

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE ESTABLISHING AND ADOPTING PROGRAM H17 FOR MODIFIED COMMERCIAL REQUIREMENTS IN MIXED-USE DEVELOPMENT IN THE EL CAMINO REAL SPECIFIC PLAN

WHEREAS, the El Camino Real Specific Plan (ECRSP), adopted in 2023, includes several sites that were intended to redevelop from commercial/retail use to mixed use housing and commercial/retail; and

WHEREAS, the Housing Element of the City of Sunnyvale provides that the City will adopt Program H17 to eliminate commercial requirements for sites zoned mixed use in the El Camino Specific Plan Area for 100% affordable housing developments; and

WHEREAS, Program H17, planned for completion by the end of 2023, will be an integral part of shaping future affordable housing development in the ECRSP area, to help meet the City's affordable housing goals.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE THAT the City Council of the City of Sunnyvale adopts the Program H17 Modified Commercial Requirements in Mixed Use Development (Exhibit A), to be effective December 1, 2024, and directs staff to apply the requirements listed in Exhibit A to affordable housing projects in the El Camino Specific Plan Area (as appropriate) in the City of Sunnyvale.

Adopted by the City Council at a regular meeting held on _____, by the following
vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSAL:

ATTEST:

APPROVED:

DAVID CARNAHAN
City Clerk
(SEAL)

LARRY KLEIN
Mayor

APPROVED AS TO FORM:

REBECCA L. MOON
City Attorney

EXHIBIT A

**Housing Element Program H17 El Camino Real Specific Plan Commercial Requirement
for Affordable Housing**

| PERCENTAGE OF TOTAL RESIDENTIAL UNITS THAT ARE AFFORDABLE TO "LOWER INCOME HOUSEHOLDS WITH AT LEAST 25% OF THE AFFORDABLE UNITS AFFORDABLE TO HOUSEHOLDS AT OR BELOW 50% OF AREA MEDIAN INCOME" | STREET FRONTAGE OF DEVELOPMENT PROPERTY | NET LOT AREA OF DEVELOPMENT PROPERTY | ADJUSTED MINIMUM REQUIRED COMMERCIAL AREA (% OF REQUIREMENT IDENTIFIED IN SMC TABLE 19.36.090) |
|---|---|--|--|
| Greater than 98% | All properties | Less than 3 acres (130,680 sq. ft.) | 0% (No minimum required) |
| | | Equal to or greater than 3 acres (130,680 sq. ft.) | 50% |
| Greater than 66% and Less than or equal to 98% | El Camino Real Frontage | Less than 2 acres (87,120 sq. ft.) | 50% |
| | | Equal to or greater than 2 acres (87,120 sq. ft.) | 66% |
| | No El Camino Real Frontage | Any size | 0% (No minimum required) |
| Greater than 50% and Less than or equal to 66% | All properties | | 75% |
| Less than or equal to 50% | Not eligible for adjusted minimum | | |
| Active Uses (per ECRSP) | <ul style="list-style-type: none"> - Sites with El Camino Real frontage shall use gyms, bike rooms and leasing areas to maintain active uses on the ground floor. - Sites without El Camino Real frontage shall use landscaped buffers of 15 feet to soften the pedestrian landscape at the ground floor. | | |