



City of Campbell

OBJECTIVE STANDARDS

City Council Meeting | October 6, 2020

Kick-Off Meeting



Presenting

- Part 1 - Stephen Rose, Senior Planner, City of Campbell
- Part 2 - Simran Malhotra, Principal, Raimi + Associates

Brief Recap

- **Changes to the state law** (primarily the Housing Accountability Act) make it difficult to deny or reduce the density of housing projects that meet objective standards and require expedited processing of qualifying projects (SB35 / AB2162)
- **April & Sep. 2019** – Meetings held with City Council on short/long-term fixes
 - Short-term fix pending (P-D & C-PD, project standards, expedited permit process)
 - Direction to hire consultant to help implement long-term fix
 - Use SB2 Grant Funding (approved for \$160,000) toward effort
- **June 2020** – Raimi + Associates selected as consultant
 - Expertise in preparing codes and standards; successful community engagement

Purpose of Tonight

- **Check in** with City Council before embarking on one-year long planning effort
 - Clarify existing standards
 - Six (6) public hearings
 - Two (2) public workshops
 - Extensive Public outreach (Nextdoor, Twitter, Facebook, dedicated webpage etc.)
- **Introduce Raimi + Associates**
- **Receive presentation** on the project
- **Solicit direction** on approach and schedule

Part 2 – Simran Malhotra, Principal R+A



- Project Overview and Introduction
- What are Objective Standards?
- Where this Project applies
- Project Timeline
- Community Engagement Opportunities

What is the Objective Standards Project?

- Establish **objective development and design standards** for all residential projects (single-family, multi-family, and mixed-use)
- In response to State laws,
 - Adopt objective standards
 - Streamline project review and permitting
- Although State laws apply to projects with more than one residential unit (2+), this project applies to **ALL residential projects**, to
 - Facilitate context-appropriate, high-quality design
 - Bring consistency and clarity to project review and permitting
 - Ensure consistent application of standards for single-family homes with and without accessory dwelling units (ADUs)
- **Revise City regulations**, incorporating objective standards

What are Objective Standards?

“Standards that involve no personal or subjective judgement by a public official *and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.”*

What do Objective Standards achieve?

- **Eliminate subjectivity and personal judgement** by providing consistent and uniform language
- **Encourage streamlined and transparent approval processes**
- **Discourage bad design** by regulating site configurations, specifying materials, and other design considerations
- **Protects the City** from legal challenges and court-imposed fines for wrongful denial of housing projects

Example Non-Objective Guideline

Fences and walls should be constructed of high quality, durable materials.

Example Objective Standard

Fences and walls shall be constructed of permanent, durable materials, such as brick, stone, concrete, textile block, wood, iron, or steel. Chain link, barbed wire, razor wire, and corrugated metal fencing is prohibited.

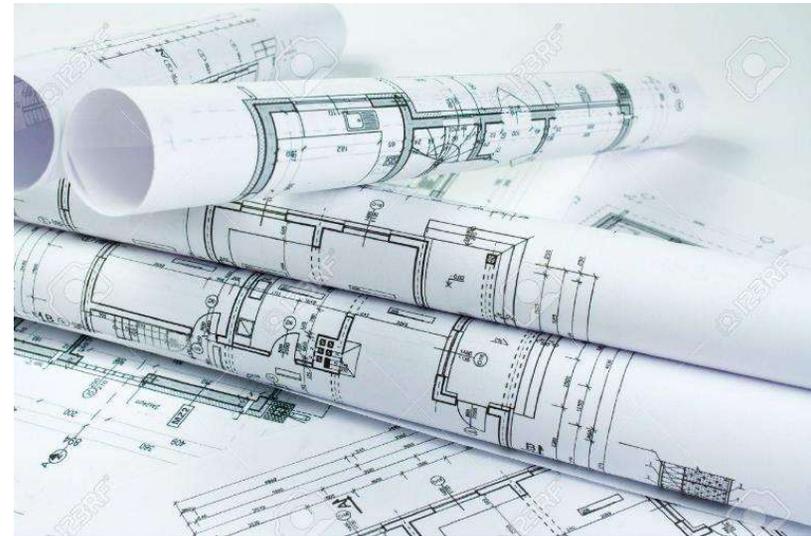
What don't Objective Standards achieve?

