

Santa Clara County Planning Collaborative

July 13, 2023



Agenda

- MTC-ABAG Announcements – Manuel Ávalos
 - Collaborative Announcements
 - AB 2011 & SB 6 Tools
 - Pro-Housing Designation
 - New Laws Mapping and Implementation
 - HE Certification Letters & Rezoning Survey
 - Inclusionary Housing Standards Survey
 - Doorway Bay Area Affordable Housing Portal – Barry Roeder & Vu Bang Nguyen
 - Campbell Housing Program Audit – Rob Eastwood & Rebecca Garcia
 - ADU Program Update – Collaborative Staff
 - Housing Element Programs Implementation – Collaborative Staff
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MTC-ABAG Announcements

Manuel Ávalos, MTC-ABAG

• Plan Bay Area 2050+ Kickoff & Summer Engagement

Starting first round of engagement for Plan Bay Area 2050+ plan development. Pop-up workshops held late July through early September at public events. Online/SMS survey also available. For details visit planbayarea.org and sign up for the mailing list. Dedicated engagement opportunities for key partners and stakeholders:

- [Digital workshop](#) **Wednesday, August 30**
- [In-person workshop](#) **Thursday, September 7** at MTC-ABAG Headquarters, 375 Beale Street, San Francisco
- [Technical webinar](#) **Thursday, September 14**

• BAHFA \$10-20 Billion General Obligation Bond in November 2024

BAHFA and ABAG preparing for [a potential regional bond for housing in 2024 ballot](#). 80% of funds would return to counties and some cities for direct administration by local governments. BAHFA is developing an expenditure plan for the 20% of funds to be administered regionally. Overview of statutory framework and initial plans [available here](#). Sign up for the BAHFA mailing list [here](#). Contact Kate Hartley (khartley@bayareametro.gov), BAHFA Director, with questions or comments.

• Priority Conservation Area (PCA) Refresh

On 7/20 the ABAG Executive Board will receive an update on the PCA Refresh with the release of an [Interim Memo](#) highlighting the strengths and weaknesses of the existing PCA program. Includes draft goals and objectives for the PCA program. MTC-ABAG plan to hold a workshop for partners and stakeholders to discuss the future PCA framework later this summer. [Sign up for the PCA mailing list \(at the bottom of the webpage\)](#).

• Regional Housing Technical Assistance Program

Housing and Land Use Viewer (HLUV): New web-based mapping tool providing public access to data on housing, land use, transportation, equity, and environment. Gives the public and local staff the ability to visualize and download data, including details on over two million parcels in the region going back to 2007, including sites used in certified in 6th Cycle Housing Elements.

AB 2011 and SB 6: New [suite of resources](#) prepares staff for implementation and accepting/reviewing project applications. Resources include draft staff work plans, template presentations for elected officials, a model ordinance, and checklists for project review. MTC-ABAG released [summary and overview](#) documents.

• Reminder: Plan Bay Area 2050+ Nominations for PDAs

As a part of the prep work for the upcoming update to Plan Bay Area 2050 local governments may nominate new PDAs or modify boundaries of existing PDAs. [Downloaded nomination form here](#). Deadline is 7/31/23

• Reminder: [Priority Sites Pilot Program](#)

Supports implementation of PBA 2050 by identifying and supporting reuse projects on public land or malls/office parks for permanently affordable homes, community-serving amenities, and connectivity. Priority Sites may be in existing PDAs, or part of expanded or new PDAs nominated concurrently as part of the PBA 2050+ process. Visit [the Priority Sites webpage](#) to learn more [and this web portal to start a nomination](#). Deadline is 9/31/23. Contact Mark Shorett (mshorett@bayareametro.gov)

• REAP Suballocation Invoicing Deadline is September 30

Jurisdictions must request reimbursement of REAP 1.0 funds by September 30, 2023. Email HousingIA@bayareametro.gov.

AB 2011 & SB 6 Tools

Samantha Dolgoff, Collaborative Staff





AB 2011 SB 6 Implementation Resources

- AB 2011 and SB 6 Overview and Summary
- AB 2011 and SB 6 Model Ordinance
- AB 2011 and SB 6 Presentation for Elected Officials
- AB 2011 Staff Work Plan
- AB 2011 Review Guide for Development Proposals
- AB 2011 and SB 6 Application Checklists





Overview and Summary

- **Make sure you are clear on what these laws require!**
- [Understanding AB 2011 SB 6 - Overview for staff and elected officials](#)
- [AB 2011 SB 6 Summary of Key Details](#) - Comparison of legal requirements



DISCLAIMER: This document is intended solely as a technical overview of the provisions of AB 2011 (2022) and SB 6 (2022). It is not intended to serve as legal advice regarding any jurisdiction's specific policies or any proposed housing development project. Local staff should consult with their city attorney or county counsel when adopting an ordinance to implement the provisions of AB 2011 and/or SB 6 or when determining the applicability of these provisions to any proposed housing development project in their jurisdiction. Because the laws are so new, the legislative intent of major provisions is still being discussed and this memo may change significantly.

Understanding AB 2011 and SB 6

AB 2011 and SB 6 permit residential development on sites currently zoned for commercial or retail uses. Both laws go into effect on July 1, 2023. The specific standards that will apply are complicated to understand. The provisions of both laws are applicable to local jurisdictions without an implementing ordinance, although if a jurisdiction adopts one, it is exempt from CEQA. Because the laws are so new, it is not clear how much use they will see.

Policy Decisions and Recommended Actions

Potential action items related to AB 2011 and SB 6 include:

Council Action Items:

- Implementing Ordinance.** Consider adopting an implementing ordinance for one or both laws
- Exempt Parcels.** Decide if parcels will be exempted and if exempting, make required written findings and reallocate lost density
- Labor Requirements.** Decide if and how to monitor labor requirements including reviewing reports from developers
- Relocation Assistance.** Determine how to enforce relocation assistance requirements for commercial tenants and residents

Staff Action Items:

- Create development project applications**
- Prepare maps of eligible parcels**
- Develop procedures to enforce relocation assistance and labor monitoring procedures**
- Develop project review processes that meet legally required timelines**
- Define "project site" and clarify how "closest parcel" will be determined**



AB 2011 and SB 6 Model Ordinance

- For adoption of an implementing ordinance
- Allowed but not required
- <https://abag.ca.gov/technical-assistance/ab-2011-and-sb-6-model-ordinance>

AB 2011/SB 6 Model Ordinance

Note: Unless otherwise noted, provisions in this document reflect the provisions of AB 2011 (2022) and SB 6 (2022). If jurisdictions would like a shorter form ordinance, they may wish to reference the state statute rather than repeating the state law provisions in their local ordinance. "Recommended" Provisions are recommended to clarify ambiguities in the statute or assist in enforcement. "Policy" Provisions are optional provisions for local agencies to consider.

ORDINANCE NO. XXXX1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF _____ AMENDING SECTIONS ___ AND ADDING SECTIONS ___ TO THE CITY OF _____ MUNICIPAL CODE TO COMPLY WITH SENATE BILL 6 (2022) AND ASSEMBLY BILL 2011 (2022)

WHEREAS, on September 28, 2022, Senate Bill 6 (Chapter 659, Statutes of 2022) was approved by the Governor of the State of California and filed with the Secretary of State, amending Section 65913.4 of the California Government Code and adding to the Government Code Section 65852.24, allowing residential and mixed-use development in zones where office, retail and/or parking are a principally permitted use; and

WHEREAS, also on September 28, 2022, Assembly Bill 2011 (Chapter 647, Statutes of 2022), was approved by the Governor of the State of California and filed with the Secretary of State, amending Sections 65400 and 65585 of the California Government Code and adding to the Government Code Sections 65912.100, et seq., allowing mixed-income and affordable residential development in zones where office, retail and/or parking are a principally permitted use; and

WHEREAS, changes made to the Government Code by Senate Bill 6 and Assembly Bill 2011 go into effect on July 1, 2023; and

WHEREAS, state law provides that a local agency may adopt an ordinance to implement the provisions of Senate Bill 6 and Assembly Bill 2011; and

