



City Council Agenda

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

REGULAR MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, March 17, 2020 7:30 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

- Minutes of City Council Regular Meeting of March 3, 2020**
Recommended Action: Approve the regular meeting minutes of March 3, 2020.
- Approving Bills and Claims**
Recommended Action: Approve the bills and claims in the amount of \$1,245,960.58.
- Resolution Approving an Updated Salary Schedule Effective January 13, 2020 (Resolution/Roll Call Vote)**
Recommended Action: That the City Council adopt by resolution an updated Salary Schedule effective January 13, 2020.
- Accept Improvements for Eden Avenue Sidewalk Improvements Project 18-MM, File Notice of Completion, and Approve a Budget Adjustment (Resolution/Roll Call Vote)**
Recommended Action: That the City Council adopt a resolution accepting

construction of the improvements for the Eden Avenue Sidewalk Improvements Project No. 18-MM; direct the City Engineer to file the Notice of Completion; and authorize the Finance Director to issue a budget adjustment.

5. **Resolution Commending Vince Huppe for 31 Years of Outstanding Service (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution commending Vince Huppe for thirty-one years of outstanding service to the City of Campbell.

6. **Second Reading of Ordinances 2262 Approving a Zoning Map Amendment (PLN2017-381) to Change the Zoning District Designation from C-M (Controlled Manufacturing) to P-D (Planned Development); and Ordinance 2263 Approving a Planned Development Permit (PLN2017-3814) for Construction and Operation of a 161,870-Square-Foot, Four-Story Office Building a 146,478- Square-Foot, Five-Story Parking Garage (With One Level of Underground Parking). Additional Surface Parking, and On-Site Open Space on Property Located at 1700 Dell Avenue (Ordinances/Roll Call Vote)**

Recommended Action: That the City Council approves the second reading and adoption of Ordinance 2262 approving a Zoning Map Amendment; and Ordinance 2263 approving a Planned Development Permit with Site and Architectural Review.

7. **Second Reading of Ordinance 2264 Major Modification (PLN2019-238) to a Previously-Approved Planned Development Permit (PLN2018-178) to Allow Three Accessory Dwelling Units (ADUs) Within an Approved Six-Lot Single-Family Residential Planned Development, for Properties Located at 100-300 Haymarket Court (Formally 880 and 910 Harriet Avenue) (Ordinance/Roll Call Vote)**

Recommended Action: That the City Council approve the second reading and adopt Ordinance 2264 approving a Major Modification (PLN2019-238) to a previously approved Planned Development Permit (PLN2018-178).

8. **Resolution Ratifying and Continuing the Proclamation of Existence of a Local Emergency Related to Coronavirus Disease 2019 (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution ratifying the Director of Emergency Services' proclamation on March 12, 2020 of the existence of a local emergency resulting from community spread of the coronavirus, also known as COVID-19 in 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

COUNCIL COMMITTEE REPORTS

9. **Council Committee Reports**

Recommended Action: Report on committee assignments and general comments.

ADJOURN

CITY COUNCIL EXECUTIVE SESSION

**Tuesday, March 17, 2020 – Immediately following the Council meeting
Ralph Doetsch Conference Room – 70 N. First Street**

- A. **Personnel** – Pursuant to G.C. Section 54957: Public Employee Performance Evaluation – City Clerk
- B. **Litigation**
- C. **Real Property**
- D. **Labor Negotiations** - Pursuant to G.C. Section 54957.6: Conference with Labor Negotiator - Agency Designated Representatives: City Manager Performance/Compensation Subcommittee Members Anne Bybee and Susan M. Landry
Unrepresented Employee: City Clerk

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



CITY COUNCIL EXECUTIVE SESSION

Tuesday, March 3, 2020 – 6:30 p.m.

Ralph Doetsch Conference Room

City Hall– 70 N. First Street

- A. **Personnel** –Pursuant to G.C. Section 54957: Public Employee Performance Evaluation – City Clerk
- B. **Litigation**
- C. **Real Property**
- D. **Labor Negotiations** - Pursuant to G.C. Section 54957.6: Conference with Labor Negotiator - Agency Designated Representatives: City Council and City Clerk Performance/Compensation Subcommittee Members Susan M. Landry and Anne Bybee

The City Council met in Executive Session to discuss items A and D. City Manager, Brian Loventhal, and City Clerk, Wendy Wood were in attendance. The City Council continued the Executive Session at 7:25 p.m. The City Council reconvened at approximately 9:50 p.m. to discuss items A and D. Executive Session adjourned at approximately 10:30 p.m.

REGULAR MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, March 3, 2020 - 7:30 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.cityofcampbell.com/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
Susan M. Landry	Mayor	Present
Elizabeth 'Liz' Gibbons	Vice Mayor	Present
Rich Waterman	Councilmember	Present
Anne Bybee	Councilmember	Present
Paul Resnikoff	Councilmember	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Al Bito, retired Deputy City Manager.

Mayor Landry commended Al Bito for his 22 years of service to the City of Campbell and presented him with a certificate of appreciation for leading the pledge.

SPECIAL PRESENTATIONS AND PROCLAMATIONS

1. **Proclamation Declaring the Month of March as “American Red Cross Month” in the City of Campbell**

Recommended Action: It is recommended that the City Council proclaim the month of March as “American Red Cross Month” in the City of Campbell.

Mayor Landry presented a proclamation to David Wells, Board member of the Silicon Valley Chapter of the American Red Cross.

David Wells accepted the proclamation on behalf of the American Red Cross, spoke about the services the Red Cross provided to the community, and thanked the City Council for honoring them.

2. **Proclamation Declaring the Month of March as "Youth Art Month" in the City of Campbell**

Recommended Action: It is recommended that the City Council proclaim the month of March as "Youth Art Month" in the City of Campbell.

Mayor Landry presented a proclamation to Eileen Beckley, representative of the Artspiration Committee of Santa Clara County Office of Education.

Eileen Beckley accepted the proclamation on behalf of the Artspiration Committee of Santa Clara County Office of Education and thanked the City Council for honoring them.

COMMUNICATIONS AND PETITIONS

There were no communications or petitions.

ORAL REQUESTS

Buddhadeb Basu, Campbell resident, wanted to raise awareness on ADU amnesty and

commented on concerns with a house for sale with an ADU.

COUNCIL ANNOUNCEMENTS

Early Bird Summer Registration for Summer Day Camps and Swim Lessons begin 8:00 a.m. on Tuesday, March 10, for Campbell residents. Schedules are available on the City's website at www.campbellca.gov.

Join the Campbell Police Department from 5:00 – 8:00 p.m. on Wednesday, March 18, for the Tip-A-Cop event at the Water Tower Kitchen restaurant in Campbell. Our officers will work as hosts and servers. Tips raised will support the Special Olympics of Northern California.

In response to our residents' concerns regarding mail service in our City, the United States Postal Service will attend a Town Hall Meeting on Thursday, March 19, from 6:00 - 7:00 p.m. in the Adult Center Meeting Room (C-35) at the Campbell Community Center. This meeting will focus on mail delivery, staffing, and what the USPS can do to improve mail service reliability.

Campbell Kiwanis presents the 40th Annual Campbell Eggstravaganza event on Saturday, April 11, from 9:00 -11:00 a.m.

Following the Eggstravaganza, the public is invited to Downtown Campbell's 22nd Annual Bunnies and Bonnets Parade. The parade will begin at noon and will feature marching bands, baton dancers, classic cars, and more. This event is a wonderful Campbell tradition for the entire family.

The AARP Foundation is providing free tax assistance through April 14, at the Community Center's Adult Center. This service is available for low to moderate-income adults and families ages 18+. Please visit www.campbellca.gov for more information.

History Happy Hour Lecture Series at the Ainsley House is a great place to learn about interesting topics, meet new people, and tour the Ainsley House. Programs are held each month from 5:30 to 7:30 p.m. For program registration and upcoming events, please visit www.campbellca.gov.

CONSENT CALENDAR

Mayor Landry asked if any Councilmember or anyone in the audience wished to remove any item from the Consent Calendar.

City Manager Loventhal stated that staff is recommending that the Council pull item five and re-notice it as a public hearing for introduction at a future meeting.

Senior Planner Fama clarified that there was an error in the approved ordinance, and for it to be properly adopted, it would need to be re-noticed.

Mayor Landry asked when this item will be brought back to the City Council, and staff responded that it will be brought back at the April 7 meeting.

Councilmember Resnikoff asked to pull items seven and eight.

The Consent Calendar was considered as follows:

- 3. **Minutes of City Council Regular Meeting of February 18, 2020**
Recommended Action: Approve the regular meeting minutes of February 18, 2020.

This action approves the regular meeting minutes of February 18, 2020.

- 4. **Approving Bills and Claims**
Recommended Action: Approve the bills and claims in the amount of \$488,030.57.

This action approves the bills and claims in the amount of \$488,030.57 as follows: bills and claims checks dated February 3, 2020, in the amount of \$221,173.79; payroll checks dated February 6, 2020, in the amount of \$75,624.19; and bills and claims checks dated February 10, 2020, in the amount of \$191,232.59.

- 6. **Use of Surface Transportation Program (STP) and Congestion Mitigation Air Quality Improvement (CMAQ) Grant Funds for the Harriet Avenue Sidewalk Project (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution assuring the Santa Clara Valley Transportation Authority (VTA) and Metropolitan Transportation Commission (MTC) that the City of Campbell will complete the Harriet Avenue Sidewalk Project under the VTA's Vehicle Emissions Reduction Based at Schools (VERBS) Program and committing the necessary local match for the project.

Resolution 12562 assures the Santa Clara Valley Transportation Authority (VTA) and Metropolitan Transportation Commission (MTC) that the City of Campbell will complete the Harriet Avenue Sidewalk Project under the VTA's Vehicle Emissions Reduction Based at Schools (VERBS) Program and commits the necessary local match for the project.

M/S: Gibbons/Resnikoff - that the City Council approve the consent calendar with the exceptions of item five, seven, and eight. The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gibbons
SECONDER:	Resnikoff
AYES:	Landry, Gibbons, Waterman, Bybee, Resnikoff

Minutes Acceptance: Minutes of Mar 3, 2020 7:30 PM (CONSENT CALENDAR)

ITEMS PULLED FROM CONSENT

5. **Second Reading of Ordinance 2261 Amending Title 21 and Title 5 of the Campbell Municipal Code to Establish a New List of Allowable Land Uses for the C-3 (Central Commercial District) Zoning District, Including Related Text Corrections and Revisions (Ordinance/Roll Call Vote)**

Recommended Action: That the City Council approve the second reading and adopt Ordinance 2261 to amend Title 21 and Title 5 of the Campbell Municipal Code to establish a new list of allowable land uses for the C-3 Zoning District.

Mayor Landry asked if there were any members of the public wishing to speak on this item this evening and stated that they could speak at the April 7 meeting when this item will be back on the agenda.

There was no one in the audience wishing to speak on this item.

7. **Resolution Commending Al Bito for 22 Years of Outstanding Service with the City of Campbell Upon His Retirement (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution commending Al Bito for 22 years of service with the City of Campbell upon his retirement.

Council commented on Al Bito's years of service and gave congratulatory remarks.

Patrick Ahrens spoke on behalf of Assembly Member Evan Low congratulating Al Bito on his retirement and presented him with a resolution from the State Assembly.

Al Bito thanked the City Council and staff for the accolades and recognition.

M/S: Bybee/Resnikoff - that the City Council adopt Resolution 12563 commending, Al Bito for 22 years of service with the City of Campbell upon his retirement. The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bybee
SECONDER:	Resnikoff
AYES:	Landry, Gibbons, Waterman, Bybee, Resnikoff

8. **Resolution Congratulating Ana Spear on Being Selected "Citizen of the Year" by the Campbell Chamber of Commerce (Resolution/Roll Call Vote)**

Recommended Action: It is recommended that the City Council adopt a resolution congratulating Ana Spear on being selected Campbell's 2019 "Citizen of the Year."

Councilmember Resnikoff commented on the community events Ana Spear has

volunteered her time to participate in and wanted to congratulate her on being named Citizen of the Year.

Ana Spear thanked the City Council for the recognition.

M/S: Resnikoff/Gibbons - that the City Council adopt Resolution 12564 congratulating Ana Spear on being selected Campbell's 2019 "Citizen of the Year." The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Resnikoff
SECONDER:	Gibbons
AYES:	Landry, Gibbons, Waterman, Bybee, Resnikoff

PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES

9. **Public Hearing to Consider the Application of Dollinger Properties for a Zoning Map Amendment, Planned Development Permit, Tree Removal Permit (PLN2017-381), and Final Environmental Impact Report Which Includes a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations (PLN2018-148) to Allow Construction of a 161,870 Square Foot Four-Story Office Building, a 146,478 Square Foot Five-Story Parking Garage (With One Level of Underground Parking), Additional Surface Parking, and On-Site Open Space on Property Located at 1700 Dell Avenue (Resolutions/Ordinances/Roll Call Vote)**

Recommended Action: That the City Council take the following action: 1) adopt a resolution certifying a Final Environmental Impact Report, and adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations; 2) introduce an ordinance approving a Zoning Map Amendment; 3) introduce an ordinance approving a Planned Development Permit with Site and Architectural Review; and 4) adopt a resolution approving a Tree Removal Permit.

This is the time and place for a public hearing to consider the application of Dollinger Properties for a Zoning Map Amendment, Planned Development Permit, Tree Removal Permit (PLN2017-381), and Final Environmental Impact Report which includes a mitigation monitoring and reporting program and a Statement of Overriding Considerations (PLN2018-148) to allow construction of a 161,870 square foot four-story office building, a 146,478 square foot five-story parking garage (with one level of underground parking), additional surface parking, and on-site open space on property located at 1700 Dell Avenue.

Community Development Director Kermoyan presented the staff report dated March 3, 2020.

Vice Mayor Gibbons commented that there was no language in the conditions of approval, stating that this is a unique situation and does not set a precedent, and suggested language to incorporate.

Mayor Landry declared the public hearing open and asked if there was anyone in the audience wishing to be heard.

Applicant, Scott Athearn, thanked the City Council and staff and stated concerns with condition 16, mitigation measure BIO-4B regarding the installation of bird glass.

There being no one else wishing to speak, Mayor Landry closed the public hearing.

After discussion, **M/S: Gibbons/Waterman - that the City Council adopt Resolution 12565 certifying a Final Environmental Impact Report, and adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations; introduce Ordinance 2262 approving a Zoning Map Amendment; introduce Ordinance 2263 approving a Planned Development Permit with Site and Architectural Review; and adopt Resolution 12566 approving a Tree Removal Permit with an amendment to add the following evidentiary findings: 1) that the size and location of the property is unique within the City, the property is currently underutilized, age and design are not supportive of leasing as such that it remains significantly vacant and 2) the proposed project is unique to this site and does not establish a development precedent for the remainder of the parcels in the Dell area or the City. The motion was adopted by the following roll call vote:**

RESULT:	ADOPTED [3 TO 2]
MOVER:	Gibbons
SECONDER:	Waterman
AYES:	Gibbons, Waterman, Resnikoff
NAYS:	Landry, Bybee

City Clerk Wood read the title of Ordinance 2262.

M/S: Gibbons/Bybee - that the City Council waive further reading of Ordinance 2262. The motion was adopted unanimously.

City Clerk Wood read the title of Ordinance 2263.

M/S: Gibbons/Waterman - that the City Council waive further reading of Ordinance 2263. The motion was adopted unanimously.

- 10. **Public Hearing to Consider the Application of Robson Homes for a Major Modification (PLN2019-238) to a Previously-Approved Planned Development Permit (PLN2018-178) to Allow Three Accessory Dwelling Units (ADUs) Within an Approved Six-Lot Single-Family Residential**

Planned Development, for Properties Located at 100-300 Haymarket Court (Formally 880 and 910 Harriet Avenue) (Ordinance/Roll Call Vote)

Recommended Action: The Planning Commission recommends that the City Council take first reading and introduce an ordinance approving a Major Modification (PLN2019-238) to a previously approved Planned Development Permit (PLN2018-178).

This is the time and place for a public hearing to consider the application of Robson Homes for a major modification (PLN2019-238) to a previously-approved planned development permit (PLN2018-178) to allow three accessory dwelling units (ADUs) within an approved six-lot single-family residential planned development, for properties located at 100-300 Haymarket Court.

Senior Planner Fama presented the staff report dated March 3, 2020.

Mayor Landry declared the public hearing open and asked if there was anyone in the audience wishing to be heard.

Representative from Robson Homes, Richard Yee, spoke about the project and requested that the City Council approve the project.

There being no one else wishing to speak, Mayor Landry closed the public hearing.

Vice Mayor Gibbons asked about adding a cover over the landing.

Mayor Landry re-opened the public hearing so that the representative from Robson Homes could respond.

Representative from Robson Homes, Richard Yee, stated that the overhang does cover the doorway.

Architect, Sam Lee, stated that they could make a bigger extension to cover the entire landing.

Mayor Landry closed the public hearing.

M/S: Gibbons/Waterman - that the City Council take first reading and introduce Ordinance 2264 approving a Major Modification (PLN2019-238) to a previously approved Planned Development Permit (PLN2018-178). The motion was adopted by the following roll call vote:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gibbons
SECONDER:	Waterman
AYES:	Landry, Gibbons, Waterman, Bybee, Resnikoff

City Clerk Wood read the title of Ordinance 2264.

M/S: Waterman/Gibbons - that the City Council waive further reading of Ordinance 2264. The motion was adopted unanimously.

NEW BUSINESS

11. **Housing Element Annual Progress Report**

Recommended Action: That the City Council receive public comment, accept the Housing Element Annual Progress Report, and direct staff to send the Annual Progress Report to the required State agencies.

Associate Planner Rose presented the staff report dated March 3, 2020.

After discussion, **M/S: Waterman/Resnikoff - that the City Council accept the Housing Element Annual Progress Report, and direct staff to send the Annual Progress Report to the required State agencies. The motion was adopted unanimously.**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Waterman
SECONDER:	Resnikoff
AYES:	Landry, Gibbons, Waterman, Bybee, Resnikoff

12. **Acceptance of Fiscal 2018-19 Comprehensive Annual Financial Report and Auditor's Written Communication on Internal Control Structure and Audit Process**

Recommended Action: That the City Council accept the fiscal 2018-19 Comprehensive Annual Financial Report (CAFR) and Auditor's written communication on internal control structure and the audit process as submitted with this report.

Finance Manager Vong presented the staff report dated March 3, 2020.

After discussion, **M/S: Resnikoff/Bybee - that the City Council accept the fiscal 2018-19 Comprehensive Annual Financial Report (CAFR) and Auditor's written communication on internal control structure and the audit process as submitted with the report. The motion was adopted unanimously.**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Resnikoff
SECONDER:	Bybee
AYES:	Landry, Gibbons, Waterman, Bybee, Resnikoff

13. **Fiscal Year (FY) 2019-20 Mid-Year Financial Update and Budget Adjustments (Resolution/Roll Call Vote)**

Recommended Action: Staff recommends that the City Council accept the Fiscal Year (FY) 2019-20 Mid-Year Financial Update Report and adopt by resolution the FY 2019-20 Mid-Year Budget Adjustments.

Finance Director Fuentes presented the staff report dated March 3, 2020.

After discussion, **M/S: Resnikoff/Bybee - that the City Council accept the Fiscal Year (FY) 2019-20 Mid-Year Financial Update Report and adopt by Resolution 12567 the FY 2019-20 Mid-Year Budget Adjustments. The motion was adopted by the following roll call vote:**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Resnikoff
SECONDER:	Bybee
AYES:	Landry, Gibbons, Waterman, Bybee, Resnikoff

- 14. **Resolution Authorizing the Police Department to Purchase a Mobile Emergency Operations Center (MEOC) with Funds Received from the State of California and Approving an Amendment to the 2020-2024 Capital Improvement Plan (CIP) Budget (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution authorizing the purchase of a new fully self-contained Mobile Emergency Operations Center (MEOC) with the funds received from the State of California in the amount of \$550,000 and approving an amendment to the 2020-2024 Capital Improvement Plan (CIP) Budget.

Police Captain Cefalu presented the staff report dated March 3, 2020.

After discussion, **M/S: Resnikoff/Waterman - that the City Council adopt Resolution 12568 authorizing the purchase of a new fully self-contained Mobile Emergency Operations Center (MEOC) with the funds received from the State of California in the amount of \$550,000 and approving an amendment to the 2020-2024 Capital Improvement Plan (CIP) Budget. The motion was adopted by the following roll call vote:**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Resnikoff
SECONDER:	Waterman
AYES:	Landry, Gibbons, Waterman, Bybee, Resnikoff

COUNCIL COMMITTEE REPORTS

- 15. **Council Committee Reports**

Recommended Action: Report on committee assignments and general comments.

--Councilmember Waterman attended the Economic Development Subcommittee

meeting with the Mayor.

