



## 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