

CITY COUNCIL MINUTES

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



REGULAR MEETING OF THE CAMPBELL CITY COUNCIL

Tuesday, March 4, 2025 7:00 p.m.

City Hall Council Chamber – 70 N. First Street

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

This meeting was recorded and can be viewed in its entirety at www.campbelca.gov/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
Anne Bybee	Councilmember	Absent
Terry Hines	Councilmember	Present
Elliot Scozzola	Councilmember	Present
Dan Furtado	Vice Mayor	Present
Sergio Lopez	Mayor	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Sofia Fojas of the Santa Clara County Office of Education in recognition of Youth Arts Month.

Mayor Lopez presented Ms. Fojas a Certificate of Appreciation for leading the Pledge of Allegiance.

SPECIAL PRESENTATIONS AND PROCLAMATIONS

- Proclamation Declaring the Month of March 2025 as "Youth Arts Month" in the City of Campbell**
Recommended Action: That the City Council authorize the Mayor to proclaim the month of March 2025 as Youth Arts Month in the City of Campbell.

Mayor Lopez invited Sofia Fojas to speak about Youth Arts Month.

Ms. Fojas thanked the City Council for supporting Arts Education in our schools. She spoke about the noteworthy arts education programs such as Artspiration and the Young Artists Showcase. She stated the benefits to our youth through students participating in arts programs in schools. She spoke of the upcoming April 3 *Viva el mariachi! Showcase*.

Mayor Lopez declared the Month of March as Youth Arts Month in the City of Campbell and presented Ms. Fojas with a Proclamation.

The City Councilmembers spoke about how important the arts are in our community.

2. **Presentation by the Campbell Community Emergency Response Team**

Recommended Action: That the City Council receives an informational presentation from the Campbell Community Emergency Response Team (CERT) regarding their ongoing efforts to prepare our community for disasters and emergency response.

Police Captain White introduced the CERT team to the City Council.

CERT team members gave a presentation on the CERT program Members highlighted their mission and strategic plan. They provided information on how to join CERT and get involved. Additional information was given regarding their upcoming fundraiser “Taste of Campbell” to be held on Saturday, April 27, 2025.

COMMUNICATIONS AND PETITIONS

There were no communications and petitions.

ORAL REQUESTS

There were no oral requests.

COUNCIL ANNOUNCEMENTS

Are you interested in Historic Preservation and looking to get involved in your Campbell community? Then the Historic Preservation Board is for you. Applications to serve on the Historic Preservation Board are being accepted now. Help advise the City Council on matters related to historic preservation such architectural history, planning, archeology, American studies, American civilization, cultural geography and much more. For more information and to obtain an application, please visit our website at www.campbellca.gov/Boards-Commissions or contact the City Clerk’s Office by emailing ClerksOffice@campbellca.gov or by calling 408-866-2117.

The Adult Center case manager connects seniors and their loved ones with resources for food, utility cost reduction, rental assistance, care giving, and many other services. Appointments are available by phone or in person. Contact Pat Martinez at (408) 871-5154 or by email at patricam@campbellca.gov.

The Campbell Police Foundation is hosting a fundraising breakfast on Saturday, April 5 from 9:00 am to 10:30 am at the Home Church on Winchester Boulevard in Campbell. Tickets are \$25 per person and can be purchased at campbellpolicefoundation.org.

The Civic Improvement Commission has launched its Youth Photo Contest “Capture Campbell.” Capture Campbell encourages youth to capture what Campbell looks like through their eyes. The contest runs through April 30. To find out more, please visit the city’s website at campbellca.gov.

The AARP Foundation is providing free income tax assistance through Friday, April 11 at the Campbell Community Center’s Adult Center. This service is available for low to moderate income adults and families ages 18+. Please visit campbellca.gov for more information.

CONSENT CALENDAR

Mayor Lopez asked if anyone wished to remove an item from the Consent Calendar. Item ten was removed from Consent.

The Consent Calendar was considered as follows:

3. **Minutes of City Council Special Meeting of February 13, 2025**
Recommended Action: Approve the special meeting minutes of February 13, 2025.
This action approves the special meeting minutes of February 18, 2025.
4. **Minutes of City Council Executive Session Meeting of February 18, 2025**
Recommended Action: Approve the executive session meeting minutes of February 18, 2025.
This action approves the executive session meeting minutes of February 18, 2025.
5. **Minutes of City Council Study Session Meeting of February 18, 2025**
Recommended Action: Approve the study session meeting minutes of February 18, 2025.
This action approves the study session meeting minutes of February 18, 2025.
6. **Minutes of City Council Regular Meeting of February 18, 2025**
Recommended Action: Approve the regular meeting minutes of February 18, 2025.
This action approves the regular meeting minutes of February 18, 2025.
7. **Approving Bills and Claims**
Recommended Action: Approve the bills and claims in the amount of \$2,670,770.69

This action approves the bills and claims in the amount of \$2,670,770.69 as follows: bills and claims checks dated February 3, 2025, in the amount of \$1,153,766.01; bills and claims checks dated February 10, 2025, in the amount of \$1,442,806.27; and payroll checks dated February 13, 2025, in the amount of \$74,198.41.

