



City Council Agenda

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

CAMPBELL CITY COUNCIL STUDY SESSION

Tuesday, December 6, 2016 - 6:00 p.m.

Council Chamber - 70 N. First Street

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.

CALL TO ORDER, ROLL CALL

ORAL REQUESTS

NEW BUSINESS

1. **Campbell Village Neighborhood Plan**
Recommended Action: Conduct study session and provide direction to staff.

ADJOURN

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the City Council Chambers. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, at least one week in advance of the meeting.

MEMORANDUM

City of Campbell
Public Works Department

To: Honorable Mayor and City Council **Date:** December 6, 2016

From: Todd Capurso, Public Works Director
 Paul Kermoyan, Community Development Director

Via: Mark Linder, City Manager

Subject: Study Session – Campbell Village Neighborhood Plan

PURPOSE

The Campbell Village Neighborhood Plan was planned as a collaborative effort between the City of Campbell and the community to provide a coherent framework for future development in the recently annexed Campbell Village Neighborhood area. The Plan – currently under development – is intended to establish land use policies, transportation policies, permitting processes, development standards, and design guidelines 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. The purpose of this Study Session is to report to City Council efforts made to date, to check-in and ensure the process is moving in the right direction, and to solicit feedback from the Council on outstanding issues.

BACKGROUND

The City Council approved the annexation of the Cambrian 36 tract and the Central Park area (formerly part of San Jose) in October 2012. The annexation became official in early 2013. Immediately following the annexation process, area residents expressed a desire to adopt a street improvement plan to balance safe pedestrian access and preservation of the area's rural qualities. City staff committed to addressing this issue at some point in the future; this effort became a work plan item for Public Works in FY 15/16 and was adopted in conjunction with the City's Operating Budget. By this time, the former Cambrian 36 and Central Park areas had adopted the name of "Campbell Village Neighborhood" and a neighborhood association was formed.

Public Works formally began this effort in October 2015 by holding a series of community meetings (hosted by the Neighborhood Association) focused on improvements within the public right-of-way. These meetings (held on October 8th and November 19th) were hosted by the Campbell Village Neighborhood Association at a private residence and were attended by approximately 40 community members. During these initial meetings, staff provided the community with the framework for how an Area Plan could serve as a comprehensive planning document to further their vision of a

preferred street network. Early discussions were focused on improvements in the public right-of-way, including:

- Sidewalks
- Curb and gutter
- Street Trees
- Street Lighting
- Traffic Calming elements (including traffic circles)
- Neighborhood Beautification

There were also specific discussions regarding the importance of Curtner Avenue and how safety could be increased. This included reducing speeds, installing sidewalks and bike lanes, and considering limiting (through) truck traffic.

Other issues discussed and deemed important to the attendees included:

- Safer bicycle and pedestrian access to the Los Gatos Creek Trail (via Camden Avenue / San Tomas Expressway)
- Beautification along Camden Avenue
- Improving the aesthetics of the Erin Avenue dead-end street closure
- Improving the walkability of certain streets – e.g. Shamrock and Dallas

After this initial series of meetings with the community, it soon became apparent that land use policies, permitting process, design review, and development standards were a topic of concern and that, similar to the San Tomas Area Neighborhood Plan, would potentially become a major component of the Campbell Village Neighborhood Plan. On March 30, 2016, the Community Development Director joined Public Works in attending another community meeting hosted by the Neighborhood Association introducing the planning related issues to the community.

As this process continued and new residents began attending, it became clear that a distinction between neighborhood association and Area Plan meetings needed to be established to provide for a more inclusive discussion. It was determined that the meetings would transition from being hosted by the Campbell Village Neighborhood Association to community meetings hosted by the City of Campbell. Over the following months, staff began the process of planning for City-hosted meetings and for the associated public outreach.

Also during this same period, staff began hearing from many members of the community who had yet to participate and who expressed specific issues related to the development and permitting process. Several residents requested individual meetings with staff to bring forward their concerns regarding the issues and the process for how they would be addressed.

DISCUSSION

Staff began preparing to host a series of meetings that would address all of the issues that had been identified over the past several months. The first meeting was held on Monday, August 15th, 2016. This meeting was attended by well over 100 residents. The primary purpose of this meeting was to bring all participants up to speed regarding the Area Plan process, identify the main points to be addressed, and outline the plan and schedule for how the Area Plan would be developed, reviewed, and adopted. While improvements in the public right-of-way were discussed, those in attendance were far more interested in discussing the approval process which was the focus of that meeting. Based on the input received from those in attendance, the group supported a three tier permit process since the current process requires any floor area increase within the R-1-8 zoning district to require approval of the Planning Commission (which has resulted in adding significant cost and time to even simple proposals). The expedited permit process would establish a three tiered review¹ as follows:

- 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 sq. ft.
- Tier 3: Site and Arch. – When addition is greater than 1,000 sq. ft. or when scope of work constitutes new construction (a new house).

Essentially, the draft process changes would allow ministerial actions (no notice) for additions less than 500 sq. ft., administrative review for additions between 500 and 1,000 sq. ft. (staff determination, notice provided), and Planning Commission decision with review by the Site and Architectural Review Committee for additions greater than 1,000 sq. ft. or when the scope of work constitutes a new home.

The community also requested that staff make the draft Area Plan and other relevant documents available to the community. Staff established a “project page” on the City’s website for the Campbell Village Area Plan and posted the draft plan. (Staff has subsequently posted all presentations that have been made at the community meetings.)

With the results of the August 15th meeting in hand, staff then planned the agendas for the October 6th, 13th, and 20th community meetings.

October 6th Community Meeting (Public Improvements):

The first meeting was primarily focused on public improvements. For the most part, those participating expressed a preference for “keeping things as they are”.

¹ In each of the three tiers, the floor area of any addition completed in the last three years shall be combined with a proposed addition in order to determine the appropriate permit process.

For the northern part of the area (Central Park), this is an area that has full improvements – curb, gutter, and sidewalk. Most of the input received from residents in this area focused on sidewalk repairs (due to tree root damage) and safe access to Union Avenue. Most of the issues identified in this area can be addressed by the City's Street Maintenance program.

For the area north of Curtner Avenue (and south of Central Park), this area has a mix of public improvements, but no street has full improvements. Residents' comments focused on the installation of traffic circles to discourage cut-through traffic and to increase pedestrian safety although there was not full support for the installation of sidewalks. The support for sidewalks that was expressed (e.g. Dallas Avenue) was for constructing sidewalks within the existing street pavement area – not utilizing the full public right-of-way. While this approach may be possible, narrowing of the existing roadway width could limit on-street parking. Also, many sidewalks within the City are constructed one property at a time as existing homes undergo major additions or reconstruction. This proposed shifting of the curb and gutter would require the new sidewalk to be constructed all at once, most likely as a City project.

For Curtner Avenue (as has already been described) the residents supported the installation of sidewalks and the creation of dedicated bike lanes. However, there is not sufficient right-of-way to install both sidewalks and dedicated bike lanes, while preserving on-street parking.

For the area south of Curtner Avenue, the residents expressed concerns regarding cut-through traffic and reducing vehicle speeds. Concerns regarding pedestrian safety and drainage were also mentioned. The width of the roadway was also mentioned as a contributing factor to vehicle speeds. Much of the right-of-way in front of residences appears to have been paved over by private property owners and is being used for parking. This contributes to the appearance of a wide roadway and also significantly contributes to drainage problems. The installation of a sidewalk on Salerno appears to have some support as does the installation of a traffic circle at Erin and Shamrock.

October 13th & 20th Community Meetings (Private Improvements):

The subsequent meetings focused on improvements on private property, and provided an overview of residential development standards (e.g. setbacks, height, and floor area ratio), and design criteria. In presenting the material, staff provided an overview of terms, definitions, and concepts to assist the community to understand how various standards are applied and provided guidance on how changes could further or detract from the values and goals of the neighborhood. The feedback from the community meetings has been incorporated into the post community meeting 'draft plan' (reference **Attachment 1**) and represents the majority opinion of those in attendance (by a show of hands), but not necessarily the community at large.

In advance of the October 13, 2016 meeting, staff received a petition signed by 85 of the 486 properties in the neighborhood (reference **Attachment 2** – Neighborhood Petition). The petition expressed a desire to maintain the current zoning and development standards of the neighborhood. As the petition arrived prior to the October 13th meeting, there is uncertainty as to whether or not any positions changed. As an example, several changes to the current development standards garnered near unanimous support, such as a proposal to revise the lot coverage of a property to match its floor area ratio (as to not encourage two-story development in order to maximize development potential). On other points, however, the community was divided – such as whether or not the minimum lot width of R-1-8 properties should change from 70 feet to 80 feet, which would have had made future subdivisions and lot line adjustments more difficult to achieve (increasing the minimum lot width could contribute to maintaining the ‘status quo’ of the neighborhood).

At the conclusion of the October 13th and 20th meetings, the vast majority of development standards remained unchanged and no changes to zoning were proposed. Significant changes included:

- Lot coverage increased from 40% to 45% to match the allowable floor area ratio.
- Building height reduced from 35-feet / 2½ stories to 28-feet and two-stories.
- Rear setback increased to 20-feet, except that it may be reduced to 10 feet if the usable yard area is at least 20 times the lot width (similar to San Tomas Plan).
- Rear setback for residential properties abutting commercial development may be reduced.
- Minimum front yard landscaping increased from 50% to 60%.
- Fences allowed up to 7-feet in height with or without lattice by right (no fence exception process).
- Front yard fencing required to be of an ‘open picket’ design (may not be solid).
- No zone changes are allowed; except to permit the creation of a park.

OUTSTANDING ISSUES

Based on community input, staff is prepared to accommodate the majority of the residents’ requests. However, before moving forward in this direction, it would be beneficial for staff to confirm this direction with the Council.

Global Questions:

1. What should be staff’s next steps (e.g. conduct more community meetings, prepare a more polished/streamlined plan, or present the ‘draft plan’ directly to Planning Commission for consideration)?
2. Should staff proceed with a text amendment to allow for a more expeditious permit process for minor additions separate from the Campbell Village Plan update process?