WHEREAS, the [City/County of _____ (the "City"/the "County")] has implemented land use policies based on the [City's/County's General Plan], which provide an overall vision for the community and balance important community needs, and the [City/County] seeks to ensure that Senate Bill 6 and Assembly Bill 2011 projects are consistent with those policies; and

WHEREAS, the proposed amendments to the [City of _____ Municipal Code/County of _____ County Code] implement requirements of state law and add local policies that are consistent with the state law and implement the [City's/County's General Plan]; and

¹ Local agencies should consult with their legal counsel prior to the use or implementation of this model ordinance, conformance with standard ordinance formats, and any provisions outlined herein. *[There are issues about whether an urgency ordinance would be legal, so don't want to imply that one is OK.]*



AB 2011 and SB 6 Presentation for Elected Officials

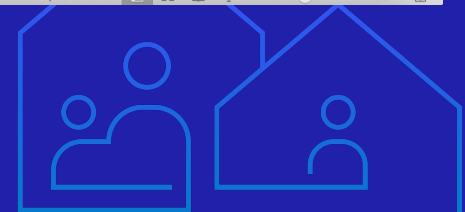
- High-level overview and appendix with detailed information
- <https://abag.ca.gov/technical-assistance/ab-2011-and-sb-6-presentation-elected-officials>

The screenshot shows a PowerPoint slide titled "Using the Template PPT" within a Microsoft Office application window. The slide content includes:

- Main presentation includes high-level overview of AB 2011 and SB6
- Appendix includes more detail to include if needed
- Update text and add information or local details where indicated to **insert or replace**

Below the list is a disclaimer: "DISCLAIMER: This presentation is intended solely as a technical overview of the provisions of AB 2011 (2022). It is not intended to serve as legal advice regarding any jurisdiction's specific policies or any proposed housing development project. Local staff should consult with their city attorney or county counsel when determining the applicability of these provisions to any proposed housing development project in their jurisdiction. Because the laws are so new, the legislative intent of major provisions is still being discussed and this memo may change significantly."

The application window shows the ribbon with tabs for Home, Insert, Draw, Design, Transitions, Animations, Slide Show, Review, View, Recording, Acrobat, and Tell me. The status bar at the bottom indicates "Slide 2 of 58", "English (United States)", "Accessibility: Investigate", "Notes", "Comments", and "99%".





AB 2011 Staff Workplan

- Overview of steps for implementation
- Staff checklist and info to prepare for applications
- <https://abag.ca.gov/technical-assistance/ab-2011-staff-workplan>



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AB 2011 Staff Work Plan

Instructions

This document is meant to help staff implement AB 2011 (2022) and prepare for project applications and review. This law is complicated, and many of the components of the law have been simplified to lay out a straightforward implementation process. Additional review of the legal requirements to gain a deeper understanding of the process for completing these steps and confirming criteria, zoning requirements and development standards will be necessary. This guide serves as an overview of the steps to take to implement the law. Consult with your city attorney or county counsel to ensure your plans and process align with the components of the law.

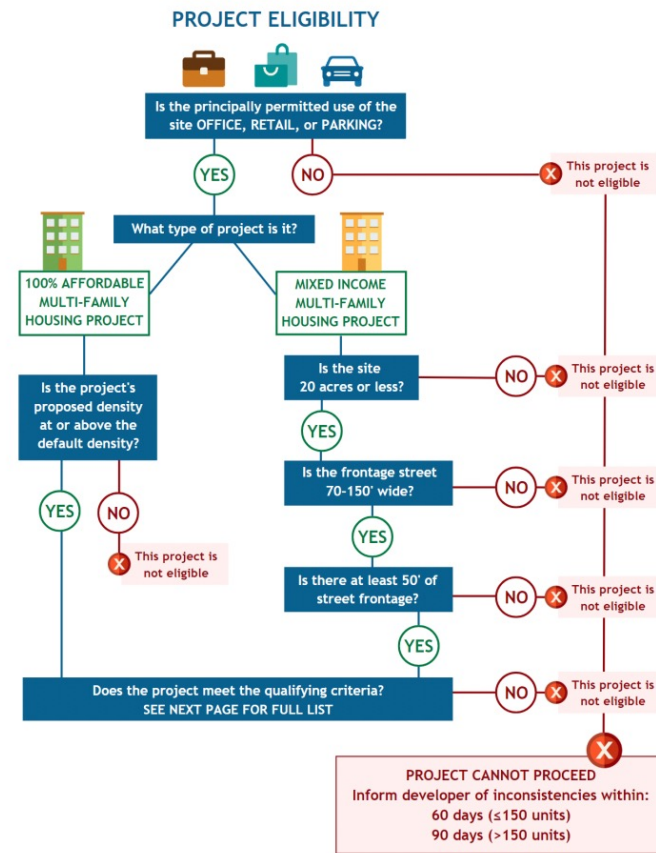
Prepare for Implementation

- Pass an implementing ordinance**
Jurisdictions may want to pass a local ordinance to implement AB 2011 and provide guidance. See the [AB 2011 SB 6 Model Ordinance](#) to learn the details and understand how AB 2011 can be shaped. Jurisdictions may choose to do one ordinance to implement both AB 2011 and SB 6 or two separate ordinances.
- Determine eligible sites**
It is helpful for jurisdictions to know which sites may be eligible for AB 2011 projects and what affordability levels are required based on the project and site criteria.
- Exempt sites**
Jurisdictions may choose to identify sites that will be exempt from AB 2011. If any sites are chosen to be exempt, jurisdictions must make required written findings for exempting sites and designate "substitute" parcels to reallocate lost density from exempted sites. In some cases, jurisdictions can exempt sites if they complete a specific plan or similar plan (called a neighborhood area plan) by January 2024. See the [AB 2011 SB 6 Summary of Key Details](#) for more information.
- Prepare tracking system for Annual Progress Reports (APR)**
AB 2011 projects must be tracked in APRs. Jurisdictions should make a plan for tracking and reporting.



AB 2011 How-to Review Development Proposals

- Steps to create an internal review process
- <https://abag.ca.gov/technical-assistance/how-review-ab-2011-development-proposals>





Application Checklists

- Determine whether a proposed housing development qualifies for streamlined and ministerial review under AB 2011
 - [Link to 100% Affordable Project Application Checklist](#)
 - [Link to Mixed Income Project Application Checklist](#)
- Campbell Eligibility Checklists (thanks Rob and Steve!)
 - [AB 2011](#)
 - [SB 6](#)

Section 2: Development Proposal Checklists

Table 1: Site and Project Criteria Checklist

	Site and Project Criteria 65912.121	Meets Criteria? Yes/No/Comments
A	65912.121 (a) Located in a zone where office, retail, or parking are a principally permitted use.	
B	[Cities use this row] 65912.121 (b) A legal parcel(s) that is within a city where the city boundaries include some portion of an urban area ¹ .	
C	[Counties use this row] 65912.111 (b) A legal parcel(s) in an unincorporated area, and the parcel(s) is wholly within the boundaries of an urban area.	
D	65912.121 (c) The project site abuts a street with public right-of-way between 70 and 150 feet and has at least 50 feet of frontage on the street.	
E	65912.121 (d) The site is 20 acres or less.	
F	65912.121 (e) At least 75 percent of the site perimeter adjoins parcels with urban uses (inclusive of parcels that are only separated by a street or highway).	
G	65912.121 (f) Not on or adjoined to any site where more than one-third of the site is industrial use (inclusive of parcels that are only separated by a street or highway).	
H	65912.121 (g) Satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4 regarding: <ul style="list-style-type: none"> • Prime farmland or farmland of statewide importance • Wetlands • Hazardous waste site • Delineated earthquake fault zone 	

¹ Previously defined as an urbanized area or urban cluster, as designated by the United States Census Bureau.

