



**CITY OF CAMPBELL
Planning Commission Minutes**

7:30 P.M.

TUESDAY

January 10, 2023
PLANNING COMMISSION REGULAR MEETING
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting on Tuesday January 10, 2023, was called to order at 7:30 p.m. in the Council Chambers of City Hall, 70 N. First Street, Campbell, CA, by Chair Ching and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present: Chair: Adam Buchbinder
Vice Chair: Alan Zisser
Commissioner: Matt Kamkar
Commissioner: Maggie Ostrowski
Commissioner: Michael Krey
Commissioner: Davis Fields

Commissioners Absent: Commissioner: Stuart Ching

Staff Present:

Director: Rob Eastwood
City Attorney: Bill Seligmann
Senior Planner: Daniel Fama
Admin Analyst: Ken Ramirez

APPROVAL OF MINUTES

Approved December 13, 2022 meeting minutes. Commissioner Fields abstained.

COMMUNICATIONS

None.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None.

ORAL REQUESTS

Chair Buchbinder opened public comments, hearing none, public comments closed.

PUBLIC HEARINGS

Chair Buchbinder read Agenda Item No. 1 into the record as follows:

1. **PLN-2022-56** Public Hearing to consider the request of Doppio Zero Campbell LP, for property located at 220 E. Campbell Avenue and 22 S. 2nd Street to allow establishment of a new restaurant ("pedestrian-oriented activity") with a full-service bar ("liquor establishment"), outdoor seating, and "late-night activities" (12:00 AM staff closing, 10:00 PM public closing); exterior building alterations including installation of wood cladding, wood trim, tile/stone accents, a new window and foldable door system, and removal of the former Pilates V building storefront and barrel tile roofing; and construction of a new trash enclosure and related parking lot restriping. The application under consideration includes a Conditional Use Permit with Site and Architectural Review. File No.: PLN-2022- 56. Staff is recommending that this item be deemed Categorically Exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Daniel Fama, Senior Planner.

Senior Planner Daniel Fama presented staff report to consider the request for property located at **220 E Campbell Avenue and 22 S. 2nd Street** to allow establishment of a new restaurant with a full service bar, outdoor seating, and "late-night activities".

Commissioners asked if both building were owned by the same entity and received clarity that they were owned separately. Senior Planner responded that are owned by different, but related entities.

Commissioners deliberated about the approval process of having a mural or whether they should let the business owners decide on the final product of the mural. Some Commissioners discussed whether the mural should have a professional commissioned for paint it, have it go before the Civic Improvement Commission for approval, or let the business owner exercise their free speech to paint the mural to their liking.

Chair Buchbinder opened the public hearing.

Oswaldo Mesia was present along with owners of the business.

Leonard Rifkind, the owner's attorney spoke and stated that both buildings are owned respectively by two members in separate trusts. He requested that "may be" should be changed to "shall" in exhibit A – Conditions of No 6.

Mr. Mesia also requested to have business stay open until 11pm during summer weekend hours.

The public hearing closed.

Commissioners were enthusiastic about the restaurant and were supported of the project. Commission agreed to have the mural proposal before the Civic Improvement Commission but made it clear that it would be non-binding. Commissioners did not want to micromanage or hinder the creative process in the production of the mural and thought it would be beneficial to engage the Civic Improvement Commission.

Commissioner Ostrowski believes it will be a huge asset to Campbell. Does not believe that there should be a condition of approval and review. 11pm is a good closing time.

The Commission also noted that outdoor seating shall be allowed also to 11pm.

Chair Buchbinder closed public hearing.

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Ostrowski, the Planning Commission adopted Resolution No. 4661 approving a Conditional Use Permit with Site and Architectural Review to allow establishment of a new restaurant ("Pedestrian-Oriented Activity") with a full-service bar ("Liquor Establishment"), outdoor seating, and "Late-Night Activities" (12:00 AM staff closing); exterior building alterations including installation of wood cladding, wood trim, tile/stone accents, a new window and foldable door system, and removal of the former Pilates V building storefront and barrel tile roofing; and construction of a new trash enclosure and related parking lot restriping, for property located at 220 E. Campbell Avenue and 22 S. 2nd Street (PLN-2022-56), with an amendment to the Conditions of Approval No. 9.e to allow an 11:00 PM closing time on Friday and Saturday (including outdoor seating), and to revise the term "may be" to "shall be" in Condition of Approval No. 6, by the following roll call vote:

AYES: Fields Ostrowski, Zisser, Kamkar, Krey, Buchbinder,
NOES: None
ABSENT: Ching
ABSTAIN: None

Nothing to report

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Communicated the commencement of the semi-permanent parklet grant application program. Sent Housing Element to HCD on 12/26/22.

ADJOURNMENT

The Regular Planning Commission meeting adjourned at 8:26 p.m. to the next Regular Planning Commission Meeting on **Tuesday, January 24, 2023**, at City Hall, Council Chambers, 70 N. First Street, Campbell, CA.

SUBMITTED BY: *Ken Ramirez*
Ken Ramirez, Administrative Analyst

APPROVED BY: *Adam Buchbinder*
Adam Buchbinder, Chair

ATTEST: *Rob Eastwood*
Rob Eastwood, Secretary












1-10-23 meeting minutes

Final Audit Report

2023-04-17

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