



Sunnyvale

“PARCS” Property

Proposed amendment to Chapter 2.07
(Purchase, Sale or Lease of Real Property)

Joint Study Session of Sunnyvale City Council
and Parks and Recreation Commission

Council Chambers, May 22, 2018



PARCS Property Background

Publicly Accessible Recreation and City Service Property

- Sunnyvale Municipal Code Chapter 2.07 establishes the City process and approval authority for purchases, sales or leases of real property
 - ◆ City Manager Approval: Purchases, sales or leases below \$75,000, or revenue-producing leases for terms 55 years or less
 - ◆ City Council Approval: purchases, sales or leases above \$75,000

PARCS Property Background

- In November, 2016, voters considered Measure M, “Public Lands for Public Use Act”
- Proposed amendment to Chapter 2.07 to require a citywide election and majority voter approval for the following transactions:
 - Sale
 - Lease
 - Lease extension
 - Lease renewal
 - Land swap
 - Transfer of any real property-
 - ◆ Owned
 - ◆ Leased
 - ◆ Used by the City as a public park
 - Community service amenity (as defined by the proposed ordinance)

PARCS Property Background

- Key concerns identified by independent third party:
 - ◆ Voter approval requirement would transfer authority over real property decisions from elected and appointed representatives to residents, who may be less informed about transactional issues and needs
 - ◆ Study identified 36 current (at that time) transactions possibly subject to separate public votes
 - ◆ Significant financial and administrative costs associated with the voter-approval requirement would impact the City's fiscal resources and limit its ability to manage its property

PARCS Property Background

- Following the Measure M vote, City pursued steps to help address the underlying concerns that led to Measure M, including:
 - ◆ City Council affirmed intent to retain all Civic Center property as part of the Civic Center Modernization project;



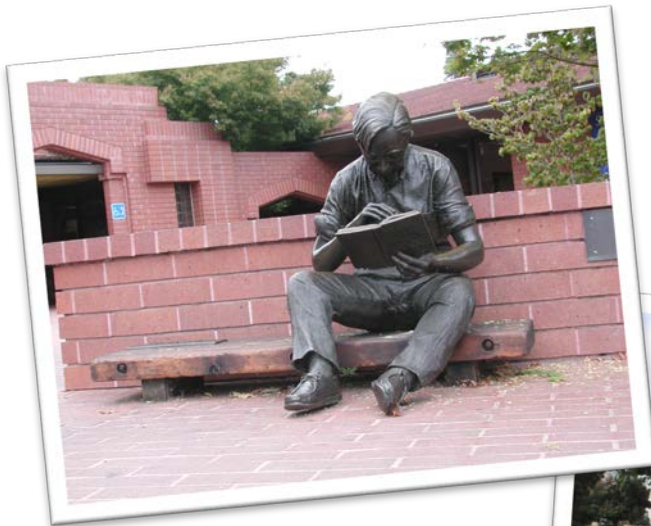
PARCS Property Background

- ◆ In recent years, six acres of parklands have been added
- ◆ Additional acreage is anticipated from pending development proposals
- ◆ FY 2017/18 funding if the City chose to place its own initiative on a future ballot



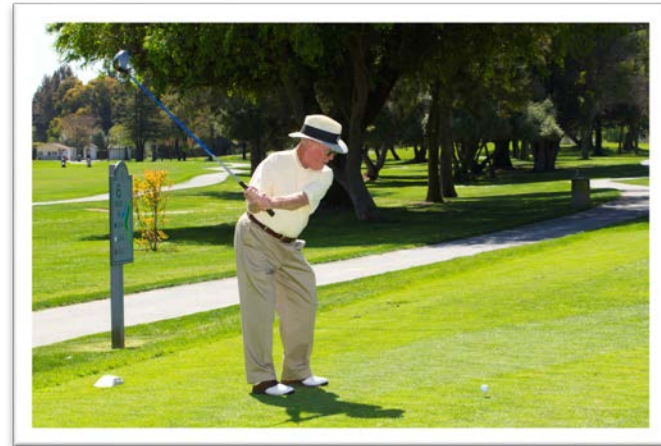
Administrative Option

- Before spending additional resources, the City Manager is bringing forward an administrative option



