

CITY COUNCIL MINUTES

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



REGULAR MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, August 19, 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/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	Present
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

Susan M. Landry, Campbell Village Neighborhood Association president thanked the City Council for the City's donation for their National Night Out event. Ms. Landry handed out thank you cards to the City Council.

COUNCIL ANNOUNCEMENTS

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 tomorrow evening Wednesday, August 20th at the Orchard City Banquet Hall. Doors open at 6:00pm with the event beginning promptly at 6:30pm.

City offices will be closed on Monday, September 1 in observance of the Labor Day holiday. Police and Emergency services will remain open to the public.

Back to School means sharing the road. As the school year begins again this fall, please remember to keep an eye out for young students who are walking or bicycling to school. Pay attention to school zones; avoid distractions, stay alert; take extra precaution when you're behind or approaching a school bus and be prepared for more traffic and for motorists making sudden stops. If you would like to do your part to help improve traffic safety for our young students, consider serving as a volunteer at your child's school. Help make our schools safe places to walk and bike.

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 10:00am -12:00pm 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.

Stop the Scam: Stay Smart, Stay Safe. Millions of Americans lose money to fraud scams and other forms of financial exploitation every year. Learn how to recognize fraud and how to protect yourself, Presented by the Campbell Police Department and Senior Adults Legal Assistance. On October 16 from 1:00pm to 2:30pm at the Campbell Community Center Room Q80. Register online at campbellca.gov, or by calling the Campbell Adult Center Office at (408)866-2146.

CONSENT CALENDAR

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

Item two was removed from the Consent Calendar.

Councilmember Bybee commented on Item four recognizing JoAnna Thomason for her years of service to the City upon her retirement.

The Consent Calendar was considered as follows:

1. **Minutes of City Council Regular Meeting of August 4, 2025**

Recommended Action: Approve the regular meeting minutes of August 4, 2025.

This action approves the regular meeting minutes of August 4, 2025.

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.

Resolution 13329 approves 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.

Resolution 13330 commends JoAnna Thomason for her 13 years of outstanding service to the City of Campbell.

M/S: Bybee/Furtado - That the City Council approve the Consent Calendar, with the exception of Item two. The motion was adopted by the following roll call vote:

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

ITEMS CONSIDERED SEPARATE FROM CONSENT

2. **Approving Bills and Claims**

Recommended Action: Approve the bills and claims in the amount of \$1,495,611.06.

Councilmember Hines stated his opposition to a line item listed under 101.540 for the annual \$200,000 payment to the City of San Jose. He stated there were no

services being provided by the City of San Jose in return for the payment. Councilmember Hines requested a review of this payment by the City Attorney to determine if this is a violation of Proposition 218 and to decline approval of the Bills and Claims.

City Manager Loventhal noted that the payment is appropriate pursuant to an agreement with the City of San Jose.

Councilmember Hines made a motion to decline the approval of Item 2 bills and claims.

The motion failed due to lack of a second.

Councilmember Bybee suggested approving the item and Councilmember concerns on the City of San Jose payment could be addressed by not approving that line item and registering a no vote.

M/S: Bybee/Furtado – To approve the bills and claims in the amount of \$1,495,611.06 as follows: payroll checks dated July 17, 2025, in the amount of \$39,155.34; bills and claims checks dated July 21, 2025, in the amount of \$280,997.69; bills and claims checks dated July 25, 2025, in the amount of \$411,735.19; bills and claims checks dated July 28, 2025, in the amount of \$514,648.03; payroll checks dated July 31, 2025, in the amount of \$33,854.51; and bills and claims checks dated August 1, 2025, in the amount of \$215,220.30. The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [4 TO 1]
MOVER:	Bybee
SECONDER:	Furtado
AYES:	Lopez, Furtado, Scozzola, Bybee
NAYS:	Hines

PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES

There were no public hearings and introductions of ordinances.

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.

Community Development Director Eastwood presented a staff report dated August 19, 2025. Current challenges in the housing market, and options for new

actions and policies to adapt to the current environment were presented. Three options to support affordable housing projects were presented. Option 1 would provide an extended entitlement period. Option 2 proposed greater fee subsidies such as providing a greater temporary fee waiver or subsidy to 100% affordable housing projects. Option 3 proposed greater flexibility in Affordable Housing Overlay Zones (AHOZ) such as waiving ground floor commercial standards for 100% affordable housing projects (except downtown.) Other proposed actions could allow all projects under 10 units to pay in-lieu fees during the first five years of implementation to build up the Housing Trust Fund.

The City Council asked general questions relating to the staff report presentation.

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

John Pringle representing owners for property located off Bascom at the former Hickory Pit location, stated concerns with the current proposals and affordable housing requirements making it not feasible for developers to build housing.

Jim Sullivan, commended the Community Development Director and his staff for their efforts in working with developers. Mr. Sullivan stated support for a City Housing Trust Fund, and the deferment of impact fees.

Andy Lief of Charities Housing spoke of their partnership with the Santa Clara Methodist Retirement Foundation and their housing project at 60 W. Hamilton Ave., and supported the proposal to waive 100% of Park dedication fees.

