



Council Date: December 6, 2011

SUBJECT: 2011-7746 Housing and Community Revitalization Sub-element Implementation Measures. Proposed Amendments to Zoning Code Related to: Special Needs Housing; Multi-family Residential Development Review Procedures; Parking Standards for Senior Housing, Affordable Housing, and Housing for Persons with Disabilities; and, Reasonable Accommodation Procedures.

REPORT IN BRIEF

The Housing and Community Revitalization Sub-element (Housing Element) included four implementation items to be completed (see Attachment A), and the attached draft ordinance (Attachment B) provides recommendations that would address all four of these issues. The issues to be considered and a brief explanation of the recommended amendments to the Zoning Code are listed below:

- **Special Needs Housing and Emergency Housing:** Allow emergency shelters as a permitted use in the M-S/POA (Industrial and Service/Place of Assembly Zoning District), and the phrase “transitional and supportive housing” to the residential definition in the Code.
- **Multi-family Residential Development Review Procedures:** Change the code to allow residential projects 50 or fewer units to be reviewed by the Zoning Administrator through a Design Review Application with public noticing.
- **Parking Standards for Senior Housing, Affordable Housing, and Housing for Persons with Disabilities:** Allow reduced parking requirements for rental housing restricted to occupancy for seniors and for affordable housing projects that are eligible for density bonuses, subject to review by the Director of Community Development.
- **Reasonable Accommodation Procedures:** The attached ordinance includes amendments to specifically provide reasonable accommodation for compliance with the zoning code. The ordinance would provide accommodation for residential uses only and allows the Director to approve a request with an administrative (no public hearing) planning permit. If, however, the accommodation is a part of a larger permit, it would be processed as part of that application.

On November 16, 2011, the Housing and Human Services Commission considered this issue at a noticed public hearing. A person from the Morse

Park Neighborhood Association attended the meeting. He expressed a concern about the proximity of the M-S/POA zoning to their neighborhood, which could result in transient housing near their homes. The Commission considered the item and concurred with the staff recommendations on a 5-0 vote (two absent).

On November 27, 2011, the Planning Commission considered the issue. Two people spoke on the item, voicing concerns about possible resultant locations of emergency shelters in the M-S/POA zoning district, the reduction of parking for certain uses, and allowing single-ownership multi-family residential projects of 50 or fewer to be reviewed by the Zoning Administrator, rather than by the Planning Commission. The Commission voted 4-0 (three absent) to accept staff recommendations, with the change to have projects 50 or fewer to be heard by the Planning Commission rather than the Zoning Administrator.

BACKGROUND

The Housing Element was accepted by the State Department of Housing in July 2009, and adopted by the Council in August 2009. An implementation program was included as part of the Element, of which four items required minor amendments to the Zoning Code. This report and recommended action does not address any other part of the Housing Element implementation plan.

EXISTING POLICY

Housing and Community Revitalization Sub-element

Goal HE-1: Assist in the provision of adequate housing to meet the diverse needs of Sunnyvale's households of all income levels.

Goal HE-3: Minimize the impact of governmental constraints on the maintenance, improvement and development of housing.

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|---------------|---|
| Policy HE-3.2 | Revise the City's Zoning Code to clarify provisions for supportive and transitional housing, and emergency shelters. |
| Policy HE-3.3 | Establish reduced and modified parking standards for special needs housing and housing in close proximity to public transit. |
| Policy HE-4.1 | Provide site opportunities for development of housing that responds to diverse community needs in terms of density, tenure type, location and cost. |
| Policy HE-5.4 | Continue to address the special needs of persons with disabilities through provision of supportive housing, accessibility grants, and development of procedures for reasonable accommodation. |

DISCUSSION

There are four main aspects to the Zoning Code implementation program for Housing Element issues. In addition to following the direction provided in the Housing Element, staff also reviewed other city's approaches to the parking and reasonable accommodation issues, as well as finding solutions to the other items based on our community's values. These are discussed below:

Special Needs Housing and Emergency Housing

The proposed changes implement the Housing Element and the 2007 Senate Bill (SB) 2, titled *Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing*. One aspect of SB 2 is that cities must provide at least one zoning district where emergency shelters are allowed without a discretionary permit. Cities can apply conditions such as the maximum number of beds, the provision of on-site management, maximum length of stay, and security requirements. Staff looked at all the zoning districts to find at least one that would support the needs for an emergency shelter, while not creating an impact on nearby properties. Industrial zones typically include the broadest range of land uses; many hotels are located in the M-S zoning district. Emergency shelters function similar to a hotel in that there is not permanent residency that could be considered an impact to adjacent uses (industrial uses).

Staff recommends that emergency shelters be allowed as "Permitted" uses in M-S/POA (Industrial and Service/Place of Assembly Zoning District). Permitted uses, under state law, are those which do not require a Use Permit or a Miscellaneous Plan Permit (MPP). To minimize any possible impacts, staff is also suggesting that the definition of emergency shelter include a requirement for on-site management, a maximum stay of 30 day, and a security plan. Staff is not recommending a maximum number of beds, or density as hotels do not have a maximum requirement. Minimal parking spaces are recommended for emergency shelter uses. A new building would require a design review (a discretionary permit) for site and architectural review, the same as any building in that zoning district. Reuse of an existing building would not require a planning permit. Compliance with the zoning standards would be checked during the building permit stage for reuse of a building, and during design review for a new building.

As emergency shelters are generally funded largely with public subsidies, which have been significantly decreased and are not anticipated to be increased in the near future, staff does not anticipate any immediate applications in response to this code change.

Additionally, SB 2 requires that "transitional and supportive housing" be considered a residential use, subject only to restrictions that apply to other residential uses. These types of homes usually include an on-site manager and

provide support for the residents to help them with housing needs while they find jobs and become self-sufficient again. Transitional housing is generally restricted to occupancy for periods of six months to two years) while the residents gain the ability to obtain standard housing. Supportive housing is standard rental housing that includes some provision for regular (weekly) services on site, usually provided in the development's community room or management offices by providers such as mental health counselors, health care aides, social workers, family counselors, etc. These services do not include medical or nursing care such as would be provided in a nursing home or care facility.

The current zoning code would allow these uses as a subset of any residential dwelling development. Staff recommends amending the definition of "dwelling" to explicitly state that it includes "transitional and supportive housing." The recommended changes would make the Zoning Code consistent with State law.

Multi-family Residential Development Review Process

Multi-family residential projects of three or more units in Sunnyvale currently require approval of a Use Permit. The main purpose of the use permit is to consider site and architectural issues. The proposed process would apply only to sites already zoned to allow multi-family residential projects that meet the zoning district density requirements. If developers request deviations from the code, a Planned Development Combining District (PD) and a Special Development Permit or a variance would still be required.

In the past 20 years there have been two residential projects that required a Use Permit (and no other permits): a four-unit apartment building on Maude and a 141-apartment project in downtown that was denied. Two other residential projects that required a Use Permit were permitted with a variance and/or tentative map. All other new residential development was allowed through a Special Development Permit (SDP). Very few of the SDPs met all the zoning requirements—most of the projects requested deviations from the zoning code.

The Housing Element includes direction to review the Use Permit process for multi-family apartment projects with 50 or fewer units in residential and mixed-use zones. The goal of the Housing Element is to allow a process where the use (multi-family residential) is not in question. These projects might be reviewed with a design review either at staff level or at a public hearing (such as the Zoning Administrator or Planning Commission). The goal is to not impose constraints to residential development that substantially meets zoning standards. Requiring a Use Permit adds uncertainty to the process and can serve as a deterrent to development, according to the state. While Sunnyvale does not typically deny most use permit applications, the State's concerns would be addressed if it was clearly indicated that only site plan and

architecture are being reviewed. Discretion would be focused on design (Design Review) to assure the site meets community standards for appearance and compatibility with a neighborhood, rather than on the use itself.

Several different options could be used to address this concern without making major changes to the code. Both options would allow projects with 50 or fewer residential units (that don't require a subdivision or parcel map) to be reviewed without a Use Permit. The design review could then be done by the Zoning Administrator or the Planning Commission. Currently, either type of permit could be appealed to the City Council.

Residential projects that do not require a tentative map are the only types affected by this proposed amendment because any project application that creates new parcels must be reviewed at a Planning Commission public hearing. Having two separate processing requirements (one process for the project design and a separate process and review for the Map) would not accomplish the goal of streamlining the review procedures. Also, the State's primary concern is related to multi-family rental developments, not for sale housing (condominiums).

Staff recommends considering multi-family residential projects of 50 or fewer units in multi-family zones to be reviewed with a Design Review application and to be considered by the Zoning Administrator. At the November 27th Planning Commission hearing, the Commission voted to recommend changing the ordinance to require these types of projects to be reviewed by the Planning Commission, rather than the Zoning Administrator.

The draft ordinance in Attachment B includes code amendments to allow multi-family residential projects with less than 50 units in multi-family zones to be considered with a Design Review Permit rather than a Use Permit. A 300-foot public notice would still be required.

Parking Standards for Senior Housing, Affordable Housing, and Housing for Persons with Disabilities

Current parking requirements are shown in Attachment C. The Zoning Code includes a provision that allows the CDD Director to grant approval for reduced parking spaces for senior housing projects upon request, to one space per unit [19.66.110(c)]. The code currently allows reductions for senior housing, but there are no special provisions for reduced parking for affordable housing, nor housing for persons with disabilities. The recently built affordable senior housing project on the County property on Fair Oaks Avenue was permitted with reduced parking of 0.6 spaces per unit. This standard was established after review of other cities and case studies. A Special Development Permit is currently required to allow parking deviations. The goal of this study is to

determine reduced parking standards for these types of housing projects that more closely reflect the actual demand for parking in such projects.