Pro-Housing Designation

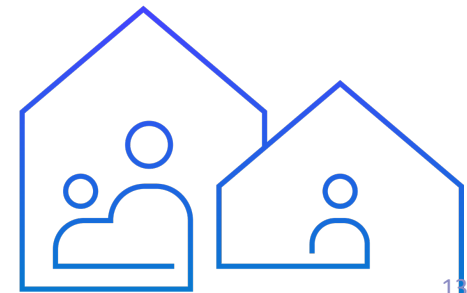
Evan Seitz, Collaborative Staff





Prohousing Designation Program

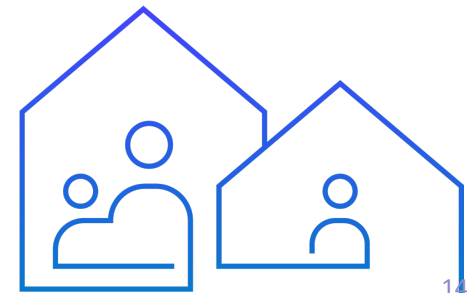
- Funding prioritization for jurisdictions that support housing production and equity
- Flexible, points-based scoring system
- Rolling application
- Program is new and funding incentives are being added
- Many policies meet both Prohousing and TOC requirements





Resources

- Meeting of interested jurisdictions in August, date/location TBD
- Slide deck and recording of HCD's presentation
- Victor Gaitan, Redwood City (vgaitan@redwoodcity.org)
- HCD Pro-housing staff (ProhousingPolicies@hcd.ca.gov)
- Prohousing page on HCD.gov
- [Policies](#) to meet both Prohousing and TOC requirements (pages 15-16)
- We're here to help!



Laws Mapping

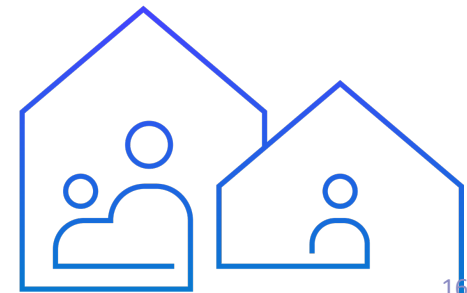
Josh Ellsworth, Collaborative Staff





Laws Refresher

- AB 2097 – removal of parking requirements within a half mile of high quality transit
- SB 06 – residential development on properties zoned for retail, parking, and office space without the requirement for rezoning
- AB 2011 – streamlined approval and in some cases increased heights and densities for affordable multifamily housing on properties zoned for retail, parking and office space (went into effect 7/1/23)





Mapping Update

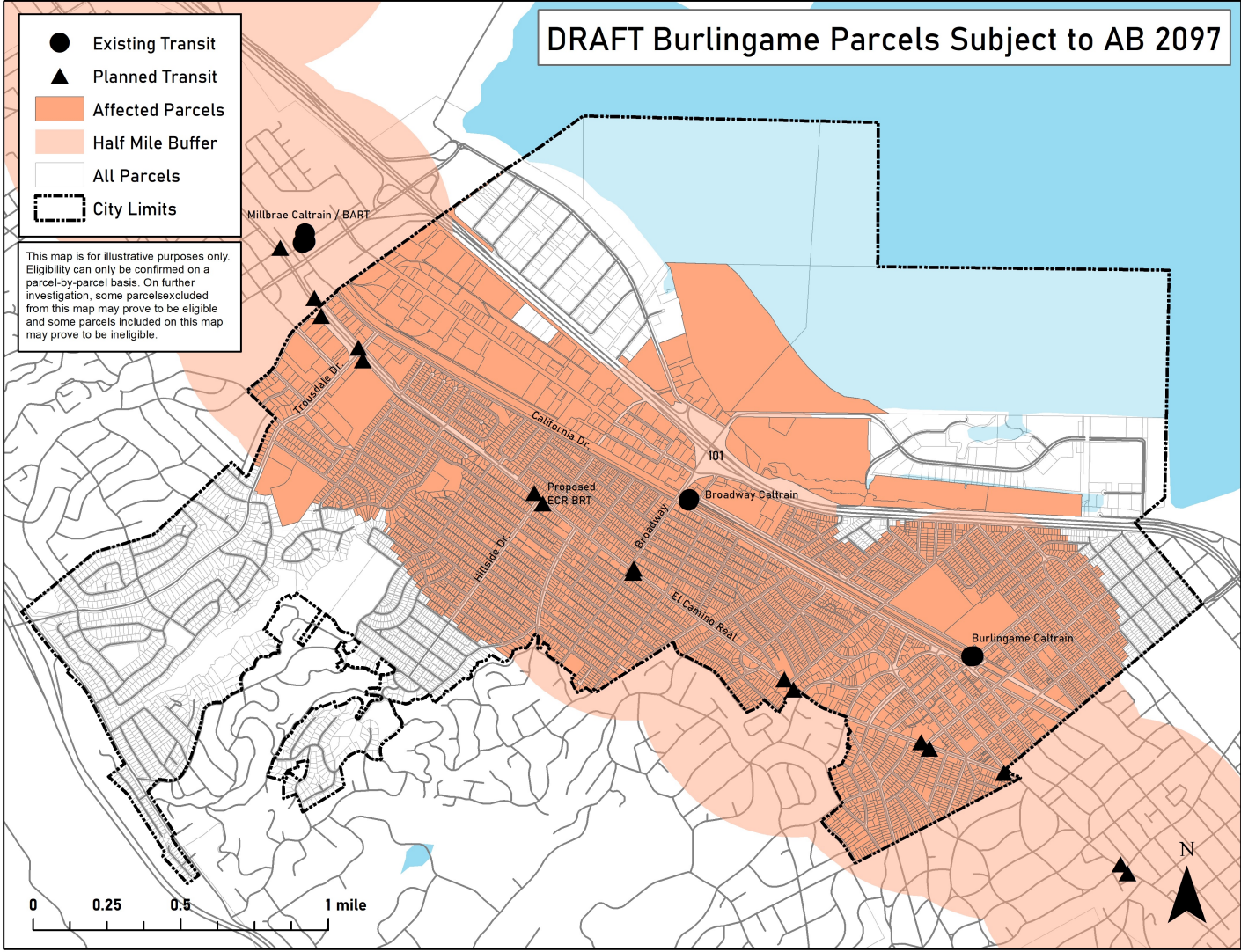
- Law interpretation and data complexity/availability a concern
- Convened data advisory group in 21E to walk through and agree on data approaches
- Keep surprises to a minimum
- Determine most useful product for staff - memo outlining process, accompanying maps, and shapefiles



