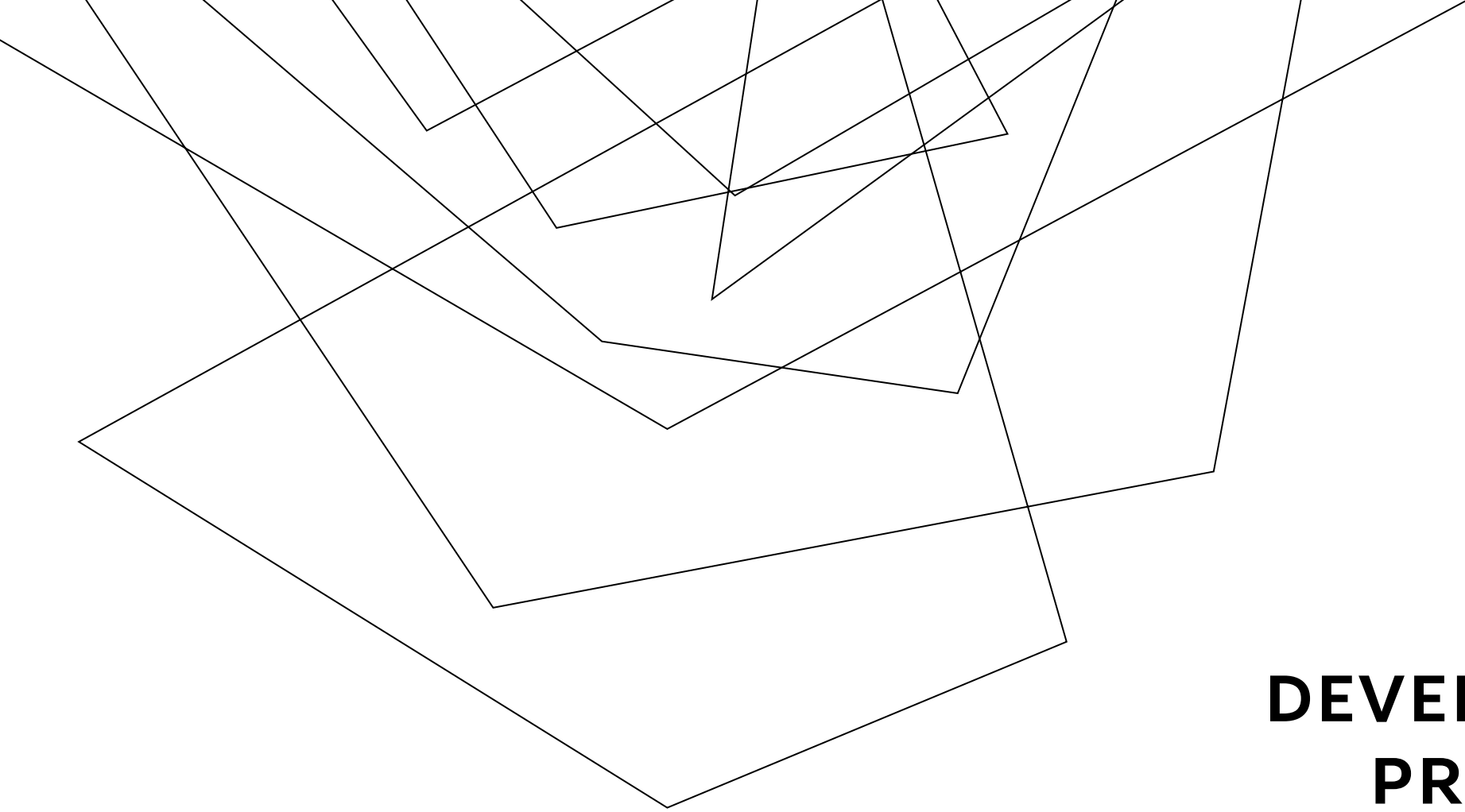


Abstract geometric lines in the top-left corner of the page, consisting of several overlapping, irregular polygons and lines that create a complex, layered effect.

