

CITY COUNCIL MINUTES

City of Campbell, 70 N. First St., Campbell, California



SPECIAL MEETING OF THE CAMPBELL CITY COUNCIL

Wednesday, April 20, 2022 – 6:00 p.m.

City Hall Council Chamber – 70 N. First Street

This City Council Special meeting was duly noticed pursuant to open meeting requirements of the Ralph M. Brown Act (G.C. Section 54956).

CALL TO ORDER

The City Council of the City of Campbell convened this day in a special meeting in the City Hall Council Chamber, 70 N. First St., Campbell, California.

ROLL CALL

Attendee Name	Title	Status
Paul Resnikoff	Mayor	Present
Anne Bybee	Vice Mayor	Present
Elizabeth 'Liz' Gibbons	Councilmember	Present
Susan M. Landry	Councilmember	Present
Sergio Lopez	Councilmember	Present

PUBLIC COMMENT

There were no public comments.

UNFINISHED BUSINESS

1. **Review Campbell's Plan for Housing – Objectives, Policies and Programs (PLN-2021-12)**

Recommended Action: That the City Council review existing and proposed objectives, policies, and programs, and provide direction on which should be revised or added as part of “Campbell’s Plan for Housing” and the City’s Envision Campbell General Plan Update.

Community Development Director Rob Eastwood introduced Staff Report dated April 20, 2022 and reviewed the presentation outline, noting this is Council’s first review of the proposed objectives, policies, and programs for Campbell’s *Plan for Housing* which will be available for public review during Spring 2022, with a final completion deadline of January 2023.

Brittney Bendix, M-Group Representative, reviewed the City’s current Housing Element progress, the current Regional Housing Needs Assessment (RHNA) production, and the City’s community demographics which indicate a mismatch of available housing with the needs of the community. Ms. Bendix reviewed the

community engagement efforts including community meetings, focus groups, and surveys. Ms. Bendix reviewed top comments including the need for more affordable housing projects, accessory dwelling units, on-site care facilities, rising rental rates, increase in resilient policies, senior population needs and those on fixed incomes and female-headed household needs.

Ms. Bendix reviewed the prioritization structure of the housing policies and programs presented, noting a high priority taking 1-2 years to complete, medium priority taking 3-5 years to complete, and low priority taking 6-8 years to complete.

Ms. Bendix reviewed Objective #1, improving housing affordability in Campbell, noting the high priorities of modifications to Campbell's inclusionary ordinance, establishment of an affordable housing overlay zone (AHOZ), regulation of housing unit sizes to increase affordability, investigating the use of city-owned land for affordable housing projects, developing objective standards, and allowing appropriate waivers for affordable housing developments. Objective #2, preserving existing housing/affordable housing stock (no high priorities). Objective #3, removing government constraints noting the high priorities of modifying parking standards. Objective #4, resilient housing policies (no high priorities). Objective #5, Affirmatively Furthering Fair Housing (AFFH), noting the high priorities of fulfilling housing needs for special needs populations and workforce housing.

Ms. Bendix noted the Planning Commission feedback for Staff to evaluate the 75-foot building height limit in relation to its impact on the production of affordable housing in Campbell.

Mayor Resnikoff opened the floor for public comments.

Jim Sullivan, Campbell resident, spoke in support of establishing in-lieu fees, and for reducing government constraints, specifically reducing parking standards.

Gina Zari, Santa Clara County Association of Realtors Representative, spoke in support of "mom and pop" landlords noting that tenant protection laws and government mandates hurt this group, which provide a significant amount of affordable housing.

Amy Cody, Moreland Neighborhood Association President, requested the City consider the impacts of larger City of San Jose projects in the El Paseo area, such as the Costco project.

Anil Babbar, California Apartment Association Representative, noted the organizations efforts to keep people in their homes during the pandemic and requested Council and Staff keep in mind the affects of Assembly Bill (AB) 1482.

Councilmembers reviewed Objective #1, improving housing affordability in Campbell and had the following comments:

Councilmember Gibbons emphasized the need to distribute housing units according to RHNA allocation levels and noted the need to focus on low-low and low housing needs, supports establishing an affordable housing impact fee, concerned about AHOZ's, and changing the 75 feet building height limit.