- Objective standards may not contradict or modify existing land use or zoning designations
 - The **General Plan** codifies intensity, distribution and location of all uses including residential
 - The **Zoning Code** codifies the size, shape, and configuration of buildings and parcels on residential land
- **Not all guidelines** can be converted to objective standards

How Do New State Laws affect Permits & Procedures?

Recent State laws require:

- **Ministerial (administrative) approvals** for projects that meet objective standards
- **Limited subjective review** of projects, such as historic resources
- **Application completeness streamlining**
- **Fee/exactions limitations**
- **Preliminary application protections**



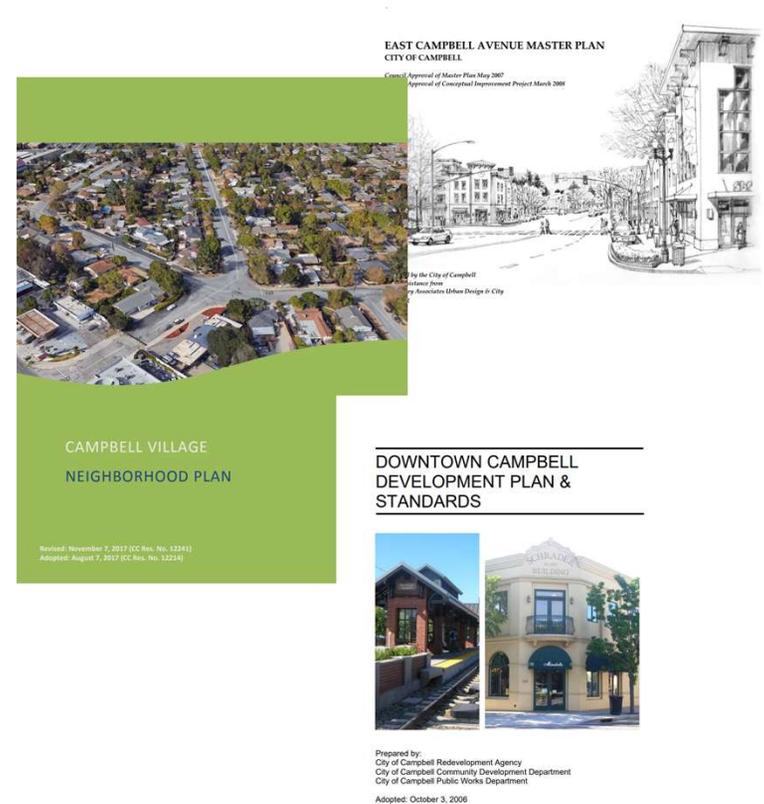
Where will Objective Standards apply?

- New residential projects and additions or alterations to existing residential projects
 - Single-family homes (with or without ADUs)
 - Multi-family residential projects
 - Mixed-use developments (when 2/3 or more of the square footage is designated for residential use)



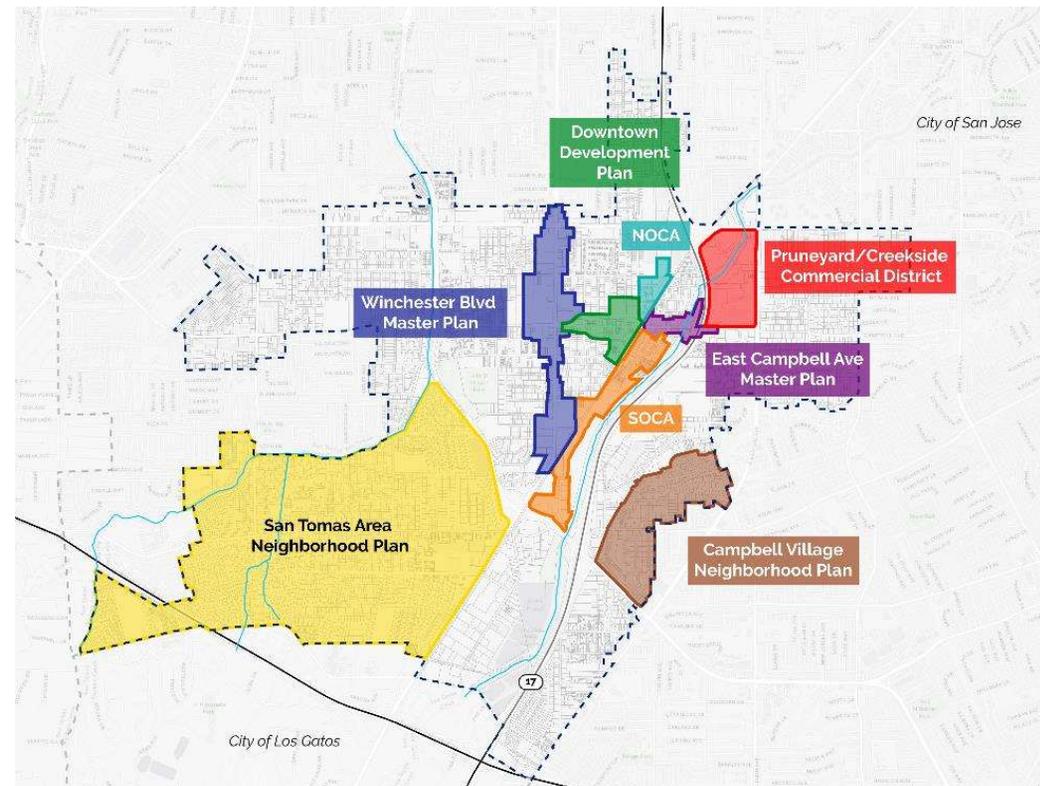
What's being updated?

