



City Council Agenda

City of Campbell, 70 North First Street, Campbell, California

CITY COUNCIL SPECIAL MEETING

Monday, August 15, 2016 – 6:00 P.M.
Ralph Doetsch Conference Room
70 N. First St, Campbell, California

CALL TO ORDER, ROLL CALL

PLANNING COMMISSION INTERVIEWS

- JoElle Hernandez
- Matt Kamkar
- Michael Bucci
- Cynthia Dodd

ORAL REQUESTS

APPOINTMENT OF PLANNING COMMISSIONER

ADJOURN

MEMORANDUM



City Clerk's Office

To: Honorable Mayor and City Councilmembers

Date: August 15, 2016

From: Wendy Wood, City Clerk

Via: Mark Linder, City Manager

Subject: Planning Commission Interviews

A Special Council Meeting is scheduled for Monday, August 15, 2016 to interview applicants for the Planning Commission. The terms of Cynthia Dodd, and Pamela Finch will expire August 31st. Only Commissioner Dodd submitted a reappointment request. She has served on the Planning Commission since August 2013. Attached are applications and questionnaires submitted by each applicant. Interviews are scheduled every 15 minutes as follows:

6:00 JoElle Hernandez

6:15 Matt Kamkar

6:30 Michael Bucci

6:45 Cynthia Dodd

RECEIVED

JUL 01 2016

CITY CLERK'S OFFICE

CITY OF CAMPBELL
70 NORTH FIRST SREET
CAMPBELL, CA 95008-1423

APPLICATION FOR APPOINTMENT AS
PLANNING COMMISSIONER

REQUIREMENTS: Campbell resident and at least 18 years of age.

Name: Joelle Hernandez

Address: [REDACTED]

Telephone No: (Home) [REDACTED] (Work) [REDACTED] Email: [REDACTED]

How long have you been a resident of Campbell? 22 yrs

Present Occupation (if applicable) —
(Give Title)

Name and Address of Present Employer (if applicable) —

Education: High School St. Lawrence Academy, Santa Clara

College BA, Sonoma State, MA, Chico State

Teaching Credential, Santa Clara U.

Please list three personal references:

1. Name Joe Hernandez

Address [REDACTED]

Telephone Number [REDACTED]

2. Name Susan Blake

Address [REDACTED]

Telephone Number [REDACTED]

Application - Planning Commission/continued

3. Name Jonathan Pettingill

Address [REDACTED]

Telephone Number [REDACTED]

APPLICANT'S SIGNATURE Joselle Hernandez

Date June 30, 2016

PLANNING COMMISSION APPLICANT QUESTIONS

CITY CLERK'S OFFICE

1. Why do you want to be a Planning Commissioner?

I have served on the Historic Preservation Board for 12 years and have enjoyed being involved with the City, its residents, and the planning department. I love the City of Campbell – it is still a small town where people can feel like they can get involved and make a difference. I have accomplished a lot with folks on the HPB and I would like to see if I could make a similar positive impact as a Planning Commissioner. I'm very aware of the challenges Campbell faces as it tries to balance economic development with the needs and quality of life of its residents. It's very important to have commissioners, like myself, that can be fair and respectful of both businesses and residents.

2. Have you previously participated on committees, boards, etc., requiring a group decision-making/consensus-building process? If you have, list such experience.

Whether or not you have such experience, what do you think are the necessary prerequisites for successful group decision-making?

I have served as a member and chair of the Historic Preservation Board for 12 years. I have also served on the Campbell Museum Board as well as various volunteer committees for my daughter's schools over the last 12 years.

Successful group decision-making should involve respect, the ability to listen, willingness to learn from others, and compromise.

Working with others best starts with respect for everyone involved. Each person brings expertise and passion to a group and respect for others' opinions should be a prerequisite. The ability to listen to others and keeping an open mind is helpful when trying to build a consensus. All involved bring different experiences and knowledge to a working group so the willingness to learn from others is something that is important to me. Group decision-making can be difficult so the ability to compromise, while maintaining your core values, is an important, and challenging, prerequisite.

3. How would you attempt to help the City Council balance the need for community economic development vs. the need to maintain Campbell's "quality of life"?

