

CITY COUNCIL MINUTES

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



SPECIAL MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, February 21, 2023 – 5:00 PM

City Hall Council Chamber

70 N. First St., Campbell, California

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

CALL TO ORDER

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

ROLL CALL

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

PUBLIC COMMENT

Public comment was taken following staff report presentations.

UNFINISHED BUSINESS

1. **Update on the Administrative Draft of the Multi-Family Development and Design Standards, Associated Updates to the Campbell Municipal Code, and Refinements to the Draft General Plan (File No(S): PLN-2021-12 and PLN-2022-90).**

Recommended Action: Receive the report and provide feedback and direction to staff on the Administrative Draft of the Multi-Family Development and Design Standards, associated updates to the Campbell Municipal Code, and refinements to the Draft General Plan.

Community Development Director Eastwood introduced the item. He noted that in addition to the objective standards, staff has prepared comprehensive updates to the Zoning Ordinance. Structural changes were made to the permitting structure for housing projects where now small, medium and large projects would be reviewed administratively, by the Planning Commission and by the Council,

respectively. Also, to be discussed is the opt-out process for those not wanting to use the development standards.

Senior Planner Rose presented a staff report dated February 21, 2023. He provided an overview on steps taken to this point and noted tonight's discussion would be on the Administrative Draft of Form-Based Zone Map, Multi-Family Development and Design Standards, (MFDDS) and a Comprehensive Zoning update. Based on Council direction, a Form-Based Zoning Map was made to identify where the objective standards apply; and a MFDDS document that contains the standards.

Opticos consultant, Roger Foreman described the Form-Based Zone Map noting the goal was to enable different types of development in the areas of Campbell where appropriate. The General Plan Land Use Map, City Area Plans, and existing built context were used as guides to develop the Form-Based Zone Map. Mr. Foreman reviewed two of the ten Test Fits, Test Fit #1 (Graylands Office Park) and Test Fit #2 (San Tomas Plaza Shopping Center.) Test Fits showed how adjacency standards are shaping a large building to be more compatible with the adjacent single family residential.

Senior Planner Rose presented information on public feedback on the MFDDS Administrative Draft. He noted feedback relating to the Form-Based Map, commercial ground floor requirements, large sites, building types, architectural styles, and compatibility. Also presented was Planning Commission feedback. Senior Planner Rose noted the desk items containing public comment emails and letters.

Councilmembers asked general questions related to the presentations.

Mayor Bybee asked if anyone from the public wished to speak.

Raja Pallela, Campbell resident, requested additional public speaker time, disagreed with the staff recommendation of ensuring form-based zones are mapped where appropriate and felt that makes the standards discretionary and not objective. He also noted that these standards are more applicable to smaller units and not larger properties such as those in the San Tomas area; and, requested more support to missing middle housing.

James Sullivan, Campbell resident and Pulte Homes and Valley Oak Partners representative, spoke on the units per building, T4 standards being limited to 6 units and noted Pulte Homes was requesting an increase of that. He noted that the developers were having a hard time achieving the City required density without having an increased amount of buildings or changes to the minimum width on tandem units on their proposed projects.

Sarah Chaffin, Campbell resident, presented a map to the City Council and for the public record of properties located at the corner of S. Bascom Avenue and

Campbell Avenue and noted that she would like to build teacher or affordable housing at that site; and, and noted the proposed adjacency standards would make that difficult to develop.

Scott Rees, Campbell resident, spoke of previous examples of building types presented by staff and noted the difference between a single-family home and a townhome and requested that design standard requirements are compared appropriately with the building types.

Matt Weber, of Ellis Partners, spoke about their Pruneyard property and their support of staff's recommendation of the objective standards. He noted the section on parking setbacks was unclear and requested this be discussed in the upcoming stakeholder meeting.

Bret Feuerstein, Fry's property representative, spoke in support of staff and Opticos' efforts and appreciated the opportunity to provide input at the upcoming stakeholder meeting.

Seeing no other members of the public wishing to speak, Mayor Bybee asked the City Council for their comments and discussion on the Administrative Draft.

Councilmember Lopez noted the importance of the upcoming stakeholder meeting. He noted concerns on potential impacts these standards would have on specific projects and not hindering the City's efforts of building more housing. Regarding the taller buildings and commercial ground floor, he supported staff's recommendation but requested they remain flexible and not limiting feasibility of projects. Regarding large sites, he stated support for the public space but requested more flexibility in the percentage. Regarding building types, Councilmember Lopez stated concerns with structures where the garages all face each other and can create dead zones, making them unsafe for children to play. He suggested allowing flexibility similar to the Sam Cava development to maximize livability. Regarding architecture he was generally supportive, but cautioned on too restrictive of standards creating projects that are disjointed. Regarding compatibility, he noted the importance of the community concerns that it does not make much sense for smaller projects.

Councilmember Furtado stated the standards work well for larger developers but may be too prescriptive for small developments of only a few units. He requested using more words like permissive versus required.

Vice Mayor Landry noted that many of the graphics presented don't reflect the standards. She requested that the examples accurately reflect the given descriptions. She was supportive of a variety of architectural styles. She requested more clarification with parking and the 30-foot setback description and when that would be applicable. Additionally, she thought parking requirements should be evaluated individually. She requested better clarification on the definitions of park, open space and civic space, as well as clearly defined

acronyms. Vice Mayor Landry spoke about waiving tree removal and related requirements such as setback requirements to save more trees.

Councilmember Scozzola stated support in raising the 75-foot building height limit requirement for certain areas in the City.

Mayor Bybee stated support for the walkable areas and public open space. She requested better descriptions of the T4 and T5 Zones to be more user friendly. She noted the importance of looking to the missing middle area and having standards that encourage that type of development. In regard to the architectural style, she requested more variety similar to the Cresleigh development and not box designs. She noted there should be a balance between prescriptive and providing flexibility and encouraged discussions with developers.

Staff provided general information on Zoning Code updates and General Plan refinements. There was a general Council consensus for support of the staff recommendations.

ADJOURN

Mayor Bybee adjourned the meeting at 6:55 p.m.

APPROVED:

ATTEST:

Anne Bybee, Mayor

Andrea Sanders, City Clerk