

CITY COUNCIL MINUTES

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



SPECIAL MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, January 25, 2022 – 6:30 p.m.

City Hall Council Chamber – 70 N. First Street

NOTE: This Special meeting of the Campbell City Council was conducted pursuant to the Brown Act.

This meeting was recorded and can be viewed in its entirety at: <https://campbellca.gov/agendacenter> and <https://www.youtube.com/user/CityofCampbell>.

CALL TO ORDER

The City Council of the City of Campbell convened in session this special day of January 25, 2022.

ROLL CALL

Attendee Name	Title	Status
Paul Resnikoff	Mayor	Present
Anne Bybee	Vice Mayor	Absent
Elizabeth 'Liz' Gibbons	Councilmember	Present
Susan M. Landry	Councilmember	Present
Sergio Lopez	Councilmember	Present

UNFINISHED BUSINESS

1. **Campbell's Plan for Housing - Housing Opportunity Sites Selection (PLN-2021-12)**

Recommended Action: That the City Council review the Tier 1 Housing Opportunity Sites and provide direction to staff on which sites should be included in Campbell's Plan for Housing and the City's Envision Campbell General Plan Update and provide feedback on key principals to guide which Housing Opportunity Sites should be designated for mixed-use development.

Community Development Director Rob Eastwood introduced the Staff Report dated January 25, 2022 noting that tonight's session is for Council to provide feedback on key principles relating to mixed-use sites, and for any final comments prior to Staff moving into the Environmental Impact Report (EIR) phase of the Housing Element. Director Eastwood noted the goal is to start as broad as possible with the number of sites studied as part of the EIR process and there will be sites that are not ultimately qualified to be included as part of the Housing Element, and so by starting with the broadest number possible will provide the City a buffer as sites are ultimately eliminated from the list. In order to complete the Housing Element on time, it is not possible to add sites during the EIR process.

David Hogan, M-Group Representative, reviewed the feedback received from both the Planning Commission and the City Council, reviewed the public outreach completed to date, and the site selection ranking utilized by Staff. Mr. Hogan noted that those sites indicated as Tier 1 sites are included in the maps presented to Council and will be included in the EIR process for review. These sites total over 5,000 to begin the EIR review. Mr. Hogan reviewed the draft maps, noting the Tier 2 sites and those remaining from the 5th Regional Housing Needs Assessment (RHNA) Cycle that are not being included in the 6th Cycle.

Director Eastwood noted that the Campbell Technology Park has some unique challenges relating to ingress/egress and may have development limitations through 2030 as this site was originally a Redevelopment Agency project, however the property owners have shown a strong interest in developing housing on this site or doing a land swap with the City for the Corporation Yard location. Staff is recommending including the Campbell Technology Park in the EIR. Staff is also recommending studying the current Corporation Yard as a housing site noting the need to move the facility should that be deemed a feasible site. This site provides a unique opportunity to provide higher density housing and a more affordable housing project given it is on City land, and it is in close proximity to other higher density housing. Staff is also recommending keeping the First Street Parking Garage site on the list, noting the parking challenges and the existing parking agreements that would need to be investigated on this site. Director Eastwood noted that the City of Campbell's RHNA target is 3,300 including a 30% buffer, and by utilizing the ranking system identified, Staff has identified over 5,000 sites that are planned to be studied in the EIR. This will allow the City flexibility to drop some sites that are deemed infeasible, or through other factors during the eight-year RHNA cycle, and still meet the required number of housing units.

Director Eastwood noted that since City Council's last meeting in December 2021, Staff has received requests from property owners to drop 283 sites from consideration and add 112 sites to the list. Staff is recommending that all Tier 1 sites requested to be dropped remain on the site list to study and that all Tier 1 sites asked to be added to the list be added for study. This again will provide the City the greatest flexibility during the EIR process and for the best outcomes throughout the RHNA Cycle.

In response to inquiries, Director Eastwood noted that these maps do not provide for any additional open space and that Staff would need to return at a later date for Council to consider adjusting the park to unit ratio across the City. Director Eastwood clarified that the 3,300 target number already takes into account any projects currently in the pipeline and projections of potential Accessory Dwelling Unit (ADU) production.