--Vice Mayor Gibbons attended the Association of Bay Area Governments meeting and spoke about the Plan Bay Area 2050 and the RHNA numbers; attended the Silicon Valley Clean Energy meeting; attended the Santa Clara County Emergency Operational Area Council meeting; participated in the Rolling Hills eighth grade project reviews.

--Mayor Landry attended the Recycling and Waste Reduction Commission of Santa Clara County meeting, and stated that she was selected as the Chair; attended the Mayors and Managers meeting and stated that the Fire Chief announced that they would be moving their headquarters from Los Gatos to Campbell; spoke about the creek clean-up; spoke about the "Meet the Mayor" events; encouraged the community to attend the Campbell Little League Opening Day Ceremony this coming Saturday; and commented on the up-coming Celebrate Campbell event.

Mayor Landry announced that the City Council would be reconvening in Executive Session.

ADJOURN

Mayor Landry adjourned the meeting at 9:46 p.m.

APPROVED:

ATTEST:

Susan M. Landry, Mayor

Wendy Wood, City Clerk

Minutes Acceptance: Minutes of Mar 3, 2020 7:30 PM (CONSENT CALENDAR)



*City
Council
Report*

Item: 2
Category: CONSENT CALENDAR
Meeting Date: March 17, 2020

TITLE: Approving Bills and Claims

RECOMMENDED ACTION

Approve the bills and claims in the amount of \$1,245,960.58.

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>
Bills & Claims	February 17, 2020	\$1,045,785.49
Payroll	February 20, 2020	\$33,910.45
Bills & Claims	February 24, 2020	\$166,264.64
	Total	\$1,245,960.58

FISCAL IMPACT

Adequate funding was available to cover all expenses as listed.

Prepared by:

Roberto Garcia-Acosta, Accounting Clerk
II

Reviewed by:

Norite Vong, Finance Manager

Approved by:



Brian Loventhal, City Manager



*City
Council
Report*

Item: 3
Category: CONSENT CALENDAR
Meeting Date: March 17, 2020

TITLE: Resolution Approving an Updated Salary Schedule Effective January 13, 2020 (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt by resolution an updated Salary Schedule effective January 13, 2020.

BACKGROUND

On November 4, 2016, the California Public Employees' Retirement System (CalPERS) issued and distributed Circular Letter 200-050-16¹. The subject of the circular is the "STATUTORY AND REGULATORY REQUIREMENTS FOR COMPENSATION EARNABLE AND PUBLICLY AVAILABLE PAY SCHEDULES". This Circular Letter reinforces the requirement under California Government Code (GC) section 20636(d) that "Notwithstanding any other provision of law, payrate and special compensation schedules, ordinances, or similar documents shall be public records available for public scrutiny"². Additionally, the California Code of Regulations (CCR) 570.5 specifies the required elements necessary to meet the definitions of a publicly available pay schedule, and an overview of these requirements is as follows³:

1. Has been duly approved and adopted by the employer's governing body in accordance with requirements of applicable public meetings laws;
2. Identifies the position title for every employee position;
3. Shows the payrate for each identified position, which may be stated as a single amount or as multiple amounts within a range;
4. Indicates the time base, including, but not limited to, whether the time base is hourly, daily, bi-weekly, monthly, bi-monthly, or annually;
5. Is posted at the office of the employer or immediately accessible and available for public review from the employer during normal business hours or posted on the employer's internet website;
6. Indicates an effective date and date of any revisions;

¹ CalPERS Circular Letter - <https://www.calpers.ca.gov/docs/circular-letters/2016/200-050-16.pdf>

² California GC - https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=20636

³ CCR - [https://govt.westlaw.com/calregs/Document/I95DD93C0B3D411E09050C5E1F9C85A98?viewType=FullText&originationContext=documenttoc&transitionType=DocumentItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/I95DD93C0B3D411E09050C5E1F9C85A98?viewType=FullText&originationContext=documenttoc&transitionType=DocumentItem&contextData=(sc.Default))

7. Is retained by the employer and available for public inspection for not less than five years; and
8. Does not reference another document in lieu of disclosing the payrate.

DISCUSSION

The City Council of the City of Campbell last approved an updated Salary Schedule for permanent full-time, part-time, and limited-term employees on August 20, 2019 via Resolution 12487. The updated Salary Schedule was published on the City's website in compliance with section 5 of CCR 570.5. The passage of Resolution 12487 also brought the City into compliance with all sections of GC 20636(d) and CCR 570.5.

Per Resolution 12451, approved by the City Council on June 18, 2019, positions within the Northern California Carpenters Regional Council (CARP), Campbell Municipal Employees Association (CMEA), unrepresented mid-managers, and Confidential employees labor groups were to be provided a special adjustment to their salary ranges effective January 13, 2020 and based on completion of a Total Compensation analysis for all benchmark classifications, using established benchmark agencies and compensation components. A similar action, via Resolution 12546, for positions within the Campbell Peace Officers' Association (CPOA) labor group, was approved by the City Council on December 17, 2019.

A Total Compensation analysis for all eligible positions was recently completed and necessary increases are reflected in **Attachment B – FY 2019-20 Salary Schedule** (effective January 13, 2020). Please note that revised salary ranges are shown in red. So as to fully comply with all sections of GC 20636(d) and CCR 570.5 and adhere to previously approved Memorandums of Understanding (MOU's), staff requests that the proposed resolution and accompanying updated salary schedule be approved effective January 13, 2020. Such approval will be requested on a routine basis going forward whenever the salary schedule needs to be updated.

FISCAL IMPACT

Based on adopted Full-Time Equivalent (FTE) positions for FY 2019-20, necessary increases to the Salary Schedule effective on January 13, 2020, will have a citywide cost impact across all funds of approximately \$500,000 for half of FY 2019-20 and approximately \$1 million annually in each subsequent full fiscal year. These costs were factored into the recent mid-year fiscal update, year-end projections, and mid-year budget adjustments provided to City Council by staff on March 3, 2020. No further budgetary adjustments are requested at this time, but should they become necessary, they will be requested by staff during year-end budgetary cleanup adjustments. Ongoing costs of these salary increases will also be factored into the Proposed Budget for FY 2020-21 and future year forecasts.

Prepared by:



Will Fuentes, Finance Director

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. Resolution
- b. Updated Salary Schedule Effective 01-13-20

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF CAMPBELL
APPROVING AN UPDATED SALARY SCHEDULE EFFECTIVE JANUARY 13, 2020

WHEREAS, California Public Employees' Retirement System (CalPERS) issued Circular Letter 200-050-16 dated November 4, 2016 as a reminder to employers of the requirements for compensation earnable and publicly available salary schedules; and

WHEREAS, all employers must comply with the compensation earnable and publicly available salary schedules provisions contained within California Government Code (GC) section 20636(d) and California Code of Regulations (CCR) 570.5; and

WHEREAS, it is necessary for the City Council to review and duly approve and adopt in accordance with requirements of applicable public meetings laws a publicly available salary schedule; and

WHEREAS, Resolution 12451 (approved June 18, 2019) and Resolution 12546 (approved on December 17, 2019) provided for special adjustments to the salary ranges of positions within the Northern California Carpenters Regional Council (CARP), Campbell Municipal Employees Association (CMEA), Campbell Peace Officers' Association (CPOA), unrepresented mid-managers, and Confidential employees labor groups effective January 13, 2020 and based on completion of a Total Compensation analysis for all benchmark classifications, using established benchmark agencies and compensation components; and

WHEREAS, attached to this resolution and incorporated by reference is the City's updated salary schedule, effective January 13, 2020, which will be made publicly available on the City's external website and provided upon request; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Campbell does hereby approve the updated Salary Schedule effective January 13, 2020.

PASSED AND ADOPTED this day ___ of _____, 2020, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

APPROVED:

Susan M. Landry, Mayor

ATTEST:

Wendy Wood, City Clerk

Attachment: Resolution (Salary Schedule Update - January 2020)

**CITY OF CAMPBELL
POSITION CLASSIFICATION - ALL GROUPS
FY 2019-20 - SALARY SCHEDULE**



Effective: 7/1/2019
Revisions: 1/13/2020

CLASS CD	JOB TITLE	Range	STEP RANGES					
			Step 1	Step 2	Step 3	Step 4	Step 5	
3180	ACCOUNTANT	CME10	Hourly	45.23	47.47	49.85	52.35	54.96
			Bi-Weekly	3,618.40	3,797.60	3,988.00	4,188.00	4,396.80
			Monthly	7,839.87	8,228.13	8,640.67	9,074.00	9,526.40
			Annual	94,078.40	98,737.60	103,688.00	108,888.00	114,316.80
3355	ACCT CLERK II	CME28	Hourly	37.42	39.26	41.21	43.29	45.42
			Bi-Weekly	2,993.60	3,140.80	3,296.80	3,463.20	3,633.60
			Monthly	6,486.13	6,805.07	7,143.07	7,503.60	7,872.80
			Annual	77,833.60	81,660.80	85,716.80	90,043.20	94,473.60
3417	ACCT CLK I	CME38	Hourly	31.72	33.34	35.00	36.77	38.58
			Bi-Weekly	2,537.60	2,667.20	2,800.00	2,941.60	3,086.40
			Monthly	5,498.13	5,778.93	6,066.67	6,373.47	6,687.20
			Annual	65,977.60	69,347.20	72,800.00	76,481.60	80,246.40
3151	ADMIN ANALYST I	CME07	Hourly	49.35	51.84	54.42	57.11	60.02
			Bi-Weekly	3,948.00	4,147.20	4,353.60	4,568.80	4,801.60
			Monthly	8,554.00	8,985.60	9,432.80	9,899.07	10,403.47
			Annual	102,648.00	107,827.20	113,193.60	118,788.80	124,841.60
1195	ADMN ANALYST II	MGR18	Hourly	49.58	52.05	54.67	57.39	60.28
			Bi-Weekly	3,966.40	4,164.00	4,373.60	4,591.20	4,822.40
			Monthly	8,593.87	9,022.00	9,476.13	9,947.60	10,448.53
			Annual	103,126.40	108,264.00	113,713.60	119,371.20	125,382.40
4388	ARBORIST	MIL18	Hourly	38.94	40.89	42.92	45.07	47.31
			Bi-Weekly	3,115.20	3,271.20	3,433.60	3,605.60	3,784.80
			Monthly	6,749.60	7,087.60	7,439.47	7,812.13	8,200.40
			Annual	80,995.20	85,051.20	89,273.60	93,745.60	98,404.80
3125	ASSIST ENGR	CME03	Hourly	51.74	54.32	57.05	59.89	62.92
			Bi-Weekly	4,139.20	4,345.60	4,564.00	4,791.20	5,033.60
			Monthly	8,968.27	9,415.47	9,888.67	10,380.93	10,906.13
			Annual	107,619.20	112,985.60	118,664.00	124,571.20	130,873.60
3126	ASSISTANT ENGINEER (PPT)	CME43		0.00	0.00	0.00	0.00	0.00
3124	ASSOC CIVIL ENGR	CME02	Hourly	58.39	61.32	64.41	67.60	71.01
			Bi-Weekly	4,671.20	4,905.60	5,152.80	5,408.00	5,680.80
			Monthly	10,120.93	10,628.80	11,164.40	11,717.33	12,308.40
			Annual	121,451.20	127,545.60	133,972.80	140,608.00	147,700.80
3190	ASSOCIATE PLANNER	CME14	Hourly	53.02	55.66	58.42	61.37	64.44
			Bi-Weekly	4,241.60	4,452.80	4,673.60	4,909.60	5,155.20
			Monthly	9,190.13	9,647.73	10,126.13	10,637.47	11,169.60
			Annual	110,281.60	115,772.80	121,513.60	127,649.60	134,035.20
3290	ASSISTANT PLANNER	CME23	Hourly	45.37	47.64	50.02	52.53	55.14
			Bi-Weekly	3,629.60	3,811.20	4,001.60	4,202.40	4,411.20
			Monthly	7,864.13	8,257.60	8,670.13	9,105.20	9,557.60
			Annual	94,369.60	99,091.20	104,041.60	109,262.40	114,691.20
1167	ASST TO CM	MGR14	Hourly	60.56	63.60	66.80	70.12	73.62
			Bi-Weekly	4,844.80	5,088.00	5,344.00	5,609.60	5,889.60
			Monthly	10,497.07	11,024.00	11,578.67	12,154.13	12,760.80
			Annual	125,964.80	132,288.00	138,944.00	145,849.60	153,129.60

Attachment: Updated Salary Schedule Effective 01-13-20 (Salary Schedule Update - January 2020)

**CITY OF CAMPBELL
POSITION CLASSIFICATION - ALL GROUPS
FY 2019-20 - SALARY SCHEDULE**



Effective: 7/1/2019
Revisions: 1/13/2020

CLASS CD	JOB TITLE	Range	STEP RANGES					
			Step 1	Step 2	Step 3	Step 4	Step 5	
3150	BLDG INSPECTOR	CME06	Hourly	50.16	52.66	55.29	58.07	60.99
			Bi-Weekly	4,012.80	4,212.80	4,423.20	4,645.60	4,879.20
			Monthly	8,694.40	9,127.73	9,583.60	10,065.47	10,571.60
			Annual	104,332.80	109,532.80	115,003.20	120,785.60	126,859.20
3305	BLDG MNT LEAD WKR	CME24	Hourly	41.89	43.98	46.16	48.50	50.95
			Bi-Weekly	3,351.20	3,518.40	3,692.80	3,880.00	4,076.00
			Monthly	7,260.93	7,623.20	8,001.07	8,406.67	8,831.33
			Annual	87,131.20	91,478.40	96,012.80	100,880.00	105,976.00
3338	BLDG MNT WKR	CME25	Hourly	38.08	40.02	42.00	44.10	46.34
			Bi-Weekly	3,046.40	3,201.60	3,360.00	3,528.00	3,707.20
			Monthly	6,600.53	6,936.80	7,280.00	7,644.00	8,032.27
			Annual	79,206.40	83,241.60	87,360.00	91,728.00	96,387.20
1080	BLDG OFFICIAL	MGR04	Hourly	67.97	71.39	74.95	78.69	82.63
			Bi-Weekly	5,437.60	5,711.20	5,996.00	6,295.20	6,610.40
			Monthly	11,781.47	12,374.27	12,991.33	13,639.60	14,322.53
			Annual	141,377.60	148,491.20	155,896.00	163,675.20	171,870.40
1241	BUILDING MNT SUPERVISOR	MGR23	Hourly	52.10	54.70	57.44	60.31	63.33
			Bi-Weekly	4,168.00	4,376.00	4,595.20	4,824.80	5,066.40
			Monthly	9,030.67	9,481.33	9,956.27	10,453.73	10,977.20
			Annual	108,368.00	113,776.00	119,475.20	125,444.80	131,726.40
7425	CITY ATTORNEY		Hourly	198.10				
			Bi-Weekly					
			Monthly	19,810.00				
			Annual	237,720.00				
1160	CITY CLERK	MGR13	Hourly	61.42	64.46	67.72	71.08	74.64
			Bi-Weekly	4,913.60	5,156.80	5,417.60	5,686.40	5,971.20
			Monthly	10,646.13	11,173.07	11,738.13	12,320.53	12,937.60
			Annual	127,753.60	134,076.80	140,857.60	147,846.40	155,251.20
1068	CITY ENGR	MGR02	Hourly	84.15	88.38	92.78	97.42	102.29
			Bi-Weekly	6,732.00	7,070.40	7,422.40	7,793.60	8,183.20
			Monthly	14,586.00	15,319.20	16,081.87	16,886.13	17,730.27
			Annual	175,032.00	183,830.40	192,982.40	202,633.60	212,763.20
1000	CITY MANAGER	UNC01	Hourly	101.92				
			Bi-Weekly	8,153.60				
			Monthly	17,666.13				
			Annual	211,993.60				
3187	CODE ENF OFCR	CME13	Hourly	46.95	49.29	51.74	54.34	57.05
			Bi-Weekly	3,756.00	3,943.20	4,139.20	4,347.20	4,564.00
			Monthly	8,138.00	8,543.60	8,968.27	9,418.93	9,888.67
			Annual	97,656.00	102,523.20	107,619.20	113,027.20	118,664.00
3153	COMM & PUBLIC ENGAGEMENT COORD	CME53	Hourly	48.31	50.73	53.26	55.92	58.73
			Bi-Weekly	3,864.80	4,058.40	4,260.80	4,473.60	4,698.40
			Monthly	8,373.73	8,793.20	9,231.73	9,692.80	10,179.87
			Annual	100,484.80	105,518.40	110,780.80	116,313.60	122,158.40

Attachment: Updated Salary Schedule Effective 01-13-20 (Salary Schedule Update - January 2020)

CITY OF CAMPBELL
POSITION CLASSIFICATION - ALL GROUPS
FY 2019-20 - SALARY SCHEDULE



Effective: 7/1/2019

Revisions: 1/13/2020

CLASS CD	JOB TITLE	Range	STEP RANGES					
			Step 1	Step 2	Step 3	Step 4	Step 5	
1170	COMM CTR MGR	MGR15	Hourly	60.56	63.60	66.80	70.12	73.62
			Bi-Weekly	4,844.80	5,088.00	5,344.00	5,609.60	5,889.60
			Monthly	10,497.07	11,024.00	11,578.67	12,154.13	12,760.80
			Annual	125,964.80	132,288.00	138,944.00	145,849.60	153,129.60
5362	COMM SERV OFFICER	CPC07	Hourly	35.59	37.39	39.25	41.24	43.30
			Bi-Weekly	2,847.20	2,991.20	3,140.00	3,299.20	3,464.00
			Monthly	6,168.93	6,480.93	6,803.33	7,148.27	7,505.33
			Annual	74,027.20	77,771.20	81,640.00	85,779.20	90,064.00
5185	COMM SPVSR	CPC01	Hourly	50.45	53.00	55.63	58.42	61.39
			Bi-Weekly	4,036.00	4,240.00	4,450.40	4,673.60	4,911.20
			Monthly	8,744.67	9,186.67	9,642.53	10,126.13	10,640.93
			Annual	104,936.00	110,240.00	115,710.40	121,513.60	127,691.20
1004	COMM. DEV. DIRECTOR	UNC05	Hourly	85.22				111.46
			Bi-Weekly	6,817.60				8,916.80
			Monthly	14,771.47				19,319.73
			Annual	177,257.60				231,836.80
5363	COMMUNITY SVCS OFCR (PPT)	CPC08	Hourly	35.59	37.39	39.25	41.24	43.30
			Bi-Weekly	2,847.20	2,991.20	3,140.00	3,299.20	3,464.00
			Monthly	6,168.93	6,480.93	6,803.33	7,148.27	7,505.33
			Annual	74,027.20	77,771.20	81,640.00	85,779.20	90,064.00
7420	COUNCILMEMBER		Hourly					
			Bi-Weekly	331.20				
			Monthly	717.62				
			Annual	8,611.44				
1168	DEPUTY CITY MANAGER	MGR24	Hourly	67.91	71.29	74.87	78.61	82.56
			Bi-Weekly	5,432.80	5,703.20	5,989.60	6,288.80	6,604.80
			Monthly	11,771.07	12,356.93	12,977.47	13,625.73	14,310.40
			Annual	141,252.80	148,283.20	155,729.60	163,508.80	171,724.80
3345	DPTY CITY CLERK	CME26	Hourly	37.67	39.54	41.53	43.56	45.77
			Bi-Weekly	3,013.60	3,163.20	3,322.40	3,484.80	3,661.60
			Monthly	6,529.47	6,853.60	7,198.53	7,550.40	7,933.47
			Annual	78,353.60	82,243.20	86,382.40	90,604.80	95,201.60
3194	ECONOMIC DEVELOPMENT SPECIALIST	CME54	Hourly	37.14	39.00	40.95	43.00	45.15
			Bi-Weekly	2,971.20	3,120.00	3,276.00	3,440.00	3,612.00
			Monthly	6,437.60	6,760.00	7,098.00	7,453.33	7,826.00
			Annual	77,251.20	81,120.00	85,176.00	89,440.00	93,912.00
3372	ENGR AIDE I	CME33	Hourly	34.82	36.57	38.41	40.33	42.35
			Bi-Weekly	2,785.60	2,925.60	3,072.80	3,226.40	3,388.00
			Monthly	6,035.47	6,338.80	6,657.73	6,990.53	7,340.67
			Annual	72,425.60	76,065.60	79,892.80	83,886.40	88,088.00
3287	ENGR AIDE II	CME22	Hourly	39.54	41.51	43.60	45.78	48.06
			Bi-Weekly	3,163.20	3,320.80	3,488.00	3,662.40	3,844.80
			Monthly	6,853.60	7,195.07	7,557.33	7,935.20	8,330.40
			Annual	82,243.20	86,340.80	90,688.00	95,222.40	99,964.80
3225	ENGR TECH I	CME18	Hourly	41.38	43.43	45.59	47.89	50.29
			Bi-Weekly	3,310.40	3,474.40	3,647.20	3,831.20	4,023.20
			Monthly	7,172.53	7,527.87	7,902.27	8,300.93	8,716.93
			Annual	86,070.40	90,334.40	94,827.20	99,611.20	104,603.20

