



## 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:** 2/6/2021

**Board/ Commission:** Planning Commission

**Workplan Year:** 2022

**Submitted by:** Commissioner Weiss

**Study Issue Working Title:** Missing Middle Study Issue

1. What are the key elements of the issue? What precipitated this study?  
Multiple Unit Housing Compatible with Single Family Housing Neighborhoods  
Duplexes, Triplexes, 4-Plexes  
Rental and For Sale  
Multi-generational Housing vs. "Oversize Houses"
2. Staff Summary of Scope and/or Comments: This is a very complex issue currently being considered at the State level through several proposed housing bills which seek to modify single-family zoning. If any of the legislation from the State passes, the City will be required to adhere to new law. If the City were to take on this study, it would be very challenging and complex and would likely require significant environmental review as it has the potential to allow a significant increase in housing units within neighborhoods that may not have the infrastructure/utilities/etc. to accommodate such an increase. Finally, there are some approaches in the City's adopted Housing Strategy that also serve to accommodate the missing middle. These individual



Sunnyvale

## Memorandum

strategies have been prioritized by the Council and will be studied when time/finances permit.