



City Council Agenda

City of Campbell, 70 N. First St., Campbell, California

NOTE: This City Council Regular meeting will be conducted in person as well as telecommunication and is compliant with provisions of the Brown Act.

The City Council meeting will be live-streamed on Channel 26 (Xfinity) or Channel 88 (Direct TV), the City's website and on YouTube <https://www.youtube.com/user/CityofCampbell> for those who only wish to view the meeting.

Those members of the public wishing to provide public comment virtually are asked to register in advance at: <https://www.campbellca.gov/signup>. After registering, you will receive a confirmation email containing information about joining the meeting. Members of the public may attend the meeting in person at Campbell City Hall - Council Chambers.

Public comment will also be accepted via email at ClerksOffice@campbellca.gov until 12:00p.m. prior to the start of the meeting. Written comments will be posted on the website and distributed to the Council. If you choose to email your comments, please indicate in the subject line "FOR PUBLIC COMMENT" and indicate the item number.

REGULAR MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, August 19, 2025 7:00 p.m.

City Hall Council Chamber – 70 N. First Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS AND PROCLAMATIONS

COMMUNICATIONS AND PETITIONS

ORAL REQUESTS

NOTE: This portion of the meeting is reserved for persons wishing to address the City Council on any matter not on the agenda. Persons wishing to address the Council are requested, but not required to complete a Speaker's Card. Speakers are limited to two (2) minutes. The law generally prohibits the Council from discussion or taking action on such items. However, the Council may instruct staff accordingly regarding Oral Requests.

COUNCIL ANNOUNCEMENTS

CONSENT CALENDAR

NOTE: All matters listed under consent calendar are considered by the City Council to be routine and will be enacted by one motion. There will be no separate discussion of these items

unless a request is made by a member of City Council, City staff, or a member of the public. Any person wishing to speak on any item on the consent calendar should ask to have the item removed from the consent calendar prior to the time the Council votes to approve. If removed, the item will be discussed in the order in which it appears.

1. **Minutes of City Council Regular Meeting of August 4, 2025**
Recommended Action: Approve the regular meeting minutes of August 4, 2025
2. **Approving Bills and Claims**
Recommended Action: Approve the bills and claims in the amount of \$1,495,611.06
3. **Resolution Approving Agreement with Trio Community Meals, LLC to Provide Catered Meals for the Senior Nutrition Program for Fiscal Year 2025-26 (Resolution/Roll Call Vote)**
Recommended Action: That the City Council adopt a Resolution approving the Sixth Amendment to the Agreement with Trio Community Meals, LLC to provide catered meals for the Senior Nutrition Program for Fiscal Year 2025-26 and authorize the City Manager to execute the Amendment.
4. **Resolution Commending JoAnna Thomason for 13 Years of Service to the City of Campbell (Resolution/Roll Call Vote)**
Recommended Action: It is recommended that the City Council adopt a resolution commending JoAnna Thomason for her 13 years of outstanding service to the City of Campbell.

PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES

NOTE: Members of the public may be allotted up to two (2) minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of five (5) minutes for opening statements and up to a total of three (3) minutes maximum for closing statements. Items requested/recommended for continuance are subject to Council's consent at the meeting.

NEW BUSINESS

5. **Discuss Options for New Housing Policies and Programs the City May Pursue to Support Housing and Affordable Housing Development in Campbell.**
Recommended Action: That the City Council receive the report and provide feedback on potential new housing policies and programs to consider pursuing.

UNFINISHED BUSINESS

COUNCIL COMMITTEE REPORTS

6. **Council Committee Reports**
Recommended Action: That the City Council report on activities from their committee assignments.

ADJOURN

IMPORTANT NOTICE: Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection with the agenda packet in the lobby of City Clerk's Office, 70 N. First Street, Campbell, CA 95008, during normal business hours. These materials will also be available on the City website at <https://www.ci.campbell.ca.us/agendacenter> with the agenda packet following the last item of the agenda, subject to staff's ability to post the documents prior to the meeting. All documents not posted prior to the meeting will be posted the next business day.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the City Council Chambers. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, at least one week in advance of the meeting.



CITY COUNCIL MINUTES

City of Campbell, 70 N. First St., Campbell, California

REGULAR MEETING OF THE CAMPBELL CITY COUNCIL

Monday, August 4, 2025 7:00 p.m.

City Hall Council Chamber – 70 N. First Street

This City Council meeting was duly noticed pursuant to open meeting requirements of the Ralph M. Brown Act (G.C. Section 54956).

This meeting was recorded and can be viewed in its entirety at www.campbellca.gov/agendacenter.

CALL TO ORDER

The City Council of the City of Campbell convened this day in the regular meeting place, the City Hall Council Chamber, 70 N. First St., Campbell, California.

ROLL CALL

Attendee Name	Title	Status
Sergio Lopez	Mayor	Present
Dan Furtado	Vice Mayor	Present
Elliot Scozzola	Councilmember	Absent
Terry Hines	Councilmember	Present
Anne Bybee	Councilmember	Present

PLEDGE OF ALLEGIANCE

Mayor Lopez led the Pledge of Allegiance.

SPECIAL PRESENTATIONS AND PROCLAMATIONS

There were no special presentations and proclamations.

COMMUNICATIONS AND PETITIONS

There were no communications and petitions.

ORAL REQUESTS

There were no oral requests.

COUNCIL ANNOUNCEMENTS

Get Involved in Your Community! Are you passionate about making a difference in Campbell? Explore opportunities to serve on one of our Boards or Commissions. To

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find out more, contact the City Clerk's Office at ClerksOffice@campbellca.gov or call 408-866-2117.

I would like to take this opportunity to invite you to the annual State of the City Address. Please join me as I discuss the city's Housing Development Plan our Unhoused Program, Land Use Element, Economic Development and updates on Public Safety. The State of the City address will be held at the Orchard City Banquet Hall on Wednesday, August 20. Doors open at 6:00 pm with the event beginning promptly at 6:30 pm. Please RSVP to MayorStateOfTheCity@campbellca.gov by Wednesday, August 13.

The 15th Annual Caregivers Count! Conference. The Caregivers Count Conference offers a comprehensive educational series designed to support family caregivers. This year's three-part conference will take place from 10:00 am -12:00 pm over three consecutive Saturdays: 9/6, 9/13, and 9/20. The topics include: Seven Questions About Transitions That Worry Caregivers; Tailoring Care and Support Transitions and Care Transitions and Technology. All sessions are free by pre-registering at caregiverscount.net.

CONSENT CALENDAR

Mayor Lopez asked if anyone wished to remove an item from the Consent Calendar.

Councilmember Hines commented on Items 8 and 13, stating his support for both projects.

The Consent Calendar was considered as follows:

1. **Minutes of City Council Executive Session Meeting of July 1, 2025**
Recommended Action: Approve the executive session meeting minutes of July 1, 2025.
This action approves the executive session meeting minutes of July 1, 2025.
2. **Minutes of City Council Regular Meeting of July 1, 2025**
Recommended Action: Approve the regular meeting minutes of July 1, 2025.
This action approves the regular meeting minutes of July 1, 2025.
3. **Minutes of City Council Executive Session Meeting of July 7, 2025**
Recommended Action: Approve the executive session meeting minutes of July 7, 2025.
This action approves the executive session meeting minutes of July 7, 2025.
4. **Approving Bills and Claims**
Recommended Action: Approve the bills and claims in the amount of \$8,668,476.59.
This action approves the bills and claims in the amount of \$8,668,476.59 as follows: bills and claims checks dated June 16, 2025, in the amount of \$520,000.53; payroll checks dated June 18, 2025, in the amount of \$84,528.54;

bills and claims checks dated June 23, 2025, in the amount of \$1,697,731.76; bills and claims checks dated June 30, 2025, in the amount of \$3,979,169.80; payroll checks dated July 3, 2025, in the amount of \$77,983.21; bills and claims checks dated July 4, 2025, in the amount of \$294,396.64; bills and claims checks dated July 7, 2025, in the amount of \$74,114.75; bills and claims checks dated July 11, 2025, in the amount of \$635,316.67; bills and claims checks dated July 14, 2025, in the amount of \$11,778.78; and bills and claims checks dated July 18, 2025, in the amount of \$1,285,455.91.

5. **Monthly Treasurer's Report (June 2025)**

Recommended Action: That the City Council review and accept the Monthly Treasurer's Report for the month ended June 30, 2025.

This action reviews and accepts the Monthly Treasurer's Report for the month ended June 30, 2025.

6. **Monthly Investment Transactions Report (June 2025)**

Recommended Action: That the City Council review and accept the Monthly Investment Transactions Report for June 2025.

This action reviews and accepts the Monthly Investment Transactions Report for June 2025.

7. **Investment Report - Quarter Ending June 2025**

Recommended Action: That the City Council approve the Investment Report for the quarter ending June 2025 and the report be noted and filed.

