

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M.

TUESDAY

FEBRUARY 9, 2021
REMOTE ON-LINE ZOOM MEETING

The Planning Commission meeting on February 9, 2021, was called to order at 7:32 p.m. by Chair Ostrowski and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present: Chair: Maggie Ostrowski
Commissioner: Adam Buchbinder
Commissioner: Nick Colvill
Commissioner: Michael Krey
Commissioner: Andrew Rivlin
Commissioner: Alan Zisser

Commissioners Absent: Vice Chair: Stuart Ching

Staff Present: Community
Development Director: Paul Kermoyan
Senior Planner: Daniel Fama
Senior Planner: Stephen Rose
City Attorney: William Seligmann
Recording Secretary: Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Zisser, the Planning Commission minutes of the meeting of January 26, 2021, were approved with minor corrections to pages 4, 6 and 9. (6-0-1; Vice Chair Ching was absent)

COMMUNICATIONS

Director Paul Kermoyan advised that there are no communication items this evening, but each affordable housing presenter has their own information to provide.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

PUBLIC HEARINGS

None

NEW BUSINESS

Chair Ostrowski asked the Commission if there were any disclosures for items on tonight's meeting items.

Commissioner Buchbinder advised that he had met privately with three of tonight's affordable housing representatives to discuss the subject in preparation for tonight's meeting.

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

1. **Affordable Housing Developer Study Session.** Project Planner: *Daniel Fama, Senior Planner.*

Planner Daniel Fama gave a brief report.

Chair Ostrowski:

- Thanked the housing representatives here this evening for their participation with the important topic of affordable housing.
- Added that she is looking forward to this discussion.
- Stated that she would call upon each guest who will have five minutes to tell us about their respective organization and offer ideas of what are existing barriers to the creation of affordable housing are.

Jan Lindenthal, MidPen Housing:

- Thanked the Commission for this opportunity to address them on housing needs.
- Said that she is the Chief Real Estate Officer for MidPen Housing, which is a non-profit dedicated to providing affordable housing.
- Added that they seek to place affordable housing near transit options. They offer services to their residents and work to create diverse communities, which include working families and seniors, to live in dignity, harmony, and mutual respect.
- Explained that MidPen has a Campbell location with 60 affordable units located on Sharmon Palms Lane.

- Listed the barriers to the provision of affordable housing to include:
 - Extreme competition for State resources.
 - Differing and conflicting requirements for State Housing Programs that makes things challenging.
 - Lack of local funding.
 - Construction costs.
 - Lack of continued support for the provision of higher-density housing solutions.
 - A shortage of skilled construction workers.
 - Increased construction material costs.
 - Impacts from the loss of Economic Development Agencies about 10 years ago.
- Stated that she looks forward to hearing from others as well.

Shashank Agrawal, Affirmed Housing:

- Identified himself as being with Affirmed Housing.
- Introduced his colleague also present, Rob Wilkins, and asked him to provide their comments to the Commission.

Rob Wilkins, Affirmed Housing:

- Reported that they have a development located near Campbell at 3090 S. Bascom Avenue.
- Thanked the Commission for including them in tonight's discussion on the needs and challenges of providing affordable housing.
- Admitted that there are no difficulties in securing project entitlements, especially with more recent changes in State law that accommodate creation of more housing.
- Stated that the challenge is in securing financing.
- Discussed a ranking system for qualifying people for affordable units. Each needs to achieve a score of at least 120. Anything lower, even just 119, makes qualifying more challenging.
- Said that delays seem to be the timing for project financing, unknowns as to the amount of financing available as well as construction delays when PG&E holds up projects.
- Concluding that financing affordable housing is the hardest challenge.