Attachment: Updated Salary Schedule Effective 01-13-20 (Salary Schedule Update - January 2020)

**CITY OF CAMPBELL
POSITION CLASSIFICATION - ALL GROUPS
FY 2019-20 - SALARY SCHEDULE**



Effective: 7/1/2019
Revisions: 1/13/2020

CLASS CD	JOB TITLE	Range	STEP RANGES					
			Step 1	Step 2	Step 3	Step 4	Step 5	
3130	ENGR TECH II	CME04	Hourly	46.88	49.24	51.71	54.28	56.99
			Bi-Weekly	3,750.40	3,939.20	4,136.80	4,342.40	4,559.20
			Monthly	8,125.87	8,534.93	8,963.07	9,408.53	9,878.27
			Annual	97,510.40	102,419.20	107,556.80	112,902.40	118,539.20
3195	ENVIRONMENTAL PRGMS SPECIALIST	CME55	Hourly	36.61	38.45	40.36	42.38	44.50
			Bi-Weekly	2,928.80	3,076.00	3,228.80	3,390.40	3,560.00
			Monthly	6,345.73	6,664.67	6,995.73	7,345.87	7,713.33
			Annual	76,148.80	79,976.00	83,948.80	88,150.40	92,560.00
4235	EQUIP MNT SPVSR	MIL04	Hourly	45.92	48.22	50.60	53.16	55.80
			Bi-Weekly	3,673.60	3,857.60	4,048.00	4,252.80	4,464.00
			Monthly	7,959.47	8,358.13	8,770.67	9,214.40	9,672.00
			Annual	95,513.60	100,297.60	105,248.00	110,572.80	116,064.00
2321	EXEC ASSIST TO CM (CONF) (PPT)	CON05	Hourly	42.66	44.76	47.02	49.38	51.84
			Bi-Weekly	3,412.80	3,580.80	3,761.60	3,950.40	4,147.20
			Monthly	7,394.40	7,758.40	8,150.13	8,559.20	8,985.60
			Annual	88,732.80	93,100.80	97,801.60	102,710.40	107,827.20
3152	EXEC ASSISTANT (PPT)	CME46	Hourly	37.67	39.54	41.53	43.56	45.77
			Bi-Weekly	3,013.60	3,163.20	3,322.40	3,484.80	3,661.60
			Monthly	6,529.47	6,853.60	7,198.53	7,550.40	7,933.47
			Annual	78,353.60	82,243.20	86,382.40	90,604.80	95,201.60
2320	EXEC ASST TO CM (CONF)	CON02	Hourly	42.66	44.76	47.02	49.38	51.84
			Bi-Weekly	3,412.80	3,580.80	3,761.60	3,950.40	4,147.20
			Monthly	7,394.40	7,758.40	8,150.13	8,559.20	8,985.60
			Annual	88,732.80	93,100.80	97,801.60	102,710.40	107,827.20
3350	EXECUTIVE ASST	CME27	Hourly	37.67	39.54	41.53	43.56	45.77
			Bi-Weekly	3,013.60	3,163.20	3,322.40	3,484.80	3,661.60
			Monthly	6,529.47	6,853.60	7,198.53	7,550.40	7,933.47
			Annual	78,353.60	82,243.20	86,382.40	90,604.80	95,201.60
1005	FINANCE DIRECTOR	UNC06	Hourly	85.22				111.46
			Bi-Weekly	6,817.60				8,916.80
			Monthly	14,771.47				19,319.73
			Annual	177,257.60				231,836.80
1105	FINANCE MGR	MGR09	Hourly	66.23	69.53	73.04	76.70	80.52
			Bi-Weekly	5,298.40	5,562.40	5,843.20	6,136.00	6,441.60
			Monthly	11,479.87	12,051.87	12,660.27	13,294.67	13,956.80
			Annual	137,758.40	144,622.40	151,923.20	159,536.00	167,481.60
3905	HCD COORDINATOR (PPT)	CME39		0.00	0.00	0.00	0.00	0.00
2932	HR ANALYST	CON06	Hourly	49.21	51.70	54.27	56.98	59.84
			Bi-Weekly	3,936.80	4,136.00	4,341.60	4,558.40	4,787.20
			Monthly	8,529.73	8,961.33	9,406.80	9,876.53	10,372.27
			Annual	102,356.80	107,536.00	112,881.60	118,518.40	124,467.20
2931	HR REPRESENTATIVE (CONF) FULL-TIME	CON04	Hourly	39.47	41.42	43.50	45.68	47.94
			Bi-Weekly	3,157.60	3,313.60	3,480.00	3,654.40	3,835.20
			Monthly	6,841.47	7,179.47	7,540.00	7,917.87	8,309.60
			Annual	82,097.60	86,153.60	90,480.00	95,014.40	99,715.20

Attachment: Updated Salary Schedule Effective 01-13-20 (Salary Schedule Update - January 2020)

CITY OF CAMPBELL
POSITION CLASSIFICATION - ALL GROUPS
FY 2019-20 - SALARY SCHEDULE



Effective: 7/1/2019

Revisions: 1/13/2020

CLASS CD	JOB TITLE	Range	STEP RANGES					
			Step 1	Step 2	Step 3	Step 4	Step 5	
2930	HR REPRESENTATIVE (CONF)*	CON04	Hourly	39.47	41.42	43.50	45.68	47.94
			Bi-Weekly	3,157.60	3,313.60	3,480.00	3,654.40	3,835.20
			Monthly	6,841.47	7,179.47	7,540.00	7,917.87	8,309.60
			Annual	82,097.60	86,153.60	90,480.00	95,014.40	99,715.20
1140	HUMAN RESOURCES MANAGER	MGR12	Hourly	80.64	84.67	88.91	93.37	98.04
			Bi-Weekly	6,451.20	6,773.60	7,112.80	7,469.60	7,843.20
			Monthly	13,977.60	14,676.13	15,411.07	16,184.13	16,993.60
			Annual	167,731.20	176,113.60	184,932.80	194,209.60	203,923.20
3181	IT ADMINISTRATOR	CME11	Hourly	57.40	60.27	63.27	66.45	69.77
			Bi-Weekly	4,592.00	4,821.60	5,061.60	5,316.00	5,581.60
			Monthly	9,949.33	10,446.80	10,966.80	11,518.00	12,093.47
			Annual	119,392.00	125,361.60	131,601.60	138,216.00	145,121.60
1106	IT MANAGER	MGR10	Hourly	70.41	73.93	77.65	81.50	85.57
			Bi-Weekly	5,632.80	5,914.40	6,212.00	6,520.00	6,845.60
			Monthly	12,204.40	12,814.53	13,459.33	14,126.67	14,832.13
			Annual	146,452.80	153,774.40	161,512.00	169,520.00	177,985.60
3182	IT TECHNICIAN	CME12	Hourly	48.30	50.73	53.26	55.93	58.72
			Bi-Weekly	3,864.00	4,058.40	4,260.80	4,474.40	4,697.60
			Monthly	8,372.00	8,793.20	9,231.73	9,694.53	10,178.13
			Annual	100,464.00	105,518.40	110,780.80	116,334.40	122,137.60
3183	IT TECHNICIAN (PPT)	CME44	Hourly	48.30	50.73	53.26	55.93	58.72
			Bi-Weekly	3,864.00	4,058.40	4,260.80	4,474.40	4,697.60
			Monthly	8,372.00	8,793.20	9,231.73	9,694.53	10,178.13
			Annual	100,464.00	105,518.40	110,780.80	116,334.40	122,137.60
3262	JUNIOR ENGR	CME21	Hourly	45.65	47.91	50.30	52.82	55.45
			Bi-Weekly	3,652.00	3,832.80	4,024.00	4,225.60	4,436.00
			Monthly	7,912.67	8,304.40	8,718.67	9,155.47	9,611.33
			Annual	94,952.00	99,652.80	104,624.00	109,865.60	115,336.00
4212	LGT/TRF SIG ASSIST	MIL03	Hourly	34.05	35.80	37.57	39.44	41.40
			Bi-Weekly	2,724.00	2,864.00	3,005.60	3,155.20	3,312.00
			Monthly	5,902.00	6,205.33	6,512.13	6,836.27	7,176.00
			Annual	70,824.00	74,464.00	78,145.60	82,035.20	86,112.00
4210	LGT/TRF SIG SPVSR	MIL01	Hourly	48.96	51.41	53.96	56.68	59.50
			Bi-Weekly	3,916.80	4,112.80	4,316.80	4,534.40	4,760.00
			Monthly	8,486.40	8,911.07	9,353.07	9,824.53	10,313.33
			Annual	101,836.80	106,932.80	112,236.80	117,894.40	123,760.00
4211	LGT/TRF SIG TECH	MIL02	Hourly	40.94	42.98	45.13	47.39	49.77
			Bi-Weekly	3,275.20	3,438.40	3,610.40	3,791.20	3,981.60
			Monthly	7,096.27	7,449.87	7,822.53	8,214.27	8,626.80
			Annual	85,155.20	89,398.40	93,870.40	98,571.20	103,521.60
4386	MAINTENANCE WORKER I	MIL15	Hourly	29.16	30.58	32.12	33.76	35.45
			Bi-Weekly	2,332.80	2,446.40	2,569.60	2,700.80	2,836.00
			Monthly	5,054.40	5,300.53	5,567.47	5,851.73	6,144.67
			Annual	60,652.80	63,606.40	66,809.60	70,220.80	73,736.00
4387	MAINTENANCE WORKER II	MIL16	Hourly	32.19	33.81	35.49	37.27	39.13
			Bi-Weekly	2,575.20	2,704.80	2,839.20	2,981.60	3,130.40
			Monthly	5,579.60	5,860.40	6,151.60	6,460.13	6,782.53
			Annual	66,955.20	70,324.80	73,819.20	77,521.60	81,390.40

Attachment: Updated Salary Schedule Effective 01-13-20 (Salary Schedule Update - January 2020)

CITY OF CAMPBELL
POSITION CLASSIFICATION - ALL GROUPS
FY 2019-20 - SALARY SCHEDULE



Effective: 7/1/2019
 Revisions: 1/13/2020

CLASS CD	JOB TITLE	STEP RANGES						
		Range	Step 1	Step 2	Step 3	Step 4	Step 5	
4332	MECHANIC I	MIL10	Hourly	31.92	33.57	35.22	36.99	38.83
			Bi-Weekly	2,553.60	2,685.60	2,817.60	2,959.20	3,106.40
			Monthly	5,532.80	5,818.80	6,104.80	6,411.60	6,730.53
			Annual	66,393.60	69,825.60	73,257.60	76,939.20	80,766.40
4333	MECHANIC I (PPT)*	MIL14	Hourly	31.92	33.57	35.22	36.99	38.83
			Bi-Weekly	2,553.60	2,685.60	2,817.60	2,959.20	3,106.40
			Monthly	5,532.80	5,818.80	6,104.80	6,411.60	6,730.53
			Annual	66,393.60	69,825.60	73,257.60	76,939.20	80,766.40
4270	MECHANIC II	MIL05	Hourly	37.35	39.20	41.18	43.25	45.41
			Bi-Weekly	2,988.00	3,136.00	3,294.40	3,460.00	3,632.80
			Monthly	6,474.00	6,794.67	7,137.87	7,496.67	7,871.07
			Annual	77,688.00	81,536.00	85,654.40	89,960.00	94,452.80
4334	MECHANIC II (PPT)*	MIL17	Hourly	37.35	39.20	41.18	43.25	45.41
			Bi-Weekly	2,988.00	3,136.00	3,294.40	3,460.00	3,632.80
			Monthly	6,474.00	6,794.67	7,137.87	7,496.67	7,871.07
			Annual	77,688.00	81,536.00	85,654.40	89,960.00	94,452.80
3369	MUSEUM COLLECTIONS SPECIALIST	CME48	Hourly	26.98	28.84	30.77	32.86	35.09
			Bi-Weekly	2,158.40	2,307.20	2,461.60	2,628.80	2,807.20
			Monthly	4,676.53	4,998.93	5,333.47	5,695.73	6,082.27
			Annual	56,118.40	59,987.20	64,001.60	68,348.80	72,987.20
3366	MUSEUM ED COORDINATOR	CME30	Hourly	35.29	37.07	38.90	40.83	42.89
			Bi-Weekly	2,823.20	2,965.60	3,112.00	3,266.40	3,431.20
			Monthly	6,116.93	6,425.47	6,742.67	7,077.20	7,434.27
			Annual	73,403.20	77,105.60	80,912.00	84,926.40	89,211.20
3915	NTR STE MGR (PPT)*	CME41	Hourly	22.43	23.57	24.75	25.98	27.28
			Bi-Weekly	1,794.40	1,885.60	1,980.00	2,078.40	2,182.40
			Monthly	3,887.87	4,085.47	4,290.00	4,503.20	4,728.53
			Annual	46,654.40	49,025.60	51,480.00	54,038.40	56,742.40
3400	OFFICE ASST	CME35	Hourly	30.94	32.50	34.17	35.84	37.68
			Bi-Weekly	2,475.20	2,600.00	2,733.60	2,867.20	3,014.40
			Monthly	5,362.93	5,633.33	5,922.80	6,212.27	6,531.20
			Annual	64,355.20	67,600.00	71,073.60	74,547.20	78,374.40
3910	OFFICE ASST (PPT)*	CME40	Hourly	30.94	32.50	34.17	35.84	37.68
			Bi-Weekly	2,475.20	2,600.00	2,733.60	2,867.20	3,014.40
			Monthly	5,362.93	5,633.33	5,922.80	6,212.27	6,531.20
			Annual	64,355.20	67,600.00	71,073.60	74,547.20	78,374.40
2375	OFFICE SPEC (CONF)	CON03	Hourly	33.23	34.92	36.68	38.49	40.42
			Bi-Weekly	2,658.40	2,793.60	2,934.40	3,079.20	3,233.60
			Monthly	5,759.87	6,052.80	6,357.87	6,671.60	7,006.13
			Annual	69,118.40	72,633.60	76,294.40	80,059.20	84,073.60
3401	OFFICE SPECIALIST	CME36	Hourly	35.47	37.26	39.12	41.09	43.13
			Bi-Weekly	2,837.60	2,980.80	3,129.60	3,287.20	3,450.40
			Monthly	6,148.13	6,458.40	6,780.80	7,122.27	7,475.87
			Annual	73,777.60	77,500.80	81,369.60	85,467.20	89,710.40

Attachment: Updated Salary Schedule Effective 01-13-20 (Salary Schedule Update - January 2020)

CITY OF CAMPBELL
POSITION CLASSIFICATION - ALL GROUPS
FY 2019-20 - SALARY SCHEDULE



Effective: 7/1/2019

Revisions: 1/13/2020

CLASS CD	JOB TITLE	Range	STEP RANGES					
			Step 1	Step 2	Step 3	Step 4	Step 5	
3403	OFFICE SPECIALIST (PPT)	CME45	Hourly	35.47	37.26	39.12	41.09	43.13
			Bi-Weekly	2,837.60	2,980.80	3,129.60	3,287.20	3,450.40
			Monthly	6,148.13	6,458.40	6,780.80	7,122.27	7,475.87
			Annual	73,777.60	77,500.80	81,369.60	85,467.20	89,710.40
4300	PARK MNT LEAD WKR	MIL08	Hourly	35.41	37.17	39.01	40.98	43.03
			Bi-Weekly	2,832.80	2,973.60	3,120.80	3,278.40	3,442.40
			Monthly	6,137.73	6,442.80	6,761.73	7,103.20	7,458.53
			Annual	73,652.80	77,313.60	81,140.80	85,238.40	89,502.40
1265	PARK MNT SPVSR	MGR20	Hourly	54.76	57.51	60.38	63.42	66.58
			Bi-Weekly	4,380.80	4,600.80	4,830.40	5,073.60	5,326.40
			Monthly	9,491.73	9,968.40	10,465.87	10,992.80	11,540.53
			Annual	113,900.80	119,620.80	125,590.40	131,913.60	138,486.40
2315	PAYROLL/ACCOUNTING TECH (CONF)	CON01	Hourly	39.60	41.57	43.68	45.85	48.14
			Bi-Weekly	3,168.00	3,325.60	3,494.40	3,668.00	3,851.20
			Monthly	6,864.00	7,205.47	7,571.20	7,947.33	8,344.27
			Annual	82,368.00	86,465.60	90,854.40	95,368.00	100,131.20
3402	PERMIT TECH	CME37	Hourly	36.32	38.14	40.05	42.04	44.15
			Bi-Weekly	2,905.60	3,051.20	3,204.00	3,363.20	3,532.00
			Monthly	6,295.47	6,610.93	6,942.00	7,286.93	7,652.67
			Annual	75,545.60	79,331.20	83,304.00	87,443.20	91,832.00
1172	PLANNING MANAGER	MGR16	Hourly	66.40	69.72	73.21	76.87	80.71
			Bi-Weekly	5,312.00	5,577.60	5,856.80	6,149.60	6,456.80
			Monthly	11,509.33	12,084.80	12,689.73	13,324.13	13,989.73
			Annual	138,112.00	145,017.60	152,276.80	159,889.60	167,876.80
3404	PLANNING TECHNICIAN	CME52	Hourly	37.12	38.98	40.93	42.98	45.13
			Bi-Weekly	2,969.60	3,118.40	3,274.40	3,438.40	3,610.40
			Monthly	6,434.13	6,756.53	7,094.53	7,449.87	7,822.53
			Annual	77,209.60	81,078.40	85,134.40	89,398.40	93,870.40
6165	POLICE AGENT	CPO02	Hourly	60.47	63.46	66.64	69.97	73.48
			Bi-Weekly	4,837.60	5,076.80	5,331.20	5,597.60	5,878.40
			Monthly	10,481.47	10,999.73	11,550.93	12,128.13	12,736.53
			Annual	125,777.60	131,996.80	138,611.20	145,537.60	152,838.40
1045	POLICE CAPTAIN	MGR01	Hourly	90.22	94.77	99.48	104.50	109.69
			Bi-Weekly	7,217.60	7,581.60	7,958.40	8,360.00	8,775.20
			Monthly	15,638.13	16,426.80	17,243.20	18,113.33	19,012.93
			Annual	187,657.60	197,121.60	206,918.40	217,360.00	228,155.20
1001	POLICE CHIEF	UNC02	Hourly	85.22				123.40
			Bi-Weekly	6,817.60				9,872.00
			Monthly	14,771.47				21,389.33
			Annual	177,257.60				256,672.00
1075	POLICE LT	MGR03	Hourly	67.43	70.78	74.34	78.05	81.95
			Bi-Weekly	5,394.40	5,662.40	5,947.20	6,244.00	6,556.00
			Monthly	11,687.87	12,268.53	12,885.60	13,528.67	14,204.67
			Annual	140,254.40	147,222.40	154,627.20	162,344.00	170,456.00
6215	POLICE OFCR	CPO04	Hourly	55.78	58.55	61.47	64.56	67.77
			Bi-Weekly	4,462.40	4,684.00	4,917.60	5,164.80	5,421.60
			Monthly	9,668.53	10,148.67	10,654.80	11,190.40	11,746.80
			Annual	116,022.40	121,784.00	127,857.60	134,284.80	140,961.60

Attachment: Updated Salary Schedule Effective 01-13-20 (Salary Schedule Update - January 2020)