- **Zoning Code**
 - 21.12.030 P-D (Planned Development)
 - 21.23 Accessory Dwelling Units
 - Title 21, Article 4
Land use/Development Procedures
 - CMC 21.72 Definitions
- **Residential Design Guidelines**
 - Design Guidelines for Single-Family Homes
 - Design Guidelines for Additions to Single-Family Homes
 - Design Guidelines for Low-Medium Density Residential

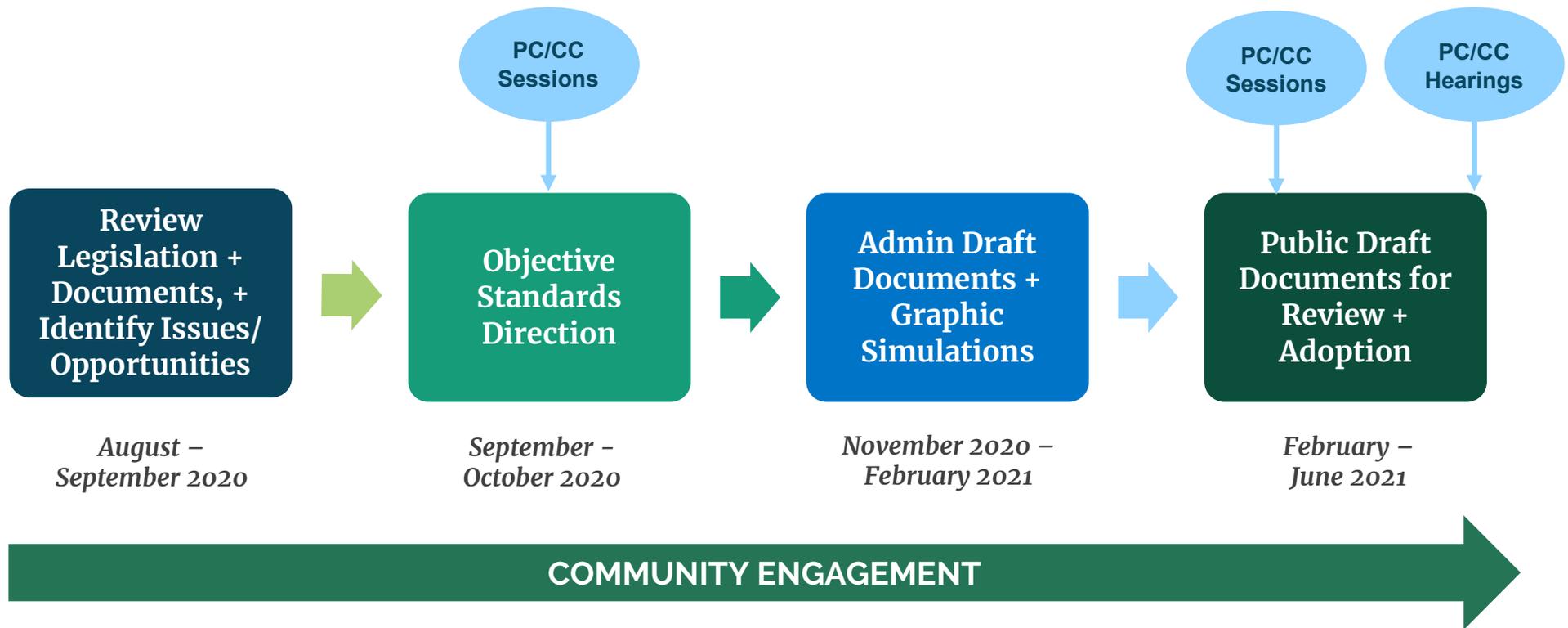


What's being updated?

