



## San Tomas Area Community Coalition

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Monday, July 6, 2015

SARC & Planning Commission  
City of Campbell  
70 N. First Street  
Campbell CA 95008

Cindy McCormick, Senior Planner  
Aki Honda Snelling, Planning Manager  
Paul Kermoyan, Director CDD

Dear SARC Committee Members, Planning Commission Members and Staff:

STACC members have reviewed the proposed **PLN-2015-107 Barracuda Networks Campus Parking Permit Application** during the Public Review Period that ends Tuesday, July 28th, 2015.

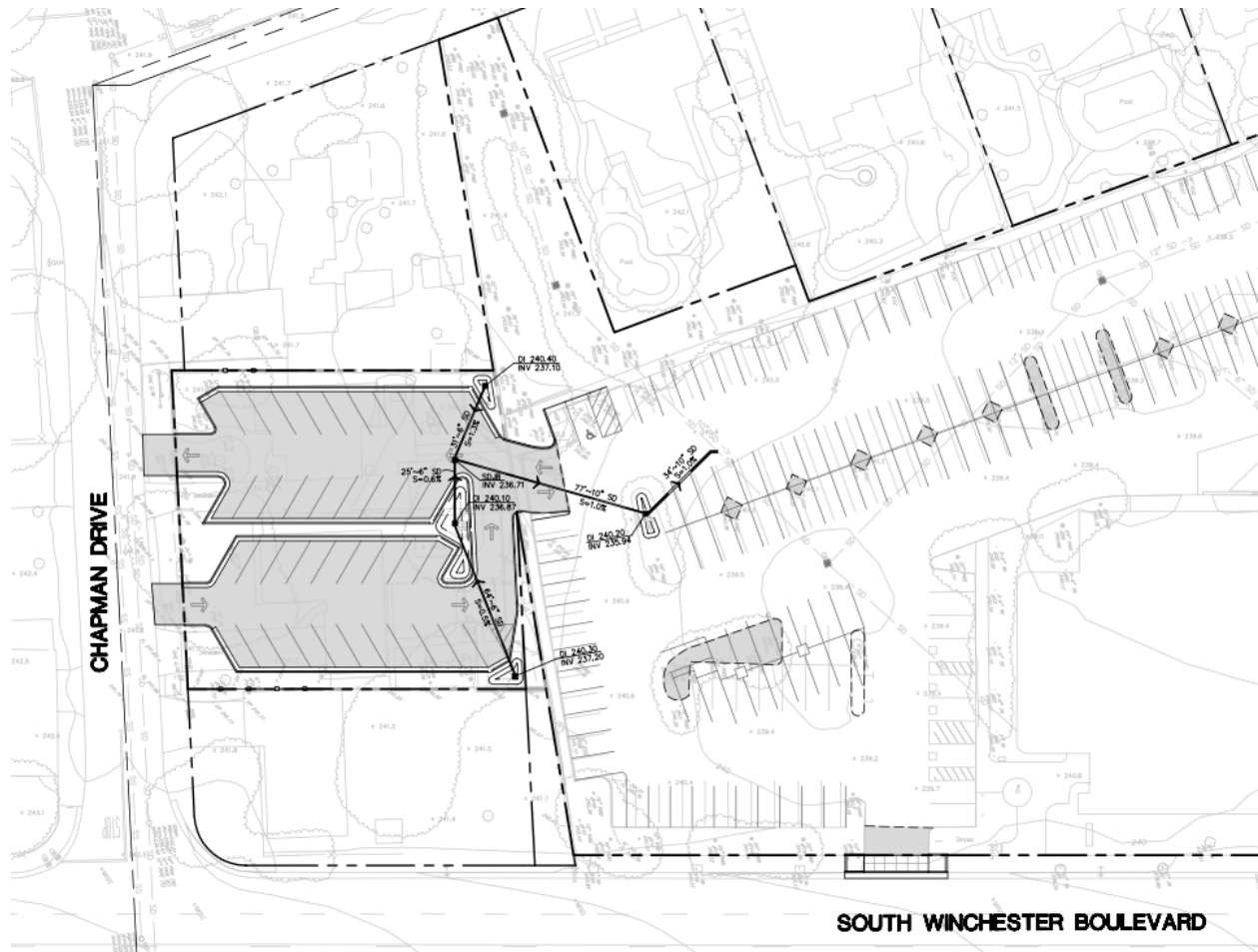
The community objective is to keep Barracuda traffic and parking from impacting the surrounding neighborhoods, especially Walnut Dr. and Chapman Dr. With this objective in mind, we have some specific comments as regards details of the plan.