Public Improvements:

Sidewalks

1. Is the City Council supportive of leaving the majority of the neighborhood without sidewalks?
2. Should more streets be identified to create a pedestrian network?
3. In the areas where the residents may be accepting of sidewalks, there is a preference to use the existing paved (street) area and not the landscaped portion of the existing right-of-way. If Council is supportive, this may work for sidewalk on one side of the street, but doing this on both sides would eliminate on-street parking. Also, this significant change in the sidewalk location would eliminate the ability to have homeowner's build sidewalk incrementally as existing homes undergo major additions or reconstruction.

Curtner Avenue

1. Does the Council support designating Curtner Avenue as a pedestrian route and designated bikeway? Dedicated bike lanes? Bike Route?
2. Is there support for restricting through truck traffic on Curtner? (Requires coordination with the City of San Jose Department of Transportation, and ultimately approval by the San Jose City Council)

Traffic calming

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

Shamrock Avenue

1. 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?
2. Should the ten feet of right-of-way in front of residences be used to create Green Infrastructure drainage infiltration areas?
3. Is there Council support for developing a pedestrian path along Shamrock?

Other Issues – Outside the Area

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

Private Improvements:

1. Should the development standards stay the same or change?
2. 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)?
3. 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)?

Attachments:

1. Campbell Village Neighborhood Plan – Post Community Meeting Draft
2. Neighborhood Petition

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APPENDICES

- Appendix A. Campbell Village Public Improvement Plan
- Appendix B. Design Guidelines For Additions to Single-Family Homes
- Appendix C. Design Guidelines For Single-Family Homes

INTRODUCTION

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

The focus of the Campbell Village Area Plan is to apply development standards and design expectations to properties zoned residential. Properties zoned commercial, located on Camden Avenue and at the corner of Union and Bascom Avenues, will rely on the existing zoning provisions outlined in the Campbell Municipal Code.

BACKGROUND

The Campbell Village neighborhood consists of approximately 485 parcels covering an area of approximately 103 acres. The majority of these parcels are zoned residential with R-1-6 zoning in the Central Park "sliver" and R-1-8 within the Cambrian Village area. Approximately 23 parcels front Camden, Bascom and Union Avenues which are zoned Neighborhood Commercial (C-1) and General Commercial (C-2).

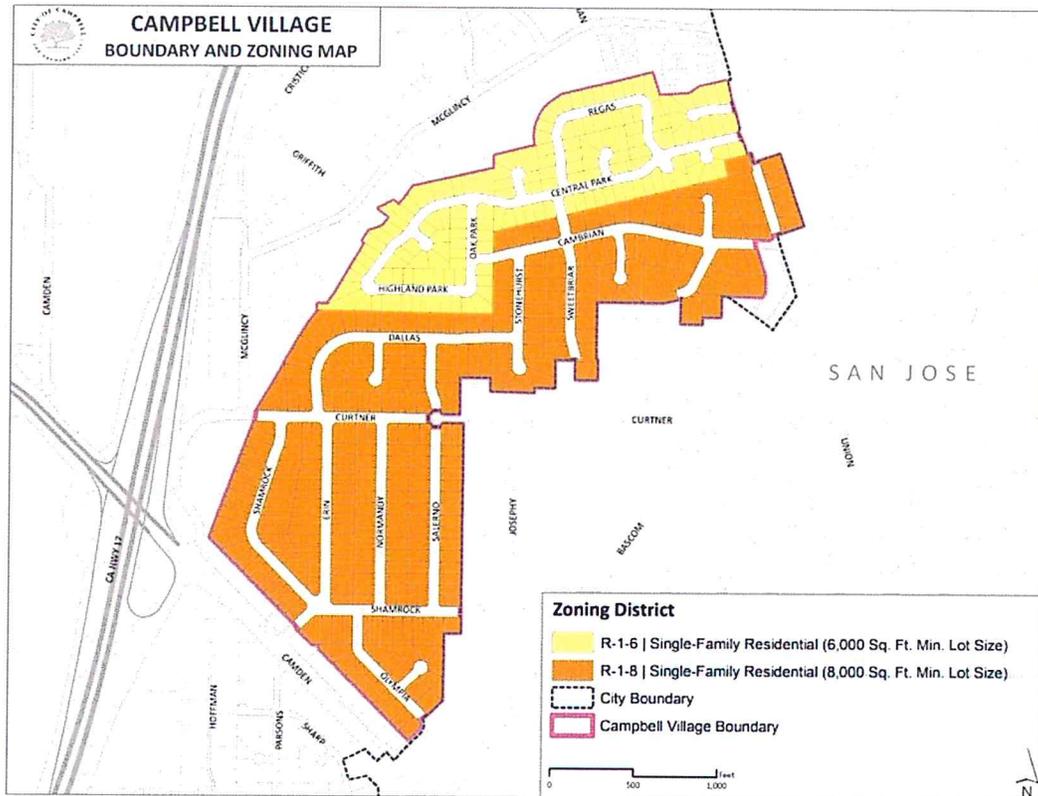
The Campbell Village Neighborhood was developed in several phases over time beginning in the 1940's through the 1980's. Within the Cambrian Village portion of the neighborhood, development occurred on County unincorporated land as well as on land previously annexed by the City of San Jose. This pattern of development yielded a diverse and often less formal character within the street system network. Many streets have large irregular lots which lack standard curbs, gutters and sidewalks giving the streets a more rural feel. Conversely, the Central Park neighborhood was developed with street curbs which could have contributed to the fact that this area was once located in the City of San Jose and the properties were developed much later than homes in the Cambrian Village area.

LAND USE STANDARDS

A. Goal Statement

The Land Use Standards are intended to achieve a balance between a private property owners' ability to develop property while preserving the unique qualities

of the Campbell Village Neighborhood. The residents of the Campbell Village Association have helped develop these standards in an attempt to ensure that the neighborhood remains low-density single-family residential, as envisioned in the Year 2013 reorganization/annexation into the City of Campbell.



B. Objectives

In order to implement this Neighborhood Plan, the following objectives should be referenced as key factors that helped create the development standards and design guidelines.

1. Ensure that the homes size is in proportion to lot size.
2. Ensure that the home size is in proportion to the average home sizes in the immediate neighborhood so as to minimize a perception of “mansionization.”
3. Additions to existing homes should be designed so they are well integrated into the home in an effort to appear like it was the original construction.
4. Use landscaping to enhance the characteristics of the area.

5. New homes and additions to existing homes should respect the adjacent properties' ability to receive light and air, and privacy.

C. Relationship to Municipal Code

Development standards stated in Title 21 of the Campbell Municipal Code that are not specified in this section shall remain applicable. In the case of development standards conflict between the Campbell Village Neighborhood Plan and Title 21 of the Campbell Municipal Code, the standards contained herein shall prevail.

D. Residential Development Standards

1. Lot Size

For any new lot creation, the minimum lot size permitted in the R-1-6 and R-1-8 zone districts shall be 6,000 and 8,000 square feet respectively. Existing lots that do not conform to these minimum standards shall be viewed as existing non-conforming. The net lot size excludes private streets, common areas and the stem of flag lots.

2. Lot Width

For any new lot creation, the minimum lot width permitted in the R-1-6 and R-1-8 zone districts shall be 60 and 70/80 feet respectively. Existing lots that do not conform to these minimum standards shall be viewed as existing non-conforming.

3. Subdivisions/Lot Line Adjustments

Subdivisions and lot line adjustments shall not result in a "flag-lot" configuration.

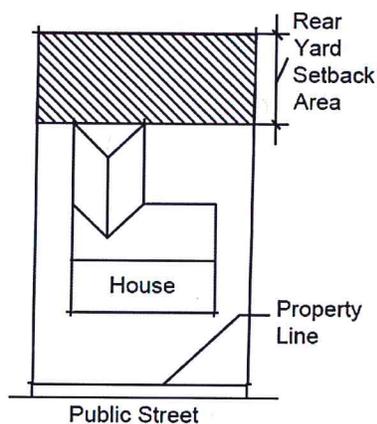
4. Building Height

The maximum height of the main residence shall be 28 feet, as measured from natural "existing" grade and in no event may exceed more than 2 stories.

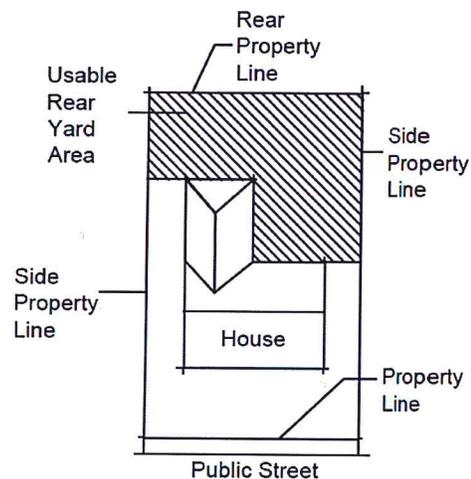
5. Setbacks (Primary Structure)

Primary structures shall maintain the following required setbacks as identified below:

Required Yard	R-1-6	R-1-8
Front	20 ft.	20 ft.
Rear	<p>Option 1: 20 ft.</p> <p>Option 2: 10 ft. (if the useable yard area or volume is equal or greater than 20 times the lot width)</p> <p>Option 3: Residences which abut commercial development may be built closer to the rear property line.</p>	<p>20 ft.</p> <p>Option 2: 10 ft. (if the useable yard area or volume is equal or greater than 20 times the lot width)</p> <p>Option 3: Residences which abut commercial development may be built closer to the rear property line.</p>
Side	<p>Greater of 5 ft. or ½ the wall height.</p> <p>The PC may allow a min. of 5 ft. for second story additions when it finds:</p> <p>a) the side setback would not be detrimental to the health, safety, peace, comfort or general welfare of persons in the neighborhood, or the city as a whole; and</p> <p>b) the side setback would not unreasonably interfere with the ability of adjoining property owners to enjoy access to air, privacy, sunlight, and the quite enjoyment of the owner's property.</p>	<p>Greater of 5 ft. or ½ the wall height.</p> <p>The PC may allow a min. of 5 ft. for second story additions when it finds:</p> <p>a) the side setback would not be detrimental to the health, safety, peace, comfort or general welfare of persons in the neighborhood, or the city as a whole; and</p> <p>b) the side setback would not unreasonably interfere with the ability of adjoining property owners to enjoy access to air, privacy, sunlight, and the quite enjoyment of the owner's property.</p>
Street Side Setback	12 ft.	12 ft.
Private Open Space	750 sq. ft. (min)	750 sq. ft. (min)



Rear Yard Setback



Usable Rear Yard Area

6. Floor Area Ratio (Total and Second Story)

The maximum floor area permitted for all residentially zoned properties shall be 45% of the parcels' net site area.