Dixie Lira-Baus, Eden Housing:

- Said that her role with Eden Housing is in advanced planning, acquisition, and development.
- Explained that they currently have 34 properties within Santa Clara County with a total of 2,000 units. They are heavily invested.
- Stated that challenges include:
 - Sources not matching uses.
 - Escalating costs of construction.
 - Increased material costs. She added that one current project has seen a 200 percent increase in costs.
 - Said their challenges are the same as other organizations, which are the priorities of the State level.
 - Reported that Santa Clara County has a large "unhoused" population. That number has been escalating over the last 10 years.
- Said that she lives in San Jose and is active in the County.

- Listed solutions as being:
 - Money
 - Prioritizing affordable housing for seniors, families, missing middle, persons working in education and homeless.
- Stressed the importance of cities having dialog about this need and helping to come up with solutions. One such solution would be for the ability to be flexible with local policies. To tweak projects.
- Said she hears this Commission's question on how it can become involved in the production of affordable housing units.
- Admitted that there are approaching issues with existing affordable housing units. Much of the affordable housing stock is getting older. Other affordable units are being lost with the regulatory restrictions retire. Those units are often sold and lost as affordable units.
- Reported that in Santa Clara County, it costs between \$600,000 to \$1.5 million dollars per affordable unit.
- Concluded that dialog such as this one is a good step.
- Thanked the Commission for inviting her to participate this evening.

Mary Jane Jagodzinski, Community Housing Works:

- Said she is present this evening together with her colleague, Steve Swiecicki.
- Advised that Community Housing Works is a 32-year-old non-profit organization based in San Diego.
- Said that they purchased a 200-unit apartment complex about two years ago within Santa Clara County. It is currently undergoing renovation.
- Stated that they build sustainable communities with measurable impacts and have received recognition from both the State and National level on sustainability.
- Added that they always focus being both on time and on budget.
- Reported that there is a 120-apartment complex currently under construction in Sacramento.
- Listed a series of other affordable housing developments they have created, including some in San Diego, Vista, and National City.
- Agreed with others that the challenges certainly include the astronomical costs of construction.
- Admitted that those cities that have overlays in place that allow affordable projects by right helps a great deal.
- Stated that all roads, when developing affordable housing, leads to finance.
- Said that having some local capital improvement funding to add to State funding would be helpful.
- Reported that the State of California's tax-exempt bond program is over-subscribed.
- Stressed the need for help in getting these affordable projects through entitlement processing as well as the need for local gap funding.
- Expressed appreciation for this opportunity to introduce themselves to Campbell and talk together about affordable housing.
- Concluded that she is available for any questions.

Alex Shoor, Catalyze S.V.:

- Thanked the Commission for this meeting.

- Advised that he is a co-founder and the Executive Director of Calalyze S.V.
- Said that one major challenge is community opposition to higher-density housing.
- Suggested that the number one reason for a lack of affordable housing is that there is no community and/or political will for it.
- Cautioned that a full diversity of our community is not being represented when it comes to housing. Conversation about affordable housing can be divisive, charged and a stressful experience.
- Stated the need for the creation of a process that takes a project from first meeting to Council approval.
- Said it would be good to invite everyone to take part in this conversation. The process should be as collaborative as possible so as to be a “win” for all sides.
- Stated that better process equates to better progress in the provision of needed housing.
- Said that developers need to feel they can build with community support.
- Stated the importance of working with City government on policies and practices and bake in inclusivity in the process.
- Advised that advocating for affordable housing includes determining how much affordable units can be placed on site.
- Reminded that these housing developments are 50-year decisions.
- Added that it is difficult to even secure land for affordable housing. When land is obtained, they can only build as much as is allowed.
- Said it is their goal to see more integrated neighborhoods rather than all affordable units being segregated. That includes having affordable units as a part of a market-rate project and making it more deeply affordable.
- Stated the need to show developers that there are people supporting the construction of more affordable housing. It’s important to provide the best for the greater number of people.

Chair Ostrowski:

- Summarized the themes heard thus far by the experts present.
- Stated that the biggest impediments are:
 - Cost
 - Lack of local funding
 - Policies and requirements
 - Need to streamline laws with more flexibility
 - Working with developers to maximize inclusionary housing
 - Lack of community and political will to provide affording housing units
 - More engagement needed from the community is the “secret sauce” of the building more affordable housing.