My experience of working with applicants (both residential and commercial) while on the HPB and being an active member in this community, attending Planning Commission and City Council meetings throughout the years has provided me with the opportunity to learn about the challenges of balancing economic development while maintaining "quality of life". I believe I could

offer positive and varied approaches to finding ways to encourage the right kind of development in the right areas while being sensitive to the needs of the community and a desire to maintain our "small town feel". I strongly believe that we can work together to find a sense of balance for our growth while improving the lives of the residents. As a commissioner I would offer my point of view on maintaining this equilibrium and work with other commissioners to look at all aspects of possible developments and the impacts they will have on Campbell.

4. *What is good and worth preserving about the community today? What do you not like about Campbell?*

There is a lot that is good and worth preserving in Campbell! I love the way increasing numbers of residents are getting involved in their community. Campbell is just small enough for people to get involved and be active and be able to make a difference whether it's through forming neighborhood groups, volunteering for cleaning up the walking trail, attending board/commission meetings for issues that concern them, or just shopping and patronizing the businesses in the City.

I like the way the City has strived to maintain the balance between economic development and preserving the quality of life for residents and visitors to Campbell. This is definitely worth preserving. I love to hear people say that they came to Campbell because it has a small town feel that is affordable and friendly to live in, because this is why I came here as well.

It has been great to see the vibrancy of the downtown develop over the past years and I make every effort to patronize Campbell businesses whenever possible.

The services that Campbell offers are varied and of the highest caliber: classes and facilities at the community center, parks and walking trail, our Historical Museum and House, the Heritage Theater, schools, retail and restaurants, government access and employees, and fire and police services.

While Campbell has a lot going for it, I believe there are some challenges the City faces. Every resident that has been here longer than 5 years can see the change in the amount of traffic and lack of parking. While these are definitely problems throughout the entire Bay Area, Campbell's population is growing in response to a positive economy. Campbell must carefully evaluate the push for increased housing and pay attention to the requisite improvement and expansion of the infrastructure to support such increases.

5. *How would you feel/react if the City Council overturned a decision of the Commission that you believed was the correct decision regarding a particular development proposal?*

I respect the ability of the City Council to overturn a Commission decision and I know that I will not always agree with the Council. This is totally

normal and acceptable, I believe, just as in other aspects of life when not everyone agrees on topics or decisions made. The Planning Commission and the City Council are both tasked with doing what they feel is best for the community and the City and at the end of the day each member should go home feeling that they've taken that responsibility seriously and acted in the community's best interest.

6. ***How do you view the advisory role of a Planning Commissioner in relation to the City Council? In relation to the staff?***

The role of a Planning Commissioner is to review and make recommendations to the City Council regarding the General Plan, zoning code, and land use issues. The Commission is appointed by and serves at the behest of the Council. The Commission can sometimes act as the "boots on the ground" in terms of development projects and should work to gather as much information as possible to make an informed and educated recommendation that is reflective of the goals and values of the City of Campbell. When required, the City Council will have the final decision on projects that are brought before them.

The Staff works with the Commission to provide them with as much information and guidance on codes, land use, and development issues to make the decisions needed. I believe it is the Staff's job to work with the Commission so that they can fully understand the issues and the possible outcomes of development projects while staying true to the goals and values of the City's General Plan.

Joselle Hernandez

June 30, 2016

Application - Planning Commission/continued

3. Name Mr. Michael Ahi
Address [REDACTED]
Telephone Number [REDACTED]

APPLICANT'S SIGNATURE Matt Campo

Date 6/30/2016

PLANNING COMMISSION APPLICANT QUESTIONS

1. Why do you want to be a Planning Commissioner?

It is because my family and I love Campbell and believe in public service. We have owned property here for more than a decade and moved in over a year ago. We have however lived in the area (Los Gatos, Almaden Valley, West San Jose) for the past 40 years and care about the community we live in.

I served (for over 8 years) as a member and chair of the Planning Commission in San Jose. As a member of the Envision 2040 General Plan Update Task Force in San Jose, I represented the Planning Commission. I believe, this experience, my education and almost 20 years of volunteer activity makes me a qualified candidate for this role.

2. Have you previously participated on committees, boards, etc., requiring a group decision-making/consensus-building process? If you have, list such experience.

Whether or not you have such experience, what do you think are the necessary prerequisites for successful group decision making?

Yes, I have. While a San Jose resident, I served on numerous boards, commissions and advisory groups as a volunteer and were re-appointed to some of those positions multiple times. They include:

- 7 member Planning Commission-'06 to '14 as member and chair
- 37 member Envision 2040 Gen. Plan Update Task Force-'07 to '11
- 17 member Small Bus. Dev. Comm.-'98 to '06 as member and chair
- 7 member Traffic Appeals Commission-'96 to '98 as a member and chair

I believe in any kind of setting, specially in a group setting, listening (to the neighbors, applicants, staff and colleagues, etc.) to understand their point of view and being respectful of their values are such prerequisite to an honest, beneficial discourse. In addition, one has to be familiar w/ the Gen. Plan and Zoning regulations and specific knowledge of the site (by having visited it and read the reports applicable to the item at hand) to render an informed, educated, practical and logical vote.