In order to address these unique situations, the following options can be considered:

- **Affordable and rental housing for seniors** or persons with disabilities (not including assisted living homes or residential care facilities): Change the parking table of the zoning code to allow 0.6 spaces per unit.
- **Affordable housing:** Allow the following reduction in covered parking requirements, consistent with State maximums (SB 1818), for rental and sales units that meet the definition of affordable (as defined in the attached ordinance):
 - 0-1 bedroom: 1 space
 - 2-3 bedrooms: 2 spaces
 - 4+ bedrooms: 2.5 spaces

Tandem and uncovered parking (on-site, not on-street) could also be counted toward these requirements provided at least one space per unit meets the minimum covered parking standard.

Reasonable Accommodation Procedures

State and Federal Laws require local governments to give disabled persons an equal opportunity to use and enjoy a dwelling, including provisions to grant modifications or exceptions to zoning code requirements in order to remove barriers to accessible housing. This is known as providing “reasonable accommodation.”

The Housing Element includes a review of zoning and building code requirements, and it stated the City Code does not currently impose barriers to providing reasonable accommodation; but that specific procedures have not been developed to request reasonable accommodation. In the past, reasonable accommodation was provided through a variance application. Variances take time and add to the cost of the development and require strict findings to be made, including one for hardship associated with the land or use. One variance application was appealed all the way to City Council and denied because it was determined that there were other reasonable options available without the need for a variance. Several variances have been approved, as the City’s variance findings allow “use” to be considered as part of the hardship (first finding).

The current code requirements allow the following accommodation for disabled access:

“Uncovered porches or stairways, fire escapes, landing places or that portion of a balcony which extends beyond a support structure may extend into any required front yard (except any reducible front yard or rear yard) a distance of not to exceed six feet and into any required side

yard or front yard which may be reduced a distance of not to exceed three feet.”

Currently, if a project is proposed with the goal of making the home more accessible to a resident, review and approval would be required from Building and Planning. If significant exterior changes are planned, a planning permit may be required, and if a project requires expansion into a required setback, a Variance would be required. Recent changes in the laws suggest streamlining the procedure for a reasonable accommodation request so that time delays and additional expense are avoided in order not to impose such inconveniences on disabled residents.

The attached ordinance includes amendments to provide a specific reasonable accommodation process within the code. In the draft ordinance, this accommodation would apply only for residential uses. The Director could approve a Miscellaneous Plan Permit (no public hearing) to allow certain types of structures or uses in a setback to meet a person’s accessibility needs. If, however, the accommodation is a part of a larger permit, it would be processed as part of that application. Any determination would be based on whether any other reasonable option was available.

FISCAL IMPACT

It is unlikely that any change to the Municipal Code would create a fiscal impact. There may be a slight reduction in the collection of fees if projects that currently require a Use Permit or Variance are changed to permitted uses or requiring an MPP, but it is anticipated that less work would be required for a reduced permit type.

PUBLIC CONTACT

An outreach meeting to for-profit and non-profit residential developers was held on October 27, 2011. No one attended the meeting.

Public Contact was made through posting of the Housing and Human Services Commission, Planning Commission and City Council agendas on the City’s official-notice bulletin board, on the City’s Web site, and the availability of the agenda and report in the Office of the City Clerk.

Staff received a couple of comments from the public voicing concerns about the possible allowance of emergency shelters in the M-S/POA zoned areas, and those areas proximity to residential areas.

One person spoke at the Housing and Human Services Commission (HHSC) about the possible locations of emergency shelters near residential neighborhoods and possible results of reduced parking requirements. Two people spoke at the Planning Commission hearing about the possible location

of emergency shelters near residential neighborhoods, concerns about reduced parking standards, and reducing the application requirements of multi-family residential projects of 50 or fewer units.

ALTERNATIVES

1. Introduce the draft ordinance in Attachment B to amend the Municipal Code to:
 - a. Special Needs Housing and Emergency Housing
 - b. Multi-family Residential Development Review Procedures
 - c. Parking Standards for Senior Housing, Affordable Housing, and Housing for Persons with Disabilities
 - d. Reasonable Accommodation Procedures
2. Introduce the draft ordinance in Attachment B with modifications, including as recommended by the Planning Commission.
3. Direct staff where additional work is required and continue the item to a date certain.

RECOMMENDATION

Alternative 1.

The Planning Commission voted to amend the draft ordinance to change the decision body for multi-family residential projects with 50 or fewer units from Zoning Administrator to the Planning Commission. Staff continues to recommend these projects be heard by the Zoning Administrator in order to expedite project review.

Reviewed by:

Hanson Hom, Director, Community Development

Reviewed by: Trudi Ryan, Planning Officer

Reviewed by: Suzanne Ise, Housing Officer

Prepared by: Andrew Miner, Principal Planner

Approved by:

Gary M. Luebbbers
City Manager

Attachments

- A. Housing Element implementation items
- B. Draft ordinance
- C. Current parking requirements for residential uses
- D. Housing and Human Services Commission hearing minutes from November 16, 2011
- E. Planning Commission hearing minutes from November 27, 20

Housing Element Implementation Measures

- Provisions to allow special needs housing and emergency housing (including homeless shelters) in the M-S/POA zones as a matter of right,
- Streamlining the review process for multi-family housing projects with less than 50 units,
- Reducing parking requirements for senior housing, affordable housing and housing for persons with disabilities, and
- Reasonable accommodation allowances for people with disabilities.

HOUSING PROGRAM	PROGRAM GOAL	OBJECTIVE	PROPOSED ACTION
Zoning Text Amendments	Provide appropriate zoning to facilitate the provision of special needs housing.	Amend Zoning Code to make explicit provisions for a variety of special needs housing. Develop objective standards to regulate emergency shelters.	<ul style="list-style-type: none"> - Allow emergency shelters as permitted use in M-S/POA zones - Include transitional and supportive housing in definition of a dwelling unit
Multi-family and Mixed-Use Processing Procedures	Provide efficient development processing procedures to reduce the cost of development.	Amend Zoning Code to replace multi-family use permit with an administrative hearing process in multi-family and mixed use zones for projects up to 50 units. For residential projects still subject to use permit, annually evaluate processing times and conditions.	<ul style="list-style-type: none"> - Review multi-family residential projects of 50 or less units through design review at the Zoning Administrator - Require notice to surrounding neighbors - Action of Zoning Administrator would be appealable
Modified Parking Standards	Facilitate the development of affordable and special needs housing, and housing near transit.	Amend the Zoning Code to specify reduced parking standards for senior housing, housing for persons with disabilities, and housing in close proximity to transit.	<ul style="list-style-type: none"> - Allow reduced parking requirements for senior and affordable housing
Accessible Housing	Facilitate provision of accessible housing for persons with disabilities	Develop and adopt Reasonable Accommodations procedures and disseminate info in City's website and at City Hall. Provide grants for accessibility improvements	<ul style="list-style-type: none"> - Provide specific reasonable accommodation process for residential uses

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE TO AMEND CERTAIN SECTIONS OF TITLE 19 (ZONING) OF THE SUNNYVALE MUNICIPAL CODE RELATING TO IMPLEMENTATION OF THE HOUSING AND COMMUNITY REVITALIZATION SUB-ELEMENT TO INCLUDE PROVISIONS FOR SPECIAL NEEDS HOUSING; MULTI-FAMILY RESIDENTIAL DEVELOPMENT REVIEW PROCEDURES; PARKING STANDARDS FOR SENIOR HOUSING, AFFORDABLE HOUSING, AND HOUSING FOR PERSONS WITH DISABILITIES; AND REASONABLE ACCOMMODATION PROCEDURES.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. SECTION 19.12.020 AMENDED. Section 19.12.020 of Chapter 19.12 (Definitions) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.12.020 “A”

(1) – (6) [Text unchanged.]

(7) “Affordable housing” means dwelling units with a requirement or obligation to be rented or owned by households and individuals whose income meets the definition of moderate or below as determined by the California Department of Housing and Community Development guidelines and adjusted for household size.

(8) “Affordable housing development” means a development on a site where all dwelling units meet the definition for affordable housing.

~~(7)~~(9) [Text unchanged.]

(8) – (17) [Renumber (10) – (19), consecutively. Text unchanged.]

SECTION 2. SECTION 19.12.050 AMENDED. Section 19.12.050 of Chapter 19.12 (Definitions) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.12.050. “D”

(1) – (8) [Text unchanged.]

(14) “Dwelling” means a use building which contains one or more separate dwelling units, used exclusively ~~for occupancy by one or more families~~ for residential purposes. “Dwelling” includes transitional and supportive housing, but does not include hotel, motel, boarding house, lodging, mobile or trailer home.

(a) “Single-family dwelling” means ~~a one~~ detached building dwelling unit on a single lot used for occupancy by one family, and containing only one kitchen.

(b) “Two-family dwelling” means ~~a building two dwelling units that are attached, such as a duplex, or detached~~ on a single lot ~~such as a~~

~~duplex which contains two separate dwelling units~~, used for occupancy by two families living independently from one another.

(c) “Multiple-family dwelling” means ~~a building on a single lot which contains~~ three or more separate dwelling units such as apartments, townhouses, condominiums or other community housing projects used for occupancy by families living independently of one another.

(15) [Text unchanged.]

