

CAMPBELL VILLAGE

Study Session – December 6, 2016

Goal Statement

“This Plan is intended to preserve the unique character of the neighborhood and help maintain a desired quality of life.”



Community Outreach

- Annexation of Cambrian No. 36 and “The Sliver”
- Formation of the Campbell Village Neighborhood Association (CVNA)
- First meetings between City and CVNA in the Fall of 2015 at a private residence
- Goal changed to include Planning (Private Property) in addition to the right-of-way (Public)
- Transition from CVNA meetings to City hosted Public Outreach meetings in Fall 2016

Community Outreach (Website)

<http://www.cityofcampbell.com/752>



The screenshot displays the City of Campbell website interface. At the top, the logo for 'CAMPBELL California' is visible, along with social media icons for Facebook, Twitter, and YouTube. A navigation menu includes 'Your Government', 'City Services', 'Our Community', 'Doing Business', and 'How do I...'. A search bar is present, and a red arrow points to the search results for 'Campbell Village Neighborhood'. The search results page shows a breadcrumb trail: 'Home > How do I... > View > Project Updates > Campbell Village Neighborhood'. The main heading is 'Campbell Village Neighborhood'. The text describes the neighborhood plan as a collaborative effort between the City of Campbell and the community to provide a coherent framework for future development. It also mentions upcoming meetings and provides links to relevant documents.

CAMPBELL *California*, [cityofcampbell.com](http://www.cityofcampbell.com)

Your Government City Services Our Community Doing Business How do I...

Search

Site Tools Share

e-Services

e-Notify

Annual Street Maintenance Project

Campbell Village Neighborhood

Citywide Shared Lane Markings Project

Civic Center Master Plan Project

East Campbell Avenue Portals Project

Home > How do I... > View > Project Updates > Campbell Village Neighborhood

Campbell Village Neighborhood

The Campbell Village Neighborhood Plan is a collaborative effort between the City of Campbell and the community to provide a coherent framework for future development in the Campbell Village Neighborhood. The Plan – currently under development – will establish land use policies, transportation policies, and development standards affecting both land use and transportation to further the residents' vision of their neighborhood. This Plan is intended to preserve the unique character of the neighborhood and help maintain the desired quality of life.

If you would like to participate in the development and finalization of this Plan, please note upcoming meetings, hosted by the City of Campbell. All are welcome to attend and participate.

More information can be found below in the relevant documents.

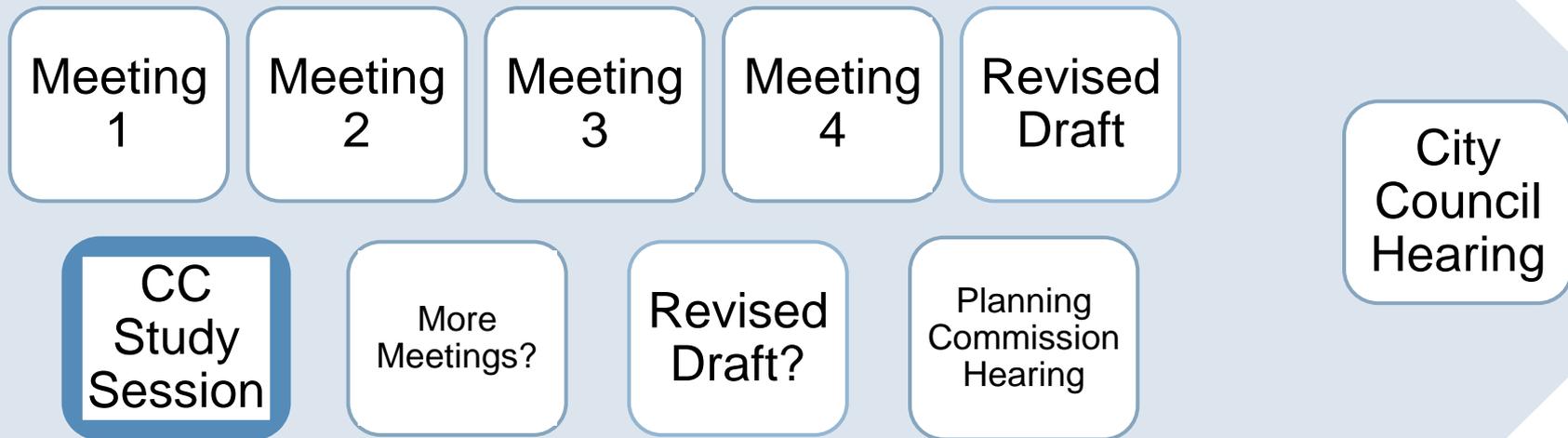
Check back here often for project status updates.

