

- 4 14-0921** Recommend Adoption of Resolution to Amend the General Plan by Adopting the 2015-2023 Housing Element
CEQA Review: Negative Declaration
Staff Contact: Suzanne Isé, (408) 730-7698, sise@sunnyvale.ca.gov

Suzanne Isé, Housing Officer, presented the staff report.

Vice Chair Olevson commented on the written document being very easy to read, and confirmed with Ms. Isé that there are no substantive changes to the existing Housing Element and that the three new policies and programs discussed in the document are achievable within the standard operating budget. Vice Chair Olevson added that he is pleased the State has sent preliminary approval.

Comm. Harrison discussed with Ms. Isé collaborative funding of regional housing projects in nearby jurisdictions, and housing and transportation programs for the elderly funded by the City.

Comm. Klein and Ms. Isé discussed a potential increase in the Below Market Rate (BMR) requirement and when it may go to City Council for review.

Comm. Durham and Ms. Ryan discussed the tables in the document that list the fees charged for projects in Sunnyvale, and Comm. Durham commented on the price of homes in the area.

Chair Melton and Ms. Isé discussed the difference in number between the quantified objective of affordable housing units and that of the Regional Housing Needs Allocation (RHNA), and discussed potential options for how to close the gap between these numbers. Chair Melton and staff also compared the quantified objectives of Sunnyvale and neighboring cities.

Comm. Harrison and Ms. Ryan discussed removing from the inventory of housing in-fill sites that have been proposed for a commercial use.

Chair Melton opened the public hearing and upon seeing no speakers for this item, closed the public hearing.

Vice Chair Olevson moved Alternative 1 to Recommend that City Council:

- A) Adopt the Negative Declaration; and
- B) Adopt a resolution to amend the General Plan by replacing the 2009 Housing Sub-Element with the 2015-2023 Housing Element.

Comm. Harrison seconded.

Vice Chair Olevson recommended proceeding with the Housing Element and said it is well researched and documented and has a preliminary review by the State. He said he is aware from meetings outside of the Planning Commission that failure to have a current Housing Element can initiate State action to cut off our ability to issue building permits and receive grants, which we depend on to run the City. He said that since we have met all requirements and the document is well researched and the revised Housing Element fits the goals of Sunnyvale, he is strongly recommending it for approval to City Council.

Comm. Harrison said Vice Chair Olevson's comments were well said, and had no additional comments.

Comm. Klein said he will be supporting the motion, and that this is one step in a long process of updating the Element. He said it is well investigated and well written, and that his only comment to Council is that he is hoping the BMR rate will be looked at again as increasing it to 15% is an easy way to help increase the quantity and availability of lower-income housing for families that are in need. He said it is a small percentage and has been 12.5% for a long time, and that as we continue to develop very high-density residential within the City, the value of 12.5% going to 15% continues to be reduced as we use up available land with redevelopment. He said looking at the market now, 15% would not affect the majority of developers coming into City, and that he applauds staff for putting this together.

Comm. Durham said he will be supporting the motion, and that a lot of heavy lifting was done to get this document to where it is now and he applauds staff for the effort. He said his comment to Council is noting that one-fourth of Sunnyvale residents live and work in Sunnyvale and over 75% live and work in the County. He said Council could help the Climate Action Plan by building out at a faster rate the bicycle and pedestrian-friendly routes around town and interlocking those with other communities. He said Sunnyvale is a very flat town and there is no real reason why those living in Sunnyvale cannot bike to any other place in Sunnyvale.

Comm. Simons said he will be supporting the motion, and strongly agrees with Comm. Durham's comments about the Transportation Element being key in the housing aspect. He said oftentimes people look at things so segmented that they do not allow opportunities for those who could live here if they did not have to own a vehicle. He said people do have to own a vehicle under the current transportation limitation, and a lot of people come from long distances.

Chair Melton said he will be enthusiastically supporting the motion, and that this is a fantastic document. He said the Housing Officer is again showing her ironclad grip on the details and her tremendous subject matter expertise, which is easily seen in the document. He said there is a ton of stuff the Planning Commission is not seeing that is going on behind the scenes with staff working with the State.

MOTION: Vice Chair Olevson moved Alternative 1 to Recommend that City Council
A) Adopt the Negative Declaration; and
B) Adopt a resolution to amend the General Plan by replacing the 2009 Housing Sub-Element with the 2015-2023 Housing Element.

The motion carried by the following vote:

Yes: 7 - Chair Melton
Vice Chair Olevson
Commissioner Durham
Commissioner Harrison
Commissioner Klein
Commissioner Rheaume
Commissioner Simons

No: 0 Commissioner Simons