



**CITY OF CAMPBELL
Planning Commission Minutes**

7:30 P.M.

TUESDAY

November 8, 2022
PLANNING COMMISSION REGULAR MEETING
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting on Tuesday November 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: Davis Fields
Commissioner: Michael Krey
Commissioner: Alan Zisser

Commissioners Absent: Commissioner: Maggie Ostrowski

Staff Present: Senior Planner: Stephen Rose
Associate Planner: Tracy Tam
City Attorney: Bill Seligmann
Admin Analyst: Ken Ramirez

APPROVAL OF MINUTES

Approved October 25, 2022 meeting minutes.

COMMUNICATIONS

Desk Item submitted prior to hearing. Developer of a Housing Opportunity Site commenting on large site standards.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

Chair Ching opened public comments, hearing none, public comments closed.

PUBLIC HEARINGS

Chair Ching asked if any of the Commissioners had any disclosures. Commissioner Fields stated that he lived within a walkable distance from one the sites discussed.

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

STUDY SESSION

1. **PLN-2022-90** Study Session to review and provide feedback on development of the Multi-Family Development and Design Standards including mapping of walkable and auto-oriented neighborhoods, establishment of off-street parking requirements, and the development of site development and design standards to be addressed as part of the update (File No.: PLN-2022-90).

Associate Planner Tracy Tam and Senior Planner Stephen Rose presented along with Opticos the most recent updates of the Multi-Family Development and Design Standards including mapping of walkable and auto-oriented neighborhoods, off-street parking requirements, regulation of design standards, standards to address adjacency and context, and standards for the development of large sites. Key goal of this study session is to receive feedback to prepare standards that help close the aspects of the design review process which was previously not decided until the public review phases.

Presentation covered potential desired standards for the City's desired outcomes, proposed updates to project review process, options for a Form-Based approach, adjacency & context, off-street parking standards, and development standards for large sites so that they are incorporated into surrounding spaces.

Chair Ching opened public comments.

Dennis Randall from Acquity Realty, was not in agreement with bifurcating and bundling parking space. Requested that developer be allowed to manage the asset of parking spaces as it suits them.

Joseph Germiagnani concerned with developers building boxy flat type buildings. Recommending reducing City fees to entice Developers to choose quality choices over economic choices.

James Sullivan attended several Developer meetings with City staff and Opticos. Stated that market rate developers do not build to minimum but rather to what they think the market wants. Also, that large site standards should take into account the context if there are freeways on each side.

Dorian Lemarchand recommended doing “no-overnight” street parking unless you have a permit as it would potentially allow to do completely unbundled spots while incentivizing people to utilize the parking spots themselves.

Peter Beritzhoff from Baywest Development urged that the site on San Tomas Aquino and Campbell Avenue be considered a drivable site so that they can build larger buildings, with good architecture.

Chair Ching closed public hearing for a brief break. Chair Ching readjourned the public hearing.

The Planning Commission provided feedback on key discussion points as summarized below:

Walkable and Auto-Oriented Neighborhoods

The Planning Commission agreed with the Walkability Map as presented, and advised that that Areas 1, 2, and 3 should also be considered walkable areas. The Planning Commission noted that these areas could be more walkable over time, particularly with property redevelopment.

Off-Street Parking Requirements

While there was not clear consensus, individual members of the Planning Commission were supportive of establishing a Citywide parking standard of 1.25 spaces per unit based on the findings/conclusions of the Ad-Hoc Subcommittee, which cited ITE (Institute of Traffic Engineers) parking rates as the basis of their recommendation (reference Exhibit B – ITE Standards). The Planning Commission separately recommended allowing for further parking reductions, when projects provide car sharing, bicycle parking, offering transit passes, and/or unbundled parking. The Planning Commission also advised that unbundled parking should be considered in areas where free overnight parking on the street is not permitted.

Regulation of Design Standards

The Planning Commission agreed that the standards should regulate all aspects of the building design (e.g., frontages, articulation, site layout) in consideration that the form-based approach can provide for a range of outcomes – thereby avoiding cookie cutter outcomes. The Planning Commission agreed that a higher bar should be set for properties in the Downtown but felt that other areas of the community (e.g., gateways) should not be held to a higher standard.

Standards to Address Adjacency and Context

The Planning Commission agreed that the standards should address adjacency to low density residential development, freeways, creeks, schoolyards, and parks. Members of the Planning Commission noted that a greater emphasis should be paid to the street level experience to ensure a consistent pedestrian experience, rather than establishing standards that remove buildable area (or potential unit counts).

Standards for Development of Large Sites

Planning Commission recommended creating standards for the development of large

sites and advised that an approximately four-to-five-acre threshold would be appropriate to apply these development standards. The recommended size was based on the average acreage of larger housing opportunity sites currently under consideration. Furthermore, the Planning Commission expressed an interest in breaking up larger sites into smaller blocks, noting that this could be done in a variety of ways, from private streets to paseos. Planning Commissioners stated that including open spaces and civic spaces for large sites would help in breaking up the building but questioned if these were necessarily for wholly residential projects, particularly if the space was not open to the public.

REPORT OF THE MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS SUBCOMMITTEE

Vice Chair Buchbinder recommended that the City require 1.25 spaces per unit if there is available parking nearby in the respective neighborhood and therefore all other available parking can be unbundled.

Identified parking space ratio was derived from the Institute of Transportation Engineering's recommendations.

Commissioner Zisser stated that developers will be including parking so that they are able to receive financing for their projects.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR


Acting Secretary Stephen Rose communicated that the Community Development Department appointed Bob Lennen as the new Building Official.

ADJOURNMENT


The Regular Planning Commission meeting adjourned at 10:41 p.m. to the next Regular Planning Commission Meeting on **Tuesday, November 22, 2022**, at City Hall, Council Chambers, 70 N. First Street, Campbell, CA.

SUBMITTED BY: 

 Ken Ramirez, Administrative Analyst

APPROVED BY: 

 Stuart Ching, Chair

ATTEST : 

 Stephen Rose, Acting Secretary











11-08-22 PC meeting minutes

Final Audit Report

2023-04-12

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