This action approves, notes and files the Investment Report for the quarter ending June 2025.

8. **Approval of Parcel Map Including Acceptance of Street Dedication and Public Service Easements Shown on Said Map – 251 Curtner Avenue (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution approving the Parcel Map and accept the street dedication and public service easements as shown on the map for the property located at 251 Curtner Avenue.

Resolution 13321 approves the Parcel Map and accepts the street dedication and public service easements as shown on the map for the property located at 251 Curtner Avenue.

9. **Approval of Tract Map Approval of Tract Map No. 10641 Including Acceptance of Street Dedication and Public Service Easements Shown on Said Map – 57-101 Gilman Avenue & 60 Dillon Avenue (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution approving the Tract Map for Tract No. 10641 and accept the street dedication and public service easements offered for dedication as shown on the map for the property located at 57-101 Gilman Avenue and 60 Dillon Avenue.

Resolution 13322 approves the Tract Map for Tract No. 10641 and accepts the street dedication and public service easements offered for dedication as shown

on the map for the property located at 57-101 Gilman Avenue and 60 Dillon Avenue.

10. **Approval of Tract Map No. 10653 Including Acceptance of Street Dedication and Public Service Easements Shown on Said Map – 320 Virginia Avenue (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution approving the Tract Map for Tract No. 10653 and accept the street dedication and public service easements offered for dedication as shown on the map for the property located at 320 Virginia Avenue.

Resolution 13323 approves Tract Map for Tract No. 10653 and accepts the street dedication and public service easements offered for dedication as shown on the map for the property located at 320 Virginia Avenue.

11. **Accept the City Facilities Roof Replacement Project – FY 2024 (24-TT) and File the Notice of Completion (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution accepting the City Facilities Roof Replacement Project for FY 2024 (CIP No. 24-TT) and directing the Public Works Director or designee to file the Notice of Completion; and authorizing the Finance Director to retain the remaining project balance under CIP No. 24-TT for upcoming roofing projects in FY 2026.

Resolution 13324 accepts the City Facilities Roof Replacement Project for FY 2024 (CIP No. 24-TT) and directs the Public Works Director or designee to file the Notice of Completion; and authorizes the Finance Director to retain the remaining project balance under CIP No. 24-TT for upcoming roofing projects in FY 2026.

12. **Resolution Approving the New Classification Specifications for Crime Analyst, Environmental Programs Coordinator, and Executive Assistant to the Police Chief (Resolution/Roll Call Vote)**

Recommended Action: Adopt a resolution approving the new classification specifications for Crime Analyst, Environmental Programs Coordinator, and Executive Assistant to the Police Chief.

Resolution 13325 approves the new classification specifications for Crime Analyst, Environmental Programs Coordinator, and Executive Assistant to the Police Chief.

13. **Acceptance of the 2025 Cannabis Tax Fund Grant Program - Department of California Highway Patrol Grant (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution approving an agreement setting forth terms under which the City of Campbell accepts the 2025 Cannabis Tax Fund Grant Program - Department of California Highway Patrol, authorizing the City Manager to execute the agreement, and approving a budget adjustment to recognize the grant revenue and corresponding grant related expenditures.

Resolution 13326 approves an agreement setting forth terms under which the City of Campbell accepts the 2025 Cannabis Tax Fund Grant Program - Department of California Highway Patrol, authorizes the City Manager to execute

the agreement, and approves a budget adjustment to recognize the grant revenue and corresponding grant related expenditures.

**M/S: Hines/Bybee – That the City Council approve the Consent Calendar.
The motion was adopted by the following roll call vote:**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Hines
SECONDER:	Bybee
AYES:	Lopez, Furtado, Hines, Bybee
ABSENT:	Scozzola

PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES

14. Placing the Cost of Abating Hazardous Vegetation on the Property Tax Assessment Roll (Resolution/Roll Call Vote)

Recommended Action: That the City Council adopt a resolution placing the cost of abating hazardous vegetation on the property tax assessment roll.

Now is the time and place for a public hearing to consider placing the cost of abating hazardous vegetation on the property tax assessment roll.

Community Development Director Eastwood presented a staff report dated August 4, 2025.

Following City Council questions, Mayor Lopez opened the public hearing and asked if anyone wished to speak.

Seeing no one wishing to speak, Mayor Lopez closed the public hearing.

After discussion, **M/S: Bybee/ Hines – That the City Council adopt Resolution 13327 placing the cost of abating hazardous vegetation on the property tax assessment roll. The motion was adopted by the following roll call vote:**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bybee
SECONDER:	Hines
AYES:	Lopez, Furtado, Hines, Bybee
ABSENT:	Scozzola

15. Public Hearing to Consider Adoption of an Ordinance to Extend Interim Ordinance No. 2331 Which Established Urgency Measures in Response to the 2018 Small Cell Order (FCC 18-133) by the Federal Communications Commission (File No. PLN-2025-50) (Ordinance / Roll Call Vote)

Recommended Action: That the City Council adopt an ordinance to extend Interim Ordinance No. 2331, which established urgency measures in response to the 2018 Small Cell Order (FCC 18-133) by the Federal Communications Commission.

Now is the time and place for a public hearing to consider adoption of an Ordinance to extend Interim Ordinance No. 2331, which established urgency

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measures in response to the 2018 Small Cell Order (FCC 18-133) by the Federal Communications Commission.

Senior Planner Rose presented a staff report dated August 4, 2025. Following City Council questions, Mayor Lopez opened the public hearing and asked if anyone wished to speak.

Seeing no one wishing to speak, Mayor Lopez closed the public hearing. After discussion, **M/S: Hines/ Bybee – That the City Council adopt an ordinance to extend Interim Ordinance No. 2331, which established urgency measures in response to the 2018 Small Cell Order (FCC 18-133) by the Federal Communications Commission. The motion was adopted by the following roll call vote.**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Hines
SECONDER:	Bybee
AYES:	Lopez, Furtado, Hines, Bybee
ABSENT:	Scozzola

City Clerk Sanders read the full title of Ordinance 2333.

M/S: Furtado/Bybee – That the City Council waive further reading of Ordinance 2333. The motion was adopted by the following call vote:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Furtado
SECONDER:	Bybee
AYES:	Lopez, Furtado, Hines, Bybee
ABSENT:	Scozzola

16. **Public Hearing to Consider an Interim Ordinance Adopting Urgency Measures to Implement Senate Bill No. 1123 (2024), as Amended by Assembly Bill No. 130 (2025), Regarding Ministerial Approval of Starter Home Projects. (File No. PLN-2025-62) (Ordinance / Roll Call Vote)**

Recommended Action: It is recommended that City Council adopt an Interim Ordinance to implement Senate Bill No. 1123, as amended by Assembly Bill No. 130.

Now is the time and place for a public hearing to consider adopting and an Interim Ordinance to implement Senate Bill No. 1123, as amended by Assembly Bill No. 130.

Senior Planner Fama presented a staff report dated August 4, 2025. Following City Council questions, Mayor Lopez opened the public hearing and asked if anyone wished to speak.

Seeing no one wishing to speak, Mayor Lopez closed the public hearing.

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After discussion, **M/S: Hines/Furtado – That the City Council adopt Interim Ordinance 2334 to implement Senate Bill No. 1123, as amended by Assembly Bill No. 130. The motion was adopted by the following roll call vote:**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Hines
SECONDER:	Furtado
AYES:	Lopez, Furtado, Hines, Bybee
ABSENT:	Scozzola

City Clerk Sanders read the full title of Ordinance 2334.

M/S: Furtado/Bybee – To waive further reading of Ordinance 2334. The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Furtado
SECONDER:	Bybee
AYES:	Lopez, Furtado, Hines, Bybee
ABSENT:	Scozzola

NEW BUSINESS

17. West Valley Homeless Services Feasibility Study - Needs Analysis

Recommended Action: That the City Council receive the report and provide feedback on the First Phase report (Needs Analysis) for the West Valley Homeless Services Feasibility Study.

Housing Program Manager Murillo-Garcia presented a staff report dated August 4, 2025. The Good City Company consultant team was introduced.

Councilmembers asked general questions related to the staff presentation.

Mayor Lopez asked if anyone from the public had any comments.

There were no public comments.

Councilmembers received the report and provided general feedback to staff consideration. Topics included having discussions with San Jose for collaboration; reaching out to local churches and seeing how we can further support them; accounting for services the Bristol Hotel will be offering; having resource cards for Councilmembers to provide to the unhoused.

18. Hamilton Avenue Public Improvement Plan - Kickoff Meeting

Recommended Action: That the City Council provide early input on the following: 1) the proposed outreach strategy, including whether additional stakeholder groups or engagement formats should be included; 2) the preliminary project

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schedule and proposed meeting frequency; and 3) any initial priorities or guiding principles for staff and the consultant team to consider as the project begins.