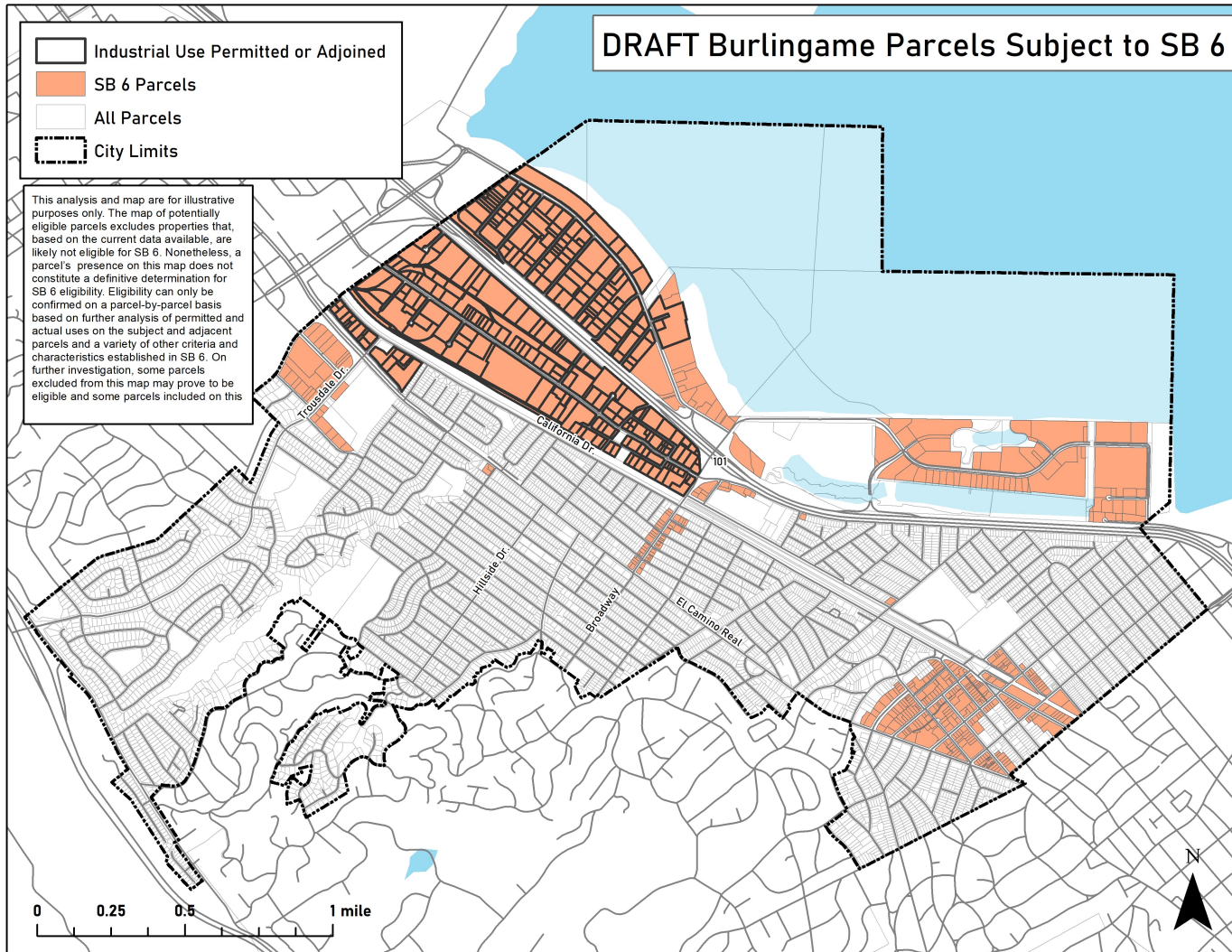
DRAFT Burlingame Parcels Subject to AB 2097

- Existing Transit
- ▲ Planned Transit
- Affected Parcels
- Half Mile Buffer
- All Parcels
- ⬜ City Limits

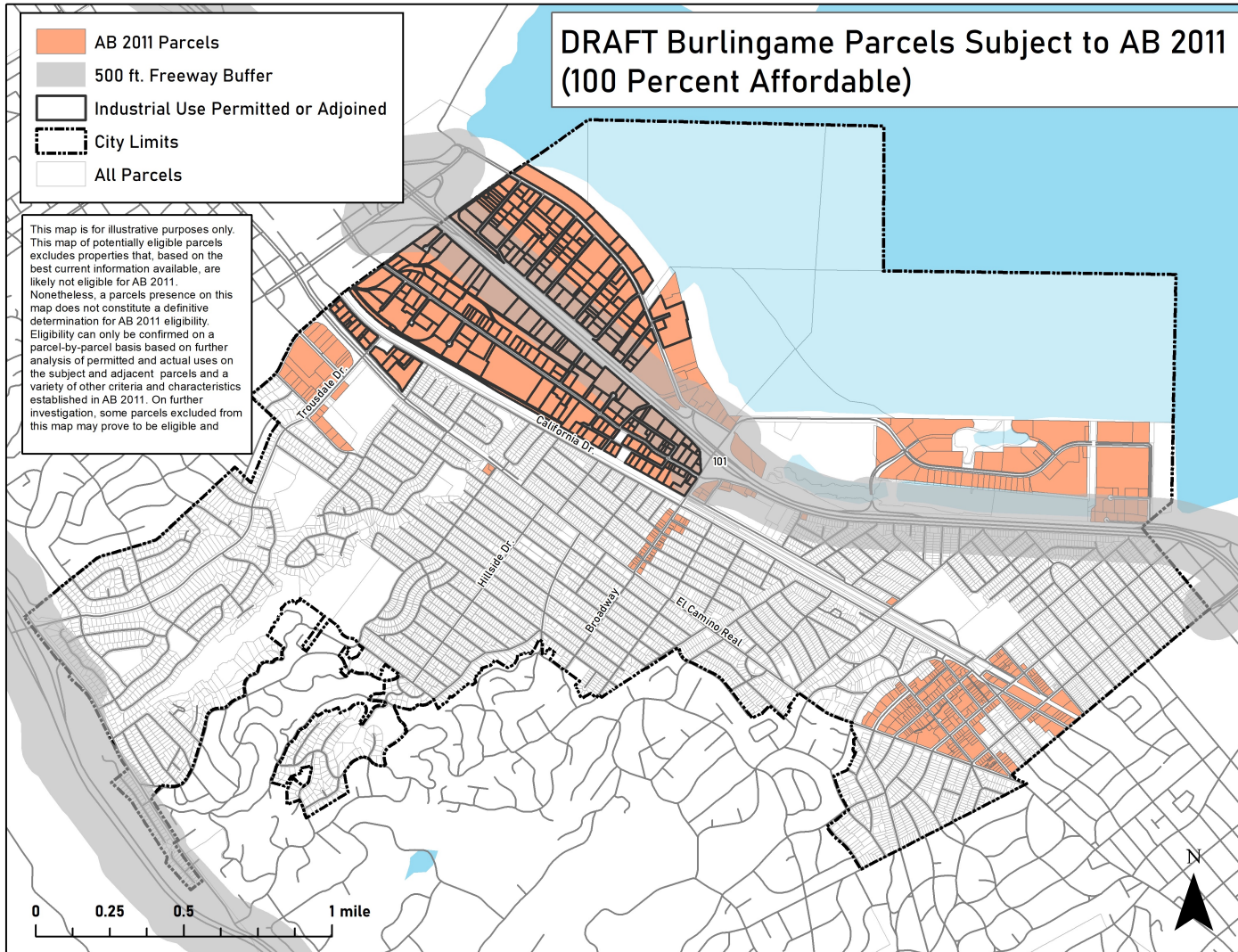
This map is for illustrative purposes only. Eligibility can only be confirmed on a parcel-by-parcel basis. On further investigation, some parcels excluded from this map may prove to be eligible and some parcels included on this map may prove to be ineligible.



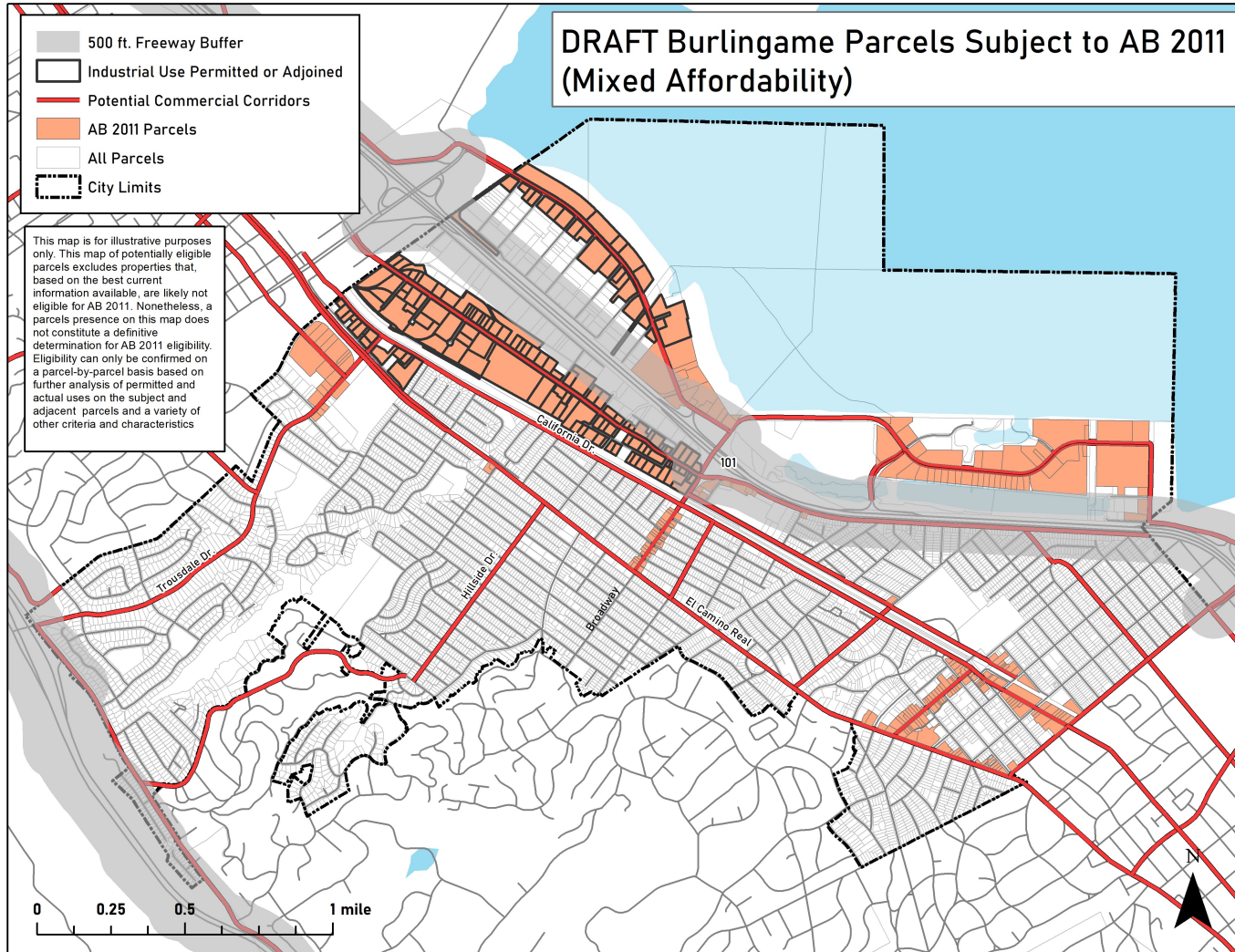
- ½ mile buffer from existing and planned transit



