



City of Sunnyvale

Agenda Item

15-0936
Agenda Date: 1/29/2016

2016 COUNCIL STUDY ISSUE

NUMBER

CDD 16-11

TITLE Consider Methods to Encourage Alternative, Non-traditional Housing in High-density Residential Areas

BACKGROUND

Lead Department: Community Development
Support Department(s): None

Sponsor(s):

Board/Commission: Planning Commission

History:

1 year ago: N/A

2 years ago: N/A

SCOPE OF THE STUDY

What are the key elements of the study?

The study would explore how the City can encourage alternative, non-traditional types of housing (e.g. live-work or micro units) to further the goal of the Sunnyvale vision and General Plan to encourage diversity and affordability in housing types near shopping, retail and employment.

The study could include:

- Review of alternative and non-traditional housing types, such as live-work or micro-units
- Review Building and Fire Code requirements for these types of units
- Review parking standards for non-traditional housing types
- Discuss the feasibility with area developers and marketing experts
- Survey the standards from other cities
- Community outreach

What precipitated this study?

The Planning Commission has considered recent high density residential projects, and is interested in determining the feasibility and potential regulations necessary to consider the type of housing not now seen in the City.

Planned Completion Year: 2016

FISCAL IMPACT

Cost to Conduct Study

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Level of staff effort required (opportunity cost): Moderate

Amount of funding above current budget required: \$0

Funding Source: N/A

Explanation of Cost: N/A

Cost to Implement Study Results

No cost to implement.

EXPECTED PARTICIPATION IN THE PROCESS

Council-approved work plan: No

Council Study Session: No

Reviewed by Boards/Commissions: Housing and Human Services Commission; Planning Commission

STAFF RECOMMENDATION

Position: Drop

Explanation: The recently adopted Housing Element includes a variety of programs and services to support the development of and increase the supply of affordable housing in the City. The housing staff works with a number of affordable housing developers who are knowledgeable about the needs of the community. Staff finds that these organizations consider a range of housing types and will propose non-traditional housing types when they find that this is in the best interests of their clients. There is a chapter of the zoning code devoted to Single-room occupancy facilities that allow 150 s.f. minimum sized units. Although there are not specific policies to encourage alternative housing, there are no City policies that would prohibit alternative housing types. Due to the lack of significant constraints to consider different housing types in the City, staff does not see a strong need for this study at this time.

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