

CATALYST

DEVELOPMENT PARTNERS

January 16, 2018

Ms. Gerri Caruso
Mr. George Schroeder
City of Sunnyvale - Community Development Department
456 W. Olive Ave.
Sunnyvale, CA 94086

Dear Gerri and George,

Thank you for taking time to meet with us last week to discuss the proposed General Plan Amendment (GPA) and rezoning for the property located at 1050 W. Remington Drive. As required for the GPI process, please see the following text requesting a GPA.

Request:

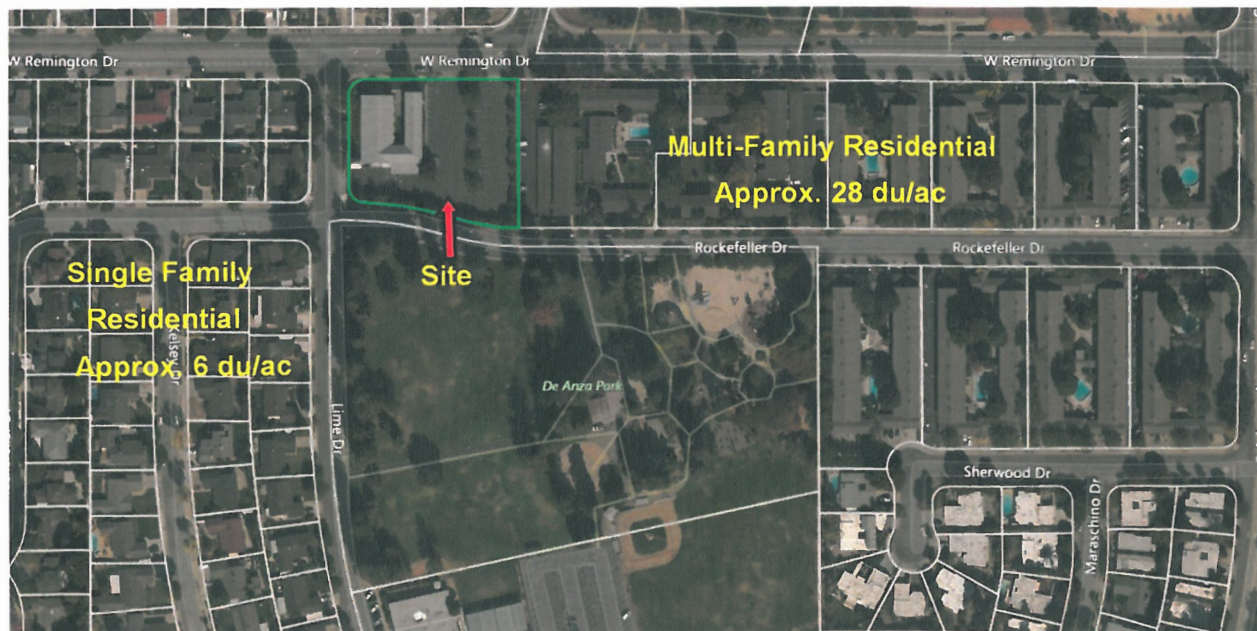
A General Plan Amendment to change the site designation from Public Facility to Medium Density Residential - R3.

Background:

The owners of the Property, Church of Christ (Sunnyvale) have continued to experience declining attendance and congregation membership. It has reached the point where the Elders of the Church believe it to be better for the congregants if they merge with another congregation in a different location. The Church contacted us, soliciting an offer to purchase the property, after an outreach mailing was sent to them from our broker.

Surrounding Area:

The property is abutted by SFR to the West, Medium Density Residential to the East and a Park to the South.



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Justification:

The proposed GPA is reasonably consistent with the surrounding area, creating a moderate transition in density from East to West. The proposed density and project would appear at a high level to have a minimal impact on traffic. The original number of congregants was likely higher than the number of projected residents. The City's traffic review will likely validate this assumption.

There is a need new housing in the Bay Area - housing in general as well as affordable housing (for which we would work with Ernie Defrenchi, if approved). The Church has experienced declining membership (consistent with the overall trend throughout the US). Consolidation of congregations continues to occur as many churches now have multiple services on a given day - rather than one or two, to achieve better utilization of their facilities. Accordingly, the designation as a Public Facility does not appear to be the highest and best use for the Property.

Thank you for your consideration of the proposed General Plan Amendment. Should you have any questions or require additional information, please contact me directly.

