



## 11/13/2014 9:30am Barracuda Networks Community Meeting Minutes

City of Campbell	Mark Linder, City Manager Paul Kermoyan, Director, Community Development Dept.
Barracuda Networks	BJ Jenkins, President and CEO Michael Perone ,Co-Founder and CMO David Faugno ,CFO Lauri Avilla, Paralegal Tracy ???, CEO Assistant Brittany Dinsmore, Assistant Diane Honda ,Vice President, General Counsel &
Secretary	
Neighborhood Reps	Audrey Kiehtreiber Mitch Stermer
Individual Attendee	Gina Henley

### INTRODUCTION and GENERAL ISSUE DISCUSSION

**BJ Jenkins** gave a brief history of Barracuda Networks, which has been in business for around 10 years selling security and storage products with a focus on small and medium businesses. It moved to its current location in 2006 and after a lease period acquired the property. Their company has steadily grown, and as a result they have moved the manufacturing and customer support groups to the South San Jose area, but are planning to retain the Campbell site as their headquarters.

The current parking problems are exacerbated by not only the needs of the daily employees, but also the ongoing training for customers and meetings which draw in additional vehicles. The result of this is an overflow into the residential neighborhood.

## GATE and EXPANSION

The gate onto Walnut Drive will be made into a secured gate with a Security Fob required for both entering and exiting 24 hours a day. In addition, Barracuda has installed security cameras at the new gate because of security incidences with people sleeping and living in that park area. The cameras have now been adjusted to point into the Barracuda property rather than out to the residential neighborhood. Maintenance on the exterior of the gate has been performed by residents in the past just to keep the area clean, and as it is a city right of way the City of Campbell can be contacted to maintain that area, although the residents would appreciate if Barracuda Networks perform regular maintenance.

**Diane Honda** emphasized that the gate is important for the safety of its employees who are parking in the residential neighborhood, and reiterated that the gate would be employee access only (security fob required).

Barracuda proffered offers for several adjacent homes, three of which are already zoned for commercial use. Two of these offers have so far been accepted, and negotiations are continuing. Barracuda has decided, based on feedback from City of Campbell representatives, not to pursue residential properties at this time.

**Diane Honda** mentioned that any changes require that Barracuda follow the standard process with City of Campbell Planning and that there would therefore be a public review period and opportunities for public input.

**Mitch Stermer** questioned how the PD zoning of the Barracuda property affected their desired changes to the parking lots. Paul Kermoyan responded that the underlying zoning for the Barracuda property is commercial (C2) and the Planned Development (PD) zoning is an overlay.

## PARKING PROCESS and GUIDELINES

**Audrey Kiehtreiber** suggested that by working with the neighborhood prior to submitting plans to the City of Campbell the approval process can be made painless and swift, and suggested some guidelines that neighbors feel would help make the parking area better for the both the employees and the surrounding residential neighborhood:

1. No driveways on Chapman Drive or Walnut Drive.
2. No gates onto Walnut Drive or Chapman Drive, as the additional parking should allow Barracuda Network employees to park on their lot rather than in the surrounding residential neighborhood. This means removal of the recently created gate opening on Walnut Drive. **Audrey Kiehtreiber** stated that while the neighbors understood the temporary need for a gate, that once a parking solution has been found the gate should be removed, restoring the fence which had been in place for 30 years.
3. No video cameras pointing to the residences. Video surveillance should be pointed inward to the Barracuda Network property.
4. A solid 8 foot fence, at least part of which must be traditional redwood so as to blend in better with the residential surroundings.
5. Set the fence at corner of Chapman and Winchester far enough back to allow for good visibility for turning on that corner.

**Daytime vs. Evening Parking:** **Mitch Stermer** mentioned that as a temporary measure, parking during the day is alright, but that leaving the vehicles until late or overnight is not. [Discussed by neighbors during the feedback afterward was that employees who will be working past 5:00pm should move their vehicles into the Barracuda Parking lot so as to free up the residential parking for the residents.]