Senior Planner Rose presented a staff report dated August 4, 2025.

Project Team consultants from Mithun, Fehr & Peers, BKF Engineers; Forward City Labs; and ESA were introduced.

Information on the project scope, project elements, community engagement, project schedule, guiding principles and project coordination was discussed.

Following City Council questions, Mayor Lopez asked if anyone from the public wished to speak.

Kelly Snider, Campbell business owner, stated support for the project as is looking forward to future discussions.

Alan Zisser, Campbell resident asked the Council to consider reducing the project timeline so that the City could benefit from the positive impacts on the next Housing Element and RHNA numbers.

John Brenneise, Campbell resident, stated concerns with the project and the additional traffic issues it would cause.

Councilmembers thanked staff for the presentation and stated general support for the project. Councilmembers discussed increased social media outreach and project updates to the website.

Mayor Lopez encouraged staff to reach out to the VTA team, neighboring agencies, MTC and the State for collaboration efforts and assistance.

19. **Resolution Amending the First Amended Agreement for City Clerk Services (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a Resolution amending the First Amended Agreement for City Clerk Services to provide for a merit increase.

City Manager Loventhal presented a staff report dated August 4, 2025.

Following City Council questions, Mayor Lopez asked if anyone from the public wished to speak.

There were no public speakers.

After discussion, **M/S: Furtado/Bybee – That the City Council adopt Resolution 13328 amending the First Amended Agreement for City Clerk Services to provide for a merit increase. The motion was adopted by the following roll call vote:**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Furtado
SECONDER:	Bybee

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AYES:	Lopez, Furtado, Hines, Bybee
ABSENT:	Scozzola

UNFINISHED BUSINESS

There was no unfinished business.

COUNCIL COMMITTEE REPORTS

20. **Council Committee Reports**

Recommended Action: That the City Council report on activities from their committee assignments.

Councilmember Bybee attended the Relay for Life for the American Cancer Society at the Community Center; and the 25th Anniversary of Capers.

Councilmember Hines spoke of the upcoming DCBA meeting to be held at City Hall on August 6; the Veterans Memorial Foundation sign unveiling; visited A Tool Shed business; the Campbell Relay for Life event; and spoke of Infinity Solar and Electric and building Inspector Robert Luna who was very helpful.

Vice Mayor Furtado attended the West Valley Sanitation District and their Statewide meeting.

Mayor Lopez attended the Capers anniversary event; the Veterans Memorial Foundation sign unveiling; and a workshop of the VTA Board of Directors.

ADJOURN

Mayor Lopez adjourned the meeting at 8:32 PM.

APPROVED:

ATTEST:

Sergio Lopez, Mayor

Andrea Sanders, City Clerk

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*City
Council
Report*

Item: 2
Category: CONSENT CALENDAR
Meeting Date: August 19, 2025

TITLE: Approving Bills and Claims

RECOMMENDED ACTION

Approve the bills and claims in the amount of \$1,495,611.06

DISCUSSION

The bills and claims that have been audited and approved by staff for payments made as noted below:

<u>Type</u>	<u>Check Date</u>	<u>Amount</u>
Payroll	July 17, 2025	\$39,155.34
Bills & Claims	July 21, 2025	\$280,997.69
Bills & Claims	July 25, 2025	\$411,735.19
Bills & Claims	July 28, 2025	\$514,648.03
Payroll	July 31, 2025	\$33,854.51
Bills & Claims	August 01, 2025	\$215,220.30
	Total	\$1,495,611.06

FISCAL IMPACT

Requested action does not require a budget adjustment. Adequate funding was available to cover all expenses as listed.

Prepared by:

Celia Deniz, Accounting Clerk II

Reviewed by:

Norite Vong, Assistant Finance Director

Approved by:



Brian Loventhal, City Manager



*City
Council
Report*

Item: 3
Category: CONSENT CALENDAR
Meeting Date: August 19, 2025

TITLE: Resolution Approving Agreement with Trio Community Meals, LLC to Provide Catered Meals for the Senior Nutrition Program for Fiscal Year 2025-26 (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt a Resolution approving the Sixth Amendment to the Agreement with Trio Community Meals, LLC to provide catered meals for the Senior Nutrition Program for Fiscal Year 2025-26 and authorize the City Manager to execute the Amendment.

BACKGROUND

The City of Campbell (City) has a long-standing partnership with Trio Community Meals, LLC (formerly Bateman Community Living, LLC) to provide catered meals for the City's Senior Nutrition Program. In addition, Trio Community Meals, LLC is designated as an approved caterer by the County of Santa Clara (County), through the County's competitive bid process, for the provision of food services for both the City's and the County's Senior Nutrition Programs.

On July 1, 2019, the City entered into an agreement (Agreement) with Trio Community Meals, LLC to provide catered meals for the City's program from July 1, 2019 through June 30, 2020. The Agreement provided that Trio Community Meals, LLC would provide catered meals, at a rate of \$5.28 per meal and that staff would direct the total number of meals delivered based on actual need. The Agreement was amended on July 1, 2020 to increase the rate charged per meal to \$5.44 per meal and to extend the term of the Agreement through June 30, 2021. The Agreement was amended a second time on July 1, 2021, to increase the rate charged per meal to \$5.50 per meal and to extend the provision of services through June 30, 2022. Thereafter, the Agreement was amended a third time on July 1, 2022 to increase the rate charged per meal to \$5.81 per meal and to extend the term through June 30, 2023. The Agreement was amended a fourth time on July 1, 2023 to increase the rate charged per meal to \$6.10 per meal and extend the term through June 30, 2024. The Agreement was further amended a fifth time on July 1, 2024, with the price of meals remaining at \$6.10 per meal and extend the term through June 30, 2025.

DISCUSSION

The City would like to continue using Trio Community Meals, LLC to provide catered meals for the City’s Senior Nutrition Program through Fiscal Year (FY) 2025-26. Therefore, staff is recommending the approval of the Sixth Amendment to the Agreement to continue providing meals two days per week, with rate charge at \$6.34 per meal (increase of \$.24 per meal), a total compensation amount of \$44,380.00, and to extend the term of the Agreement from July 1, 2025 through June 30, 2026.

FISCAL IMPACT

The City shares the cost for the Senior Nutrition Program’s catered meals with the County of Santa Clara. The total FY 2025-26 meal quantities from Trio Community Meals, LLC will be directed by staff based on need and are estimated to cost up to approximately \$44,380.00 in the upcoming fiscal year. Funds have been included in the FY 2025-26 Adopted Budget and are included in the Recreation & Community Services Department, Senior Nutrition Division (Acct. No. 101.525.7432).

ALTERNATIVES

1. Do not authorize the City Manager to execute the Sixth Amendment to the Agreement with Trio Community Meals, LLC and not be able to provide meals to seniors in need.
2. Do not authorize the City Manager to execute the Sixth Amendment to the Agreement and provide alternative direction to staff.

Prepared by:



Tina Wong-Erling, Senior Services Supervisor

Reviewed by:



Natasha Bissell, Recreation and Community Services Director

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Council Resolution Trio Community Meals FY 2025-2026
- b. FY 26 SNP Budget Justification
- c. Campbell Adult Center - Amendment #6 - 2025-07-01

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING THE SIXTH AMENDMENT WITH TRIO COMMUNITY MEALS, LLC TO PROVIDE CATERED MEALS FOR THE SENIOR NUTRITION PROGRAM FOR FY 25-26 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City of Campbell recognizes the need for a nutritious meal program for senior citizens in Campbell; and

WHEREAS, Trio Community Living, LLC is designated by the County as an approved caterer of meals for the City/County Senior Nutrition Program for Fiscal Year 2025-26; and

WHEREAS, the Amendment with Trio Community Living, LLC is required to clarify the obligations of each party and to continue meal service two days per week; an increase in the rate charged per meal from \$6.10 to \$6.34 per meal; and, an extension of the term of the Agreement from July 1, 2025 through June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Campbell does hereby approve the sixth amendment to the agreement with Trio Community Living, LLC to continue to provide meals for the Senior Nutrition Program for FY 25-26 and authorizes the City Manager to execute the Amendment.