Sincerely,



CATALYST DEVELOPMENT PARTNERS

Todd Deutscher
President

cc. Richard Dowdy – Church of Christ
Jack Dent



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PLACES OF ASSEMBLY IN
SUNNYVALE, CALIFORNIA

FINAL REPORT
MARCH 29, 2018

PREPARED FOR:
CATALYST DEVELOPMENT
PARTNERS LLC



EXECUTIVE SUMMARY

To: Catalyst Development Partners LLC
From: The Concord Group, LLC
Date: March 29th 2018
Re: Places of Assembly in Sunnyvale, California

Catalyst Development Partners (“Catalyst”) engaged The Concord Group (TCG) to assist in evaluating the availability and current utilization of in-door only Places of Assembly (“POA”) serving the community in Sunnyvale, CA. As part of their evaluation, Catalyst required a detailed survey as to the availability of public meeting space from a list of POAs (Exhibit A) in the City of Sunnyvale (the City) that encompassed all Places of Worship and schools (public and private K-12) within the City. TCG’s scope was to conduct an independent phone survey of these gathering places to determine the utilization and general availability of their community meeting space in 2018 as well as trends for Places of Worship. The following outlines TCG’s key findings and conclusions.

CITY BACKGROUND:

- In 2006 the City of Sunnyvale developed a special ordinance (Ordinance # 2846-07) classifying certain public meeting spaces as “Places of Assembly” primarily to reduce or otherwise curtail the migration of these meeting spaces, (including churches or other places of worship) into City’s industrial areas at that time.

GENERAL SURVEY CONSIDERATIONS.

- POA’s have varied constraints such as specific availability of parking, and fire code regulations for use by any of these potential assembly groups. In order to reasonably estimate the space available for public use, TCG utilized an estimate of square feet determined during each individual phone survey and applied the specific requirement of POA’s 25 parking spaces per 1,000 square feet of available space. Actual total assembly space may vary slightly.

SURVEY FINDINGS:

Places of Worship:

- 42 places of worship were surveyed aggregating 262,338 square feet.
- 17 (41%) or 106,575 square feet of the 42 facilities offer space regularly for rent or charitable events. This space is typically used by groups such as: Boy Scouts, Girl Scouts, Daycare, Alcoholics Anonymous meetings, Weddings, other facility events, etc.

Public and Private Schools (K-12):

- 60 schools (POA's) were surveyed for a total of 170,400 square feet.
- 31 (43%) or 73,160 square feet of the 60 schools offers space regularly for rent or charity events. The process by which the space is utilized is typically a more in-depth vetting process than that for Places of Worship. The majority of the space provided is in elementary and middle schools that focused primarily on smaller groups, organizations, or exhibits. High schools are the only places that can accommodate larger groups.

SURVEY SUMMARY:

- In total, 102 Places of Assembly (Places of Worship and Schools) were surveyed providing a total meeting space of 432,738 square feet ("SF") with only 179,735 (42%) SF of space being utilized or occupied on a weekly basis. The survey determined that the 253,003 (58%) of the current POA space was largely unutilized and could readily be available for regular and one-time public meeting needs.

OTHER RELEVANT PUBLICLY AVAILABLE DATA:

- According to a study by the Pew Research Center, dated 2015, entitled "US Becoming Less Religious", the percentage of Americans that are "religiously affiliated dropped from 83% to 77% from 2007 to 2015. Further, the study indicated that the percentage of those attending religious services at least one time per month has declined from 54% to 50% over the same period of time.
- A study by the Gallup Organization, dated 2015, entitled "Frequent Church Attendance Highest in Utah, Lowest in Vermont" indicates that 51% of Californians seldom or never attend church and that 28% attend services weekly and 19% attend services nearly weekly but at least monthly.
- Even more local, a study by the Barna Group, dated 2017, entitled "Church Attendance Trends Around the Country" shows the San Francisco/Oakland/San Jose area leads the U.S. as having the highest percentage of its population, 60%, having not attended a church service in the past six months, not including a special event such as a wedding or a funeral.

CONCLUSION:

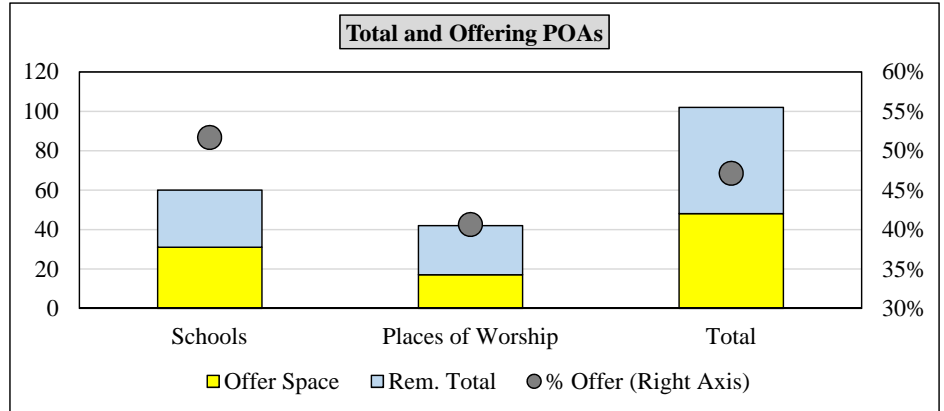
- The majority of POA space in Sunnyvale is materially underutilized. Trends further imply that Places of Worship will continue to provide increased capacity for alternate public uses as religious service attendance and frequency decline. Based on the findings of the facility survey and documented trends, TCG concludes that there is extensive availability of POA space in Sunnyvale with the likelihood of increased capacity in the future.
- Results of Impact Analysis (Exhibit 1): TCG looked at the overall impact of removing a single POA site from the overall square footage of public space in schools and places of worship. The specific site proposed for removal is the Sunnyvale Church of Christ, located at 1050 W. Remington Drive. This POA has roughly 6,246 SF of assembly space (1.4% of overall POA square feet), but the church has not actively allowed outside parties to use it. It is TCG's conclusion that the elimination of the Subject Site's 6,246 square feet will have an immaterial effect on the availability of POA in the City.

