

**SAN TOMAS WEST NEIGHBORHOOD ASSOCIATION  
GENERAL MEMBERSHIP MEETING  
March 10, 2010**

**Welcome & Introductions**

Peter Rushbrook welcomed everyone and asked attendees to say hello to someone they don't know.

**Guest Speakers:**

**Campbell Police Sergeant Joe Cefalu**

Calls for service in our neighborhood are down from 241 calls to 169 since the last meeting. Still doing a lot of traffic enforcement especially on Hamilton Ave. Only two minor collisions. Mervyn's building has had quite a bit of graffiti and vandalism. Eight or nine calls in the last year. Department is reviewing the possibility of having stake outs at the Mervyn's location.

**Major incidents-**

Gun shots reported late Valentine's Day on Springfield, officers responding did not find anything. Stolen cars are still a problem in the area. A 15 and an 11 year old were caught with a car that was left unlocked and the key was left in the glove box. Older juvenile was a gang member. Both were arrested and released to their parents.

3/9/10 car stolen from a Darryl address and dumped on Gail, the car was watched and the thief came back to the car and was arrested. It was discovered that he was involved in two other stolen vehicle incidents. All three cars were recovered and returned.

Campbell Police Dept. wants to partner with the community. Staff is down from a budgeted 46 to currently 30. This is the lowest staffing since 1987. There may be further cuts.

**Advice**

Window "smash and grabs" are crimes of opportunity because of visible goods to steal.

**Questions**

Q. What is the information sharing policy for the San Jose Gang unit and Campbell PD?

A. There is a statewide database called Cal Gangs that is a collective of all gang information, for use by the local law enforcement departments.

Q. Previous week there was a burglary on Payne Ave. There was no information posted online.

A. That would be the San Jose PD. There is a lot of information sharing in our area.

Response from audience member sjpd.org has link to crime information.

**Speaker**

**Campbell Planning Commissioner Phil Reynolds**

He started as a Community leader and grew interested in how city government worked.

The role of Planning Commissioner is to work with the City Council to review zoning and building issues and amendments. City Council assigns tasks for study by Planning Commission.

Some projects that are ongoing in our neighborhood are:

Mervyns / Safeway project

Gail Ave. office building (by Golds Gym) to be removed and replaced with 23 Single Family Homes.

Riverside Project will be approx. 124 living units, mixed use with retail on the bottom.

Encourages all to get involved with the Planning Commissions of both San Jose and Campbell and stay informed.

All of the decision that they make will impact your lives. The Safeway decisions will be here for 20 -30 years.

Commissioners would like to hear your thoughts and opinions. You can attend meetings or send e-mail.

Q. When is the Riverside project going to start?

A. In the very near future. There is no date set, it has been approved.

All of the big projects go through a pre-approval/study session. These are not broadcast on TV but they are listed on the website. This is where the project is presented, there are questions and answers. The developer uses these sessions to put together the formal proposal.

Q. How many stories will the Condominiums be?

A. Two stories with an option for a third story.

Q. What will happen with Del Taco?

A. It will remain where it is.

Q. What is the status of the project at San Tomas Expressway and Campbell Ave.?

A. That is city owned property and the buildings were put in to make the pumping station look nicer.

**Approval of the agenda:** Approved

**Approval of the January Meeting Minutes:** Approved.

### **Featured Speaker**

**Natalie Mattei, Safeway Real Estate Manager and project manager for the Mervyn's/Safeway project.**

Safeway has always viewed the Westgate store as a great location in the community but it is in the least visible and least popular location in the Mall. The store has physical challenges as well.

For many years Safeway has been looking for a new trade site. Safeway has signed a lease for the Mervyn's property. It is now in the development process.

Q. Does that imply that you will close the Westgate Store?

A. Yes. Safeway views the Mervyn's location as a replacement store for Westgate.

Q. Will the Payne and Budd stores be closed?

A. Budd is a strong store and it was recently remodeled. No decisions have been made for the Payne store.

Review of the handout.

Site is eight acres (largest vacant commercial site in Campbell right now)

Building is 75K square feet.

Safeway is planning a lifestyle store with all the bells and whistles.

Building will not be torn down, it will be retrofitted.

There will be 55K for Safeway and 20K square feet for future retail.

In the parking lot there will be a brand new small 5K square foot pad with drive through capacity and a Safeway Gas Station.