## LANDSCAPING & LIGHTING

Additional suggestions for the parking area include:

1. Street side of the fence which must be maintained by Barracuda Networks.
2. Preservation of existing redwoods.
3. Movement of smoking and picnic areas away from residential area.
4. Parking lot lighting designed so as to not shine into area yards.
5. Where fences abut residential homes, landscaping for privacy to be planted on the Barracuda Networks side of the fence
6. Design a landscape plan in cooperation with the neighborhood.

## SOLUTIONS and LOOKING FORWARD

**Audrey Kiehtreiber** mentioned that some neighbors have suggested that Barracuda look to acquire more of the commercially zoned properties long the Winchester corridor from Chapman to Parr. Also, residents would like to consider closing off Chapman and creating a cul-de-sac, allowing Barracuda to purchase the remaining small piece as private land and creating a larger available space. This solves the perceived safety issue at the corner of Chapman and Winchester.

In addition, since the neighborhood is very unhappy about the currently proposed DAAP WEST plan, we would much prefer a parking area that is quiet at night rather than a multi-storied mixed use complex.

**Percolation Pond:** **Audrey** also asked about the intent behind the offers to purchase the percolation pond (water recharge) land on the corner of Hacienda and Winchester, and indicated that opposition to this would be high in the neighborhood since these ponds recharge our drinking water, and also prevent the surrounding land from subsiding.

**BJ Jenkins** responded that they would like the area for parking. Barracuda would like to consider the option of purchasing additional land for the Santa Clara Water District suitable for percolation in the same area, which would help to fill the need for more land to be used as percolation recharge.

The City of Campbell facilitated a meeting between Barracuda and the Santa Clara Water District where BJ indicated he received more of an education on land use than he ever thought he would need to know. They are continuing to pursue this as an option, since the Santa Clara Water District is actively seeking more land of the correct type.

**Diane Honda** stated that Barracuda is an ethical company and is not trying to cut corners and is looking to follow all City and Water District processes, and also want to protect the land and the environment.

**Mitch Stermer** stated that people in the region are upset about the changes to the DAAP and the inclusion of the DAAP West element. There seem to be a lot of changes proposed by the City and the region is alert and sensitive to issues, which make communication key.

**Safety: Gina Henley** emphasized the importance of safety for traffic coming and going to the Day Care Center on the corner of Chapman and Winchester, and was reassured by **BJ Jenkins** that Barracuda is very amenable to keeping the entry and exit points on Winchester to reduce traffic on Chapman.

## **COMMUNICATION**

**Gina Henley** mentioned that everyone in the neighborhood is on pins and needles because of the proposed DAAP. She further suggested that Barracuda reach out with a letter to local residents with status reports, and contact information for the residents to call Barracuda if they have issues with disturbances. **BJ Jenkins** emphasized that Barracuda wants to have a positive relationship to the neighborhood.

**Mitch Stermer** discussed the poor communication to date, which has fostered feelings that Barracuda is hiding their agenda from the neighborhood. It seemed out of character for a company that has been a good neighbor until now. He stated that if Barracuda had come and told the neighbors they were having a problem he would have let them come and park during the day. If they had told

him they were going to put the gate in it would have been a much different conversation. It seemed out of character in the light of the company's past pleasant behavior.

**BJ Jenkins** apologized for the poor communications and stated that purchase offers had been generous and above market, and the use of an LLC was to minimize the complicated paperwork involved.

**Mitch Stermer** stated that the homeowners were confused, as nowhere in the paperwork they received did it indicate that the offer came from Barracuda, rather from an anonymous LLC.

**Audrey Kiehtreiber** stated that while this method of offer was standard corporate process, she had received calls from people who were in tears, they felt they were literally being threatened. This is a neighborhood where people actually talk to each other, and we work together on issues. We are pretty good at this, and are goal oriented, reasonable people who will work with valuable good neighbors such as Barracuda Networks to achieve solutions to problems that will work for everyone.

**BJ Jenkins** apologized that the meeting was held now rather than earlier, and has agreed that going forward we would like to keep building on the outcome of this meeting, and have representatives from both Barracuda and the community who can work together to keep the communications open and continue to work together to address issues.

#### ACTION ITEMS:

Diane will contact Audrey Kiehtreiber to let her know who the contact will be. In the meantime, Audrey will meet with the community and solicit a volunteer from the community to fulfill this role.