EXHIBIT 1

**POA USAGE SUMMARY
SUNNYVALE
MARCH 2018**

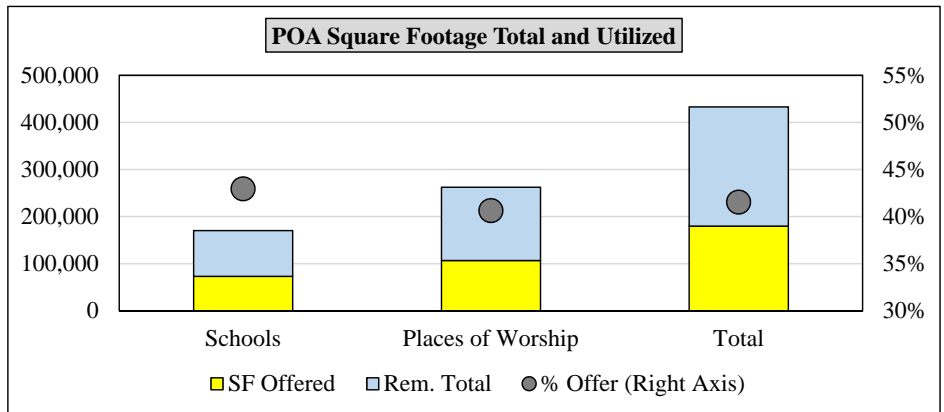
POA Surveyed Results (1)

	Schools	Places of Worship	Total
Polled Spaces	60	42	102
Offer Spaces	31	17	48
<i>% Polled</i>	52%	41%	47%



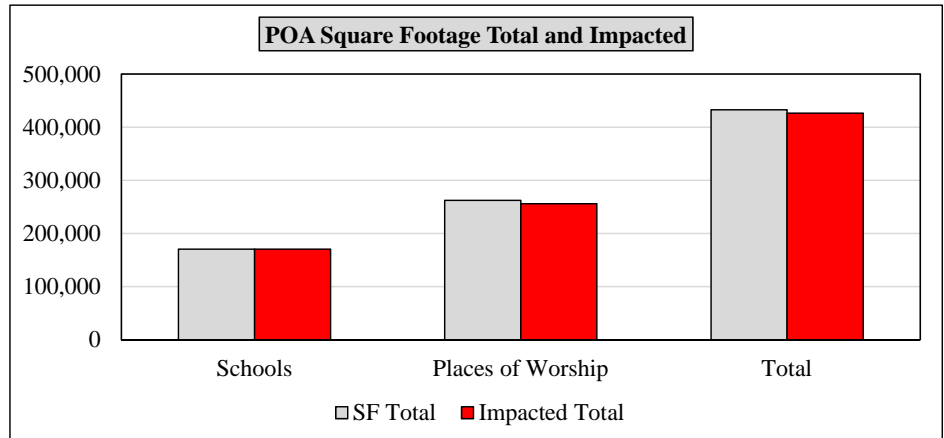
SF Total (2)	170,400	262,338	432,738
SF Offered (3)	73,160	106,575	179,735
<i>% Total</i>	43%	41%	42%

Only 42% (179,735 SF) of potential space is utilized on a weekly basis

**Results of Impact Analysis**

TCG looked at the overall impact of removing a single POA site from the overall square footage availability. The specific site used is the Sunnyvale Church of Christ, located at 1050 W. Remington Drive. This POA has roughly 6,246 SF of space available to be used, but the church does not actively allow people to use the space. It is TCG's conclusion that the elimination of the Subject Site's 6,246 square feet will have an immaterial effect on the availability of POA in the City.

	Schools	Places of Worship	Total
SF Total	170,400	262,338	432,738
SF Loss	0	6,246	6,246
Impact Total	170,400	256,092	426,492
<i>% SF Loss</i>	0.0%	2.4%	1.4%



- (1) Catalyst Development Group provided The Concord Group with a list of Places of Worship and Schools assumed to be under the Places of Assembly
 (2) Worship total square footage calculated from the average square footage per spaces that offer/rent out applied to total number of designated POAs
 (3) 25 parking spaces per 1,000 square feet is required based on The City of Sunnyvale's Municipal Code

EXHIBIT 2

POA LOCATIONS
SUNNYVALE
MARCH 2018

