



# City of Sunnyvale

## Meeting Minutes - Draft- (excerpt) Housing and Human Services Commission

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Wednesday, September 20, 2017

7:00 PM

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

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- 2      [17-0888](#)      Study of Accessory Dwelling Unit Development Standards:  
Forward a Recommendation to the City Council to Adopt an  
Ordinance Amending Sunnyvale Municipal Code Section  
19.68.040 (Accessory Dwelling Units), Adopt a Resolution  
Amending the Master Fee Schedule to Impose Transportation  
Impact Fees for Accessory Dwelling Units, and Find that these  
Actions are Exempt from CEQA.  
Project Planner: Shila Behzadiaria, (408) 730-7456,  
sbehzadiaria@sunnyvale.ca.gov

Assistant Planner Shila Behzadiaria gave a slide presentation for this item and answered questions.

After some additional clarifying questions of staff, Chair Grossman opened the public hearing at 8:07 p.m.

Greg Popovich, owner of Goldbar Builders located in Sonora, spoke in favor of providing opportunities that will encourage home owners to build ADUs which can provide additional income for owners, and affordable housing for local workers. He feels that Sunnyvale's ADU Development standards are confusing and too complicated. He noted that Cupertino and Milpitas use simpler formulas to regulate the size of ADUs, such as 10% of lot area. He also estimated that only around 10% of property owners who could potentially build an ADU will consider building one.

Serge L. Rudaz, Sunnyvale resident, stated that as the main goal of ADUs is to provide affordable housing, he is in favor of making the deed restriction permanent, to prevent aggressive speculative investment by large real estate investment companies in single-family properties with ADUs.

Chair Grossman closed the public hearing at 8:15 p.m.

After some discussion by the commissioners, Chair Grossman asked for a motion.

MOTION: Commissioner Hiremath moved and Commissioner Evans seconded the motion to recommend to Council Alternatives 3, 6, 8, 11, 13 and 14 as follows: 3. Introduce an ordinance to reduce the minimum lot size for ADUs to 8,000 square feet in the R-1 zone and to 6,500 square feet in the R-0 zone; 6: Make the owner-occupancy requirement and deed restriction permanent; 8. Adopt a Resolution amending the Master Fee Schedule to establish the TIF fee for ADUs at the same rate as the multi-family rate (Attachment 7 to this report); 11. Modify the requirement that the entry door of ADU not face the public street (included in proposed ordinance, Attachment 7 of this report); 13. Find that the amendments to Sunnyvale Municipal Code Section 19.68.040 are exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15378(b)(4); and 14. Find that the amendments to the Master Fee Schedule are exempt from CEQA.

The motion carried by the following vote:

**Yes:** 6 - Commissioner Evans  
Commissioner Kwok  
Commissioner Gilbert  
Chair Grossman  
Commissioner Hiremath  
Vice Chair Singh

**No:** 0

**Absent:** 1 - Commissioner Stetson