



Sunnyvale

2023-2031 Housing Element Update

City Council
Study Session
September 26, 2023



Agenda

- Housing Element Timeline
- HCD Findings & City Responses
- Next Steps



MAY 2023
REVISED HCD DRAFT

ASCENT




Sunnyvale

2023–2031 HOUSING ELEMENT



Housing Element Timeline

Jul 8, 2022	First HCD Draft submitted to HCD
Oct 6, 2022	HCD Comment Letter #1
Oct 2022 – May 2023	Revisions to Draft
Jan 31, 2023	HCD Adoption Deadline
May 24, 2023	Revised HCD Draft submitted to HCD
July 10, 2023	Errata sent to HCD
July 21, 2023	HCD Comment Letter #2
Aug 2023	Meetings with HCD
 Sep 26, 2023	City Council Study Session

Finding A1

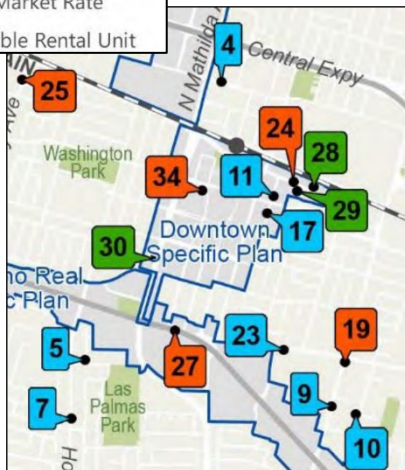
Affirmatively Furthering Fair Housing & Identified Sites

HCD Finding

- *Analyze why Sites Inventory has fewer units in DSP than in MPSP*

Existing Affordable Rental Housing

- # Subsidized
- # Below Market Rate
- # Affordable Rental Unit



City Response

- HCD Count: 224 Units
 - ◆ Actual Count: **1,120 units**
- DSP build out currently in progress, MPSP approved in July
- MPSP over **9x larger** than DSP
- Many affordable projects in DSP
- Program H3 commits to increased density in Village Centers and other highest resource sites

Finding A2

Realistic Capacity

HCD Finding

- *Analyze how commercial requirements affect realistic capacity of 105 du/acre in MPSP*
- *Support assumptions in DSP and ECRSP*

City Response

- Most MPSP assumptions are lower:

Zoning	Comm Required ?	Min Density	Max Achievable Density	Realistic Capacity
Activity Center	Yes	40 du/ac	180 du/ac	40 du/ac
Mixed Use	Yes	36 du/ac	150 du/ac	37.5 du/ac
Residential	No	70 du/ac	150 du/ac	105 du/ac

- DSP assumptions supported by recent project data since 2013
 - ◆ 1,223 units assigned vs. 1,608 approved

Finding A2

Realistic Capacity (continued)

HCD Finding

- *Analyze open space requirements and parking minimums in LSAP and ECRSP*

City Response

- Added examples of recent/proposed projects
 - ◆ Projects exceed land use requirements and max density



Source: Google Maps

Savoy (1120 Kifer – 2016 LSAP)

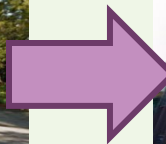
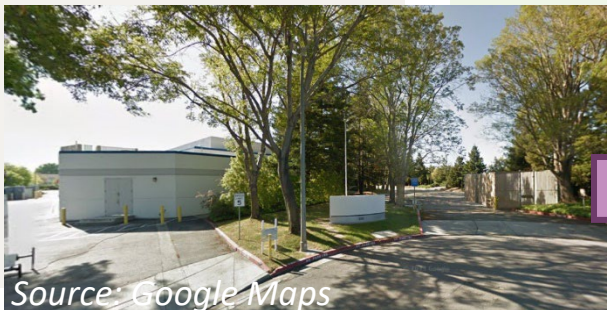
	Required	Actual
Open Space	26,000 SF	100,880 SF
Parking	584 spaces	766 spaces
Max. Units	359	520

Finding A2

Suitability of Nonvacant Sites

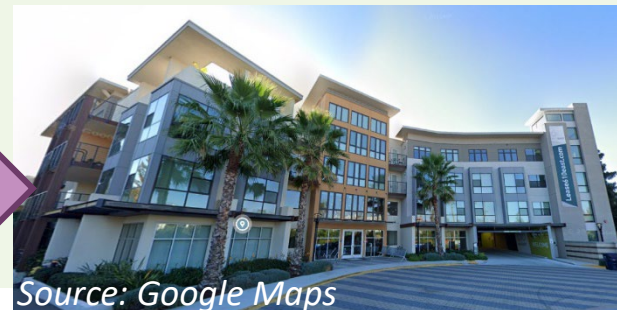
HCD Finding

- *Support redevelopment of nonvacant sites with recent development trends*



City Response

- Added examples of recent and proposed projects showing redevelopment of nonvacant sites throughout City
 - ◆ Office/R&D/Ind: Redwood Place, 610 E Weddell (below)
 - ◆ Commercial: 200 S Taaffe, Flats West, Paloma Place



