of separate, lockable and weatherproof storage space shall be provided for each dwelling unit of a residential development consisting of three or more units and located in R-3, R-4, R-5, commercial or industrial zoning district. Each storage space shall be accessible from a patio, deck, hallway, the exterior of a dwelling unit, or via a separate structure. This standard has been in place since 1986, and staff has consistently applied it to both standard and larger "luxury" units throughout the community. In some cases an exception has been granted for units that provided significant interior storage such as large hall closets, separate full laundry rooms with additional storage, or large walk in closets. These exceptions are rare. Recent exceptions were granted for one-bedroom and studio units. The standards have been in place for nearly 30 years, and have typically been met by developers. Staff has heard from residents of these complexes that they appreciate the storage areas. The 300 c.f. can be met by a 7.5w x 5d x 8h space or several smaller spaces combined to meet the standard.

The study could include:

- Review of storage needs of residents
- Review of dwelling unit sizes and whether it makes a difference on storage needs
- Survey of requirements from other cities
- Aesthetic impacts of inadequate storage (balcony storage)
- Community outreach

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What precipitated this study?

In the current economic market, more small rental dwelling units are being developed (than in the past) in order to meet the needs of the growing population of single tech workers. The expectation for storage for these smaller dwelling units has not been studied to determine if there is a difference in need.

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

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

STAFF RECOMMENDATION

Position: Support

Explanation: It is more common for multi-family residential complexes to include more one-bedroom units, in which case smaller storage units could make sense since fewer people are likely to live in those units. The study could provide policy for appropriately sized storage requirements for smaller units.

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Reviewed By: Kent Steffens, Assistant City Manager

Approved By: Deanna J. Santana, City Manager