



City of Sunnyvale

Meeting Minutes - Draft Housing and Human Services Commission

Wednesday, September 20, 2017

7:00 PM

West Conference Room, City Hall, 456 W.
Olive Ave., Sunnyvale, CA 94086

CALL TO ORDER

Chair Grossman called the meeting to order at 7 p.m.

SALUTE TO THE FLAG

Chair Grossman led the salute to the flag.

ROLL CALL

Present: 6 - Commissioner Patti Evans
Commissioner Minjung Kwok
Commissioner Diana Gilbert
Chair Joshua Grossman
Commissioner Ken Hiremath
Vice Chair Avaninder Singh
Absent: 1 - Commissioner Elinor Stetson

Commissioner Elinor Stetson (excused)
Council Liaison Gustav Larsson (absent)

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

1.A [17-0636](#) Approve the Housing and Human Services Commission Meeting Minutes of July 26, 2017

Chair Grossman asked for a motion on the consent calendar if there were no questions or comments.

MOTION: Commissioner Evans moved and Commissioner Kwok seconded the motion to Approve the Housing and Human Services Commission Minutes of July 26, 2017 as submitted.

The motion carried by the following vote:

Yes: 4 - Commissioner Evans
Commissioner Kwok
Chair Grossman
Vice Chair Singh

No: 0

Absent: 1 - Commissioner Stetson

Abstain: 2 - Commissioner Gilbert
Commissioner Hiremath

Commissioners Gilbert and Hiremath abstained because they were not present at the July 26, 2017 meeting.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2 [17-0888](#) Study of Accessory Dwelling Unit Development Standards: Forward a Recommendation to the City Council to Adopt an Ordinance Amending Sunnyvale Municipal Code Section 19.68.040 (Accessory Dwelling Units), Adopt a Resolution Amending the Master Fee Schedule to Impose Transportation Impact Fees for Accessory Dwelling Units, and Find that these Actions are Exempt from CEQA.
Project Planner: Shila Behzadiaria, (408) 730-7456, sbehzadiaria@sunnyvale.ca.gov

Assistant Planner Shila Behzadiaria presented this item and answered commissioner's questions.

Chair Grossman opened the public hearing at 8:07 p.m.

Greg Popovich, owner of Goldbar Builders, located in Sonora, spoke in favor of providing opportunities that will encourage home owners to build ADUs which can provide additional income for owners, and affordable housing for local workers. He feels that Sunnyvale's ADU Development standards are confusing and too complicated. He noted that Cupertino and Milpitas use simpler formulas to regulate the size of ADUs, such as 10% of lot area. He also estimated that only around 10% of property owners who could potentially build an ADU will consider building one.

Serge L. Rudaz, Sunnyvale resident, stated that as the main goal of ADUs is to provide affordable housing, he is in favor of making the deed restriction permanent, to prevent aggressive speculation investment companies in single-family properties with ADUs.

Chair Grossman closed the public hearing at 8:15 p.m.

After some discussion by the commissioners, Chair Grossman asked for a motion.

MOTION: Commissioner Hiremath moved and Commissioner Evans seconded the motion to recommend to Council Alternatives 3, 6, 8, 11, 13 and 14 as follows: 3. Introduce an ordinance to reduce the minimum lot size for ADUs to 8,000 square feet in the R-1 zone and to 6,500 square feet in the R-0 zone; 6: Make the owner-occupancy requirement and deed restriction permanent; 8. Adopt a Resolution amending the Master Fee Schedule to establish the TIF fee for ADUs at the same rate as the multi-family rate (Attachment 7 to this report); 11. Modify the requirement that the entry door of ADU not face the public street (included in proposed ordinance, Attachment 7 of this report); 13. Find that the amendments to Sunnyvale Municipal Code Section 19.68.040 are exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15378(b)(4); and 14. Find that the amendments to the Master Fee Schedule are exempt from CEQA.

The motion carried by the following vote:

Yes: 6 - Commissioner Evans
Commissioner Kwok
Commissioner Gilbert
Chair Grossman
Commissioner Hiremath
Vice Chair Singh

No: 0

Absent: 1 - Commissioner Stetson

3 [17-0799](#) Review of 2016-17 Consolidated Annual Performance
Evaluation Report (CAPER)

Housing Officer Suzanne Isé gave a short overview of the CAPER and answered questions.

After some brief discussion and noting that there were no members of the public present, Chair Grossman asked for a motion.

MOTION: Commissioner Gilbert moved and Commissioner Hiremath seconded the motion to Approve the draft CAPER as presented in Attachment 1 of the staff report.

The motion carried by the following vote:

Yes: 5 - Commissioner Kwok
Commissioner Gilbert
Chair Grossman
Commissioner Hiremath
Vice Chair Singh

No: 0

Absent: 2 - Commissioner Evans
Commissioner Stetson

Commissioner Evans left the meeting at 8:45 p.m.

4 [17-0898](#) Annual Review of the City Code of Ethics and Conduct

Chair Grossman mentioned that having just attended his Chair orientation he had a much better understanding of the importance of following the guidelines in the Code of Ethics and Conduct and encouraged everyone to review it thoroughly.

No action was taken, or required, on this item.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

[17-0899](#) Propose and/or review new Study Issues and Budget Issues

Chair Grossman asked if anyone had any study issues to propose.

After a short brainstorming session, Commissioners inquired about a possible study issue on Transportation Demand Management programs for multi-family developments.

Staff noted that a study issue on this topic had been established several years ago (CDD-15-02C), and agreed to provide information about it in the next meeting packet.

Commissioners then proposed a study issue related to the new legislation on housing about to be approved by the Governor.

MOTION: Vice Chair Singh moved and Commissioner Gilbert seconded the motion to propose a new study issue to determine what the City could do to optimize housing opportunities in Sunnyvale given new State legislation and funding measures enacted in 2017.

Yes: 5 - Commissioner Kwok
Commissioner Gilbert
Chair Grossman
Commissioner Hiremath
Vice Chair Singh

No: 0

Absent: 2 - Commissioner Evans
Commissioner Stetson

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

None.

-Staff Comments

Staff reminded the commissioners of the upcoming special meeting on October 18, 2017.

Staff announced that the waitlist list for Aster Park Apartments, an affordable rental property, would be open from September 18 through September 29, and asked the commissioners to please pass this information along to anyone they know who is looking for affordable housing.

ADJOURNMENT

Chair Grossman adjourned the meeting at 9:27 p.m.