Upcoming Meetings:
City Council Study Session - December 6, 2016 (materials coming soon)
[Council Meeting Notice - December 6, 2016](#)
[Draft Plan - December 6, 2016](#)

View relevant documents:
[Cambrian 36 Annexation Study Session](#)

Search: 'Campbell Village'

Where are we in the process?

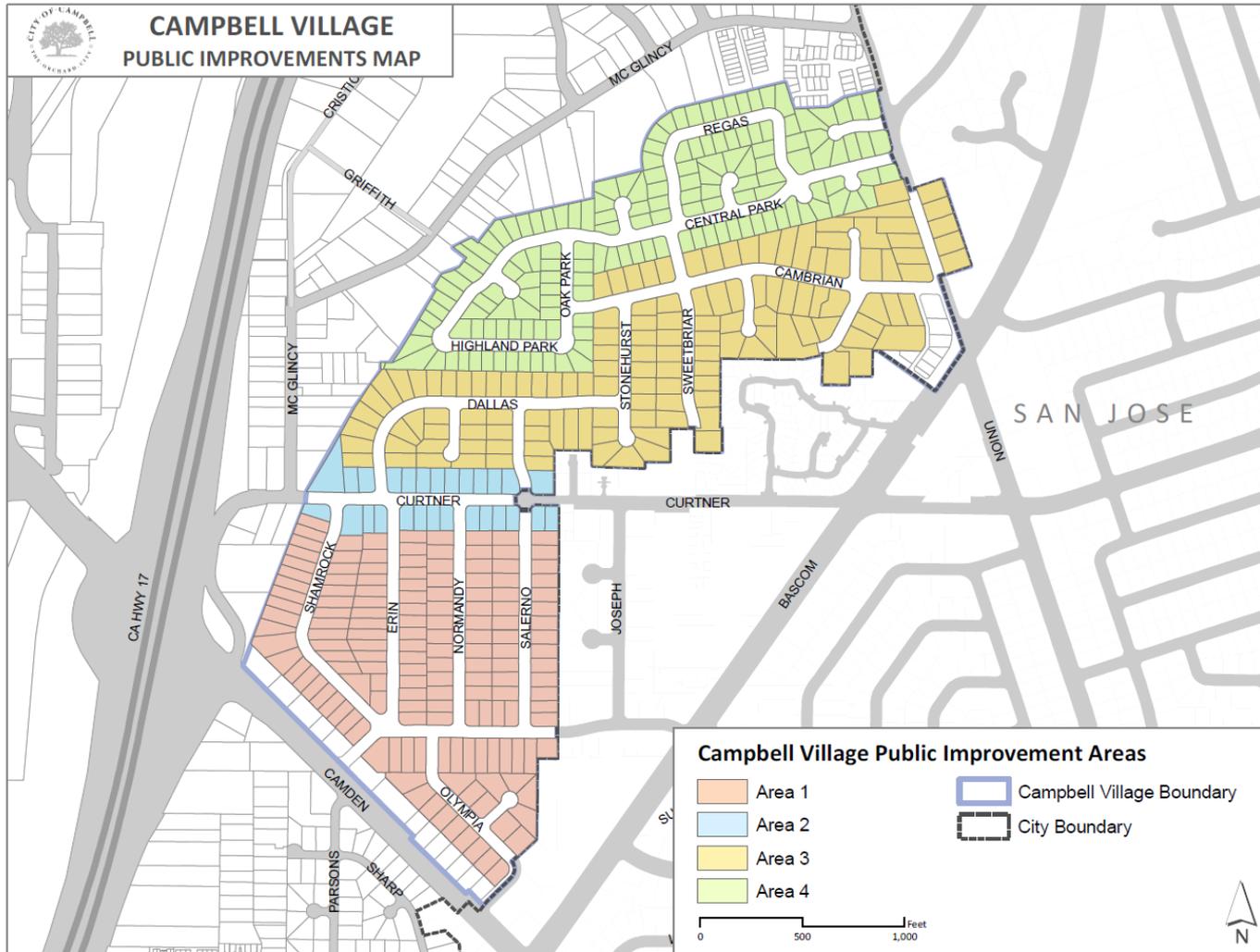


Public Improvements

“Campbell Village Neighborhood should be an area that is safe and inviting to bicyclists and