7. Lot Coverage

The maximum lot coverage for properties located in the R-1-6 and R-1-8 zone districts shall be 45%. Lot coverage is defined in Title 21 of the Campbell Municipal Code.

8. Extensions Along Existing Non-Conforming Building Walls

Additions to existing non-conforming building walls may be permitted without the need for a Variance Permit, consistent with the following:

- i. An extension to an existing non-conforming building wall may be made so long as the building was built with approved Building Permits, as substantiated by the property owner.
- ii. The permitted extension may only apply to a first story. A second story must satisfy the required setbacks.
- iii. An extension is limited to 50% the length of an existing non-conforming building wall. For example, if an existing non-conforming building wall is 20 feet in length, an addition can be no longer than 10 feet.

9. Front Yard Paving

A main goal of the Neighborhood Plan is to preserve the unimproved nature of the area. The public realm to which helps define this desirable aesthetic includes both the public rights-of-way and private front yard areas. To realize this objective, a minimum of 60% of the required front yard, located between the house and the front property line, shall remain unpaved and void of structures.

10. Accessory Buildings

Accessory buildings, detached from the primary structure through its physical and design connections, shall adhere to the following standards:

- i. Height – No greater than 14 feet.
- ii. Setbacks from Property Line – Must satisfy the required front yard setback for primary structures. For the side and rear yard setbacks, a minimum setback of 5-feet or $\frac{1}{2}$ the building wall height applies.

- iii. Setbacks Between Buildings

All primary and accessory buildings shall maintain a 10 foot separation.

- iv. Municipal Code Standards

Other than the standards specified in the Neighborhood Plan, accessory buildings shall be developed in accordance with the requirements specified in Section 21.08.020 D of the Campbell Municipal Code.

11. Landscaping

All new development projects, regardless of size or permit process, shall maintain the following landscaping:

- i. A minimum of 60% of the front yard, as measured from the house to the front property line, is required to be landscaped.

- ii. There is no minimum amount of landscaping required for a rear yard so long as the land is kept free from wind born dust creation.
- iii. Artificial turf may be used in the landscaping.
- iv. All new landscaping must conform to the City's Water Efficient Landscape Guidelines (WELO).

12. Fencing

All proposed fencing shall satisfy the development standards contained in Title 21 of the Campbell Municipal Code, except that fences shall be permitted up to 7-feet tall, with or without lattice, when built on a common property line with both affected property owners in agreement. However, front yard fencing shall be designed to be open rail or picket fence to help embrace the open feel of the area's rural characteristics.

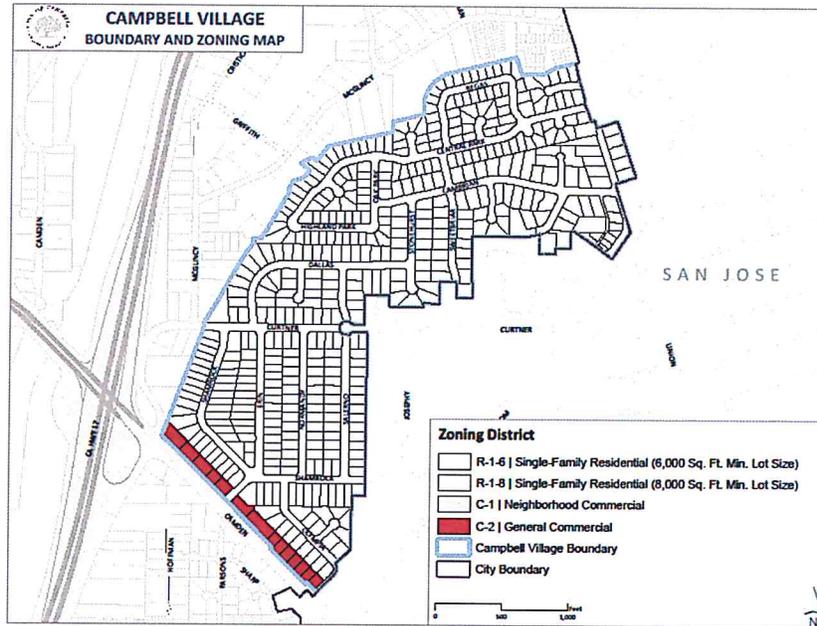
E. Commercial Development Standards

1. General Standards

Properties located within the C-1 and C-2 zoning districts shall conform to the development standards contained in Title 21 of the Campbell Municipal Code.

2. Relationship to Adjacent Residential

All uses proposed within the C-1 and C-2 zoning districts shall operate so as not to conflict with the peace and enjoyment of the adjacent residential neighborhoods. Should commercial operations create residential impacts that cannot be successfully resolved, the City has the ability to begin Public Nuisance Abatement proceedings to facilitate conflict resolution.



3. Existing Zoning

The current zoning of C-1 and C-2 should remain in place. Commercial development should be limited to Camden Avenue, Union Avenue and Curtner Avenue between Camden Avenue and McGlincy Lane.

4. Spot Zoning

Spot zoning is not allowed other than in the creation of a park.

5. Zone Changes

Planned Development zoning is not permitted within the Campbell Village Neighborhood boundary.

DESIGN CRITERIA (RESIDENTIAL)

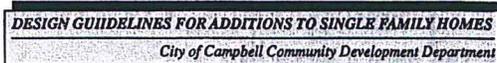
1. General Requirements

The design criteria are intended to protect and reinforce the architectural features of homes that have helped define the neighborhood character. For projects that are processed ministerially, they will serve as non-binding guidelines. For projects that are processed as discretionary projects

(administratively or Planning Commission), they shall serve as mandatory criteria.

2. Additions

All additions and substantial remodels that do not result in the creation of a new single-family residence, as determined by the Community Development Director, shall comply with the City's adopted Design Guidelines as attached to this Neighborhood Plan.



3. New Homes

All new single-family residences shall comply with the City's adopted Design Guidelines as attached to this Neighborhood Plan.



G. Permit Process

Properties located within the Campbell Village Neighborhood with a Zoning District designation of C-1, C-2 and R-1-6 shall be processed as permitted within Chapter 21.42 of the Campbell Municipal Code.

Properties located within the R-1-8 Zoning District shall be processed in accordance of the following tiers:

1. An addition or remodel to an existing single-family residence that does not result in a net increase of more than 500 square feet of new floor area and cannot be seen from the front or exterior side of the residence (as viewed on corner lots) may be processed as a ministerial action.
2. An addition or remodel to an existing single-family residence that does not result in a net increase of more than 500 square feet and less than 1,000 square feet of new floor area or an addition or remodel to an existing residence that does not result in a net increase of floor area of more than 1,000 square feet that can be seen from the front or exterior side (as viewed on corner lots) may be processed through an Administrative Site and Architectural Review Permit.
3. An addition or remodel that exceeds 1,000 square feet of new floor area or is substantially rebuilt to the extent that the residence constitutes a new house regardless of the addition size, as determined by the Building Official, shall be processed through a Site and Architectural Review Permit.

In the above three tiers, the floor area of any addition completed in the last three years shall be combined with a proposed addition in order to determine the appropriate permit process.

H. Findings for Discretionary Applications

1. All projects that are processed as discretionary applications shall comply with the findings contained in Title 21 of the Campbell Municipal code.
2. All projects that are processed as discretionary applications shall also comply with the following:
 - i. The project complies with the Design General Requirements of this Plan.
 - ii. The project complies with the Common Design Characteristics of this Plan.
 - iii. The project complies with the Additions criteria of this Plan.
 - iv. The project complies with the Building Orientation criteria of this Plan.

- v. The project complies with Privacy Preservation criteria of this Plan.

TRANSPORTATION STANDARDS

A. Goal Statement

The 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.

B. Objectives

1. Maintain the more rural appearance of local streets in the Campbell Village neighborhood.
2. Take the minimum amount of right-of-way and provide only the minimum street widths necessary to maintain appropriate traffic function and safety.
3. Through traffic should only be encouraged on Curtner Avenue and where possible, traffic should be routed via Camden Avenue, Bascom Avenue and Union Avenue.
4. Be consistent with the City's Neighborhood Traffic Management Program (NTMP).

C. Transportation Policies

1. 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. Therefore, only Camden Avenue, Union Avenue and Curtner Avenue from Camden Avenue to South McGlincy Lane are truck routes within the Plan Area.

2. Street Design Standard Implementation Policies

i. New Streets

The Campbell Village Neighborhood is a fully developed area. In the event that major changes occur requiring the development of new streets, they shall be designed according to existing City standards and will be improved with street lights and appropriate curbs for improved drainage.

ii. Existing Streets

Existing streets are required to be improved consistent with the Campbell Village Public Improvement Plan (Appendix A.).

- a. Any proposed new development located on those streets identified for street improvements would be required to dedicate right-of-way to the predominant dimension and construct the street to predominant width, install curb, gutter, sidewalks and street lights as necessary.

iii. Deferred Street Improvement Agreements

Deferred Street Improvement Agreements may be taken in lieu of installation of street improvements in the Campbell Village area as determined by the City Engineer.

iv. Removal of Existing Improvements

Property owners may apply for an encroachment permit to remove existing improvements that are not required under the Campbell Village Street Improvement Plan.

v. Return of Excess Right-of-Way

Property owners may request that any right of way no longer necessary under this policy be reverted to the property owner. The City's current procedures for vacation of excess right-of-way will apply.

vi. Existing Deferred Street Improvement Agreements

Previous practice may have created Deferred Street Improvement Agreements for properties which under the current Campbell Village Area Plan will no longer be required. A notice of fulfillment of the agreement will be recorded.

vii. Exceptions

All exceptions to the policies contained in this document shall be subject to review and approval by the City Council.

