

CITY COUNCIL MINUTES

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



CAMPBELL CITY COUNCIL STUDY SESSION

Tuesday, May 3, 2016 - 6:00 p.m.
Council Chamber – 70 N. First Street

This Study Session 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.

NOTE: No action may be taken on a matter under Study Session other than direction to staff to further review or prepare a report. Any proposed action regarding items on a Study Session must be agendized for a future Regular or Special City Council meeting.

The City Council of the City of Campbell convened this day in the Council Chambers of City Hall, 70 N. First Street, Campbell, California, to discuss the conceptual plans for a mixed-use commercial/residential development on East Campbell Ave between Dillon and Gilman Avenue.

CALL TO ORDER

Present: Councilmembers: Kotowski, Resnikoff, Cristina, Gibbons

Absent: Councilmembers: Baker

Staff Present: Mark Linder, City Manager; Bill Seligmann, City Attorney; Wendy Wood, City Clerk; Paul Kermoyan, Community Development Director; and Cindy McCormick, Senior Planner.

NEW BUSINESS

1. **Conceptual Plans for a Mixed-use Commercial/Residential Development on East Campbell Avenue between Dillon and Gilman Avenue.**

Recommended Action: Conduct Study Session and provide direction to staff.

Senior Planner McCormick presented staff report dated May 3, 2016.

Deana Ellis, representative from Cresleigh Homes, spoke about the company and previous developments.

Ron Metzker, representative from LPSA Architecture & Design, gave a presentation on the proposed project.

PUBLIC COMMENT

Janet Tate, Campbell resident, spoke about traffic concerns with this project at Page and Popular.

Vikki Essert, Campbell resident, spoke about the density calculations that are currently being used and is concerned about overbuilding.

Judy Pisano, Campbell resident, spoke about concerns with the appearance of the project and would like to see a more pedestrian oriented environment.

Kirk Heinrichs, Campbell resident, stated that the proposed development falls short of meeting the goals and objectives of the East Campbell Avenue Master Plan.

Jo-Ann Fairbanks, Campbell resident, spoke about density in regards to units per acre, the floor area ratio, the common open usable spaces, and issues with the density bonus law.

Joe Hernandez, Campbell resident, spoke about the East Campbell Avenue Master Plan, does not feel the current proposed project meets the master plan, and would like the developer to bring back several different plans.

Joseph Gemignani, Campbell resident, stated he would like a project that ties in with the Pruneyard and the downtown, and would like a more traditional style of architecture.

Scott Rees, Campbell resident, stated concerns with the appearance of the proposed project, the height of the building, amount of storage, and size of the units.

Susan Blake, Campbell resident, spoke about the East Campbell Avenue Master Plan, does not feel the current proposed project meets the master plan, and would like the developer to revise the project.

Barry Shilman, Campbell resident, stated concerns about the appearance of the project and would like the developer to incorporate the Pruneyard and the downtown in the design.

Armida Costello, Campbell resident, stated concerns about the appearance of the project.

Council listened to the presentation and public comment, and made general remarks.

ADJOURN

Vice Mayor Gibbons adjourned the meeting at 7:13 p.m.

APPROVED:

ATTEST:

Elizabeth Gibbons, Vice Mayor

Wendy Wood, City Clerk