Finding A2

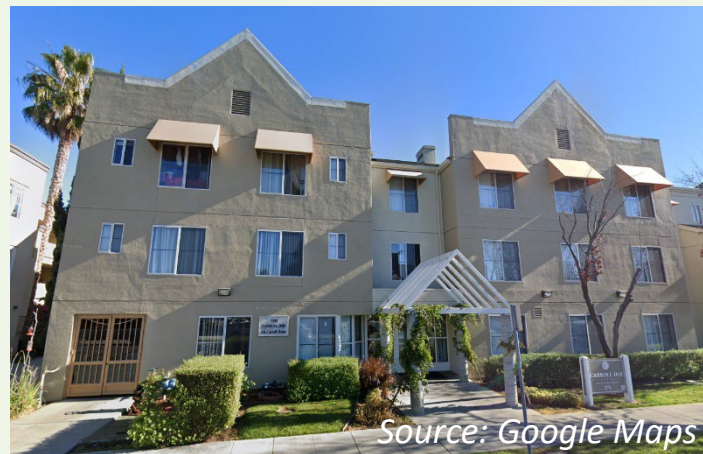
Zoning for a Variety of Housing Types

HCD Finding

- *Modify parking standards and to facilitate Single Room Occupancy (SRO) housing*
- *Consider allowing SROs by right in mixed use zones in ECRSP*

City Response

- Modified Program H23 to remove minimum parking requirements for SROs
- Allow SROs by right in mixed use zoning districts in ECRSP



Source: Google Maps

Carroll Inn Apartments

Finding A3

Land Use Controls

HCD Finding

- *Analyze land use controls including parking requirements and open space requirements*

City Response

- Added examples of recent projects that have complied with development standards
- Modified **Program H18** to reduce open space requirements in R2 and R3 zones
- Modified **Program H21** to remove parking minimums pursuant to AB 2097

Finding A3

Fees and Exactions

HCD Finding

- *Analyze Park Dedication Requirement's impact on multifamily housing types*

City Response

- Modified **Program H19** to reduce requirement for multifamily housing
 - ◆ Revise density assumptions with new Census data
 - ◆ Modify fee structure to be based on square footage instead of number of units

Finding A3

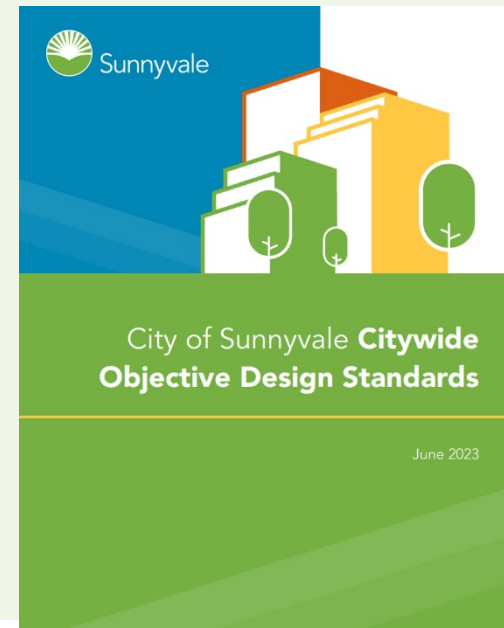
Processing and Permitting Procedures

HCD Finding

- *Clarify new Plan Review Permit approval threshold*

City Response

- Clarified that Planning Commission hearing for Plan Review Permit is subject to ***objective design standards only***



Finding B2

Housing Programs

HCD Finding

- *Revise programs:*
 - ***H17: ECRSP Commercial Requirement***



Source: Dahlin

City Response

- No revisions to H17
- Added example of pending ECRSP project that meets commercial requirements
- Discussed ECR as a commercial corridor transitioning to mixed-use with residential

Finding B2

Housing Programs (continued)

<i>HCD Finding</i>	City Response
<ul style="list-style-type: none">• <i>Revise programs:</i><ul style="list-style-type: none">▪ H18: <i>Open Space</i>▪ H19: <i>Park Dedication Requirement</i>	<ul style="list-style-type: none">• H18: Revised to commit to reduce open space requirements in R-2 and R-3 zones• H19: Revised to commit to reduce in-lieu fees for multifamily housing

Finding C

Public Participation

HCD Finding

- *Clarify additional steps needed to approve proposed projects at 1154 and 1170 Sonora Court*

City Response

- Applicant and Staff have resolved processing questions
- Environmental studies nearing completion; application will be scheduled for public hearing soon

Next Steps

Oct 6, 2023	Publish Revised Draft
Oct – Dec 2023	HCD 60-day Review
Dec 2023	Housing & Human Services Comm.
Dec 11, 2023	Planning Commission
Jan 9, 2024	City Council Adoption

Questions

Discussion