pedestrians. The City should manage and develop transportation systems in the area that retain its more rural nature.”

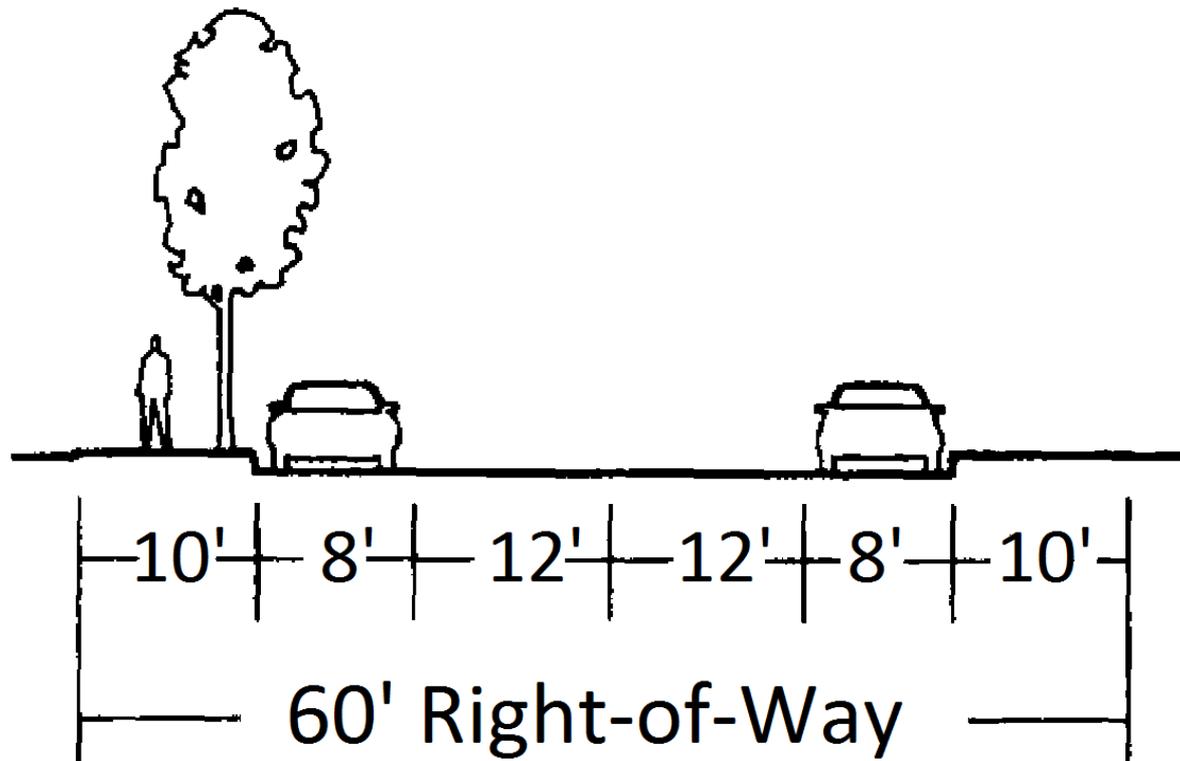


Overview



Right-of-Way (ROW)

Most streets in the Campbell Village area have a *right-of-way* width of 60 feet



ROW Example



Area 1- South of Curtner Avenue

No curb, gutter or sidewalk (60 feet of pavement)



Shamrock Drive

Area 1- South of Curtner Avenue

Rolled curb (40 feet of pavement)