Administrative Option

- Amend Chapter 2.07 to provide special approval requirements for designated properties (“PARCS”):
 - Parks
 - Recreational open space
 - Library
 - Swimming pool
 - Community center
 - Performing arts venue
 - Garden
 - Golf course
 - City hall building containing the Council Chambers



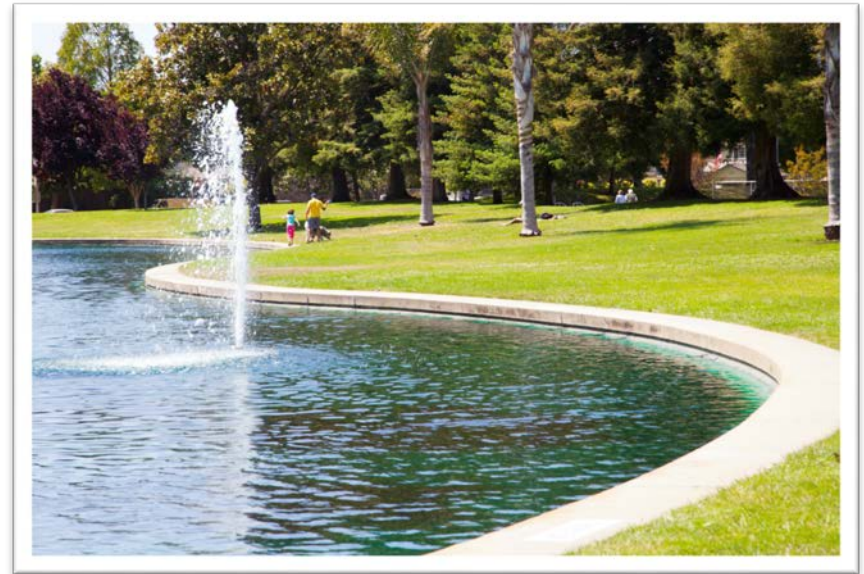
Administrative Option

- Properties on the “PARCS” list subject to:
 - ◆ Super majority vote (5 councilmembers) to approve a sale or lease where the cost exceeds \$75,000
 - ◆ Continue City Manager authority for sales or leases less than \$75,000 and leases that result in revenue to the city with a term of 55 years or less



Provisions in Amendment

- Identifies by list, city-owned properties providing publicly accessible recreation subject to the ordinance
- Requires City Council to ensure list reflects these properties



Provisions in Amendment

- Provides that Council will adopt property list by resolution
- Requires the City to hold a public hearing for any future amendment to the list
- Public hearing process includes notice to adjacent properties



Provisions in Amendment

- Requires affirmative vote of super majority (5 councilmembers) to remove a property from the PARCS list



Benefits of Amendment

- Clearly identifies property used by the public for recreation and service
- Outlines enhanced process for decision making about property retention, including public hearing notices



Benefits of Amendment

- Continues practices essential to providing the high level of programs and services the community now enjoys
- Appropriately balances administrative and financial costs of managing City's real property