- Area Plans
 - Campbell Village Area Neighborhood Plan
 - Downtown Development Plan
 - East Campbell Avenue Master Plan
 - North of Campbell Avenue Plan (NOCA)
 - San Tomas Area Neighborhood Plan
 - South of Campbell Avenue Plan (SOCA)
 - Winchester Boulevard Master Plan



What is the Planning Process?



Opportunities for Community Engagement

- Public Workshop #1 (Webinar): Background and Education and Survey
- **City Council** and/or Planning Commission Study Sessions
- Public Workshop #2: Open House on Public Draft
- **City Council** and/or Joint Study Session with Planning Commission
- Public Hearings with Planning Commission and **City Council**



Tentative Community Events

- Virtual Webinar – October 14 – October 28, 2020
- Community Survey – Open October 7 – October 28, 2020
- Planning Commission Study Session – November 10, 2020



What is this Project?

The City of Campbell is undertaking a planning effort to create objective standards for all residential projects that respect and build upon Campbell's unique character and community neighborhoods. As part of this effort, the City is also addressing procedures related to residential design review and permitting. The City is undertaking this project to conform with recent State law that requires local jurisdictions to adopt objective standards and to streamline the review and permitting processes for housing development.

While these laws typically pertain to multi-family housing (2- or 4- unit), the City of Campbell will adopt objective standards for all housing projects, in order to take advantage of geographic, high quality design and to bring consistency and clarity to the project review and permitting processes.

Project Overview

This project is anticipated to take about 12 months, starting in 2020 and ending in 2021.

The major steps in the process are as follows:



What are Objective Standards and Design Guidelines?

Objective Standards
State law defines objective standards as those that involve no personal or subjective judgment by a public official and are uniformly applicable by reference to an external and uniform benchmark or criterion accessible and knowable by both the development applicant and public official prior to submission. Objective standards are often quantifiable. Examples include:

- Blank walls (without doors and windows) of more than 20 linear feet are prohibited along any street facing facade.
- A minimum one-foot eave requirement for any wall or roof that exceeds 30 feet in length.

Design Guidelines
Design guidelines are subjective regulations that result in interpretational or discretionary decisions. Examples include:

- Be consistent with the neighborhood character.
- Use durable materials.

Documents

Residential projects and documents

Which Documents are Being Updated?

- Area Plans
 - City of Campbell Village Area Neighborhood Plan
 - Downtown Development Plan
 - East of Campbell Avenue Master Plan
 - South of Campbell Avenue Plan (UDOC)
 - San Jose Area Registered Plan
 - South of Campbell Avenue Plan (UDOC)
 - Winchester Boulevard Master Plan
- Residential Guidelines
 - Design Guidelines for Single-Family Homes
 - Design Guidelines for Additions to Single-Family Homes
 - Design Guidelines for one-Medium Density Residential
- Relevant Chapters of the Zoning Code
 - 21-24600 Residential Development
 - 21-24600 Medium Density Development
 - 21-24600 Single-Family Development
 - 21-24600 Medium Density Development
 - 21-24600 Single-Family Development
 - 21-24600 Medium Density Development
 - 21-24600 Single-Family Development

Opportunities for Community Engagement

Learn more about this project:

- Check out the project web page at www.ci.campbell.ca.us/1174/Objective-Standards which contains the latest information on project status, background studies, and project documents.
- Join upcoming webinars/public workshops for project updates and providing feedback.
- Participate in surveys regarding major issues and public concerns.
- Attend periodic meetings and hearings with the Planning Commission and City Council.



Questions? Contact:
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www.ci.campbell.ca.us/1174/Objective-Standards



Recommended Action

- That the City Council take the following action:
 - Receive the report and provide general direction to staff on the approach and schedule for preparing Objective Standards.



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