Area 1- South of Curtner Avenue

Rolled curb and attached sidewalk



Salerno Drive

Special Street Improvements

- Erin Way – enhance and beautify the existing street closure at Camden



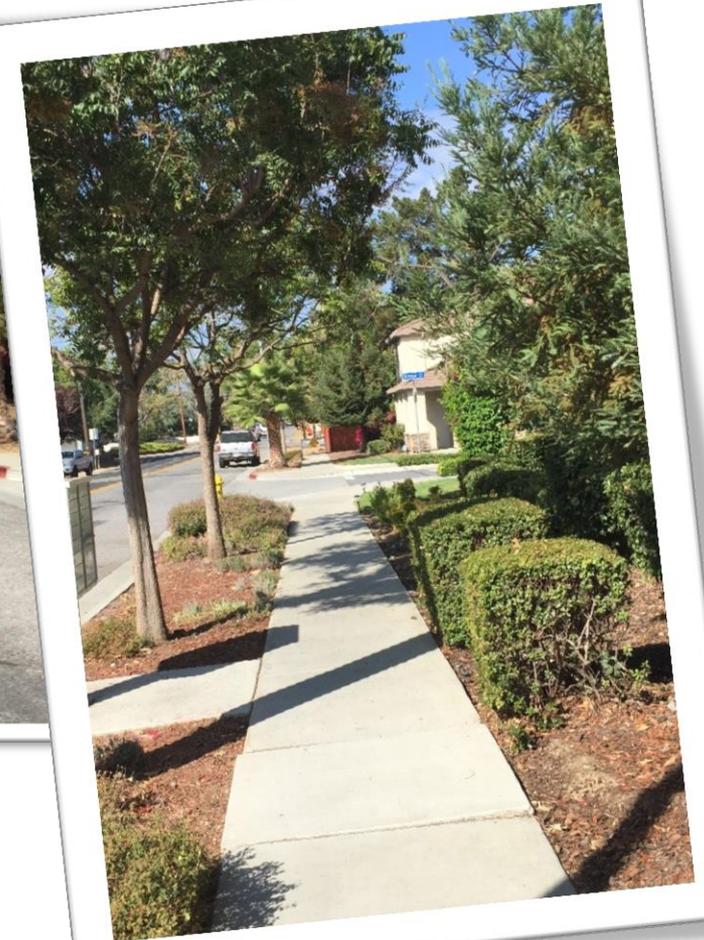
Area 2 - Curtner Avenue

Rolled curb and intermittent attached sidewalk



Area 2 - Curtner Avenue

Curtner Avenue in San Jose



- Vertical curb & gutter
- Park strip with street trees
- Detached (separated) sidewalk

Area 3 - North of Curtner Avenue

No curb, gutter or sidewalk



Area 3 - North of Curtner Avenue

Rolled curb



Area 4 – The “Sliver”

Curb, gutter and detached sidewalk



Street (Frontage) Improvements

- Per Campbell Municipal Code, new structures (home or second unit) and major additions trigger requirement for frontage improvements
- As part of the Building permit process, property owner required to construct frontage improvements
- A Deferred Street Improvement Agreement allowed when construction is not feasible (City Engineer)