- Flagged parcels that have industrial uses permitted or are adjoined to them (adjacent or across a street)
- Does not disqualify a parcel from SB 6, but requires understanding of current land use



- Flagged parcels that have industrial uses permitted or are adjoined to them (adjacent or across a street)
- Also showing 500 ft. Buffer from freeways

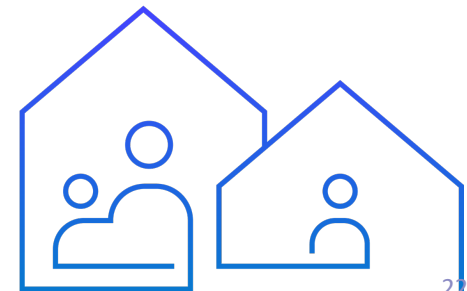


- Using arterials as a proxy for commercial corridors (highways with 70 to 150 ft ROW)



Next Steps

- Develop first draft of products for staff review (anticipated delivery early/mid-August)
- Still not too late to participate!
 - Zoning shapefile at the parcel level
 - Staff input on qualifying zones for SB 6 and AB 2011 via [Shared Google Sheet](#)
- Questions?
- Email: ellsworth@planningcollaborative.com



Housing Element Certification Letters and Rezoning

Fill out the SCCPC Housing Element Rezone Tracking Sheet

Santa Clara County Rezone Tracking

Your Jurisdiction	Is your Housing Element certified? (as of July 13th, 2023)	Was your Housing Element certified on May 31st, 2023?	Will you need to rezone?	Notes
Instructions:	Yes / No	Yes / No	Yes / No	Notes or comments you have
Campbell				
Cupertino				
Gilroy		No	No	
Los Altos				
Los Altos Hills				
Los Gatos				
Milpitas				
Monte Sereno				
Morgan Hill				
Mountain View		Yes	No	Will be rezoning but not to meet RHNA
Palo Alto				
San Jose				
Santa Clara City				

Inclusionary Housing Standards Survey

Regional Housing Technical Assistance

- Interactive Trainings
- County-based planning collaboratives
- Suballocation or REAP Funding
- Work Groups and Peer Cohorts
- Data Tools

Trainings thus far

- Session 1 - Inclusionary Introduction and Evaluation
- Session 2 - Economic Feasibility
- Session 3 - Fees or Units / Compliance Alternatives

Coming Resources

- Inclusionary and Impact Fees Spreadsheet
- Guidebook for Affordable Housing + State Density Bonus
- Local Ordinance Inventory
- Public / Elected Communication PowerPoint Template
- Memo on Inclusionary Housing Ordinance Revision
- Coordination of County Nexus/ Feasibility Consultant RFP
- Office Hours

[ABAG Zoning for Affordability: https://abag.ca.gov/technical-assistance/zoning-affordability-work-group](https://abag.ca.gov/technical-assistance/zoning-affordability-work-group)

Doorway Housing Portal Launch

Barry Roeder, Bay Area Housing Finance Authority (BAHFA)
Vu Bang Nguyen, Exygy



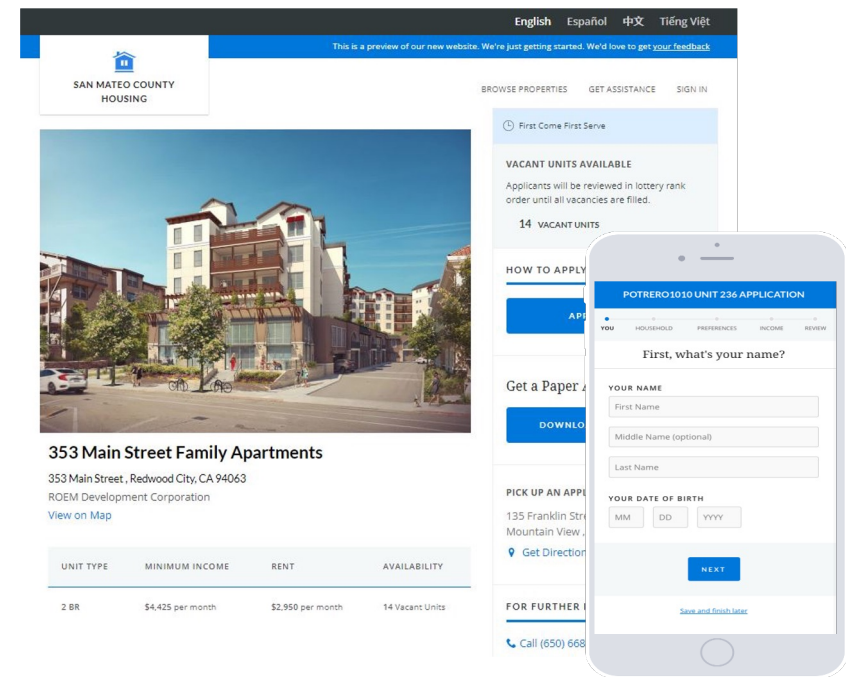
The Challenges

- No central resource
- Inconsistent information
 - Including eligibility criteria
- Long, unique paper applications
 - More than what's required for lottery/wait list
- Lines on application due date
- Opaque post-application process



Doorway Housing Portal Overview

- Search online for housing on your phone or computer
- Complete an application in 10 minutes
- Multiple languages
- Transparent process
 - Lottery and placement information
- Proven resource
 - 7 years of DAHLIA experience
- Data for program and policy impact



**Doorway Housing Portal is a project of the
Bay Area Housing Finance Authority**



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METROPOLITAN TRANSPORTATION COMMISSION

Demo

See housingbayarea.org



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METROPOLITAN TRANSPORTATION COMMISSION

Why a Regional Housing Portal?

For housing seekers

- Everything in one place (“one-stop shop”)
- More equitable (not “who you know”)
- Simplified, consistent processes (“I know how this works!”)