3. How would you attempt to help the City Council balance the need for community economic development vs. the need to maintain Campbell's "quality of life"?

I use the General Plan as my ultimate guiding light. I also believe a community needs beneficial and vetted development (and redevelopment) to continue to thrive and stay vibrant. This means they have to add more benefit than harm to the community as a whole.

Naturally, applications for development that add both economic value and are respectful of neighbors' quality of life and meet the regulations in place are most ideal. However, my experience is that most of the time, there needs to be compromises on both sides to achieve a win-win and balanced solution. The more informed and reasonable the parties are, the better such solutions can be found.

4. What is good and worth preserving about the community today?

What do you not like about Campbell?

Compared to San Jose, there are many good things about Campbell. There are the great schools, safer neighborhoods, less homeless issues, better parks and sport facilities, less traffic congestion, less parking problems, more responsive (and happier) city staff and leaders, more pet friendly residents, nicer downtown and less budget shortfalls, etc. Can we improve on all these categories? Of Course, but we also have to be appreciative of what we have already.

One area I like to see change is to consider slightly taller developments in our neighborhoods. This way the foot print for the structures are smaller, there is more open space, more green space and more opportunity to use solar panels and renewable resources. Also be mindfull of future trends (e.g. increase in our senior citizen population, kids moving back to live with parents longer), so we can plan for it and be ahead of the curve.

Mike Bucci
RECEIVED

JUN 15 2016

CITY CLERK'S OFFICE

CITY OF CAMPBELL
70 NORTH FIRST STREET
CAMPBELL, CA 95008-1423

APPLICATION FOR APPOINTMENT AS
PLANNING COMMISSIONER

REQUIREMENTS: Campbell resident and at least 18 years of age.

Name: Michael S. Bucci

Address: [REDACTED]

Telephone No: (Home) [REDACTED] (Work) [REDACTED] Email: [REDACTED]

How long have you been a resident of Campbell? 1 year 11 months

Present Occupation (if applicable) Special Education Teacher
(Give Title)

Name and Address of Present Employer (if applicable) _____

Santa Clara County Office of Education

1290 Ridder Park Drive, San Jose, CA 95131

Education: High School Huntington High School, Huntington, N.Y.

College Humboldt State University, Arcata, CA 95008

Please list three personal references:

1. Name Ron Usher

Address [REDACTED]

Telephone Number [REDACTED]

2. Name Eve and Serge Mariniak

Address [REDACTED]

Telephone Number [REDACTED]

Mike
Bocek

Application - Planning Commission/continued

3. Name Kyle Folck

Address [REDACTED]

Telephone Number [REDACTED]

APPLICANT'S SIGNATURE 

Date 6-19-16

Mike Bell

PLANNING COMMISSION APPLICANT QUESTIONS

1. Why do you want to be a Planning Commissioner?

I want to help revitalize the Campbell downtown area to be more familyfriendly with businesses catering to the day to day needs of the many families that make Campbell a safe and inviting place to live and work. Potential business's might include local or regional hardware, grocery, cheese shops, and bakery franchises, as well as toy stores and music shops. In the almost two years that my family and I have lived in Campbell, we have witnessed the closing and relocation of two beloved family business's: Toys, Toys, Toys and 23 Skidoo.

With it's economic base, nearby schools, and rich cultural history, downtown Campbell has the potential to function as towns used to with stores providing the basic services needed to run a home or fix it. More and more goods and services are scattered in strip malls or provided online, but a "working town" would undoubtedly attract more families, as well as mirror the practical and essential services Campbell has provided in the past.

As both a teacher and parent, I would enjoy sharing such a town with my students and my nine year old daughter.

I do of course enjoy going for a "craft beer", or dining at any of the fine restaurants in town, and would want downtown to retain it's new identity as a place to unwind and socialize. What would drive me as a commissioner would be establishing a balance between entertainment and service and I would be honored to be an instrumental part of this process.

2. Have you previously participated on committees, boards, etc., requiring a group decision-making/consensus-building process? If you have, list such experience.

