



**CITY OF CAMPBELL  
Planning Commission Minutes**

7:30 P.M.

TUESDAY

March 28, 2023  
PLANNING COMMISSION SPECIAL JOINT MEETING  
CITY HALL COUNCIL CHAMBERS

The Planning Commission regular meeting on Tuesday March 28, 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 Buchbinder 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

Commissioners Absent: Ching

Board Members Absent: None

Staff Present:

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

**APPROVAL OF THE MINUTES**

PC & HPB Special Joint Study Session meeting - February 28, 2023  
PC Regular Meeting – February 28, 2023

All approved

## **COMMUNICATIONS**

Supplemental piece of information was provided by Vice Chair Zisser regarding Item 1.

## **AGENDA MODIFICATIONS OR POSTPONEMENTS**

None

## **ORAL REQUESTS**

This is the point on the agenda where members of the public may address the Commission on items of concern to the Community that are not listed on the agenda this evening. People may speak up to 5 minutes on any matter concerning the Commission.

## **PUBLIC COMMENT**

Chair Buchbinder opened for public comment

Hearing none, Chair Buchbinder closed public comment.

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

## **PUBLIC HEARINGS**

1. **PLN-2022-145** Public Hearing to consider the request of TOPA Architecture to allow the exterior façade alteration, including repainting and the removal of existing awnings, of an existing commercial building listed on the Campbell Historic Resource Inventory as a designated structure of merit, commonly known as the B.O. Curry Building, for property located at **415 E. Campbell Avenue** in the C-3 (Central Business District) Zoning District. The applications under consideration include Tier 1 Historic Resource Alteration Permit and Site and Architectural Review Permit. File No.: PLN-2022-145. 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: Larissa Lomen, Assistant Planner.*

Associate Planner Lomen presented staff report to allow the exterior façade alteration, including repainting and the removal of existing awnings, of an existing commercial building listed on the Campbell Historic Resource Inventory as a designated structure of merit, commonly known as the B.O. Curry Building.

Planning Commissioners complemented Associate Planner Lomen on the report and were in favor of the project.

Vice Chair Zisser presented a graphic representation of proposed paint color of

building and displayed the contrast of what the building may have looked like previously and what it would look like with the new paint color.

Applicant Geno Catalano stated that they will ensure that project and painting of the building will be done correctly.

**Motion:** Upon motion by Commissioner Ostrowski, seconded by Commissioner Fields, the Planning Commission adopted Resolution No. 4665 approving a Site and Architectural Review Permit and Tier 1 Historic Resource Alteration permit to allow the exterior façade alteration, including repainting and the removal of existing awnings, of an existing commercial building listed on the Campbell Historic resource Inventory as a Designated Structure of Merit, commonly known as the B.O. Curry Building, for property located at 415 E. Campbell Avenue in the C-3 (central Business District). File Non.: PLN-2022-145., by the following roll call vote:

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

Chair Buchbinder read Agenda Item No. 2 into the record as follows:

2. **PLN-2019-00058** Public Hearing to consider the request of Terra Firm Development for property located at **911 S. McGlincy Lane** to allow construction of an approximately 5,350 square-foot industrial building with a requested increase to the allowable floor area ratio (FAR), elimination of the side and rear setbacks, and a reduction to the required landscaping area; and retention of overhead frontage utility lines. The applications under consideration include a Site and Architectural Review and a (Utility) Variance. File No.: PLN2019-58. 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.*

Disclosure Vice Chair Zisser and Commissioner Krey visited the site.

Senior Planner Fama presented report to allow construction of an approximately 5,350 square-foot industrial building.

Planning Commissioners had minimal questions regarding project having zero foot setback. In support of staff recommendation.

Planning Commission confirmed that they will deny variance without prejudice.

Applicant spoke and stated that the warehouse is storage for business.

Chair Buchbinder closed public comment.