Loading docks will stay in their current location. The landscaping will be increased in the back to buffer for delivery noise.

All of the existing driveways will be used and there will not be any entrances added.

All of the perimeter walls will be re-landscaped to protect the neighbors from the noise.

Architect Ken Rodrigues designed the building to combine existing local architectural designs.

Operating hours for the store and the gas station are currently proposed at 24 hours.

Delivery hours are open for discussion at the planning commission meetings.

### **Safeway's goal**

Formal application has been submitted to the city with hopes for a spring approval, summer construction and a winter opening.

Q. Will Safeway be addressing the problem of grocery carts being left in the neighborhood?

A. Yes, there is a program called cartronics that will keep them from being removed from the parking lot.

Q. Isn't 16 pumps for gas oversize for this area? Can the canopy for the pumps be more aesthetic to the area?

A. Safeway will be reviewing the canopy architecture. Station is actually an 8 stations for fueling.

Safeway feels that the need is there. If there are not enough pump stations traffic could start to back up.

Q. What about the future left turn lane and the new signal light?

A. Safeway is proposing to install a new traffic signal at Marathon and Hamilton. This will be fully funded by Safeway. The lights at Darryl and Phoenix will be in sync. There is a traffic study underway that will include approx. ten intersections. The study should be ready in about six weeks.

Also proposed for the driveway on Hamilton across from New Jerseys is a left turn lane to enter the center.

Q. Will there be more architectural review?

A. There is still ongoing review.

Q. Will the gas drive through traffic have some directional control?

A. Yes, there will be signage.

Q. Will Safeway be subletting the other retail stores on the property?

A. Yes. The lease is a ground lease so Safeway will be subletting.

Q. Will Starbucks be inside or out?

A. There will be a coffee partner by the deli.

Q. Will there be security?

A. Yes. There will be coordination between the police and Safeway security.

Q. Will there be plenty of parking lot lights?

A. Yes. It will be as light as possible for security and there will be measures taken to down light to prevent light spillage to the surrounding neighborhoods.

Q. Will the store at the gas station be a mini-mart? Will there be alcohol sold at the mini-mart? Why?

A. It will be more of a Kiosk and yes, there will be alcohol offered. It will be offered because there is demand.

Q. Why is the outdoor seating so close to the Boise side of the lot?

A. The seating is usually near the deli so people can get a cup of coffee and food from the deli and have seating close by. The deli will not be open 24 hours so there should not be a lot of people there late at night.

Q. Will there be a Wells Fargo inside?

A. There will be a banking partner. Who it will be has not been determined.

Q. How long is the lease?

A. More than 25 years with options.

Q. What is a comparable store to compare it as an upscale Safeway?

A. The closest brand new stores are in Menlo Park and Milpitas. Almost all of the south bay stores have been remodeled. Hamilton & Meridian is a good example.

Q. Will the majority of the employees at the Westgate store have jobs at the new store?

A. It should be a seamless transition. Theoretically the bulk of them will move over. The jobs a Westgate are protected and there will be jobs available.

Q. Will the Safeway on Payne be affected?

A. Safeway has not determined if it will continue to operate.

Q. Will the deli have fresh food?

A. There will be a large amount of food in the Deli and the Bakery prepped on-site.

Q. Can they review the traffic impact on the Marathon/Latimer/Victor area?

A. That is a great heads up for the traffic group and those streets are included in the traffic study.

Q. Has the fire marshal approved the site?

A. Yes the structures will be brought up to current building codes.

Q. Is there a website that people could go to get updates on the progress?

A. Not at this time.

Q. Will there be any solar at this location?

A. This was touched on at the Planning Commission meeting and there are some leed certifications that Safeway has already incorporated into the store.

Q. Will there be a meeting with the City Council?

A. There will be meetings with both the Planning Commission and the City Council. You are all encouraged to come to all of the meetings.

Q. Does Safeway have oversight over the people that solicit outside the doors?

A. There is no decision pending at this time.

## **Board Reports**

**Peter Rushbrook, Co-President-** There is no progress on the restaurant that was the old House of Orient.

**Warren Campbell, Co -President-** Update on D-1 Leadership Group

Just had the Illegal Sign Clean up and it was a success. Many people from STWNA participated. Thanks to all the volunteers.

Please be sure that STWNA has an updated e-mail address for you so you can receive the e-blasts which will have updates in them.