Street (Frontage) Improvements Example



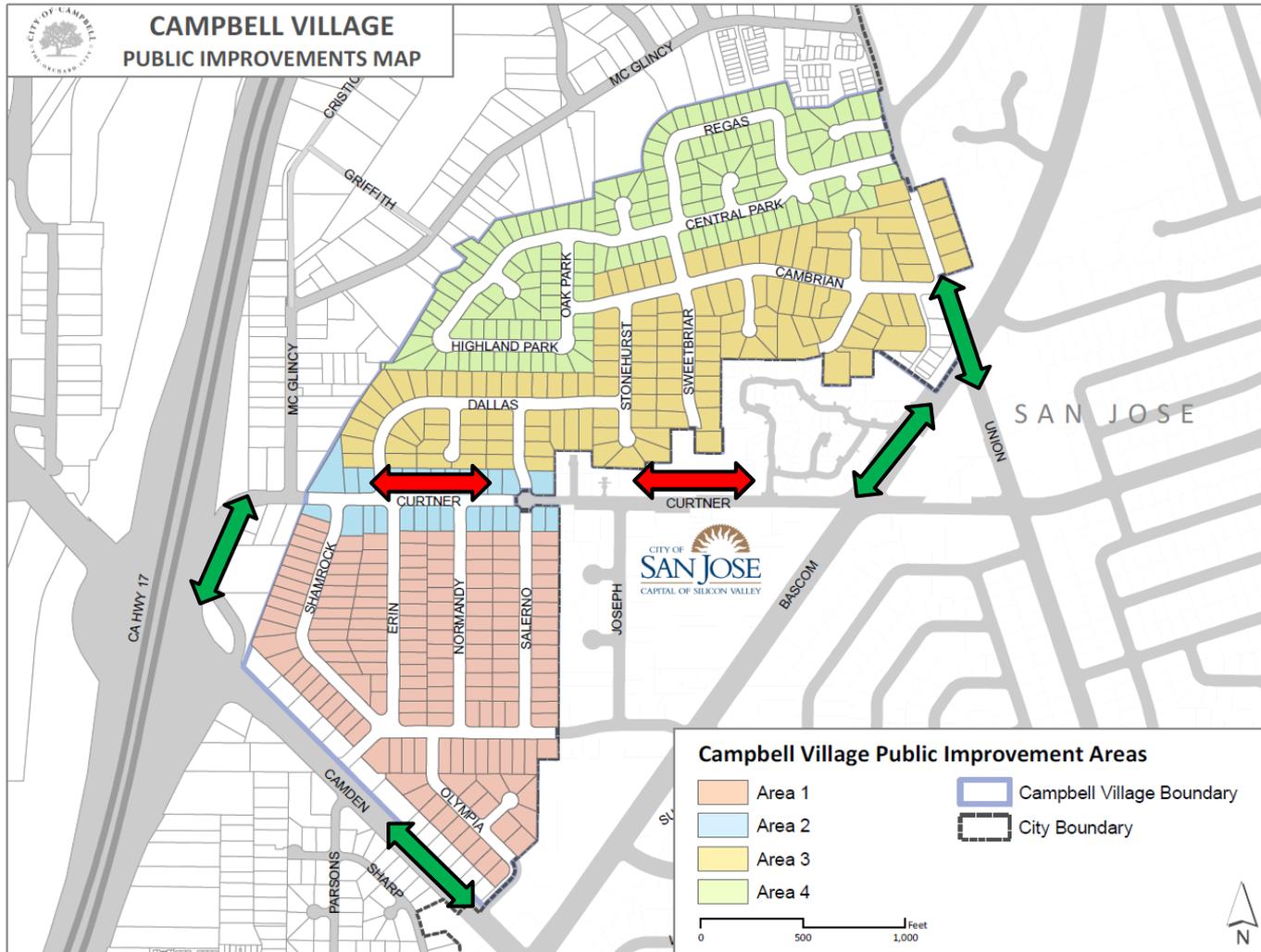
Truck Routes

“Truck routes in the Campbell Village area should be limited to arterial routes and only those collectors where the predominant abutting land uses are commercial and industrial.”

- ❑ Camden Avenue, Union Avenue
- ❑ Curtner Avenue from Camden Avenue
South McGlincy Lane



Truck Routes (cont.)