Commissioner Buchbinder said that Chair Ostrowski has provided a very good summation of what has been provided thus far.

Commissioner Zisser:

- Disclosed that one of the presenters tonight, Alex Shoor, is an acquaintance and one of his son’s closest friends. He advised this for transparency. He said he was unaware

that Alex was part of this discussion and is fairly certain that Alex didn't even know he is now serving on this Planning Commission.

- Stated he has a question for Mary Jane Jagodzinski about entitlements.

Mary Jane Jagodzinski, Community Housing Works:

- Said that some aspects that would help reduce time to achieve entitlements include advanced CEQA review, having Specific Plans in place, having overlays that allow a project to be reviewed via a ministerial process of "site plan" and elevations.
- Pointed out that those are tasks that take away a lot of time in submitting a package to go through extensive review and get to the Planning Commission.
- Said another impact of affordable housing creation is community opposition. Some people don't want a mix of income level in their community.
- Concluded that if possible, there should be some way to cut down opportunities for opposition to the creation of needed affordable housing.

Commissioner Buchbinder asked if there is a preference for larger affordable housing projects.

Mary Jane Jagodzinski said that comment was expressed by Dixie rather than she. She added that Matthew Reed is also present this evening.

Matthew Reed, Silicon Valley at Home:

- Stated that he is pleased to be here this evening.
- Added that the need for housing is a crisis in the region.
- Concluded that he looks forward to listening and participating in this conversation.

Commissioner Rivlin asked what, outside of the Sharmon Palms project, is being done in Campbell in terms of developing more affordable housing projects. What will it take to get them here?

Mary Jane Jagodzinski, Community Housing Works:

- Explained that the Sharmon Palms project consists of a series of fourplexes. They were built in the 60's and have been renovated.
- Admitted that often it is better to just tear down outdated housing stock and rebuild the site at a higher density.
- Added that reducing required parking standards would also help increase density.
- Advised that they have tried to secure more fourplexes, but it is not easy. It is very challenging.

Dixie Lira-Baus, Eden Housing:

- Stated that land costs are prohibitive.
- Said that they had been following a parcel at 880 Hamilton Avenue, as well as the proposed In-N-Out site.
- Added that retail is changing, as show during the COVID-19 pandemic. That may impact existing sites such as Kohl's.
- Said there is a need for intensification of housing adjacent to single-family and commercial uses.

- Admitted that State law changes has taken a lot of local jurisdictional power away.

Shashank Agrawa, Affirmed Housing:

- Admitted they have not yet looked at Campbell.
- Said that what is needed to bring more affordable projects to Campbell would include streamlining laws and not requiring CEQA or discretionary reviews.
- Reiterated that their closest project to Campbell is the one at 3190 S. Bascom Avenue.

Alex Shoor, Catalyze S.V.:

- Showed a map of projects in Santa Clara County.
- Said that project advocacy is important as is community engagement.
- Stated he is happy to work with City of Campbell if the City wants to hire them.

Chair Ostrowski:

- Asked about some types of units that currently can't be built such as tiny houses.
- Inquired whether there might not be new types of housing units that are different, creative, and/or outside of the normal box.

Shashank Agrawa, Affirmed Housing:

- Said that they are currently doing a modular project now.
- Admitted they will have to see how it goes.

Chair Ostrowski asked if the cost and time required is the same as normal construction.

Shashank Agrawa, Affirmed Housing:

- Replied yes.
- Stated that time is money. With modular there are some savings in materials and labor but not on other cost of the lot.

Commissioner Buchbinder:

- Asked if there is a particular type of parcel most desired for affordable housing.
- Asked if there is a certain parcel size.
- Asked if it is possible to put affordable units on a 6,000 square foot lot.