For jurisdictions

- Lower costs, reduced effort
 - Development, maintenance, staffing

For developers/property managers

- Reduced paper entry, management
- Standardize regional processes
- Doing right by the housing seeker



Proposed Roles

- BAHFA

- Oversee development and maintenance of the portal
- Assist with listings generation and management
- Data analysis and reporting
- Front-line user support

- Jurisdictions

- Manage relationships with local elected, developers, property managers
- Approve portal listings
- Provide subject matter expertise, including for more complex user support questions
- Portal funding (sustainability plan in development)



Listings Generation

- Generate sufficient listings volume for housing seekers
 - Copy listings from three other current “Bloom” portals
 - Create new listings for other properties from participating developers/property manager
- Simplify the process to create new listings
 - Generate “templates” for all affordable housing developments/units



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METROPOLITAN TRANSPORTATION COMMISSION

Regional Roadmap



Doorway Housing Portal One-stop Shop for Listings and Applications

City of San Jose	Listings copies at launch; portal integrated in 2024
San Mateo County	Listings copies at launch; portal integrated in 2024
Alameda County	Listings copied at launch; later integration
City of Oakland	Included through the Alameda County portal
Marin County	Included at launch
Santa Clara County	Included at launch
City and County of San Francisco	Listings linked at launch
Contra Costa, Napa, Solano, Sonoma counties	In development



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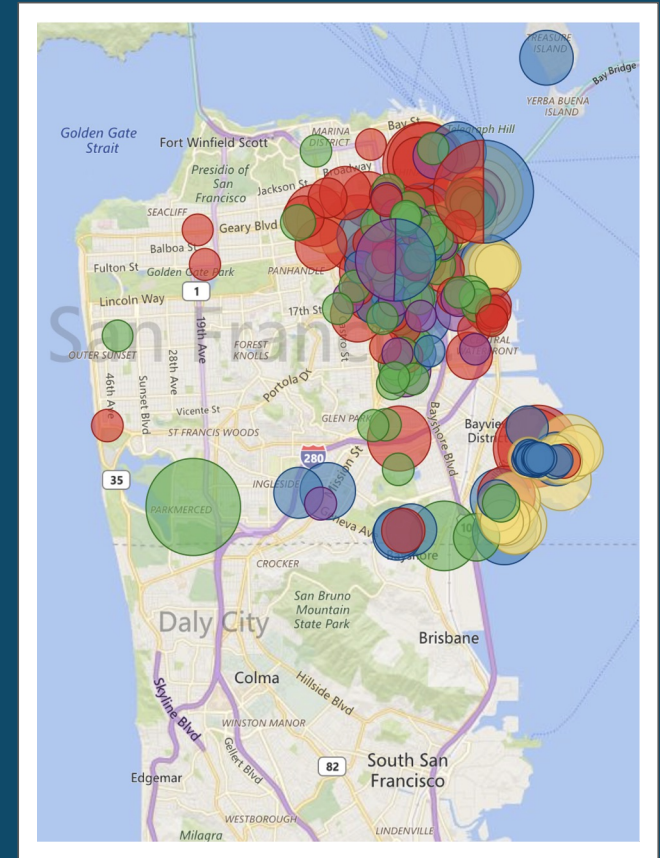
Doorway Generates Data

Data to Improve Policy

- Updates to published policies
- Demand data influences housing development

Data to Attract Resources

- Expands understanding of gaps between regional (and jurisdictional) applications and placements





SCC Planning Collaborative

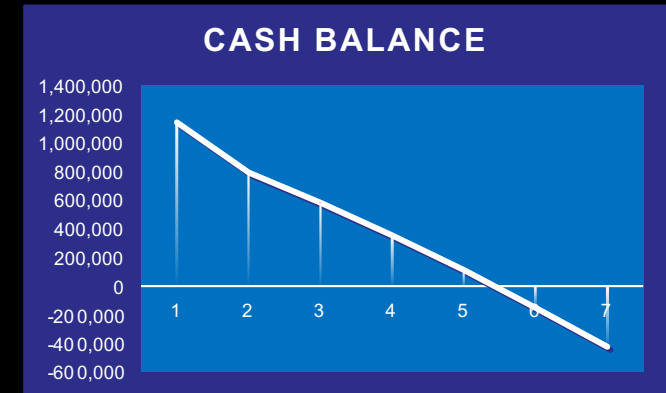
City of Campbell Housing Audit

Presenters: Rob Eastwood, City of Campbell, Rebecca Garcia

Context

City of Campbell's Housing Program

- Staffing allocation of 0.4 FTE Senior Planner
- Affordable Housing Fund
 - Residual Redevelopment Agency funds
 - Loan Payments and Transaction fees (minimal)
 - Projected fund insolvency in next few years



Request for Housing Program Audit

- Recognized existing and future Housing Program demands
- Professional recommendation on resources needed for Program to be successful

Pair recommendations with -

- Housing Element Adoption
- Adoption of FY 24 Budget

Purpose

Audit

- The Below Market Rate Program
- Housing Program Financial Records
- Housing Program Needs through the lens of the 6th Cycle Housing Element (95 policies and programs)
- Evaluation of Staff Capacity and Resources
- Homeless Programming Needs

Santa Clara County Cities

DATA

Summary of Affordable Housing & Homeless-Related Programs in each City

of City Staff dedicated to Affordable Housing & Homelessness

Planning Department Staff

\$ Resources dedicated to the Administration of a Below Market Rate (BMR) Program

\$ Resources dedicated to Homeless Services & Programs

2022 Homeless Point-In-Time Count Results (% Change + or -)

Housing Dept. Budget

Housing Program Funding Sources

Does the City use the General Fund for Housing Program work?

2015-2023 RHNA Permitting Progress Achieved

2015-2023 % of ELI Progress (includes VLI)

Total # Inclusionary BMR Rental & Ownership Units (Not including 100% Affordable projects)

Total # of Affordable Units (All inclusive)

Total # Existing ELI Units

Total # of ELI Households Ownership & Rental

Total # Units in the Development Pipeline

% Zoned Single Family

2023-2031 RHNA Allocation

Increase Capacity of Local Agencies

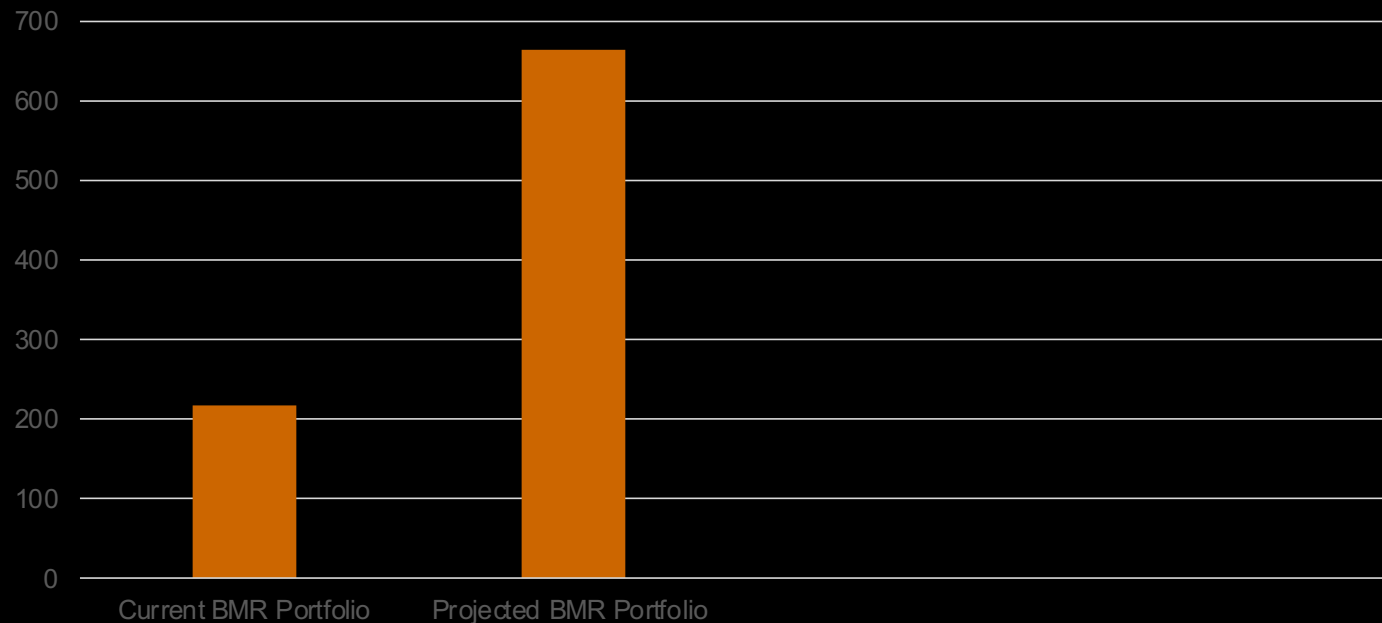
A lack of sufficient staff capacity makes implementing Housing Programs and prioritizing affordability challenging.

