



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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### REPORT TO CITY COUNCIL

#### **SUBJECT**

Storage Space for Multi-Family Residential: Introduce an Ordinance to Amend Section 19.12.130 ("L") of Chapter 19.12 (Definitions), Section 19.38.040 (Individual Lockable Storage Space) of Chapter 19.38 (Required Facilities) and Section 19.90.030 (Procedures) of Chapter 19.90 (Special Development Permits) of the Sunnyvale Municipal Code, and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3)

#### **SUMMARY OF PLANNING COMMISSION ACTION**

The Planning Commission considered this item on March 6, 2017. Staff answered Commissioners' questions regarding fire safety in the storage areas and bike storage requirements related to individual lockable storage. Staff clarified information in the recommendation. Staff also presented two online resident survey responses that had been received on the day of the Planning Commission hearing, those responses can be found in Attachment 7. No members of the public spoke during the public comment period.

The Planning Commission recommended Alternative 1 to the City Council with a 6-0 vote (one Commissioner was absent).

The Report to Planning Commission can be found in Attachment 1. Draft minutes from the Planning Commission hearing can be found in Attachment 8.

#### **ALTERNATIVES**

1. Introduce an Ordinance to amend Section 19.38.040 (Storage Space for Multi-Family Residential) regarding size, location, configuration, exception process and applicability and make associated amendments to Section 19.12.100 ("I") of Chapter 19.12 (Definitions) and Section 19.90.030 (Procedures) of Chapter 19.90 (Special Development Permits) of the Sunnyvale Municipal Code and find these actions are exempt from CEQA.
2. Introduce an Ordinance with modifications.
3. Do not amend the Sunnyvale Municipal Code and make no changes to the requirements for individual lockable storage.

#### **STAFF RECOMMENDATION**

Alternative 1: Introduce an Ordinance to amend Section 19.38.040 (Storage Space for Multi-Family Residential) regarding size, location, configuration, exception process and applicability and make associated amendments to Section 19.12.100 ("I") of Chapter 19.12 (Definitions) and Section 19.90.030 (Procedures) of Chapter 19.90 (Special Development Permits) of the Sunnyvale Municipal Code, and find these actions are exempt from CEQA.

The requirement for lockable storage at multi-family developments has been in place for many years,

and appears to be appreciated by residents, even if underutilized. Staff does not support removing the requirement, but can support modifying the standards to be more consistent with the current market. Staff recommends smaller volume area for one-bedroom and studio units, adding minimum dimensions, expanding the allowable locations, clarifying that the space may be divided, that exceptions can be considered through the Specific Development Permit process and that the regulations should apply to any multi-family development projects in all zoning districts. Reducing the size to 200 cubic feet for smaller units reduces the space necessary for the additional units, but still maintains a useful size for the tenants. The use of a variable size of storage units based on the number of bedrooms is a potential option, but staff is concerned that the regulations become too complicated and difficult to administer.

Modifications to the Sunnyvale Municipal Code pursuant to staff's recommendation will continue to support the City's effort to protect, maintain, and enhance residential neighborhoods by preventing unnecessary accumulation of personal belongings in areas that are visible to the public, while also modifying the requirements to more closely match current trends in multi-family development. The recommendations will also standardize existing internal policies and clarify the permit process for allowing exceptions.

Prepared by: Kelly Cha, Associate Planner

Reviewed by: Amber Blizinski, Principal Planner

Reviewed by: Andrew Miner, Planning Officer

Reviewed by: Trudi Ryan, Director, Community Development

Reviewed by: Kent Steffens, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

## **ATTACHMENTS**

1. Report to Planning Commission 16-1128, March 6, 2017 (*without attachments*)
2. Study Issue Paper
3. Draft Ordinance
4. Existing Sunnyvale Municipal Code Section 19.38.040
5. Sample Questions from Online Resident Survey
6. Public Comment

## **Additional Attachments for Report to Council**

7. Excerpt of Draft Minutes from the March 6, 2017 Planning Commission Hearing
8. Online Resident Survey Responses