



**CITY OF CAMPBELL
Planning Commission Minutes**

6:30 P.M.

WEDNESDAY

May 4, 2022
PLANNING COMMISSION SPECIAL MEETING

The Planning Commission meeting on Wednesday, May 4, 2022, was called to order at 6:30 p.m. in the Council Chambers of City Hall, 70 N. First Street, Campbell, CA, by Chair Ching and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present: Chair: Stuart Ching
Vice Chair: Adam Buchbinder
Commissioner: Matt Kamkar
Commissioner: Michael Krey
Commissioner: Maggie Ostrowski – Arrived Late (6:37PM)
Commissioner: Andrew Rivlin
Commissioner: Alan Zisser

Commissioners Absent: None

Staff Present: Community Development
Director: Rob Eastwood
Senior Planner: Stephen Rose (Via Zoom)
Attorney: Darcy Pruitt
Deputy City Clerk: Andrea Sanders

APPROVAL OF MINUTES

None

COMMUNICATIONS

Community Development Director Eastwood noted the desk item that went out on May 3, which will be discussed as part of the presentation. He also noted Vice Chair Buchbinder's email with information relating to agenda Item No. 1.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

PUBLIC HEARINGS

Chair Ching noted Vice Chair Buchbinder’s email and requested the topic be agendized for a future meeting with a presentation. Commissioner Kamkar volunteered to work on the presentation with Vice Chair Buchbinder.

M/S: Rivlin/Krey – to agendize the “Missing Middle” housing presentation for a future meeting. The motion was approved by way of voice vote with Commissioner Ostrowski abstaining.

Chair Ching read Agenda Item No. 1 into the record as follows:

1. **PLN-2021-12** Review and provide recommendations to the City Council on the modified and refined Objectives, Policies, and Programs, to be included in the Draft “Campbell’s *Plan for Housing*” to be published later in May 2022.

Director Eastwood introduced M-Group representatives Geoff Bradley and Brittany Bendix.

Director Eastwood provided an outline of the presentation which consisted of a summary of the April 20 City Council Meeting; objectives, policies and programs; affordable housing; reducing governmental constraints; and Affirmatively furthering Fair Housing-Outreach. He stated the purpose of the meeting is to facilitate feedback on housing policies and programs to be incorporated into the draft Housing Element in early May.

Brittany Bendix, M-Group representative, discussed the feedback received at the April 20, City Council meeting. Ms. Bendix highlighted key changes which consisted of removing 1.F - ADU Ordinance Updates, 2.A – Rent Control Ordinance, with staff crafting a future rent control ordinance specific to BMR units, and 5.X – ADU Incentives for Special Need Populations. 1.K – Strategically Interface with State Legislature was added. Eight items were added to higher priority. Items at a higher priority will be addressed in the first five years.

The Commission asked general questions related to the information provided on City Council feedback.

Ms. Bendix reviewed the five goals that frame policies and programs for the Housing Element. The five objectives are: 1. Improve housing affordability in Campbell and encourage the production of affordable housing. 2. Preserve existing housing and affordable housing stock. 3. Remove government constraints to housing. 4. Resilient Housing Policies. 5. Affirmatively furthering Fair Housing and address special needs.

Ms. Bendix reviewed the Desk item that was submitted where Exhibit A addressed new policies and programs to bolster affirmatively furthering fair housing after additional outreach as well as carry-over policies and programs from the 5th Cycle Housing Element, some with updated language.

She also noted that staff is proposing rent control provisions only for Below Market Rate programs.

Ms. Bendix provided information relating to the improvement of housing affordability in Campbell.

Senior Planner Stephen Rose presented information to the draft Affordable Housing Overlay Zone (AHOZ) which is reflected in program H-1c.

Ms. Bendix presented information related to Average Maximum Unit Size reflected in Affordable Housing Program H-1d and information related to reducing Government restraints. She stated that Staff is supportive of reducing parking standards which is reflected in Program 5-3a. Ms. Bendix reviewed policies and programs that affirmatively further fair housing. Specifically, how Campbell can address special needs groups. Outreach efforts for Housing programs was also reviewed.

After Commission questions, Chair Ching opened the public hearing and asked if anyone wished to speak.

Enrique Navarre of the Santa Clara County Association of Realtors offered his feedback on the presented objectives. It is his general disposition that inclusionary ordinances increase the cost of all housing projects and make market rate housing more expensive. Second, in relation to renter protections, it is his position that although it means well, it adversely affects housing providers who strive for healthy tenant relationships.

Giuliana Pendelton, Environmental Advocacy Assistant for the Santa Clara Valley Audubon Society spoke of reducing excess artificial light at night and requested outdoor lighting guidelines in the Housing Element in order to reduce light pollution and create a healthier environment for humans and wildlife. For more information, email advocate@scvas.org. In response to an inquiry from Commissioner Kamkar, Ms. Pendelton stated that data provided was obtained from the recommendation by the International Dark Sky Association.

Kalisha Webster, Senior Housing Advocate at Housing Choices, requested that when creating policies to promote accessibility for people with disabilities the City must recognize there are other types of disabilities beyond physical disabilities and the barriers to housing access can vary based on the type of disabilities. Their organization advocates for accessibility to coordinated on-site services and integration for typical affordable housing for populations that have historically been segregated in residential living facilities.

With no one else wishing to speak, Chair Ching closed the public hearing.

Community Development Director Eastwood reviewed discussion topics related to AHOZ, Average Unit Size or Floor Area Ratio (FAR), parking, affirmatively furthering fair housing, and outreach.

The Commission discussed the topics reviewed by Director Eastwood.

Regarding Affordable Housing Overlay Zone (AHOZ) Commission feedback included, considering improving the benefits offered and/or include more sites (i.e., Home Church, San Tomas Plaza) and; consider incentivizing onsite amenities (i.e., daycares) and projects which offer some form of community benefit (i.e., public space, plazas.)

Regarding Maximum Average Unit Size, Commission feedback included using bedroom counts instead of max. avg. unit size as a means of controlling project density or the size of projects.

Regarding an Inclusionary Ordinance, the Commission feedback included consideration of triggering impact fees on single-family homes unless paired with an ADU.

Regarding Affirmatively Furthering Fair Housing / Outreach the Commission suggested creating and distributing a “Know Your Rights” flyer for renters.

Director Eastwood reported that staff will provide Planning Commission areas of consensus and general feedback to the City Council at a May 9, 2022 Special Meeting. All the provided feedback from the Planning Commission and City Council will be included in the Draft Housing Element which is scheduled for May 20 to be available for public review.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

None

ADJOURNMENT

The Special Planning Commission meeting adjourned at 9:32 p.m. to the next Regular Planning Commission Meeting on Tuesday, May 10, 2022, at City Hall, Council Chambers, 70 N. First Street, Campbell, CA.

PREPARED BY: Andrea Sanders, Deputy City Clerk