SECTION 3. SECTION 19.12.060 AMENDED. Section 19.12.060 of Chapter 19.12 (Definitions) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.12.060. “E”

(1) – (5) [Text unchanged.]

(6) “Emergency shelter” means any facility with on-site management and security that provides temporary overnight sleeping accommodations for a maximum of 30 days and minimal supportive services for homeless persons.

~~(6)~~(7) “Emission” means the electromagnetic energy propagated from a source by radiation or conduction.

(7) – (9) [Renumber (8) – (10), consecutively. Text unchanged.]

SECTION 4. SECTION 19.12.200 AMENDED. Section 19.12.200 of Chapter 19.12 (Definitions) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.12.200. “S”

(1) – (28) [Text unchanged.]

(29) “Supportive housing,” means a dwelling that is linked to a range of on-site or off-site support services, such as medical and mental health services, vocational and employment services, childcare, or independent living skills training, to enable residents to maintain stable housing and live as independently as possible.

~~(29)~~(30) “Sustainable development” means development and construction practices designed to use natural resources in a manner that does not eliminate, degrade or diminish their usefulness for future generations.

SECTION 5. SECTION 19.12.210 AMENDED. Section 19.12.210 of Chapter 19.12 (Definitions) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.12.210 “T”

(1) – (9) [Text unchanged.]

(10) “Transitional housing” means a dwelling where support services are offered to facilitate the movement of homeless persons to permanent housing, and where residency is restricted to up to 2 years, but no less than 6 months.

(10) – (11) [Renumber (11) – (12). Text unchanged.]

SECTION 6. SECTION 19.18.030 AMENDED. Section 19.18.030 of Chapter 19.18 (Residential Zoning Districts) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.18.030. Permitted, conditionally permitted and prohibited uses in residential zoning districts.

(a) **Use Table.** Table 19.18.030 sets forth those uses which are permitted, conditionally permitted, and prohibited in residential zoning districts, and the type of approval a use requires.

(1) **Permitted (P).** A use shown with “P” in the table is allowed subject to compliance with all applicable provisions of this title. If the proposed use includes new construction, changes to the exterior of a building or other site modification, design review is required in accordance with the provisions of Chapter 19.80, *Design Review*.

(2) **Miscellaneous Plan Permit (MPP).** A use shown with “MPP” in the table requires the approval of a miscellaneous plan permit, in accordance with the provisions of Chapter 19.82, *Miscellaneous Plan Permit*. If there is an existing valid miscellaneous plan permit for the use, and no new construction or expansion is proposed, then such use may be conducted without requiring another miscellaneous plan permit.

(3) **Use Permit and Special Development Permit (UP and SDP).** A use shown with “UP” or “SDP” requires approval of a use permit or special development permit, in accordance with the provisions of Chapter 19.88, *Use Permit*, or Chapter 19.90, *Special Development Permit*, whichever applies. If there is an existing valid use permit or special development permit for the use, and no new construction or expansion is proposed, then such use may be conducted without requiring another use permit or special development permit.

(4) **Prohibited (N).** A use shown with “N” in the table is prohibited.

(b) **Compliance.** It is a violation of this chapter to:

- (1) Engage in a use that is conditional without complying with the imposed conditions;
- (2) Engage in a prohibited use;
- (3) Engage in a use requiring a miscellaneous plan permit, use permit or special development permit without obtaining the required permit.

**TABLE 19.18.030
Permitted, Conditionally Permitted and Prohibited Uses in Residential Zoning Districts**

In the table, the letters and symbols are defined as follows:

- P** = Permitted use
- MPP** = Miscellaneous Plan Permit required
- UP** = Use Permit required
- SDP** = Special Development Permit required
- N** = Not permitted, prohibited

RESIDENTIAL ZONING DISTRICTS	R-0/R-1	R-1.5	R-1.7/PD	R-2	R-3	R-4	R-5	R-MH
<i>I. Residential</i>								
A. Single-family dwellings	P	P	SDP	P	UP	UP	UP	P ¹

RESIDENTIAL ZONING DISTRICTS	R-0/R-1	R-1.5	R-1.7/PD	R-2	R-3	R-4	R-5	R-MH
B. Single room occupancy (SRO) facilities	N	N	N	N	N	UP	UP	N
C. Two-family dwelling (duplex)	N	UP	SDP	P	P	P	UP	P ¹
D. Multiple-family dwellings (3 to 50 or more units, or more than 1 main building)	N	N	N	UP	UP	UP	UP	UP
<u>E.</u> <u>Multiple-family dwellings over 50 units</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>
<u>E.F.</u> Boarding for less than three persons	P	P	P	P	P	P	P	P
<u>F.G.</u> Facilities caring for 6 or fewer persons, as declared by state to be residential use	P	P	SDP	P	UP	UP	UP	P
<u>G.H.</u> Residential mobilehome park site	N	N	N	N	N	N	N	P
2.- 7. [Text unchanged.]								

SECTION 7. SECTION 19.18.040 AMENDED. Section 19.18.040 of Chapter 19.18 (Residential Zoning Districts) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.18.040. ~~Uses requiring use permits; all multiple-family residential use zoning districts. Use permit required for multiple ownership.~~

~~(a) — In the R-2 (low medium density residential zoning district), R-3 (medium density residential zoning district), R-4 (high density residential zoning district), R-5 (high density residential zoning district), and R-MH (residential mobile home zoning district), the following uses shall be permitted only with a use permit:~~

~~(1) — Any use consisting of a building or buildings with three or more dwelling units in single ownership on one lot, including any proposed units to be added to any existing use, the total of which equals or exceeds three units. Additions to existing uses with three or more units, including the addition of carports or garages, shall require a miscellaneous plan permit in accordance with the provisions of Chapter 19.82;~~

~~(2) — Any use consisting of more than one main building on a single lot;~~

~~(3) — Any use consisting of a building or buildings in any of the following forms of multiple ownership: condominium, as defined in Section 783 of the California Civil Code; community apartment project, as defined in Section 11004 of the California Business and Professions Code; a stock cooperative as defined in Section 11003.2 of the Business and Professions Code; or a planned development as defined in Section 11003 of the Business and Professions Code.~~

~~(b) — A use permit is required for the conversion of ownership of any existing building or buildings to any of the forms of multiple ownership set forth in subdivision (a)(3) as set forth in Chapter 19.70.~~

In the R-2, R-3, R-4, R-5 and R-MH zoning districts, a use permit is required for any community housing project, condominium, or other common

interest development, as defined in Section 1351 of the Civil Code, including the conversion of any existing building(s) to a common interest development. Conversion of any building(s) to multiple ownership shall be in accordance with the provisions of Chapter 19.70 Conversion of Rental Housing to Community Housing Projects.

SECTION 8. SECTION 19.22.030 AMENDED. SECTION 19.22.030 of Chapter 19.22 (Industrial Zoning Districts) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.22.030 Permitted, conditionally permitted and prohibited uses in industrial zones.

(a) **Use Table.** Table 19.22.030 sets forth those uses which are permitted, conditionally permitted, and prohibited in industrial zoning districts, and the type of permit a use requires.

(1) **Permitted (P).** A use shown with “P” in the table is allowed subject to compliance with all applicable provisions of this title. If the proposed use includes new construction, changes to the exterior of a building or other site modification, design review is required in accordance with the provisions of Chapter 19.80, Design Review.

(2) **Miscellaneous Plan Permit (MPP).** A use shown with “MPP” in the table requires the approval of a miscellaneous plan permit, in accordance with the provisions of Chapter 19.82, Miscellaneous Plan Permit. If there is an existing valid miscellaneous plan permit for the use, and no new construction or expansion is proposed, then such use may be conducted without requiring another miscellaneous plan permit.

(3) **Use Permit and Special Development Permit (UP and SDP).** A use shown with “UP” or “SDP” requires approval of a use permit or special development permit, in accordance with the provisions of Chapter 19.88, Use Permit, or Chapter 19.90, Special Development Permit, whichever applies. If there is an existing valid use permit or special development permit for the use, and no new construction or expansion is proposed, then such use may be conducted without requiring another use permit or special development permit.

(4) **Prohibited (N).** A use shown with “N” in the table is prohibited.

(b) **Compliance.** It is a violation of this chapter to:

(1) Engage in a use that is conditional without complying with the imposed conditions;

(2) Engage in a prohibited use;

(3) Engage in a use requiring a miscellaneous plan permit, use permit or special development permit without obtaining the required permit.

(c) **Uses in Enclosed Buildings.** Unless otherwise authorized by a permit, all permitted or conditionally permitted uses in an industrial zoning district shall be conducted entirely within an enclosed building. Where unenclosed uses are authorized by a permit, such uses (excepting, e.g., outdoor seating, plazas, etc.) shall be prohibited within required front yards in industrial zoning districts and shall be screened from view from any public street or adjacent property by suitable landscaping or fencing. This does not apply to recycling centers for which a valid use permit has been granted.

**TABLE 19.22.030
Permitted, Conditional Permitted and Prohibited Uses in Industrial Zoning
Districts**

In the table, the letters and symbols are defined as follows:

- P** = Permitted use
- MPP** = Miscellaneous plan permit required
- UP** = Use permit required
- N** = Not permitted, prohibited
- FAR** = Floor area ratio restrictions
- >** = Greater than
- N/A** = FAR does not apply

Use Regulations by Zoning District USE	M-S Zoning Districts FAR ³	M-S Zoning Districts	M-S/POA Zoning Districts	M-3 Zoning Districts FAR ³	M-3 Zoning Districts
1. – 5. [Text unchanged]					
6. Other					
A. – E. [Text unchanged.]					
F. Emergency shelter containers meeting criteria described in this chapter (ARKs)	N/A	P	P	N/A	P
G. Emergency shelter containers other than ARKs	N/A	UP	UP	N/A	UP
<u>H. Emergency shelter</u>	<u>N/A</u>	<u>UP</u>	<u>P</u>	<u>N/A</u>	<u>UP</u>
(H.) – (Q.) [Renumber (I.) – (R.), consecutively. Text unchanged.]					

