



**CITY OF CAMPBELL
Planning Commission Minutes**

7:30 P.M.

TUESDAY

April 25, 2023
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS

The Planning Commission regular meeting on Tuesday April 25, 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: Stuart Ching
Commissioner: Davis Fields

Commissioners Absent: None

Board Members Absent: None

Staff Present:

Director: Rob Eastwood
City Attorney: Bill Seligmann
Senior Planner: Stephen Rose
Senior Planner: Daniel Fama
Associate Planner: Tracy Tam
Admin Analyst: Ken Ramirez

APPROVAL OF THE MINUTES

April 11, 2023 Meeting Minutes will be reviewed for approval May 9, 2023

COMMUNICATIONS

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

AGENDA MODIFICATIONS OR POSTPONEMENTS

Item No. 2 is requesting that it be continued.

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:

Krey and Zisser visited all sites.

PUBLIC HEARINGS

Item was read 1st as item was requested as continuance.

1. **PLN-2021-43** Public Hearing to consider the request of Jake Hamilton of Virtual Site Walk LCC, on behalf of Crown Castle, to allow for the establishment of a concealed wireless telecommunications facility (faux tree pole) with a request for a limited exemption standards to retain the existing height of the facility (45-feet permitted; 75-feet existing/requested) on property located at **910 S. McGlincy Lane**. The application under consideration is a Conditional Use Permit with Site and Architectural Review. File No.: PLN-2021-43. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Project Planner: *Stephen Rose, Senior Planner*

Senior Planner Rose briefly presented the item where applicant is requesting the establishment of a concealed wireless telecommunications facility (faux tree pole) with a request for a limited exemption standards to retain the existing height of the facility (45-feet permitted; 75-feet existing/requested) on property located at 910 S. McGlincy Lane.

Planning Commissioners asked why the item was continued.

Senior Planner Rose clarified that the applicant wanted more time to review and address the recommended conditions of approval.

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Kamkar, the Planning Commission moved to continue item to a later date for the Planning Commission to consider recommendation that the City allow the establishment of a concealed wireless telecommunications facility (faux tree pole) with a request for a limited exemption standards to retain the existing height of the facility (45-feet permitted; 75-feet existing/requested) on property located at 910 S. McGlincy Lane. File No.: PLN-2021-43., by the following roll call vote:

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

2. **PLN-2022-123** Public Hearing to consider the request of Northwest Signs, on behalf of Oddwalle Campbell LLC, for a Sign Permit to allow for one additional wall sign totaling approximately 37 square feet on property located at **30 S. 1st Street**. The application under consideration is a Sign Permit. File No.: PLN-2022-123. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Project Planner: *Tracy Tam, Associate Planner*

Associate Planner Tracy Tam presented staff report to consider the request of Northwest Signs, on behalf of Oddwalle Campbell LLC, for a Sign Permit to allow for one additional wall sign totaling approximately 37 square feet on property located at 30 S. 1st Street. Staff read finding #2 into the record.

Commissioner Krey questioned on whether corner signs were allowed in the past for business facing the city parking lot, Staff stated that A Bellagio was approved to have two wall signs and the request for two wall signs did not result in many requests for additional signage. Commissioner Zisser had clarifying questions whether the scale of the wall signs were appropriate for the scale of the building façade in which the sign would occupy. Both staff and the applicant stated that the proposed wall signs were in scale of the building façade in which the sign would occupy.

Planning Commissioners were in favor of applicant's proposal.

Motion: Upon motion by Commissioner Ostrowski, seconded by Commissioner Zisser, the Planning Commission adopted Resolution No. 4675 allowing for a Sign Permit to allow for one additional wall sign totaling approximately 37 square feet on property located at 30 S. 1st Street. The application under consideration is a Sign Permit. File No.: PLN-2022-123., by the following roll call vote:

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

3. **PLN-2022-158** Public Hearing to consider the request of Loretz Construction, Inc. on behalf of David M. Foulkes, Trustee, for a Zoning Exception to allow an approximately 666 square-foot expansion (inclusive of a 557 square-foot garage addition and 109 square-foot living area addition) of an existing accessory dwelling unit ("carriage house") previously approved by a Conditional Use Permit (UP 96-04), on a Landmark Property listed on the Campbell Historic Resource Inventory (HRI), commonly known as the Littleton-Martin House, located at **1690 Littleton Place** in the R-1-9-H (Single-Family Residential / Historic Overlay) Combining Zoning District, including exceedance of the maximum allowable size for an accessory dwelling unit, an exception to the expansion prohibition for legal non-conforming structures, and exceptions to the special provisions for accessory dwelling units located on historic properties. File No.: PLN-2022-158. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Tentative City Council Date: May 16, 2023. Project Planner: *Daniel Fama, Senior Planner*

Senior Planner Fama presented staff report to consider the request of Loretz Construction, Inc. on behalf of David M. Foulkes, Trustee, for a Zoning Exception to allow an approximately 666 square-foot expansion (inclusive of a 557 square-foot garage addition and 109 square-foot living area addition) of an existing accessory dwelling unit ("carriage house").

Planning Commissioners asked where the house is oriented inversely.

Senior Planner Fama clarified that the front of the house faces inward.

Applicant Mike Foulkes stated House was originally uninhabitable since 2011 and he spent considerable effort renovating the interior and exterior of the structure . Second phase is the

renovation carriage house. The proposed addition was specifically designed for the two cars from the 1960s. Carriage house has been an occupied residence where his mother lives.

Planning Commissioner expressed concerned about lost trees as part of proposed expansion.