PASSED AND ADOPTED this 19th day of August 2025 by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

APPROVED:

Sergio Lopez, Mayor

ATTEST:

Andrea Sanders, City Clerk

Attachment: Council Resolution Trio Community Meals FY 2025-2026 (Sixth Amendment Trio Community Meals FY 2025-2026)

Agency Name: City of Campbell
 Site Location: Campbell

17,360
Annual Meals

A	B	C	D
Fee for Service Budget Justification*			
Personnel Costs	Total Program Cost	Agency Amount**	SCC Contract Amount
Salaries	\$ 89,418.00	\$ 89,418.00	\$ -
Volunteer Hours (in-kind)	\$ -	\$ -	\$ -
Payroll Taxes	\$ 7,914.00	\$ 7,914.00	\$ -
Retirement Contribution	\$ 4,377.00	\$ 4,377.00	\$ -
Health Insurance	\$ 13,396.00	\$ 13,396.00	\$ -
Other Fringe Benefits	\$ 3,454.00	\$ 3,454.00	\$ -
Subtotal Personnel Costs	\$ 118,559.00	\$ 118,559.00	\$ -
Operating Expenses			
Food Costs @ \$6/meal	\$ 104,160.00	\$ 11,578.50	\$ 92,581.50
Non-Food Costs @ \$0.491/meal	\$ 8,521.00	\$ 4,260.50	\$ 4,260.50
In-Kind Donations		\$ -	\$ -
Usage	\$ 7,200.00		\$ 7,200.00
Staff Mileage	\$ 236.00	\$ 118.00	\$ 118.00
Pre-packaged Meals	\$ 375.00	\$ 375.00	\$ -
			\$ -
			\$ -
			\$ -
Subtotal Operating Expenses	\$ 120,492.00	\$ 16,332.00	\$ 104,160.00
INDIRECT COSTS (maximum 15% of SCC Contract Amount or federally approved indirect rate)			
Administrative Overhead			\$ -
Grand Total	\$ 239,051.00	\$ 134,891.00	\$ 104,160.00

Unit cost (approximate)*: \$ 13.77 \$ 7.77 \$ 6.00
 Food Cost per Meal: \$ 6.00 \$ 0.67 \$ 5.33
 Food Cost as Percent of Unit Cost (Minimum of 25% less \$.25 for SCC funding)**: 44% 9% 89%

*Actual expenses must be reconciled to the amount of the County per meal reimbursement quarterly and at year end.

Attachment: FY 26 SNP Budget Justification (Sixth Amendment Trio Community Meals FY 2025-2026)

**Agency contribution plan must equal at least \$.83/meal. If a higher amount is listed above, that amount is required.

AMENDMENT #6 TO THE FOOD SERVICE AGREEMENT

This Amendment is made and entered into by and between Campbell Adult Center (“Client”), and TRIO Community Meals, LLC (“Company”) (collectively “the Parties”).

WHEREAS, the Parties have entered into a certain Food Service Agreement (the “Agreement”), effective July 1, 2019;

WHEREAS, the Parties have agreed to extend the Agreement with a pricing adjustment; and

WHEREAS, the Parties now desire to amend said Agreement upon the terms and conditions stated herein.

NOW, THEREFORE, the Parties, intending to be legally bound hereby, mutually agree as follows:

1. **Term.** This Agreement shall be extended for an additional year beginning July 1, 2025.
2. **Payment Arrangement.** In consideration for services provided to the Client, Company will charge the Client \$6.34 per bulk meal, plus applicable sales tax.
3. **Future Pricing.** Pricing adjustments shall be made automatically on an annual basis at a rate no less than the greater of three percent (3%), the most recently released U.S. Department of Labor Consumer Price Index, All Urban Consumers, National Average Unadjusted, Food Away from Home, or the changes in the Market Basket of Products. On the anniversary of the Commencement Date, Company’s proposed adjustments shall go into effect.

This Amendment is effective as of July 1, 2025. All other terms and conditions of the original Agreement (as modified from time to time) shall remain in full force and effect unless otherwise amended as provided in the Agreement.

CLIENT: Campbell Adult Center

COMPANY: TRIO Community Meals, LLC

Signature: _____

Signature: _____

Name: _____

Name: John Kirk

Title: _____

Title: President

Date: _____

Date: _____

Attachment: Campbell Adult Center - Amendment #6 - 2025-07-01 (Sixth Amendment Trio Community Meals FY 2025-2026)



*City
Council
Report*

Item: 4
Category: CONSENT CALENDAR
Meeting Date: August 19, 2025

TITLE: Resolution Commending JoAnna Thomason for 13 Years of Service to the City of Campbell (Resolution/Roll Call Vote)

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution commending JoAnna Thomason for her 13 years of outstanding service to the City of Campbell.

DISCUSSION

JoAnna Thomason began her career with the City of Campbell on January 2, 2012 as an Office Assistant in the Engineering Division of the Public Works Department. She was promoted to Executive Assistant in October of 2019.

In her role as Executive Assistant, not only did JoAnna support the Director, but all managers and employees throughout the Division. Her knowledge of Public Works and City best practices and processes afforded her to take on the leadership responsibility with the administrative functions in the Public Works Engineering Division. JoAnna brought a unique set of experience and perspectives to the organization that she acquired throughout her career in both public and private sectors. As a notary public, she notarized documents for the Department. JoAnna served as the “recording secretary” for the City’s Bicycle and Pedestrian Advisory Committee.

JoAnna was a major resource to the Department when it came time to advertise projects for construction or consultant services. She became very proficient in the Public Works bidding process by posting bids on the City’s online bid service, QuestCDN. When it comes to Council reports, she tracked Departmental Council Agenda items and uploaded Council reports and associated documents into MinuteTraq. One of JoAnna’s many significant long-term accomplishments has been the management of our records, including the scanning of records to be kept and integrated into our Laserfiche system, as well as the destruction of records as required by the City’s record retention policy. JoAnna’s efforts, including coordination with several third party vendors and internal staff, ensured the success of maintaining these critical Public Works records.

JoAnna was very good with customer service as she would often be the first person with whom a customer would interact at the Public Works counter. She would handle situations in a very professional manner.

On August 3, 2025, JoAnna retired after a 13-year career with the City of Campbell Public Works Department. In recognition of her exemplary service, staff recommends that the City Council adopt a resolution commending JoAnna Thomason for her outstanding contributions and the lasting impact of her work on the Campbell community.

Prepared by:



Amy Olay, Public Works Director

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL COMMENDING JOANNA THOMASON FOR HER 13 YEARS OF SERVICE TO THE CITY OF CAMPBELL.

WHEREAS, JoAnna Thomason began her career with the City of Campbell on January 2, 2012 as an Office Assistant in the Engineering Division of the Public Works Department; and

WHEREAS, in October of 2019, she was promoted to Executive Assistant; and

WHEREAS, in her role as Executive Assistant, not only did JoAnna support the Director, but all managers and employees throughout the Division; and

WHEREAS, JoAnna’s knowledge of Public Works and City best practices and processes afforded her to take on the leadership responsibility with the administrative functions in the Public Works Engineering Division; and

WHEREAS, JoAnna brought a unique set of experience and perspectives to the organization that she acquired throughout her career in both public and private sectors; and

WHEREAS, as a notary public, JoAnna notarized documents for the Department; and

WHEREAS, JoAnna served as the “recording secretary” for the City’s Bicycle and Pedestrian Advisory Committee; and

WHEREAS, JoAnna supported the Department with posting of projects soliciting construction and consultant services and tracked Departmental Council Agenda items and uploaded Council reports and associated documents into MinuteTraq; and

WHEREAS, JoAnna has made many significant long-term accomplishments with the management of our records, including the scanning of records to be kept and integrated into our Laserfiche system, as well as the destruction of records as required by the City’s record retention policy; and

WHEREAS, on August 3, 2025, JoAnna retired after an exceptional 13-year career with the City of Campbell Public Works Department; and

WHEREAS, in recognition of her exemplary service, staff recommends that the City Council adopt a resolution commending JoAnna for her years of outstanding contributions to the City of Campbell and the lasting impact of her work on the Campbell community.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Campbell hereby commends JoAnna Thomason for her 13 years of service to the City of Campbell.

PASSED AND ADOPTED this ____ day of _____, 2025, by the following roll call vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:

Attachment: Resolution (Resolution Commending JoAnna Thomason)

APPROVED:

Sergio Lopez, Mayor

ATTEST:

Andrea Sanders, City Clerk

Attachment: Resolution (Resolution Commending JoAnna Thomason)



City Council Report

Item: 5
Category: NEW BUSINESS
Meeting Date: August 19, 2025

TITLE: Discuss Options for New Housing Policies and Programs the City May Pursue to Support Housing and Affordable Housing Development in Campbell.

RECOMMENDED ACTION

That the City Council receive the report and provide feedback on potential new housing policies and programs to consider pursuing.