Mary Jane Jagodzinski, Community Housing Works:

- Said that it would require cities going vertical with their zoning to allow for taller structures.
- Added that the problem is not density. It's what you can finance. When you go up, that equates to higher construction costs.

Steve Swiecicki, Community Housing Works:

- Said that it would require 4/10 to 1/2 an acre at the best to find a density that works.
- Pointed out that people don't use cars so 1 to 1 parking provision may not be needed. It depends on the transit that is available and the walkability of the area in which this affordable housing is placed.
- Explained that every level upward adds another 4 to 5 million dollars to the project cost.

Mary Jane Jagodzinski, Community Housing Works:

- Said that more housing can be achieved when the bonds being issued are competitive and/or include bonds with tax credits.

Jan Lindenthal, MidPen Housing:

- Agreed that the need to provide so much parking does drive development planning.
- Suggested allowing for reductions in parking for projects near transit options.
- Pointed out that Campbell has a vibrant downtown area.
- Stated the importance of designing housing for downtowns.
- Said in one community they were able to develop 225 affordable units using two city parking lots.
- Supported the suggestion that laws should be enacted to allow increases in height without having to include additional parking.
- Said another option is to put small site together to enable them to be built more efficiently and as close to transit as possible.

Commissioner Krey:

- Expressed his appreciation for all who are here this evening to discuss affordable housing.
- Stated that it is a great yet tough topic.
- Added that there are lots of questions.
- Pointed out that most cities are not meeting their RNHA housing requirements.
- Reminded that Campbell is a little city, adjacent to San Jose, and with a 40,000 population.
- Stated that he didn't think that City sites exist.
- Said the task seems to be how to find a property owner who wants to build affordable housing projects.
- Pointed out that the Planning Commission will be charged with finding areas where density can be increased.
- Said the question remains, what can we do? What are some simpleton ideas? How can we get something done? Fight for increased density? Assemble parcels? Find multi-funding sources? What can we do to get the ball rolling, both the Planning Commission and the City Council?

Dixie Lira-Baus, Eden Housing:

- Recounted that earlier in her career, El Camino Real in Santa Clara, had long shallow lots. There were a lot of concessions provided by the City of Santa Clara to use those lots.
- Suggested that Campbell look at major corridors as part of the General Plan and Housing Element Update.
- Added that allowing for all housing types is a great idea.
- Pointed out that a lot of the height in the Downtown could be housing above.

Commissioner Zisser:

- Said he has been a resident of Campbell for a long time.
- Pointed out that there are a lot of corridors in Campbell. Additionally, there are lots of old commercial strip malls that are more than 50 years old, don't look great but still have

tenants and landlords. There may also be more potential for affordable housing there as well.

- Said that the corridors in Campbell are not far from transit options.
- Reminded that Campbell is a six-square-mile city.
- Asked if it is common to go in and buy private property for affordable housing?

Shashank Agrawal, Affirmed Housing:

- Said that there is acquisition funding available.
- Added that a proposed affordable project would need at least 60 to 65 units to even talk about a viable project. Even better if there were more.

Jan Lindenthal, MidPen Housing:

- Agreed that underutilized shopping malls have potential for overlay zones.
- Supported focus on corridors as sits for affordable housing. That could help lay out ground for redevelopment.
- Informed that Sunnyvale has been able to make it happen.
- Admitted that a challenge for Campbell is that there are no local City dollars available to put into affordable housing projects.
- Said that land cost becomes part of the project if City doesn't have land to put into it.
- Stated that with new State laws, it can be strategically done if land becomes available.

Steve Swiecicki, Community Housing Works:

- Said that all are battling for projects without the need for Planning and Planning Commission issues that come up.
- Agreed that there is not a lot of opportunistic land out there.

Commissioner Rivlin:

- Said that public-private partnerships are something to consider.
- Pointed out that VTA stations have parking lots. Perhaps there could be affordable housing constructed over those parking lots or on shopping strip malls.