Applicant confirmed that he will not be cutting down protected trees if he can avoid it

Neighbor from behind property spoke, said that he was here in 1996 when the carriage house was moved onto the property. Frustrated due to being told that nothing could be built and now hearing that a lot can be built. Frustrated with inconsistencies from the City.

Chair Buchbinder commented that many rules governing ADUs have changed from 1996.

Planning Commissioners in favor and support the project.

Motion: Upon motion by Commissioner Ching, seconded by Commissioner Fields, the Planning Commission adopted Resolution No. 4668 recommending that the approval of a zoning exception to allow an approximately 666 square-foot expansion (inclusive of a 557 square-foot garage addition and 109 square-foot living area addition) of an existing accessory dwelling unit (“Carriage House”) previously approved by a conditional use permit (UP-96-04), on a landmark property listed on the Campbell Historic Resource Inventory (HRI), commonly known as the Littleton-Martin house, located at 1690 Littleton Place in the R-1-9-H (Single-Family Residential / Historic Overlay / Combining zoning district, including exceedance of the maximum allowable size for an accessory dwelling unit, an exception to the expansion prohibition for legal non-conforming structures, and exceptions to the special provisions for accessory dwelling units located on the Historic Properties. File No.: PLN-2022-158, by the following roll call vote:

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

STUDY SESSION

4. **PLN-2023-43** Study Session to consider the preliminary request of Granite Ridge Properties for property located at **44 & 56 Sunnyside Avenue** for a 6-unit "small lot" detached single-family residential development. The application under consideration is a Preliminary Application. File No.: PLN-2023-43. Project Planner: *Daniel Fama, Senior Planner*

Senior Planner Daniel Fama presented staff report to consider the preliminary request of Granite Ridge Properties for property located at **44 & 56 Sunnyside Avenue** for a 6-unit "small lot" detached single-family residential development.

Planning Commissioner asked what of the project can be influenced by recommendations.

Senior Planner Fama clarified that nothing significant can be influenced but minor changes can be recommended, such as window placement and sizes..

Planning Commissioners asked whether developers locking in old standards with proposed projects indicates that we have made it harder for developers to develop.

Senior Planner Fama clarified that new standards are more predictable and all efforts have been to try to create a balance between developer desires and impacts to the community.

Director Eastwood stated that it may be a challenge for developers to retrain on the new and upcoming standards and it may be simpler just to lock in what they have.

Applicant Lance Crannell stated that they were open to questions and hearing everyone's perspectives.

Commissioner Ching addressed concerns from neighbors regarding the height of the development with the applicant.

Applicant Lance Crannell stated that this was not the only three story project in the neighborhood and vicinity

Commissioner Fields asked the applicant if they were open to doing something about concerns and viewability?

Applicant Lance Crannell stated to being open to everyone's input.

Commissioner Krey asked if they are considering making all units ADU ready?

Sachneel Patel stated that many of their single-family home projects are ADU ready product.

Vice Chair Zisser asked applicant what was the rationale in not having an HOA the inclusion of the easement.

Sachneel Patel stated that it would be difficult to get everyone onboard with new project and felt that this was best for the project.

Chair – is there sidewalk on private street?

Chair Buchbinder opened public comment on item.

John Milinovich – speaking for 72 Sunnyside neighbors. Spoke on the following:

- Introduction of neighbors impacted.
- Shared project concerns
 - Greatly minimized sunlight as a result of the project
 - Reduced privacy for young families
 - Obstruction of mountain and sunset views.

Tommy Phillips – owner of California wheels, wants to make sure that new residents aren't concerned or upset of regarding his business operations.

Chair Buchbinder closed public comment on hearing.

Commissioner discussion.

Commissioner Krey stated that projects meets all laws and rules and helps with quest for more housing.

Commissioner Kamkar acknowledges that environment may change from the time that homes are bought. Encourages developer to work with neighbors to gain support.

Vice Chair Zisser understands the concerns from neighbors but developers have the bottom line and 3-stories are common. Not sure how much can be done when laws are in place to further housing in the state. Encourage developer to work with neighbor on reasonable solutions.

Commissioner Fields would like to see something regarding tree placement, fence height, and frosted window solutions to address neighbor concerns in plan.

Commissioner Ching stated that the neighbor raises good point and acknowledged 3-stories may be a "bit of a push" and may impact the neighbor. Lots 5&6 would probably impact the neighbors the most. Understands the sensitivity to adjacency concerns. Hopes that the developer is sensitive to needs of neighbors and their feedback.

Commissioner Ostrowski acknowledged the insightful presentation from the neighbor and their concerns. Encourages developer to have conversations with neighbor. Looking forward to seeing plans that take discussions into consideration.

Chair Buchbinder sympathizes with business and owner concerns. Understands that PD zoning makes this unpredictable. Hope developer takes city's advise on common ownership. Hope that they help put sidewalks for walking. If applicant can't put ADUs on the outside hope they make space for them in the inside.

Chair Buchbinder closed study session.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

1. City Council adopted Housing Element, General Plan, Zoning Update, MFDDS and EIR. First City in county with a certified Housing Element. Department will send Housing Element to HCD . New rules and policies will be effective June 1st, 2023.

Chair Buchbinder created Declaration of Shelter Crisis subcommittee and appointed Commissioner Zisser and Commissioner Krey to Declaration of Shelter Crisis subcommittee.

ADJOURNMENT

The Planning Commission regular meeting adjourned at 8:45p.m. to the next Regular Planning Commission Meeting on **Tuesday, May 9, 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











4-25-23 PC meeting minutes

Final Audit Report

2023-05-11

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