BACKGROUND

PURPOSE

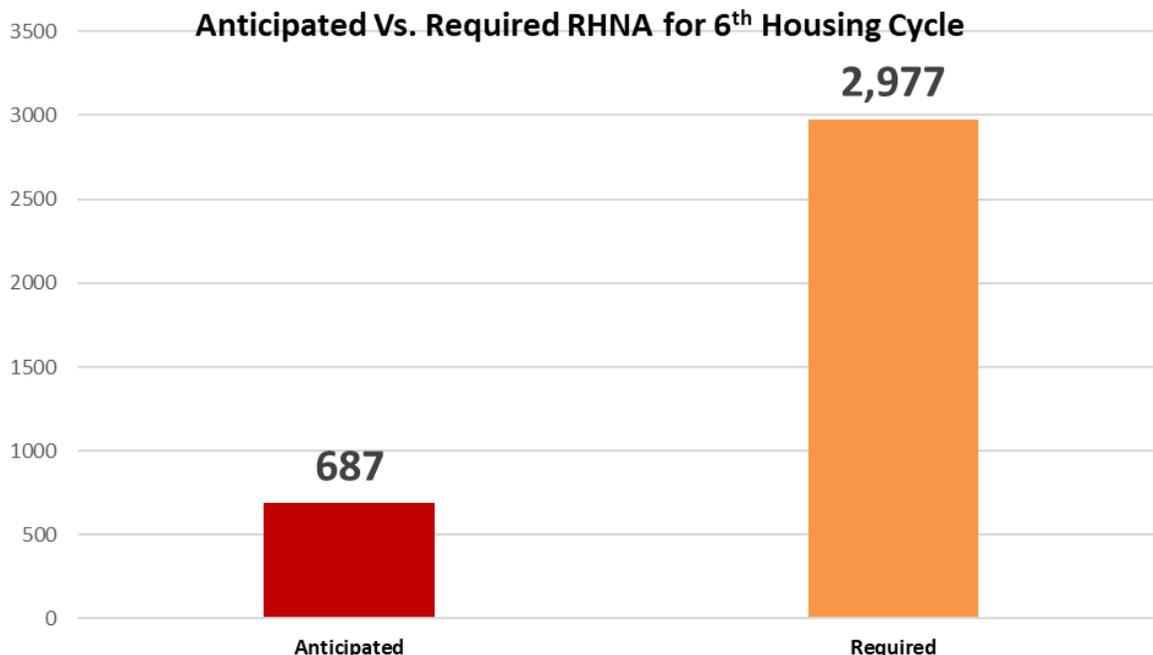
This item provides an overview of the status of the City's Housing Element implementation, progress towards meeting the 6th Cycle (2023-2031) assigned RHNA (Regional Housing Needs Allocation) and potential new actions, policies, and programs the City could pursue to support more housing production. As identified in the City's Annual Progress Report and as described further below, the City is not currently on pace to approve and permit sufficient housing to meet the City's assigned RHNA. In addition, housing costs in Campbell have continued to remain high since the City's adoption of its 5th Cycle Housing Element in April 2023. City staff, following engagement and outreach with key stakeholders, including market rate and affordable housing developers, have identified several new actions, policies, and programs that the City could pursue to stimulate additional housing and affordable housing development. Based on feedback from City Council on these options, staff would subsequently return with the specific actions needed for implementation.

DISCUSSION

Housing Production and Assigned RHNA

On March 4, 2025, the City Council received the City's Annual Progress Report ("APR") that tracks the implementation of the City's Housing Element and General Plan, prior to its submittal to the State Department of Housing and Community Development ("HCD"). The APR identified the implementation status of Housing Element and General Plan Programs and the City's progress towards meeting its assigned RHNA through approving and permitting housing development. As identified in the report, the City has issued permits for the construction of 207 housing units since the start of the 6th Cycle in 2023, including 121 above market rate units and 86 below market rate units. Based on this current pace of housing production, the city is not expected to produce enough

housing to meet its assigned RHNA of 2,977 by the end of 6th Cycle in 2031. As shown in the graph below, based on the current pace of housing production, the City will produce approximately 690 housing units by 2031, more than 2,000 units below the assigned RHNA of 2,977.



Based on data available from HDL (graph below), the median home price in Campbell is currently \$2.2 million dollars, higher than the median price of \$1.7 million when the Housing Element was adopted in 2023. Similarly, based on data from real estate websites¹, the average rent in Campbell has increased over the same time period from \$2,528 to \$2,954. A household or individual would need an annual salary above \$118,000 to reasonably afford to pay Campbell's average monthly rent. For comparison purposes, the average teacher salary in the Campbell Union School District is \$89,000

¹ Zillow - <https://www.zillow.com/home-values/17272/campbell-ca/>, Redfin - <https://www.redfin.com/City/2673/CA/Campbell/housing-market>, <https://www.redfin.com/City/2673/CA/Campbell/rental-market>



City of Campbell Sales Value History, HDL

The City's adopted Housing Element contains many ambitious policies and programs that focus on improving housing and affordable housing production in the city. The city has continued to implement these programs, and was recently designated by the State as a Prohousing jurisdiction, recognizing this work.

However, based on feedback received from market rate and affordable housing developers, most of the factors affecting the underproduction of housing in Campbell are caused by emerging issues that were not considered at the time the Housing Element was adopted.

Two of the largest factors are as follows:

- 1. Market Challenges – High Density Housing.** The majority of the City's designated Housing Opportunity Sites are zoned for higher density housing at a residential density of 25-75 units per acre, that requires the construction of "stacked flats" style buildings of 4-7 stories in size. Due to increased supply chain construction costs, higher interest rates, a softer rental market, and challenges to the labor market associated with stricter Federal immigration policies, the financial feasibility to develop high density "stacked flats" housing is extremely limited. Based on feedback from market rate developers, it is particularly challenging to develop stacked flat housing projects in the 45-60 dwelling units per acre residential density range, while there may be select opportunities to develop higher density housing at the 75 du/acre range or above.
- 2. Lack of Affordable Housing Financing.** The City's ability to produce sufficient below market rate (affordable) housing to meet the assigned affordability targets in its RHNA requires the development of 100% Affordable Housing projects. Since adoption of the Housing Element, the City has issued planning approvals for two

100% Affordable Housing projects, one located at the VTA Winchester Light Rail Station site and the other at 60 West Hamilton Avenue. Although both projects have been approved to move forward, they are still seeking the financing needed to move forward with construction. The City does not currently have a viable Affordable Housing Trust Fund that could financially support affordable housing projects, and the availability of regional, state, and federal funding for affordable housing projects has recently declined significantly.

Stakeholder Outreach and Feedback

In acknowledging these current challenges and recognizing that the rate of housing production is not on target to meet its assigned RHNA, City staff conducted outreach with housing stakeholders to solicit feedback on potential new actions the City could take to stimulate housing production in this current environment. Outreach activities included sponsoring an Affordable Housing Developers Roundtable in partnership with SV@Home and the four other West Valley Cities (Cupertino, Los Gatos, Saratoga, Monte Sereno), holding a market rate developer roundtable, and attending the annual ULI (Urban Land Institute) Housing the Bay Conference. Based on the feedback received from this outreach, staff has identified three main strategies the City could pursue to facilitate more housing production as follows:

- A) Providing additional support for 100% Affordable Housing Projects
- B) Targeted up zonings to support higher density housing
- C) Actions to support development of missing middle / medium density housing and ADU's

Each of these is described in more detail in the following sections.

A) Additional Support for Affordable Housing Projects

Staff has identified the measures below that could provide additional support to 100% Affordable Housing Projects during this challenging climate.

I. Extended Entitlement Period

Under Campbell's Zoning requirements, approved Housing Projects are provided a two year period to establish their project (e.g., pull their building permit, record their map, etc.). Under the City's Affordable Housing Overlay Zone (AHOZ) program, a qualifying Affordable Housing project is provided a three-year approval period.

Staff is recommending that the approval period offered under the AHOZ to qualifying affordable housing projects be **extended from three to five years**. Given the current challenges to affordable housing developers in obtaining sufficient financing for development, this action will allow greater time to allow these projects to happen.

- **Potential Drawbacks:** If the City was conducting major updates to its planning policies, zoning, building codes or development fees, the extension of planning

approvals could result in the construction of housing that is inconsistent with these updates. However, the City does not currently have on its workplan any proposed significant changes to these requirements that would be of consideration.

II. Greater Subsidies for Affordable Housing

Under the City's Affordable Housing Overlay Zone, qualifying Affordable Housing Projects can waive up to 50% of their Park Impact Fees. This incentive was intended to provide financial support to affordable housing projects as the City does not currently have sufficient funds in its Affordable Housing Trust Fund to support projects. The current park fee reduction for a sample 100% Affordable (100 unit) project is shown in the table below.

Program	In-Lieu Fee (Multi-Family) (July 1, 2025)	Affordability/ Eligibility Requirements	Park Fees Due
City Base	\$22,862 per unit x 100 units	Market Rate Project	\$2,286,200
Existing AH Overlay Zone	\$22,862 per unit x 100 units	100% Affordable	\$1,143,100 (50% Reduction)

Table 1 - Park Fees by Project Type

Due to the current lack of regional, state, and federal funds available to support affordable housing, the City could consider providing a further fee waiver or subsidy to Affordable Housing projects to provide greater financial support. This could be considered over a temporary period, until the City collects enough funds in its Affordable Housing Trust Fund to provide direct financial support to affordable projects.