8. **Monthly Investment Transactions Report (January 2025)**

Recommended Action: That the City Council review and accept the Monthly Investment Transactions Report for January 2025.

This action notes and files the Investment Report for the quarter ending January 2025.

9. **Monthly Treasurer's Report (January 2025)**

Recommended Action: That the City Council review and accept the Monthly Treasurer's Report for the month ended January 31, 2025.

This action reviews and accepts the Monthly Treasurer Report for the month ended January 31, 2025.

M/S: Hines/Scozzola – That the City Council approve the Consent Calendar with the exception of item 10. The motion was adopted by the following roll call vote:

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

ITEMS CONSIDERED SEPARATE FROM CONSENT

10. **Authorization to Execute Fund Agreement and Approve Budget Adjustment for Comprehensive Traffic Safety Action Plan**

Recommended Action: That the City Council adopt a resolution approving and authorizing the City Manager to execute a fund agreement with the United States Department of Transportation's Federal Highway Administration (FHWA) for the Comprehensive Traffic Safety Action Plan Project and for the Finance Director to prepare an associated budget adjustment.

Vice Mayor Furtado commented on the proposed timeline spanning over several years and noted that the report will be outdated at the time, and asked about shortening the process.

Public Works Director Capurso provided the City Council with clarification noting that the U.S. Department of Transportation advised on having a conservative timeline to avoid having to go back and make any adjustments. Staff will move

through the process as quickly as possible and anticipate completion ahead of the timeline.

After discussion, **M/S: Hines/Furtado – That the City Council adopt Resolution 13264 approving and authorizing the City Manager to execute a fund agreement with the United States Department of Transportation’s Federal Highway Administration (FHWA) for the Comprehensive Traffic Safety Action Plan Project and for the Finance Director to prepare an associated budget adjustment. The motion was adopted by the following roll call vote:**

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

PUBLIC HEARINGS AND INTRODUCTION OF ORDINANCES

- 11. Public Hearing to Consider the Request of Scott A. Mommer Consulting to Modify the Operational Characteristics of an Existing 102,332 Square-Foot Hardware Store with an 18,705 Square-Foot Garden Center (The Home Depot), Including Legalizing Existing Unpermitted Outdoor Merchandise Storage and Adding Additional Outdoor Merchandise Storage Areas on Property Located at 480 E. Hamilton Avenue. the Application Under Consideration is a Major Planned Development Permit Modification. File No.: PLN-2023-52.**

Recommended Action: The Planning Commission recommends that the City Council introduce an ordinance approving a Major Planned Development Permit Modification for the property located at 480 E. Hamilton Ave.

Now is the time and place for a public hearing to consider adoption of an ordinance approving a Major Planned Development Permit Modification for the property located at 480 E. Hamilton Ave.

Mayor Lopez asked the Councilmembers if there were any disclosures they would like to make in relation to the public hearing item.

Councilmember Hines stated that he goes to Home Depot and did a site visit prior to the meeting.

Community Development Director Eastwood introduced Contract Associate Planner Seoni.

Contract Associate Planner Seoni presented a staff report dated March 4, 2025.

Following City Council questions, Mayor Lopez opened the public hearing and invited the applicant to speak.

Following the applicant's comments, Mayor Lopez asked if there was anyone from the public wishing to speak on this item.

Applicant representative on behalf of Scott A. Mommer Consulting spoke to the proposed Conditions of Approval and noted that they are working to bringing the store in compliance and are supportive of the proposed Conditions.

Following the applicants comments, Mayor Lopez asked if anyone from the public wished to speak.

Philip Rawlinson, Campbell resident, stated his concerns with Home Depot being out of compliance, blocking access to the west side entrance and day laborers. Mr. Rawlings presented the City Council with an exhibit depicting violations and submitted it for the record.

Maryanne Yoshikawa, Campbell resident, encouraged the City Council to listen to their constituents relating to their concerns with Home Depot violations.

Scott Rees, Campbell resident, stated concerns with the proposed ordinance and its enforceability should the Conditions of Approval be violated.

Patrick Todd, Campbell resident, stated concerns with the proposed ordinance and its enforceability should the Conditions of Approval be violated again.

Matt Sheppard, Campbell resident, stated concerns with the proposed ordinance and its enforceability should the Conditions of Approval be violated again.

Following public comments, Mayor Lopez invited the applicant back up to provide closing comments.

Applicant representative addressed the public speakers concerns and reported how the store intended to remain in compliance.

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

The City Council asked about enforcement measures. Community Development Director Eastwood provided clarification noting the City can impose fines or revoke modifications of approval for noncompliance.