¹ Subject to provisions of Chapter 19.60.
² Subject to provisions of Chapter 9.41.
³ 5% FAR bonus for green buildings may apply. See Resolution No. 368-09 for green building tables adopted..
⁴ Automobile service stations with sale of groceries, beer and wine, or both, require findings as set forth in 19.98.020(i) and/or (j), as applicable.

SECTION 9. SECTION 19.22.040 AMENDED. Section 19.22.040 of Chapter 19.22 (Industrial Zoning Districts) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.22.040 ~~Uses requiring use permits; all industrial zoning districts. Use permit required for multiple ownership in all industrial zoning districts.~~

- ~~(a) — A use permit is required for all uses in the M-S (industrial and service zoning district) and M-3 (general industrial zoning district) for:~~
- ~~_____ (1) — Any building or buildings in any of the following forms of multiple ownership: condominium, as defined in Section 783 of the California Civil Code; community apartment project, as defined in Section 11004 of the California Business and Professions Code; a stock cooperative as defined in Section 11003.2 of the Business and Professions Code; or a planned development as defined in Section 11003 of the Business and Professions Code.~~
 - ~~_____ (2) — The conversion of ownership of any existing building or buildings to any of the forms of multiple ownership set forth above.~~

In all industrial zoning districts, a use permit is required for any condominium project or other common interest development, as defined in Section 1351 of the Civil Code, including the conversion of any existing building(s) to a common interest development.

SECTION 10. SECTION 19.22.050 AMENDED. Section 19.22.050 of Chapter 19.22 (Industrial Zoning Districts) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.22.050. Emergency ~~shelter~~ containers (ARKs).

Emergency ~~shelter~~ containers (ARKs) are permitted in the M-S (industrial service zoning district) and the M-3 (general industrial zoning district). ARKs may be established subject to the findings of the director of community development that the following conditions have been satisfied:

(a) – (b) [Text unchanged.]

SECTION 11. SECTION 19.29.050 AMENDED. Section 19.29.050 of Chapter 19.29 (Moffett Park Specific Plan District) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.29.050 Permitted, conditionally permitted and prohibited uses.

(a) **Use Table.** Table 19.29.050 sets forth those uses which are permitted, conditionally permitted, or prohibited in each of the Moffett Park Specific Plan subdistricts.

(1) **Permitted (P).** A use shown with “P” in the table is allowed subject to compliance with all applicable provisions of the specific plan and of this title. New construction, changes to the exterior of buildings, or other site modification shall be in accordance with Subsection 19.29.050(c), *Requirements for New Construction.*

(2) **Miscellaneous Plan Permit (MPP).** A use shown with “MPP” in the table requires the approval of a miscellaneous plan permit, in accordance with the provisions of Chapter 19.82, *Miscellaneous Plan Permit*. If there is an existing valid miscellaneous plan permit for a use, and no new construction or expansion is proposed, then such use may be conducted without requiring another miscellaneous plan permit.

(3) **Special Development Permit (SDP).** A use shown with “SDP” requires approval of a special development permit, in accordance with the provisions of Sections 19.29.100, *Minor Moffett Park Special Development Permit*, and 19.29.120, *Major Moffett Park Special Development Permit*. If there is an existing valid use permit or special development permit for a use, and no new construction or expansion is proposed, then such use may be conducted without requiring another special development permit.

(4) **Prohibited (N).** A use shown with “N” in the table is prohibited.

(b) **Compliance.** It is a violation of this chapter to:

- (1) Engage in a prohibited use;
- (2) Engage in a use requiring a permit without first obtaining that permit;
- (3) Engage in a use that is conditional without complying with the imposed conditions.

(c) ~~Permitted uses. Requirements for New Construction. Permitted uses are allowed subject to compliance with all applicable provisions of the specific plan and the Sunnyvale Municipal Code.~~ All permitted uses that require no new construction or additions or changes to the exterior of the building may be conducted within existing enclosed buildings. Major changes to the exterior of a building for either approved or permitted uses, new construction, site improvements, or additions to an existing building shall require a Moffett Park Design Review Permit (MP-DRP) or Moffett Park Special Development Permit (MP-SDP). Minor changes to the exterior of a building for either approved or permitted uses may be approved by the director of community development through a Miscellaneous Plan Permit (MPP) as set forth in Chapter 19.82.

(d) Uses in enclosed buildings. Uses are to be conducted entirely within an enclosed building unless otherwise identified in the table. Where unenclosed uses are allowed through the approval of a planning permit, such uses (excepting, e.g., outdoor seating, plazas, etc.) are prohibited from locating in a required front yard and are to be screened from view from adjacent streets and adjacent property with suitable landscaping, walls or fencing as determined by the approving authority.

**Table 19.29.050
Permitted, Conditionally Permitted and Prohibited Uses
in MPSP Subdistricts**

In the table, the letters and symbols are defined as follows:

P = Permitted use. A Moffett Park Design Review Permit is required pursuant to Section 19.29.050(c). Development exceeding the standard FAR limit must be reviewed through a major permit.

SDP = Special development permit. A Moffett Park Special Development Permit is required.

MPP = Miscellaneous Plan Permit. A Miscellaneous Plan Permit is required.

N = Not permitted. Prohibited.

Use	Specific Plan Subdistrict		
	MP-TOD	MP-I	MP-C
1. -7. [Text unchanged.]			
8. Other			
A. – E. [Text unchanged.]			
F. Emergency shelter containers (ARKs) meeting criteria described in Section 19.22.050 of the Zoning Ordinance	P	P	P
G. Emergency shelter containers other than ARKs	SDP	SDP	N
H. – U. [Text unchanged.]			

SECTION 12. SECTION 19.46.045 AMENDED. Section 19.46.45 of Chapter 19.46 (Off-Street Parking and Loading) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.46.045 Parking management plans—When required. Applicants shall provide to the director of community development a parking management plan for all new mixed uses, multi-family residential, special housing developments defined in Section 19.46.055, new commercial or shopping center uses, medical clinics and places of assembly uses, or as otherwise required by use permit or miscellaneous plan permit.

SECTION 13. TABLE 19.46.050 AMENDED. Table 19.46.050 of Chapter 19.46 (Off-Street Parking and Loading) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

**Table 19.46.050
Parking Requirements**

LAND USE	NUMBER OF PARKING SPACES REQUIRED			MAXIMUM PERCENTAGE OF COMPACT SPACES ALLOWED
RESIDENTIAL USES				
Single-Family and Duplex:	2 covered spaces per unit, plus 2 uncovered spaces on driveway (minimum dimensions 17 ft. x 20 ft.). For projects located on streets with limited or no on-street parking, projects shall provide an additional 0.4 unassigned parking spaces per unit. The two driveway spaces shall not be counted as unassigned spaces.			N/A
Multifamily, Townhouses, Condos and Apartments:	Specific ratios based on the type of parking facilities provided are noted below. See also Notes 1 and 2.			
	Carports, Underground and Open Parking Lot	One Fully-Enclosed Garage Space and Open Parking Lot	Two or More Fully-Enclosed Garage Spaces	
Studio, Efficiency, or 1 Bedroom Units:	1 covered space per unit, plus 0.5 unassigned space per unit.	1 covered space per unit, plus 0.8 unassigned space per unit.	2 covered spaces per unit, plus 0.25 unassigned and guest parking spaces per unit.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
2 Bedroom Units:	1 covered space per unit, plus 1 unassigned space per unit.	1 covered space per unit, plus 1.33 unassigned spaces per unit.	2 covered spaces per unit, plus 0.4 unassigned and guest parking spaces per unit.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
3 Bedroom Units:	1 covered space per unit, plus 1	1 covered space per unit, plus 1.4	2 covered spaces per unit, plus 0.5	10% of uncovered and unassigned spaces in

LAND USE	NUMBER OF PARKING SPACES REQUIRED			MAXIMUM PERCENTAGE OF COMPACT SPACES ALLOWED
	unassigned space per unit.	unassigned spaces per unit.	unassigned and guest parking spaces per unit.	parking lots with more than 10 spaces.
4 or More Bedroom Units:	Add 0.15 unassigned spaces per bedroom per unit to the 3 bedroom requirement.	Add 0.15 unassigned spaces per bedroom per unit to the 3 bedroom requirement.	Add 0.15 unassigned spaces per bedroom per unit to the 3 bedroom requirement.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
Single Room Occupancy and Residential Hotels with Units: Less than 200 sq. ft. 200 to 250 sq. ft. Greater than 250 sq. ft.	Specific ratios based on the size of units noted below. 0.25 spaces per unit. 0.5 spaces per unit. 1 space per unit.			10% of uncovered and unassigned spaces in parking lots with more than 10 spaces. 10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
<u>Affordable Housing Development (Lower Income Households Only) with:</u> <u>Studio, Efficiency or 1 bedroom units</u> <u>2 or 3 bedrooms units</u> <u>4 or more bedroom units</u> <u>Affordable Housing Development (Lower Income Households Only) for Senior Citizens or for Persons with Disabilities</u>	<u>1 space per unit.</u> <u>2 spaces per unit.</u> <u>2.15 spaces per unit.</u> <u>0.6 spaces per unit</u>	<u>See Section 19.46.055 for additional requirements.</u> <u>10% of unassigned spaces in parking lots with more than 10 spaces.</u>		

LAND USE	NUMBER OF PARKING SPACES REQUIRED		MAXIMUM PERCENTAGE OF COMPACT SPACES ALLOWED
<u>Senior Citizen Housing or Housing for Persons with Disabilities</u>	<u>1 space per unit.</u>	<u>See Section 19.46.055 for additional requirements.</u>	<u>10% of unassigned spaces in parking lots with more than 10 spaces.</u>
Mobile Home Park:	2 spaces per unit, plus 1 space per employee living off-site, plus 1 space per special purpose vehicle. Tandem parking is permitted.		N/A
Mixed Use:	Parking ratios shall be based on accepted guidelines such as ITE or ULI subject to the approval of the director of community development		
[Text unchanged for remainder of table.]			

