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Leslye Corsiglia  
*Executive Director*

**TRANSMITTED VIA EMAIL**

March 25, 2019

Honorable Chair Rich and Members of the Planning Commission  
City of Campbell  
70 N. First Street  
Campbell, CA 95008

**Re: March 26, 2019 Item 5: Study Session to Review Potential Changes to the Accessory Dwelling Unit Ordinance**

Dear Chair Rich, Vice Chair Hernandez, and Commissioners Ching, Dodd, Krey, Ostrowski, and Rivlin,

On behalf of our members, we thank you for your leadership and ongoing commitment to Campbell's Accessory Dwelling Unit Ordinance Updates. We write today to convey our support for your work and offer our recommendations regarding actions that the Commission should consider to propel the update process forward, and also produce an ordinance that increases feasibility and flexibility, which will encourage increased ADU production.

To date, the City has only met 8% of its affordable housing obligations in the current RHNA cycle. Accessory Dwelling Units (ADU) provide a critical opportunity for the city to create more naturally affordable homes. As you consider how the ordinance can increase production, it is essential that the city increase the number of eligible parcels and remove barriers to development to allow the large group of interested property owners to capitalize on the updated standards. **Thus, we recommend the Planning Commission take action on the remaining discussion items at tomorrow's meeting to allow for a draft ordinance to be created and move to council as soon as possible.**

We applaud the significant progress that has already been made. We are supportive of removing minimum lot size requirements, increasing the maximum unit size to reflect State standards, and lifting restrictions on garage size. While the standards for both setbacks are a step forward, restrictions can be further reduced.

We have included our specific recommendations for the remaining topics up for discussion during Tuesday's meeting below. We appreciate the opportunity to provide feedback for this discussion, and look forward to seeing the process move forward.

**Sincerely,**

**Leslye Corsiglia**  
**Executive Director**

Topic	SV@Home Recommendation	Justification
Second Story	Option 3: Detached above garage and new second story area	<ul style="list-style-type: none"> <li>• Maximize space and maintain rear yards</li> <li>• Can be built above existing garages, and can be limited to the height of existing structure to maintain character. Design can maximize privacy.</li> </ul>
Placement	Option 1: No restriction	<ul style="list-style-type: none"> <li>• Creates flexibility and feasibility for non-traditional lots, who may have larger front or side yards than rear.</li> </ul>
Design Requirements	Alternative: <ul style="list-style-type: none"> <li>• No standards if in rear yard (to allow for prefab),</li> <li>• If in front yard must be complementary but not identical to primary dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Flexible design standards can allow homeowners to consider the use of modular/prefab units that can reduce costs and time required for construction.</li> </ul>
Parking	Option 1: Eliminate parking requirement	<ul style="list-style-type: none"> <li>• Research shows that ADU residents have low rates of car ownership and higher rates of transit use.</li> <li>• Many single-family homes are underutilized and consequently, over-parked.</li> </ul>
Junior ADU	Option 3: Allow both an ADU and JADU	<ul style="list-style-type: none"> <li>• Represent an additional opportunity for increasing units, especially in homes that would otherwise not be eligible for ADU production.</li> <li>• Cheaper to produce than a traditional ADU.</li> </ul>
BMR Incentive	Support staff's proposed alternative that links BMR restriction to owner-occupancy requirement.	<ul style="list-style-type: none"> <li>• Creates flexibility for homeowners who would like to use ADUs to house family members.</li> <li>• Has the capacity to increase the number of affordable units that are produced in Campbell, while allowing reasonable returns for property owners.</li> </ul>
Park Impact Fees	Levy fees that reflect the lower impact on services that an ADU produces.	<ul style="list-style-type: none"> <li>• Impact fees remain one of the major barriers to ADU development.</li> <li>• Current fee levels are based on the same assumptions used for larger scale developments, however the impact of ADUs on services are not the same as for large single family homes.</li> <li>• Lowering or eliminating fees serves a larger public interest in promoting housing opportunities.</li> </ul>
Detached ADU setbacks	Alternate Option (5 feet for rear, interior sides, and street sides)	<ul style="list-style-type: none"> <li>• Increases the developable land on a property.</li> <li>• Allows for flexibility of placement and size of ADUs, especially on non-traditional lots.</li> <li>• Existing Building Code requirements addresses fire safety concerns.</li> </ul>
Building Separation from main house	Alternate Option (5 feet for behind and side separation)	<ul style="list-style-type: none"> <li>• Increases the developable land on a property.</li> <li>• Allows for flexibility of placement and size of ADUs, especially on non-traditional lots.</li> <li>• Existing Building Code requirements addresses fire safety concerns.</li> </ul>