

CITY COUNCIL MINUTES

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



SPECIAL MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, April 18, 2023 – 4:00 PM

City Hall Council Chamber

70 N. First St., Campbell, California

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

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status
Anne Bybee	Mayor	Present
Susan M. Landry	Vice Mayor	Present
Dan Furtado	Councilmember	Present
Sergio Lopez	Councilmember	Present
Elliot Scozzola	Councilmember	Remote

PUBLIC COMMENT

Public comment was taken following staff report presentations.

PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES

1. **Public Hearing to Consider the Adoption of the 2040 General Plan (Envision Campbell), 2023-2031 Housing Element (Campbell's Plan for Housing), Resolving that the South of Campbell Avenue Area Plan (SOCA), North of Campbell Avenue Plan (NOCA), Central Campbell Redevelopment Plan (CCRP), and Design Guidelines for Low-Medium Density Residential Projects Shall be of No Further Force and Effect, Reestablishment of Other Existing Area, Streetscape, and Neighborhood Plans, Establishment of a New Zoning Map, Amendments to Title 6 (Health and Sanitation), Title 7 (Animals), Title 20 (Subdivision and Land Development, and Title 21 (Zoning) of the Campbell Municipal Code, Adoption of Multi-Family Development and Design Standards and a Form-Based Zone Map, and Certification of a Final Programmatic Environmental Impact Report (EIR) with a Statement of Overriding Considerations in Accordance with CEQA. (Ordinance/Resolutions/Roll Call Vote)**

Recommended Action: That the City Council take the following actions: (1) **Adopt a Resolution**, certifying a Final Programmatic Environmental Impact Report (EIR) and adopt required findings with a statement of overriding considerations in accordance with CEQA; (2) **Adopt a Resolution**, adopting the 2040 General Plan (Envision Campbell); (3) **Adopt a Resolution**, adopting the 2023-2031 Housing Element (Campbell's Plan for Housing); (4) **Adopt a Resolution**, resolving that the South of Campbell Avenue Area Plan (SOCA), North of Campbell Avenue Plan (NOCA), Central Campbell Redevelopment Plan (CCRP), and Design Guidelines for Low-Medium Density Residential Projects shall be of no further force and effect and reestablish other existing area, streetscape, and neighborhood plans; (5) **Take first reading and introduce an Ordinance**, establishing a new zoning map and amending Title 6 (Health and Sanitation), Title 7 (Animals), Title 20 (Subdivision and Land Development), and Title 21 (Zoning) of the Campbell Municipal Code; and (6) **Adopt a Resolution**, adopting Multi-Family Development and Design Standards and an associated Form-Based Zone Map.

Community Development Director Eastwood provided the meeting structure stating that Part 1 will be to discuss the 2040 General Plan, Environmental Impact Repots. & 2023-2031 Housing Element. Part 2 is to discuss the Multi-Family Development and Design Standards (MFDDS) and Part 3 will discuss necessary Code Amendments, Plans and Zoning Map.

Director Eastwood introduced De Novo Planning Group Principal, Ben Ritchie; Opticos consultants, Tony Perez, Russell Toler, and Roger Foreman and Stefan Pellegrini; M-Group consultants Geoff Bradley, Asher Kohn, Rebecca Garcia and Karen Warner; and Community Development staff, Stephen Rose, Senior Planner and Tracy Tam Associate Planner.

Mayor Bybee acknowledged General Plan Advisory Committee (GPAC) members in the audience Jim Moffett, Barry Shilman and Navneet Rao.

Ben Ritchie of De Novo Planning Group gave a presentation on the 2040 General Plan, community participation related to the General Plan process, and the Environmental Impact Report.

Jeff Bradley of M-Group gave a presentation on the 2023-2031 Housing Element.

Senior Planner Rose presented information on the Campbell Technology Park, Planning Commission Feedback and associated Council desk items.

Mayor Bybee asked the Council if they had any disclosures related to this public hearing item.

Councilmember Furtado disclosed that he had met with representatives from the Campbell Technology Park, Pruneyard, and Wesley Manor and had advised staff of these meetings.

