



Planning Commission
REGULAR MEETING MINUTES
Tuesday, May 9, 2023 | 7:30pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of May 9, 2023 was called to order at 7:30 pm by Acting Chair Zisser, and the following proceedings were had to wit.

ROLL CALL

Planning Commissioners Present:

Alan Zisser, Acting Chair
Davis Fields
Stuart Ching
Maggie Ostrowski
Matt Kamkar
Michael Krey

Planning Commissioners Absent:

Adam Buchbinder

Staff Members present:

Rob Eastwood, Director
Bill Seligmann, City Attorney
Daniel Fama, Senior Planner
Ken Ramirez, Administrative Analyst

APPROVAL OF MINUTES

1. **Approval of Minutes of April 11, 2023, and April 25, 2023** (*Roll Call Vote*)
 - Meeting Minutes, 4/11/2023 (Regular Meeting)
 - Meeting Minutes, 4/25/2023 (Regular Meeting)

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to five

minutes. Please be aware that State law prohibits the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

Opened and Closed public Comment

PUBLIC HEARING

Note: Members of the public may be allotted up to two (2) minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of five (5) minutes for opening statements and up to a total of three (3) minutes maximum for closing statements. Items requested/recommended for continuance are subject to Planning Commission's consent at the meeting.

Acting Chair read the following public hearing items into record as follows:

1. **PLN-2023-71 – 2024-2028 Capital Improvement Plan (CIP)**

Public Hearing to consider the **City of Campbell 2024-2028 Capital Improvement Plan (CIP)** for citywide projects for consistency with the Campbell General Plan. File No.: PLN-2022-44. Staff is recommending that the project be deemed exempt under CEQA. *Project Planner: Daniel Fama, Senior Planner.* Tentative City Council Meeting Date: May 16, 2023.

Recommended Action: Adopt a Resolution, finding that the proposed Capital Improvement Plan (CIP) is consistent with the Campbell General Plan

Senior Planner Fama presented the **City of Campbell 2024-2028 Capital Improvement Plan (CIP)** for citywide projects for consistency with the Campbell General Plan.

Commissioners asked how projects identified under the plan to have insufficient funds would be made sufficient.

Will Fuentes, Finance Director, stated that the city would look for possible grant funding.

Amy Olay, City Engineer, stated that they would evaluate possible improvements that could be included as projects are completed.

Commissioner asked if the city was going to hold-off corporation yard roof project since there has been an ongoing discussion on the corporation yard.

Director Fuentes that the current 2024-2028 CIP would show the corporation yard project but will not move forward with project until the city is able to confirm whether or not the corps yard will stay at the same location.

Commissioners showed support of presented CIP items.

Acting chair Zisser Closed public comment.

Commissioner were pleased that CIP projects were consistent with general plan. Great to see that the skatepark was on the list and hope that EV car charging is considered in the future within public spaces. Happy to see improvements.

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Fields the Planning Commission adopted Resolution No. 4677, determining that the City of Campbell 2024-2028 Capital Improvement Plan (CIP) is consistent with the Campbell General Plan, by the following roll call vote.

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

2. **PLN-2022-44 – 570 E. Hamilton Avenue**

Public Hearing to consider the request of AU Energy LLC for property located at **570 E. Hamilton Avenue** to allow reconstruction of a Shell service station with an expanded convenience store including off-site alcohol beverage sales, a drive-through carwash, and 24-hour operational hours. The application under consideration includes a Conditional Use Permit with Site and Architectural Review. File No.: PLN-2022-44. Staff is recommending that this item be deemed Statutorily Exempt under CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Daniel Fama, Senior Planner*

Recommended Action: Make a motion to continue consideration of this item to the regular Planning Commission meeting of June 27, 2023.

Senior Planner Fama stated that business owner would be out of the country.

Motion: Upon motion by Commissioner Fiends, seconded by Commissioner Kamkar the Planning Commission motioned to continue consideration of this item to the regular Planning Commission meeting of June 27, 2023, by the following roll call vote.

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

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

- For the regular Planning Commission meeting of May 23, 2023 the Secretary or Recording Clerk of the Planning Commission will call to order the meeting and then request that the commission elect a chair for the meeting.

- Planning Commission Agenda has an updated format with an added Public Comments note.
- 2023 APA conference for California Chapter will be held in Fresno. , will follow up with commissioners in a few months.
- City of Campbell adopted a new Code of Conduct for members of Boards and Commissions. City Clerk will reach out and ask Commissioners and Board members to sign the code of conduct.
- Acting Chair Zisser asked about the status of the temporary parklets and semi-permanent parklets
- Director Eastwood gave update on the process and current status on semi-permanent parklet construction .

ADJOURNMENT

Adjourned meeting at 8:07 p.m. to the next Regular Planning Commission Meeting on **Tuesday, May 23, 2023**, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication.

PREPARED BY: *Ken Ramirez*
Ken Ramirez, Administrative Analyst

APPROVED: *AZ*
Alan Zisser (May 26, 2023 10:51 EDT)
Alan Zisser, Acting Chair

ATTEST: *Rob Eastwood*
Rob Eastwood, Secretary











5-9-23 PC meeting minutes

Final Audit Report

2023-05-26

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