Dixie Lira-Baus, Eden Housing:

- Agreed that there are significant challenges.
- Reminded that VTA is in the transportation business. We are in the housing business. There are different priorities.
- Suggested that there could be conversation between the City and VTA. There is more potential with that conversation than housing groups approaching them.
- Concluded that there remains the challenges of educating each other on housing needs.

Commissioner Rivlin:

- Said he has seen other cities create transit partnerships. That may be a future opportunity.
- Stated that the Winchester VTA Station is the only one with a parking lot in Campbell.

Matthew Reed, Silicon Valley at Home:

- Informed that VTA has identified sites for affordable housing development.
- Said that perhaps Campbell's station could be on that list.

- Stated that they are looking at ways to increase utilization of transit. That is the focus of their work.
- Questioned what the City could do with that outreach?
- Said that Planning staff will have to plan for about 3,000 more housing units with their next Housing Element. That will be a real challenge. The City will have to identify where new housing is going to go.
- Stated that the role of the Planning Commission and staff is to clarify how work and provide help. It's not an easy community process. Difficult decisions will have to be made.
- Stated that we all have a role to play in that process.

Chair Ostrowski thanked everyone for that added input.

Commissioner Buchbinder:

- Said that the category that is missing is middle housing.
- Suggested that fourplexes or bungalow courts on small lots could be done more cheaply.

Jan Lindenthal, MidPen Housing:

- Said that could be a viable solution.
- Pointed out that the economy of scale to secure funding is not efficient for four units at a time.
- Concluded that having enough property equates to economy of scale.

Dixie Lira-Baus, Eden Housing:

- Said she has studied that for the last eight years.
- Admitted that the math is impossible.
- Stated that fourplex or eightplexes kind of blend in. It's not their type of project but there are other developers out there who do.
- Said that small incremental changes get you there, just not fast.

Jan Lindenthal, MidPen Housing:

- Said that that fourplexes could become sixplexes or even eightplexes.
- Stated that rents in Santa Clara County are out of touch with income levels. There is a disconnect between income and market.
- Said that low income individuals must have an 80 percent AMI. That's too much to qualify for affordable housing.

Matthew Reed, Silicon Valley at Home:

- Said that the focus for Campbell to figure out how to lower cost of development in your City is smaller units and higher density.
- Said that there is a disconnect between rent and purchase. It is a \$130,000 income gap.
- Reminded that rents here are the highest in the country. Take a hard look at that. Build more efficiently. Build more options.

Commissioner Buchbinder:

- Said that it has been said today that affordable units cost between \$650,000 and \$1.5 million dollars per unit.
- Asked how much City funding does it take? What is parcel of optimal size? How much is needed from the City?

Jan Lindenthal, MidPen Housing:

- Reiterated that there is a public funding gap between City, County and State of between \$250,000 and \$300,000 per unit.
- Said that the project underway in Sunnyvale has a \$60,000 per unit gap.

Shashank Agrawal, Affirmed Housing:

- Said that in San Jose the gap is \$125,000 per unit.

Commissioner Zisser:

- Recounted that his son recently moved to Sacramento and purchased a house for \$540,000 that would cost \$1.5 million here.
- Asked why such a discrepancy on cost?

Mary Jane Jagodzinski, Community Housing Works:

- Said that land has differing cost.
- Added the requirements for prevailing wage adds cost.
- Admitted that construction materials are not grossly different by area.
- Said that after four stories of a wood-framed structure, construction costs go up dramatically.

Steve Swiecicki, Community Housing Works:

- Said they have a project under construction in Sacramento right now where the funding gap is \$8,000. These units cost between \$65,000 and \$70,000 per unit.
- Stated those projects more quickly without assurances.

Commissioner Buchbinder:

- Said that land costs are high.
- Added that to make enough units, the building needs to go up. If the building goes up, the construction costs are much higher.

Commissioner Rivlin asked how a zero-parking project might be possible in Campbell. How can that be achieved?

