

# CITY COUNCIL MINUTES

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



## JOINT STUDY SESSION MEETING OF THE CAMPBELL CITY COUNCIL AND PLANNING COMMISSION

Tuesday, October 19, 2021 – 5:30 p.m.

City Hall – 70 N. First Street

**NOTE:** This Joint Study Session meeting of the Campbell City Council and Planning Commission was conducted pursuant to the Brown Act and Assembly Bill 361.

No action may be taken on a matter under Study Session other than direction to staff to further review or prepare a report. Any proposed action regarding items on a Study Session must be agendaized for a future Regular or Special City Council meeting.

This meeting was recorded and can be viewed in its entirety at: <https://campbellca.gov/agendacenter> and <https://www.youtube.com/user/CityofCampbell>.

### CALL TO ORDER

The City Council of the City of Campbell and the Planning Commission convened in study session this regular day of October 19, 2021, via telecommunication.

Mayor Gibbons stated that this Joint Study Session meeting was conducted pursuant to provisions of the Brown Act and Assembly Bill 361 allowing a virtual meeting process for local jurisdictions under a declared state of emergency.

### ROLL CALL

<b>Planning Commission Attendee Name</b>	<b>Title</b>	<b>Status</b>
Maggie Ostrowski	Chair	Remote
Stuart Ching	Vice Chair	Remote
Adam Buchbinder	Commission Member	Remote
Matt Kamkar	Commission Member	Remote
Michael Krey	Commission Member	Remote
Andrew Rivlin	Commission Member	Remote
Alan Zisser	Commission Member	Remote

<b>City Council Attendee Name</b>	<b>Title</b>	<b>Status</b>
Elizabeth 'Liz' Gibbons	Mayor	Present
Paul Resnikoff	Vice Mayor	Present
Anne Bybee	Councilmember	Present
Susan M. Landry	Councilmember	Present
Sergio Lopez	Councilmember	Present

## **STAFF PRESENT:**

Brian Loventhal, City Manager; Dusty Christopherson, City Clerk; Andrea Sanders, Deputy City Clerk; Darcy Pruitt, City Attorney Representative; Rob Eastwood, Community Development Director; Stephen Rose, Senior Planner; Will Fuentes, Finance Director; Gary Berg, Police Chief; Natasha Bissell, Recreation & Community Services Director; and Cecil Lawson, Information Technology Manager.

### **1. Campbell's Plan for Housing – Housing Element Preparation and Certification Requirements**

Recommended Action: It is recommended that the City Council and the Planning Commission receive the report on the Housing Element Program.

Mayor Gibbons introduced the item and opened the floor for public comments. Each speaker was limited to one minute.

Jim Sullivan requested the City to consider the previously identified housing sites from the 2015-2023 housing documents but also to look more broadly across the City for additional potential development sites.

Alena Baryshnikova spoke in support of high-density housing but requested them to be placed on major roads with wide streets for emergency vehicles.

Allen Ishibashi expressed concern about the high number of houses proposed for the City and requested high density housing to be placed along the light rail and transit corridors.

Susan O'Brien requested each Councilmember ride public transit to and from, assess the viability of density and identify any potential shortfalls of each proposed site.

Steven Saunders expressed concern about the number of required housing units being mandated by the State, stating that Campbell is already the most densely populated City in the South Bay.

Katie Gallagher spoke in support of additional housing in Campbell, for keeping an urban feel to the City and for helping to lower housing prices.

Thomas Colgrove spoke in support of additional housing in Campbell but requested them to be placed on major roads and transportation corridors, and noted that not all areas of the City have easy access to public transportation.

Trudy LaFrance expressed concern that public transportation doesn't reach all areas of the City and that as each site is assessed, include parking as a consideration.

Joseph Gemignani requested projects have a Mediterranean style architecture, and stated that the areas of Poplar and Page Streets would be good places for a mixed-use type of project.

Community Development Director Eastwood reviewed the community outreach efforts, upcoming meeting and community event schedule for the General Plan and Housing Element and encouraged the public to attend a meeting, provide direct feedback on the Envision Campbell website or take the Community Survey. Community Development Director Eastwood noted that from this meeting forward Staff will be focusing on the Housing Element preparation with the Environmental Impact Report starting January 2022.

David Hogan, M-Group introduced the Housing Element noting that the Housing Element is part of the General Plan, needs to be updated every 8 years, and provides policies, programs, and actions to support needed housing for all income levels. The Regional Housing Needs Assessment (RHNA) identifies the number of new housing units that will be needed over the next 8 years, is mandated by the State and the City's allocation is apportioned by the Association for Bay Area Governments (ABAG). The previous RHNA Cycle for Campbell (5th Cycle) called for an additional 933 units to be built, the current RHNA Cycle (6th Cycle) calls for 2,977 units, including the recommended 30% buffer makes Campbell's target 3,870. Mr. Hogan reviewed Campbell's housing results under the 5th RHNA Cycle and noted that 119% of the housing built was targeted for the Above Moderate Income level, and just 4% for the Very Low Income level by comparison. Mr. Hogan noted that many cities across the Bay Area show this type of disparity.