Traffic Calming

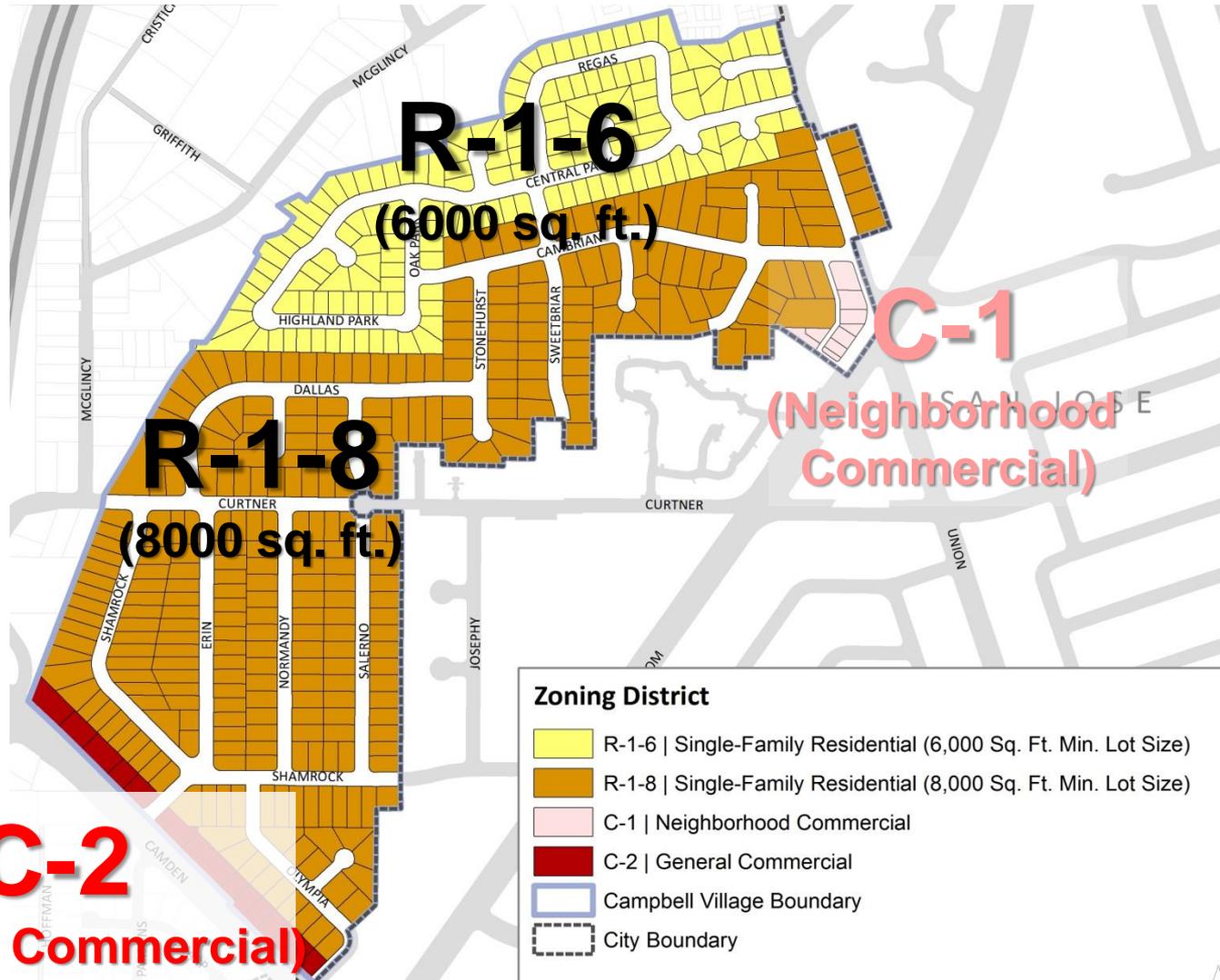
- Draft Traffic Calming Policy to be presented to City Council
- Adopted Traffic Calming Policy would be used to address issues in the Campbell Village area