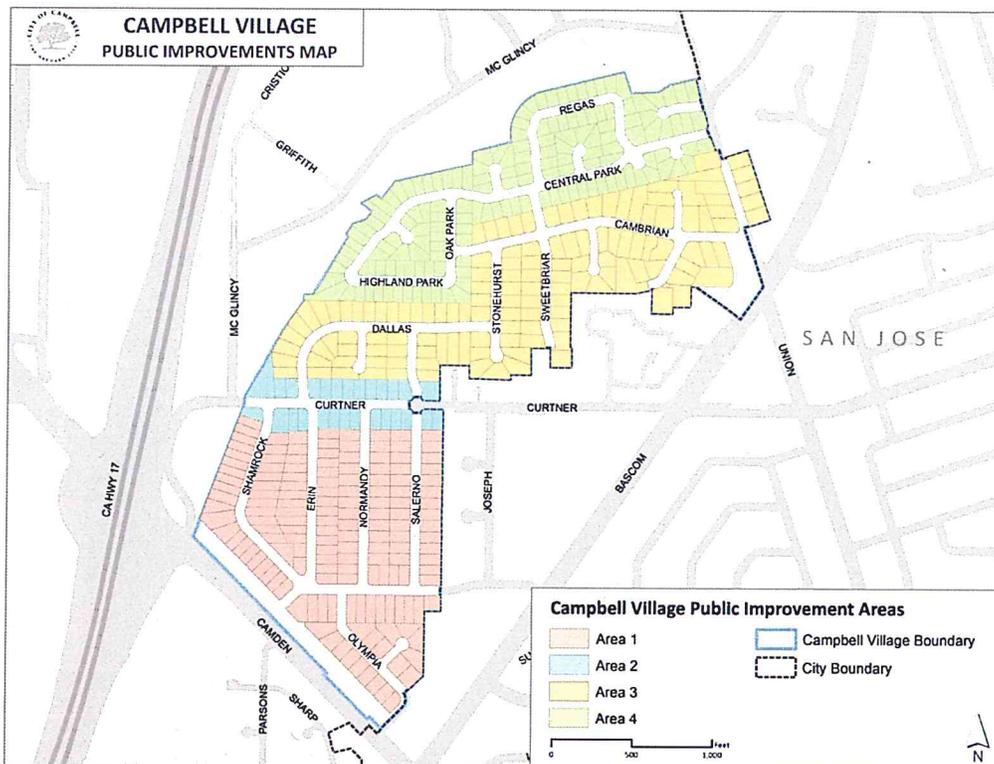
Appendix A.

Campbell Village Public Improvement Plan

INTRODUCTION

The following plan contains proposed improvements to the Campbell Village Neighborhood developed through a public involvement process led by the Campbell Village Neighborhood Association. The proposed improvements are subject to City Council approval and may require additional evaluation with regard to funding and coordination with other City planning and public works initiatives.

The neighborhood can be broken into four general areas organized by the similarity of their existing public improvements (Map A.):



Map A: Public Improvement Areas

1. Area 1 – This area consists of approximately 151 residential parcels located south of Curtner Avenue. Streets located within Area 1 include: Olympia Avenue, Lois Way, Shamrock Drive, Erin Way, Normandy Drive, and Salerno Drive. Area 1 is currently zoned R-1-8 (8,000 sq. ft. minimum lot size).
2. Area 2 – This area consists of approximately 27 residential parcels located on Curtner Ave between McClincy Lane and Salerno Drive. Area 2 is currently zoned R-1-8 (8,000 sq. ft. minimum lot size).

3. Area 3 – This area consists of approximately 132 residential parcels located north of Curtner Avenue. Streets located within Area 3 include: Dallas Drive, Norin Court, Salerno Drive, Stonehurst Drive, Sweetbriar Drive, Sydnor Drive, Briarwood Way and Cambrian Drive. Area 3 is currently zoned R-1-8 (8,000 sq. ft. minimum lot size).
4. Area 4 – The area formerly known as the “Sliver” consists of approximately 152 residential parcels. Streets located in Area 4 include: Central Park Drive, Oak Park Lane, Highland Park Lane, Regas Drive, Stanfield Drive, Park Drive and Dry Creek Court. This area is a mature development with sidewalks, vertical curbs, gutters, street lighting and street trees. Area 4 is currently zoned R-1-6 (6,000 sq. ft. minimum lot size).

GENERAL STREET IMPROVEMENTS

Campbell Village has been developed in several phases over time. As a result, streets, curbs gutters, lighting and other improvements vary widely. This in part contributes to the overall character of the neighborhood and should generally be preserved. Table A. describes the street improvement type that is the dominate feature and should be used when considering future street improvements

Area	Curb Type	Sidewalk	Street
Area 1	None	No	Shamrock Dr, Olympia Dr, Lois Way
	Rolled Curb & Gutter	No	Erin Way, Normandy Dr
	Rolled Curb & Gutter	Yes	Salerno Dr
	Vertical Curb & Gutter	Yes	Camden Ave
Area 2	Rolled Curb & Gutter	Yes	Curtner Ave
Area 3	Rolled Curb & Gutter	No	Dallas Dr, Norin Ct, Salerno Dr
	None	No	Cambrian Dr, Stonehurst Dr, Sweetbriar Dr, Briarwood Way, Sydnor Dr
Area 4	Vertical Curb & Gutter	Yes	Regas Dr, Parkdale Dr., Stanfield Dr, Central Park Dr, Oak Park Dr, Highland Park Ln, Union Ave

Table A: Dominant Street Improvements

STREETS TO REMAIN UNIMPROVED

Those streets designated to remain unimproved (i.e. without curb and gutter) present a challenge as there is no clear physical delineation of the edge of the paved roadway, as there is when a curb and gutter are present. All of the residential streets within the Campbell Village Area have a right-of-way width of 60 feet, with the center 40 feet being used for vehicular pavement, and 10 feet on each side reserved for future sidewalk if none are currently present. On some streets within the Campbell Village homeowners have installed front and side yard landscaping up the edge of the pavement. However on other streets, Shamrock Drive for example, homeowners have extended the pavement to the property line creating a 60 feet wide "sea of asphalt". This increased pavement area is challenging for a number of reasons: The increase in street width encourages residents and guests of the street to violate the Municipal Code by parking perpendicular to the edge of the roadway, instead of parallel to it; All of this additional impervious area makes the already challenging drainage situation that much more difficult as there is less opportunity for water to soak into the ground; the increased width of the roadway appears to be encouraging drivers to speed; and finally it is just very aesthetically unpleasing and does not convey that "rural" feel that this plan seeks to maintain.

Therefore, the ten feet of right-of-way typically reserved for sidewalk and park strip improvements shall remain pervious, other than driveway and walkway connections between the existing pavement and the corresponding on-site improvements. In areas where no curb and gutter are planned, this ten foot strip shall be improved with Green Infrastructure Improvements across the property's frontage to assist with stormwater drainage and treatment through the use of detention and infiltration methods.

SPECIAL STREET IMPROVEMENTS

A. Curtner Avenue

Develop street improvements that facilitate reduced traffic speeds, aid pedestrians and bicyclists and unify the street's appearance. This includes development of a uniform system of curbs and gutters on both sides of the street, a consistent street width, improved speed signage and markings. Consider the use of street trees, bulb-outs or other devices to enhance pedestrian and bicycle safety, consistent with other neighborhood improvements.

B. Salerno Drive (south of Curtner Avenue)

Develop a uniform system of curb, gutter and sidewalks. The predominate street configuration on Salerno Drive south of Curtner Avenue, is rolled curb & gutter with attached sidewalks. The missing sections of curb, gutter and sidewalk shall be completed by the adjacent property owners as they make improvements to their homes that trigger the requirements of Campbell Municipal Code Section 11.24.



Figure 1: Salerno Drive Sidewalk

C. Erin Way

Develop an improved traffic barrier at the interface of Erin Way and Camden Avenue. Consider a cul-de-sac treatment on Erin Way that incorporates landscaping and provides pedestrian and bicycle passage. Consider installing curbs and gutters to improve drainage. Consider a redesign of the intersection of Shamrock Drive and Erin Way that incorporates these changes with other traffic calming measures described below.

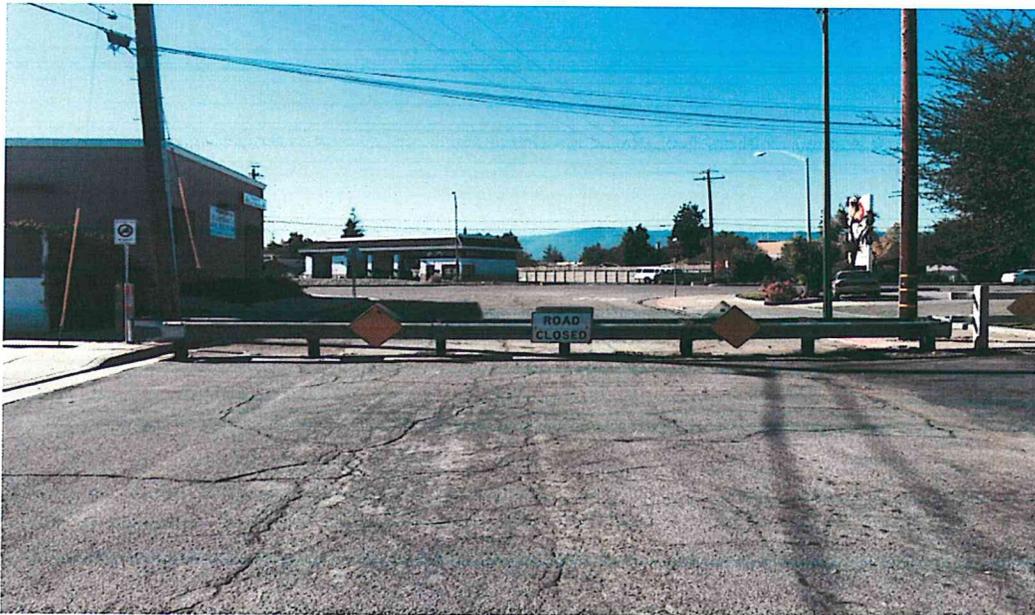


Figure 2: Erin Way Barrier

D. Union Ave

Complete a uniform system of curb, gutter and sidewalks on Union Ave, between Cambrian Way and Bascom Avenue.

E. Camden Ave

Complete a uniform system of Curb, gutter and sidewalks on Camden Avenue between Bascom Ave and Curtner Avenue.

F. Curbs & Gutters

Repair or replace curbs and gutters in areas where trees have caused damage or curbs and gutters have experienced other types of damage. Special attention should be given to street in Area 4 including Regas Drive, Central Park Drive and Highland Park Lane.

G. Street Lighting

Investigate adding additional street lighting on Erin Way.

