

CITY COUNCIL MINUTES

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



SPECIAL MEETING OF THE CAMPBELL CITY COUNCIL

Wednesday, August 17, 2022 – 6:00 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 special meeting at City Hall Council Chamber, 70 N. First St., Campbell, California.

ROLL CALL

Attendee Name	Title	Status
Paul Resnikoff	Mayor	Present
Anne Bybee	Vice Mayor	Present
Elizabeth 'Liz' Gibbons	Councilmember	Present
Susan M. Landry	Councilmember	Present
Sergio Lopez	Councilmember	Present

PUBLIC COMMENT

Public comment was taken prior to Council discussion.

UNFINISHED BUSINESS

- Special Meeting to Provide an Overview and Update on the Objective Standards Work Plan Effort, Project Schedule, and Community Outreach and Engagement Strategy (File No.: PLN-2022-90), and to Consider a Budget Adjustment to Re-Appropriate Unencumbered FY 2022 Funds**
Recommended Action: That the City Council take the following actions: (1) Provide feedback on the Objective Standards Work Plan and Guiding Principles, Project Schedule, and Community Outreach and Engagement Strategy; (2) Provide direction on the formation of a subcommittee of the City Council and/or Planning Commission to support the update; (3) Approve a budget adjustment to re-appropriate unencumbered FY 2022 funds.

Community Development Director Eastwood introduced the Opticos Design consultant team Stefan Pellegrini, Roger Foreman, Russell Toler, and Tony Perez. He reviewed the meeting and presentation structure.

Senior Planner Rose provided background on Objective Design and Development Standards (ODDS) noting that State law requires cities to apply objective criteria in review of housing projects. Currently existing policies are subjective and may not be enforced, requiring updates. He reviewed the workplan phased approach that will prioritize multi-family and mixed-use projects. The City will also look at Neighborhood Area Plans to reference these new standards and update parking standards.

Opticos Design Principal, Stefan Pellegrini reviewed their approach to ODDS in Campbell and how their Toolkit will help identify what objective standards are needed by Zoning Districts. The Scope of Services was reviewed detailing the phased approach. Phase 1 includes the ODDS Toolkit Customization Startup; Phase 2 is the ODDS initial and administrative draft, with Phase 3 including the final draft and adoption of ODDS. Also included in the process is a series of community meetings.

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

Jim Sullivan, Campbell resident, spoke about ensuring there is still flexibility for change so that all buildings and designs are not all the same style. He inquired about the Llewellyn Ave. test site which noted a higher density than was previously stated.

Scott Reese, Campbell resident, noted that once these policies are adopted, how will the City remain flexible to address ongoing updates or revisions that will be required. Mr. Reese felt that it was important to look at single-family homes and felt that a better approach was to invite the community and have them participate in the process versus the City contacting groups individually and then having only select groups providing their opinions.

Joseph Gemignami, Campbell resident, spoke about the importance of not having all new architecture look the same. He spoke against developers constructing the buildings that look like a box with a flat roof and no character.

Raja Pallela, Campbell resident, concurred with Mr. Reese's point of not singling out Neighborhood Associations for feedback. He also noted that the San Tomas Neighborhood Plan is so large, and guidelines have not been revised in many years, such as height restrictions, setbacks and ADU requirements that it will need a lot of updating. He requested removing covered parking requirements for single-family homes.

Councilmembers Lopez and Gibbons were not supportive of cookie-cutter designs and noted Campbell's unique character.

Councilmember Gibbons stressed the importance of clear definitions and not being too prescriptive. She was not supportive of the proposed relaxed parking standards. She noted considerations should be made for Climate Action Plans, Electric Vehicle (EV) programs, and water conservation hardscapes

Councilwoman Landry agreed with Councilmember Gibbons and the need for clear definitions, noting open space areas that can function recreationally and consistency in landscaping patterns as an example. Concerns were raised with the term Objective Design and Development Standards (ODDS) and staff was encouraged to rebrand the name. She was not in support of the proposed parking standards, she requested parking space size, and functionality be considered. Councilwoman Landry requested consideration for environmental issues.

Vice Mayor Bybee liked the Guiding Principles and stressed the importance of keeping the project moving and meeting all deadlines. She would like standards that provide flexibility, retain Campbell's character and not to have only cookie-cutter designs. The City should be cautious about reducing or eliminating parking.

Mayor Resnikoff was supportive of the Guiding Principles, keeping the outreach as a general public invite, and noted the benefits to mixed-use projects. He agreed with the Vice Mayor's comments on parking standards but cautioned that a balance should be made so that they aren't too strict.

Senior Planner Rose reviewed the Community Engagement Strategy, additional outreach efforts and the Community Survey.

Senior Planner Rose discussed the creation of an ad-hoc subcommittee comprised of City Council or Planning Commission members to provide closer support and to act as a bridge between staff, commissions, and council in between meetings.

The Council discussed the potential formation of an ad-hoc subcommittee of the City Council and/or Planning Commission. There was no consensus to create an ad-hoc subcommittee comprised of Council members, but the possibility of a subcommittee comprised of only members of the Planning Commission was identified.

After discussion, **M/S: Bybee/Lopez – That the City Council adopt Resolution 12884 approving the budget adjustment to reappropriate unencumbered Fiscal Year 2022 funds, per the desk item. The motion was adopted by the following roll call vote:**

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

APPROVED:

ATTEST:

Paul Resnikoff, Mayor

Andrea Sanders, City Clerk