March 9, 2010 Campbell Planning Commission Meeting there was two other items on the agenda.

Walgreens on Hamilton/Winchester and Walgreens on Campbell/San Tomas Aquino asked for the ability to sell beer and wine. The request was denied for the Hamilton store. The request was granted for the Campbell Ave. store.

**Diana Wickman, 2<sup>nd</sup> VP** – Restaurant Night is Tuesday March 23<sup>rd</sup> at Jersey's on Hamilton Ave. In May there will be a neighborhood Garage Sale on Saturday the 22<sup>nd</sup>. E-mail STWNA if you are interested in participating. There will be maps available.

**Therese Ryan, Treasurer** – Financials are posted. There is currently \$1,162.03 in checking and \$3,881.78 in savings (this total includes CAP 23 monies). Those that became members tonight please pick up a T-shirt on your way out.

We appreciate your support and please tell you neighbors.

**Chuck Buettner, Safety Director** – There are Safety Kits available in the back of the room for sale. CERT is available for companies to train the safety personnel. CERT may be a good training for the Block Captains to be a contact person for their individual neighborhood.

Traffic control is a concern on Stockbridge from Payne to the end. If you have a traffic concern please contact your block captain or send an e-mail to the STWNA and we can work with law enforcement to help with traffic calming.

Q. Can you check to see if we can take a CPR class through STWNA?

**A.** Through the CERT program there are classes available. Through the city and/or Red Cross if there is enough interest we can work toward scheduling a class.  
By the next meeting I will have some more information on the available training classes.

**Q.** It is difficult in the morning while walking children to school to get across Stockbridge, is it possible to get a crosswalk at the corner of Stockbridge and Gleason?

**A.** I will look into what it will take to have a crosswalk.

**Q.** What does it take to have a large speed bump installed?

**A.** I will look into what it will take to have a crosswalk.

**CBAC report- Erin Mc Laughlin** – Seniors that applied for a parcel tax exemption last year should have received a renewal letter and that should be filled out and returned. Seniors (65 and older) can apply for an exemption at the Moreland School District office. There is also a Campbell parcel tax exemption as well.

Budget cuts will be 3.6 million from the State. District is soliciting budgeting savings ideas. An example is the solar panels that were installed with a grant. They are saving 250K per year.

Enrollment is up, equivalent to the '05-'06 year. This increases the ADA money coming in. Because of increased enrollment they are cautiously looking into opening a new sight.

You can donate to the Moreland Educational Fund and it is tax deductible.  
Moreland District has applied for the "Race to the Top" initiative funds.

**Heather Sutton** – A few years ago field access was denied because of liability and safety issues. There were many people not happy about that and there has been a lot of work with neighborhood groups to help keep an eye on the facilities. Payne School gate should be opened soon.

STWNA has formally adopted the San Tomas Creek waterway between Hamilton and Campbell Avenues. There will be plaques installed at both ends recognizing STWNA. This means that we will be participating in clean ups two times a year. Next clean up is May 15<sup>th</sup>.

The D-1 leadership Group is coordinating a Candidates Forum that will be held on April 24<sup>th</sup>. The candidates that have been asked to the forum are those running for District Attorney, County Assessor, County Supervisor, San Jose Mayor and San Jose City Council District 1. We have partnered with the Retro-Dome and it will be free to attend.

**Megan Revolinsky, San Jose District 1 Staff** – Budget deficit has grown to 117 million dollars. There will be large impacts on the community. San Jose has asked for concessions from all of the unions and there has not been a response. There will be layoffs in the city. There will be a budget meeting on Wednesday April 28<sup>th</sup> at the library. This is your time to talk with Pete and tell the city where you want to spend the money.  
If you would like to receive Pete Constants e-mail you can go to the D-1 website.

**Unfinished Business-** Board openings for Secretary and Director of Events.

**Volunteer Opportunities-** Thanks to all that participated in the Illegal Sign Clean-up. We brought in over 400 signs and we ate a lot of pizza.

The Great American Litter Pick-up will be on March 20<sup>th</sup> gathering at John Mise Park from 8:30AM – 12:00PM.

**Upcoming Events –**

Restaurant Night will be on March 23<sup>rd</sup> at Jersey's.

April 24<sup>th</sup> Candidate Forum

May 15<sup>th</sup> for the River Clean-up

Next General Meeting will be May 12<sup>th</sup>

**Meeting adjourned. 8:27PM**