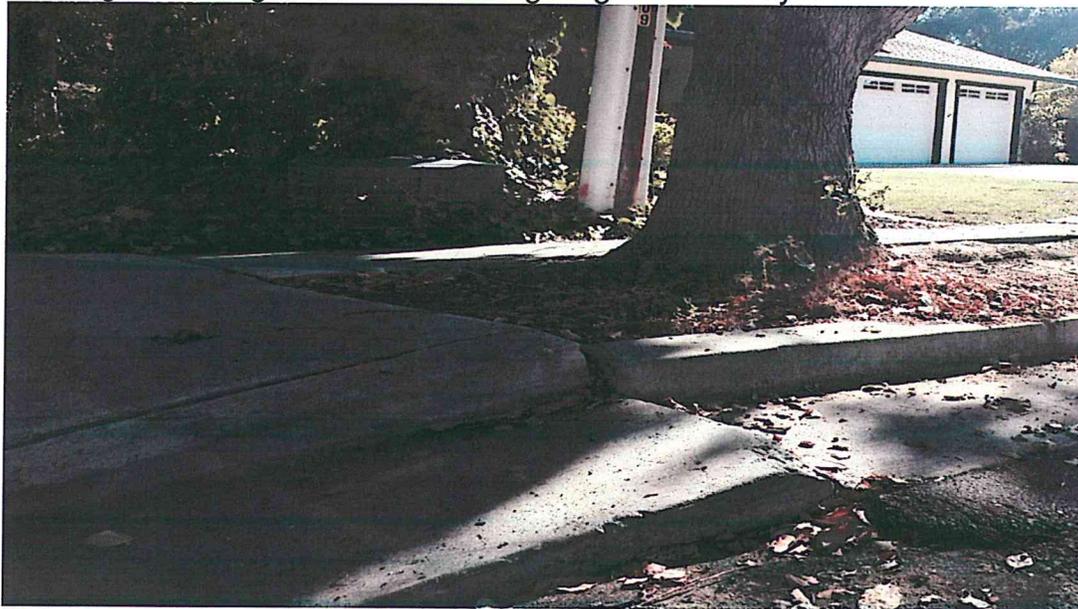


Figure 3: Regas Drive Curb & Gutter

TRAFFIC IMPROVEMENTS

The following list of proposed improvements is intended to reduce through traffic, ensure pedestrian and bicycle safety and retain the generally more rural character of the Campbell Village Neighborhood. This list is based on extensive feedback from the community regarding areas of concern. However, the underlying traffic concerns should be addressed through the City's recently adopted Traffic Calming Policy. This may

result in the construction of alternative improvements from the initial suggestions listed below.

A. Traffic Circles

Install traffic circles at the intersection of Cambrian Drive and Briarwood Way;
Install traffic circle at the intersection of Shamrock Drive and Erin Way.

B. Stop Signs

Add stop signs at the intersection of Cambrian Drive and Stonehurst Way.

C. Enhanced signage

Add painted "Keep Clear" pavement markings at Union Avenue and Central Park Drive. Add additional speed limit signage along Curtner Avenue. Add painted edge line on Shamrock Drive to better define the street edge and allow for improved pedestrian and bicycle safety.

D. Electronic signage

Add radar speed feedback sign on Curtner Avenue between Salerno Drive and South McGlincy Lane.

BIKEWAYS AND PEDESTRIAN PATHS

Integrate the Campbell Village neighborhood into future planning efforts conducted through the Bicycle & Pedestrian Advisory Committee and the Envision Campbell update to the City's General Plan (<http://www.ci.campbell.ca.us/643/Envision-Campbell>).

A. In particular, investigate the feasibility of:

1. Expanded Bike Routes

Investigate connecting existing bike route along Camden Ave with the proposed bike route on Union Ave. Possible expansion routes may include a bike lane on Curtner Avenue.

2. Expanded Pedestrian Routes

Investigate the feasibility of developing a curb/gutter/sidewalk improvement plan that utilizes the existing public right of way to create a continuous pedestrian friendly path from Curtner Avenue to Union Avenue.

3. Improved Access to Los Gatos Creek Trail

Investigate feasibility of improved bike and pedestrian access to the Los Gatos Creek trail. This may include new bike and pedestrian facilities along Camden Ave/San Tomas Expressway or it may include construction of a bicycle/pedestrian overcrossing of State Route 17.

BEAUTIFICATION

A. Street Trees

1. Installation of street trees should be encouraged within the plan area. In general, wide canopy trees with a mature height and width appropriate to the street should be selected to create a unified canopy.
2. In Areas 1 and 3, street trees should be installed where appropriate to the street improvements discussed elsewhere in this plan. Trees should be selected from the approved list as determined by the Public Works Director.
3. Within Area 2, street trees should be included where appropriate to street improvements discussed elsewhere in this plan. Trees should be selected from the approved list as determined by the Public Works Director.
4. Within Area 4, existing street tree should be retained. As the existing Camphor trees (*Cinnamomum camphora*) reach the end of life, trees from the approved list should be selected to replace them.
5. Investigate adding street trees from the approved list on Curtner Avenue between Camden Avenue and South McGlinchy Lane in the area directly adjacent to the US Hwy 17 on-ramp.

B. Neighborhood Monument

Install a monument or appropriate signage designating the area "Campbell Village". Possible locations may include neighborhood entrances at Cambrian Drive and Union Ave, Curtner Avenue, Central Park Drive or Olympia Avenue.

C. Utility Box Beautification

Include City owned utility boxes within the plan area in the City of Campbell "Art Outside the Box" Utility Box Art Program (<https://www.facebook.com/CampbellCAArtOutsidetheBox>).

Action Requested for

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- Minimum of 750 sq ft of open space.

Petitioned to: Campbell Planning Commission, Community Development Director, Campbell City Council

Name	Signature	Address	Phone	Email
Gayle Tirri	<i>Gayle Tirri</i>	385 Dallas Drive		
CURTIS BARBA	<i>Curtis Barba</i>	415 DALLAS DR		PUCKHANDLER29@YAHOO.COM
Tracy Barba	<i>Tracy Barba</i>	415 Dallas Dr.		" "
Michael Johnson	<i>Michael Johnson</i>	431 Dallas Dr		
Shelly Johnson	<i>Shelly Johnson</i>	431 Dallas Dr.		
Ryanne Saldin	<i>Ryanne Saldin</i>	400 Dallas Dr.		
Julie Sexton	<i>Julie Sexton</i>	426 Dallas Dr.		
RON PARKER	<i>Ronald C. Parker</i>	449 Dallas Dr.		
JOANN PARKER	<i>Joann Parker</i>	449 Dallas Dr.		
Maggie Ostrowski	<i>Maggie Ostrowski</i>	786 Cambrian Dr		maggie.a.ostrowski@gmail.com

Attest Petitioned for:

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Name	Signature	Address	Phone	Email
Martin Sexton	<i>Martin Sexton</i>	426 Dallas Dr.		msmefree@sbcced.org.net
Eve Walton	<i>Eve Walton</i>	367 Dallas Dr		evegirlwalton@gmail.com
Jonas Jarr	<i>Jonas Jarr</i>	311 Dallas Dr		jjarr@comcast.net
Jason Vann	<i>Jason Vann</i>	280 Dallas Dr		JASONM.VANN@GMAIL.COM
GARY GIBSON	<i>Gary Gibson</i>	345 Dallas Dr		—
Danella Mayle	<i>Danella Mayle</i>	933 Nolin Ct.		danelle@mayle.net
Ruthann Rao	<i>Ruthann Rao</i>	945 NOLIN CT		ruthann_rao@comcast.net
Aaron Evans	<i>Aaron Evans</i>	956 Nolin Ct		aaron@mehus.com
Jonis Ewing	<i>Jonis Ewing</i>	956 Nolin Ct		alkewing@sbcced.org.net
Mike Tirri	<i>Mike Tirri</i>	385 Dallas Dr		miketirri@comcast.com

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Name	Signature	Address	Phone	Email
JOYCE N. PHILLIPS	<i>Joyce N. Phillips</i>	945 SALERNO DR		LAGOMORF@SBCGLOBAL.NET
NATHAN PHILLIPS	<i>Nate Phillips</i>	945 SALERNO DR		LAGOMORF@SBCGLOBAL.NET
ALFONSO OROZCO	<i>Al Orozco</i>	967 SALERNO DR		
ANNE OROZCO	<i>Ann O</i>	967 SALERNO DR		
Paul Neyman	<i>P Neyman</i>	986 Salerno Dr		paul@pneyman.com
Catherine Neyman	<i>Kate Neyman</i>	986 Salerno Dr		Kate@pneyman.com
Doreen Lucio	<i>Doreen Lucio</i>	956 Salerno Dr		dlucio60@aol.com
Jack Spindle	<i>Jack Spindle</i>	271 Dallas Dr		
Tony Clements	<i>Tony Clements</i>	321 Dallas Dr		Huck@comcast.net
Jim Aspinwall	<i>Jim Aspinwall</i>	329 Dallas Dr		jim.aspinwall@yahoo.com

By signing this petition, I agree with keeping the current City of Campbell zoning and setbacks for the Campbell Village Neighborhood.