Councilmember Lopez disclosed that he had met with representatives from the Campbell Technology Park, Pruneyard, and Pulte Homes.

Vice Mayor Landry disclosed that she had met with representatives from Campbell Technology Park and Pruneyard.

There were no other Councilmember disclosures.

Councilmembers asked general questions related to Part 1 presentations.

Senior Planner Rose presented information on Part 2 – Multi-Family Development & Design Standards.

Opticos Consultant, Roger Foreman presented information on the Form-Based Map, Commercial ground floor buildings, Architectural & Building Type Standards, Modulation Standards, Building Type Standards and Large Site Standards.

Senior Planner Rose presented information on Planning Commission feedback and Desk Items received from Pulte Homes (Llewellyn) and Hanson Bridgett. (San Tomas Plaza)

Councilmembers asked questions related to Part 2 presentations.

Councilmember Lopez asked about open space requirements. City Attorney Seligmann responded that these design standards are subject to the rational basis test, in this instance what is being proposed is that public access to the open space is not required, however if you decide to allow public access there is some compensation for it.

In regards to the large site open space requirements Senior Planner Rose noted the proposed Resolutions do include findings on why the large sites should be required to provide open space areas.

Senior Planner Rose presented information on Part 3 – Code Amendments, Area Plans and design requirements, an updated Zoning Map to align with the General Plan, Planning Commission Feedback.

Councilmembers asked questions related to Part 3 presentations.

Mayor Bybee opened the public hearing and asked if anyone wished to speak on Part 1.

Tim Pasquenelli, representative of the Campbell Technology Park stated it will be impossible to develop at this site using the City's proposal to use only 3 of the

4 parcels at an increased density. He requested that the Campbell Technology Park be rezoned at a lower density.

Seeing no one else wishing to speak, Mayor Bybee closed this portion of the public hearing.

Councilmember Lopez suggested looking at sites other than the Campbell Technology Park to move the Corp. Yard.

Councilmember Furtado expressed concerns with moving the Corp. Yard to the Campbell Technology Park. He also stressed the importance of having any final decision made by Planning Commission to be appealable to the City Council.

Community Development Director Eastwood confirmed that decisions are appealable to the City Council.

Vice Mayor Landry stated support of excluding the fourth parcel from housing at the Campbell Technology Park but wished to keep the remaining three parcels at a lower density.

Councilmembers thanked the GPAC members for all their work in updating the General Plan.

Mayor Bybee commented on the Campbell Technology Park stating a feasibility study should be done first to determine if moving the Corp. Yard there is a viable option. She was supportive of the low-medium density of the parcels as originally presented but understands the challenges in trying to achieve low to moderate income housing.

Councilmember Lopez suggested going back to the previous version with four parcels so there is no net loss of units.

Councilmembers discussed leaving the Campbell Technology Park with three parcels at a high density, all four parcels at a Medium-High Density or a density transfer to a San Tomas site.

After discussion, **M/S: Lopez/Scozzola – That the City Council take the following actions: adopt Resolution 12962 certifying a Final Programmatic Environmental Impact Report (EIR) and adopt required findings with a statement of overriding considerations in accordance with CEQA; adopt Resolution 12963, adopting the 2040 General Plan (Envision Campbell); and adopt Resolution 12964, adopting the 2023-2031 Housing Element (Campbell’s Plan for Housing). The motion was adopted by the following roll call vote with Vice Mayor Landry stating objections to the portion related to the Campbell Technology Park:**

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

Director Eastwood noted additional language to add into the resolution adopting the general plan in reference to exploring opportunities to relocate the Campbell Corporation Yard to the Campbell Technology Park to include “or other feasible locations”

M/S: Lopez/Scozzola – To amend the previous motion to include “or other feasible locations” into Resolution 12963. The motion was adopted by the following roll call vote:

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

Mayor Bybee opened the public hearing and asked if anyone wished to speak on Part 2.

Matt Weber, Ellis Partners VP of development, spoke of the Pruneyard project improvements thus far and the next project phase of residential development nestled between Highway 17 and E. Campbell Ave. He noted reasons why this area would not be suitable for retail and requested this requirement be removed at this site.