Whether or not you have such experience, what do you think are the necessary prerequisites for successful group decision making?

Committees-

1. Vice Chairman Santa Clara County Student Site Council 2015-2016

As a member of an elected team of parents and teachers, I helped allocate Title 1 funding to Santa Clara County educational programs.

2. California Alternate Assessment descriptor meeting-February 2016

Along with other California Educators, I helped draft the test question descriptions for the modified standardized test given to students with disabilities in California.

I think that the essential component of effective and meaningful group decision making is creating a shared vision and subsequently promoting projects that help relize that vision. For example, in my classroom of intellectually challenged middle school students, our shared vision is to improve reciprocal communication and student self help skills, while maximizing contact with the general school community. Projects that help relize this vision include using picture communication books, teaching self feeding, and eating with other students.

As a member of a community-based decision making team, I would hope that a shared vision might include developing a Campbell that is family friendly, economically solvent. This is something most people want. However, there are many ways to achieve this vision, and just as in the classroom, flexibility is essential. Clearly, with Silicon valley being a high rent area, a franchise is often a more likely tenant than a Ma and Pa store.

3. How would you attempt to help the City Council balance the need for community economic development vs. the need to maintain Campbell's "quality of life"?

I would help attract businesses that could both handle the high rents, but also provide the community with needed services. These businesses could include The Gap, New Leaf Groceries, Ace Hardware, University Art, Learning Express Toys, and Kelley Paper,

While these businesses are franchises, they do attract family shoppers, who after shopping for what they need would be ready to stop downtown for a bite to eat.

4. What is good and worth preserving about the community today?

What do you not like about Campbell?

Campbell has a rich cultural history as the center of the fruit canning industry. There are many old buildings and the local museums are very informative and interesting. Downtown also has an eclectic feel, and I enjoy seeing all of the different cultural groups at the wonderful Sunday farmers market. Campbell also appears to be a gay friendly town, and I appreciate this openness as I observe same-sex couple walking arm and arm.

I do not like the imbalance of many eating/drinking establishments versus very few family friendly businesses providing basic services. Downtown Campbell can also become quite rowdy at night and I have witnessed bar fights as well as navigated through broken bottle glass on the street.

Mike Bucy

5. How would you feel/react if the City Council overturned a decision of the Commission that you believed was the correct decision regarding a particular development proposal?

I would recognize the Councils' authority in making that decision and would seek to understand their position. As a member of the planning commission, I would commit to developing an alternate proposal that would be accepted by the council.

6. How do you view the advisory role of a Planning Commissioner in relation to the City Council? In relation to the staff?

I am eager to learn about this role and to work as a contributing member of the commission.

APPLICANT'S SIGNATURE Mike Bucy

Date 6-15-16

06.30.2016

Dear City Council,

I would like to request my reappointment to the City of Campbell Planning Commission. I have enjoyed my time on the Commission and would like to continue to serve the City of Campbell.

Regards,
Guthrie Dodd

CITY OF CAMPBELL
70 NORTH FIRST SREET
CAMPBELL, CA 95008-1423

RECEIVED

JUL 16 2013

CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT AS
PLANNING COMMISSIONER

RECEIVED

JUN 30 2016

REQUIREMENTS: Campbell resident and at least 18 years of age. CITY CLERK'S OFFICE

Name: CYNTHIA L. POOD

Address: [REDACTED]

Telephone No: (Home) [REDACTED] (Work) [REDACTED] Email: [REDACTED]

How long have you been a resident of Campbell? ELEVEN YEARS

Present Occupation (if applicable) PRINCIPAL, ROLLING HILLS MIDDLE SCHOOL
(Give Title)

Name and Address of Present Employer (if applicable) _____

CAMPBELL UNION SCHOOL DISTRICT

155 N. THIRD STREET, CAMPBELL CA 95008

Education: High School ARCHBISHOP MITTY

College SAN JOSE ST. UNIV. (BS) SANTA CLARA UNIV. (MA)

Please list three personal references:

1. Name BOB CARLSON

Address [REDACTED]

Telephone Number [REDACTED] (CELL)

2. Name TIM & CHERI JOHNSON

Address [REDACTED]

Telephone Number [REDACTED] (HOME)

Application - Planning Commission/continued

3. Name NEIL COLLINS

^{TITLE}
Address CHIEF EXECUTIVE OFFICER SCV REALTOR'S ASSOC.

Telephone Number 

APPLICANT'S SIGNATURE Cynthia L. Dodd

Date 07.16.2013