Note 1 – Note 3: [Text unchanged.]

SECTION 14. SECTION 19.46.055 ADDED. Section 19.46.055 is added to Chapter 19.46 (Off-Street Parking and Loading) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby added to read as follows:

19.46.055 Parking for special housing developments.

(a) Special Housing Developments. For the purposes of this section, special housing developments include:

(1) Affordable housing developments for lower income households;

(2) Senior citizen housing, as defined in California Civil Code Sections 51.3 and 51.12, or successor sections; and

(3) Housing for persons with disabilities, as defined in the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, or successor statutes.

(b) Parking Management Plan Required. To ensure an adequate mix of assigned and unassigned parking spaces for guests and visitors, a parking management plan is required for the special housing developments listed in subsection (a).

(c) Request for Reductions. A request for a reduction in parking requirements for those uses listed in subsection (a) may be filed through a miscellaneous plan permit application, in accordance with Chapter 19.82, *Miscellaneous Plan Permit*, or if the request is part of a project that requires another discretionary approval, the request shall be submitted with that application. The decision to grant the reduction in parking requirements shall be based upon a showing by the applicant that the proposed parking standard is adequate through a combination of any of the following considerations: location or proximity to transportation, variety or forms of transportation available,

accessibility, services and programs offered, or population served by the housing development.

SECTION 15. CHAPTER 19.65 ADDED. Chapter 19.65 (Reasonable Accommodation Procedures) is added to Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby added to read as follows:

Chapter 19.65
Reasonable Accommodation Procedures

- 19.65.010 Purpose.**
- 19.65.020. Definitions.**
- 19.65.030 Applicability.**
- 19.65.040 Procedures.**
- 19.65.050 Decisions.**
- 19.65.060 Findings.**

19.65.010 Purpose.

The purpose of this chapter is to provide reasonable accommodations for the needs of persons with disabilities seeking equal access to housing, while at the same time ensuring necessary safeguards to protect the integrity of residential neighborhoods. This chapter establishes a procedure to request reasonable accommodation in the application of the city’s land use and zoning regulations and procedures. This chapter shall be construed to assure compliance with the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, or successor statutes.

19.65.020 Definitions.

(a) “Acts” means the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, or successor statutes.

(b) “Person with disability” means an individual who has a medical condition, physical or mental impairment that substantially limits one or more of the individual’s major life activities, as defined in the Acts.

(c) “Reasonable accommodation” means a modification or exception to the regulations and procedures contained in this title for the siting, development and use of housing or housing-related facilities, that would eliminate regulatory barriers and provide a person with a disability equal opportunity for the use and enjoyment of housing of their choice, and does not impose undue financial or administrative burdens on the city or require a fundamental or substantial alteration of the city’s planning and zoning policies.

19.65.030 Applicability.

The provisions of this chapter shall apply when any person requests reasonable accommodation, based on the disability of residents, in the application of land use or zoning regulations and procedures which may be acting as a barrier to fair housing opportunities. The provisions for reasonable accommodation are solely for residential uses.

19.65.040 Procedures.

(a) Application Required. Any person seeking reasonable

accommodation for a project not requiring some other discretionary approval shall file a miscellaneous plan permit application. Unless specifically stated in this chapter, the reasonable accommodation request shall follow the same procedures for a miscellaneous plan permit application, as provided in Chapter 19.82, *Miscellaneous Plan Permit* and Chapter 19.98, *General Procedures*.

(b) **Review with other Discretionary Approvals.** If the project requires some other discretionary approval, review of a reasonable accommodation request shall be conducted as part of the review of that discretionary approval. For example, if the request is related to a single-family home addition that requires design review by the planning commission, the request for reasonable accommodation shall be included with the submittal for that design review application.

(c) **Fees.** There shall be no fee for a miscellaneous plan permit application for reasonable accommodation, including appeals. This section does not exempt applicants from paying the required fee for related applications.

19.65.050 Decisions.

The decision to grant or deny the reasonable accommodation request shall be based on the required findings in Section 19.65.060, *Findings*. In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation will comply with the findings required by this chapter. This may include the removal of any removable structures or physical design features once they are no longer necessary to afford a person with a disability use and enjoyment of the dwelling.

19.65.060 Findings.

The decision to grant or deny an application for reasonable accommodation shall be based on a finding of consistency with the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, or successor statutes, and shall take into consideration all of the following factors:

(a) Whether the housing or housing-related request will be used by a person with a disability protected under the Acts;

(b) Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability protected under the Acts;

(c) Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city;

(d) Whether the requested reasonable accommodation would require a fundamental alteration in the nature or effect of the city's land use and zoning ordinances, programs or policies;

(e) Whether the requested reasonable accommodation adequately considers the physical attributes of the property and structures; and

(f) Whether alternative reasonable accommodations could provide an equivalent level of benefit.

SECTION 16. SECTION 19.66.110 AMENDED. Section 19.66.110 of Chapter 19.66 (Affordable Housing and Single Room Occupancies) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.66.110. An applicant's density bonus for senior citizen housing.

(a) – (b) [Text unchanged.]

~~(c) Notwithstanding any other provision of this code, and subject to the approval by the director of community development, upon a showing by the applicant that the development is located close to public transportation, parking requirements may be reduced to one space per unit. Factors which shall be considered in determining whether or not to grant a request for reduced parking requirements shall include proximity, accessibility, suitability, practicability and variety of the form or forms of available public transportation. Parking requirements for senior citizen housing is provided in Chapter 19.46, Off-Street Parking and Loading. A reduction in parking standards may be granted by the director of community development in accordance with Section 19.46.055, Parking for special housing developments.~~

(d) For purposes of this section, a senior citizen is a person sixty-two years old or older. If two persons occupy a single unit, at least one person must be a senior citizen.

SECTION 17. SECTION 19.80.020 AMENDED. Section 19.80.020 of Chapter 19.80 (Design Review) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.80.020 Design guidelines.

The city council has established criteria and various guidelines for design review. These design guidelines shall be maintained in the department of community development and shall be available to the public. Minor additions to or deletions from the guidelines may be made by the director of community development; major changes require approval of the planning commission. Properties located within a heritage district, a specific plan area or an area for which detailed design guidelines have been established by the planning commission or city council shall be subject to the requirements of the design criteria established for those districts or areas.

SECTION 18. SECTION 19.80.030 AMENDED. Section 19.80.030 of Chapter 19.80 (Design Review) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.80.030. ~~Procedures~~ Applicability.

(a) **Discretionary Approvals.** Except as noted below, any site or building development or modification requiring a discretionary land use permit or a building permit shall be subject to the requirements of this chapter. Unless an applicant has obtained approval of a discretionary permit, design review shall be conducted as part of a building permit plan check process or miscellaneous plan permit process. Any proposed use requiring a discretionary land use permit that includes new construction, changes to the exterior of a building or other site modification is subject to design review. Design review shall be conducted as part of the review of that discretionary permit.

~~(1) Single-story additions or any single-story modifications to single family detached dwellings or duplex residential dwellings which add or modify less than twenty percent of the floor area of the existing structure are~~

~~generally exempt from design review requirements, except that the director of community development shall have the authority to require design review for any significant modification which changes the exterior appearance of the home. Significant modifications may include but are not limited to: exterior materials; the number, placement, or design of windows or doors; and the height, pitch, or material of the roof.~~

~~(2) — Properties located within a heritage district, a specific plan area or an area for which detailed design guidelines have been established by the planning commission or city council shall be subject to the requirements of the design criteria established for those districts or areas.~~

~~(b) **Permitted Uses.** Any permitted use that includes new construction, changes to the exterior of a building or other site modification is subject to design review. If the project is not subject to the required procedures in Section 19.80.040, *Procedures and decisions*, or subject to a miscellaneous plan permit, as provided in Chapter 19.82, *Miscellaneous Plan Permit*, design review shall be conducted through a building plan check process.~~

~~(1) **Single-Family Homes and Duplexes.** Single-story additions or any single-story modifications to single-family detached dwellings or duplex residential dwellings which add or modify less than 20 percent of the floor area of the existing structure are generally exempt from the required procedures in Section 19.80.040, *Procedures and decisions*, except that the director of community development shall have the authority to require design review for any significant modification which changes the exterior appearance of the home. Significant modifications may include but are not limited to: exterior materials; the number, placement, or design of windows or doors; and the height, pitch, or material of the roof.~~

SECTION 19. SECTION 19.80.040 AMENDED. Section 19.80.040 of Chapter 19.80 (Design Review) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.80.040 Procedures and Decisions.