**Motion:** Upon motion by Commissioner Krey, seconded by Commissioner Fields, the Planning Commission adopted Resolution No. 4666 approving a Site and Architectural Review Permit to allow construction of an approximately 5,350 square-foot industrial building with a requested increase to the allowable Floor Area Ratio (FAR), elimination of the side and rear setbacks, and a reduction to the required landscaping area, on property located at 911. S. McGlincy Lane in the M-1 (Light Industrial) zoning district. File No.: PLN-2019-58., by the following roll call vote:

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

**Motion:** Upon motion by Commissioner Krey, seconded by Commissioner Fields, the Planning Commission adopted Resolution No. 4667 denying without prejudice a variance to allow retention of existing overhead utility lines to serve a proposed development on property located at 911 S McGlincy Lane, by the following roll call vote:

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

Chair Buchbinder read Agenda Item No. 3 into the record as follows:

3. **PLN-2022-79** Public Hearing to consider the request of Joma Studio Architects for property located at **24-28 E. Campbell Avenue** to allow construction of a 3-story, approximately 8,000 square-foot mixed-use building, consisting of ground-floor and 2nd-level (mezzanine) commercial/office space, and three 1-bedroom upper-level apartment units. The application under consideration includes a Planned Development Permit. File No.: PLN-2022-79. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Tentative City Council Meeting Date: May 2, 2023. *Project Planner: Daniel Fama, Senior Planner*

Senior Planner Fama presented staff report to allow construction of a 3-story, approximately 8,000 square-foot mixed-use building, consisting of ground-floor and 2nd-level (mezzanine) commercial/office space, and three 1-bedroom upper-level apartment units

Planning Commissioners confirmed with Senior Planner Fama that parking could not be required on this type of project.

Senior Planner Fama confirmed that the narrow sidewalk will be broadened and become a standard commercial sidewalk of 10 feet..

Dan Sarkisian, neighbor, stated that he does not see much parking incorporated in the project and wants to know where tenants of the property will be parking.

Architect, Anthony Joma. Feel stated that in lieu fee can work in their case. Would like to keep mass similar to the adjacent building. Have integrated a separate residential entry to the building. Would like to maintain commercial continuity. Would like to maintain street character and façade.

Planning Commissioners asked applicant what lot is being shared; whether the parking agreement is for business; quantity of parking stalls; and where the tenants will park.

Applicant Payman Farzaneh clarified that the lot where the Subway is located will be shared with the business, per the parking agreement, and that the four stalls located at the rear of the property will be for tenants.

Chair Buchbinder closed public comment.

Planning Commissioners were in support of project and proposed design. Were glad to hear there was a parking agreement in an area where there is not much available parking.

**Motion:** Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission adopted Resolution No. 4668 recommending that the City Council approve a Planned Development Permit to allow construction of a 3-story, approximately 8,000 square-foot mixed use building, consisting of ground-floor and 2<sup>nd</sup> level (mezzanine) commercial/office space, and three 1-Bedroom upper level apartment units, for property located at 24-28 E. Campbell Avenue. File No.: PLN-2022-79., by the following roll call vote:

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

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

1. During Spring of 2022, Cal Poly students presented a Campbell Development Plan, students applied for a planning award and were awarded. Email last spring for cal poly. Applied for planning award and were awarded.

- 2. City Council will be considering items from 3/27/23 PC Special Meeting on April 18, 2023 at 4pm.
- 3. There was an appeal on 68 Page St. City Council continued the item. Item will come back to City Council on May 3<sup>rd</sup>.

**Motion:** Upon motion by Commissioner Buchbinder, seconded by Commissioner Krey, the Planning Commission agreed to agendaize discussion of a declaration of Shelter Crisis according to California Government Code 8698.4, by the following roll call vote:

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

**ADJOURNMENT**

The Planning Commission regular meeting adjourned at 8:45p.m. to the next Regular Planning Commission Meeting on **Tuesday, April 11, 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











# 3-28-23 PC meeting minutes

Final Audit Report

2023-04-14

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