DEVELOPMENT PROCESS BEFORE THE PUBLIC HEARING

A series of white lines of varying lengths and orientations intersect to form a complex, abstract geometric pattern on the right side of the slide. The pattern consists of several overlapping, tilted rectangles and other polygons, creating a sense of depth and movement.

MODERATOR:

Rob Eastwood, AICP
Community Development Director
City of Campbell

SPEAKERS:

Jennifer Carman
Development Services Director
City of Morgan Hill

Cindy McCormick
Development Manager
City of Saratoga

Nick Zornes,
Assistant City Manager
City of Los Altos

DEVELOPMENT REVIEW PROCESS



VARIES FROM CITY TO CITY



REGULATORY FRAMEWORK

STATE REGULATIONS:

- Permit Streamlining Act
- California Environmental Quality Act (CEQA)
- Housing Crisis Act (SB-330)
- Housing Accountability Act (HAA)
- *And more....*

LOCAL REGULATIONS:

- General Plan
- Specific/Area/Precise Plan(s)
- Zoning Code

TYPES OF REVIEW

By-Right or Ministerial Approvals

- Project meets all development standards and zoning regulations

Administrative Approvals

- Common Projects Reviewed: Single-Family Dwellings, improvements under a specified size threshold. (Minor Design Review Permits, etc.)
- Typical Administrative Review is completed by Planning Staff or the Zoning Administrator

TYPES OF REVIEW

Discretionary Approvals

- Common Projects Reviewed: Multi-Family Developments, Commercial Developments, improvements over a specified size threshold. (Major Design Review Permits, Conditional Use Permits, Variance, Coastal Development Permits, etc.)
- Typical Discretionary Review is completed by Design Review Board and/or Planning Commission



BEFORE THE HEARING

Before the Submittal:

- What, Where, How long, How much?
- *Ugh..... Another Starbucks?*

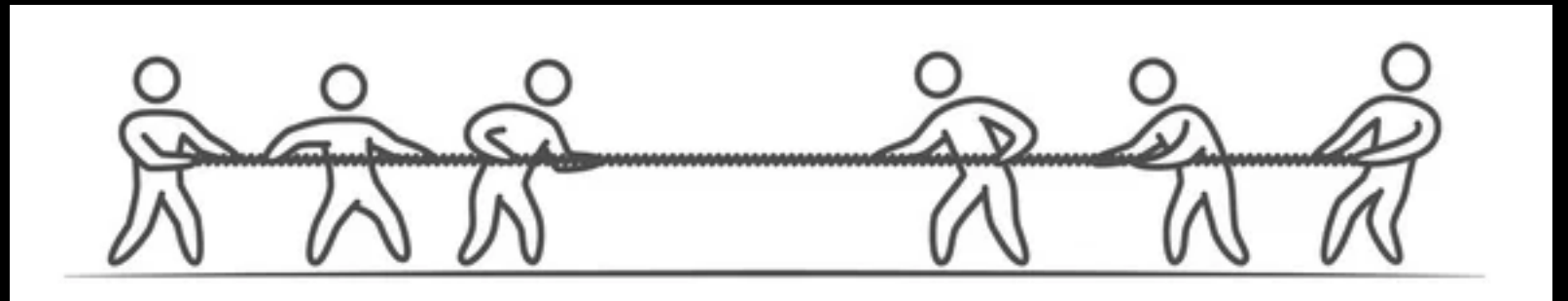
Application Submittal:

- It needs to be complete
- Limits on the number of times a housing application can be considered incomplete

BEFORE THE HEARING

Application Review, Revise, Review, Revise:

- It needs to be consistent with General Plan and Zoning (unless it's a Builder's Remedy)
- City Departments, Regional/State Agencies