(a) **Residences Not Exceeding FAR Threshold.** Applications for design review for single-family and duplex residences in the R-0, R-1 and R-2 zoning districts which do not exceed either the FAR or gross floor area threshold established in Section 19.32.020 shall be considered by the director of community development without a public hearing. The director, of community development, without notice or hearing in accordance with the noticing requirements in Section 19.98.040, *Notice requirements*, may:

(1) Approve the design review as requested or as changed, modified or conditioned by the director if the director finds that the project as approved meets the required finding.

(2) Deny the design review if the director finds that the project would not meet the required finding.

(b) **Multiple-family Projects of 3 to 50 Units.** Applications for design review for multiple-family residential projects between 3 to 50 units in the R-2, R-3, R-4, R-5 and R-MH zoning districts shall be considered by the director of community development at a public hearing. Notice of such hearing shall be given in accordance with Section 19.98.040, *Notice requirements*. The director may:

(1) Approve the design review as requested or as changed, modified or conditioned by the director if the director finds that the project as approved meets the required finding.

(2) Deny the design review if the director finds that the project would not meet the required finding.

~~(b)~~(c) Appeal of Decision by Director. After receiving an appeal from the decision of the director of community development on a requested design review, and following a public hearing, the planning commission by the affirmative vote of a majority of its voting members may:

(1) Approve the design review as requested or as changed, modified or conditioned by the commission if the commission finds that the project as approved meets the required finding.

(2) Deny the design review if the commission finds that the project would not meet the required finding.

~~(e)~~(d) Residences Exceeding FAR Threshold. Applications for design review for single-family and duplex residences in the R-0, R-1 and R-2 zoning districts which exceed either the FAR or gross floor area threshold established in Section 19.32.020, shall be considered by the planning commission at a public hearing. Notice of such hearing shall be given in accordance with Section 19.98.040(b). The planning commission may:

(1) Approve the design review as requested or as changed, modified or conditioned by the commission if the commission finds that the project as approved meets the required finding;

(2) Deny the design review if the commission finds that the project would not meet the required finding.

~~(d)~~(e) Appeal of Decision by Planning Commission. After receiving an appeal from the decision of the planning commission on a requested design review, and following a public hearing, the city council by the affirmative vote of a majority of its voting members may:

(1) Approve the design review as requested or as changed, modified or conditioned by the council if the council finds that the project as approved meets the required finding.

(2) Deny the design review if the council finds that the project would not meet the required finding.

SECTION 20. SECTION 19.82.020 AMENDED. Section 19.82.020 of Chapter 19.82 (Miscellaneous Plan Permit) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.82.020. When required.

(a) General Reviews.

(1) – (18) [Text unchanged.]

(19) Reasonable accommodation requests not made concurrently with an application for some other discretionary approval.

(19) – (25) [Renumber (20) – (26), consecutively. Text unchanged.]

(b) – (d) [Text unchanged.]

(e) Emergency ~~shelter~~ containers in accordance with Section 19.22.050.

(f) – (k) [Text unchanged.]

SECTION 21. SECTION 19.98.040 AMENDED. Section 19.98.040 of Chapter 19.98 (General Procedures) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.98.040. Notice requirements.

(a) **Design Review Not Requiring a Public Hearing.**

~~(1)~~—The director of community development may take an action without public notice or hearing except as provided herein:

~~(A)~~(1) Residential Design Review. Prior to any action being taken on a design review application for a single-family home or duplex in an R-0, R-1, R-1.5, R-1.7PD, or R-2 zoning district that includes a two-story component, notice of the pending application shall be given by mail to owners of properties located within ~~two hundred~~ 200 feet of the subject property, stating that the application is available for review and comment for ~~fourteen~~ 14 days following the date on the notice. A notice shall also be posted on the subject site, and such notice shall include a streetscape elevation showing the proposed home and one adjacent home on each side. Notice titles shall be visible from a passing car.

~~(B)~~(2) Nonresidential Design Review Adjacent to Residential.

Prior to any action being taken on a design review application for any nonresidential building which is adjacent to any residential zoning district, notice of the pending application shall be given by mail to owners of properties located within ~~two hundred~~ 200 feet of the subject property, stating that the application is available for review and comment for ~~fourteen~~ 14 days following the date on the notice.

~~(2)(b) Design Review Requiring a Public Hearing. For special development permits, use permits and variances determined to be exempt from the California Environmental Quality Act (minor permits); For design reviews requiring a public hearing, the following notification is required:~~

~~(1) Residences Exceeding FAR Threshold. For design reviews requiring action by the planning commission in accordance with Section 19.80.040(d), notice of the time and place of each the public hearing required as a condition precedent to the consideration of the approving or revocation of a permit shall be given at least ten 10 calendar days prior to the day of the hearing in the following manner:~~

(A) By posting a copy of the notice of hearing:

(i) At a conspicuous location on each frontage of the property which is the subject of the application. ~~For design review applications requiring public hearing under Section 19.80.040(e),~~ The posted notice shall include a streetscape elevation showing the proposed home and one adjacent home on each side,

(ii) On the public notice bulletin board at the Sunnyvale City Hall;

(B) By mailing a copy of the notice to:

(i) The owner and applicant, and
(ii) ~~The owners of all adjacent properties; except that for design review applications requiring public hearing under Section 19.80.040(e), notice shall be provided to~~ The owners of all properties within ~~two hundred~~ 200 feet of the subject property;

(C) By publishing at least once in a newspaper of general circulation in the city, a copy of the notice.

(2) Multiple-family Projects of 3 to 50 Units. For any multiple-family project between 3 to 50 units, notice of the time and place of the public hearing shall be given at least 10 calendar days prior to the day of the hearing in the following manner:

(A) By posting a copy of the notice of hearing:

(i) At a conspicuous location on each frontage of the property which is the subject of the application. The posted notice shall include a streetscape elevation showing the proposed home and one adjacent home on each side,

(ii) On the public notice bulletin board at the Sunnyvale City Hall;

(B) By mailing a copy of the notice to:

(i) The owner and applicant, and

(ii) The owners of all properties within 300 feet of the subject property;

(C) By publishing at least once in a newspaper of general circulation in the city, a copy of the notice

~~(b)(c)~~ Miscellaneous Plan Permits and Tree Removal Permits.

~~(4)~~—The director of community development may take an action without public notice or hearing except as provided herein.

(1) (A) Donation Centers for Used Goods. Within ~~five~~5 days of approving an MPP, the director shall post the subject property providing notice of the date of the approval action. In addition, written notice of approval shall be sent to property owners and occupants of adjacent properties.

(2) Accessory Structures. Miscellaneous plan permits for accessory structures require that prior to any action being taken, notice of the pending application shall be given by mail to adjacent property owners, stating that the application is available for review and comment for 14 calendar days following the date on the notice.

~~(2)(d)~~ Minor Permits. For special development permits, use permits and variances determined to be exempt from the California Environmental Quality Act (minor permits), notice of the time and place of each public hearing required as a condition precedent to the consideration of the approving or revocation of a permit shall be given at least ~~ten~~ 10 calendar days prior to the day of the hearing in the following manner:

~~(A)(1)~~ By posting a copy of the notice of hearing:

~~(i)(A)~~ At a conspicuous location on each frontage of the property which is the subject of the application,

~~(ii)(B)~~ On the public notice bulletin board at the Sunnyvale City Hall;

~~(B)(2)~~ By mailing a copy of the notice to:

~~(i)(A)~~ The owner and applicant, and

~~(ii)(B)~~ The owners of all adjacent properties;

~~(C)(3)~~ By publishing at least once in a newspaper of general circulation in the city, a copy of the notice.

~~(e)(e)~~ Mobile Vendor Permits. For a mobile vendor permit, notice of an approval of a permit shall:

(1) Be posted at the permit location within ~~five~~ 5 days of approving a permit;

(2) Be sent to all occupants and owners of immediately adjacent properties.

~~(d)~~(f) **Major Permits.** For use permits, special development permits, and variances determined not to be exempt from the California Environmental Quality Act (major permits), notice of the time and place of each public hearing required as a condition precedent to the consideration of the approving or revocation of a permit shall be given as prescribed by the California Environmental Quality Act prior to the day of the hearing in the following manner:

(1) By posting a copy of the notice of hearing:

(A) At a conspicuous location on each frontage of the property which is the subject of the application;

(B) On the public notice bulletin board at the Sunnyvale City Hall.

(2) By mailing a copy of the notice to:

(A) The owner and applicant; and

(B) The owners of all property located within ~~three hundred~~ 300 feet of the property under consideration.

(3) By publishing at least once in a newspaper of general circulation in the city, a copy of the notice.

~~(e)~~(g) **Education, Recreation and Places of Assembly.** With regard to any application for an educational or recreational use or place of assembly in a POA combining district, notice of the time and place of any public hearing shall be sent to all property owners and tenants within ~~one thousand~~ 1,000 feet of the subject site, in addition to any other notices that are otherwise required.

~~(f)~~(h) **Medical Clinics.** With regard to any application for a medical clinic, notice of the pending application for a miscellaneous plan permit or notice of the time and place of any public hearing for a use permit or special development permit, shall be sent to all property owners and tenants within ~~three hundred~~ 300 feet of the subject site.