CITY OF CAMPBELL
POSITION CLASSIFICATION - ALL GROUPS
FY 2019-20 - SALARY SCHEDULE



Effective: 7/1/2019

Revisions: 1/13/2020

CLASS CD	JOB TITLE	STEP RANGES						
		Range	Step 1	Step 2	Step 3	Step 4	Step 5	
6214	POLICE OFCR TRN	CPO03	Hourly	50.21				
			Bi-Weekly	4,016.80				
			Monthly	8,703.07				
			Annual	104,436.80				
5360	POLICE RCDS SPEC	CPC05	Hourly	33.12	34.77	36.53	38.37	40.25
			Bi-Weekly	2,649.60	2,781.60	2,922.40	3,069.60	3,220.00
			Monthly	5,740.80	6,026.80	6,331.87	6,650.80	6,976.67
			Annual	68,889.60	72,321.60	75,982.40	79,809.60	83,720.00
5292	POLICE RCDS SPVSR	CPC04	Hourly	42.18	44.25	46.49	48.79	51.23
			Bi-Weekly	3,374.40	3,540.00	3,719.20	3,903.20	4,098.40
			Monthly	7,311.20	7,670.00	8,058.27	8,456.93	8,879.87
			Annual	87,734.40	92,040.00	96,699.20	101,483.20	106,558.40
6120	POLICE SGT	CPO01	Hourly	67.23	70.63	74.13	77.81	81.72
			Bi-Weekly	5,378.40	5,650.40	5,930.40	6,224.80	6,537.60
			Monthly	11,653.20	12,242.53	12,849.20	13,487.07	14,164.80
			Annual	139,838.40	146,910.40	154,190.40	161,844.80	169,977.60
5361	PROPERTY/EVIDENCE SPEC	CPC06	Hourly	35.12	36.90	38.74	40.67	42.71
			Bi-Weekly	2,809.60	2,952.00	3,099.20	3,253.60	3,416.80
			Monthly	6,087.47	6,396.00	6,714.93	7,049.47	7,403.07
			Annual	73,049.60	76,752.00	80,579.20	84,593.60	88,836.80
5275	PS DISPATCHER	CPC02	Hourly	43.65	45.85	48.11	50.54	53.06
			Bi-Weekly	3,492.00	3,668.00	3,848.80	4,043.20	4,244.80
			Monthly	7,566.00	7,947.33	8,339.07	8,760.27	9,197.07
			Annual	90,792.00	95,368.00	100,068.80	105,123.20	110,364.80
5276	PS DISPATCHER (PPT)	CPC03	Hourly	43.65	45.85	48.11	50.54	53.06
			Bi-Weekly	3,492.00	3,668.00	3,848.80	4,043.20	4,244.80
			Monthly	7,566.00	7,947.33	8,339.07	8,760.27	9,197.07
			Annual	90,792.00	95,368.00	100,068.80	105,123.20	110,364.80
3120	PUBLIC SAFETY SYS SPEC	CME01	Hourly	48.30	50.73	53.26	55.93	58.72
			Bi-Weekly	3,864.00	4,058.40	4,260.80	4,474.40	4,697.60
			Monthly	8,372.00	8,793.20	9,231.73	9,694.53	10,178.13
			Annual	100,464.00	105,518.40	110,780.80	116,334.40	122,137.60
1095	PUBLIC WKS SUPT	MGR08	Hourly	69.84	73.34	77.00	80.85	84.89
			Bi-Weekly	5,587.20	5,867.20	6,160.00	6,468.00	6,791.20
			Monthly	12,105.60	12,712.27	13,346.67	14,014.00	14,714.27
			Annual	145,267.20	152,547.20	160,160.00	168,168.00	176,571.20
1002	PUBLIC WORK DIRECTOR	UNC03	Hourly	85.22				123.40
			Bi-Weekly	6,817.60				9,872.00
			Monthly	14,771.47				21,389.33
			Annual	177,257.60				256,672.00
3155	PUBLIC WORKS INSP	CME08	Hourly	50.16	52.66	55.29	58.07	60.99
			Bi-Weekly	4,012.80	4,212.80	4,423.20	4,645.60	4,879.20
			Monthly	8,694.40	9,127.73	9,583.60	10,065.47	10,571.60
			Annual	104,332.80	109,532.80	115,003.20	120,785.60	126,859.20

Attachment: Updated Salary Schedule Effective 01-13-20 (Salary Schedule Update - January 2020)

CITY OF CAMPBELL
POSITION CLASSIFICATION - ALL GROUPS
FY 2019-20 - SALARY SCHEDULE



Effective: 7/1/2019

Revisions: 1/13/2020

CLASS CD	JOB TITLE	Range	STEP RANGES					
			Step 1	Step 2	Step 3	Step 4	Step 5	
3365	REC PROG COORD	CME29	Hourly	39.29	41.29	43.29	45.47	47.74
			Bi-Weekly	3,143.20	3,303.20	3,463.20	3,637.60	3,819.20
			Monthly	6,810.27	7,156.93	7,503.60	7,881.47	8,274.93
			Annual	81,723.20	85,883.20	90,043.20	94,577.60	99,299.20
1003	REC/COMM. SVCS DIRECTOR	UNC04	Hourly	85.22				111.46
			Bi-Weekly	6,817.60				8,916.80
			Monthly	14,771.47				19,319.73
			Annual	177,257.60				231,836.80
1171	RECREATION SERVICE MGR	MGR22	Hourly	62.30	65.47	68.73	72.15	75.77
			Bi-Weekly	4,984.00	5,237.60	5,498.40	5,772.00	6,061.60
			Monthly	10,798.67	11,348.13	11,913.20	12,506.00	13,133.47
			Annual	129,584.00	136,177.60	142,958.40	150,072.00	157,601.60
3364	RECREATION SPECIALIST	CME47	Hourly	26.98	28.84	30.77	32.86	35.09
			Bi-Weekly	2,158.40	2,307.20	2,461.60	2,628.80	2,807.20
			Monthly	4,676.53	4,998.93	5,333.47	5,695.73	6,082.27
			Annual	56,118.40	59,987.20	64,001.60	68,348.80	72,987.20
3363	RECREATION SPECIALIST (PPT)	CME51	Hourly	26.98	28.84	30.77	32.86	35.09
			Bi-Weekly	2,158.40	2,307.20	2,461.60	2,628.80	2,807.20
			Monthly	4,676.53	4,998.93	5,333.47	5,695.73	6,082.27
			Annual	56,118.40	59,987.20	64,001.60	68,348.80	72,987.20
3255	RECREATION SPVSR	CME20	Hourly	48.16	50.57	53.11	55.80	58.58
			Bi-Weekly	3,852.80	4,045.60	4,248.80	4,464.00	4,686.40
			Monthly	8,347.73	8,765.47	9,205.73	9,672.00	10,153.87
			Annual	100,172.80	105,185.60	110,468.80	116,064.00	121,846.40
3193	REDEVELOPMENT COORDINATOR	CME17		0.00	0.00	0.00	0.00	0.00
3192	SENIOR PLANNER	CME16	Hourly	60.11	63.09	66.30	69.57	73.11
			Bi-Weekly	4,808.80	5,047.20	5,304.00	5,565.60	5,848.80
			Monthly	10,419.07	10,935.60	11,492.00	12,058.80	12,672.40
			Annual	125,028.80	131,227.20	137,904.00	144,705.60	152,068.80
3178	SOCIAL MEDIA SPECIALIST (PPT)	CME50	Hourly	33.45	35.14	36.89	38.74	40.67
			Bi-Weekly	2,676.00	2,811.20	2,951.20	3,099.20	3,253.60
			Monthly	5,798.00	6,090.93	6,394.27	6,714.93	7,049.47
			Annual	69,576.00	73,091.20	76,731.20	80,579.20	84,593.60
3179	SR ACCOUNTANT	CME49	Hourly	49.85	52.38	54.97	57.72	60.63
			Bi-Weekly	3,988.00	4,190.40	4,397.60	4,617.60	4,850.40
			Monthly	8,640.67	9,079.20	9,528.13	10,004.80	10,509.20
			Annual	103,688.00	108,950.40	114,337.60	120,057.60	126,110.40
3145	SR BLDG INSP	CME05	Hourly	54.49	57.27	60.12	63.14	66.29
			Bi-Weekly	4,359.20	4,581.60	4,809.60	5,051.20	5,303.20
			Monthly	9,444.93	9,926.80	10,420.80	10,944.27	11,490.27
			Annual	113,339.20	119,121.60	125,049.60	131,331.20	137,883.20
1093	SR CIVIL ENG (PPT)	MGR07	Hourly	66.64	69.99	73.50	77.15	81.01
			Bi-Weekly	5,331.20	5,599.20	5,880.00	6,172.00	6,480.80
			Monthly	11,550.93	12,131.60	12,740.00	13,372.67	14,041.73
			Annual	138,611.20	145,579.20	152,880.00	160,472.00	168,500.80

Attachment: Updated Salary Schedule Effective 01-13-20 (Salary Schedule Update - January 2020)

CITY OF CAMPBELL
POSITION CLASSIFICATION - ALL GROUPS
FY 2019-20 - SALARY SCHEDULE



Effective: 7/1/2019

Revisions: 1/13/2020

CLASS CD	JOB TITLE	STEP RANGES						
		Range	Step 1	Step 2	Step 3	Step 4	Step 5	
1091	SR CIVIL ENGR	MGR06	Hourly	66.64	69.99	73.50	77.15	81.01
			Bi-Weekly	5,331.20	5,599.20	5,880.00	6,172.00	6,480.80
			Monthly	11,550.93	12,131.60	12,740.00	13,372.67	14,041.73
			Annual	138,611.20	145,579.20	152,880.00	160,472.00	168,500.80
3191	SR ENGR TECH	CME15	Hourly	54.07	56.79	59.62	62.61	65.73
			Bi-Weekly	4,325.60	4,543.20	4,769.60	5,008.80	5,258.40
			Monthly	9,372.13	9,843.60	10,334.13	10,852.40	11,393.20
			Annual	112,465.60	118,123.20	124,009.60	130,228.80	136,718.40
3367	SR MUSEUM SPECIALIST	CME31	Hourly	40.60	42.64	44.76	46.99	49.39
			Bi-Weekly	3,248.00	3,411.20	3,580.80	3,759.20	3,951.20
			Monthly	7,037.33	7,390.93	7,758.40	8,144.93	8,560.93
			Annual	84,448.00	88,691.20	93,100.80	97,739.20	102,731.20
3370	SR OFFICE ASST	CME32	Hourly	34.21	35.91	37.72	39.59	41.60
			Bi-Weekly	2,736.80	2,872.80	3,017.60	3,167.20	3,328.00
			Monthly	5,929.73	6,224.40	6,538.13	6,862.27	7,210.67
			Annual	71,156.80	74,692.80	78,457.60	82,347.20	86,528.00
3160	SR PUBLIC WORKS INSP	CME09	Hourly	53.57	56.26	59.08	62.04	65.16
			Bi-Weekly	4,285.60	4,500.80	4,726.40	4,963.20	5,212.80
			Monthly	9,285.47	9,751.73	10,240.53	10,753.60	11,294.40
			Annual	111,425.60	117,020.80	122,886.40	129,043.20	135,532.80
1267	SR PUBLIC WORKS PROJECT MGR	MGR26	Hourly	66.64	69.99	73.50	77.15	81.01
			Bi-Weekly	5,331.20	5,599.20	5,880.00	6,172.00	6,480.80
			Monthly	11,550.93	12,131.60	12,740.00	13,372.67	14,041.73
			Annual	138,611.20	145,579.20	152,880.00	160,472.00	168,500.80
3250	SR SVCS SPVSR	CME19	Hourly	48.16	50.57	53.11	55.80	58.58
			Bi-Weekly	3,852.80	4,045.60	4,248.80	4,464.00	4,686.40
			Monthly	8,347.73	8,765.47	9,205.73	9,672.00	10,153.87
			Annual	100,172.80	105,185.60	110,468.80	116,064.00	121,846.40
4296	STR MNT FIELD SPVSR	MIL07	Hourly	46.27	48.56	50.99	53.55	56.24
			Bi-Weekly	3,701.60	3,884.80	4,079.20	4,284.00	4,499.20
			Monthly	8,020.13	8,417.07	8,838.27	9,282.00	9,748.27
			Annual	96,241.60	101,004.80	106,059.20	111,384.00	116,979.20
4295	STR MNT LEAD WKR	MIL06	Hourly	35.41	37.17	39.01	40.98	43.03
			Bi-Weekly	2,832.80	2,973.60	3,120.80	3,278.40	3,442.40
			Monthly	6,137.73	6,442.80	6,761.73	7,103.20	7,458.53
			Annual	73,652.80	77,313.60	81,140.80	85,238.40	89,502.40
1266	STREET MNT SUPERVISOR	MGR25	Hourly	53.31	55.97	58.78	61.72	64.81
			Bi-Weekly	4,264.80	4,477.60	4,702.40	4,937.60	5,184.80
			Monthly	9,240.40	9,701.47	10,188.53	10,698.13	11,233.73
			Annual	110,884.80	116,417.60	122,262.40	128,377.60	134,804.80
1046	SUPPORT SERVICE MANAGER	MGR21	Hourly	70.51	74.06	77.80	81.67	85.77
			Bi-Weekly	5,640.80	5,924.80	6,224.00	6,533.60	6,861.60
			Monthly	12,221.73	12,837.07	13,485.33	14,156.13	14,866.80
			Annual	146,660.80	154,044.80	161,824.00	169,873.60	178,401.60
1090	TRAFFIC ENGR	MGR05	Hourly	68.77	72.22	75.82	79.61	83.61
			Bi-Weekly	5,501.60	5,777.60	6,065.60	6,368.80	6,688.80
			Monthly	11,920.13	12,518.13	13,142.13	13,799.07	14,492.40
			Annual	143,041.60	150,217.60	157,705.60	165,588.80	173,908.80

Attachment: Updated Salary Schedule Effective 01-13-20 (Salary Schedule Update - January 2020)

CITY OF CAMPBELL
 POSITION CLASSIFICATION - ALL GROUPS
 FY 2019-20 - SALARY SCHEDULE



Effective: 7/1/2019
 Revisions: 1/13/2020

CLASS CD	JOB TITLE	STEP RANGES						
		Range	Step 1	Step 2	Step 3	Step 4	Step 5	
3395	UTILITY WRKR	CME34	Hourly	34.50	36.24	38.03	39.94	41.96
			Bi-Weekly	2,760.00	2,899.20	3,042.40	3,195.20	3,356.80
			Monthly	5,980.00	6,281.60	6,591.87	6,922.93	7,273.07
			Annual	71,760.00	75,379.20	79,102.40	83,075.20	87,276.80

Notes:

- 1) Salary increases per MOU's effective July 1, 2019.
- 2) Revised August 20, 2019 to include addition of Environmental Programs Specialist and modified payrate for Support Services Manager.
- 3) MOU negotiated salary increases effective January 13, 2020 shown in red.

Attachment: Updated Salary Schedule Effective 01-13-20 (Salary Schedule Update - January 2020)



*City
Council
Report*

Item: 4
Category: CONSENT CALENDAR
Meeting Date: March 17, 2020

TITLE: Accept Improvements for Eden Avenue Sidewalk Improvements Project 18-MM, File Notice of Completion, and Approve a Budget Adjustment (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt a resolution accepting construction of the improvements for the Eden Avenue Sidewalk Improvements Project No. 18-MM; direct the City Engineer to file the Notice of Completion; and authorize the Finance Director to issue a budget adjustment.

BACKGROUND

On February 19, 2019, the City Council adopted Resolution No. 12406 approving the plans and specifications for the Eden Avenue Sidewalk Improvements Project No. 18-MM and authorizing the Public Works Director to advertise for bid, award and execute a construction contract and encumber a construction contingency for a total contract amount not to exceed \$607,000.

DISCUSSION

On June 19, 2019, a construction contract in the amount of \$506,430 was awarded to Redgwick Construction Co. of Oakland, California. A 10% construction contingency in the amount of \$50,643 was set aside for addressing any unforeseen construction issue. The construction contract plus contingency totaled \$557,073. The Eden Avenue Sidewalk Improvement Project, has been completed in accordance with the plans and specifications.

The project improved the east side of Eden Avenue between Impala Drive and Hamilton Avenue by infilling with separated sidewalk and planter strips. Part of the project scope also included the installation of curb bulb-outs at the north leg of the Eden Avenue and Rosemary Lane intersection, which helps to decrease the crossing distance for pedestrians. A new pedestrian beacon known as a rectangular rapid flashing beacon (RRFB) will further facilitate pedestrian crossings to and from Rosemary Elementary School via Eden Avenue. A new streetlight was also installed at this intersection.

Prior to construction, the southeast corner of the Eden Avenue and Rosemary Lane intersection would flood whenever a storm saturated the unimproved road shoulders.

The project addressed the flooding concern by installing storm drain inlets and other storm drain facilities at this intersection.

Parents and students from Rosemary Elementary School are pleased with the improvements and have shared their appreciation with City staff.

The attached resolution has been prepared to accept the improvements and to direct the City Engineer to file the Notice of Completion.

FISCAL IMPACT

The construction was completed in November 2019 within the allocated contract days. However, additional time was required to resolve labor compliance issues with the contractor to ensure that federal requirements were met. The total project cost, including design, construction, and construction engineering/inspection, was \$756,460. Approximately \$21,725 of project funds remain unspent in the project budget. Staff is recommending that the balance of the unspent funds from Eden Avenue Sidewalk Improvements, Project No.18-MM, be returned to the Construction Tax and Environmental Services Fund Balances.

The current budgeted and anticipated Source and Use of Funds for the project are as follows:

<u>SOURCE OF FUNDS</u>	<u>Budgeted</u>	<u>Anticipated</u>	<u>Variance</u>
CIP FY18 – Eden Avenue Sidewalk Improvements*	\$148,000	\$148,000	\$0
VERBS Grant	\$555,000	\$528,000	(\$27,000)
Utility Reimbursement (West Valley Sanitation District)	\$2,300	\$1,093	(\$1,207)
Approved Carryover from Project 18-BB	\$100,000	\$100,000	\$0
Land Development Project Contribution	\$0	\$1,092	\$1,092
Total Source of Funds	\$805,300	\$778,185	(\$27,115)
<i>*Construction Tax (\$74,000) and Environmental Services (\$74,000). 2018 – 2022 CIP.</i>			
<u>USED OF FUNDS</u>	<u>Budgeted</u>	<u>Anticipated</u>	<u>Variance</u>
Design (Staff & Consultant Services)	\$117,000	\$98,560	\$18,440
Construction Engineering/Inspection/Materials Testing	\$81,300	\$104,100	(\$22,800)
Construction Contract & Contingency	\$607,000	\$530,093	\$76,907
Misc. (Printing, Permits, PG&E Lighting Activation)	\$0	\$23,707	(\$23,707)
Total Use of Funds	\$805,300	\$756,460	\$48,840
Remaining Funds	\$0	\$21,725	\$21,725

With the source of funds, the City was initially awarded a maximum reimbursable amount of \$555,000 from the Vehicle Emissions Reductions Based at Schools (VERBS) grant program for the construction phase of the Eden Avenue Sidewalk project. Caltrans has since adjusted the eligible reimbursable amount to \$528,000 to reflect the lower than estimated construction contract bid price.

The original anticipated utility reimbursement was \$2,300; however, only West Valley Sanitation District agreed to have their utilities adjusted at the cost of \$1,093.

The Land Development Project Contribution were funds from a project condition associated with Encroachment Permit No. 2002-00016 towards improvements in the public right-of-way located at the northeast corner of Rosemary Lane and Eden Avenue.

Miscellaneous expenditures totaling \$23,707 include the following:

- Printing of plans and specifications - \$322;
- City of San Jose Encroachment Permit Fees – \$10,489 was paid to the City of San Jose as the project abuts City of San Jose jurisdiction for the purpose of placing traffic control, and connecting the new storm drain facilities to that of City of San Jose;
- PG&E Lighting Activation Fee – \$12,846 was paid to PG&E for design, installation, and inspection of new underground electrical power service to the new streetlight at the Eden Avenue and Rosemary Lane intersection; and
- Fee for filing of Notice of Completion - \$50.

Approximately \$21,725 of project funds remain unspent, pending final cost accounting with Caltrans.

At this time, staff is recommending that the City Council adopt a resolution accepting the improvements installed by the Eden Avenue Sidewalk Improvements Project No. 18-MM; direct the City Engineer to file the Notice of Completion; and, authorize the Finance Director to issue the following budget adjustment to return the remaining funds from Project 18-MM back to the Construction Tax and Environmental Services Fund Balances:

- Reduce 18MM Project Budget
 - 435.18MM.7883 (Improvements Other than Building): (\$21,725.00)
- Transfer Out from Capital Projects Fund to Construction Tax
 - 435.990.9999 (Capital Transfers Out): \$10,862.50
 - 101.990.6999 (Capital Transfers In): \$10,862.50
- Transfer Out from Capital Projects Fund to Environmental Services
 - 435.990.9999 (Capital Transfers Out): \$10,862.50
 - 209.990.6999 (Capital Transfers In): \$10,862.50

ALTERNATIVES

1. Do not accept improvements at this time and direct staff accordingly.

Prepared by:


Fred Ho, Senior Civil Engineer

Reviewed by:


Todd Capurso, Director of Public Works

Approved by:


Brian Loventhal, City Manager

Attachment:

- a. 18-MM Resolution
- b. Notice of Completion

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL
ACCEPTING IMPROVEMENTS FOR THE EDEN AVENUE SIDEWALK IMPROVEMENTS
PROJECT NO. 18-MM, DIRECTING THE FILING OF THE NOTICE OF COMPLETION, AND
AUTHORIZING THE FINANCE DIRECTOR TO ISSUE A BUDGET ADJUSTMENT**

WHEREAS, On June 19, 2019, a construction contract in the amount of \$506,430 was awarded to Redgwick Construction Co. of Oakland, California; and

WHEREAS, Redgwick Construction Co., completed the installation of various improvements in accordance with the project plans and specifications for the Eden Avenue Sidewalk Improvements Project No. 18-MM; and

WHEREAS, the construction was completed in November 2019; and

WHEREAS, the original anticipated utility reimbursement was \$2,300; however, as a result of bid prices, only West Valley Sanitation District agreed to have their utilities adjusted at the cost of \$1,093; and

WHEREAS, the Land Development Project Contribution was funds collected by Encroachment Permit No. 2002-00016 for work associated with 225 Rosemary Lane located at the northeast corner of Rosemary Lane and Eden Avenue;

WHEREAS, miscellaneous expenditures totaling \$23,707 include printing of plans and specifications, City of San Jose Encroachment Permit Fees, PG&E Lighting Activation Fee, and Fee for filing of Notice of Completion; and

WHEREAS, approximately \$21,725 of project funds remain unspent in the project budget and can be returned to the Construction Tax and Environmental Services Fund Balances.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Campbell hereby accepts the improvements constructed by Redgwick Construction Co. for the Eden Avenue Sidewalk Improvements Project No. 18-MM, directs the City Engineer to file the Notice of Completion, and authorizes the Finance Director to perform the recommended budget adjustments detailed in the accompanying staff report and incorporated by reference.