Action Petition Form

1

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Petitioned to: Campbell Planning Commission, Community Development Director, Campbell City Council

	Name	Signature	Address	Phone	Email
10/2/16	Elizabeth Dow		455 Stonehurst Way		lisa@karolu.com
10/2/16	STEPHEN DOW		955 Stonehurst Way		STEPHEN.DOW@gmail.com
10/2/16	MARTIN McMatton		894 Stonehurst Way		SILVERCHIEF@comcast.net
10/2/16	Patty McMahon		894 Stonehurst		paumcmahon@comcast.net
10/2/16	Gary Calomeni		882 Stonehurst Way		gary.calomeni@gmail.com
10/2/16	Carol Calomeni		882 Stonehurst Way		Carolcalomeni@gmail.com
10/2/16	Delaine Noyer		865 Stonehurst Way		dnoyer@gmail.com
10/2/16	Chris Noyer		865 Stonehurst Way		CNOYER60@gmail.com
10/5	Scarlett Anderson		922 Stonehurst Way		BUSYMAMA1@Comcast.net
	Chiung Nguyen		881 Stonehurst Way		pepato@gmail.com

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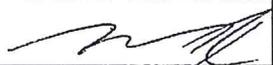
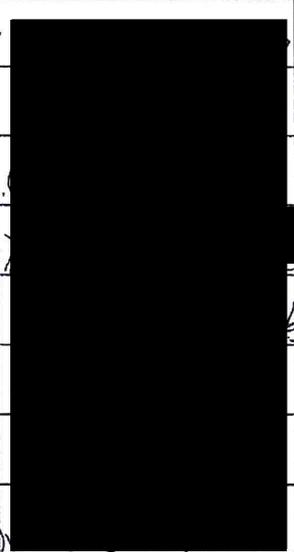
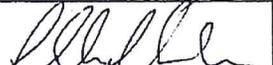
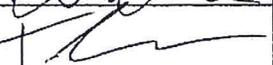
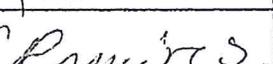
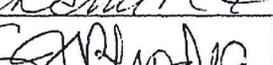
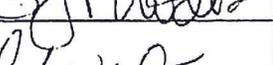
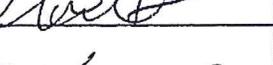
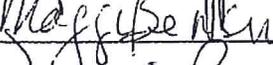
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Name	Signature	Address	Phone	Email
Thomas Petersen		4410 Shamrock Drive		thomas.petersen@gmail.com
DARLENE ST. LAURENT		430 Shamrock Dr.		
CHRIS ST. LAURENT		430 SHAMROCK DR		
VICTOR H. JOFFE		425 SHAMROCK		
Emily Black		1206 John		
Brian Ravizza		450 Shamrock Dr		
Stephen Carvalho		462 Shamrock Dr		SCarvalho408@gmail.com
Keplin Johansen		1045 NORMANDY DR		keplin@gmail.com
Juan P. ...		1175 ...		

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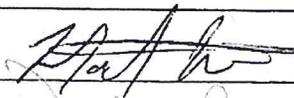
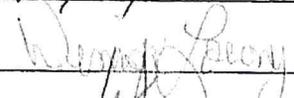
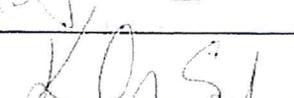
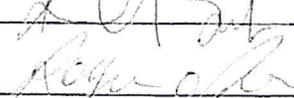
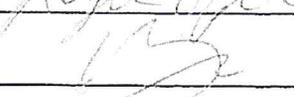
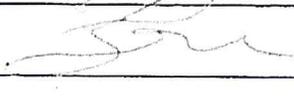
Name	Signature	Address	Phone	Email
Mark Polondo		1116 Normandy Dr		Mark.Polondo@yelp.com
LEITH HADDOW		1130 NORMANDY DR		HADDOWK@GMAIL.COM
Ted Cople		1144 Normandy Dr.		
Crawmer		1150 Normandy		
S Rhodes		1154 Normandy		Sue.rhodes@imco.com
M. Weinstein		1197 Normandy Dr.		melissamweinstein@gmail.com
Michael Laupp		1161 Normandy Dr		laroylaupp@gmail.com
Gaylene Laupp		1161 Normandy		gaylenelaupp@gmail.com
Maggi BENSON		1135 Normandy		
MERRITT BENSON		"		"

Artists Petitioned for:

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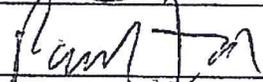
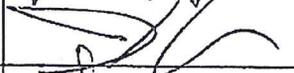
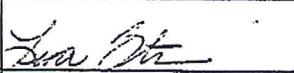
Name	Signature	Address	Phone	Email
HECTOR LANDEROS		985 SALERNO DR CAMPBELL CA 95008	[REDACTED]	H3LANDO@GMAIL.COM
Denise Landeros		946 Campbell	[REDACTED]	ckbonnie1357@yahoo.com
MICHAEL G. LUCIO		956 CAMPBELL	[REDACTED]	MSLUCIO62@YAHOO.COM
CURT THOMPSON		1031 Salerno Dr	[REDACTED]	OST613@AOL.COM
Tom/Ves		1046 Salerno	[REDACTED]	[REDACTED]
Jean Vargha		1046 Salerno	[REDACTED]	[REDACTED]
Kim Sicker		1057 Salerno Dr	[REDACTED]	Kim_Sicker@mac.com
Robert [unclear]		1060 Salerno	[REDACTED]	[REDACTED]
Nick Bonnier		1033 SALERNO	[REDACTED]	[REDACTED]
C BONNIER		1033 SALERNO	[REDACTED]	[REDACTED]

... ..

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	Name	Signature	Address	Phone	Email
1	SANG LUU		1055 OLIN WAY CAMPBELL		sangluu@gmail.com
2	UYEN NGUYEN		1055 OLIN WAY CAMPBELL		UYEN 2008@hotmail.com
3	Pham Tri		1046 Erin Way Campbell CA 95008		Phamtri@earthlink.net
4	T. J. de Jong		1055 OLIN WAY CAMPBELL CA 95008		tj_dejong@yahoo.com
5	Holly de Jong		1080 Erin Way Campbell CA 95008		h_villoria@netnet.net
6	Felix Guzman		1108 Erin Way Campbell CA 95008		Varnix@gmail.com
7	K.P. BARNARD		1133 OLIN WAY CAMPBELL		K.P. BARNARD@GMAIL.COM
8	TARA BARNARD		1123 OLIN WAY		TARABARNARD@GMAIL.COM
9	Lisa Strauss		1133 Erin Way		dstrouss@comcast.net
10	David Strauss		1133 Erin Way		dstrauss@comcast.net

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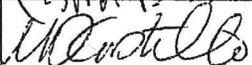
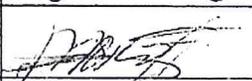
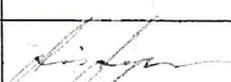
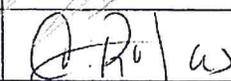
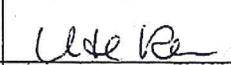
	Name	Signature	Address	Phone	Email
	DEANIS WOLFE	<i>Dean Wolfe</i>	715 Cambrian		
	Shawn Wolfe	<i>Shawn Wolfe</i>	715 Cambrian		Shawn.Jacobson@Comcast.com
	STEVE DOSS	<i>Steve Doss</i>	626 Cambrian		STEVEDOSS@GMAIL.COM
	Dana Doss	<i>Dana Doss</i>	626 Cambrian		dana.doss@comcast.net
	MARK PETERS	<i>Mark Peters</i>	565 Cambrian		
	JOE YEE	<i>Joe Yee</i>	905 STONEHURST WAY		joeyee2000@yahoo.com
	Edith Csaba-Gallant	<i>Edith Csaba-Gallant</i>	661 Cambrian Dr		kuszika@netscape.net
	Blair Gallant	<i>Blair Gallant</i>	661 Cambrian Dr		
	MARYKAY PUGH	<i>MaryKay Pugh</i>	261 Dallas Dr.		
	Nancy Salamida	<i>N. Salamida</i>	820 Cambrian Dr		760-577-2150

Action Requested for:

Keep our current Campbell zoning and setbacks for the Campbell Village Neighborhood (summarized below). When taken in its totality, they are fair and reasonable.

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- Side and rear setbacks are ½ the height of the wall or a minimum of 5 feet. Front setback is 20 feet.
- Minimum of 750 sq ft of open space.

Petitioned to: Campbell Planning Commission, Community Development Director, Campbell City Council

Name	Signature	Address	Phone	Email
Jamie Estabrook		1116 West Mendocino		
Gina Peterson		440 Shamrock Dr		gmpeterson@gmail.com
Mia Castillo		960 Storehurst Way		mia.duran@gmail.com
Martin Castillo		960 Storehurst Way		martinc@limon.sf.com
Jim Jepson		755 Briarwood Way		jepson@mac.com
Cecilia Rojas		867 Briarwood Way		ceci_rojas123@yahoo.com
Ron Fetsch		867 Briarwood Way		ron.fetsch@sbcglobal.net
Ute Ren		802 Cambria Dr		UTEREN@YAHOO.COM
Sandy Murphy		751 Briarwood Way		murphus@pacbell.net

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Name	Signature	Address	Phone	Email
EL Fuller	[Signature]	832 Briarwood	[Redacted]	vli@sunstoneconstruction.com
Debi Fuller	[Signature]	832 Briarwood	[Redacted]	dafa@sunstoneconstructioninc.com
Ed Dawson	[Signature]	815 Briarwood	[Redacted]	EDAWSON815@comcast.net
Hide Tsurumaru	[Signature]	815 Briarwood	[Redacted]	htsurumaru@comcast.net
Elizabeth Waldo	[Signature]	866 Briarwood	[Redacted]	ewaldo@ycw.com
RICHARD WALDO	[Signature]	866 Briarwood	[Redacted]	regme-waldo.com
John Murphy	[Signature]	751 Briarwood	[Redacted]	MURPHYS@PACBELL.NET

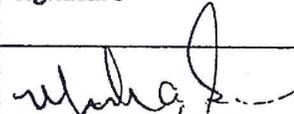
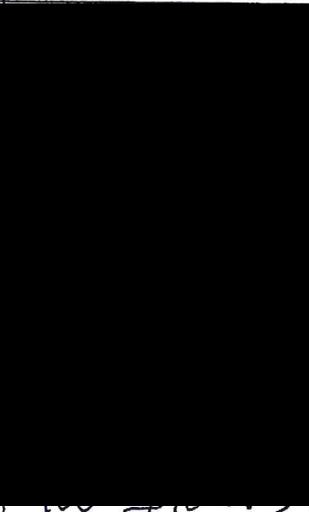
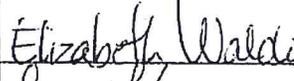
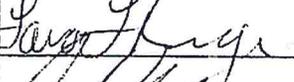
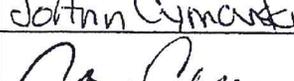
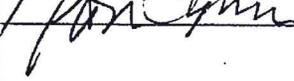
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Name	Signature	Address	Phone	Email
M. Ann - Gunn		853 Briarwood		M. Ann Gunn@41510596
Elizabeth Waldo		866 Briarwood		Lizwaldo@yahoo.com
Laura Krejger		854 Briarwood		LauraLKrejger@gmail.com
RICHARD WALDO		866 Briarwood		ReginaWaldo@yahoo.com
Randall Krejger		854 Briarwood		
John Cymanski		866 Briarwood		
RON CYMANSKI		866 Briarwood		

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Petitioned to: Campbell Planning Commission, Community Development Director, Campbell City Council

Name	Signature	Address	Phone 408	Email	
ANA ARAUJO	<i>Ana Araujo</i>	2242 Central Park		anaarajo@centralpark.com	
Gerard Druin	<i>Gerard Druin</i>	2550 Oak Park		gerard.druin@att.net	
ALAN P BALCUNAS	<i>Alan P Balcunas</i>	266 Sturthurst			
Karen Balcunas	<i>Karen Balcunas</i>	266 Sturthurst Way			
Joe Dujovine	<i>Joe Dujovine</i>	2238 Central Park		(8) 796-7426	edujovine@comcast.net
GEORGE DAVISSA	<i>George Davissa</i>	2216 Park Lane			
Mickey Davissa	<i>Mickey Davissa</i>	2216 Highland Park		Mickey.davissa3855@att.net	

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	Name	Signature	Address	Phone	Email
11	Dave Irons	<i>[Signature]</i>	1008 Eron Way	[REDACTED]	ironsconst@campbell.com
12	Stacey Irons	<i>[Signature]</i>	1008 Eron Way	[REDACTED]	" "
13					
14					
15					
16					
17					
18					
19					
20					

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	Name	Signature	Address	Phone	Email
	JOSE P.	JOSE PENA	1077 SALERNO DR. CAMPBELL	[REDACTED]	

I am filing this petition with the Campbell Planning Commission and with the Campbell City Council on this date.