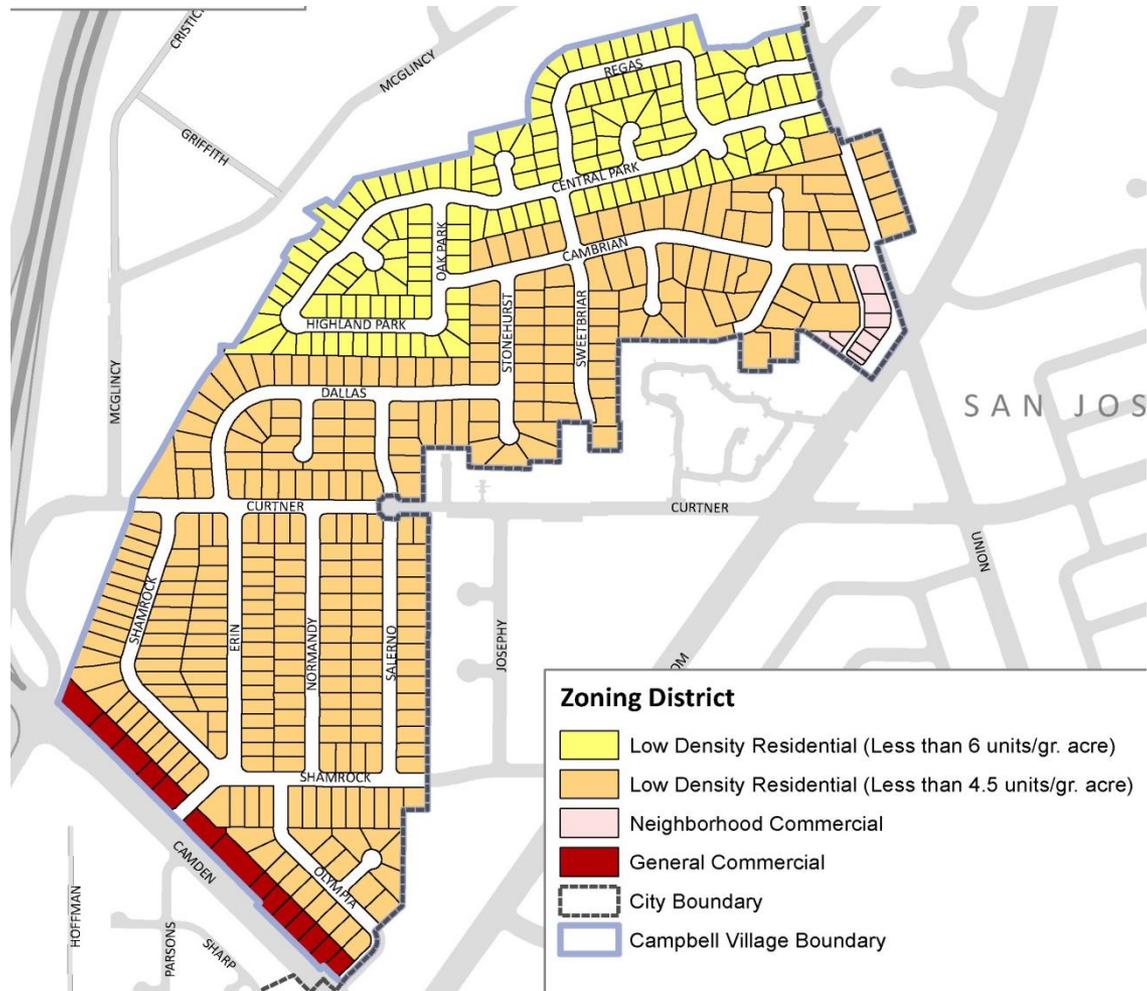
Planning (Private Property)

- Residential properties zoned R-1-6 and R-1-8
- R-1-8 zoning requires any floor increase to obtain Planning Commission approval
 - ▣ Campbell Village and San Tomas Neighborhood are the only two parts of town that have R-1-8 Zoning
 - ▣ Adds extra time and added expense to do even simple and minor additions
 - ▣ Residents seeking a simpler, expedited process while still protecting the character of the community

Zoning



General Plan



Expedited Planning Process

- Tier 1: Building Permit – When addition is less than 500 sq. ft. and cannot be seen from front or side of residence.
- Tier 2: Admin. S&A – When addition is visible, or when addition is between 500 sq. ft. and 1,000 square feet.
- Tier 3: Site and Arch. – When addition is greater than 1,000 square feet or when scope of work constitutes new construction (a new house).