Should the Council be amenable to providing a greater temporary fee waiver or subsidy to 100% Affordable Housing projects, the City should next decide the type of fee waiver that could be provided.

For comparison purposes, some other cities in the County waive all impact or park fees for 100% Affordable projects (Los Altos, Cupertino, Palo Alto, Mountain View) while others waive all Permit fees (Saratoga).

- Potential Drawbacks: Waiving any type of fee would reduce the City's revenue funding stream, be it from park impact fees (Parkland Dedication Fund) or permit fees (General Fund). For example, if 100% of park fees were waived, the potential fee reduction from a sample 100-unit affordable housing project (as shown in Table

1 above) would be an additional \$1.1 million. A reduction in park fees would have a financial impact to parkland funding, in an environment where the City currently has several planned projects requiring departmental service and the level of service in the parkland is below industry standard. Similarly, permit fee reductions would impact the general fund; reducing the revenue tied to providing essential permitting and inspection services.

As a counter argument, due to the current gap in financing available to affordable housing, these projects are unable to move forward with construction and would not pay any City permit or impact fees, which are due when building permits are issued (i.e.. without the additional subsidy, the projects will not happen). As such, the provision of an additional fee waiver could help them financially “pencil”, resulting in the City still receiving some revenue (in the areas where fees are not subsidized).

III. Greater Flexibility in Affordable Housing Overlay Zone requirements

As mentioned above, the City’s Affordable Housing Overlay Zone (AHOZ) allows qualifying affordable housing projects to obtain a reduction in their Park Impact Fees. In order for an affordable housing project to qualify for these incentives, they must also comply with certain design standards within the City’s Multifamily Development and Design Standards (MFDDS), including the provision of ground floor commercial space in designated areas of the City and design adjacency standards that requires greater building setbacks (e.g., when a higher density project is located next to single family properties). Staff received feedback that the 100% Affordable Housing project at the VTA Winchester site encountered challenges in meeting these requirements, specifically the ground floor commercial space, due to several site constraints on the property. In addition, affordable housing developers have reported that it is very difficult to obtain financing for ground floor commercial space associated with 100% affordable projects. For comparison purposes, the City of San Jose waives its ground floor commercial requirements for all 100% Affordable Housing projects.

Staff proposes **waiving the ground floor commercial space requirement for 100% Affordable Housing Projects (except in the Downtown)** so that such projects may qualify for the fee reductions and other incentives identified in the Affordable Housing Overlay Zone. Similar to the approach recommended for a temporary reduction in park fees, the City could relax these standards for a two-year period, including projects with existing entitlements, and then conduct a re-assessment.

- Potential Drawbacks: Waiving the ground floor commercial space requirement would result in the creation of less commercial space in association with 100% residential projects that are located in key commercial corridors. However, due to the limited number of 100% affordable projects, this impact would likely be limited.

B) Targeted Upzoning for Higher Density Housing

As previously mentioned, unfavorable market conditions are currently challenging the feasibility to develop higher density housing projects. However, the City has received selective feedback from developers that it is feasible to develop some housing opportunity sites at a higher density, up to 75 dwelling units per acre, specifically on sites on major commercial corridors, such as Bascom or Hamilton, and near the Downtown and Pruneyard. Separately, the City may soon need to upzone its Housing Opportunity Sites to comply with the “adequate sites inventory” provision in Housing Element Law, as the City is producing less housing on its Housing Opportunity sites than projected. The City may also need to consider rezoning certain Housing Opportunity sites to comply with proposed Senate Bill 79, currently under consideration for adoption by the State Legislature. This bill will mandate that cities allow higher residential density in zones around transit stations, but allows a City to re-assign density to preserve areas where high density housing is not desired (such as Campbell’s Downtown). Taken together, the City could focus on targeting rezoning to address these three different needs.

In summary, staff proposes further analyzing **specific opportunities in the City to conduct targeted upzoning**, focusing on **housing opportunity sites on major commercial streets and near the City’s light rail stations**. Staff would subsequently return with specific zoning recommendations, subject to additional public outreach and environmental review.

- Potential Drawbacks: The City will need to consider any neighborhood compatibility issues that could result from a higher density zoning and evaluate any environmental impacts as required under CEQA. This would be evaluated on a case-by-case basis for each site.

C) Actions to Support Development of Missing Middle Housing and ADU’s

While the current market conditions challenge the feasibility of developing higher density housing projects, City staff has observed that the market conditions supporting the development of “missing middle” medium density housing is strong. The term “missing middle” can include medium density housing between single family and higher density that includes townhomes and smaller apartment buildings. The City has received multiple housing applications for medium density or “missing middle” type projects, including townhomes and several smaller housing projects (fourplexes and duplexes). At a recent Urban Land Institute (ULI) Housing Conference, several real estate development professionals emphasized that market conditions are very favorable for housing development of smaller “missing middle” type projects. In addition, recent state laws such as SB 684 and SB 1123 have prescribed that cities must allow for smaller multifamily housing projects (up to 10 units) in most zoning districts. In order to further support these missing middle type housing projects, the City could pursue the following:

- I. Allow smaller housing projects to pay fees for their Inclusionary Housing requirements.

In September 2024, the City Council adopted modifications to the City's Inclusionary Housing Ordinance that required smaller housing projects of between 5 and 9 units to comply with Inclusionary Housing obligations (Campbell's existing inclusionary housing ordinance only applies to projects over 10 units in size). Under the revised Ordinance, that will fully take effect on October 3, 2025, five- and six-unit housing projects may pay an in-lieu fee instead of providing an affordable housing unit onsite, while projects between 7 and 9 units in size are required to provide an onsite inclusionary housing unit.

City staff has continued to receive feedback from housing developers that the requirement that smaller projects (7-9 units) provide an onsite inclusionary unit is financially challenging for project development. As such, staff recommends that the City modify its inclusionary housing requirements during the **first five years of implementation to allow all projects under 10 units in size (5-9 units) to pay an inclusionary housing in lieu fee instead of providing an inclusionary housing unit onsite**. This five year period aligns with the remainder of the current Housing Element cycle and the period of study identified in the City's Nexus Study used to establish its current Inclusionary requirements.

Under this approach, the City would be able to receive more inclusionary housing in-lieu fees during the two-year interim period that will help grow the City's Inclusionary Housing Trust Fund.

- Potential Drawbacks: Inclusionary Housing requirements result in the more immediate construction of below market rate housing (that is developed at the time the market rate project is constructed), which could overall result in a delay in the availability of below market rate units.

II. Standardize ADU requirements

Due to the passage of multiple state bills concerning ADU regulations and updated interpretations and guidance from the State Department of Housing and Community Development (HCD), it has become progressively difficult for both planning staff and homeowners to understand the ADU standards. Much of the complexity and confusion is related to different types of standards that apply to different types of ADU's, as defined by State Law. For example, a "State Exempt" ADU is subject to one set of standards while another type of ADU, as defined by state law, is subject to different standards. In order to create better clarity regarding ADU regulations to support streamlining their permitting, staff suggests that Campbell create standardized design criteria for all types of ADU's, effectively "flattening" the standards.

Under this approach, all ADU's would be categorized into either a "Small" or "Large" ADU, based on their size. "Small" ADU's (under 800 s.f.) would be subject to lesser standards while larger ADU's (over 800 s.f.) would be subject to more restrictive

standards (setbacks). The regulations under this new approach would generally mirror the regulations that exist today, but they would be much clearer to staff and the public.

- Potential Drawbacks – The new approach does lessen the design standards for Small ADU's. Although in practice, many homeowners can build ADU's today using less restrictive standards if the ADU is classified under a certain definition ("state exempt ADU")

III. Exempt smaller housing projects from utility undergrounding requirements and allow JADU's.

Staff had originally identified the waiving of undergrounding requirements and the allowance of JADU's in smaller housing projects as potential actions that would support the development of these projects. These actions have since been incorporated into the City's urgency ordinance implementing SB 1123 and AB 130, both new state laws that set prescriptive standards for smaller housing projects ("starter home" projects). The urgency ordinance incorporating these standard was adopted by Council on July 1, 2025.

Developer Feedback & Suggestions

In addition to the actions and programs identified above, staff received additional ideas from developers during its stakeholder outreach. These ideas are not recommended by staff for the reasons indicated below.

1. Fee Out All Inclusionary Obligations

Some developers suggested allowing all projects, regardless of size, to satisfy their inclusionary housing requirements solely through payment of in-lieu fees rather than construction of affordable units.

- **Staff Position:** Not recommended. The City's current approach ensures ongoing production of affordable housing while capturing fractional unit obligations through a fee program that supports the City's Housing Trust Fund. Allowing all inclusionary requirements to be met solely through in-lieu fees could significantly reduce the number of lower-income units produced during this RHNA cycle, especially given the time it takes to accumulate sufficient funds for 100% affordable projects.