PASSED AND ADOPTED this 17th day of March 2020, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

APPROVED:

Susan M. Landry, Mayor

ATTEST:

Wendy Wood, City Clerk

Attachment: 18-MM Resolution (Accept Improvements for Project 18-MM, and File Notice of Complet)

Recording Requested by
and when recorded, mail to:

City of Campbell
City Clerk's Office
70 North First Street, City Hall – Upper Level
Campbell, CA 95008
(408) 866-2150



CITY OF CAMPBELL
NOTICE OF COMPLETION AND ACCEPTANCE
OF PUBLIC WORKS CONTRACT
(C.C.C. 3093)

This document is for the benefit of the **City of Campbell**. Request for the Recordation without fee is made in accordance with Section 6103 of the Government Code of the State of California.

Contractor's Name: Redwick Construction Company	Contract Date: 7/11/2019
Surety: The Ohio Casualty Insurance Company	Final Contract Amount: \$530,092.65
Job Title: Project 18-MM: Eden Avenue Sidewalk Improvements Project Federal Project No. CML – 5306 (029)	
Location: Eden Avenue from Hamilton Avenue to the northern city limit line (150 ft north of Rosemary Ln) within the City of Campbell, California.	
Scope of Work: Included the following: PCC & AC sawcutting; PCC sidewalk, driveway, curb ramp, curb & gutter removal and replacement; tree removal and tree planting; AC milling; conform paving; asphalt concrete digouts; removal and replacement of traffic striping, markers, and pavement markings; utility relocation, storm drain work; flashing beacon installation; street light installation; public notification; utility notification; and associated traffic control including temporary signing and striping.	
Owner: City of Campbell, City Hall, 70 North Street, Upper Level, Campbell, CA 95008	

This work was accepted by me on 11/26/2019, on behalf of the City of Campbell. I certify under penalty of perjury that the foregoing is true and correct. (C.C.P. 2015.5)

Executed on _____,
at Campbell, California

Amy Olay, City Engineer
Department of Public Works
City of Campbell

Attachment: Notice of Completion (Accept Improvements for Project 18-MM, and File Notice of Completion)



*City
Council
Report*

Item: 5
Category: CONSENT CALENDAR
Meeting Date: March 17, 2020

TITLE: Resolution Commending Vince Huppe for 31 Years of Outstanding Service (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt a resolution commending Vince Huppe for thirty-one years of outstanding service to the City of Campbell.

DISCUSSION

Vince Huppe began his career with the City of Campbell in October 1988, as a Park Maintenance Lead Worker for the Public Works Department. On December 10, 1990, he was promoted to the position of Parks Maintenance Supervisor. During his tenure with the City, Vince has provided support and leadership to the Parks Maintenance Section and has provided exceptional customer service and volunteer opportunities to the entire Campbell community. His knowledge of park maintenance practices and procedures has been an asset to the City, and the condition of all Campbell parks is a reflection of Vince's continued dedication. Vince's efforts have enabled Campbell residents and visitors alike to have an enjoyable, safe experience while visiting our parks.

Vince Huppe retires from the City of Campbell on March 30, 2020. It is now appropriate for the City to recognize Vince for his thirty-one years of dedicated, professional, and valuable service to the Campbell community and for the City Council to adopt a resolution commending Vince for his service to the City.

Prepared by:

Todd Capurso, Director of Public Works

Approved by:

Brian Loventhal, City Manager

Attachment:

- a. Resolution

NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL
COMMENDING VINCE HUPPE FOR OVER 31 YEARS OF SERVICE
TO THE CITY OF CAMPBELL UPON HIS RETIREMENT**

WHEREAS, Vince Huppe’s career with the City of Campbell began in October 1988, as a Park Maintenance Lead Worker in the Public Works Department, he was promoted to Park Maintenance Supervisor in December 1990; and

WHEREAS, Vince has been a supervisor for the Parks Maintenance Section of the Public Works Department and has brought a unique set of experience and perspectives to his position; and

WHEREAS, Vince has been an invaluable member of the Public Works team and has provided expertise in the management of City parks, public landscaped areas, and has provided volunteer opportunities: and managed many volunteer projects; and

WHEREAS, Vince has continuously provided excellent customer service to the residents of Campbell and support to his coworkers.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Campbell does hereby express its appreciation to Vince Huppe for thirty-one years of dedicated, professional, and valuable service and best wishes for a fulfilling retirement.

PASSED AND ADOPTED this 17th day of March 2020 by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

APPROVED:

Susan M. Landry, Mayor

ATTEST:

Wendy Wood, City Clerk

Attachment: Resolution (Commending Vince Huppe for 31 Years of Outstanding Service)



*City
Council
Report*

Item: 6
Category: CONSENT CALENDAR
Meeting Date: March 17, 2020

TITLE: Second Reading of Ordinances 2262 Approving a Zoning Map Amendment (PLN2017-381) to Change the Zoning District Designation from C-M (Controlled Manufacturing) to P-D (Planned Development); and Ordinance 2263 Approving a Planned Development Permit (PLN2017-3814) for Construction and Operation of a 161,870-Square-Foot, Four-Story Office Building a 146,478-Square-Foot, Five-Story Parking Garage (With One Level of Underground Parking). Additional Surface Parking, and On-Site Open Space on Property Located at 1700 Dell Avenue (Ordinances/Roll Call Vote)

RECOMMENDED ACTION

That the City Council approves the second reading and adoption of Ordinance 2262 approving a Zoning Map Amendment; and Ordinance 2263 approving a Planned Development Permit with Site and Architectural Review.

BACKGROUND

At the regular meeting of March 3, 2020, the City Council held a public hearing to consider approving the first reading of Ordinance 2262 and 2263. Ordinance 2262 approves a Zoning Map Amendment (PLN2017-381) to change the Zoning District designation from C-M (Controlled Manufacturing) to P-D (Planned Development) on property located at 1700 Dell Avenue. Ordinance 2263 approves a Planned Development Permit (PLN2017-3814) for construction and operation of a 161,870 square-foot, four-story office building, a 146,478 square-foot, five-story parking garage (with one level of underground parking), and additional surface parking, with on-site open space on property located at 1700 Dell Avenue. The City Council voted 3-2 (Councilmember Bybee and Mayor Landry voted no) to approve and take first reading of Ordinances 2262 and Ordinance 2263. Ordinance 2262 and Ordinance 2263 shall become effective thirty days following adoption.

Prepared by:

Wendy Wood, City Clerk

Approved by:



Brian Loventhal, City Manager

Attachment:

- a. 2262 - Zone Change for 1700 Dell
- b. 2263 - PD Permit for 1700 Dell

ORDINANCE NO. 2262

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A ZONING MAP AMENDMENT (PLN2017-381) TO CHANGE THE ZONING DISTRICT DESIGNATION FROM C-M (CONTROLLED MANUFACTURING) TO P-D (PLANNED DEVELOPMENT) FOR THE PROPERTY LOCATED AT 1700 DELL AVENUE.

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

After due consideration of all the evidence presented, the City Council of the City of Campbell **DOES ORDAIN AS FOLLOWS:**

SECTION ONE: The City Council finds as follows with regard to the proposed Zoning Map Amendment application (PLN2017-381):

Environmental Finding

1. A Final Environmental Impact Report (PLN2018-148) has been prepared for the project in accordance with the California Environmental Quality Act, which provides documentation for the factual basis for concluding that the project may have a significant effect on the environment as conditioned, but that substantial public benefits warrant a decision to override these impacts, as set forth in the accompanying Statement of Overriding Consideration.

Evidentiary Findings

1. The proposed project ("project") includes a Planned Development Permit and Tree Removal Permit (also filed under PLN2017- 381) for the approval of site and building configuration, including building height and Floor Area Ratio ("FAR"), to change the zoning from C-M (Controlled Manufacturing) to P-D (Planned Development), and to remove eight protected trees.
2. The project site consists of a single parcel located adjacent to the corner of Knowles Drive and Dell Avenue, on the City's southern border with Los Gatos.
3. The project site, at 1700 Dell Avenue (Assessor's Parcel Number 424-33-094), is currently developed with a 71,620-square-foot office building and surface parking lot.

4. Abutting land uses include the Los Gatos Creek and Los Gatos Creek Trail to the east, and a mix of commercial, office, and light industrial uses to the north, west, and south.
5. The project site is zoned C-M (Controlled Manufacturing) as shown on the Campbell Zoning Map and will be rezoned to P-D (Planned Development).
6. The proposed Zoning Map Amendment may be approved concurrently with the Planned Development Permit and Tree Removal Permit (also filed under PLN2017-381).
7. As set forth in the Final EIR and other portions of the administrative record, the Zoning Map Amendment is consistent with the goals, policies, and actions of the General Plan, including without limitation the following:

Policy LUT-2.4: Jobs and Housing Balance: Maintain Campbell's balance of jobs and housing units to encourage residents to work in Campbell, and to limit the impact on the regional transportation system.

Policy LUT-5.1: Neighborhood Integrity: Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.

Policy LUT-5.3: Variety of Commercial and Office Uses: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services and entertainment.

Policy LUT-5.4: Industrial Neighborhoods: Safeguard industry's ability to operate effectively, by limiting the establishment of incompatible uses in industrial neighborhoods and encouraging compatible uses.

- Policy LUT-5.5: Industrial Diversity: Promote a variety of industrial use opportunities that maintain diversified services and a diversified economic base.
- Strategy LUT-5.5b: Incubator Businesses: Maintain industrial space for small start-up and incubator businesses.
- Strategy LUT-9.1c: Land Use Objectives and Redevelopment Plans: Permit only those uses that are compatible with land use objectives and redevelopment plans.
- Strategy CNR-3.1a: Development Near Riparian Corridors: Cooperate with State, federal and local agencies to ensure that development does not cause significant adverse impacts to existing riparian corridors.
- Strategy LUT-9.3f: Development Orientation: Orient new development toward public and private amenities or open space, in particular:
- Orient front entrances, living/office area and windows toward the amenity or open space.
 - Orient high activity areas such as outdoor dining areas and plazas, and major pedestrian routes toward the amenity or open space.
- Strategy LUT-9.3g: Pedestrian Amenities: Incorporate pedestrian amenities such as plazas, landscaped areas with seating, pedestrian walkways into new developments.
- Strategy LUT-10.1c: Outdoor Common Areas: Encourage well designed and landscaped outdoor common areas for eating, relaxing, or recreation for new projects, and if feasible, when buildings are remodeled or expanded. When possible, the common outdoor areas should adjoin natural features.
- Strategy LUT-10.1a: Natural Feature Retention: Encourage site design that incorporates or otherwise retains natural features such

as mature trees, terrain, vegetation, wildlife and creeks.

8. The findings of fact set forth in Ordinance 2263, approving the Planned Development Permit, are hereby incorporated by this reference.
9. The size and location of this property is unique within the city. The property is currently underutilized. Age and design are not supportive of leasing such that it remains significantly vacant.
10. The proposed project is unique to this site and does not establish a development precedent for the remainder of the parcels in the Dell Avenue area or the City.

SECTION TWO: Based upon the foregoing findings of fact and substantial evidence in the administrative record, the City Council further finds and concludes that:

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.
3. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
4. The parcel, which is approximately 4.5 acres, is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation(s) and anticipated land uses/project; consistent with the above, while the site and building configuration would exceed FAR and height limitations in the C-M zoning district that currently applies to the site, the bulk and massing of the project will be compatible with surrounding uses for a number of reasons set forth in these findings of fact, including without limitation that the 4.5-acre size of the project site, the proposed setbacks, the proposed amount of open space, and on-site vegetation that will screen the project site from various public vantage points.

SECTION THREE: The Zoning Map of the City of Campbell is hereby amended pursuant to Zoning Map Amendment (PLN2017-381) to change the zoning district designation from

C-M (Controlled Manufacturing) to P-D (Planned Development) for the property located at 1700 Dell Avenue, as depicted by Exhibit A.

SECTION FOUR: This ordinance shall become effective thirty-days following its passage and adoption, and shall be published one-time within fifteen-days upon passage and adoption in a newspaper of general circulation in the City of Campbell.

PASSED AND ADOPTED this ____ day of March, 2020, by the following roll call vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

APPROVED: _____
Susan M. Landry, Mayor

ATTEST: _____
Wendy Wood, City Clerk

Attachment: 2262 - Zone Change for 1700 Dell (Second Reading of Ordinance 2262 and 2263)



Attachment: 2262 - Zone Change for 1700 Dell (Second Reading of Ordinance 2262 and 2263)

ORDINANCE NO. 2263

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A PLANNED DEVELOPMENT PERMIT (PLN2017-381) FOR CONSTRUCTION AND OPERATION OF A 161,870-SQUARE-FOOT, FOUR-STORY OFFICE BUILDING, A 146,478-SQUARE-FOOT, FIVE-STORY PARKING GARAGE (WITH ONE LEVEL OF UNDERGROUND PARKING), ADDITIONAL SURFACE PARKING, AND ON-SITE OPEN SPACE ON PROPERTY LOCATED AT 1700 DELL AVENUE.

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

After due consideration of all the evidence presented, the City Council of the City of Campbell **DOES ORDAIN AS FOLLOWS:**

SECTION ONE: The City Council finds as follows with regard to the proposed Planned Development Permit application (PLN2017-381):

Environmental Finding

1. A Final Environmental Impact Report (PLN2018-148) has been prepared for the project in accordance with the California Environmental Quality Act, which provides documentation for the factual basis for concluding that the project may have a significant effect on the environment as conditioned, but that substantial public benefits warrant a decision to override these impacts, as set forth in the accompanying Statement of Overriding Consideration.

Evidentiary Findings

1. The proposed project ("project") includes a Planned Development Permit (PLN2017- 381) for the approval of a 161,870-square-foot, four-story office building, a 146,478-square-foot, five-story parking garage (with one level of underground parking), additional surface parking, and on-site open space on property located at 1700 Dell Avenue (Assessor's Parcel Number 424-33-094), as described in more detail in the Final EIR, which is incorporated herein by this reference.

2. The project includes a Zoning Map Amendment (also under PLN2017-381) to change the zoning from C-M (Controlled Manufacturing) to P-D (Planned Development) and a Tree Removal Permit (also under PLN2017-381).
3. The project site consists of a single parcel located adjacent to the corner of Knowles Drive and Dell Avenue, on the City's southern border with Los Gatos.
4. The project site is currently developed with a 71,620-square-foot office building and surface parking lot.
5. Abutting land uses include the Los Gatos Creek and Los Gatos Creek Trail to the east, and a mix of commercial, office, and light industrial uses to the north, west, and south.
6. Access to the project site is provided by Dell Avenue, which is a two-lane street.
7. The project site is zoned C-M (Controlled Manufacturing) as shown on the Campbell Zoning Map and will be rezoned to P-D (Planned Development).
8. The proposed Planned Development Permit may be approved concurrently, and subject to, a Zoning Map Amendment, and concurrently with a Tree Removal Permit (also filed under PLN2017-381).
9. The project site is designated Research and Development as shown on the Campbell General Plan Map.
10. The height of the proposed office building is 60 feet, whereas the existing zoning provides for a maximum height of 45 feet. Mechanical screening elements reach 72 feet, but is generally are set back a significant distance from the edge of the building's roofline, and an enclosed stairwell reaches 75 feet; but such elements are excluded from the measurement of the building height under Campbell Municipal Code section 21.18.050. The proposed P-D zoning would allow the height proposed by the project.
11. The proposed land use density is approximately 0.83 Floor Area Ratio ("FAR"), whereas the existing zoning provides for a .40 FAR maximum. This .40 FAR is consistent with the FAR shown in Appendix B to the General Plan for properties designated for Research and Development corresponding to the current C-M

zoning for the project site. However, Footnote 1 to Appendix B provides that the City's Zoning Ordinance could provide for exceptions to the FAR Table 2-12 of Campbell Municipal Code section 21.10.070.E provides that the City can increase the FAR for projects in the existing C-M (Controlled Manufacturing) zone when circumstances warrant an adjustment, and the proposed P-D zoning is intended to allow more flexibility than other standard zoning districts.

12. The following General Plan policies and strategies recognize the desirability of allowing for increased FARs for larger parcels that encourage research and development uses in the Dell neighborhoods and those located in proximity to light rail:

Strategy LUT-5.5c: Floor Area Ratio (FAR) Guidelines: Develop guidelines for Industrial designated land use, including a provision that allows higher FARs for larger parcels that encourage research and development uses in the Dell and McGlincey neighborhoods.

Strategy LUT-1.5d: Higher Floor Area Ratios (FARs): Develop provisions for allowing higher FARs in new projects that provide a mix of uses, maintain a jobs/housing balance or are located within proximity to Light Rail.

13. The P-D zoning district allows for flexibility of site standards (lot coverage, height, floor area ratio, setbacks, etc.) when consistent with site characteristics, particularly related to the development's design and provision of open space.
14. The project, which consists of a regionally competitive business campus, qualifies as a research and development facility as defined on General Plan page LUT-11.
15. The project site is located in proximity to a planned light rail station, proposed to be located along Winchester Boulevard south of Hacienda Avenue, approximately one-half mile from the project site.
16. The Dell Avenue area has seen scant redevelopment over the past twenty-years or more, and has seen buildings that are designed for industrial or controlled manufacturing uses be converted to health/fitness centers.

17. The establishment of a regionally competitive office campus in the Dell Avenue area would provide for jobs that would benefit Campbell residents, and particularly those working in the high-tech industry who currently must commute outside of the City limits.
18. The requested increase in FAR and height may be found warranted in consideration of the design of the project and configuration of the project site, which includes: (1) the project site, which is approximately 4.5 acres, is among the largest parcels in the Dell Avenue area (approximately 90 percent of lots in this area are smaller, and indeed much smaller, than the project site) such that the bulk and massing of proposed buildings will not appear incompatible with the surrounding neighborhood; (2) the project buildings will not be visible from Dell Avenue, where setbacks are smallest, owing to the vegetation that exists and will exist between the building and the street, and where the arborist's study shows that trees as tall as 85 feet (i.e., taller than the proposed structure) will obscure views of it from public thoroughfares; (3) where the office building will be visible from the creek trail, setbacks here are greatest along the project site's easterly boundary, often exceeding 100 feet; and (4) the project proposes 48,229 square feet of landscaping, equivalent to about 25 percent of the project site, exceeding by more than double the City's minimum 10 percent open space requirement for C-M zoned properties. Accordingly, the project buildings will not be perceived as large, or as crowding the site.
19. The City finds the information contained in a November 2019 report submitted by the Concord Group entitled *Fiscal and Economic Benefit Analysis for the Development of an Office Building in Campbell, California* (incorporated herein by this reference) contains substantial evidence of the following:
 - a. The project would create, directly and indirectly, as many as 3,000 jobs in the City of Campbell (about 700 jobs at the project site and 2,300 indirect jobs);
 - b. The project would place these jobs in closer proximity to Campbell residents, decreasing their commute time and reducing traffic-related emissions (currently 6.3 percent of residents work in the City, and 41.6 percent of residents travel more than 10 miles for work);
 - c. The project would generate millions of dollars in revenue to City businesses as the project's high-wage employees spend locally, where it is estimate that 70 percent of the project's employees will make more than \$100,000 per year, and where such revenues include \$1.8 million spend in local retail shows and \$112,000 spent at local hotels when clients and others with interests in the project's tenant visit from out of town; and

- d. The project is estimated to generate \$100,000 per year in tax revenue, in perpetuity.
20. The proposed project would generate an average of 1,447 additional trips per day, including 149 trips during the a.m. peak hour and 153 trips during the p.m. peak hour.
21. In the absence of mitigation, fugitive dust during construction could expose areas downwind from the construction site to air pollution. However, conditions of approval requiring the project contractor to comply with the Bay Area Quality Management District's best management practices has been incorporated into the project, which will reduce the impact to less than significant.
22. In the absence of mitigation, construction of the project would cumulatively contribute to the non-attainment designations of the SFBAAB, but conditions of approval have been incorporated into the project, which will reduce the impact to less than significant.
23. In the absence of mitigation, construction of the project could expose nearby residential receptors to cancer risks that would exceed the Air District's significance thresholds, but conditions of approval have been incorporated into the project, which will reduce the impact to less than significant.
24. In the absence of mitigation, tree removal and demolition activities during site clearance could destroy active nests and/or interfere with nesting of birds, but conditions of approval have been incorporated into the project, which will reduce the impact to less than significant.
25. In the absence of mitigation, construction of a substantial portion of the exterior walls of the proposed building of clear glass could create a hazard for flying birds, but conditions of approval have been incorporated into the project, which will reduce the impact to less than significant.
26. A condition of approval has been incorporated into the project requiring the project's planting plan to conform with the SCVWD's Guidelines and Standards for Land Use Near Streams, which will reduce the environmental impact to less than significant.
27. Conditions of approval have been incorporated into the project that will reduce the environmental impact on cultural resources and tribal cultural resources to less than significant.