~~(g) — Miscellaneous plan permits for accessory structures require that prior to any action being taken, notice of the pending application shall be given by mail to adjacent property owners, stating that the application is available for review and comment for fourteen (14) calendar days following the date on the notice.~~

~~(h)~~(i) **General Plan and Zoning Amendments.** For amendments to the general plan and precise zoning plan, notice of the time and place of each public hearing by the planning commission and city council required as a condition precedent to the consideration of the approval or revocation shall be given at least ~~ten~~ 10 calendar days prior to the day of the hearing in the following manner:

(1) By publishing at least once in a newspaper of general circulation in the city a copy of the notice;

(2) Published notice of an amendment to the precise zoning plan shall include a map showing the subject property, surrounding properties and the nearest street intersection.

~~(i)~~(j) **Heritage Resources.** For heritage resource and heritage resource district designation, notice of the time and place of each public hearing by the heritage commission required as a condition precedent to the consideration of any action shall be given in the following manner:

(1) By publishing at least once in a newspaper of general circulation, at least ~~thirty~~ 30 calendar days prior to the hearing, a copy of the notice;

(2) By certified mail to the owners of the property at least ~~ten~~ 10 calendar days prior to the hearing.

~~(j)~~(k) **Landmark Alterations.** For a landmark alteration permit, notice of the time and place of each public hearing by the heritage commission as a condition precedent to the consideration of the approval or revocation of a permit shall be given at least ~~ten~~ 10 days prior to the day of the hearing by publication at least once in a newspaper of general circulation.

~~(k)~~(l) **Appeals. Notice of an appeal** of an action to the heritage commission, planning commission or city council shall be made ~~ten~~ 10 calendar days prior to the appeal hearing as follows:

(1) Minor permits;
(A) By mailing a copy of the notice to the owner of the subject property;

(B) By mailing a copy of the notice to the appellant;
(C) By mailing a copy of the notice to the owner of adjacent properties;

(D) Notice for an appeal of a waiver of proximity to a similar use for a large family day care home shall also include mailing a copy of the notice to all property owners within ~~one hundred~~ 100 feet of the property under consideration.

(2) Major permits;
(A) By mailing a copy of the notice to the owner of the subject property.

(B) By mailing a copy of the notice to the appellant.
(C) By mailing a copy of the notice to all property owners within ~~three hundred~~ 300 feet of the property under consideration.

~~(m)~~(n) **Demolition Permits.** For all demolition permits authorizing the complete demolition of a residential structure in the R-0, R-1 and R-2 zoning districts, which are issued separately and unconnected to any other type of discretionary permit, notice of such demolition shall be given at the time the permit is issued by mailing a copy of the notice to all occupants and owners of immediately adjacent properties.

~~(n)~~(o) **General.** All mailed notice shall be with postage prepaid. Failure to give or receive notice by mailing or by posting shall not affect the appropriateness of the person or body holding the public hearing to proceed with the hearing.

SECTION 22. SECTION 19.98.070 AMENDED. Section 19.98.070 of Chapter 19.98 (General Procedures) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.98.070 Appeals.

(a) – (b) [Text unchanged.]

(c) Appeal of All Other Permits and Actions. Any person aggrieved, including a member of the planning commission or city council, by the decision of the director of community development, heritage preservation commission or planning commission may file an appeal after the date of such decision. The

appeal shall be in writing stating the grounds therefor. All proceedings initiated by the decision of the director of community development, heritage preservation commission or planning commission shall be suspended pending a determination on the merit of the appeal.

(1) Any decision by the director of community development may be appealed to the planning commission and city council, except:

(A) Miscellaneous plan permits, where the decision of the planning commission is final; except that decisions by the director on findings of convenience or necessity may be appealed directly to the city council.

(B) A decision by the director on a tree removal permit, where the decision by the planning commission is final.

(C) A decision by the director on an application for reasonable accommodation, where the decision by the planning commission is final.

~~(D)~~ A decision by the director on a variance request on the maximum height of a ground sign, where the decision by the planning commission is final.

~~(E)~~ A decision by the director on a use permit for a large family day care where a waiver of proximity to a similar use is not requested.

~~(F)~~ A decision by the director on a mobile vendor permit where the appeal is directed to the city council.

(G) A decision by the director regarding a heritage landmark, heritage resource or property located within a heritage landmark district or heritage resource district, where the appeal is directed to the heritage preservation commission, whose decision may be appealed to the City Council.

(2) – (5) [Text unchanged.]

(d) [Text unchanged.]

SECTION 23. SECTION 19.98.090 AMENDED. Section 19.98.090 of Chapter 19.98 (General Procedures) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.98.090 Conditions of approval.

(a) [Text unchanged.]

(b) For appurtenant, temporary, hazardous materials storage or emergency ~~shelter~~ container uses conditions may include those determined to be reasonably necessary in connection with the hours of operation, visual screening, cleanup of the location or premises, use of lights or lighting or other means of illumination, or operation of any loudspeaker or sound amplification or any other aspect of the project, in order to prevent the creation of any nuisance or annoyance to the occupants of or commercial visitors to adjacent buildings or premises or any public nuisances.

(c) [Text unchanged].

SECTION 24. EXEMPTION FROM CEQA. The City Council finds, pursuant to Title 14 of the California Code of Regulations, Sections 15061(b)(3) and 15307, that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a project which has the potential for causing a significant effect on the environment.

SECTION 25. CONSTITUTIONALITY; SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more section, subsection, sentence, clause or phrase be declared invalid.

SECTION 26. EFFECTIVE DATE. This ordinance shall be in full force and effect 30 days from and after the date of its adoption.

SECTION 27. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in *The Sun*, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within 15 days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, 2011, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2011, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

APPROVED:

City Clerk
Date of Attestation: _____

Mayor

(SEAL)

APPROVED AS TO FORM AND LEGALITY:

David E. Kahn, City Attorney

**Table 19.46.050
Parking Requirements**

LAND USE	NUMBER OF PARKING SPACES REQUIRED			MAXIMUM PERCENTAGE OF COMPACT SPACES ALLOWED
RESIDENTIAL USES				
Multifamily, Townhouses, Condos and Apartments:	Specific ratios based on the type of parking facilities provided are noted below. See also Notes 1 and 2.			
	Carports, Underground and Open Parking Lot	One Fully-Enclosed Garage Space and Open Parking Lot	Two or More Fully-Enclosed Garage Spaces	
Studio, Efficiency, or 1 Bedroom Units:	1 covered space per unit, plus 0.5 unassigned space per unit.	1 covered space per unit, plus 0.8 unassigned space per unit.	2 covered spaces per unit, plus 0.25 unassigned and guest parking spaces per unit.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
2 Bedroom Units:	1 covered space per unit, plus 1 unassigned space per unit.	1 covered space per unit, plus 1.33 unassigned spaces per unit.	2 covered spaces per unit, plus 0.4 unassigned and guest parking spaces per unit.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
3 Bedroom Units:	1 covered space per unit, plus 1 unassigned space per unit.	1 covered space per unit, plus 1.4 unassigned spaces per unit.	2 covered spaces per unit, plus 0.5 unassigned and guest parking spaces per unit.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
4 or More Bedroom Units:	Add 0.15 unassigned spaces per bedroom per unit to the 3 bedroom requirement.	Add 0.15 unassigned spaces per bedroom per unit to the 3 bedroom requirement.	Add 0.15 unassigned spaces per bedroom per unit to the 3 bedroom requirement.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.



DRAFT MINUTES

SUNNYVALE HOUSING AND HUMAN SERVICES COMMISSION WEDNESDAY, NOVEMBER 16, 2011

The Housing & Human Services Commission met in a regular session in the West Conference Room, at 456 West Olive Avenue, Sunnyvale City Hall, Sunnyvale, CA 94088 on November 16, 2011 at 7:02 p.m. with Chair Dietrich presiding.

SALUTE TO THE FLAG

Led by Chair Dietrich

ROLL CALL

Commission Members Present: Eric Anderson, Hannalore Dietrich, Younil Jeong, Anna Ko, and Mathieu Pham.

Commission Members Absent: Patti Evans (excused) and Fred Fowler (excused).

Staff Present: Suzanne Isé, Housing Officer; Andrew Miner, Principal Planner; and Edith Alanis, Housing Programs Technician.

Others Present: Charles Cegelski, resident.

SCHEDULED PRESENTATION

None.

PUBLIC ANNOUNCEMENTS

None.

CONSENT CALENDAR

1. A. Approval of Draft Minutes of September 28, 2011.

Chair Dietrich asked for a motion to approve the consent calendar.

Commissioner Ko moved and Commissioner Anderson seconded to approve the minutes of September 28, 2011.

Motion passed unanimously 5-0-0.

PUBLIC COMMENTS

Mr. Charles Cegelski expressed some concern with the lack of street access being provided to the new HP buildings that are under construction in the Moffett Park Area.

Housing Officer Isé explained that his concern was not under the purview of the Housing and Human Services Commission, however staff would pass along his concerns to the Planning and Traffic Divisions, and that such concerns would be under the purview of the Planning Commission.

Chair asked if everyone agreed to keep the public hearing agenda items in order. There were no objections.

PUBLIC HEARINGS/GENERAL BUSINESS

2. Rank Study Issues

Officer Isé gave a brief introduction. She explained that staff has recommended for the last couple of years that this study issue be deferred due to the current economic climate. She added that the choices that they have with respect to this study issue are: 1) to defer for another year per staff recommendation; 2) to drop it entirely; or 3) to rank it 1 of 1.

Officer Isé gave a quick overview of study issue CDD 09-11 – Review of Housing Mitigation Fee. She explained that the Housing Mitigation fee is charged to very large office developments and that the rationale for this fee is that the new development brings in new workers to the City and increases the demand for housing, which usually translates into higher rental and ownership housing prices. In turn, the fees collected are used to support workforce housing projects to expand the supply of affordable housing to low- and moderate-income individuals.

