



**CITY OF CAMPBELL
Planning Commission Minutes**

7:30 P.M.

TUESDAY

January 24, 2023
PLANNING COMMISSION REGULAR MEETING
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting on Tuesday January 24, 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: Michael Krey
Commissioner: Maggie Ostrowski
Commissioner: Stuart Ching
Commissioner: Davis Fields

Commissioners Absent: Commissioner: None

Staff Present:

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

APPROVAL OF MINUTES

Approved January 10, 2023 meeting minutes. Commissioner Ching abstained.

COMMUNICATIONS

None.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None.

ORAL REQUESTS

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

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

PUBLIC HEARINGS

- 1. PLN-2022-25** Public Hearing to consider the request of AO Architects, for property located at **515 E. Hamilton Avenue** to allow establishment of an approximately 40,000 square-foot Health/fitness Center (City Sports Club) with "late night activities," and ancillary non-licensed temporary childcare services (Kids Klub) within an existing commercial building formally occupied by Bed, Bath, and Beyond. The application under consideration includes a Conditional Use Permit. File No.: PLN-2022-25. Staff is recommending that this item be deemed Categorical 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 AO Architects, for property located at **515 E. Hamilton Avenue** to allow establishment of an approximately 40,000 square-foot Health/fitness Center (City Sports Club) with "late night activities," and ancillary non-licensed temporary childcare services (Kids Klub) within an existing commercial building formally occupied by Bed, Bath, and Beyond. The application under consideration includes a Conditional Use Permit

Commissioners expressed concerns about the traffic congestion impact to the Hamilton Avenue and Highway 17 exit intersection and the "extra weight" placed on the extra lane going west on Hamilton Avenue.

City Traffic Engineer, Matthew Jue, stated that the traffic study showed that the trip generation was less than the proposed "In N' Out" project. Congestion impact would not be of great concern as it is anticipated that traffic congestion would be at its worst in 2040, according to current projects.

Commissioners also asked whether EV charging stations would be on site, if the parking lot of the project was severely under parked, and asked the applicant directly if they had concerns about traffic congestion. As such, the proposed \$37,000 fee was appropriate.

Applicant, Nick Roberts, stated that he was comfortable that the traffic congestion would not impact surrounding businesses and that he would work with developer to provide proper illumination in the early morning hours and late night to mitigate any safety concerns for sports club members.

Senior Planner Fama stated that Condition of approval includes addressing the condition use permit in the future if there are issues with security.

The public hearing closed.

Commissioners were in support of the project and its child care amenities but did express concerns about traffic congestion impacts to the intersection and asked that developers consider installing level 3 charging stations as it may attract business.

Chair Buchbinder closed public hearing.

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Kamkar, the Planning Commission adopted Resolution No. 4662 approving a Conditional Use Permit with Site and Architectural Review to allow establishment of an approximately 40,000 square -foot health/fitness center (City Sports Club) with “Late Night Activities,” and ancillary non-licensed temporary childcare services (Kids Klub) within an existing commercial building formally occupied by Bed, Bath, and Beyond for property located at 515 E. Hamilton Avenue. (PLN-2022-25), with an additional condition requiring “Do Not Block” roadway markings, by the following roll call vote:

AYES: Fields, Ching, Ostrowski, Zisser, Kamkar, Krey, Buchbinder

NOES: None

ABSENT: None

ABSTAIN: None

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Applying for a Sustainable Transportation grant to fund a transportation multi-modal plan. Department submitted Housing Element to HCD for review. Reviewers had glowing remarks about the Housing Element.

The next February 14, 2023 Planning Commission regular meeting will start at 6:00pm.

ADJOURNMENT

The Regular Planning Commission meeting adjourned at 8:26 p.m. to the next Regular Planning Commission Meeting on **Tuesday, February 14, 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












1-24-23 meeting minutes

Final Audit Report

2023-04-17

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