STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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June 30, 2026

Stephen Rose, Senior Planner, Planning Division
City of Campbell
70 North First Street
Campbell, CA 95008

Dear Stephen Rose:

RE: City of Campbell – Enacted Senate Bill 79 (SB 79) Ordinance – Review Letter

Thank you for submitting the City of Campbell's (City) adopted and enacted Ordinance 26-2350 implementing site exclusions and amending Title 21 (Zoning), Chapter 21.02 (Interpretation of Provisions) of the Campbell Municipal Code to amend language to clarify the applicability of state and federal preemption to the Zoning Code, including as related to the applicability of Senate Bill 79 (commencing with Government Code Section 65912.155)

This letter consists of the California Housing Department of Housing and Community Development's (HCD) written findings pursuant to Government Code Section 65912.160, subdivision (d)(3) of SB 79 that the Ordinance is **in substantial compliance** with SB 79 as of the date of this letter.

Analysis

According to Ordinance 26-2350 and the included documents submitted by the City (detailed in Table 1 below), the Ordinance designates areas within one-half mile of a transit-oriented development (TOD) stop as exempted from the provisions of SB 79.[1] The properties identified in the Ordinance lack a walking path of less than one mile to a pedestrian access point of a qualifying transit-oriented development stop.[2] Additionally, the Ordinance identifies sites that are excluded from SB 79 prior to one year following the adoption of the seventh revision of the housing element because these sites are designated on the City of Campbell's local historic register as of January 1,2025.[3]

[1] Gov. Code, § 65912.160, subd. (e).
[2] Gov. Code, § 65912.160, subd. (e)(1).
[3] Gov. Code, § 65912.161, subd. (b)(1)(F).

Table 1 Submittal Documents

	Filename	Document Description	Received Date
1	Attachment 1 – City Council Ordinance SB 79 – Site Removals	Ordinance	June 3, 2026

Conclusion

Provided the submitted documentation and assertions by the City are complete and accurate, HCD finds that all the requirements have been met for adopting an ordinance compliant with SB 79.

Please note, HCD reserves the right to request additional information to ensure substantial compliance with SB 79 and may update its findings if new information comes to light. HCD may revoke compliance if the local government's actions do not comply with state law. In addition, the Metropolitan Transportation Commission (MTC) SB 79 map shall have a rebuttable presumption of validity for use by project applicants and local governments[4] and therefore the City's Ordinance and zoning map should be at least as inclusive as MTC's map when it is made available.

HCD appreciates the cooperation of the City of Campbell staff during the course of our review. HCD is committed to assisting the City in addressing all statutory requirements of SB 79. If you have any questions or need additional technical assistance, please contact Xjvirr Thomas, at Xjvirr.Thomas@hcd.ca.gov.

Sincerely,



Melinda Coy
Housing Accountability Unit Chief

[4] Gov. Code, § 65912.160, subd. (f).