Collective Advocacy is needed to encourage policymakers to make available resources to invest in and operationalize the pro-housing laws at the local level.



BMR Administration

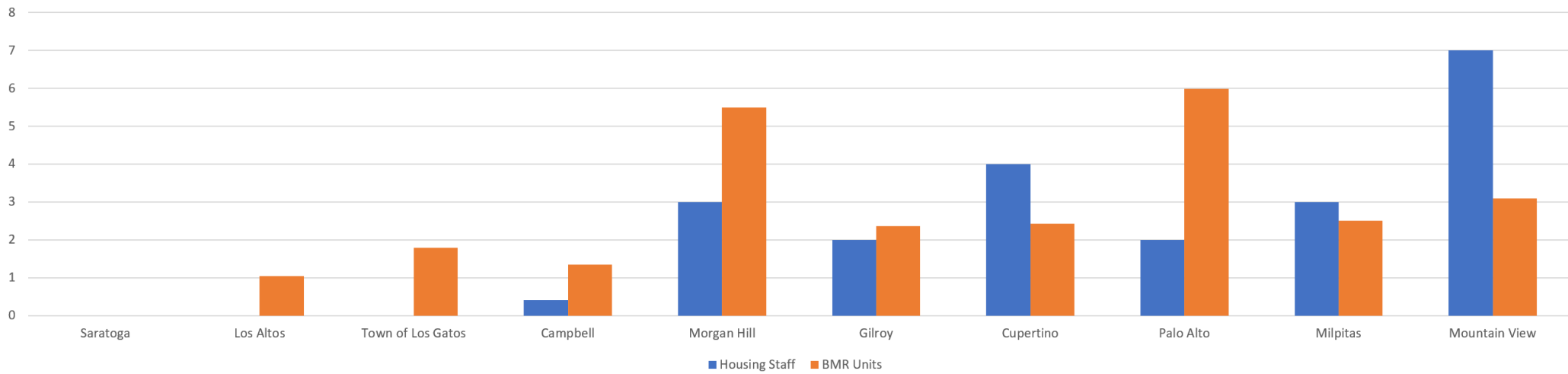
2. The current service level of the Below Market Rate (BMR) Administration contract will need to be revised to anticipate the upcoming BMR demands.



Recommendation: The allocation of an annual increase of \$42,000 in BMR Administration to adequately prepare for the projected growth in the portfolio.

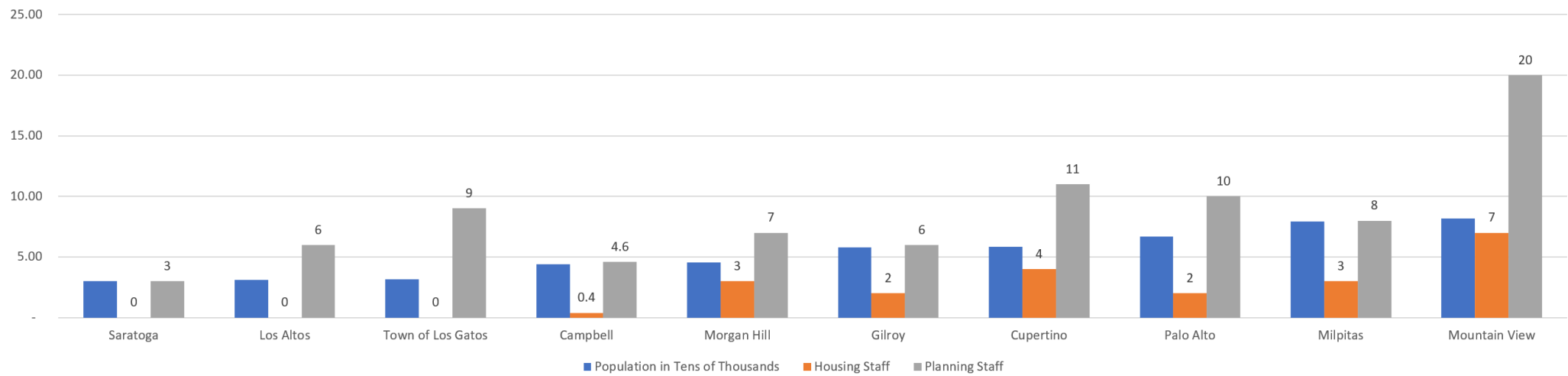
Housing Staff per Hundred BMR Units

Housing Staff per Hundred BMR Units



Population vs. Staffing

Population vs. Staffing



Program Audit Recommendations

1. To hire a Housing Manager in Fiscal Year 24
2. The allocation of an annual increase of \$42,000 in BMR Administration to adequately prepare for the projected growth in the portfolio.
3. Prioritize the creation of a new revenue stream to sustain the Housing program, including short-term and long-term funding needs.
4. Create a Housing communication, outreach, and engagement plan to engage with the community.
5. Apply for a three-year Destination Home capacity building grant to hire a full-time Unhoused Specialist to support the coordination of Homeless Services.

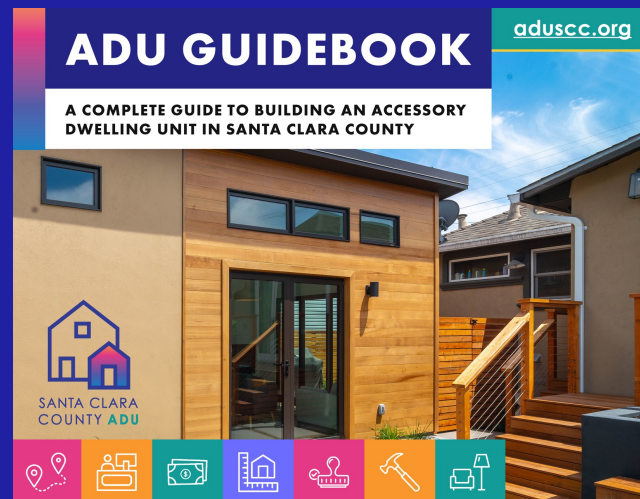
ADU Program Update

Samantha Dolgoff and Bowen Close, Collaborative Staff



Updates and Next Steps



























- Review of final deliverables – Website + Guidebook
- Plans Gallery coming soon



Review ADU Standards Sheets

- Currently anyone with the link can edit.
- Before website goes public sheets will be locked, designate a staff person/email address.
- See blank sections and comments.