MEMORANDUM



City of Campbell

City Manager's Office

To: Honorable Mayor and City Council

Date: December 6, 2016

From: Wendy Wood, City Clerk 

Via: Mark Linder, City Manager 

Subject: Desk Item 00A – E-mail from Jo-Ann Fairbanks

An e-mail was received by Jo-Ann Fairbanks as part of the public record in regards to Study Session Item 00A.

Attached is the e-mail for your consideration.

Date: December 6, 2016
To: City Council
From: Jo-Ann Ash Fairbanks

Council Regular Agenda Item: 00A.

Meeting Date: December 6, 2016 City Council

SUBJECT: Campbell Village Area Study Session

As I'm unable to attend and give Public Comment during this study session, here are my offerings for Council and Staff consideration, in no particular priority order.

- There have been comments over time about the Campbell Village using the San Tomas Neighborhood Area Plan (STANP) as Campbell Village's Plan, or some version thereof.
 - **The STANP has weaknesses.** As an original (1979) participant in various capacities in the San Tomas Area Plan and its ultimate approval by the City Council, myself and many residents made assumptions about what the ordinances and requirements for development would ultimately be based on our community input and the final document. As a result the community has had some nasty surprises about the actual effects in some particularly important areas.
 - As an example, (See Objective 5 from Campbell Village) we (decades ago) unfortunately believed that privacy, light, air, sun, etc., **especially** in the area of 2-story additions/new development in 1-story neighborhoods would be protected when almost that exact language was included in the Plan.
 - It has turned out that the language is too fuzzy ("achieve balance between private owners ability to develop while preserving unique qualities.."), or others' (staff or applicants') subjective view of "ability" has prevailed and resulted (with Planning Commission approvals or denial of appeals) in loss to current neighborhood residents of all those things they thought would be protected by the Plan.
 - This has led to, among other things, repeated appeals of applications, of Planning Commissions decisions,

and certainly high frustration, and a "they don't care and don't listen and there's no point" attitude on the behalf of some of the current neighborhood citizens – not to mention the dollars to appeal – in a fight to maintain the expected enjoyment of their property.

- You've heard me offer many times in the public hearing process that **current residents should not lose while others gain more**. Applicants CAN develop their properties WITHOUT causing the neighbors and neighborhood to take less.
- This language is too vague to BOTH protect the rights of the current residents AND the rights of the applicant, and needs to be more specific. Thus,
- This **Campbell Village Plan is an opportunity to develop a Privacy Plane/Sunlight/Daylight Ordinance** with specifics that protect all those things. **Tie it to the General Plan Update (aka Envision Campbell).** (Just a recent example in the STANP resulted in the loss of east morning sun to a current neighborhood resident on San Tomas Aquino Road because of no specific code requirements to so protect. An appeal was denied. The appellant gave up hope and decided not to further appeal to the City Council. All resulting in permanent loss of enjoyment of that aspect of their property.)

- **Zone Changes:** "PD not permitted" – reconsider this. The PD zoning has often been taken advantage of by applicants because it's often seen as a way of asking for the moon and (often) getting it. SARC and the Planning Commission can and must remain acutely aware of this and ask pertinent questions like, "What is the applicant doing/getting that would not be allowed in the current zoning?" "In what specific ways would this PD zoning change result in a higher and better development that serves the specific area and the General Plan than could not be served by the current zoning?" And the answers should "wash."

- **Vague Language will come back to bite:** examples: "preserve unique character," "help maintain a desired quality of life." This language is difficult to administer and results in whoever's subjective opinion might happen to carry for the day. Don't put this on Staff. Nail it down. This can also result in neighborhood bitterness and mistrust of City policies as well as of the Staff, SARC, Planning Commission, and Council Council.

- **Problematic: Abutted zones like RM to R-1, C-1 to R-1.**

Considerations and decisions must be made to assure that these zonings are not viewed without paying attention to impact on the immediate and surrounding area. (A recent example is the development at the corner of Virginia Avenue and W. Hacienda. An addition in an RM zone resulted in no hearing, no consideration for the immediately adjacent R-1 housing to the rear (south); and, further resulted in permanent loss of privacy/enjoyment into the back yard and home of the R-1 properties.

- - - -

Campbell Village Neighborhood Master Plan (CVNMP) Draft

We respectfully ask the Campbell City Council to take the following steps:

- 1) Approve the CVNMP draft as written, and forward it on to the Planning Commission for further evaluation WITH the exception of
- 2) Request staff to work with the neighborhood to develop appropriate guidelines for the neighborhood commercial properties on Camden Avenue, so that the homes on Shamrock and Olympia – and surrounding streets -- are not negatively affected in terms of peace, privacy, safety, and enjoyment. This can be accomplished while waiting for our appearance in front of the Planning Commission.
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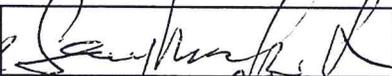
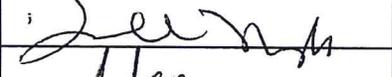
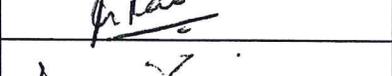
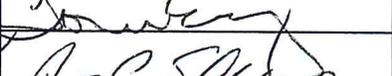
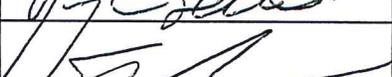
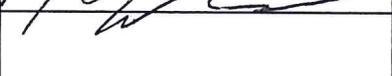
Name	Signature	Address	Phone	Email
JAMES LA FRANCE	<i>James La France</i>	600 CAMBRIAN DR		
TRUDY LAFRANCE	<i>Trudy LaFrance</i>	600 CAMBRIAN DR.		
KENT BELL	<i>Kent Bell</i>	910 Stonehurst Way		
Robert Carrion	<i>Robert Carrion</i>	463 Dallas Dr		
HECTOR LANDEROS	<i>Hector Landeros</i>	985 SALERNO DR		
GABRIELA LANDEROS	<i>Gabriela Landeros</i>	985 SALERNO DR		
Shawn Moore	<i>Shawn Moore</i>	955 Salerno Dr		
Cecadalupe Rosales	<i>Cecadalupe Rosales</i>	401 Dallas Dr		
Ronald Parker	<i>Ronald Parker</i>	449 Dallas Dr		
Michael Johnson	<i>Michael Johnson</i>	431 Dallas Dr		

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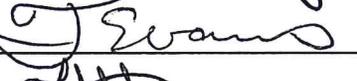
Name	Signature	Address	Phone	Email
GEBGEY MARINK		367 DALLAS DR		Smarink@gsnet.com
Linda Clements		321 Dallas Dr		l.clements@comcast
Jack Spinkler		271 Dallas Dr		
Scott Weitzenkamp		300 Dallas Dr		scott.weitzenkamp@yohosca
Danielle Moyles		933 Norin Ct		
Ramesh Rao		945 Norin Ct		
Terri Ewing		950 Norin Ct		atewing@shyglobal.net
Jay Sadtler		400 Dallas Drive		
Todd Richards		504 Dallas Drive		toddrich@msn.com

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Name	Signature	Address	Phone	Email
EG Stangor		2216 Central PK Dr		
Erin Radzikowski		2240 Central PK Dr.		
GABRIELE SASS		2244 CENTRAL PARK DR		
Jeff Lowery		2249 Central Park Dr.		
Michael Lytle		700 Parkdale Dr		
Robert Victorino		2287 Central Park Dr.	(704) 9	
DARRELL WOODRUFF		2224 Central Park Dr		
Paula Walkup		535 Ambrian Dr		pwalkup29@gmail.com
Tyler Evans		2212 Central Park Dr.		bigtevens@me.com
LISA IVES		2208 Central PK Dr.		lisa.ives@hotmail.com

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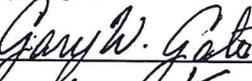
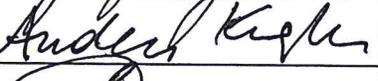
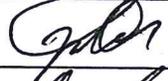
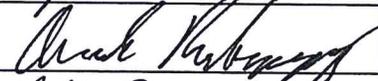
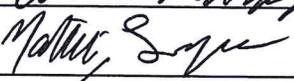
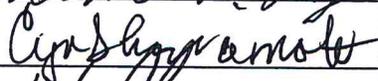
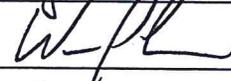
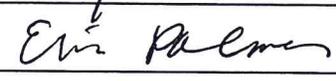
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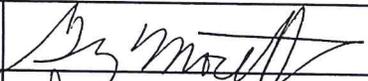
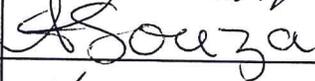
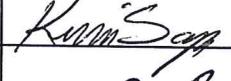
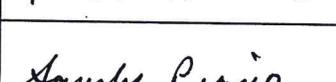
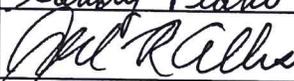
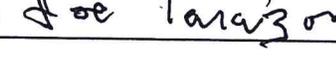
Name	Signature	Address	Phone	Email
Sang Ho Han		700 Sweetman Dr. Campbell CA 95012		
Gary W. Gates		2728 Central Park Dr Campbell, CA 95008		
Anders Kugler		701 Regas Dr Campbell, CA 95008		
Terence Tamboh		2212 Central park dr, Campbell, CA 95008		
Armando Rodriguez		2212 central park dr. Campbell, CA 95008		
Natalie Longcore		2212 Central Park Dr Campbell, CA 95008		
Vince Battaglia		2206 Central Park Dr		
Cynthia Shimamoto		2204 Central Park		
Wana Palmer		2202 Central Park		
Erin Palmer		2202 Central Park Dr		