The City Council recommended several revisions to the draft ordinance Conditions of Approval. They proposed updates to Condition #6 to state "may schedule" instead of "shall schedule" in regard to scheduling a public hearing for Code Enforcement violations; updates to Condition #24c to state the noise complaint must be a verified violation; updating Condition #26 to reflect the new name of the West Valley Stormwater Authority from the previous West Valley Clean Water Authority; and update Condition #31 relating to the modification of revocation of their permit, stating that all complaints need to be verified.

After discussion, **M/S: Scozzola/Hines** that the City Council introduce Ordinance 2324 to include the proposed revisions to Conditions of Approval 6, 24c, 26 and 31, and approving a Major Planned Development Permit Modification for the property located at 480 E. Hamilton Ave., included in the desk item. The motion was adopted by the following roll call vote:

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

Clerk Sanders read the full title of Ordinance 2324 as presented in the desk item.

M/S: Scozzola/Hines – That the City Council waive further reading of Ordinance 2324. The motion was adopted by the following roll call vote:

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

NEW BUSINESS

12. **Approving and Awarding the Contract to Studio G Architects in the Amount of \$254,036, and Authorizing an Increased Budget Amount of \$79,440, Inclusive of a 10% Contingency for the Architectural and Schematic Design of the E Wing Renovation and Relocation of the Campbell Adult Center Project (No. 25-LL) (Resolution/Roll Call Vote)**

Recommended Action: That the City Council adopt a resolution: 1) approving and awarding the design contract to Studio G Architects, in the amount of \$258,016; 2) authorizing the City Manager to execute said contract as specified in Campbell Municipal Code Section 3.20.100; 3) authorizing the Recreation & Community Services Director to negotiate and execute contract change orders up to and within the allocation contingency of \$25,802; 4) authorizing the Finance Director to perform an associated budget adjustment for the Adult Center Renovation Project (No. 25-LL).

Recreation and Community Services Director Bissell presented a staff report dated March 4, 2025.

Following Council questions, Mayor Lopez asked if anyone from the public wished to speak. There were no public comments.

Following discussion, **M/S: Hines/Scozzola – That the City Council adopt resolution 13265: 1) approving and awarding the design contract to Studio G Architects, in the amount of \$258,016; 2) authorizing the City Manager to execute said contract as specified in Campbell Municipal Code Section 3.20.100; 3) authorizing the Recreation & Community Services Director to negotiate and execute contract change orders up to and within the allocation contingency of \$25,802; 4) authorizing the Finance Director to perform an associated budget adjustment for the Adult Center Renovation Project (No. 25-LL). The motion was adopted by the following roll call vote:**

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

13. **2024 General Plan and Housing Element Annual Progress Reports (APRs) (Resolution/Roll Call Vote)**

Recommended Action: Receive public comment, accept the General Plan and Housing Element Annual Progress Reports, and adopt a resolution directing staff to send the Annual Progress Reports to the required State agencies.

Assistant Planner, Lomen presented a staff report dated March 4, 2025.

Following Council Questions, Mayor Lopez asked if anyone from the public wished to speak. There were no public comments.

After discussion, **M/S: Hines/Furtado – That the City Council accept the General Plan and Housing Element Annual Progress Reports, and adopt a resolution directing staff to send the Annual Progress Reports to the required State agencies. The motion was adopted by the following roll call vote:**

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

14. **Review of Campbell Statement of Values**

Recommended Action: That the City Council review Campbell’s Statement of Values and reaffirm it with any desired adjustments.

City Clerk Sanders presented a staff report dated March 4, 2025.

Following Council questions, Mayor Lopez asked if anyone from the public wished to speak. There were no public comments.

After discussion, **M/S: Hines/Scozzola – That the City Council review Campbell’s Statement of Values and reaffirm it with any desired adjustments. The motion was adopted by the following roll call vote:**

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

UNFINISHED BUSINESS

There was no unfinished business.

COUNCIL COMMITTEE REPORTS

15. Council Committee Reports

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

Councilmember Hines attended the Finance Subcommittee meeting; spoke of the upcoming March 13 Campbell Village Neighborhood Association meeting; and the upcoming March 15 Campbell Chamber of Commerce *Celebrate Campbell* event; and a shout out to West Valley Sanitation.

Councilmember Scozzola attended the Friends of the Heritage Theatre meeting.

Councilmember Furtado attended the West Valley Stormwater Authority meeting.

Mayor Lopez attended the West Valley Mayors and Managers meeting; the City of Cupertino State of the City with Mayor Liang Chang; a Valley Transportation Authority Workshop; the Silicon Valle Clean Energy Audit committee; met with Senator Josh Becker’s staff to discuss legislation; participated in World Literacy Week and read to student classes at Country Lane Elementary School.

ADJOURN

Mayor Lopez adjourned the meeting at 8:58 PM

APPROVED:

ATTEST:

Sergio Lopez, Mayor

Andrea Sanders, City Clerk