**GATE:** Since this construction is meant to solve Barracuda's outstanding parking capacity problem, we ask that the existing gate to Walnut Drive be removed to discourage continued residential street parking by Barracuda employees.

**DRIVEWAYS & FENCING:** Two commercially zoned homes on Chapman have been purchased and are to be converted to a parking lot, with two driveways proposed, see diagram below.

We request the removal of the driveways from Chapman, requiring ingress and egress from the existing Winchester Blvd. parking lot driveways only. Put in 6' or higher stone or concrete fence as barrier to protect nursery school and residential properties on Chapman from potential noise, light, noxious car fumes and vandals, with a setback adequate to allow for the residential properties on either side to have clear visibility and safely exit and enter their residential driveways. Place landscaping on the exterior of the barrier to create a more attractive appearance.

**CHAPMAN CUL-DE-SAC:** Several residents have suggested turning the part of Chapman Drive from Walnut Dr. to Winchester Blvd. into a cul-de-sac, eliminating cross traffic and creating a safer pickup and drop-off area for the nursery school and residential homes on Chapman Dr.



The proposed driveways on Chapman Drive are across from the Handprints Nursery School at 3225 S. Winchester Blvd, as well as a residential home at 480 Chapman. If these driveways are not removed from the design, we request that a **Traffic Impact Study** be required for these reasons:

1. The intersection with Chapman and Winchester is a high traffic area, particularly during morning and late afternoon during pickup and drop-off to the nursery school.
2. Traffic will flow through Walnut Dr., Capri Dr., and Chapman Dr. to bypass Winchester.
3. The new driveways allow all Barracuda parking to take these paths, not just the newly created ones.

Regardless of the outcome of the traffic study, should the city approve the new driveways, we strongly request the following mitigations:

1. Post left-turn signs requiring all exiting traffic to turn towards Winchester Blvd.
2. Install a bump out to enforce this flow.

**TREES:** Removal of so many mature trees, many protected, seems excessive. While we understand the goal is to provide more parking, the homeowners would like to see retention of more of the mature trees, particularly in the middle area. They provide visual depth for residential privacy, and a more green appearance of the parking area,.

The homeowners would like to see all new replacement trees to be of a height taller than the existing fence line. This means replacing mature trees with new replacement size trees in 36" box size or greater.

Trees to be planted should be evergreen to minimize leaves in the residential yards.

**TREE SUITABILITY:** STACC consulted David Laczko, Certified Arborist with Ian Geddes Tree Care to review the trees on the plan. As a result, we are recommending some of the trees be changed.

**Remove** *Tristania Laurina - Water Gum*, an Australian evergreen tree with a slow rate of growth to 15-30 feet, yellow flowers and unpleasant odor.

**Suggest** *Lophostemon confertus (Tristania conferta)* evergreen instead as it has larger leaves for greater privacy (fills in better), gets a bit taller, and is disease and pest resilient.

**Remove** *Phyrus Calleryana* Bradford Pear which is know to have a problem with Fire Blight (which can contaminate the entire neighborhood), and is structurally deficient at a genetic level with multiple stems atop the trunk that are prone to failure.

**Consult your arborist for a suitable replacement that is not prone to fireblight and breakage.**

The community appreciates Barracuda's efforts to resolve its ongoing traffic impact on the neighborhood by increasing its available on-site parking, and look forward to helping refine it into a truly cooperative solution.

Best regards,



Audrey Kiehtreiber  
President