After a brief discussion and clarification to some questions, Commissioner Anderson made a motion.

Commissioner Anderson moved and Commissioner Pham seconded to adopt staff's recommendation to defer this study issue for another year.

Motion passed unanimously 5-0-0.

3. Public Hearing: Housing and Community Revitalization Sub-element Implementation Measures. Proposed amendments to Zoning Code (Title 19 of SMC) related to special needs housing and emergency housing; multi-family residential development review procedures; parking standards for senior housing, affordable housing, and housing for persons with disabilities; and, reasonable accommodation procedures.

Andrew Miner, Principal Planner, gave a brief report. He explained that when the Housing Element was adopted, a number of implementation measures were included to put into practice the policies that are in the report. Four of these measures require amendments to the zoning code. He also added that some of the measures are required by State and Federal law.

He reviewed the staff report on this item and summarized each of the measures as follows:

1. **Zoning Text Amendments** – Amend the Zoning Code to facilitate the provision of special housing needs and develop objective standards to regulate emergency shelters. Also, allow emergency shelters in M-S/POA zones and add supportive/transitional housing to the definition of a dwelling unit.
2. **Multi-family and Mixed-Use Processing Procedures** – Amend the Zoning Code to replace the multi-family use permit with an administrative hearing for projects of up to 50 units to streamline the process. The new design review permit would focus on the design and aesthetics of the project.

3. **Modified Parking Standards** – Amend Zoning Code for reduced parking standards to facilitate the development of affordable housing and special needs housing near transit.
4. **Accessible Housing** – Develop and adopt reasonable accommodations procedures to facilitate the provision of accessible housing for persons with disabilities.

Principal Planner Miner added that this item will also go to the Planning Commission for their review and recommendation, and to the City Council for final consideration on December 6, 2011.

Chair Dietrich raised a concern about reduced parking requirements, which might increase parking on residential streets.

Chair Dietrich opened the public hearing at 7:49 pm.

Mr. Charles Cegelski stated that he lives in the Orchard Gardens neighborhood and expressed concerns about the first three recommendations. He is concerned that the transient population and violence has increased, and these measures would only exacerbate the existing problems. He shared that in the past when a single-room-only complex was built in the area, the parking requirements were reduced due to an expected lower demand due to the small unit size, but often more than one person rents each studio. Sometimes families rent a studio, and in some instances they have up to 3 cars to a unit. He also mentioned that a bus stop had been added to serve these residents, but often it does not stop there due to lack of riders. He stated that the building resembles a half-way house and feels that the neighborhood is deteriorating fast.

He expressed concern about how a homeless shelter will further affect his neighborhood.

Staff stated that there are no proposals for any projects in his neighborhood or anywhere else related to this item, and that this report only addresses changes to the language in the Zoning Code to satisfy legal requirements.

Mr. Cegelski explained that there is a motel that could easily become any of these types of housing if the funding became available and these changes to the code would only expedite that process in the future.

Staff clarified that a zoning district for Special Needs and Emergency Shelter must be identified in accordance with state law (SB-2) and that M-S/POA is the zone staff identified as most appropriate.

Mr. Cegelski was encouraged to attend the City Council meeting of December 6, 2011 to voice his concerns.

Chair Dietrich closed the public hearing at 7:58 pm.

After some discussion and clarification about parking standards, Chair Dietrich asked for a motion.

Commissioner Anderson moved and Commissioner Pham seconded to recommend to Council the adoption of the changes as proposed by staff and taking into consideration the public comments captured in the minutes.

Motion passed unanimously 5-0-0.

NON-AGENDA ITEMS AND COMMENTS

- BOARDMEMBERS OR COMMISSIONERS ORAL COMMENTS
None

- STAFF ORAL COMMENTS
 - Officer Isé reminded the Commissioners that there is no meeting scheduled for December.
 - She also advised them that the first meeting of 2012 will be on January 11, 2012.

INFORMATION ONLY ITEMS

None.

ADJOURNMENT

Meeting adjourned at 8:13 p.m.

Respectfully submitted,

Suzanne Isé
Housing Officer

5. **FILE #:** 2011-7746
Location: City Wide
Proposed Project: Zoning Code changes to implement Housing Element:
- Provisions to allow special needs housing and emergency housing (including homeless shelters) in the M-S/POA zones as a matter of right,
 - Streamlining the review process for multi-family housing projects with less than 50 units,
 - Reducing parking requirements for senior housing, affordable housing and housing for persons with disabilities, and
 - Reasonable accommodation allowances for people with disabilities.
- Environmental Review:** Negative Declaration
Staff Contact: Andrew Miner, 408-730-7707,
miner@ci.sunnyvale.ca.us

Trudi Ryan, Planning Officer, presented the staff report for four Housing Implementation measures. She noted that there are no pending applications for emergency housing. Ms. Ryan presented a map showing the M-S/POA (Industrial and Service/Place of Assembly) areas in the City where staff recommends allowing emergency housing as a matter of right. Ms. Ryan offered an amendment to the ordinance provided on page 10 of Attachment B, on affordable housing development, that the parking requirement for four or more bedrooms be revised to 2 parking spaces plus 0.15 space for each bedroom over three bedrooms.

Comm. Sulser discussed with staff the recommendation for the Zoning Administrator to be the reviewer of the multi-family design review process instead of the Planning Commission.

Comm. Chang discussed with staff that the intent of the revisions suggested for multi-family and mixed-use processing procedures. Comm. Chang discussed with staff the parking standards and public transportation and noted that the recommendations would allow some flexibility for parking counts based on individual applications.

Chair Hendricks discussed with staff, accessible parking, with staff saying that accessibility requirements are addressed in the Building code. Staff discussed parking and that regardless of our zoning code, the City has to meet State law discussing how differences can be bridged based on what our community needs.

Chair Hendricks opened the public hearing.

Eleanor Hansen, a member of the public, discussed the protection of space for light manufacturing and questioned whether M-S/POA is the best zoning for emergency

shelters. She said she would like a larger map showing the M-S/POA areas made available to the public prior to this report going to City Council.

Larry Klein, a member of the public, said he supports streamlining of these processes. He said he agrees with the previous speaker and is concerned about the M-S/POA zoning in regards to emergency housing. He said shorter stays than 30 days would be okay, however if the stays are longer, industrial use sites could be impacted. Mr. Klein discussed the recommendations and said he thinks the Planning Commission should review Design Reviews rather than the Zoning Administrator. He said he would like to see reviews of multi-family residential dropped from 50 units to 10 or 20 units. He discussed tandem and senior housing parking and parking requirements for affordable units.

Chair Hendricks closed the public hearing.

Comm. Sulser clarified with staff that the City is required to select at least one zoning district where emergency housing is allowed as a matter of right. Comm. Sulser asked staff about PF (Public Facility) zoning districts with staff explaining the PF zoned areas are often surrounded by residential and the M-S/POAs are closer to non-residential. Ms. Ryan discussed affordable housing and parking.

Chair Hendricks asked staff about the definition of an emergency shelter. Ms. Ryan said the shelter can be permanent, however the occupancy is not to be permanent. She said any stay over 30 days, like hotels, would no longer be considered transient.

Comm. Chang had staff clarify the parking for senior citizen housing and housing for persons with disabilities.

Comm. Chang moved for Alternative 1, to introduce the draft ordinance in Attachment B to amend the Municipal Code to: Special Needs Housing and Emergency Housing; Multi-family Residential Development Review Procedures; Parking Standards for Senior Housing, Affordable Housing, and Housing for Persons with Disabilities; and Reasonable Accommodation Procedures. He said the motion includes the staff revision changing the parking requirement for four or more bedrooms to 2 parking spaces plus 0.15 space for each bedroom over three bedrooms. Comm. Sulser seconded the motion. Comm. Sulser offered a Friendly Amendment to change the recommended reviewing body of multi-family residential projects of 50 or fewer units through a Design Review, to the Planning Commission rather than the Zoning Administrator. Chair Chang accepted this Friendly Amendment with some concern that this Friendly Amendment was getting away from the goal of streamlining processes.

Comm. Chang said this motion allows the City to follow State rules, and accommodate for emergency housing to meet resident's needs.

ATTACHMENT E

Excerpt: Draft Planning Commission Minutes

November 28, 2011

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Comm. Sulser said he would be supporting the motion. He said the City has to be compliant with State law and these recommendations would remove some of the arbitrariness of process. He said he thinks these policies will make Sunnyvale a better place.

Chair Hendricks said he would be supporting the motion and that he likes the recommendation to require the multi-family residential projects come to the Planning Commission for Design Review.

ACTION: Comm. Chang made a motion on 2011-7746 to introduce the draft ordinance in Attachment B to amend the Municipal Code to: Special Needs Housing and Emergency Housing; Multi-family Residential Development Review Procedures; Parking Standards for Senior Housing, Affordable Housing, and Housing for Persons with Disabilities; and Reasonable Accommodation Procedures. The motion also includes the following modifications: to change the parking requirement for four or more bedrooms to 2 parking spaces plus 0.15 space for each bedroom over three bedrooms; and to change the recommended reviewing body of multi-family residential projects of 50 or fewer units through a Design Review, to the Planning Commission rather than the Zoning Administrator. Comm. Sulser seconded. Motion carried 4-0, with Comm. Dohadwala, Vice Chair Larsson, and Comm. Travis absent.

APPEAL OPTIONS: This recommendation will be forwarded to City Council for consideration at the December 6, 2011 meeting.