28. Conditions of approval has been incorporated into the project that will reduce hazard to construction workers from asbestos and/or lead based paint from the demolition of the existing building to less than significant.
29. A draft Mitigation Monitoring and Reporting Program has been provided demonstrating how each Mitigation Measure identified in the project's Final Environmental Impact Report shall be carried out.
30. The size and location of this property is unique within the city. The property is currently underutilized. Age and design are not supportive of leasing such that it remains significantly vacant.
31. The proposed project is unique to this site and does not establish a development precedent for the remainder of the parcels in the Dell Avenue area or the city.

SECTION TWO: Based upon the foregoing findings of fact and substantial evidence in the administrative record, the City Council further finds and concludes that, subject to the conditions of approval adopted for this project:

Planned Development Permit Findings (CMC Sec. 21.12.030.H.6):

1. The proposed development will clearly result in a more desirable environment and use of the land than would be possible under any other zoning district classification.
2. The proposed development will be compatible with the General Plan of the City and will aid in the harmonious development of the immediate area.
3. The proposed development will not result in allowing more residential units than would be allowed by other residential zoning districts, which are consistent with the General Plan designation of the property.
4. The proposed development will not be detrimental to the health, safety or welfare of the neighborhood or the City as a whole.

Environmental Findings (CMC Sec. 21.38.050):

1. On the basis of the project's Final Environmental Report, and as supported by substantial evidence in the record, including without limitation responses to late

comments and materials from the applicant, the project the project may have a significant effect on the environment, but that mitigation measures identified in the Final Environmental Impact Report will reduce most of the identified significant impacts to a less-than-significant level; and the City Council has adopted a Statement of Overriding Significance as to the effects that cannot be reduced to less-than-significant.

- 2. The project’s Final Environmental Impact Report complies with all applicable provisions of the California Environmental Quality Act.

SECTION THREE: Based on the foregoing findings, the City Council approves Planned Development Permit (PLN2017-381) for construction of a 161,870-square-foot, four-story office building, a 146,478-square-foot, five-story parking garage (with one level of underground parking), additional surface parking, and on-site open space on property located at 1700 DELL Avenue, subject to the attached conditions of approval (Exhibit A.)

SECTION FOUR: This ordinance shall become effective thirty-days following its passage and adoption, and summary of the ordinance shall be published at least five days before the City Council meeting at which the ordinance is to be adopted; and within fifteen days after adoption of the ordinance, the summary of the ordinance must be published with the names of the Councilmembers voting for and against the ordinance.

PASSED AND ADOPTED this _____ of March, 2020, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

APPROVED: _____
Susan M. Landry, Mayor

ATTEST: _____
Wendy Wood, City Clerk

Attachment: 2263 - PD Permit for 1700 Dell (Second Reading of Ordinance 2262 and 2263)

**CONDITIONS OF APPROVAL
PLANNED DEVELOPMENT PERMIT (PLN2017-381)**

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division:

1. Approved Project: Approval is granted for a Planned Development Permit (PLN2017-381) to allow construction of a 161,870 square foot, four-story office building, a 146,478 square foot, five story parking garage (with one level of underground parking), additional surface parking, and on-site open space on property located at **1700 Dell Avenue**. The project shall substantially conform to the Project Plans and Color/Material Board stamped as received by the Planning Division on September 30, 2019 and as included in the City Council packet reviewed at their February 4, 2020 meeting, as determined by the Community Development Director.
2. Permit Expiration: The Planned Development Permit will expire two (2) years from the effective date of the adopting ordinance, unless:
 - a. A valid building permit has been issued and substantial construction commenced; or
 - b. An Extension of Time is granted prior to the expiration date.
3. Indemnity: By exercise of the Planned Development approval, the applicant shall indemnify and defend the City of Campbell, its officers, officials, employees, and agents from any and all actions, liabilities, losses, and torts, including attorney's fees arising out of or connected unto any challenge to the decision of the City Council on this application.
4. Fencing Plan: The on-site improvement plans shall include a detailed "fencing plan" indicating placement of new fencing/walls around the interior and perimeter property lines, as generally depicted on the Approved Project Plans, for review and approval by the Community Development Director. The "fencing plan" shall specifically indicate the extent and height of all fencing and walls that will be installed at the base of the new perimeter fencing with corresponding grades clearly depicted on the plans. Prior to construction of fencing, the applicant, contractor, and staff, shall conduct a walk-through of the project site to verify fencing placement in order to minimize damage to neighboring properties and on-site trees. In addition, the project plan set submitted for Building Division review/plan check shall include the following revision:
 - The proposed open space "park" land, next to the Los Gatos Creek Trail, shall include fencing designed in an artistic manner that is tall enough to secure the park land to discourage late night trespass. Said fence shall include a lockable gate that will be the responsibility of the owner and/or tenant to lock each and every night (at

dusk/sunset). The design of the fence shall be to the satisfaction of the Community Development Director and shall be designed so that it is critter friendly.

5. Prior to submitting plans for Building Division review/plan check, the applicant shall submit a Parking Management Plan (PMP) that will demonstrate how the property will be accessed and parked. The PMP should include the following:
- A shuttle service to and from the Winchester Light Rail Station for both a.m. and p.m. peak hours.
 - The property owner or manager shall provide each and every tenant with Transportation Passes to be made available to all persons occupying the proposed building under the tenancy to further reduce vehicle trips. The monetary amount shall be at least \$10,000 funding for annual passes which would be renewed each and every year at the same amount.
 - Implementation of a rideshare matching program to help carpools and vanpools to form by connecting drivers and passengers;
 - Activation of car-share program to allow those employees who bike, walk, car/van pool or utilize the shuttle service to use an employer supplied on-site vehicle (e.g., a ZipCar or similar).
 - Pre-tax commuter benefits program that allows individuals occupying the proposed building to withdraw up to \$255 per month in pre-tax wages who utilize mass transit options, car/vanpool, shuttle service, and bicycle transportation options.
 - Telecommuting/Flextime/Compressed work week options for its employees.
 - Promotional activities to include:
 - New employee information packets, introducing them to the PMP program;
 - Flyers, posters, and periodic emails;
 - Transportation fairs which will promote their shuttle service and transportation passes;
 - Participation in the bike-to-work days (at least six per year);
 - Distribution of transit ride guides, which include routes and schedules;
6. Pest Control: Prior to issuance of a demolition permit, the applicant shall be required to hire a qualified individual or company to inspect the site—inclusive of all structures and unimproved property—for vermin and peridomestic animals (e.g., rodents, skunks, opossums, raccoons, etc.) and provide a report on the inspection to the City for review. If it is determined that vermin and/or peridomestic animals exist on the site, an extermination/removal plan shall be prepared by the qualified individual or company and be provided to the Community Development Director for review and approval. Upon approval, the extermination/removal plan shall be implemented to rid the site of vermin and/or peridomestic animals in compliance with all applicable local, State, and Federal laws.
7. Water Efficient Landscape Standards: This project is subject to the updated California Model Water Efficient Landscape Ordinance (MWELo). The building permit application submittal shall demonstrate compliance with the applicable MWELo and landscaping requirements and shall include the following:

- a. A Landscape Documentation Package prepared by an authorized and licensed professional demonstrating compliance with the full MWELo requirements with the following required elements:
- 1) Project Information per Section 492.3.
 - 2) Water Efficient Landscape Worksheet per Section 492.4 (Appendix B of the MWELo).
 - i. Include the worksheet within the plan set AND
 - ii. Provide a separate 8.5x11 hard copy or pdf via email to the project planner.
 - 3) Soil Management Report per Section 492.5 (unless significant mass grading is planned, in which case the report shall be submitted prior to permit final).
 - 4) Landscape Design Plan per Section 492.6.
 - 5) Irrigation Design Plan per Section 492.7.
 - 6) Grading Design Plan per Section 492.8.
- Note that a Soil Management Report (if not submitted as part of the Landscape Documentation Package) and Certificate of Completion will be required prior to permit final.
- b. A completed Landscape Information Form.
- c. A note on the Cover Sheet in minimum 1/2" high lettering stating "Planning Final Required. The new landscaping indicated on the plans must be installed prior to final inspection. Changes to the landscaping plan require Planning approval."
8. Utility Boxes and Back-Flow Preventers: The applicant shall submit a plan prior to installation of the underground PG&E utility (transformer) boxes and San Jose Water Company back-flow preventers, indicating the location of the boxes for approval by the Community Development Director. Utility boxes at a minimum will be painted/treated to match the predominant backdrop, and indicating that to the extent feasible that utilities will be placed in the driveway and/or in front of each unit (i.e. water meter boxes) to avoid a bank of meters from being placed along Hacienda Avenue which may otherwise detract from the single-family look of the project and neighborhood.
9. Construction Activity: The following standards shall apply to construction of the project:
- *Construction Hours (CMC 18.04.052)*: Construction activity shall be limited to the hours of eight a.m. and five p.m. daily, Monday through Friday. Saturday hours of construction shall be nine a.m. and four p.m. There shall be no construction activity on Sundays or National Holidays.
 - *Construction Noise (CMC 18.04.052)*: No loud environmentally disruptive noise over fifty dbs., such as air compressors without mufflers, continuously running motors or generators, loud playing musical instruments or radios will be allowed during the authorized hours of construction, Monday through Saturday, where such noise may be a nuisance to adjacent residential neighbors. Such nuisances shall be discontinued.
 - *Contractor Contact Information Posting*: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to issuance of building permits.

10. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site in compliance with City of Campbell Lighting Design Standards (CMC 21.18.090). The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.
11. Residential Address Identification: The applicant shall submit a detail sheet showing uniform residential address identification material type and location on the building wall for review and approval by the Community Development prior to the issuance of Building Permits. In order to obtain approval, numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Additionally, number material and color is required to contrast with their background.
12. Property Maintenance: The property is to be maintained free of any combustible trash, debris, and weeds until the time that actual construction commences. Any vacant existing structures shall be secured, by having windows boarded up and doors sealed shut, or be demolished or removed from the property (Section 11.201 and 11.414, 1985 Ed. Uniform Fire Code).
13. Construction Hours/Fines/Stop Work Notice: Failure to comply with permitted working hours that result in verified complaints may result in the issuance of a Stop Work Notice issued to the project with cessation of work for a minimum of seven (7) days from the date of issuance and an Administrative fine of up to \$1,000.00.
14. Planning Mitigation Monitoring: Prior to issuance of building or grading permits the applicant shall pay a Mitigation Monitoring Fee as established by the Schedule of Fees. Additionally, the developer shall designate a qualified individual who shall regularly report to staff on the ongoing mitigation compliance for the project.
15. Timely Completion: Once under construction it shall be the obligation of the property owner and contractor to demonstrate continued progress on the project. In the event the building permit expires, the City may impose fines or exercise administrative remedies to compel timely completion of work.
16. Mitigation Measures: The approved project shall incorporate all Mitigation Measures identified in the Final Environmental Impact Report, as restated below for reference:

Mitigation Measure AQ-2: The project contractor shall comply with the following the Bay Area Air Quality Management District's best management practices for reducing construction emissions of uncontrolled fugitive dust (coarse inhalable particulate matter [PM₁₀] and fine inhalable particulate matter [PM_{2.5}]):

- Water all active construction areas at least twice daily or as often as needed to control dust emissions. Watering shall be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water shall be used whenever possible.

- Pave, apply water twice daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- Sweep daily (with water sweepers using reclaimed water if possible) or as often as needed all paved access roads, parking areas, and staging areas at the construction site to control dust.
- Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material.
- Hydro-seed or apply non-toxic soil stabilizers to inactive construction areas.
- Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (e.g., dirt, sand).
- Limit vehicle traffic speeds on unpaved roads to 15 miles per hour.
- Replant vegetation in disturbed areas as quickly as possible.
- Install sandbags or other erosion control measures to prevent silt runoff from public roadways.
- The City of Campbell Building Official or his/her designee shall verify compliance that these measures have been implemented during normal construction site inspections.

Mitigation Measure AQ-4: The project applicant shall specify in the construction bid that the construction contractor(s) shall use construction equipment with fitted with Level 2 Diesel Particulate Filters (DPF) or higher emissions standards for all equipment of 50 horsepower or more. Level 2 DPFs are capable of reducing 50 percent of diesel exhaust and particulate emissions from off-road equipment.

- Prior to construction, the construction contractor(s) shall ensure that all construction plans submitted to the City of Campbell Building Division, or its designee, clearly show the requirement for Level 2 DPF or higher emissions standards for construction equipment over 50 horsepower.
- During construction, the construction contractor(s) shall maintain a list of all operating equipment in use on the project site for verification by the City of Campbell Building Division or its designee. The construction equipment list shall state the makes, models, and number of construction equipment on-site.
- Equipment shall be properly serviced and maintained in accordance with manufacturer recommendations.
- The construction contractor shall ensure that all non-essential idling of construction equipment is restricted to five minutes or less, in compliance with Section 2449 of the California Code of Regulations, Title 13, Article 4.8, Chapter 9.

Mitigation Measure BIO-4a: Prior to site clearance, the project applicant shall retain a qualified biologist to conduct preconstruction nesting bird surveys as follows. If tree removal would occur during the nesting season (February 1 to August 31), preconstruction surveys shall be conducted no more than 14 days prior to the start of tree removal or construction. Preconstruction surveys shall be repeated at 14-day intervals until construction has been

initiated in the area after which surveys can be stopped. Locations of active nests containing viable eggs or young birds of protected bird species shall be documented and protective measures implemented under the direction of the qualified biologist until the nests no longer contain eggs or young birds. Protective measures shall include establishment of clearly delineated exclusion zones (i.e., demarcated by identifiable fencing, such as orange construction fencing or equivalent) around each nest location as determined by a qualified biologist, taking into account the species of birds nesting, their tolerance for disturbance and proximity to existing development. In general, exclusion zones shall be a minimum of 300 feet for raptors and 75 feet for passerines and other birds. The active nest within an exclusion zone shall be monitored on a weekly basis throughout the nesting season to identify signs of disturbance and confirm nesting status. The radius of an exclusion zone may be increased by the qualified biologist if project activities are determined to be adversely affecting the nesting birds. Exclusion zones may be reduced by the qualified biologist only in consultation with CDFW. The protection measures shall remain in effect until the young have left the nest and are foraging independently or the nest is no longer active. No surveys are required before vegetation disturbance between September 1 and January 31, that is, outside of the nesting season.

Mitigation Measure BIO-4b: Prior to building construction, the project applicant shall submit a Bird Collision Reduction Plan (Plan) for City review and approval. The plan shall be peer reviewed by an independent consulting biologist, selected by the City given its technical nature. The Plan shall be written to minimize the potential risk of bird strikes with the new building on the site, and shall incorporate appropriate bird-safe design guidelines and include specific Best Management Practice strategies to reduce bird strikes. The use of highly reflective glass as an exterior treatment, which appears to reproduce natural habitat and can be attractive to some birds, shall be avoided. To limit reflectivity and prevent exterior glass from attracting birds, the project shall preferably utilize low-reflectivity glass (7 percent reflectivity, 0 percent ultra-violet transmittance) and provide other non-attractive surface treatments as outlined below. Low-reflectivity glass or other glazing treatments shall be used for the entirety of the building's glass surface, not just the lower levels, to minimize the risk of bird strikes. Interior light "pollution" shall be reduced during evening hours through the use of a lighting control system, and exterior lighting shall be directed downward and screened to minimize light spillage from the building and the Los Gatos Creek corridor. To further clarify, the following design elements and controls shall be incorporated into the proposed project to reduce the risk of bird strikes:

- No more than ten (10) percent of façade surface area shall have non-bird-safe glazing. Bird-safe glazing includes opaque glass, covering of clear glass surface with patterns, paned glass with fenestration patterns, and external screens over non-reflective glass.
- Occupancy sensors or other switch control devices shall be installed on non-emergency lights and shall be programmed to shut off during non-work hours and between 10 pm and sunrise. Alternatively, non-emergency interior and exterior lighting shall be shielded to minimize light from buildings that are visible to birds.
- Glass skyways or walkways, freestanding glass walls, and transparent building corners shall not be allowed.
- Transparent glass shall not be allowed at the rooflines of buildings, including in conjunction with green roofs.

- All roof mechanical equipment shall be covered by low-profile angled roofing so that obstacles to bird flight are minimized.
- A draft of the Plan and modifications to the building design incorporating bird-safe design shall be completed and submitted as part of the Site and Architectural Review Committee and Planning Commission's review process to allow for further comment and input.

Mitigation Measure BIO-5: The site, parking, circulation, and landscape plans in the September 9, 2019 plan submittal for the proposed project shall be revised and redesigned to provide a continuous buffer along the eastern edge of the site to protect the streamside habitat along Los Gatos Creek and provide greater conformance with the *Guidelines and Standards for Land Use Near Streams* of the Santa Clara Valley Water Resources Protection Collaborative. These shall include the following changes to the proposed project plans.

- The design and selection of plant species used in this buffer area along the eastern edge of the site shall be selected in consultation with staff from SCVWD to ensure compatibility with Guidelines and Standards for Land Use Near Streams.
- Effective screening of nighttime lighting, including headlights from vehicles moving through the proposed parking lot, shall be provided as part of redesign and landscaping. Plantings installed in the proposed planting strip along the eastern edge of the site shall be chosen based on their ability to complement and screen the adjacent riparian habitat along the creek corridor by using plantings of tree, shrub and groundcover species.
- The proposed planting strip along the eastern edge of the site shall be expanded where feasible from the current planting area shown in the revised Landscape Plan (dated August 27, 2019) to remove an additional parking stall (shown in Figure 5-3 of the Final EIR) in the southeastern corner of the site and expand the proposed tree and shrub plantings in the area to provide effective landscape screening at this critical location where the property line comes closest to the top of bank to Los Gatos Creek.
- Any native species used in plantings on the site shall be of local genetic stock to prevent possible hybridization with native indigenous species growing along the adjacent Los Gatos Creek. At minimum, the planting area along the eastern edge of the site shall include scattered plantings of locally sources native coast live oak, which would eventually serve to expand the tree canopy at the interface with the creek corridor as the trees mature.
- The few existing trees along the eastern edge of the site shall be retained along this planting area given their importance for existing screening of the creek corridor. In consultation with SCVWD, consideration should be given to replacing the existing non-native shrubs along the eastern fence line with native species if locally sourced plantings are available.

Mitigation Measure CULT-2: If archaeological resources are encountered during excavation or construction, construction personnel shall be instructed to immediately suspend all activity in the immediate vicinity of the suspected resources and the City and a licensed archeologist shall be contacted to evaluate the situation. A licensed archeologist shall be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines prior to the submittal of a resource mitigation plan and monitoring program to the City for review and approval prior to the continuation of any on-site construction activity.

Mitigation Measure CULT-3: In the event that fossils or fossil-bearing deposits are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted. The contractor shall notify a qualified paleontologist to examine the discovery. The

paleontologist shall document the discovery as needed, in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 1995), evaluate the potential resource, and assess the significance of the finding under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the project proponent determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project based on the qualities that make the resource important. The project plan shall be submitted to the City for review and approval prior to implementation.

Mitigation Measure CULT-4: In the event a human burial or skeletal element is identified during excavation or construction, work in that location shall stop immediately until the find can be properly treated. The City and the Santa Clara County Coroner's office shall be notified. If deemed prehistoric, the Coroner's office would notify the Native American Heritage Commission who would identify a "Most Likely Descendant (MLD)." The archeological consultant and MLD, in conjunction with the project sponsor, shall formulate an appropriate treatment plan for the find, which might include, but not be limited to, respectful scientific recording and removal, being left in place, removal and reburial on site, or elsewhere. Associated grave goods are to be treated in the same manner.

Mitigation Measure HAZ-1: Prior to the disturbance of any suspect asbestos-containing materials and/or lead-based paint, a certified consultant shall conduct a comprehensive survey to determine if the suspect materials are present. If such materials are identified, a licensed abatement contractor shall be consulted and demolition activities shall be conducted in compliance with abatement recommendations.

Mitigation Measure NOISE-1: The project sponsor shall incorporate the following practices into the construction contract agreement documents to be implemented by the construction contractor during the entire construction phase of the project:

- The project sponsor and contractors shall prepare a Construction Noise Control Plan. The details of the Construction Noise Control Plan shall be included as part of the permit application drawing set and as part of the construction drawing set.
- At least 21 days prior to the start of construction activities, all off-site businesses and residents within 300' of the project site shall be notified of the planned construction activities. The notification shall include a brief description of the project, the activities that would occur, the hours when construction would occur, and the construction period's overall duration. The notification shall include the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint.
- At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City.
- During the entire active construction period, equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.