Shashank Agrawal, Affirmed Housing:

- Said they have a project underway in San Jose consisting of 83 units. It is supportive housing.
- Stated it is possible if near transit.

Commissioner Rivlin asked if a Variance was required.

Shashank Agrawal, Affirmed Housing, replied no.

Mary Jane Jagodzinski, Community Housing Works:

- Said they have a project underway in Downtown San Diego with zero parking.
- Pointed out that there is better transit here in Campbell/San Jose.
- Stated that it would require political will.
- Cautioned that people would scream. They don't want other income groups in their neighborhoods.

Alex Shoor, Catalyze S.V.:

- Offered an analogy about parking. If you have a highway that is too crowded what if you widen with another lane? You get more people on that highway since there are more lanes.
- Said that if you have a lot of parking spaces available, people will use them. "If you build more parking, they will come."

Chair Ostrowski:

- Said that issues with parking really resonates with this Planning Commission.
- Added that Campbell has many parking requirements. We do look at proximity to transportation and walkability increase.
- Stated that this Commission is grateful for tonight's comments and feedback.
- Suggested that perhaps with the General Plan Update, old shopping strip malls could be considered for affordable housing.
- Agreed that there must be a new vision for Campbell to accommodate the 1,200 new housing units the City will be required to somehow accommodate.
- Said she understands that there will likely be community pushback.
- Stated that there is a shift happening in our society. We need to do more for everybody.

Commissioner Krey:

- Said that great points have been made.
- Asked if there is a level or size of development at which for-profit developers would be able to pencil out the inclusion of BMR housing. What is the magic number?

Dixie Lira-Baus, Eden Housing:

- Said that the delta cost between market rate and cost to produce (cost per unit).
- Added that 15 percent is cost prohibitive. You can't get that number from for-profit developers.

Commissioner Buchbinder:

- Questioned the connecting between affordable housing versus homelessness.
- Asked to what extent we may be able to solve homelessness.

Jan Lindenthal, MidPen Housing:

- Said that it is the culmination of a perfect storm.
- Stated that it is partly due to the elimination of Redevelopment Agencies, which had a funding source of one billion dollars statewide.
- Pointed out that the economy was taking off after the 2008 recession.
- Said that office market and rents accelerated.
- Asked, "Can affordable housing address that?" The answer is yes, absolutely.

- Added that we can make a dent. It won't be easy, and it will take time.

Shashank Agrawal, Affirmed Housing:

- Referenced Measure A funds.

Chair Ostrowski:

- Thanked all who are here tonight.
- Stated that it is important to think about how to best provide housing.
- Said that the input offered is valuable and she has learned a lot tonight.
- Advised that it would be important to think these issues through and do what's possible via our General Plan update.

Commissioner Buchbinder:

- Pointed out that for the recently reviewed Mozart project, the delta costs resulted in two rather than three BM units as the developer paid in-lieu for one of the required units.
- Questioned Fund 233, which is supposed to be affordable housing funding.
- Asked what the resources including City-owned property and funds generated through charging in-lieu fees instead of securing BMR units with larger projects.

Planner Stephen Rose:

- Said that with the Redevelopment Agency dissolution about 10 years ago, the Fund 233 money was rolled and used for first time homebuyer loans and a lot of the funds were invested into the Sharmon Palms in the amount of \$1.28 of the cash reserves there.
- Said that Project 2034 is spent.
- Advised that each year, we are drawing down money to pay for the BMR Program operator, HouseKeys for the basic operational costs of the City's housing programs.

Commissioner Buchbinder asked about home loans.

Planner Stephen Rose:

- Said that there are a variety of loans including a \$20,000 loan to help reduce the purchase price of the property and a revolving home loan program in place until someone sells or buys out the City's portion of the loan.

Commissioner Buchbinder asked if we are not currently doing more loans now.

Planner Stephen Rose replied that's correct.

