



**CITY OF CAMPBELL
Planning Commission Minutes**

8:00 P.M.

TUESDAY

February 28, 2023
PLANNING COMMISSION REGULAR MEETING
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting on Tuesday February 28, 2023, was called to order at 8:00 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: Davis Fields
Commissioner: Stuart Ching

Commissioners Absent: None

Staff Present:

Director: Rob Eastwood
City Attorney: Bill Seligmann
Associate Planner: Tracy Tam
Admin Analyst: Ken Ramirez

APPROVAL OF MINUTES

Approved February 14, 2023 meeting minutes, with minor comment edits to page 5.

COMMUNICATIONS

None.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None.

ORAL REQUESTS

Chair Buchbinder opened public comments

Raja Pallela – Speaking on the Multi-Family Development and Design Standards (MFDDS) for multi-family and mixed-use projects. Does not believe that the MFDDS can allow densities per General Plan. Objective Standards were supposed to make it easy for everyone, but he does not feel that this is happening. 750-1000 sq ft units that are being built are intended to be rent, not owned.

Public comment closed.

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

PUBLIC HEARINGS

1. **PLN-2022-45** Public Hearing to consider the request of Nielsen Architects, for property located at **2160 S. Bascom Avenue** to allow the expansion of an existing Medical Services, Clinics use (i.e. dental clinic) in the remaining portion of a commercial building and associated site and architectural alterations. The application under consideration includes a Conditional Use Permit with Site and Architectural Review Permit. File No.: PLN-2022-45. 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: Tracy Tam, Associate Planner.*

Associate Planner Tam presented the staff report to allow the expansion of an existing Medical Services, Clinics use (i.e. dental clinic) in the remaining portion of a commercial building for property located at **2160 S. Bascom Avenue**.

Planning Commissioners asked whether it is common to have a Conditional Use Permit approval valid for a 2- year period and why what appears to be a common and straightforward application is being brought before the Planning Commissioner.

Associate Planner Tam clarified that it is not uncommon to have a Conditional Use Permit approval for 2 years, and it the longer approval has been allowed in the past, particularly during the COVID-19 pandemic. The reason for the application coming before the Planning Commission is due to the Municipal Code requiring projects related to medical services and medical uses to be Conditional Use Permits, which are approved by the Planning Commission.

Director Eastwood stated that future updates to the municipal code in the work plan will focus on highlighting these issues for Planning Commission and City Council consideration.

Applicant Jeremy Ueno, periodontist, spoke and stated that his focus is on oral surgery., specifically on breathing for children. Believe airways issues with pregnant women causes autism with children. Would like to expand to the entire building. Adding a lot of room for staff. Expanding to 30+ staff. Currently running out of admin space. Asking for 2-year extension. Currently project construction cost is over \$2.5 million, but able to wait until interest rates are more favorable. Project expansion is not really necessary in the immediate term as administrative support staff can work from home. Paying the mortgage since he owns the building.

Christian Nielson, Architect –addressed the tree question. Removing the three trees on the property line because it does not serve a large purpose. Meeting and exceeding tree requirements. Can you apply for an additional year extension beyond the 2-year approval. Appreciate Commissioner Fields’s question on why these projects are required to be heard by the Planning Commission as he previously served as a Planning Commissioner in Santa Cruz and had similar questions about projects coming before the commission.

Chair Buchbinder closed public hearing.

Planning Commissioners were om favor of the project and felt that it was a good addition to Campbell. Planning Commission is fully in support.

Motion: Upon motion by Commissioner Ching, seconded by Commissioner Krey, the Planning Commission adopted Resolution No. 4664 approving a Conditional Use Permit modification with Site and Architectural Review (PLN-2022-45) to allow the expansion of a medical services, clinics use in the remaining portion of a commercial building and associated Site and Architectural modifications located at 2160 S. Bascom Avenue in the C-2 (General Commercial) zoning district, by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

Public comment closed.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Housing Element update. Resubmitted Housing Element in December 2022. HCD was supportive of the document with minor changes. Unfortunately received a call from HCD a few days later requesting additional changes. Planning to absorb changes into the document in the next few weeks. Want to reduce the exposure to the City by submitting changes as soon as possible. Much of what HCD will change does not change rules, policies, programs or approach.

Special Meeting to be scheduled for the large discussion on General Plan, Housing Element, EIR, MFDDS, and Zoning Code update tentatively set for March 20, 2023 or March 23, 2023.

League of California Cities has a special training for Planning Commissioners and have budgeted to send two Planning Commissioner in 2024 to attend this special training.

ADJOURNMENT

The Regular Planning Commission meeting adjourned at 8:58 p.m. to the next Regular Planning Commission Meeting on **Tuesday, March 28, 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












2-28-23 meeting minutes

Final Audit Report

2023-04-17

| | |
|-----------------|--|
| Created: | 2023-04-07 |
| By: | Selina Perez Aquino (selinap@campbellca.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAQz04SXtciUoHAs-0_SRYPrIlyc7SNcWQ |

"2-28-23 meeting minutes" History

-  Document created by Selina Perez Aquino (selinap@campbellca.gov)
2023-04-07 - 4:06:22 PM GMT
-  Document emailed to Ken Ramirez (kenr@campbellca.gov) for signature
2023-04-07 - 4:07:34 PM GMT
-  Document e-signed by Ken Ramirez (kenr@campbellca.gov)
Signature Date: 2023-04-10 - 11:56:03 PM GMT - Time Source: server
-  Document emailed to abuchbinder@google.com for signature
2023-04-10 - 11:56:04 PM GMT
-  Email viewed by abuchbinder@google.com
2023-04-17 - 4:48:14 PM GMT
-  Signer abuchbinder@google.com entered name at signing as Adam Buchbinder
2023-04-17 - 4:49:51 PM GMT
-  Document e-signed by Adam Buchbinder (abuchbinder@google.com)
Signature Date: 2023-04-17 - 4:49:53 PM GMT - Time Source: server
-  Document emailed to Rob Eastwood (robe@campbellca.gov) for signature
2023-04-17 - 4:49:54 PM GMT
-  Email viewed by Rob Eastwood (robe@campbellca.gov)
2023-04-17 - 6:59:35 PM GMT
-  Document e-signed by Rob Eastwood (robe@campbellca.gov)
Signature Date: 2023-04-17 - 6:59:42 PM GMT - Time Source: server
-  Agreement completed.
2023-04-17 - 6:59:42 PM GMT

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.