BEFORE THE HEARING

Application Review, Revise, Review, Revise, Review

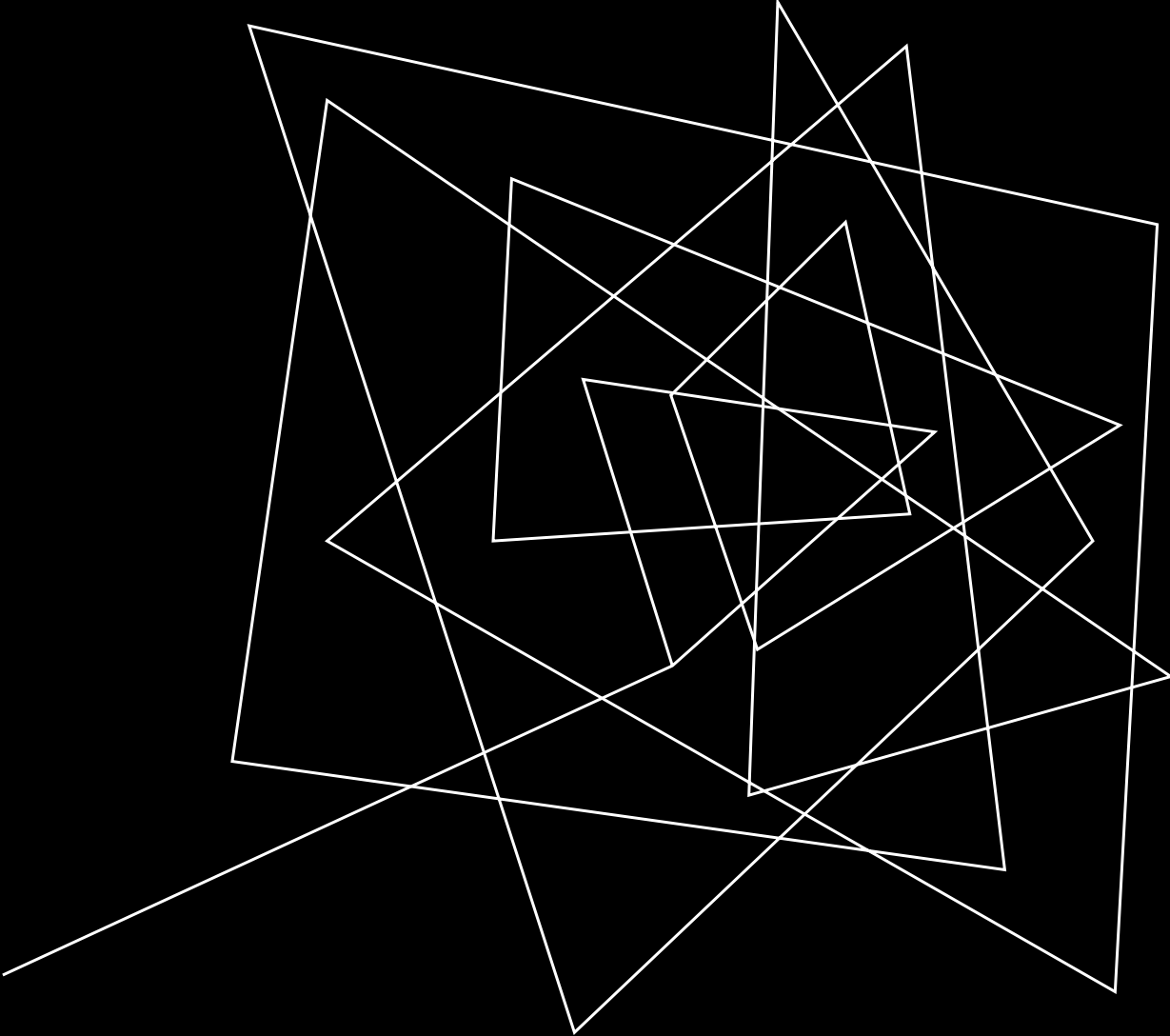
- **Getting to YES** – It's a process!
- It's also a partnership with the applicant & neighbors: *How can we tweak this?*... balancing what the owner/market wants, the code allows, and what the community desires
- **CEQA** – It's a LONG and expensive process!