Director Paul Kermoyan:

- Clarified that the program started with RDA money.
- Added that there was \$25,000 in first-time homebuyer purchase assistance. With that, the City holds either the 2nd or 3rd place on the property. There is no repayment until the property is sold.
- Reported that the City lost a lot of this money as some families lost their property and we had to write off those loans.

Commissioner Buchbinder said that the update to the Housing Element will occur over two years' time. That will give us opportunity to explore opportunities to work with non-profit organizations.

Director Paul Kermoyan:

- Replied, yes.
- Explained that he had previously worked with Jan at MidPen Housing on their Sharmon Palms project to help preserve existing affordable housing stock.

Planner Stephen Rose:

- Said that part of housing report will be to document work plan items.
- Stated that task is coming up soon as well.

Chair Ostrowski asked if there were any further questions.

Director Paul Kermoyan:

- Said he was glad to hear the group discuss the potential for developing affordable housing opportunities with VTA
- Explained that Stephen and he have already met with VTA.
- Advised that they would want more density. They are very interested in developing that property.

Commissioner Rivlin said that is a prime location and that land is not currently being utilized to the fullest potential. He asked if VTA owns the property.

Director Paul Kermoyan replied yes.

Commissioner Rivlin asked if the City's zoning standards apply to that land.

Director Paul Kermoyan:

- Reported that the property falls within the Winchester Boulevard Master Plan, which would have to be amended for higher density.
- Said that VTA would work with the City on coming up with a development and they would secure a builder for the approved project.
- Added that the Downtown VTA Station on Orchard City Drive has interesting geography. The City owns a lot of the property.
- Advised that he had spoken with Odwelle about the potential for a 99 year lease of the City's parking lot for them to develop commercial on the first floor with residential above.
- Stated that they were very interested with that prospect. They would have to approach the City for consideration of that.

Commissioner Buchbinder asked what type of housing is proposed.

Director Paul Kermoyan replied market rate.

Commissioner Rivlin:

- Recounted that in Vancouver BC, the transit owns its stations and builds high-rise housing on it.
- Stated his hope that Campbell could work with VTA.

Commissioner Buchbinder:

- Asked if staff is aware of opportunities to secure direction from Council to move forward.
- Seems it will require General Plan amendment, Housing Element Update, and time.

Director Paul Kermoyan:

- Replied definitely during the Housing Element Update.
- Reported that the request for proposals (RFP) will be going out for the Housing Element Update. It will be two part if not three. Land Use Element, Housing Element and Transportation Element. The Housing Element will be the key.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan:

- Said that at its last meeting, Council authorized the application for a General Plan Amendment subject to a Development Agreement to provide an increased percentage of below-market-rate (BMT) housing units. Daniel will be working on this project at 700 W. Hamilton Avenue.
- Described the property as being the location of a gym on the ground floor and other uses above.
- Said that Council is very open to allowing proposed mixed-use or even fully housing on this property.
- Reported that he and Daniel met with the property owners earlier today. They will bring a Pre-Application to Council first and then to the Planning Commission.
- Added that Council wanted to see a variety of housing types including duplex, triplex, apartment, and high rise to meet different demographic needs.

Planner Daniel Fama:

- Said the developer of this property would be compelled to provide a density bonus. With an increase of density to 40 units per gross acre, this site would increase from 117 units allowed now up to 176 units.
- Advised this would be a pretty hefty project.
- Added that the property owner will likely sell the project with its entitlements to a developer to actually construct it.

Chair Ostrowski asked what the proposed density would be.

Planner Daniel Fama replied it is currently 35 percent and with new law it can be up to 50 percent. The developer doesn't have to do a density bonus.

ADJOURNMENT

The Planning Commission meeting adjourned at 9:39 p.m. to the next Regular Planning Commission Meeting on **February 23, 2021**, which will be conducted on Zoom.

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Maggie Ostrowski, Chair

ATTEST: _____
Paul Kermoyan, Secretary