



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 20-0247, **Version:** 1

Study Session Summary of January 14, 2020 - New Legislation Related to Housing

Call to Order:

Vice Mayor Smith called the meeting to order at 5:30 p.m.

City Councilmembers Present:

Mayor Larry Klein
Vice Mayor Nancy Smith
Councilmember Glenn Hendricks
Councilmember Gustav Larsson
Councilmember Russ Melton
Councilmember Michael S. Goldman
Councilmember Mason Fong

City Councilmembers Absent:

None

Study Session Summary:

Andrew Miner (Assistant Director of Community Development), Rebecca Moon (Senior Assistant City Attorney), Jenny Carloni (Housing Officer), and Amber Blizinski (Principal Planner) delivered a presentation that discussed the new housing legislation that passed in 2019 and provided highlights of pending legislation for 2020. The presentation provided an overview of the new legislation, implications of the new laws on Sunnyvale and methods to retain control of local development and minimize any negative effects of these new regulations on the City.

Councilmembers asked questions on the following items:

- Defining:
 - 100% affordable; and
 - Major Transit Stop
- Whether the new laws apply to housing projects that were submitted prior to January 1, 2020
- Information on what concessions may be
- Who qualifies for 80% affordable income housing?
- Quantity of surplus land in Sunnyvale
- Size differences on JADUs and SADUs
- Do these laws effect Sunnyvale's ability to charge processing fees?
- How will Sunnyvale verify information received from property owners on tenants over the previous five years in relating to the regulations in SB 330?
- How will the Preliminary Application process work?
- How will this legislation effect the Reach Code efforts and Green Building requirements?
- Does the City keep track of vacant residential properties?

In addition, the Council made the following comments:

- Updates to the existing design guideline documents should be prioritized to ensure they are objective.
- Is the Council authorized lobbyist available to advocate on the City's behalf?
- The State should look to reform the California Environmental Quality Act (CEQA) as it is currently a barrier to development.
- Sunnyvale is continuously a "good actor" and is penalized by the new legislation which may lead to tension with the community.
- New legislation is bureaucratic and may not actually help to foster new housing development or maintain Sunnyvale's standard of public outreach efforts.
- Staff and the Council should continue to advocate on behalf of the City to retain local control over development.
- Maintaining the concept used to zone the mixed-use development in the Lawrence Station Area Plan.
- Effects Penal Code 442 have on AB 1484 "Just Cause" eviction regulations.
- Discussions in future legislation should consider using the term subsidized housing vs. affordable housing.

Public Comment:

Members of the public made the following comments:

- Expression of concern with the removal of off-street parking in conjunction with the new accessory dwelling unit regulations and impacts that may have to on-street parking vs. bicycle lanes.
- Hope that the new legislation will do something to foster housing development throughout the State.

Adjournment:

Vice Mayor Smith adjourned the meeting at 6:58 p.m.