

## Momoko Ishijima

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**From:** Andrew Miner  
**Sent:** Thursday, June 6, 2019 12:47 PM  
**To:** Momoko Ishijima  
**Subject:** FW: POLICY--FW: Against net loss of homes at 925 S. Wolfe

Hi Momo- FYI.



**Andrew R. Miner, AICP**  
**Assistant Director**  
**Community Development Department**

Phone: 408 730-7707  
Fax: 408 328-0710

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**From:** Council AnswerPoint  
**Sent:** Thursday, June 06, 2019 12:10 PM  
**To:** Jennifer Nunez <JNunez@sunnyvale.ca.gov>  
**Cc:** Kent Steffens <KSteffens@sunnyvale.ca.gov>; Teri Silva <TSilva@sunnyvale.ca.gov>; Trudi Ryan <tryan@sunnyvale.ca.gov>; Deborah Gorman <DGorman@sunnyvale.ca.gov>; Andrew Miner <AMiner@sunnyvale.ca.gov>  
**Subject:** POLICY--FW: Against net loss of homes at 925 S. Wolfe

Councilmembers:

Forwarding to you from Council AnswerPoint.

Jennifer Nuñez  
Executive Assistant- Mayor & Council  
Office of the City Manager  
City of Sunnyvale  
Phone: 408-730-7913

-----Original Message-----

From: Jason Uhlenkott  
Sent: Wednesday, June 05, 2019 7:27 PM  
To: Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>; PlanningCommission AP <[PlanningCommission@sunnyvale.ca.gov](mailto:PlanningCommission@sunnyvale.ca.gov)>  
Subject: Against net loss of homes at 925 S. Wolfe

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear members of City Council and Planning Commission,

I'm writing in opposition to the proposal to demolish 130 apartments at 925 S. Wolfe to build 117 condominiums.

We are deep in a housing crisis and urgently need more homes of all types. We should not accept a net loss of 13 homes on this site.

I urge the city to adopt a No Net Loss policy for this and future projects. I would support an alternate project on this site if it involved a significant net gain of units.

Sincerely,  
Jason Uhlenkott  
1000 Escalon Ave  
Sunnyvale, CA

## Momoko Ishijima

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**From:** Cliff Bargar  
**Sent:** Monday, June 10, 2019 4:21 PM  
**To:** PlanningCommission AP  
**Cc:** Momoko Ishijima  
**Subject:** Disappointed by loss of units in 925 S Wolfe proposal

**ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.**

Dear Members of the Sunnyvale Planning Commission,

The proposal to demolish 130 units of rental housing and replace them with 117 condominiums is a huge disappointment. In the current historic housing shortage we need to see more units added in Sunnyvale, not removed! If rental housing is going to be torn down it should be replaced with substantially more units, not fewer.

I also want to add that I attended last Thursday's workshop and, while it may not be up to the planning commission, I am glad that Sunnyvale is considering adding inclusionary requirements for new rental housing and adding rent stabilization for mobile home residents. As of this week I've worked in Sunnyvale for 4.5 years and I've heard from many of my colleagues over the years who suffer long commutes from the far East Bay and Central Valley to be able to afford a place for their family to live. We need to do more to improve affordability, and that includes not removing supply.

Thanks,  
Cliff

**To: Sunnyvale Planning Commission**

**Re: File No. 2019-7142 – Study Session**

At today's study session, you will review the proposed development at 925 South Wolfe Road. I have several issues with this project:

- The displacement of at least 130 current residents who currently rent apartments at the Landmark;
- No effort made to convert the existing apartments to affordable condominiums, with an offer to allow current residents a rent-to-own option; and
- A decrease in the amount of units made available for ownership and residency (from 130 to 117).

Of great concern to me as an observant citizen of Sunnyvale is the possibility that the promise of any BMR/affordable housing condominium units offered may be sold down the river by the developer. This can be accomplished by the developer simply offering to construct BMR units in another location in Sunnyvale. This is not an unfounded concern.

This scenario already unfolded at the 8.8 acre Trumark Homes Corn Palace housing development. There, eight homes were to be made available as BMR housing, and the final plans were approved by City Council. The developer then did an about-face, and the plans were revised to include no BMR units. They were replaced by a promise from the developer to build affordable apartments elsewhere in Sunnyvale. City Council approved the revised proposal, with the majority of Council stating that affordable housing in the form of apartments would benefit more people for a longer duration than eight BMR homes in the Corn Palace location. At least one councilmember had the concern of a reoccurrence of what happened in neighboring Cupertino. Decisions to revoke BMR units available for sale in Sunnyvale should not be based upon the actions of a few bad actors in neighboring Cupertino who were somehow able to misappropriate that city's affordable housing policy solely for personal monetary gain.

If City Council is making its decisions based upon how many potential residents a development may house (this proposal will result in a net loss of 13 units), the possibility of BMR ownership housing in Sunnyvale may disappear. The Corn Palace is an example of affordable BMR units no longer being made available in exchange for affordable housing in apartment developments. This type of policy and civic-decision-making does not encourage ownership housing. This prevents many who want to own from that possibility in Sunnyvale. Instead, it encourages a significant division between luxury townhomes, condominiums, apartments, and "affordable apartment communities" in Sunnyvale, creating a significant housing divide between neighborhoods.

