



**CITY OF CAMPBELL  
Planning Commission Minutes**

7:30 P.M.

TUESDAY

March 8, 2022  
PLANNING COMMISSION MEETING

The Planning Commission meeting on Tuesday, March 8, 2022, 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:	Stuart Ching
Vice Chair:	Adam Buchbinder
Commissioner:	Matt Kamkar
Commissioner:	Michael Krey
Commissioner:	Maggie Ostrowski
Commissioner:	Andrew Rivlin
Commissioner:	Alan Zisser

Commissioners Absent: None

Staff Present:	Community Development
Director:	Rob Eastwood
Senior Planner:	Stephen Rose
City Attorney:	William Seligmann
Interim Recording Secretary:	Andrea Sanders

**APPROVAL OF MINUTES**

**Motion:** Upon motion by Commissioner Rivlin, seconded by Commissioner Zisser, the Planning Commission action minutes of the meeting of February 8, 2022, were approved as submitted. (7-0)

**COMMUNICATIONS/AGENDA MODIFICATIONS OR POSTPONEMENTS**

None

**ORAL REQUESTS**

None

**OLD BUSINESS**

Chair Ching asked if there were any disclosures from the Commission.

There were none.

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

- 1. PLN-2020-64** Public Hearing to consider the application (PLN-2020-64) of Charles Bronitsky for a General Plan and Zoning Map Amendment to allow a portion of 1336 Parsons Avenue to change in land use designation from Low-Density Residential (Less than Six Units per Gross Acre) to Professional Office, and zoning designation from R-1-6 (Single-Family Residential) to P-O (Professional Office) in order to facilitate the transfer of a portion of a commercial parking lot built on a residential property to an adjoining commercial property located at 1308 Parsons Avenue. The applicant is also requesting review and approval of a Conditional Use Permit with Site and Architectural Review to allow the conversion of a single-family residence to a commercial use and Parking Modification Permit to allow a reduction in the number of required parking spaces for property located at 1308 Parsons Avenue. Staff is recommending that this item be deemed Categorical Exempt under CEQA.

Senior Planner Rose presented a staff report dated March 8, 2022. The project site is an office space located at 1308 Parsons Avenue and a residential property located at 1336 Parsons Avenue. Applicant proposal includes a General Plan Amendment from Low Density Residential to Professional Office; a Zoning Map Amendment from R-1-6 to P-O (Professional Office); a Conditional Use Permit with Site and Architectural Review to allow conversion of a single-family residence to office; and a Parking Modification Permit to allow reduced parking from the required 17 spaces to 15.

Chair Ching asked if there were Commission questions for staff.

The Commission asked general questions related to the proposal, property history, the parking spaces, and the zoning designations.

Vice Chair Buchbinder reported out on the SARC review, comments included: a bike rack would go well at the 1308 property; and adding landscaping along the project frontage and interior to the site between parking stalls.

Chair Ching opened the Public Hearing for Agenda Item No. 1.

Mr. Bronitsky, applicant, commented that they are going through the process to be in compliance with the City. He thanked staff for their help.

Joe Charvez, Campbell resident stated his concerns with the future impact caused by changing the property from Residential to Neighborhood Commercial and not Professional Office.

Al Hieb, Campbell resident expressed concerns with tenants blocking his mailbox, driveway, and access gate. He was concerned that if the property was changed to Commercial it would make the current speeding and parking issues in the area worse.

Gabriel Tovar, Campbell resident stated that him and his neighbors are concerned about the speeding of patrons visiting the property businesses, and more traffic in an already busy neighborhood. Additional concerns included patrons blocking his driveway and noise issues. He is not supportive of commercial uses for this area.

Mr. Shahadi, Campbell resident stated he is a current resident at one of the properties. He recognizes the process is taking a long time. He confirmed his agreement with Mr. Bronitsky and is trying to be supportive of the neighborhood.

Applicant Bronitsky clarified he is not seeking to change the zoning from Professional Office.

Chair Ching closed the Public Hearing for Agenda Item No. 1.

