

**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.

BE IT FURTHER RESOLVED THAT City Council directs staff to return to City Council to review the implementation of this Program and receive further direction after two 100% affordable projects have been approved by City Council, or earlier as may be determined by the director of community development.

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)
100% <sup>1</sup>	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 100% <sup>1</sup>	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"> <li>- Sites with El Camino Real frontage shall use gyms, bike rooms and leasing areas to maintain active uses on the ground floor.</li> <li>- Sites without El Camino Real frontage shall use landscaped buffers of 15 feet to soften the pedestrian landscape at the ground floor.</li> </ul>		

Notes:

[1] Exclusive of manager's unit(s).