Director Eastwood clarified that following the completion of the EIR, Council will formally identify the 3,300 sites to be certified with Housing & Community Development (HCD) and when each project comes forward, the site will again be required to go through an individual analysis.

In response to inquiries, Director Eastwood noted that Staff is recommending removing Tier 2 sites from study because they have been in previous RHNA cycles without ever being developed, the parcel is too small, there is very little common ownership, or they didn't meet the other criteria developed to identify the most potentially fruitful sites. Director Eastwood clarified that this evening is about site selection, and that additional conversations will be had with Council throughout 2022 in relation to the tools and strategies the City can use to meet affordability targets.

Senior Planner Stephen Rose presented the four key principles for Council to consider for mixed-use development and noted that mixed-use can pose challenges for development. Staff is recommending they be used in higher density parcels, on larger sites, for pedestrian oriented projects, and in places where it could help offset other services. Staff feels a mixed-use project could be most helpful in the Pruneyard area, the Fry's Electronic site, and the walkable area between Campbell Avenue and the Pruneyard. The Planning Commission has requested this to include the major arterial corridors and the Milk Farm Dairy site in the southwest area of the City. Staff is seeking feedback from Council on whether mixed-use should be deemed mandatory in some areas or if having an option for mixed-use is preferable.

Senior Planner Rose presented a chart depicting the potential height of a building/development among other factors and spoke of the methods and tools available to help keep the height of a building to the 75 ft. limit for the City of Campbell but noted that there may be instances where the building is taller than 75 ft. as allowed by State law. Staff has tools to assist with this concern through development standards and the like but cannot guarantee it. Director Eastwood noted that Staff would return to Council throughout 2022 with additional methods and tools for addressing affordability and building height considerations.

Mayor Resnikoff opened the floor for public comment.

PUBLIC COMMENT

Mike Krisman, Campbell Village HOA Representative, urged the City to pass impact fees to help pay for the needed services that additional residents will bring.

Allen Ishibashi, Campbell Resident, urged the City to allow the Uplift Family Services site to move forward with their development at 20 units/acre and for identifying sites for townhome development that will include the "missing middle" and families.

Jim Sullivan, Campbell Resident, urged the City to allow the Uplift Family Services site to move forward with their development at 20 units/acre.

Sarah Chaffin, Campbell Resident, requested her properties be included in the EIR at 75 units/acre.

David Snyder, Campbell Resident, spoke of his concerns relating to water usage for the new residents and for this to be a consideration in the EIR.

Raja Pallela, Campbell Resident, requested Council keep mixed-use optional so as not to restrict development, but also urged the schools needs to be considered if so many new residents will be coming into the City.

Bill Baron, Campbell Resident, requested Council keep mixed-use optional so as not to restrict development, and requested to include the Housing Element in the next General Plan process for a wholistic review by the Committee.

Susan O'Brien, Campbell Resident, spoke of the delicate balance in providing more housing but keeping the Campbell feel.

Bruce Bowen, Campbell Resident, spoke of the need to build larger units that attract families and noted that mixed-use developments can be seen as added amenities as well.

Peter Beritzhoff, San Tomas Plaza Owner, noted his interest in having the entire property included in the EIR process.

Marla Lemarchand, Campbell Resident, urged the Council to consider ways to improve pedestrian safety when considering additional housing coming into Campbell.

Nancy Tepperman, Campbell Resident, spoke of her concerns relating to traffic, open space crowding, and walkability with adding high density near the Budd/Winchester area.

Kevin Krewell, Campbell Resident, spoke of his concerns relating to the height of buildings along Winchester and adjacent to neighborhoods and stressed the need to keep the Campbell feel.

Christa Reichmuth, Campbell Resident, supports smart growth and a balanced approach with keeping family spaces and clean and open site line views.

Austin G., Campbell Resident, spoke of the need to plan for smart growth and for the need to mandate mixed-use in some of the areas around the City, and noted that building height isn't of so much concern around light rail stations.

Mayor Resnikoff closed the public comment.

Council recessed at 8:28 p.m. and reconvened at 8:41 p.m. with one member absent.