Planning Topics Discussed

- **Residential Standards & Terms**
 - **Lot Size, Width, Height, Setbacks, Lot Coverage**
 - **Subdivision Standards**
 - **Extensions Along Existing Non-Conforming Walls**
 - **Front Yard Paving**
 - **Accessory Buildings**
 - **Design Guidelines**
 - **Permit Process**
 - **Landscaping**
 - **Fencing**
 - **Commercial Standards**
- **Comparison of Draft Plan vs. Existing Standards**

Development Standards Comparison

Development Standard	A		B		C		D	E
	City-Wide (non-San Tomas Area)		San Tomas Area		Campbell Village (Currently Proposed)			
	R-1-6	R-1-8	R-1-6	R-1-8	R-1-6	R-1-8	R-1-8	R-1-8
Lot Size	6,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	5,445 sq. ft.
Lot Width	60 feet	70 feet	60 feet	70 feet	60 feet	80 feet	N/A	50 feet
Front Setback	20 feet		20 feet		20 feet		25 feet	25 feet
Rear Setback	Greater of 5 feet or ½ "wall (subject to open space requirement)		20 feet or 10 feet (if the useable yard area or volume is equal or greater than 20 times the lot width)	20 feet	20 feet or 10 feet (if the useable yard area or volume is equal or greater than 20 times the lot width)	20 feet	25 feet	20 feet
Private Open Space	750 sq. ft.		N/A		N/A		N/A	N/A
Side Setback	Greater of 5 feet or ½ "wall height" PC may allow a minimum of 5 feet for second story additions		Greater of 5 feet or ½ "wall height"	Side 1 : Greater of 8 feet or 60% "wall height" Side 2: Greater of 10 feet or 60% "wall height"	Greater of 5 feet or ½ "wall height" PC may allow a minimum of 5 feet for second story additions	8 feet	8 feet	5 feet
Street Side Setback (Corner Lots)	12 feet		12 feet		N/A		10 feet	12.5 feet
Floor Area Ratio	0.45 PC may allow up to 0.50		0.45 PC may allow additions up to 0.50		0.45 Second story additions shall be no greater than 60% of the first floor area		N/A	N/A
Lot Coverage	40%		40%	35%	40%	35%	N/A	N/A
Height	35 feet / 2 ½ stories		28 feet / 2 ½ stories		28 feet / 2 ½ stories		35 feet / 2 stories	35 feet / 2 stories



Q & A

Global Questions

- Next steps for the process?
- Process a text amendment to streamline Planning process separate from the Plan?
- Geographic limits of public noticing for the Plan?

Sidewalks

- Is it okay to leave majority of Plan area without sidewalks?
- Should more streets be identified to create a pedestrian network?
- Should we consider the option of placing new sidewalk within existing pavement area?

Curtner Avenue

- Does the Council support designating Curtner Avenue as a pedestrian route and designated bikeway? Dedicated bike lanes? Bike Route?
- Is there support for restricting through truck traffic on Curtner?

Traffic Calming

- Is there support for installing traffic calming elements prior to the adoption of a Traffic Calming Policy?

Shamrock Avenue

- Should City staff move toward reducing/limiting the amount of pavement on Shamrock to the standard 40 foot width to accommodate two travel lanes and parallel parking on both sides of the street?
- Should the ten feet of right-of-way in front of residences be used to create Green Infrastructure drainage infiltration areas?
- Is there Council support for developing a pedestrian path along Shamrock?

Other Issues – Outside the Area

- Should staff pursue improved Bicycle/Pedestrian access to the Los Gatos Creek Trail? Is there a preferred implementation?
- Should staff pursue installing improvements in the Camden Avenue median island?

Planning / Private Property

- Should the development standards stay the same or change?
- How should staff revise development standards that are too vague to administer (i.e. what does 'open fencing' mean ~ 25% open, 50% open; what should be the minimum setback when a residential property abuts a commercial property)?
- The area plan relies on the City's Design Review Guidelines for Single Family Homes and Additions, but does not include criteria specific to the neighborhood. Should staff work with the community to develop neighborhood specific design criteria (e.g. no tower elements, no corrugated metal siding/roofs)?

Planning / Private Property (cont.)

- Should the R-1-8 process be expedited for the Campbell Village Neighborhood Area, or is it okay to leave the process as-is?
- If an expedited process is desired, should it be done in advance of the Plan approval or incorporated into the Plan and approved with the Plan?
- Should the Plan be further revised, including additional community outreach, or should it be forwarded to the Planning Commission as-is?

Thank You