Manuel Salazar of SV@Home thanked the City of their housing efforts. They spoke of the large number of renters within the City of Campbell and urged the City Council to support the proposed actions such as providing stronger support of 100% affordable housing projects, extending entitlement timelines, offering deeper reductions in fees and removing requirements such as ground floor commercial.

Bret Von Brocklin of VTA's Transit Oriented Development Program, stated support for the time-limited housing programs proposed and commended the City for prioritizing affordable and higher density developments such as VTA's Winchester Station transit oriented development.

Susan Landry, Campbell resident, encouraged the Council to write to the State noting that the current economy does not make it feasible for housing developers to come forward in order to prevent penalties later.

Zeke Sandoval of Path Ventures spoke of their affordable housing projects including – in partnership with VTA – the Winchester Station project a transit oriented affordable housing project; and requested the City should waive 100% of park fees to support affordable housing projects.

Anne Paulson, Los Altos resident requested the City removing inclusionary requirements and impact fees to support building housing in the City.

Zaheen Chowdhury, of Related California spoke their affordable housing project with partners Path Venture and VTA on Winchester, expressed their support for staff recommendations including Park Fee waivers, extended entitlements; and ground floor commercial waiver, to help bring costs down thus allowing for the leveraging of local dollars for State funding.

Councilmember Scozzola spoke of high rental costs and asked the City Council if there was support for rent stabilization discussions.

It was discussed that at this time the focus should be on new housing and helping developers.

Vice Mayor Furtado expressed concerns with the extended entitlement payment, noting that the land could potentially remain undeveloped for a significant period of time. Concerns were also expressed with the waiving of Park fees and the impact on residents with the potential of less recreational space. He also noted that projects that are 100% affordable have no property tax on that property for the life of home.

Vice Mayor Furtado expressed support for greater flexibility in housing of AHOZ and the removal of a ground floor commercial requirement. He did support a review of current housing opportunity sites for possible upzoning for increased density housing. Additional support was stated for staff to identify small and large ADU and those associated requirements.

Councilmember Scozzola echoed Vice Mayor's comments and supported staff recommendations.

Councilmember Bybee cautioned on the waiving of 100% park fees; supported the standardization of the ADU requirements; and looking at the targeted upzoning in commercial areas and near transit stations where appropriate.

Councilmember Hines stated support for an extended entitlement period for AHOZ projects; eliminating the first level commercial requirement; and supported of smaller ADU projects.

Councilmember Hines did not support reducing impact and park fees; or the deferring of fees.

Mayor Lopez discussed the need for more balance in the City for affordability. He supported the extended entitlement period. He requested more information on the trade-offs to greater fee subsidies. He supported greater flexibility in AHOZ but thought the removal of ground floor commercial should be considered on a

case by case basis; he wanted more discussions including seeking outside agencies feedback.

Mayor Lopez was supportive of pursuing opportunities for higher density housing and targeted upzoning; he requested future discussions to allow smaller housing projects to pay Inclusionary In-Lieu Fees. He encouraged being more proactive with State Legislation and furthering other agency collaboration and partnerships.

Community Development Director Eastwood summarized Council comments confirming their was no support for further exploration of fee reductions.

UNFINISHED BUSINESS

There was no unfinished business.

COUNCIL COMMITTEE REPORTS

6. Council Committee Reports

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

Councilmember Hines thanked the staff for attending the Downtown Campbell Business Association (DCBA); attended the Economic Development Subcommittee meeting; Finance Subcommittee; SCC Board of Supervisors meeting review of H.R.1; attended the Cities Association meeting with Councilmember Bybee; and made a business shoutout to Effie's Restaurant.

Councilmember Bybee attended the Cities Association Legislative Action Committee and Board meeting; and spoke of the Silicon Valley Animal Control Authority (SVACA) upcoming fundraiser on October 11 at Villa Ragusa with information available on their website.

Councilmember Scozzola attended a meeting of Silicon Valley Clean Energy (SVCE); and the Valley Transportation Authority (VTA) Policy Advisory Committee.

Vice Mayor Furtado spoke of the West Valley Sanitation District recruitment to replace retired CEO John Newby.

Mayor Lopez attended a VTA Board meeting; a Silicon Valley Youth Climate Impact Summit at the Community Center; a Friends of the Library Book Sale; the 11th Annual Sean M. Walsh K-9 Foundation luau event with Police Chief Berg; the Campbell Summer Concert; Finance Subcommittee meeting; a Special Meeting of the City Council to conduct Planning Commission Interviews; and spoke of the upcoming State of the City Event.

Vice Mayor Furtado noted the passing of life-long resident Barbara Conant who was the second woman elected to the City Council. She served on the Civic

Improvement Commission from 1978-1989 and on the City Council from 1989 to 1998, serving as Mayor in 1993 and 1998. Barbara also worked as a teacher in the Campbell Union School District for many years.

Councilmember Bybee spoke of Barbara's love for her community and its history. She was a lifelong educator who instilled the love of learning to her students. She was a mentor and positive influence to so many and we offer condolences to her family.

ADJOURN

Mayor Lopez requested a moment of silence and adjourned the meeting at 8:59 PM in memory of Barbara Conant.

APPROVED:

ATTEST:

Sergio Lopez, Mayor

Andrea Sanders, City Clerk