Councilmember Lopez noted his preference for focusing on the biggest bang for the buck and synergy with other resources/agencies, noting his priority for establishing a missing middle (SB10) ordinance, establishment of an ADU prechecked plan set, and for putting a priority on interfacing with the Legislature to support affordable housing, noting that advocating for our needs and goals could be very impactful.

Councilwoman Landry noted her support for establishing in-lieu fees to support future affordable housing needs, support for ADU prechecked plan sets, noting her preference for the planning of parking needs now, with flexibility to convert it in the future if not used to capacity.

Vice Mayor Bybee noted her support for modifications to the inclusionary ordinance, support for AHOZ's, and incentives for developers to develop low/moderate income housing, noting a need for clarity of the low/very low income levels.

Mayor Resnikoff noted his concerns for the unintended consequences of regulating unit sizes, going beyond the 75 feet building height limit, and his concerns about impact fees and their impact to the business development in the City. Mayor Resnikoff expressed support for ADU prechecked plan sets.

Councilmembers reviewed Objective #2 & #3, preserving existing housing stock, and removing government constraints and had the following comments:

Councilwoman Landry noted her preference for making impact fees a higher priority.

Councilmember Lopez noted his preference for moving streamlining of the permitting process to a high priority as it creates a lot of synergy across the City.

Councilmember Gibbons noted her preference for development of a program which requires tenant protections on affordable housing projects, the need for an ordinance preserving mobile home parks, the need for an ordinance relating to short term rental properties which could bring transient-occupancy tax (TOT) to the City's housing programs and expressed support for streamlining permitting processes.

Vice Mayor Bybee noted that she does not support rent control ordinances and needs more information relating to short term rental options. She supports streamlining of the permitting process.

Mayor Resnikoff noted he is not supportive of rent control ordinances or short-term rental ordinances and noted the need to be cognizant of the reality that not

everything can be a high priority. Noting much of these areas will be improved with the passage of the objective standards.

Councilmembers reviewed Objectives #4 & #5, resilient housing and AFFH and had the following comments:

Councilmember Gibbons stated her desire for a Climate Action Plan to inform much of the resilient housing needs and education of utility management for affordable housing projects and expressed a concern for effective management of such programs with existing City resources.

Councilmember Lopez stressed the expectation of providing affordable housing information in multiple languages.

Councilwoman Landry noted her priority for resilient housing stating that some legislation will require such processes in utility codes, water efficiency, etc., and is supportive of providing affordable housing information in multiple languages.

Vice Mayor Bybee noted that much of these areas will be addressed as part of the objective standards work and is supportive of providing affordable housing information in multiple languages.

Council emphasized that the 75 feet building height limit was voter approved and can only be formally adjusted by the voters or by State law.

Council took a recess at 8:30 p.m. and returned at 8:35 p.m. with all members present.

Councilmember Lopez recused himself, noting a 500-foot conflict with the presented project location and his personal residence and left the meeting room.

Community Development Director Eastwood, introduced Brad Griggs with the Opportunity Housing Group and noted that an opportunity was presented to City Staff which could convert 252 market rate multi-family units at Parc at Pruneyard Apartments to low, middle, and moderate income housing. This opportunity relates to Objective #2, preserving existing housing stock and could move forward quickly on Council approval. This project proposes to use tax exempt bonds to make improvements to the property, which would then be tax exempt for future years. The City would need to join a State Joint Powers Authority and enter into a Public Benefit Agreement. This opportunity window is closing quickly due to rising interest rates.

Councilmembers expressed concerns relating to this item being allowed to be heard on this agenda; and noted their need for more information on this project and how it fits into the priorities established by Staff.

Councilmember Lopez returned to the meeting room.

Community Development Director Eastwood noted that Staff will consider all Council feedback and will return in May 2022 for final Council approval on which policies and programs should be included in Campbell's *Plan for Housing*.

ADJOURN

Mayor Resnikoff adjourned the meeting at 9:11 p.m.

APPROVED:

ATTEST:

Paul Resnikoff, Mayor

Dusty Christopherson, City Clerk