As a potential alternative, the City could explore allowing developers to pay in-lieu fees to meet local affordable housing requirements that go beyond what is mandated by state density bonus law. This approach would still ensure that the affordable units required by state law are included in the project, while offering developers more flexibility in how they meet local obligations. It could also help grow the City's Housing Trust Fund more quickly, supporting future affordable housing development. However,

due to the risk of reducing near-term production of lower-income units, staff also has concerns with this alternative – although to a lesser extent.

2. Defer Fees for Housing Projects

Some developers advocated deferring development impact and plan check fees (e.g., to project occupancy) to stimulate housing construction.

- **Staff Position:** Not recommended at this time. While targeted fee reductions for 100% Affordable Housing projects are proposed, deferring fees to occupancy would severely impact the City's ability to fund essential services. In better budget years, the City could consider allowing developers to pay a premium for deferring their fees to later stages of the project.

3. Ministerial Approval (By-Right) for More Housing Projects

Developers suggested allowing more residential projects to be permitted by-right without Planning Commission input or public review.

- **Staff Position:** Not recommended at this time. Streamlining is already occurring through several new housing bills and serves as an incentive for deeply affordable housing projects. For all other types of housing projects, eliminating discretionary review significantly limits the City's ability to impose conditions of approval, reduce opportunities for community input, and constrain the ability to address environmental impacts through CEQA. The City is currently developing new streamlined CEQA standards which, once adopted, are expected to support expanded opportunities for ministerial approvals. Staff will revisit this issue as those standards are implemented.

Other Ideas Reviewed but not Recommended at this time

As identified in the May 27, 2025 report to the Planning Commission on this topic, staff had previously identified an additional program to support affordable housing that would entail allowing market rate developers to “pool” and “transfer” their inclusionary housing requirements to a designated affordable housing project. This would be a new option of supporting affordable housing projects that doesn't depend upon inclusionary fees paid to the City (instead a subsidy is provided directly from the market rate developer to the affordable housing project.) Staff has subsequently investigated the legal and practical challenges associated with implementing this program and determined that it would be too challenging to execute. In addition, due to state density bonus requirements, it's unlikely that many projects would be able to efficiently utilize this program. As such, staff is recommending that the City not pursue it at this time.

PLANNING COMMISSION REVIEW AND FEEDBACK

The Planning Commission reviewed the proposed Housing Policies at their May 27, 2025 meeting and provided feedback as follows:

There was general Commissioner support for the staff recommended policies, with specific feedback as follows:

- Broad support for allowing ADUs and JADUs in Missing Middle projects (SB 1123).
- Strong interest in a phased development process for large projects.
- General agreement on deferring or waiving park fees to enable housing.
- Views on inclusionary zoning requirements ranged from keeping them as they are to eliminating them entirely.
- Support for policies to support “missing middle” housing and upzoning for high density along commercial corridors.
- Endorsement for using in-lieu fees to grow the housing trust fund.
- General support for pooling and transferring inclusionary requirements to support affordable projects, if feasible
- There were varying positions on whether 3 years should be extended to 5 years for Affordable Housing projects

The Planning Commission meeting minutes are attached to this report.

FISCAL IMPACT

As identified above, implementation of some of these actions could have a negative impact on the City’s funding. Specifically, waiving permit or impact fees could reduce revenue streams into the City’s General Fund or Parkland Dedication Fund. Potential fiscal impacts from the other actions would be less direct. In general, if the actions taken would support the development of more housing projects in the City, the City would benefit from the resulting permit fees and increase in property tax revenue.

NEXT STEPS

Based on Council feedback and direction, staff will develop an implementation and community engagement plan that aligns with work plan priorities and available staffing resources to implement the new housing policies and programs.

Prepared by:



Rob Eastwood, Community Development
Director

Approved by: 
Brian Loventhal, City Manager

Attachment:

- a. Planning Commission Meeting Minutes May 27 2025_Item 4

STUDY SESSION

4. **Housing Policies and Programs**

Study Session to discuss options for new housing policies and programs to support housing and affordable housing development in Campbell. *Presenter: Rob Eastwood, Community Development Director.*

Recommended Action: That the Planning Commission receive the report and provide feedback on potential new Housing Element policies and programs to consider pursuing.

The Commission held a study session on proposed housing policy tools to boost production, particularly affordable housing. Topics included development incentives, inclusionary housing options, and fee structures.

Discussion Highlights:

- The city is underperforming against RHNA goals, permitting only 270 of 2,977 required units so far.
- Staff proposed three main actions to assist 100% affordable housing projects:
 1. **Extend project entitlement periods** from 3 to 5 years.
 2. **Waive or reduce park fees** for a two-year window.
 3. **Suspend ground-floor commercial requirements** for 100% affordable projects.
- Commissioners debated reconciling the entitlement extension with short-term fee waivers.
- Concerns raised about the impact of park fees on housing feasibility and fairness in funding.
- Developer feedback emphasized the high cost of below market rate (BMR) mandates and the infeasibility of some projects under current policies.

Public Comments:

- **John Pringle** (developer) expressed support for density increases but noted financial infeasibility of his BMR obligations.
- **Jim Sullivan** highlighted the need for deferred park fees and supported pooling in-lieu fees to help fund nonprofit affordable housing projects.

Commissioner Feedback:

There was general Commissioner support for the staff recommended policies, with specific feedback as follows:

- Broad support for allowing **ADUs and JADUs in Missing Middle projects (SB 1123)**.
- Strong interest in a **phased development process** for large projects.
- General agreement on deferring or waiving **park fees** to enable housing.
- Views on inclusionary zoning requirements ranged from keeping them as they are to eliminating them entirely.
- Support for **“missing middle” housing** and **upzoning along commercial corridors**.
- Endorsement for using **in-lieu fees** to grow the **housing trust fund**.
- General support for pooling and transferring inclusionary requirements to support affordable projects, if feasible
- There were varying positions on whether 3 years should be extended to 5 years.

No formal action was taken, but recommendations will be forwarded to the City Council for consideration in June or July.



*City
Council
Report*

Item: 6
Category: COUNCIL COMMITTEE REPORTS
Meeting Date: August 19, 2025

TITLE: Council Committee Reports

RECOMMENDED ACTION

That the City Council report on activities from their committee assignments.

DISCUSSION

This is the section of the City Council Agenda that allows the City Councilmembers to report on items of interest and the work of City Council Subcommittees.

MAYOR LOPEZ

Campbell Ministerial Interfaith Group
 City Attorney Performance/Compensation Subcommittee
 City Clerk Performance/Compensation Subcommittee
 City Manager Performance/Compensation Subcommittee
 Finance Subcommittee
 West Valley Mayors and Managers

Bay Area Quality Management District Board of Directors**
 Cities Association of Santa Clara County - City Selection Committee
 League of Cities Peninsula Division Executive Committee**
 Silicon Valley Clean Energy Audit Committee**
 Valley Transportation Authority Board of Directors**

Silicon Valley Clean Energy JPA Board of Directors (Alt.)

VICE MAYOR FURTADO

Advisory Commissioner Appointment Interview Subcommittee
 City Attorney Performance/Compensation Subcommittee
 City Clerk Performance/Compensation Subcommittee
 City Manager Performance/Compensation Subcommittee

Association of Bay Area Governments (ABAG)
 Silicon Valley Regional Interoperability Authority (SVRIA)
 Treatment Plant Advisory Committee (TPAC)
 West Valley Sanitation District
 West Valley Solid Waste Authority JPA
 West Valley Stormwater Authority

Friends of the Heritage Theater Liaison (Alt.)
 Santa Clara County Emergency Operational Council (EOAC)** (Alt.)
 Silicon Valley Animal Control Authority Board (SVACA) (Alt.)
 Valley Transportation Authority Policy Advisory Committee (Alt.)
 West Valley Mayors and Managers (Alt.)

COUNCILMEMBER BYBEE

Education Subcommittee
 Legislative Subcommittee

Cities Association of Santa Clara County:
 Board Representative
 Legislative Action Committee
 Santa Clara County Library District JPA Board of Directors
 Silicon Valley Animal Control Authority Board (SVACA)

Campbell Historical Museum & Ainsley House Foundation Liaison (Alt.)
 West Valley Sanitation District (Alt.)

COUNCILMEMBER HINES

DCBA Liaison
 Economic Development Subcommittee
 Finance Subcommittee

Santa Clara Valley Water District County Water Commission

Cities Association of Santa Clara County:
 Board Representative (Alt.)
 Legislative Action Committee and City Selection Committee (Alt.)
 Santa Clara County Housing and Community Development Advisory Committee (Alt.)
 West Valley Stormwater Authority (Alt.)
 West Valley Solid Waste Authority JPA (Alt.)