I encourage the developer to look into renovating the apartments (similar to what was done at the Spruce Apartments at the corner of Old San Francisco Road and South Fair Oaks Avenue) as they become vacant, rather than demolishing 130 units, and displacing at least 130 residents who do not have in their favor "a Mobile Home Park Conversion Ordinance, Zoning Code Chapter 19.72 which mandates mitigation measures to provide residents with some assistance in the event of a conversion." (Housing Element of the General Plan, January 31, 2015 – January 31, 2023, City of Sunnyvale, Adopted December 16, 2014).

Maria Hamilton  
Sunnyvale, CA  
June 10, 2019

# California Renters Legal Advocacy and Education Fund

1260 Mission St  
San Francisco, CA 94103  
[hi@carlaef.org](mailto:hi@carlaef.org)



June 10, 2019

Sunnyvale Planning Commission  
456 West Olive Ave.  
Sunnyvale, CA 94086  
[PlanningCommission@sunnyvale.ca.gov](mailto:PlanningCommission@sunnyvale.ca.gov); [cityclerk@sunnyvale.ca.gov](mailto:cityclerk@sunnyvale.ca.gov);  
Via Email

Re: 925 South Wolfe Road  
2019-7142

Dear Sunnyvale Planning Commissioners,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to urge you to disapprove the above captioned project.

This project will evict the existing residents and result in a net loss of 13 housing units, at a time when eviction almost always results in displacement and other social problems, and also California needs cities to produce housing units, not destroy them.

We are also writing to inform you that the Sunnyvale Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's Zoning Ordinance and General Plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

The Applicant proposes to demolish a 130-unit apartment complex and construct 117 condominiums.

The eviction of the current residents of this apartment complex constitutes a clear threat to public health and safety. For this reason, we advise you to deny this project, and make the appropriate findings, in order to ensure that you comply with the housing accountability act. Loss of housing is known to result in negative health outcomes for the those being evicted, including increased risk of suicide.<sup>1</sup>

We urge you to make a finding of negative effects on public health and safety for this project and deny the applicant the requested permits.

CaRLA is a 501(c)3 non-profit corporation whose mission is to restore a legal environment in which California builds housing equal to its needs, which we pursue through public impact litigation and providing educational programs to California city officials and their staff.

Sincerely,



Sonja Trauss  
Co-Executive Director  
California Renters Legal Advocacy and Education Fund

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<sup>1</sup> <https://www.ncbi.nlm.nih.gov/pubmed/25033148/>

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San Jose, California 95110  
(408)501-7864 svlg.org

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President & CEO

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RON SEGE  
Echelon  
DARREN SNELGROVE  
Johnson & Johnson  
JEFF THOMAS  
Nasdaq  
JED YORK  
San Francisco 49ers  
Established in 1978 by  
David Packard

September 16, 2019

Members of the Sunnyvale Planning Commission  
City of Sunnyvale  
456 W Olive Ave,  
Sunnyvale, CA 94086

RE: Support for 925 S. Wolfe Road Proposed by SummerHill Homes

Dear Chair Howard, Vice Chair Simons, and Honorable Commissioners Harrison, Howe, Olevson, Rheaume, and Weiss,

On behalf of the Silicon Valley Leadership Group, I am writing to express our support for the exciting new development at 925 S. Wolfe Road proposed by SummerHill Homes. The Leadership Group is excited to support the opportunity to bring more for-sale housing to the city of Sunnyvale at a time when new, high-quality for-sale homes are lacking in supply.

The Silicon Valley Leadership Group was founded in 1978 by David Packard, Co-Founder of Hewlett Packard. Today, the Leadership Group is driven by more than 330 CEOs/Senior Executives to proactively tackle issues to improve our communities and strengthen our economy, with a focus on education, energy, the environment, health care, housing, tax policy, tech & innovation policy, and transportation. One of the top concerns of the members we represent in the Silicon Valley is a need for high quality and affordable housing here in the Bay Area.

At a time when the Bay Area is in a dire housing crisis, building homeownership opportunities allows families in Sunnyvale to set roots in the community and build long term financial stability. For sale housing is in great need as evidenced by 2018 census data showing that the homeownership rate in San Jose-Sunnyvale-Santa Clara Metro area is 50.4%, which is lower than the national average of 64.4%. We are also excited that this development is close to the El Camino Real thoroughfare which offers shopping, dining, and more within walking and biking distance, reducing vehicle miles traveled for most common trips.

California in a housing emergency that is especially acute in the city of Sunnyvale and surrounding communities. With the for-sale options and proximity to the El Camino Real corridor, the Leadership Group believes that the development as proposed should be approved.

We look forward to working together and ensuring that quality housing opportunities that will benefit families and workers such as 925 S. Wolfe are approved.

Sincerely,



Kathleen Wortham  
Senior Associate, Health & Housing Policy  
Silicon Valley Leadership Group