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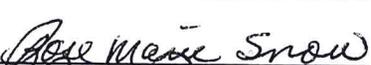
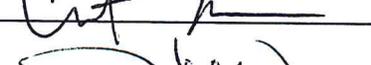
Name	Signature	Address	Phone	Email
Guy MORETTI,		2210 ^{PARK DR} CENTRAL	4	
Anne Souza		7212 Central Park	4	acastleton@yahoo.com
Kevin Souza		2212 central Park	4	
DS Blackburn		2176 CENTRAL PARK		
AW, FORTOFFEL		1081 Regis		
Sandy Praisio		461 Regas Drive		Sandra L Praisio @ gmail.com
Joel Allison		663 Regas Drive	4	joel@allisonfamily.net
JUAN VALLE		662 REGAS DR	4	
SIMON LEE		678 REGAS DR	4	blueskylee@yahoo
JOE TARAZON		690 SWEETBRIER		

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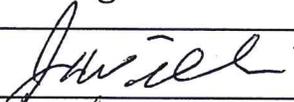
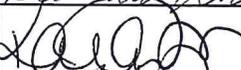
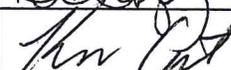
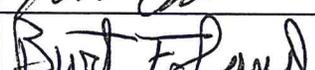
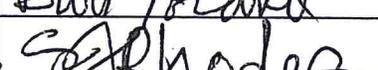
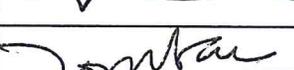
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Imelda Thompson		1034 Salerno Dr		Imelda821@gmail.com

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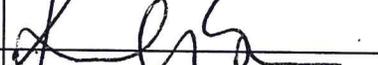
Name	Signature	Address	Phone	Email
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Tom Noel		1016 Normandy Dr.		

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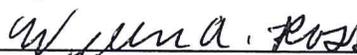
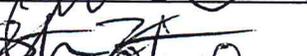
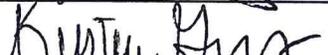
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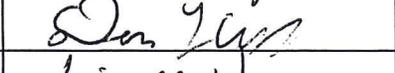
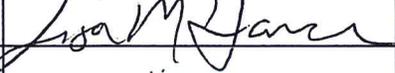
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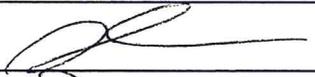
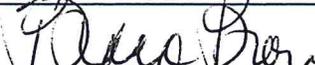
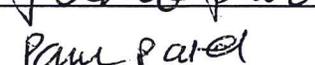
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Raellma Lanphear		920 Sweetbriar Dr.		
Don Whitney		880 Sweetbriar Dr		
Lisa Harmer		865 Briarwood Way		
Jane Harmer		865 Briarwood Way		

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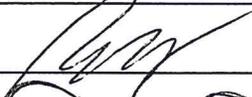
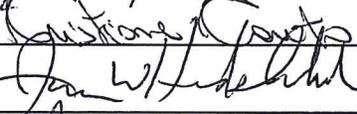
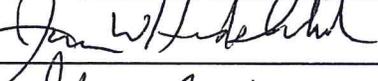
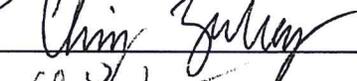
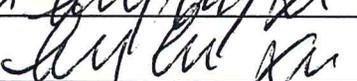
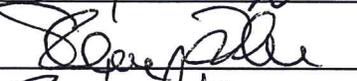
Name	Signature	Address	Phone	Email
SHARON HINES		1035 Erin Way		chikakenyosini@yahoo.com
Jens Tauerberg		1067 Erin Way		—
Jeff Patton		1079 Erin Way		—
Steu Klise		1179 Erin Way		steuise@hotmail.com
VINCE MARGO		1206 SHAMROCK DR		—
Carrie Margo		1206 Shamrock Dr.		—
Juno Jones		388 Shamrock Dr		—
Philip Snyder		388 Shamrock Dr		—
ROSEMARY BROWN		404 SHAMROCK		—
PARUL PATEL		1176 Erin way		—

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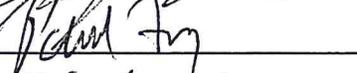
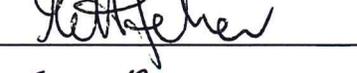
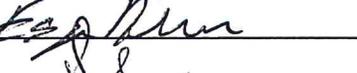
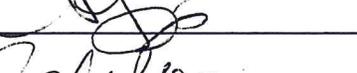
Name	Signature	Address	Phone	Email
Barry Greenberg		1162 Erin Ave		BARRY@BARRYGREENBERG.COM
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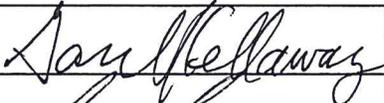
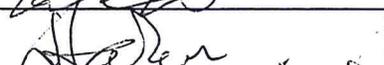
Name	Signature	Address	Phone	Email
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William Deans		1122 ERIN WAY		

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Paul Rumpel		1291 Olympia Ave		
Christa Rumpel		1291 Olympia Ave		
Jessica B. Rios		1327 Olympia Ave		jeskarios@gmail.com

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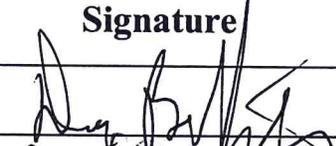
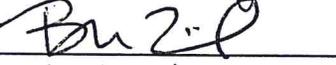
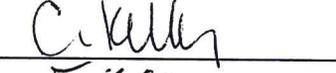
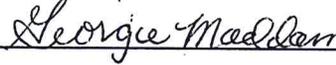
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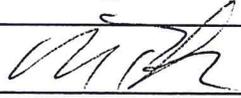
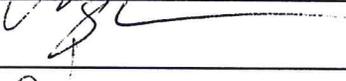
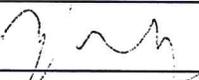
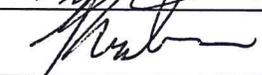
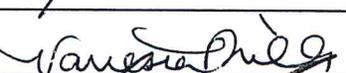
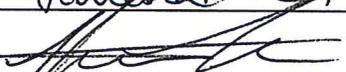
Name	Signature	Address	Phone	Email
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RICHARD CONTEGROS		334 SHAMROCK DR.		
Brenda Friedanich		354 Shamrock Dr		
Christine Keller		1141 Erin Way		
Thomas Keller		1141 Erin Way		
Brian Domine		1153 Erin Way		
Gwen Campbell		1310 Olympia Ave		
RICH CAMPBELL		1310 OLYMPIA AVE		
Cindy Puma		1284 Olympia Ave		
GEORGE MADRAMS		1326 Olympia Ave		

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CHARLES PEPPER		1200 ERIN WAY		
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CASH HABIBI 12		1145 SHAMROCK DR		
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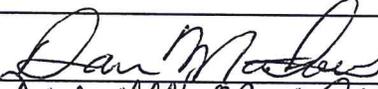
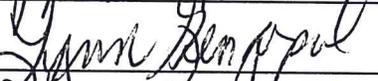
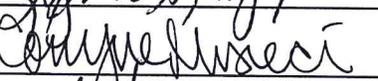
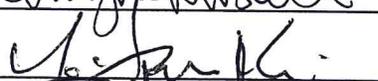
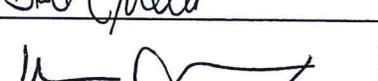
We respectfully ask the Campbell City Council to take the following steps:

- 1) Approve the CVNMP draft as written, and forward it on to the Planning Commission for further evaluation WITH the exception of

- 2) Request staff to work with the neighborhood to develop appropriate guidelines for the neighborhood commercial properties on Camden Avenue, so that the homes on Shamrock and Olympia – and surrounding streets -- are not negatively affected in terms of peace, privacy, safety, and enjoyment. This can be accomplished while waiting for our appearance in front of the Planning Commission.

- 3) Consider including language to take into consideration the CVNMP when abutting streets, outside of the neighborhood, apply for property changes. These streets include Shamrock, Curtner, Dallas, Central Park, Parkdale, Regas and Union. This can be accomplished while waiting for our appearance in front of the Planning Commission.

Petitioned to: Campbell City Council, Campbell Planning Commission, and the Community Development Director

Name	Signature	Address	Phone	Email
DAN MATTHEWS		1326 OLYMPIA AV.		daneandgorzjic14@gmail.com
Jeanette Margo		1236 Shamrock Dr.		jmargo@sbcglobal.net
Joanne Francis		1223 Shamrock		
Lynn Georgopoul		1511 Shamrock Dr		
Corryne Musumeci		1176 Shamrock Dr		
Yohan Kim		1128 Shamrock Dr.		yohankim@sbcglobal.net
BRUCE McCOMBS		1114 SHAMROCK DR		BRUCE.McCOMBS@comcast.net
Diane Goeller		1060 Shamrock Dr		11sarge1408@yahoo.com
James Melorey		1162 Shamrock Dr		

Campbell Village Neighborhood Master Plan (CVNMP) Draft

We respectfully ask the Campbell City Council to take the following steps:

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- 2) Request staff to work with the neighborhood to develop appropriate guidelines for the neighborhood commercial properties on Camden Avenue, so that the homes on Shamrock and Olympia – and surrounding streets -- are not negatively affected in terms of peace, privacy, safety, and enjoyment. This can be accomplished while waiting for our appearance in front of the Planning Commission.

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Petitioned to: Campbell City Council, Campbell Planning Commission, and the Community Development Director

Name	Signature	Address	Phone	Email
Barry L Bracco	Signature on	1332 Olympia		
Barry L Bracco	page # _____	1351 Olympia		
Barry L Bracco	"	1361 Olympia		
Barry L Bracco	"	1373 Olympia		
Barry L. Bracco	"	1524 Camden		
Barry L. Bracco	"	1510 Camden		