



City of Sunnyvale

Meeting Minutes - Draft

Housing and Human Services Commission

Wednesday, July 26, 2017

7:00 PM

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

CALL TO ORDER

Chair Evans called the meeting to order at 7:02 p.m.

SALUTE TO THE FLAG

Chair Evans led the salute to the flag.

ROLL CALL

Present: 5 - Chair Patti Evans
Vice Chair Minjung Kwok
Commissioner Joshua Grossman
Commissioner Avaninder Singh
Commissioner Elinor Stetson
Absent: 2 - Commissioner Diana Gilbert
Commissioner Ken Hiremath

Commissioner Diana Gilbert (excused)
Commissioner Ken Hiremath (excused)
Council Liaison Gustav Larsson (present)

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

1.A [17-0635](#) Approve the Housing and Human Services Commission
Meeting Minutes of May 24, 2017

Chair Evans asked for a motion on the consent calendar, unless anyone wished to discuss it first.

MOTION: Commissioner Stetson moved and Vice Chair Kwok seconded the motion to Approve the Housing and Human Services Commission Minutes of May 24, 2017

as submitted.

The motion carried by the following vote:

Yes: 5 - Chair Evans
Vice Chair Kwok
Commissioner Grossman
Commissioner Singh
Commissioner Stetson

No: 0

Absent: 2 - Commissioner Gilbert
Commissioner Hiremath

PUBLIC HEARINGS/GENERAL BUSINESS

2 [17-0764](#) Discussion of Accessory Dwelling Unit Development Standards

Housing Officer Suzanne Isé noted that staff was not providing a written report or recommendation on this item until the September 20, 2017 meeting. Therefore, no formal action was required by the commissioners at this time, but it was an additional opportunity to receive public comments during the public hearing.

Assistant Planner Shila Behzadiaria gave a slide presentation to update the commissioners on the progress of the Accessory Dwelling Unit study, which included a review of the current standards, input that has been received during the outreach meetings and the online survey thus far, and some potential recommendations.

After a short discussion and clarifying questions of staff, Chair Evans opened the public hearing at 8:05 p.m.

Housing Choices Executive Director Jan Stokley spoke in favor of ADUs as a way to help home owners that have adult children with developmental disabilities to be able to provide housing for them. She also asked for clarification on the owner-occupancy requirement and how it would apply to a special needs trust. Staff noted that the requirement would be fulfilled by the beneficiary or trustee living in the home, and that there is also a reasonable accommodation policy in place for residents with disabilities. That policy allows for reasonable adjustments to City codes or policies if needed to allow disabled residents to access and utilize housing.

Linda Davis, Sunnyvale resident, suggested that the City Council monitor the ratio of rentals versus owner-occupied homes. She added that, in her opinion, City Council was encouraging more rentals than owner-occupied properties. She is in favor of ADUs as a means for more affordable housing. Lastly, she asked why the home owner requirement on ADUs is limited to only 20 years, rather than in perpetuity.

Ladan Dalla Betta, resident, noted that she wants to build an ADU and the owner-occupancy deed restriction is the first requirement that comes up. She is not in favor of this requirement, because she doesn't believe the City should dictate what she can or cannot do with her lot. She asked what happens if an owner needs to move to an assisted living facility for any amount of time, does that automatically violate the owner-occupancy requirement? She added that the 20-year restriction does not address any concerns about short-term rentals.

Serge Rudaz, resident, spoke in favor of keeping the deed restriction to prevent predatory renting. He noted that the current market has encouraged large investment companies to buy properties to maximize rental profits, undermining the goal of ADUs as a means for more affordable housing.

Chair Evans closed the public hearing at 8:24 p.m.

3 [17-0629](#) Election of Officers for FY 2017-2018

Chair Evans asked if anyone was interested in serving as Chair and opened the floor for nominations.

Commissioner Kwok moved and Commissioner Singh seconded to nominate Commissioner Grossman for the office of Chair.

Commissioner Grossman accepted the nomination.

Chair Evans asked if anyone else was interested in serving. No one did. Chair Evans closed the floor for nominations and opened the floor for discussion.

Commissioner Grossman was elected unanimously to the Office of Chair for FY 2017-18.

Chair Evans asked if anyone was interested in serving as Vice Chair and opened

the floor for nominations.

Commissioner Grossman moved and Commissioner Stetson seconded to nominate Commissioner Singh for the office of Vice Chair.

Commissioner Singh accepted the nomination.

Chair Evans closed the floor for nominations and opened the floor for discussion.

Commissioner Singh was elected unanimously to the Office of Vice Chair for FY 2017-18.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

None.

-Staff Comments

Staff handed out a flier for an upcoming tour of Mayfield Place in Palo Alto, a recently completed project by Related California.

Staff noted that Related California was selected to develop the affordable housing site at the northwest corner of Iowa and Mathilda Avenues, also known as Block 15, and this tour was an opportunity to see one of its recent developments.

ADJOURNMENT

Chair Evans adjourned the meeting at 8:32 p.m.