Commissioner Zisser stated support of the project as there is an agreement between the two owners for a Professional Office use only.

Commissioner Krey was supportive of Professional Office use for this space but would like to explore more on what can be done to improve parking concerns.

In regard to enforcement concerns Senior Planner Rose noted that there is a Conditional Use permit with a condition of approval speaking to parking management in that in the event that there are three verifiable parking complaints received the Director is empowered to require the establishment of a limited duration parking; reduce the permitted occupancy or even hours of operation; require greater staggering of business activity; or requiring additional parking management strategies. If those do not work the permit could then be returned to the Planning Commission for review.

Vice Chair Buchbinder stated support of the proposal.

Chair Ching stated he understands neighborhood concerns but noted there are mitigation and remedy measures to address those issues. He was supportive of the applicant proposal.

**Motion:** Upon motion by Commissioner Zisser, seconded by Commissioner Rivlin, the Planning Commission adopted Resolution No. 4632 recommending that the City Council approve a General Plan Amendment to allow a portion of 1336 Parsons Avenue to change in land use designation from Low-Density Residential (Less than Six Units per Gross Acre) to Professional Office; and adopted Resolution No. 4633 recommending that the City Council adopt an ordinance approving a Zoning Map Amendment to allow a portion of 1336 Parsons Avenue to change in zoning designation from R-1-6 (Single-Family Residential) to P-O (Professional Office); and adopted Resolution No. 4634 recommended the City Council approve a Conditional Use Permit with Site and Architectural Review to allow the conversion of a single-family residence to a commercial use and Parking Modification Permit to allow a reduction in the number of required parking spaces for property located at 1308 Parsons Avenue by the following roll call vote:

**AYES:** Rivlin, Zisser, Ostrowski, Kamkar, Krey, Buchbinder, Ching

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

### **REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR**

- Director Eastwood stated the Community Development Department has a new Associate Planner, Tracy Tam; and introduced new Assistant Planner Larissa Lomen.
- The Community Development Department was approved to hire a Planning Technician.
- Housing Element second phase is beginning to look at policies and programs and how to address affordable housing and special housing needs in the community. The next meeting will include a report on the schedule and two meetings in April/May to review policies and programs with recommendation to the City Council.
- Staff is starting the Environmental Review process for the Housing Element General Plan update. Staff anticipates publishing a Notice of Preparation and that will tell the community the City is preparing an EIR which is scheduled to go out by the end of next week. There will be over a 30-day review period to submit comments and what should be reviewed in the environmental document. April 12 will be a public scoping meeting for feedback on the scope of the environmental document.
- In the Housing Opportunity Sites there was focus on concentrating high density housing around the Light Rail stations, specifically around Winchester, Downtown and Hamilton Light Rail station. As Campbell does not have any Plans on how to design housing and developments around light rail stations, Planning has partnered with Cal Poly San Luis Obispo city planning program to have the students visit in early April and take a bus tour of transit sites around the bay area and then present

some vision plans to the Planning Commission with their final concepts and designs at the end of May.

- The SB-9 Ordinance is scheduled for adoption at the next meeting.
- The Planning Commission has been scheduled to attend the League of California's training that is required by Campbell's Municipal Code.
- There will be upcoming discussions on taking a few Commissioners to this fall's California APA conference to be held in Anaheim.

In response to Commissioner inquiries, Director Eastwood stated the immediate tasks for the new Planning staff will be to work on the backlog created from the extended staffing vacancies. This includes upcoming projects and applications, appeals, and building permits that need plan review. This will allow staff to focus on the General Housing Plan, a Comprehensive Zoning Update and Objective Standards.

Director Eastwood stated the City will use consultants from De Novo Planning for the Housing EIR process.

### **ADJOURNMENT**

The Planning Commission meeting adjourned at 8:26 p.m. to the next Regular Planning Commission Meeting on **Tuesday, March 22, 2022**, at City Hall, Council Chambers, 70 N. First Street, Campbell, CA.

PREPARED BY: Andrea Sanders, Interim Recording Secretary