Jim Sullivan, representing Pulte Homes and the Llewellyn Ave. potential project site spoke of open space requirements and requested that the proposed park be accessible to the public via accessible pedestrian pathways.

Sara Chaffin, Campbell resident stated concerns with ground floor commercial space having a 15-foot height requirement and requested that be changed to 12 feet.

Raja Pallela, Campbell resident, spoke about the MFDDS in the San Tomas neighborhood and requested the 2.5 story limitation be changed to 3 stories.

Bruce Bowen, Campbell property owner, commented on retail on Campbell Ave. only working if the retail businesses are linked together.

Dennis Randall, Campbell Ave./Bascom Ave. property representative, requested the commercial/retail continue East of Campbell Avenue. Regarding the commercial building height, he stated concerns with anything above 12 feet.

Seeing no one else wishing to speak, Mayor Bybee closed this portion of the public hearing.

Councilmember Furtado felt that a 12-foot first floor height is adequate and was in favor of that 12-foot height to be a concession to developers for affordable housing.

Councilmember Furtado was not supportive of ground floor commercial requirements in the downtown area.

Vice Mayor Landry stated support for a 12-foot ground floor height. She also stated support for the ground floor retail requirement except at the Pruneyard.

Councilmember Lopez stated support for a 12-foot maximum ground floor height and agreed with Vice Mayor Landry in excluding the strip by the Pruneyard from the ground floor commercial requirement. In regards to the Llewellyn site, he supported the flexibility on how we define the public right-of-way and having a dedicated pedestrian path.

Councilmember Scozzola stated support for a 12-foot ground floor height requirement and emphasized the importance of open space.

Mayor Bybee was supportive of a 12-foot maximum ground floor height and in excluding the strip by the Pruneyard from the ground floor commercial requirement.

Councilmembers discussed open space requirements and how those related to pedestrian pathways.

M/S: Lopez/Landry - That the City Council adopt Resolution 12966 adopting Multi-Family Development and Design Standards and an associated Form-Based Zone Map with the addition to add an option for people to elect to add a public Right-of-Way which can include a pedestrian pathway, and with the addition of changing the 15-foot height limit to 12-foot, and to exclude the Pruneyard site area from the Campbell Avenue commercial ground floor requirement. The motion was adopted by the following roll call vote:

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

Mayor Bybee opened the public hearing and asked if anyone wished to speak on Part 3.

Sara Chaffin, Campbell resident commented on lowering the eligibility threshold standard from 50 units to 25 units.

Jim Sullivan, Campbell resident thanked staff, De Novo Consulting Group, M-Group, and Opticos for all their hard work and commended them on a job well done.

Raja Pallela, Campbell resident requested the Council retire the San Tomas Neighborhood Plan. He stated the Neighborhood Plan is non-inclusionary and discretionary.

Dennis Randall, Campbell Ave./Bascom Ave. property representative, expressed disappointment in the areas on Campbell Ave. not required to have ground floor commercial.

Pradhiv Karri, Campbell resident, requested the Council retire the San Tomas Neighborhood Plan.

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

After discussion, **M/S: Landry/Furtado – That the City Council adopt Resolution 12965, resolving that the South of Campbell Avenue Area Plan (SOCA), North of Campbell Avenue Plan (NOCA), Central Campbell Redevelopment Plan (CCRP), and Design Guidelines for Low-Medium Density Residential Projects shall be of no further force and effect and reestablish other existing area, streetscape, and neighborhood plans; and take first reading and introduce Ordinance 2293, establishing a new zoning map and amending Title 6 (Health and Sanitation), Title 7 (Animals), Title 20 (Subdivision and Land Development), and Title 21 (Zoning) of the Campbell Municipal Code, including the desk item. The motion was adopted by the following roll call vote:**

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

City Clerk Sanders read the full title of Ordinance 2293.

M/S: Furtado/Landry – That the City Council waive further reading of Ordinance 2294. The motion was adopted by the following roll call vote:

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

ADJOURN

Mayor Bybee adjourned the meeting at 7:25 p.m.

APPROVED:

ATTEST:

Anne Bybee, Mayor

Andrea Sanders, City Clerk