- Require the contractor to use impact tools (e.g., jack hammers and hoe rams) that are hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.
- During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary enclosures or insulation barriers to the extent feasible.
- Select haul routes that avoid the greatest amount of sensitive use areas.
- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queuing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.
 - During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.

Building Division:

17. Permits Required: A building permit application shall be required for each of the proposed structures in this project. The building permit shall include Electrical/ Plumbing/ Mechanical fees when such work is part of the permit.
18. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.
19. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 inches by 36 inches.
20. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be “wet stamped” and signed by the qualifying professional person.
21. Soils Report: Two copies of a current soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations shall be submitted with the building permit application. This report shall be prepared by a licensed engineer specializing in soils mechanics.
22. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Site address and parcel numbers shall also be clearly called out. Site parking and path of travel to public sidewalks shall be detailed.
23. Foundation Inspections: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and the building pad elevation and on-site retaining wall locations and elevations are

Conditions of Approval
 Planned Development Permit (PLN2017-381)
 1700 Dell Avenue

prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:

- a. pad elevation
- b. finish floor elevation (first floor)
- c. foundation corner locations

24. Title 24 Energy Compliance: California Title 24 Energy Compliance forms shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well. Compliance with the Standards shall be demonstrated for conditioning of building envelope and lighting of the building.
25. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Appendix 1, Section 106. Please obtain City of Campbell Special Inspection forms from the Building Inspection Division Counter.
26. Non-Point Source Pollution Control: The City of Campbell standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.
27. Title 24 Accessibility – Commercial: On site general path of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include but not be limited to accessibility to building entrances from parking facilities and sidewalks.
28. Title 24 Accessibility – Commercial: This project shall comply fully with California Access Requirements. Chapter 11B CBC 2019.
29. Title 24 Accessibility – Commercial: Please show accessible path of travel to trash enclosure on the site.
30. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:
- a. West Valley Sanitation District (378-2407)
 - b. Santa Clara County Fire Department (378-4010)
 - c. Bay Area Air Quality Management District (Demolitions Only)
 - d. School District:
 - i. Campbell Union School District (378-3405)
 - ii. Campbell Union High School District (371-0960)
 - iii. Moreland School District (379-1370)
 - iv. Cambrian School District (377-2103)

Note: To determine your district, contact the offices identified above. Obtain the School District payment form from the City Building Division, after the Division has approved the building permit application.

Conditions of Approval
Planned Development Permit (PLN2017-381)
1700 Dell Avenue

31. California Green Building Code: This project shall comply with Chapter 5, Non-Residential Mandatory Requirements.
32. Construction Fencing: This project shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done. All protected trees shall be fenced to prevent damage to root systems.
33. Storm Water Requirements: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.
34. P.G. & E.: The applicant is advised to contact PG&E as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. The applicant should also consult with PG&E concerning utility easements, distribution pole locations and required conductor clearances.
35. Construction Site Management: The project shall use the following site management policies:
 - Job Site Manager. Every permitted job must have an identified person to manage the work and be responsive to issues that come up during construction. It is important to identify this person and provide contact information to the Building Inspector at the beginning of the construction process.
 - Construction Debris. At the end of each construction day, attention should be made to collect and manage construction waste and debris. Trash must be covered and removed from the site as soon as reasonable. Respect the neighbors and keep a clean site. Sites that fail to manage trash can and will be cited.
 - Construction Hours. Every permitted job is required to observe the permitted hours of construction. Construction work is allowed from 8:00 a.m. to 5:00 p.m. Monday thru Friday. Construction is allowed on Saturdays from 9:00 a.m. to 4:00 p.m. No work is allowed on Sundays or Legal U.S. Holidays. Workers showing up at job sites before the permitted times may create a problem and should be discouraged from arriving earlier than 15 minutes before permitted times. Material deliveries should never be scheduled before permitted hours. It is the responsibility of the Contractor to manage and coordinate deliveries. Citations and/or Stop Work Notices will be issued to Contractors violating the permitted hours.
 - Dust and Dirt. Many jobs will create dust and dirt on the street. When it rains, sites may have mud running into the sidewalk and street. All job sites must keep all rain runoff on the site and prevent water from running from the site into the gutter and street. Vehicles tracking mud and dirt into the street require cleanup and keeping the sidewalks and streets clean. If you fail to manage your dirt, dust and mud, your site may be issued a "Stop Work" notice and/or a citation.

Conditions of Approval
 Planned Development Permit (PLN2017-381)
 1700 Dell Avenue

- Music and Unnecessary. Radios and loud music or other noise not related to construction is discouraged and will keep the neighbors from complaining. Earbuds are a good way to keep the music playing and not a problem for the neighbors. Job sites are not a good place for a worker's dog. Animals should be left at home.

FIRE DEPARTMENT

36. Refer to Exhibit A.

PUBLIC WORKS DEPARTMENT

37. Construction Drawings: The applicant shall submit the required Street Dedication documents, Street Improvement Plans, and Grading and Drainage Plans directly to the Public Works Department prior to, or concurrent with the Building permit application. Said application shall include the following:

- a. Response Letter: Upon submittal of the required plans, the applicant shall provide an itemized response letter verifying that all the Public Works Conditions of Approval have been met or addressed.
- b. Submittal Requirements: The checklist for the various plans required for submittal can be found on the City's Website at City Services►Public Works►Engineering►Land Development►Documents, (or: <http://www.cityofcampbell.com/206/Documents>). See instructions on:
 - i. Submittal Requirements (documenting on-line application requirements)
 - ii. Checklist for Grading and Drainage
 - iii. Checklist for Street Improvement Plans
 - iv. Street Dedication Requirements

38. Right-of-Way for Public Street Purposes: Prior to issuance of any grading or building permits for the site, the applicant shall fully complete the process to cause additional right-of-way to be granted in fee for public street purposes along the Dell Avenue frontage to accommodate the required street improvements, unless otherwise approved by the City Engineer. The applicant shall submit the necessary documents for approval by the City Engineer, process the submittal with City staff's comments and fully complete the right-of-way process. The applicant shall cause all documents to be prepared by a registered civil engineer/land surveyor, as necessary, for the City's review and recordation.

39. Public Utility Easement: Prior to issuance of any grading or building permits for the site, the applicant shall grant a ten (10) foot public utility easement on private property contiguous with the public right-of-way along the Dell Avenue frontage, unless otherwise approved by the City Engineer. The applicant shall cause all documents to be prepared by a registered civil engineer/land surveyor, as necessary, for the City's review and recordation.

40. Grading and Drainage Plan: Prior to issuance of any grading or building permits for the site, the applicant shall conduct hydrology studies based on a ten-year storm frequency, prepare

an engineered grading and drainage plan, and pay fees required to obtain necessary grading permits. Prior to occupancy, the design engineer shall provide written certification that the development has been built per the engineered grading and drainage plans. The construction drawings shall eliminate the proposed storm drain junction boxes shown in the City pathway on sheet C-22 and replace them with a new manhole over the existing storm main..

41. In addition, a plan review letter will be required of the Geotechnical engineer for the entire grading and drainage system which should include but is not limited to a review of the subsurface of the non-compacted biotreatment material that may have potential for subsurface failure and surface failure due to vehicle loads.
42. Santa Clara Valley Water District (SCVWD): Prior to issuance of any grading or building permits for the site, the applicant shall obtain a clearance from the SCVWD.
43. State General Construction Activity Permit: Prior to issuance of any grading or building permits, the applicant shall comply with the State General Construction Activity Permit requirements including paying fees, filing a Notice of Intent and providing a Storm Water Pollution Prevention Plan (SWPPP). The applicant shall provide the City with a copy of the filed Notice of Intent and SWPPP.
44. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. Specifically the project must include source control, site design and treatment measures to achieve compliance with Provision C.3. of the NPDES Permit. Measures may include, but are not limited to, minimization of impervious surface area, vegetated swales, infiltration areas, and treatment devices. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

Resources to achieve these objectives include *Stormwater Best Management Practices Handbook for New Development and Redevelopment* ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; *Start at the Source: A Design Guidance Manual for Stormwater Quality Protection* ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and *Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source* ("Using Site Design Techniques") by BASMAA, 2003.

Upon submission of the preliminary grading and drainage plans, the applicant shall calculate and submit to the City the amount of impervious surface created by the development including the types of stormwater controls to be used. The applicant shall submit preliminary sizing and design showing stormwater controls meet the City's requirements.

Prior to issuance of any grading or building permits:

- a. The applicant's designer or engineer shall submit the required certification indicating that sizing, selection, and design of treatment BMP's for the project site has been completed to meet the requirements of the City of Campbell's NPDES permit, No. 01-119, Provision C.3.

- b. The applicant shall sign the “Covenants for the Operation and Maintenance of Stormwater Facilities” and submit a Stormwater Management Plan.

Prior to occupancy:

- a. A qualified BMP certifier is required to inspect the stormwater management facilities, submit a complete set of as-built drawings to Public Works Engineering, and certify on these drawings that:
1. The stormwater management facilities were constructed in compliance with the approved plans.
 2. The as-built drawings show all pertinent constructed dimensions, elevations, shapes, and materials.
 3. All variations in construction from the approved design plan have been identified, including omissions to and additions from the approved plan.
 4. Any changes are in conformance with local, state, or federal regulations.
45. Water Meter(s) and Sewer Cleanout(s): Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line.
46. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.
47. Pavement Restoration: The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City’s Street Cut Moratorium. The applicant will be required to perform enhanced pavement restoration consistent with the restoration requirements associated with the Street Cut Moratorium. The City’s Pavement Maintenance Program website (<https://www.ci.campbell.ca.us/219>) has detailed information on the streets currently under moratorium and the enhanced restoration requirements.
48. Street Improvement Agreements / Plans / Encroachment Permit / Fees / Deposits: Prior to issuance of any grading or building permits for the site, the applicant shall execute a street improvement agreement, cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:
- a. Show location of all existing utilities within the new and existing public right of way.
 - b. Relocation of all existing utilities including utility boxes, covers, poles, etc. outside of sidewalk area. No utility boxes, covers, etc. will be allowed in the sidewalk area.
 - c. Installation of City standard curb, gutter, sidewalk and ADA compliant driveway approaches. Installation of engineered structural pavement section to centerline, as required by the City Engineer.

- d. Extend frontage curb, gutter and sidewalk to create connection to and improvement of adjacent park trail connection frontage.
 - e. Installation of asphalt concrete overlay per street pavement restoration plan for utility installation and/or abandonment, as required by the City Engineer.
 - f. Installation of streetlights, conduits, conductors and related facilities in accordance with the City of Campbell's Street Lighting Policies.
 - g. Installation of traffic control, stripes and signs.
 - h. Construction of conforms to existing public and private improvements, as necessary.
 - i. Storm drain improvements to abandon the existing connection and to make a new connection to the storm main contained within the adjacent City pedestrian pathway between Dell Avenue and the Los Gatos Creek Trail.
 - j. Submit final plans in a digital format acceptable to the City.
49. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required street improvements and pavement restoration installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.
50. Utility Encroachment Permit: Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.
51. Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the development, and should those facilities or other work affect any public improvements, the City may add conditions to the development/project/permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.
52. Traffic Mitigation: Prior to issuance of any grading or building permits for the site, the applicant shall satisfy the traffic mitigation measures identified in the Transportation Impact Analysis (TIA) prepared in support of the Environmental Impact Report (EIR).
53. Trash Enclosure Requirements:
1. NPDES Permit No. CAS612008 (CRWQCB): C.3a.i. (7):

For all new development and redevelopment projects that are subject to the Permittee's planning, building, development, or other comparable review, but not regulated by Provision C.3, encourage the inclusion of adequate source control measures to limit pollutant generation, discharge, and runoff. These source control measures should include:

 - Covered trash, food waste, and compactor enclosures.
 2. Campbell Municipal Code 14.02.030 "Stormwater Pollution Control Requirements". The code states that no pollutants or water containing pollutants can be discharged into the

Conditions of Approval
Planned Development Permit (PLN2017-381)
1700 Dell Avenue

City's storm drain system. Trash enclosures contain pollutants. During a rain event (or during general cleaning) water washes over and into roofless enclosures, collecting pollutants and discharging to the City's storm drain system. Applicants are required to show how new trash enclosures will not discharge pollutants into the storm drain system. One possible method is to provide a sanitary drain in the trash enclosure.

3. West Valley Sanitation District (WVSD) the local sanitary sewer agency's authority and standards: If a sanitary connection will be installed, WVSD requires a roof on the enclosure.



*City
Council
Report*

Item: 7
Category: CONSENT CALENDAR
Meeting Date: March 17, 2020

TITLE: Second Reading of Ordinance 2264 Major Modification (PLN2019-238) to a Previously-Approved Planned Development Permit (PLN2018-178) to Allow Three Accessory Dwelling Units (ADUs) Within an Approved Six-Lot Single-Family Residential Planned Development, for Properties Located at 100-300 Haymarket Court (Formally 880 and 910 Harriet Avenue) (Ordinance/Roll Call Vote)

RECOMMENDED ACTION

That the City Council approve the second reading and adopt Ordinance 2264 approving a Major Modification (PLN2019-238) to a previously approved Planned Development Permit (PLN2018-178).

BACKGROUND

At the regular meeting of March 3, 2020, the City Council held a public hearing to consider approving the first reading of Ordinance 2264. Ordinance 2264 approves a major modification (PLN2019-238) to a previously-approved Planned Development Permit (PLN2018-178) to allow three accessory dwelling units (ADUs) within an approved six-lot single-family residential planned development, for properties located at 100-300 Haymarket Court (formally 880 and 910 Harriet Avenue). The City Council voted unanimously to approve and take first reading of Ordinances 2264. Ordinance 2264 shall become effective thirty days following adoption.

Prepared by:

Wendy Wood, City Clerk

Approved by:

Brian Loventhal, City Manager

Attachment:

- a. Ordinance 2264

ORDINANCE NO. _____

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A MAJOR MODIFICATION (PLN2019-238) TO A PREVIOUSLY-APPROVED PLANNED DEVELOPMENT PERMIT (PLN2018-178) TO ALLOW THREE ACCESSORY DWELLING UNITS (ADUS) WITHIN AN APPROVED SIX-LOT SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT, FOR PROPERTIES LOCATED AT **100, 200, AND 300 HAYMARKET COURT** (FORMALLY 880 AND 910 HARRIET AVE).

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

After due consideration of all evidence presented, the City Council of the City of Campbell does ordain as follows:

Environmental Finding

1. The Proposed Project falls within the scope of a previously adopted Mitigated Negative Declaration (MND) as ADUs are considered incidental to a single-family residence under State law.

Evidentiary Findings

1. The Project Site is zoned P-D (Planned Development) on the City of Campbell Zoning Map.
2. The Project Site is designated *Low Density Residential* (Less than 6 units/gr. acre) on the City of Campbell General Plan Land Use diagram.
3. The Project Site is three parcels located on a private street know as Haymarket Court located east of Harriet Avenue.
4. The Project Site is subject to a Planned Development Permit (PLN2018-178) approved by the City Council on December 4, 2018 by Resolution No. 12384.
5. The Proposed Project is an application to modify the previously approved Planned Development Permit (PLN2018-178) to allow 435 square-foot accessory dwelling units (ADUs) atop of the three detached garages located on Lots 4, 5, and 6 within the Project Site.
6. The proposed project constitutes a "Major Modification" to the previously approved Planned Development Permit because it "proposes to add additional square footage or substantially alter the design or specifications approved by the site plan..." as specified Campbell Municipal Code (CMC) Sec. 21.12.030.H.3.b.
7. Although CMC Section 21.23.030.D species that an ADU may exceed the applicable Floor Area Ratio (FAR) to the extent necessary to allow an accessory dwelling unit no larger than 800 square feet, the Community Development Director has determined that

this provision may only be exercised in association with existing homes and is therefore inapplicable for the Proposed Project.

8. The Proposed Project would increase the FAR of the affected lots beyond the 0.45 maximum specified by the San Tomas Area Neighborhood Plan (STANP), up to 0.514.
9. Notwithstanding the inapplicability CMC Section 21.23.030.D, the Proposed Project may nonetheless still exceed the maximum FAR specified by the STANP pursuant to CMS Section 21.23.100 which allows developers to seek "less restrictive standards" as means to promote ADU production, which may be approved by the City Council by ordinance.
10. The Proposed Project would be consistent with the General Plan Land Use Goal LUT-3 and Housing Element Policy H-5.3:

Goal LUT-3:	Options in ownership and rental housing in terms of style, size, and density that contribute positively to the surrounding neighborhood
Policy H-5.3:	<u>Secondary Dwelling Units</u> : Provide for the infill of modestly priced rental housing by encouraging secondary units in residential neighborhoods.
11. In review of the Proposed Project, the City Council considered the site circulation, traffic congestion, and traffic safety effects of the project, including the effect of the site development plan on traffic conditions on abutting streets; the layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exit driveways, and walkways; the arrangement and adequacy of off-street parking facilities to prevent traffic congestion; the location, arrangement, and dimensions of truck loading and unloading facilities; the circulation patterns within the boundaries of the development, and; the surfacing and lighting of the off-street parking facilities.
12. The City Council further considered the landscaping design of the proposed project, including the location, height, and material offences, walls, hedges, and screen plantings to ensure harmony with adjacent development or to conceal storage areas, utility installations, and other unsightly aspects of the development; the planting of groundcover or other surfacing to prevent dust and erosion, and the preservation of existing healthy trees.
13. The City Council further considered the proposed project's architectural and site layout, including the general silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, all in relationship to the surrounding neighborhood; the exterior design in relation to adjoining structures in terms of area, bulk, height, openings, and breaks in the facade facing the street; and appropriateness and compatibility of the proposed uses in relation to the adjacent uses and the area as a whole.
14. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact, the City Council further finds and concludes that:

1. The proposed development or uses clearly would result in a more desirable environment and use of land than would be possible under any other zoning district classification;
2. The proposed development would be compatible with the general plan and will aid in the harmonious development of the immediate area;
3. The proposed development would not be detrimental to the health, safety or welfare of the neighborhood or of the city as a whole.
4. The establishment will not create a nuisance due to litter, noise, traffic, vandalism or other factors;
5. The establishment will not significantly disturb the peace and enjoyment of the nearby residential neighborhood; and
6. This project is Categorically Exempt under Section 15303 (Class 3) of the California Environmental Quality Act (CEQA) Guidelines pertaining to the construction of accessory (appurtenant) structures

SECTION ONE: That this Ordinance be adopted to approve a Major Modification (PLN2019-328) to a previously-approved Planned Development Permit (PLN2018-178) to allow three accessory dwelling units (ADUs) within an approved six-lot single-family residential planned development, for properties located at **100, 200, and 300 Haymarket Court** (formally 880 and 910 Harriet Ave), subject to the attached Conditions of Approval (attached **Exhibit A**).

SECTION TWO: This Ordinance shall become effective thirty (30) days following its passage and adoption and shall be published, one time within fifteen (15) days upon passage and adoption in the Campbell Express, a newspaper of general circulation in the City of Campbell, County of Santa Clara.

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

AYES: COUNCILMEMBERS:
 NOES: COUNCILMEMBERS:
 ABSENT: COUNCILMEMBERS:
 ABSTAIN: COUNCILMEMBERS:

APPROVED: _____
Susan M. Landry, Mayor

ATTEST: _____
Wendy Wood, City Clerk

Attachment: Ordinance 2264 (Second Reading of Ordinance 2264)

CONDITIONS OF APPROVAL
Major Modification (PLN2018-328)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Major Modification (PLN2019-328) to a previously-approved Planned Development Permit (PLN2018-178) to allow three accessory dwelling units (ADUs) within an approved six-lot single-family residential planned development, for properties located at **100, 200, and 300 Haymarket Court** (formally 880 and 910 Harriet Ave). The design of garage/ADU structures shall substantially conform to the Revised Project Plans, stamped as received by the Planning Division on January 28, 2020. No other changes to the original Project Plans, stamped as received by the Planning Division on September 26, 2018, and approved by City Council Resolution No. 12384, are authorized.
2. Permit Expiration: The Major Modification approved herein ("Approval") shall be valid for one (1) year from the effective date of City Council approval (expiring April 16, 2021). Within this one-year period, an application for building permit(s) must be submitted. Failure to meet this deadline or expiration of an issued building permit will result in the Approval being rendered void.
3. Previous Conditions of Approval: The conditions of approval contained herein shall be considered additional to those provided by City Council Resolution No. 12384.



*City
Council
Report*

Item: 8
Category: CONSENT CALENDAR
Meeting Date: March 17, 2020

TITLE: Resolution Ratifying and Continuing the Proclamation of Existence of a Local Emergency Related to Coronavirus Disease 2019 (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt a resolution ratifying the Director of Emergency Services' proclamation on March 12, 2020 of the existence of a local emergency resulting from community spread of the coronavirus, also known as COVID-19 in the City of Campbell.

