



## 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.*

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**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: In March 2021, the Planning Commission voted to include a Study Issue on their list of 2022 Potential Study Issues entitled "Consider the Elimination of Single-family Zoning". However, the State of California has passed Senate Bill 9 which essentially eliminates single-family zoning and allows up to 4 units on most single-family zoned properties in the City. Staff understands the reasoning behind the Commissions inclusion of this item on the list; however, it now seems unnecessary, and staff would recommend dropping the issue if formalized. As the study issue has not been formally sponsored, the Commission can vote to remove this study from their potential 2022 study issue list and staff will not progress this



Sunnyvale

## Memorandum

study issue paper for formal consideration.