

# CITY COUNCIL MINUTES

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



## SPECIAL MEETING OF THE CAMPBELL CITY COUNCIL

Monday, May 9, 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 the regular meeting place, 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: Review and provide feedback on the modified and refined Objectives, Policies, and Programs, to be included in the Draft “Campbell’s *Plan for Housing*” to be published late May 2022.

Community Development Director Rob Eastwood introduced Staff Report dated May 9, 2022 and reviewed the presentation outline, noting this is Council’s second review of the proposed objectives, policies, and programs for Campbell’s *Plan for Housing* which will be available for public review beginning later in May 2022, at which time the draft Housing Element will be sent to the Department of Housing and Community Development (HCD), for their comments. A final draft will be available for Council review and approval at the end of 2022. The final Housing Element must be certified by HCD in January 2023.

Director Eastwood reviewed the Community outreach efforts on this process including several community meetings, meetings with affordable housing developers, market-rate developers, faith-based organizations, opportunity site

property owners, and service providers, as well as the Campbell Chamber of Commerce, the Rotary Club, and Veteran's groups.

Brittany Bendix, M-Group Representative, reviewed Council's feedback from the April 20, 2022 Council meeting on this topic, noting that Objective #'s 1F (accessory dwelling unit [ADU] ordinance updates), 2A (rent control ordinance), and 5C (ADU incentives for special needs populations), were removed from the list of policies and programs. Objective # 1K (strategically interfacing with the legislature) was added. Objective #'s 1G (pre-approved ADU plans), 1J (missing middle ordinance), 2B (preservation of mobile home parks), 3B (permit streamlining), 3C (impact fee adjustments), 4A (siting development), 4B (resilient design), and 5F (multilingual information) were all elevated in their priority listing. Ms. Bendix reviewed a chart listing the housing programs discussed by Council and the associated estimate of below market rate unit production numbers.

Ms. Bendix stated that Program H-1c relating to the Affordable Housing Overlay Zone (AHOZ) is being recommended as a tool to incentivize affordable housing developers to stay under the City's 75-foot building height limit, which could include mechanisms like fee waivers, city-funded frontage improvements, and a ministerial review among other things. The Planning Commission has supported the AHOZ and recommended the HOME Church site to be included in the AHOZ.

Asher Kohn, M-Group Representative, reviewed program H-1d noting this program establishes a maximum average unit size of 1,250 square feet for projects with a density over 45 dwelling units per acre, with an intent to promote the production of smaller more affordable units.

Senior Planner, Stephen Rose noted that neither the City Council nor the Planning Commission have supported a citywide rent control ordinance, however Staff is recommending program H-2a relating to below market rate housing rent control. Staff is recommending to cap yearly increases for units in the City's below market rate program to no more than 5% plus the percent change in the Consumer Price Index or 10%, whichever is lower.

Mr. Kohn stated that Program H-3a relating to parking standards recommends updating the Municipal Code to reduce parking requirements near transit, provide incentives for reduced parking, reduce parking requirements citywide to no more than two parking spaces per unit, removing guest parking requirements, and to allow parking to be unbundled from residential units. Unbundling parking would allow parking stalls to be rented separately from the units. Staff is recommending a hybrid approach to parking, allowing a portion of parking stalls to be included with rent and the option for a renter to rent additional parking spaces on an as needed basis.

Mr. Kohn reviewed the programs associated with Affirmatively Furthering Fair Housing (AFFH) and those that support special needs populations (seniors, people with disabilities, the unhoused, large households, and female-headed households). Including senior home rehabilitation programs, physically accessible housing, renter support programs, extremely low-income units, and coordination with support providers.

In response to an inquiry, Community Development Director Eastwood stated that Staff is seeking Council direction on which of these programs should be studied further and considered in the draft Housing Element document, following this decision point, a Nexis study would need to be completed to pinpoint exactly which fees are most viable to target for waivers and what the most appropriate balance to the fiscal impact would be to increase affordable housing within the City.

Mayor Resnikoff opened the public hearing.

Sean Mendelson, Campbell resident spoke of his support for adoption of a Climate Action Plan and requested it be made a higher priority.

Sarah Chaffin, Campbell resident spoke in support of the AHOZ and requested the properties on South Bascom Avenue and Winchester Avenue be included in this zone.

Dennis Randall, spoke in support of flexibility for housing programs in the City and for making economic density a priority on busy streets and around transit to overcome the 75-foot height limitation.

Rosemary Early, Campbell resident spoke of her concerns relating to the income limits for below market rate housing, noting that the low-low income level is still not low enough for many special needs individuals.

Enrique Navarro, Santa Clara County Association of Realtors representative, spoke of his concerns that inclusionary ordinances, resilient design constraints, and renter protection laws can increase housing prices.

Mayor Resnikoff closed the public hearing.

Councilmember Lopez spoke in support of limited below market rate housing rent control measures, the AHOZ, and the AFFH programs. Councilmember Lopez noted his concerns that the programs projected affordable housing unit creation targets are too low, and that Staff should build additional buffers into these programs. Councilmember Lopez expressed concerns relating to not exploring opportunities like the Joint Powers Authority with other cities in the County quickly enough, the need for additional flexibility for parking requirements, and that the special needs group should include Veterans as well. Councilmember Lopez is not supportive of a maximum average unit size or an inclusionary ordinance.

Councilwoman Landry spoke in support of a maximum average unit size, the below market rate housing rent control measures, the AHOZ, and the unbundled approach to parking restrictions. Councilwoman Landry noted her concerns that including the City properties in the projected housing unit creation targets could pose challenging to meet if these properties are removed from the site lists due to costs associated with moving the existing uses.

Councilmember Gibbons noted that subject to the Nexis study on these housing programs she is supportive of impact fee development for commercial properties, and below market rate program rent control. Councilmember Gibbons is not supportive of the AHOZ and expressed concerns relating to cost recovery on affordable housing units, as there is no property tax income and no monetary offset to help support the increases to our below market rate program resources.

Vice Mayor Bybee noted her support for the AHOZ, making the missing middle programs a higher priority, the maximum unit size as recommended by Staff, the below market rate unit rent control, unbundled parking approach where most appropriate to do so, and the AFFH programs including increased outreach in multiple languages.

Mayor Resnikoff expressed support for the AHOZ and for AFFH programs including the outreach in multiple languages. Mayor Resnikoff expressed concerns relating to the unintended consequences of programs like restricting the maximum average unit size, below market rate program rent control, and unbundled parking.

Councilmembers confirmed consensus for the AHOZ and for adding the South Bascom Avenue and Winchester Avenue properties to the zone, increasing the priority of the Climate Action Plan, the below market rate unit rent control program, and AFFH programs including outreach in multiple languages.

**ADJOURN**

Mayor Resnikoff adjourned the meeting at 8:33 p.m.

APPROVED:

ATTEST:

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Paul Resnikoff, Mayor

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Dusty Christopherson, City Clerk