BACKGROUND

On December 31, 2019, the World Health Organization (WHO) China Country Office was informed of several cases of pneumonia of unknown cause detected in Wuhan City, Hubei Province of China. From December 31, 2019 through January 3, 2020, a total of 44 case-patients with pneumonia of unknown caused were reported to WHO by the national authorities in China. These were later confirmed to be cases of Coronavirus Disease 2019 (named "COVID-19").

The first case of COVID-19 was detected in the United States on January 21, 2020, the CDC confirmed reports from the state of Washington of the first U.S. resident with COVID-19 infection. On January 30, 2020, WHO declared the COVID-19 outbreak a Public Health Emergency of International Concern.

On January 31, 2020, the United States Secretary of Health and Human Services declared a Public Health Emergency and the first case of COVID-19 was confirmed in the County of Santa Clara (County). On February 5, 2020, the County Health Officer determined that there is an imminent and proximate threat to public health from the introduction of COVID-19 in the County and issued a Declaration of Local Health Emergency. On February 10, 2020, the County declared a local health emergency and proclaimed a local emergency. On February 26, 2020, the third case of COVID-19 was confirmed in the County. On March 9, 2020, the County of Santa Clara Public Health Department announced the first death from COVID-19 and reported that the number of confirmed cases of COVID-19 had increased to forty-three (43). At that time, the County Health Officer imposed a countywide moratorium on a mass gatherings of 1,000 or more persons to mitigate the spread of COVID-19. On March 10, 2020, the County Board of Supervisors again ratified and extended the Proclamation of a Local Health

Emergency. On March 11, 2020, the World Health Organization characterized the COVID-19 outbreak as a pandemic.

DISCUSSION

The Centers for Disease Control and Prevention (CDC) considers the virus to be a very serious public health threat with outcomes ranging from mild sickness to severe illness and death. COVID-19 has spread globally to over 85 countries, infected more than 95,000 people, and killed more than 3,000 individuals. COVID-19 has severely impacted people, businesses, schools, and critical services worldwide.

Based on the County's infection case reports and expanded guidance and recommendations, the City determined that a large part of its workforce and resident population are at risk of contracting COVID-19. The pandemic will also impact the City's ability to conduct business and programs, as infection containment and mitigation measures will result in the reduction of meetings, public gatherings, city programs, City Council meetings and other operations that cannot be easily or immediately automated or executed remotely. A prolonged COVID-19 pandemic could have the possible impacts on employees, residents, businesses, and operations:

- possible disruptions in service;
- impacts on City performance measures;
- impacts on revenue from event cancellation and social distancing accommodations;
- costs associated with workplace modification accommodations; and
- employee absenteeism.

A proclamation of local emergency provides the authority to provide and request mutual aid from state and other governmental agencies, consistent with the provisions of local ordinances, resolutions, emergency plans, and agreements; as well as promulgate orders and regulations, and exercise emergency police powers necessary to provide for protection of life and property.

Pursuant to the Campbell Municipal Code 2.28.060 (a)(1) and California Government Code Section 8630 (b), these actions must be ratified by the City Council within seven days or the proclamation shall have no further force or effect. Ratification of the Proclamation of Local Emergency is required by law and allows the City to exercise emergency police powers such as: evacuation; immunity for emergency actions; authorization of issuance of orders and regulations; activation of pre-established emergency provisions; and is a prerequisite for requesting state or federal assistance. The need to continue the local emergency will be brought before the City Council for review every 60 days until conditions warrant termination, as required by Government Code 8630 (c).

FISCAL IMPACT

The fiscal impacts are unknown at this time. However, ratification of the Proclamation of Local Emergency is a prerequisite for requesting state or federal assistance and/or reimbursement for expenses incurred in response to the emergency.

Prepared by:



Brian Loventhal, City Manager

Attachment:

- a. Resolution - Local Emergency COVID-19
- b. Proclamation- Local Emergency COVID-19

RESOLUTION NO. _____

**A RESOLUTION OF THE COUNCIL OF THE CITY OF
CAMPBELL RATIFYING AND CONTINUING THE
PROCLAMATION OF EXISTENCE OF A LOCAL
EMERGENCY ISSUED BY THE DIRECTOR OF
EMERGENCY SERVICES**

WHEREAS, Campbell Municipal Code Section 2.28.060 empowers the City Manager or designee, as the Director of Emergency Services to issue a proclamation to proclaim the existence or threatened existence of a local emergency if the City Council is not in session, and requires that the City Council shall take action to ratify the proclamation within seven (7) days thereafter, or the proclamation shall have no further force or effect; and

WHEREAS, pursuant to California Government Code Section 8680.9, a local emergency is a condition of extreme peril to persons or property proclaimed as such by the governing body of the local agency affected by a natural or manmade disaster; and

WHEREAS, the purpose of a local emergency proclamation is to provide extraordinary police powers, immunity for emergency actions, authorize issuance of orders and regulations, and activate pre-established emergency provisions; and

WHEREAS, a local emergency proclamation is a prerequisite for requesting state or federal assistance; and

WHEREAS, conditions of extreme peril to the safety of persons and property have arisen within the City, based on the following:

1. Coronavirus Disease 2019 (named "COVID-19") was first detected in Wuhan City, Hubei Province, China, in December 2019. The Centers for Disease Control and Prevention (CDC) considers the virus to be a very serious public health threat with outcomes ranging from mild sickness to severe illness and death. COVID-19 has spread globally to over 85 countries, infected more than 95,000 people, and killed more than 3,000 individuals.¹
2. On January 30, 2020, the World Health Organization declared the COVID-19 outbreak a Public Health Emergency of International Concern.
3. On January 31, 2020, the United States Secretary of Health and Human Services declared a Public Health Emergency.
4. On January 31, 2020, the first case of COVID-19 was confirmed in the County of Santa Clara ("County").

¹ World Health Organization Coronavirus disease 2019 (COVID-19) Situation Report – 45
https://www.who.int/docs/default-source/coronaviruse/situation-reports/20200305-sitrep-45-covid-19.pdf?sfvrsn=ed2ba78b_2

5. On February 5, 2020, the County Health Officer determined that there is an imminent and proximate threat to public health from the introduction of COVID-19 in the County and issued a Declaration of Local Health Emergency. At the same time, the County Director of Emergency Services declared the existence of a Local Emergency in the County.
6. On February 10, 2020, the County Board of Supervisors ratified and extended the Declaration of a Local Health Emergency and the Proclamation of a Local Emergency.
7. On February 26, 2020, the third of COVID-19 was confirmed in the County.
8. By March 4, 2020, the number of confirmed cases of COVID-19 had increased to eleven (11) in the County with confirmed community spread. The California Department of Health Services reported its first death related to COVID-19, and the Governor of California declared a state of emergency.
9. By March 5, 2020, the number of confirmed cases of COVID-19 had increased to twenty (20) in the County, with strong evidence of increasing community spread. The County expanded its guidance as a result.
10. By March 6, 2020, the number of confirmed cases of COVID-19 had increased to twenty-four (24) in the County, with strong evidence of increasing community spread.
11. By March 9, 2020, the number of confirmed cases of COVID-19 had increased to forty-three (43) in the County. On March 9, 2020, the County of Santa Clara Public Health Department announced the first death from COVID-19 in the County. The County Health Officer imposed a countywide moratorium, a mass gatherings of 1,000 or more persons to mitigate the spread of COVID-19.
12. On March 10, 2020, the County Board of Supervisors again ratified and extended the Proclamation of a Local Health Emergency.
13. On March 11, 2020, the World Health Organization characterized the COVID-19 outbreak as a pandemic.

WHEREAS, the City Council does hereby find that the above described conditions of extreme peril did warrant and necessitate the proclamation of the existence of a local emergency in the City; and

WHEREAS, California Government Code, Title 2, Division 1, Chapter 7.5 - California Disaster Assistance Act (CDAA) allows that with the Proclamation of a Local Emergency the City may seek financial assistance and may request reimbursement of the significant expenses incurred during response, if approved by the Director of the California Office of Emergency Services or Concurrence or Governor's Proclamation; and

WHEREAS, on March 12, 2020, the Director of Emergency Services issued a proclamation declaring the existence of a local emergency within the City, at which time the City Council was not in session; and

WHEREAS, the associated emergency conditions are on-going, and the emergency should not be terminated at this time;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Campbell that:

1. The Proclamation of Existence of a Local Emergency, as issued by the Director of Emergency Services on March 6, 2020, is hereby ratified and confirmed.
2. The City Council has reviewed the need for continuing the declaration of local emergency and finds based on substantial evidence that the public interest and necessity require the continuance of the proclamation of local emergency related to COVID-19.
3. Said local emergency shall be deemed to continue to exist until terminated by the City Council of the City of San José.
4. The Director of the Office of Emergency Services is hereby directed to report to the City Council within sixty (60) days on the need for further continuing the local emergency.

PASSED AND ADOPTED this 17th day of March 2020, by the following roll call vote:

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

APPROVED

Susan M. Landry, Mayor

ATTEST:

Wendy Wood, City Clerk



**CITY OF CAMPBELL
PROCLAMATION OF LOCAL EMERGENCY**

WHEREAS, Campbell Municipal Code Section 2.28.060 empowers the City Manager, as the Director of Emergency Services to issue a proclamation to proclaim the existence or threatened existence of a local emergency if the City Council is not in session; and

WHEREAS, the Director of Emergency Services of the City does hereby find the following:

1. Coronavirus Disease 2019 (named "COVID-19") was first detected in Wuhan City, Hubei Province, China, in December 2019. The Centers for Disease Control and Prevention (CDC) considers the virus to be a very serious public health threat with outcomes ranging from mild sickness to severe illness and death. COVID-19 has spread globally to over 85 countries, infected more than 95,000 people, and killed more than 3,000 individuals.¹
2. On January 30, 2020, the World Health Organization declared the COVID-19 outbreak a Public Health Emergency of International Concern.
3. On January 31, 2020, the United States Secretary of Health and Human Services declared a Public Health Emergency.
4. On January 31, 2020, the first case of COVID-19 was confirmed in the County of Santa Clara ("County").
5. On February 5, 2020, the County Health Officer determined that there is an imminent and proximate threat to public health from the introduction of COVID-19 in the County and issued a Declaration of Local Health Emergency. At the same time, the County Director of Emergency Services declared the existence of a Local Emergency in the County.
6. On February 10, 2020, the County Board of Supervisors ratified and extended the Declaration of a Local Health Emergency and the Proclamation of a Local Emergency.

¹ World Health Organization Coronavirus disease 2019 (COVID-19) Situation Report – 45
https://www.who.int/docs/default-source/coronaviruse/situation-reports/20200305-sitrep-45-covid-19.pdf?sfvrsn=ed2ba78b_2

7. On February 26, 2020, the third case of COVID-19 was confirmed in the County.
8. By March 4, 2020, the number of confirmed cases of COVID-19 had increased to eleven (11) in the County with confirmed community spread. The California Department of Health Services reported its first death related to COVID-19, and the Governor of California declared a state of emergency.
9. By March 5, 2020, the number of confirmed cases of COVID-19 had increased to twenty (20) in the County. The County expanded its guidance as a result.
10. By March 6, 2020, the number of confirmed cases of COVID-19 had increased to twenty-four (24) in the County, with strong evidence of increasing community spread.
11. By March 9, 2020, the number of confirmed cases of COVID-19 had increased to forty-three (43) in the County. On March 9, 2020, the County of Santa Clara Public Health Department announced the first death from COVID-19 in the County. The County Health Officer imposed a countywide moratorium on mass gatherings of 1,000 or more persons to mitigate the spread of COVID-19.
12. On March 10, 2020, the County Board of Supervisors again ratified and extended the Proclamation of a Local Health Emergency.
13. On March 11, 2020, the World Health Organization characterized the COVID-19 outbreak as a pandemic.

WHEREAS, the above facts give rise to conditions of extreme peril to the safety and health of persons within the City.

WHEREAS, these conditions are or are likely to be beyond the control of the services, personnel, equipment, and facilities of the City; and

WHEREAS, the efforts required to prepare for, respond to, mitigate, and recover from the increasing spread of COVID-19 has and will continue to impose extraordinary requirements and expenses on the City, requiring diversion of resources from day-to-day operations; and

WHEREAS, the City Council of the City of Campbell is not and cannot immediately be called into session.

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that a local emergency now exists throughout the City; and

IT IS FURTHER PROCLAIMED AND ORDERED that during the existence of said local emergency, the powers, functions, and duties of the emergency organization of this City shall be those prescribed by state law, by ordinance, and by resolution of this City; and that this emergency proclamation shall expire in seven (7) days after issuance unless confirmed and ratified by the City Council of the City of Campbell.

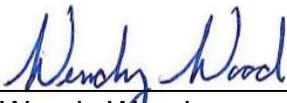
Dated this 12th day of March 2020.

APPROVED:



Brian Loventhal
Director of Emergency Services
City of Campbell

ATTEST:



Wendy Wood
City Clerk
City of Campbell



*City
Council
Report*

Item: 9
Category: COUNCIL COMMITTEE REPORTS
Meeting Date: March 17, 2020

TITLE: Council Committee Reports

RECOMMENDED ACTION

Report on committee assignments and general comments.

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 Committees.

MAYOR LANDRY:

City Atty. Performance/Comp. Subcommittee
City Clerk Performance/Comp. Subcommittee
City Mgr. Performance/Comp. Subcommittee
Economic Development Subcommittee
Recycling and Waste Reduction Commission of SCC**
Santa Clara Valley Water District: County Water Commission
State Route (SR) 85 Corridor Policy Advisory Board
West Valley Mayors and Managers

Cities Association of Santa Clara County Representative, (Alt.)
Cities Association Selection Committee & Legislative Action Committee (Alt.)
Friends of the Heritage Theater Liaison (Alt.)
SCC CDBG Program Committee** (Alt.)
Silicon Valley Clean Energy JPA (Alt.)
Valley Transportation Authority Policy Advisory Committee (Alt.)
West Valley Clean Water JPA (Alt.)
West Valley Sanitation District Board (Alt.)
West Valley Solid Waste Authority JPA (Alt.)

VICE MAYOR GIBBONS:

Association of Bay Area Governments
Association of Bay Area Governments Executive Committee**
Campbell Historical Museum & Ainsley House Foundation Liaison
Cities Association Selection Committee & Legislative Action Committee
Comprehensive County Expressway Planning Study Policy Advisory Board**
Education Subcommittee

Legislative Subcommittee

Silicon Valley Clean Energy JPA (SVCEC)

SVCEC Executive Committee**

SVCEC Finance and Audit Subcommittee**

SCC CDBG Program Committee**

County Library District JPA Board of Directors (Alt.)

SCC Emergency Operations Commission (Alt.)**

West Valley Mayors and Managers (Alt.)

COUNCILMEMBER BYBEE

City Atty. Performance/Comp. Subcommittee

City Clerk Performance/Comp. Subcommittee

City Mgr. Performance/Comp. Subcommittee

Downtown Subcommittee

Finance Subcommittee

Friends of the Heritage Theater Liaison

Legislative Subcommittee

Valley Transportation Authority Policy Advisory Committee

Association of Bay Area Governments (Alt.)

Campbell Historical Museum & Ainsley House Foundation Liaison (Alt.)

Comprehensive County Expressway Planning Study Policy Advisory Board**(Alt.)

Santa Clara Valley Water District: County Water Commission (Alt.)

State Route (SR) 85 Corridor Policy Advisory (Alt.)

COUNCILMEMBER RESNIKOFF

Advisory Commissioner Appointment Interview Subcommittee

Cities Association of Santa Clara County Representative,

Education Subcommittee

West Valley Clean Water JPA

West Valley Sanitation District

West Valley Solid Waste Authority JPA

Downtown Subcommittee (Alt.)

Recycling and Waste Reduction Commission of SCC** (Alt.)

Silicon Valley Animal Control Authority Board (SVACA)(Alt.)

COUNCILMEMBER WATERMAN:

Advisory Commissioner Appointment Interview Subcommittee

County Library District JPA Board of Directors

Economic Development Subcommittee

Finance Subcommittee

Silicon Valley Animal Control Authority Board (SVACA)

****appointed by other agencies**

Prepared by: 
Wendy Wood, City Clerk

MEMORANDUM



City of Campbell
Planning Division

To: Mayor Landry and Councilmembers

Date: March 13, 2020

From: Naz Pouya Healy, Assistant Planner *NPH*

Via: Brian Loventhal, City Manager *BL*

Subject: Desk Item (Consent Calendar Item No.6) – 1700 Dell Ave

Following the March 3, 2020 City Council meeting, Valley Water staff contacted the City to discuss the Council condition requiring the installation of a gate which would access the Los Gatos Creek Trail. They questioned why the plans were not changed to remove the proposed new access point. Upon this alert, staff researched previous email correspondence between the former project planner and Valley Water, as well as the Response to Comments section of the FEIR, which clearly stated that the plans would change to restrict new access points. Unfortunately, the landscape plans were not changed resulting in the establishment of Condition No. 4, which requires the gate access to be locked at dusk.

The applicant has been informed of this issue and they agree to remove that portion of the condition (Attachment 1). However, they have stated an opinion that the plans are consistent with the need to restrict access despite the fact that numerous landscape plan pages remain to illustrate such access and the City Council's condition also speaks of the access allowance. Nevertheless, the conditions of approval will need to change by removing mention of gate access to the Creek Trail and by adding a new condition requiring the applicant to submit revised landscape plans omitting the gate and trail connection. As a result, the item will need to be continued in order to modify the conditions and conduct a new first reading.

Attachments

1. Email from applicant, Derrick C. Larson

Naz Healy

From: Paul Kermoyan
Sent: Friday, March 13, 2020 1:30 PM
To: Naz Healy
Subject: FW: 1700 Dell - COA #4

Paul Kermoyan, AICP
Community Development Director

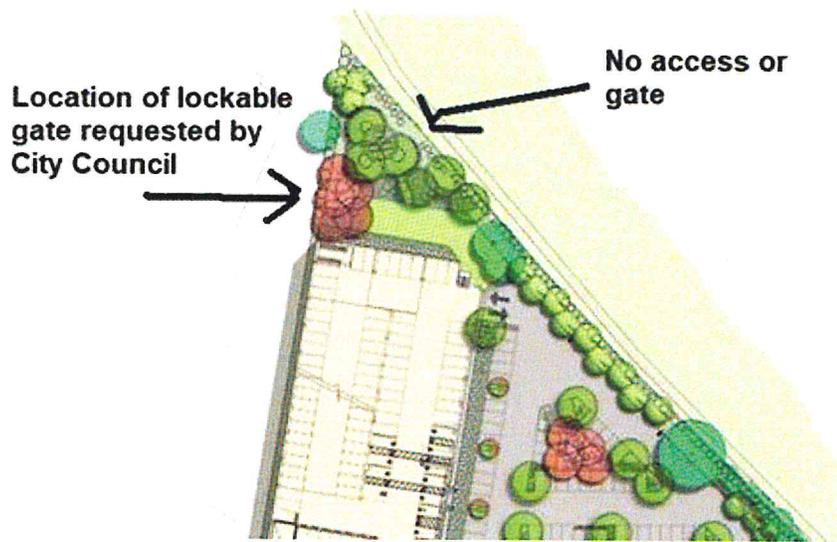
City of Campbell | Community Development Department
70 N. First Street | Campbell, CA 95008
www.cityofcampbell.com | 408.866.2141

From: Derrick C. Larson <Derrick@dollingerproperties.com>
Sent: Friday, March 13, 2020 12:34 PM
To: Paul Kermoyan <paulk@campbellca.gov>
Cc: William Seligmann - Offsite <bill@southbaylaw.com>; William Seligmann <Bills@campbellca.gov>; Usha Chatwani <uchatwani@valleywater.org>; lbrancatelli@valleywater.org
Subject: 1700 Dell - COA #4

Paul,

This email memorializes our conversation concerning the Santa Clara Valley Water District, which alerted us to a concern the district had about the gate condition in COA 4. It was their understanding, as well as the City, that there would be no direct access onto their property. We share, and have always shared, this understanding. The inclusion of the gate in the conditions of approval does not contemplate access to property owned or operated by the Santa Clara Water District (e.g., the Los Gatos Creek Trail), but rather a gate between the project site's park and a path owned and operated by the City. As such, there is no need to amend COA 4 or any of the project-related ordinances. The proper access configuration, showing no gate to the water district's property, is reflected in the architectural plans and the civil engineering plans as approved by the City Council, and we will make conforming changes to any other plan sets, such as the landscaping plan. Please note, the project approvals expressly contemplate that there will be a later, final landscaping plan (e.g., section 3 of the conditions of approval to the tree permit resolution). To summarize, COA 4 does not permit or require a gate between the project site and the water district's property, but rather lockable access between the project site and the city's property, and thus no changes to the ordinances or resolutions are necessary.

Below, we have included illustrations that clarify this issue:



Site Plan A1 correctly reflects that the gate to the Lose Gatos Creek Trail shall be replaced with fencing

Sincerely,
 Derrick Larson
 (650) 766-0999