JX Review: SCC ADU Standards Sheets

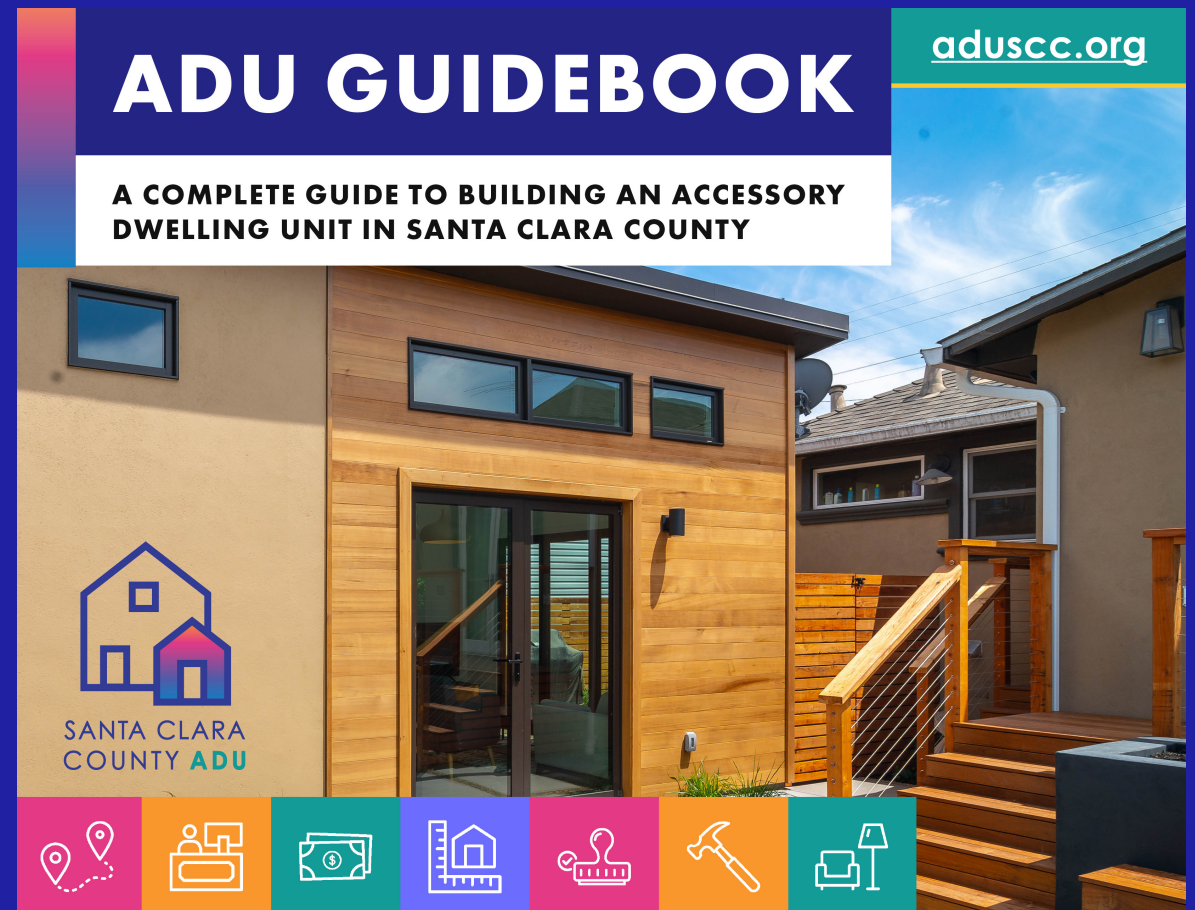
Name	↑
 1. CA State Law ADU Standards & Rules_Review	
 ADU Standards and Rules Survey Santa Clara County	
 Campbell ADU Standards & Rules SCC ADU_Review	
 Cupertino ADU Standards & Rules SCC ADU_Review	
 Gilroy ADU Standards & Rules SCC ADU_Review	
 Los Altos Hills ADU Standards & Rules SCC ADU_Review	
 Los Gatos ADU Standards & Rules SCC ADU_Review	
 Milpitas ADU Standards & Rules SCC ADU_Review	
 Monte Sereno ADU Standards & Rules SCC ADU_Review	
 Morgan Hill ADU Standards & Rules SCC ADU_Review	
 Mountain View ADU Standards & Rules SCC ADU_Review	
 Saratoga ADU Standards & Rules SCC ADU_Review	
 Sunnyvale ADU Standards & Rules SCC ADU_Review	

Campbell ADU ADU Rules and Contacts
View or download the [ADU Guidebook](#) for more information about the ADU process.

General + Contacts	
ADU Contact	Email: planning@campbellca.gov Phone: (408) 866-2140
ADU Resources	ADU Handout www.campbellca.gov/DocumentCenter/View/14449/ADU-Summary-Sheet
Planning Division	https://www.campbellca.gov/163/Planning
School District	Campbell Union School District https://www.cusd48.org/departments/business-services/developer-fees
Utilities: Electricity & Gas	PG&E https://www.pge.com/en_US/small-medium-business/building-and-property/building-and-maintenance/building-and-renovation.page
Utilities: Water & Sewer	Water Service by San Jose Water Company https://www.sjwater.com/ Sewer Service by West Valley Sanitation District http://www.westvalleysan.org/
Utilities: Trash and Recycling	West Valley Collection and Recycling Services https://westvalleyrecycles.com/
County Departments	Santa Clara County Office of the Clerk-Recorder https://clerkrecorder.sccgov.org/home Santa Clara County Fire District https://www.sccfd.org/
ADU Ordinance Link	Campbell Municipal Code Chapter 21.23 https://library.municode.com/ca/campbell/codes/code_of_ordinances?nodeId=TIT21ZO_CH21.23ACDWUN
ADU Standards + Rules	
Process Overview	Streamlined process for detached ADUs on all eligible parcels and attached ADUs that do not fall under the following categories: <ul style="list-style-type: none"> • Site and Architectural Review • Attached ADUs in San Tomas Area Neighborhood Plan • Attached ADUs created by adding 750 sq ft or greater in gross floor area or 350 sq ft or greater in gross floor area on a second-story, on a property located in the R-1-8 zoning district that are not subject to the San Tomas area neighborhood plan.

Draft Guidebook

- If you're not an ADU contact, let us know and we can add you to the reviewer list



Draft Website

- If you're not an ADU contact, let us know and we can add you to the reviewer list

ADU 101 PLANS GALLERY STORIES RESOURCES ABOUT CONTACT

GET STARTED > LEARN THE RULES > BUDGET > DESIGN > PERMIT > BUILD > RENT

SANTA CLARA COUNTY ADU

Build small and make a big difference
THERE'S NEVER BEEN A BETTER TIME TO BUILD AN ACCESSORY DWELLING UNIT (ADU) IN SANTA CLARA COUNTY.

GET STARTED LEARN THE RULES BUDGET DESIGN PERMIT BUILD RENT

QUICKLINKS
RESOURCES FOR EVERY STEP OF THE WAY

ADU GUIDEBOOK PROCESS AT-A-GLANCE
ADU CALCULATOR LOCAL ADU RULES

SANTA CLARA COUNTY

SUPPORTING ALL OF SANTA CLARA COUNTY
What is Santa Clara ADU?
Santa Clara ADU is a collaborative effort of all Santa Clara cities and Santa Clara County, led by the Santa Clara County Planning Collaborative in partnership with the Cities Association of Santa Clara County. These resources support all residents of Santa Clara County through the process of building an Accessory Dwelling Unit (ADU).

ABOUT SANTA CLARA ADU

People can't use these tools if they don't know about them

You're the key to success!

- **Get the word out** – social media, email channels, press releases, newsletters. *Work with your comms team!*
- **Put it on your website** – add text and links
- **Distribute cards and flyers** – at the planning counter and public events
- **Give a call out at key meetings** – City staff, Council
- **Get local news coverage!**

Policy
Guidance:
Number of
ADUs on a
Property



Policy Guidance: Number of ADUs on a Property

(e)(1) ...a local agency shall ministerially approve an application... to create any of the following:

(A) One attached accessory dwelling unit and one junior accessory dwelling.

(B) One detached detached 800 square foot unit.

(C) Multiple accessory dwelling units...up to 25 percent of the existing multifamily dwelling units.

(D) Multifamily...Not more than two detached.

Solution:

Use statutory language in your ordinance.

(e)(1) Notwithstanding subdivisions (a) to (d), inclusive, a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following:

- (A) One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:
 - (i) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.
 - (ii) The space has exterior access from the proposed or existing single-family dwelling.
 - (iii) The side and rear setbacks are sufficient for fire and safety.
 - (iv) The junior accessory dwelling unit complies with the requirements of Section 65852.22.
- (B) One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in subparagraph (A). A local agency may impose the following conditions on the accessory dwelling unit:
 - (i) A total floor area limitation of not more than 800 square feet.
 - (ii) A height limitation of 16 feet.
- (C) (i) Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.
 - (ii) A local agency shall allow at least one accessory dwelling unit within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units.
- (D) Not more than two accessory dwelling units that are located on a lot that has an existing multifamily dwelling but are detached from that multifamily dwelling and are subject to a height limit of 16 feet and four-foot rear yard and side setbacks.

Next Meeting:

Thursday, August 10
12pm-1:30pm