BEFORE THE HEARING

Application Review, Revise, Review, Revise, Review

- With housing projects, California law allows a number of ways to deviate from:
 - Zoning requirements
 - Objective Standards
 - Design standards
- If utilizing Density Bonus Law, housing projects are entitled to receive unlimited waivers to these standards
- Relationship building is important to creating the partnership



LOS ALTOS
MIXED USE
DEVELOPMENT

EXISTING SITE



Lot Size: 0.84/acre

- Drive-Thru Restaurant
- Single-Family Dwelling
 - 1-Unit

ORIGINAL PROJECT PROPOSAL:

- 5-Stories
 - 3-Stories Office, 2-Stories Residential
 - 8-Residential Condo Units
 - No Affordable Housing Units

FINAL APPROVED PROJECT:

- 5-Stories
 - 2-Stories Office, 3-Residential
 - 33-Residential Condo Units
 - 5-Affordable Housing Units
 - 2-Units at Very-Low Income
 - 3-Units at Moderate Income



BEFORE THE HEARING

CEQA

- Is the document complete? Did circulation happen? Were there comments to respond to?

Meeting Notice

- Coordinating public hearing notices with CEQA notices
- New 20-day notice requirements for Planning Commission review of ordinances

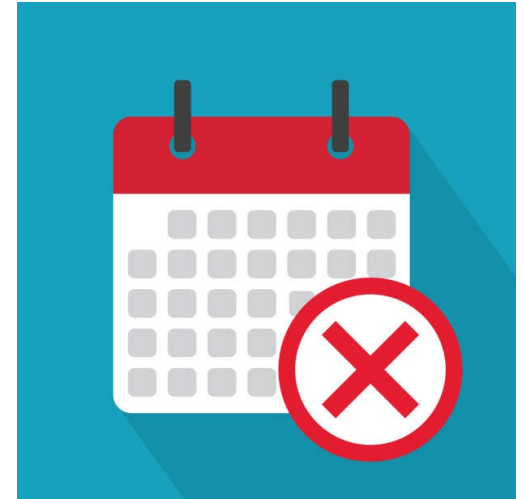
BEFORE THE HEARING

Scheduling / Cancellations

- There are too many items on the agenda / First Come, First Served
- The applicant is out of town
- We don't have a quorum

The Packet

- Scramble to address last minute public input
- Technology Glitches



AT THE HEARING

Tips from Staff (for a smooth process)....

- Use staff as a resource before the hearing (ask questions!)
- Staying within the four corners of the project and findings required
- Thinking of a different motion / modification?
 - Attorney / Staff – process / requirements...





AFTER THE HEARING

Is Planning Commission final approval?

- Conditions of Approval
 - Enable staff to continue working with the applicant on specific aspects of the project
 - May include other agreements like Inclusionary Housing Agreement
 - CEQA Mitigations
- Appeal Period
- Tracking Annual Review requirements



AFTER THE HEARING

Did Planning Commission make a recommendation?

- Scheduling, Noticing and The Packet start all over again
- Coordination with City Clerk's office
- If the Commission approved a Tentative Map, the Final will likely come to City Council for approval

AFTER THE HEARING

Next Steps in permitting

- Building, Public Works, Outside Agencies
- Corp of Engineers

Pause on next steps

- Selling Project
- Funding issues
- Value Engineering



CASE STUDY

Campbell, CA

Market Changes – approved project didn't pencil new project!



- Units: 59 units
- Parking: 108 stalls
- Stories/Height: 4- and 5-stories / 48-ft and 60-ft



- Units: 90, but anticipated to increase to 108
- Parking: 111 stalls
- Stories/Height: 5- and 6-stories / 61-ft and 75-ft

AFTER THE HEARING

Impact Fees

- Depending on the City, sometimes these are paid at the building permit stage or at Certificate of Occupancy
- Big ticket item in greenfield cities

Permits issued, construction begins

- Sometimes paused due to issues in the field or funding

Building finals

- All conditions of approval met
- All departments sign “blue card”
- Final payments to City received

A series of white, thin, overlapping geometric lines on a black background, forming various polygons and intersecting points, primarily located on the left side of the slide.

Q & A