In response to inquiries, Mr. Hogan noted that the RHNA Panel who decides the target housing numbers, does not have a factor for density in the algorithm used, and that to encourage builders to come to Campbell, the City should look at any potential barriers or constraints to building here and reduce them whenever possible. Sites identified in the 5th Cycle of RHNA can and should be considered for this current 6th Cycle, but there are some requirements for this process, like reanalyzing the zoning assigned to those parcels.

In response to an inquiry regarding community outreach, Community Development Director Eastwood noted that postcards with ways to provide feedback were mailed to every known address in Campbell, email blasts were sent to interest groups, neighborhood groups, schools, and churches and all social media platforms were utilized.

Jeff Bradley, M-Group, reviewed the components of the Housing Element including the Housing Needs Assessment, a detailed site inventory analysis, past performance, strategies to address the needs, and the Affirmatively Furthering Fair Housing (AFFH) law. The Housing Element process includes heavy community outreach and engagement, analyzing past performance and future needs, housing site mapping exercises, the environmental review process, and identification of goals, policies, and programs.

Mr. Bradley reviewed the recent changes in state law including the requirement to include an Assessment of Fair Housing, policies to address AFFH, requirement to address changes in opportunity site capacity assumptions (limitations on small and non-vacant sites), requirements to zone for Moderate Income Housing, and Senate Bill 9. Mr. Bradley explained that an Assessment of

Fair Housing will evaluate the City's enforcement and outreach capacity, and evaluate Fair Housing issues such as segregation, concentrated areas of poverty, disparities in equal access, overcrowding and overpayment.

Mr. Bradley explained that the Housing Element will be looking at government constraints to housing such as permitting process and fees and impact fees, however the onus is still on the City to achieve results in spite of other non-governmental factors such as financing availability, market forces, and construction costs. So the process to develop the Housing Element will include an analysis of the implementation measures such as staffing, support, related ordinances, General Plan Amendments and Rezoning's.

In response to inquiries, Mr. Bradley clarified that already identified sites will go through an analysis to determine why these sites weren't developed and actions will have to be taken to correct those issues in order to include them again. The California Department of Housing and Community Development (HCD) will certify the City's Housing Element and the best prevention to not meeting the housing goals is to do everything we can to eliminate barriers to building housing across the City. Some state laws have been passed that target Cities who are purposefully under producing affordable housing such as Senate Bill 35 and Senate Bill 330. Mr. Bradley noted that in addition to building low income housing, a City can plan for other factors to address discrimination such as improving programming or ways in which residents can exercise their rights under the Fair Housing Act, and improving the City's ability to respond to housing issues.

Mr. Bradley reviewed the Housing Sites, and in Campbell the default density is 20 units per acre, which means these sites are deemed capable of accommodating affordable housing. The City's task is to put policies and incentives in place to help those areas get developed with affordable housing. The goals of the 6th RHNA Cycle is to analyze previously identified sites, review housing site criteria, and to identify larger sites. Mr. Bradley provided an overview of the 4th and 5th Cycle sites. Potential sites should be near transit, near services and amenities, and avoid concentrating affordable housing in low income areas. Mr. Bradley provided a draft map showing all potential sites and reviewed this map as compared to the screening factors identified and noted that Campbell is a fairly dense City but is compact so does have good walkable neighborhoods.

In response to inquiries, Mr. Bradley noted that Accessory Dwelling Units (ADU)'s do count as a unit under the RHNA allocations and would count as affordable units, but it is still too early to tell what type of impact Senate Bill 9 will have on the unit count. Using Senate Bill 9 projections in the Housing Element could be risky as we don't yet know the adoption rate. HCD will review the City's progress using issued building permits about half-way through the Cycle.

Councilmember Lopez expressed appreciation for the presentation and noted that growth of the City is happening and through this process the hope is that we can alleviate some of the overcrowding and problems and he feels the Council's role is to help that happen in a responsible way.

Councilwoman Landry requested a separation of the low-income bracket from the extremely low income bracket to help clearly identify the needs of this population.

Mayor Gibbons noted the struggle where the City has land available but developers aren't developing it in the lower income ranges, the State is assuming the City is preventing it from happening and the challenge is to change this narrative and assumption.

**ADJOURN**

Mayor Gibbons adjourned the meeting at 7:22 p.m.

APPROVED:

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Elizabeth 'Liz' Gibbons, Mayor

ATTEST:

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Dusty Christopherson, City Clerk