Director Eastwood clarified that some sites included in the EIR are most suited to townhome production at 20 units/acre and that the EIR process will include projections of future utility usage noting that most of the projects developed in today's climate include plans to mitigate water usage for landscaping. Community Development is advising Uplift Family Services to wait for this EIR process to be completed to move forward with their sell and development, to limit any duplicative efforts on the environmental impact analyses.

UNFINISHED BUSINESS - CONTINUED

Councilmember Gibbons noted that mixed-use can include office/retail/commercial uses and can be included on the first and second floor of a development project. Councilmember Gibbons expressed a desire for transitional building heights and for open spaces along the Winchester corridor, and for including the First Street Parking Garage and Corporation Yard for EIR analysis but noted the extensive challenges with both locations. Councilmember Gibbons could support the Technology Park if it included a nearby pedestrian bridge. Councilmember Gibbons requested Tier 2 sites around the Downtown Campbell light rail station to be included in the EIR analysis as it is an ideal location which just needs some creative development projects. Councilmember Gibbons requested large single-family parcels on Rincon Avenue to be included, supports higher densities on the corner of Bascom and Hamilton but lower densities on the east side of Bascom to be respectful of the historic nearby neighborhoods, supports higher density at the culinary school site, and supports inclusion of the entire San Tomas Plaza site. Councilmember Gibbons expressed concern that the Southwest area of Campbell is a food desert and is supportive of mixed-use at the Milk Dairy Farm site and for encouraging open space in this area of the City.

Councilmember Lopez noted that he is not supportive of removing sites from the EIR process at this stage, noting the increased penalties of not meeting the RHNA numbers, the most significant being loss of local control. Councilmember Lopez is supportive of adding the sites identified by Councilmember Gibbons. Councilmember Lopez noted that he would like to see a point system developed for identifying the best sites for mixed-use projects and is supportive of adding the Planning Commissions recommendation to provide mixed-use opportunities along the commercial corridors, adding incentives or even mandating for some higher density projects.

Councilwoman Landry displayed a chart depicting the various ways a development project could exceed the City's 75 ft. building height limit and expressed concerns that this may happen more than Council intends it to with higher density projects. Councilwoman Landry stated that she did not want to include more than 4,000 units in the EIR process for analysis. Councilwoman Landry is not supportive of including the Corporation Yard or the First Street Parking Garage in the EIR process as these sites could prove very costly to move and could be legally challenging to do so. Councilwoman Landry is supportive of including the Technology Park but notes the access road challenges with the site. Councilwoman Landry noted her support for including the sites noted by Councilmember Gibbons. Councilwoman Landry noted her support for investigating establishment of impact fees to support the needed City services with the increase in population.

Mayor Resnikoff stated that he is not supportive of all the sites identified thus far but would like them all included in the EIR process to continue to identify those sites most feasible for inclusion in the final Housing Element. Mayor Resnikoff stressed his concern about losing services that are going to be needed by residents, such as auto repair shops, and would like to keep these sites as they

are if possible. Mayor Resnikoff noted his concerns relating to mandating mixed-use for some developments, stating that some sites it could be best suited for it, however mandating it in the Pruneyard where other retail is already located could be problematic. He would like to see more information relating to building heights, tools to limit the height, and specific areas where going taller may be more acceptable.

Councilmember Gibbons supported Mayor Resnikoff's request for more information relating to building heights and tools to limit the building heights. Councilmember Gibbons requested the Finance Director issue a one-page informational memorandum on the property tax implications of this Housing Element process.

Director Eastwood summarized Council consensus as including all Tier 1 sites, adding in the late property owner requested sites, evaluating higher density on Bascom and Hamilton, adding in the Tier 2 sites near the Downtown Campbell light rail station, adding in larger parcels on Rincon Avenue, including the entire San Tomas Plaza site, including the Corporation Yard, First Street Parking Garage, and the Technology Park, and removing the auto repair shop sites along Winchester from the EIR process.

ADJOURN

Mayor Resnikoff adjourned the meeting at 10:02 p.m.

APPROVED:

Paul Resnikoff, Mayor

ATTEST:

Dusty Christopherson, City Clerk