COUNCILMEMBER SCOZZOLA

Advisory Commissioner Appointment Interview Committee
 Campbell Historical Museum & Ainsley House Foundation Liaison
 Economic Development Subcommittee
 Education Subcommittee
 Friends of the Heritage Theater Liaison
 Legislative Subcommittee

Cities Association of Santa Clara County Executive Board**
 Santa Clara County Housing and Community Development Advisory Committee
 Silicon Valley Clean Energy JPA Board of Directors
 Silicon Valley Clean Energy JPA Board of Directors: Executive Committee**

Silicon Valley Clean Energy Finance and Administration Committee**
Silicon Valley Clean Energy Legislative Committee**
Valley Transportation Authority Policy Advisory Committee

DCBA Liaison (Alt.)
Santa Clara County Library District JPA Board of Directors (Alt.)
Santa Clara Valley Water District: County Water Commission (Alt.)
Association of Bay Area Governments (Alt.)

****appointed by other agencies**

Prepared by:



Kristen Epolite, Deputy City Clerk

MEMORANDUM



City of Campbell

City Clerk's Office

To: Honorable Mayor and City Council

Date: August 19, 2025

From: Andrea Sanders, City Clerk

Subject: Desk Item 5 – Correspondence

Attached are public comments received in the City Clerk's office related to Item 5 relating to housing programs and policies.

From: [REDACTED]
To: [Clerks Office](#)
Subject: FOR PUBLIC COMMENT (URGENT)
Date: Tuesday, August 19, 2025 3:50:25 PM

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

Please attach the following to tonight's City Council packet.

Hello, and thank you for considering ways to improve Campbell's housing production. As staff notes in the packet, the cost to rent or own a home in Campbell has increased since we put our programs into effect, so clearly something has to change if we're to do better.

I recommend the following.

First, remove the park fees. These are a tax on new housing to pay for facilities that everyone uses. It's politically convenient to do this, because the homes not built are silent, but if we want new infrastructure, the whole city should pay for it, like we did with the new library and police station.

Second, remove our inclusionary zoning requirements. These are a tax on new housing to pay for new housing, and they have the expected effect of suppressing the amount of new housing built. To the extent that we have inclusionary requirements, they should be subsidized by existing residents or grants. At the very least, they should not apply to small (under ten unit) developments.

Campbell has produced an even balance of very low income, low income, moderate income, and above moderate income homes over the course of this cycle, but our total production is minuscule, and the city continues to grow more unaffordable.

We can continue to chase an artificial goal at the cost of making our city affordable, or we can make real change and finally do something different. Please remove these barriers so that our city can thrive and grow.

Sources on the effect of unfunded inclusionary zoning:

<https://ternercenter.berkeley.edu/research-and-policy/inclusionary-zoning-housing-production-modeling/>

<https://www.mercatus.org/research/policy-briefs/inclusionary-zoning-hurts-more-it-helps>

Thank you for your time and consideration,

Adam Buchbinder



MAKING IT HOME

Los Angeles/Long Beach
Orange County
San Diego County
San Jose/Santa Clara County
Santa Barbara/Central Coast

www.epath.org

August 19, 2025

The Honorable Mayor Sergio Lopez
City of Campbell
70 N First Street
Campbell, CA 95008

Re: Council Agenda Item #5

Dear Mayor Lopez and Honorable Councilmembers:

As you may know, PATH is one of the most impactful homeless service providers in California, serving over 16% of the state's unhoused population through an array of supportive services. Our housing development arm, PATH Ventures, has completed nearly 2,200 homes across the state with 810 additional homes in the development pipeline.

PATH Ventures is excited to be actively developing Winchester Affordable Multifamily Housing, which will be a new, mixed use, transit-oriented, affordable community conveniently located adjacent to the VTA Winchester Station in the City of Campbell. Our excellent partners, including VTA and Related California, are collaborating to construct 90 affordable housing units on a site that currently serves as a Park & Ride lot for light rail and bus passengers.

We greatly appreciate the City's efforts in creating local resources that help affordable housing to move forward. PATH believes that only housing can solve homelessness and we appreciate the Mayor and Council for their commitment to building additional housing, including innovative projects like this one.

If you have any questions about the project or our work across the state, please reach out to our Senior Director of Public Policy, Zach Schlagel at zacharys@epath.org or via phone at (619) 709-4677.

Respectfully,

Joel John Roberts
Chief Executive Officer
PATH Ventures

Cc':

Vice Mayor Dan Furtado
Councilmember Elliot Scozzola
Councilmember Terry Hines
Councilmember Anne Bybee



August 19, 2025

City of Campbell
70 N. First Street
Campbell, CA 95008

Re: City Council Item #5 – “Options for New Housing Policies and Programs”

Honorable Mayor and City Council Members,

On behalf of Related California, together with our partner PATH Ventures, I am writing in strong support of the proposed policies in the New Housing Policy Report for the City of Campbell. Our Winchester TOD project, located at the Winchester VTA station, will offer 90 affordable homes, including 23 units dedicated to permanent supportive housing. Successfully developing affordable housing requires overcoming significant obstacles, and local policy support is an essential factor in enabling these projects to move forward.

We appreciate the City of Campbell’s dedication to creating thoughtful policies that address the needs of low-income households. We strongly endorse the recommendations presented in the City’s New Housing Policy report and believe they will have a meaningful impact.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "RO" followed by a flourish.

Rosemary Olson
Sr. Vice President



August 19th, 2025

Mayor and City Council
City of Campbell
70 N. First Street
Campbell, CA 95008

Subject: City Council Item #5 - "Options for New Housing Policies and Programs"

Honorable Mayor and City Councilmembers,

Santa Clara Valley Transportation Authority (VTA) staff supports the time-limited housing policies and programs proposed in the City Council Report Item #5. VTA staff commends the City for prioritizing affordable and higher density developments, such as VTA's Winchester Station Transit-Oriented Development (TOD) project.

The Winchester Light Rail Station is one of VTA's few TOD Portfolio sites in the City of Campbell and is being developed for 100% affordable housing in partnership with developers Related and PATH, and the County Office of Supportive Housing. This project is a high priority for VTA's TOD Team, who works to create mixed-use, mixed-income developments on VTA land through partnerships with private developers, nonprofits, and public sector agencies.

VTA staff appreciates the creativity in policy and program solutions the City is proposing during a time of challenging market conditions to help enable affordable housing to come to fruition as soon as possible. VTA in partnership with CORE Developers is in the process of leasing 135 new affordable housing units at the Tamien light rail station in San José, and VTA anticipates breaking ground on housing at several other TOD sites next year. We hope to be able to break ground on much-needed housing at Winchester Station shortly thereafter.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads 'Jessie O'Malley Solis'.

98BE604E2A56411...

Jessie O'Malley Solis

Director of Multimodal Planning & Real Estate

Board of Directors

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Valley*

Victor Vasquez
SOMOS Mayfair

Julie Mahowald
Housing Trust Silicon Valley

Wendi Baker
Harmonie Park Development

Staff
Regina Celestin Williams
Executive Director

August 19, 2025

City Council, City of Campbell
70 North First Street
Campbell, CA 95008

RE: Agenda Item 5: Discuss Options for New Housing Policies and Programs the City May Pursue to Support Housing and Affordable Housing Development in Campbell.

Dear Mayor Lopez, Vice Mayor Furtado, and Councilmembers Hines, Scozzola, and Bybee,

As an organization dedicated to ensuring every resident of Santa Clara County has access to a safe, stable home they can afford, we at SV@Home are pleased to see the City of Campbell engage in proactive and thoughtful analysis of barriers to the development of affordable housing and explore potential solutions the City can implement. **We urge Council to direct staff to pursue the actions recommended in the City Council Report to advance the development of affordable housing in Campbell.**

According to data from the US Census Bureau, of the 50% of Campbell's residents who are renters, more than 1,300 households pay more than half of their income for housing costs. Nearly 3,500 more pay more than they can afford, based on federal standards of affordability. In this moment of real duress, people need safe, stable, and dignified homes they can afford now more than ever.

Affordable housing stabilizes communities, prevents homelessness, supports our schools and economy, and helps ensure that Campbell's families and individuals can stay here in their community. Yet, developers of affordable housing are facing unprecedented challenges with high and escalating costs both to build and to operate housing, a current shortfall of funding identified for all the affordable homes we need, and construction workforce shortages.

We were proud to partner with the City of Campbell to co-host an Affordable Housing Developers Roundtable, bringing together developers of affordable housing with city staff from Campbell, Cupertino, Los Gatos, Saratoga, and Monte Sereno to collaborate on strategies to advance affordable housing. And, we are pleased to see that the staff recommendations to support housing and affordable housing development in Campbell incorporate valuable insights gleaned from this collaborative process.

We urge the Council to direct staff to implement these thoughtful and appropriate steps to advance the development of affordable housing in the City of Campbell, and we thank the Council for your leadership.

Sincerely,



Regina Celestin Williams
Executive Director