



Sunnyvale

Study Issue Form

The Study Issues process is designed to assist City Council with setting priorities for the coming calendar year. Board and commission members have two roles in this process:

1. To advise Council regarding the identification of policy issues to study, within their relevant area of authority;
2. To advise Council on those issues Council has decided to study.

The study issues process should focus on considering a new or revised ordinance, new or expanded service delivery program, changes to existing Council Policy, or amendments to the General Plan. The Study Issues Form is designed to focus board and commissioner members' ideas on potential policy study issues, and provide the opportunity for staff feedback and guidance in a transparent process.

Board or commissioners may only fill out a form for study issue ideas within their purview.

Place cursor in gray field box and press F1 for instructions.

Date Submitted to Staff Liaison: 9/23/2019

Board/ Commission: Planning Commission

Workplan Year: 2020

Submitted by: Chair Howard

Study Issue Working Title: Deemphasizing du/ac and Encouraging Missing Middle Housing

1. What are the key elements of the issue? What precipitated this study?
The draft Housing Strategy specifically calls for the deemphasis of dwelling units per acre as a metric in city zoning. This study issue would examine removing restrictions on dwelling units per acre from the city's residential zoning code. Residential developments would continue to be governed by existing FAR restrictions, lot coverage restrictions, setbacks, height limits, parking requirements, etc.

In addition, this study issue would consider additional zoning changes to the residential zoning code intended to encourage missing middle housing. Such measures could include but are not limited to reduced parking requirements and increased FAR.

2. Staff Summary of Scope and/or Comments: **[Staff Use Only]**
There are future studies/implementation items (Tier 3) in the draft Housing Strategy which could lead to similar changes and it is redundant to create this Study Issue at this time when other implementation items have been prioritized higher by the Council. Additionally, staff is working on numerous area plans and studying over 5,000 new housing units in the City's planned growth areas.



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Memorandum

This study would require significant revisions to the Sunnyvale Municipal Code/Specific Plans as floor area ratio is not currently regulated in non-single family/duplex zoning districts and staff would need to hire consultants to determine appropriate standards if dwelling units/acre was removed as our primary standard. Finally, the City would need to weigh the removal of the dwelling unit/acre standard with recent State Legislation as it is currently the City's primary objective standard that can be used to create a maximum development standard for multi-family development.