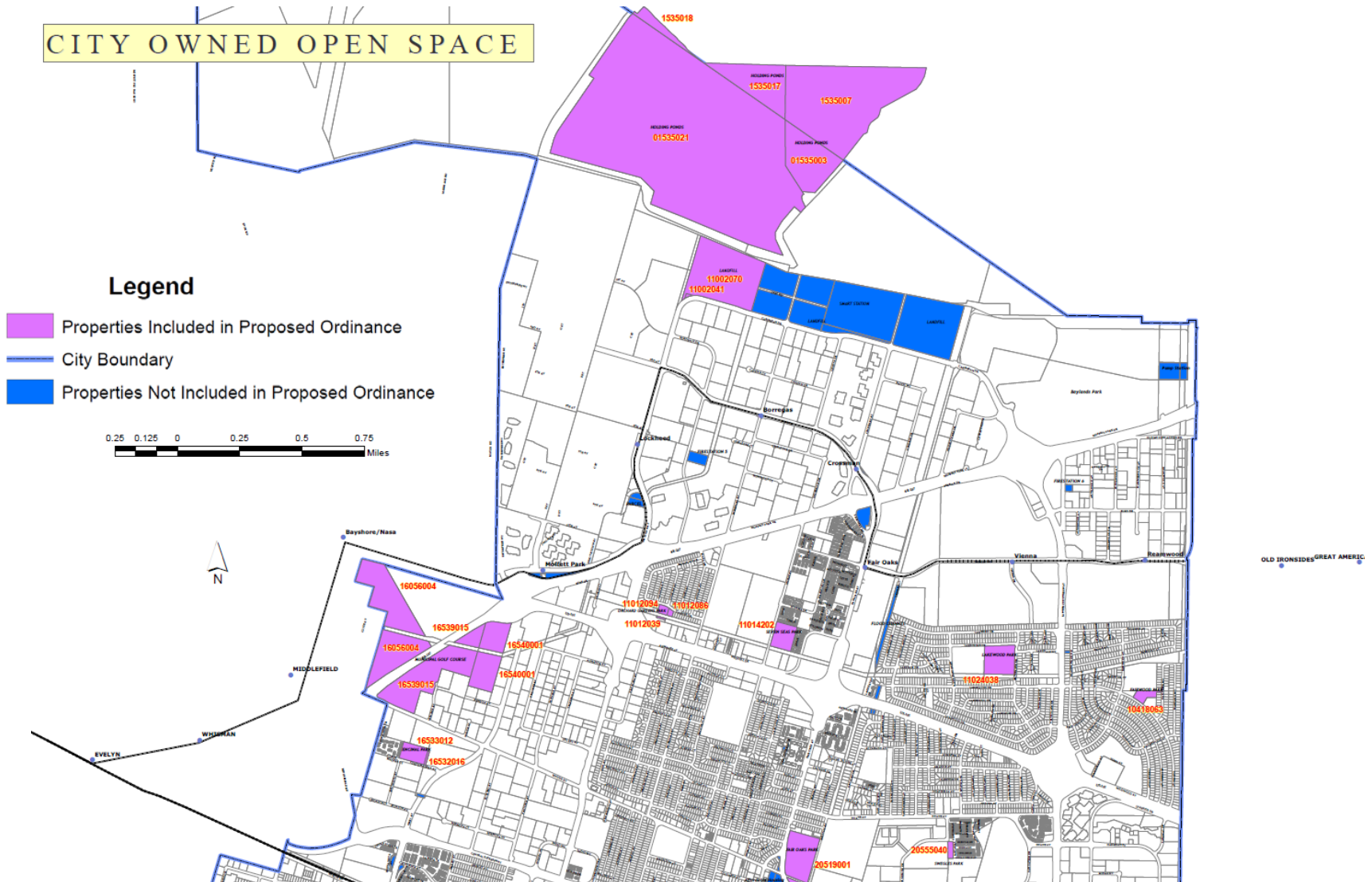


“PARCS” Property

Proposed amendment to Chapter 2.07

- CONCLUSION
 - ◆ Proposed Amendment is cost effective.
 - ◆ Can be readily implemented.
 - ◆ Provides greater protection of “PARCS” designated properties
- QUESTIONS/DISCUSSION

City Owned Open Space



City of Sunnyvale – Publicly Accessible Recreation and City Service (“PARCS”) Property – May 2018



City Owned Open Space - Civic Center



City Owned Open Space - Pond

