CITY OF SUNNYVALE
Joint City Council and Planning Commission Study Session Summary

Study Session on
March 19, 2013

Armory Site Affordable Housing Project

The City Council and Planning Commission met in the West Conference Room at City Hall, 456 W. Olive Avenue in Sunnyvale, California, on March 19, 2013 at 6:00 p.m., with Vice Mayor Jim Griffith presiding.

City Councilmembers Present:
Mayor Anthony Spitaleri
Vice Mayor Jim Griffith
David Whittum
Chris Moylan
Patrick Meyering
Tara Martin-Milius
Jim Davis

City Councilmembers Absent:
None

Planning Commissioners Present:
Gustav Larsson, Chair
Maria Dohadwala, Vice Chair
Russell Melton
Ken Olevson

Planning Commissioners Absent:
Bo Chang
Glenn Hendricks
Arcadi Kolchak

City Staff Present:
Gary Luebbers, City Manager
Robert Walker, Assistant City Manager
Hanson Hom, Director of Community Development
Kent Steffens, Director of Public Works
Joan Borger, City Attorney
Robert Boco, Assistant City Attorney
Trudi Ryan, Planning Officer
Shaunn Mendrin, Senior Planner

**Visitors/Guests Present:**
MidPen Housing and Charities Housing Staff

**Call to Order:** 6:00 p.m.

**Study Session Summary:**
Director Hanson Hom provided a PowerPoint presentation on the subject, including a brief background, relation to the Onizuka closure process, project status, and next steps.

Questions and comments were provided by Councilmembers and Planning Commissioners.

- Inquired about what zoning would be appropriate in this neighborhood. Staff clarified that the neighborhood is comprised of a mix of R3 and R4 densities and that appearance of density can be greatly affected by the type of project.
- What are the parking requirements for this project? Staff clarified that the projects meet the requirements for affordable housing contained within the City’s Zoning Code.
- The proposed project should be seen as a benefit and enhancement to the community.
- What about the pedestrian connections in the neighborhood and timing with other improvements? Staff stated that connections to mass transit will be evaluated as part of the project.
- Moving the structure closer to the front setback could allow for a greater buffer along the west and south property lines, which seems potentially supportable.
- Noted concern about parking for the project and lack of on-street overflow parking for the site.
- Parking in Fair Oaks Park should be signed appropriately to discourage overnight parking resulting from the project.
- How is the site accessed? Staff clarified that the project is accessed on Maude Avenue for MidPen and Wolfe Road for Charities Housing.
- Is the project comprised of one or two structures? Staff clarified that it is two.
- Is the parking proposed to be shared? Staff clarified that each project provides the amount of parking required per the Zoning Code.
- What is the proposed size of the studios? The applicant from Charities Housing clarified that they are approximately 400 square feet.
- Does the City Council action on April 9, 2013 bind the City to approving this project at the Armory site? Staff clarified that is does not.
• What is the target income for the project? Staff clarified that 46 units are minimum to no income and the remaining would be up to very low (50% AMI).

Members of the public offered the following comments:
• The applicant has been conducting an extensive outreach effort.
• Would the City Council like it if this project was going in their neighborhood?
• The project should be located out at Onizuka.
• Are there other City owned properties where this could be located?

Adjournment: 6:57 p.m.

Respectfully submitted,

Shaunn Mendrin
Senior Planner