

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

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7:30 P.M.

TUESDAY

JANUARY 22, 2019  
CITY HALL COUNCIL CHAMBERS

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The Planning Commission meeting of January 22, 2019, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Chair Hernandez and the following proceedings were had, to wit:

**ROLL CALL**

Commissioners Present: Chair:	JoElle Hernandez
Vice Chair:	Andrew Rivlin
Commissioner:	Stuart Ching
Commissioner:	Terry Hines
Commissioner:	Mike Krey
Commissioner:	Maggie Ostrowski
Commissioner:	Michael L. Rich

Commissioners Absent: None

Staff Present:	Community
Development Director:	Paul Kermoyan
Senior Planner:	Daniel Fama
City Attorney:	William Seligmann
Recording Secretary:	Corinne Shinn

**APPROVAL OF MINUTES**

**Motion: Upon motion by Commissioner Ostrowski, seconded by Commissioner Rich, the Planning Commission minutes of the meeting of December 11, 2018, were approved as submitted. (5-0-0-2; Commissioners Rivlin and Hines abstained)**

**SPECIAL PRESENTATION OF 2018 PC CHAIR PLAQUE**

Chair Hernandez presented THE 2018 Planning Commission Chair Plaque to outgoing Chair Michael Rich. She thanked him for his leadership and pointed out that it is not always easy to sit in this chair. The Commission considered lots of complicated issues

and had several long nights during 2018. She recognized his patience, leadership, fortitude and service.

Commissioner Rich stated that it was his pleasure to serve as Chair. He acknowledged that staff makes serving as PC Chair much easier. He stated that this is a great commission in general and that he looks forward to continuing to serve as a Commissioner.

### **COMMUNICATIONS**

None

### **AGENDA MODIFICATIONS OR POSTPONEMENTS**

None

### **ORAL REQUESTS**

Adam Buchbinder, Resident on Almarida Drive:

- Advised that the State legislature is currently considered SB50, which is similar to the previous SB27. SB50 is a statewide zoning bill.
- Asked whether staff has come up with any type of presentation on how this legislation would impact Campbell including what, where and how.

Chair Hernandez thanked Mr. Buchbinder for his question and suggested he reach out to staff during office hours to discuss his interests in this issue and receive answers. As it is not an agendized item, the Commission cannot enter into a discussion on this issue this evening.

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### **PUBLIC HEARINGS**

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

1. **PLN2018-382** Public Hearing to consider the application of BOOS Development West, LLC on behalf of CVS Pharmacy for a Conditional Use Permit (PLN2018-382) to allow establishment of a pharmacy/drugstore with late-night hours, off-site alcoholic beverage sales, and ancillary medical services, in the San Tomas Plaza shopping center on property located at **148 N San Tomas Aquino Road**. Staff is recommending that this project be deemed Categorical Exempt Under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Daniel Fama, Senior Planner*

Mr. Daniel Fama, Senior Planner, provided the staff report.

Chair Hernandez asked if there were questions for staff.

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

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

Commissioner Krey:

- Advised that he lives close to this center and there have been no issues with the CVS being there in their original location.
- Concluded he is perfectly fine with CVS relocating into a different unit within the same center.

Commissioner Rich said that this is a great location for this CVS and advised that he would be supportive.

Commissioner Hines:

- Said he could support the inclusion of alcohol sales and minor medical services.
- Reported that he had observed flooding at the back loading dock area during his site visit.
- Suggested that a door that was previously just an exit door be repurposed as both an entrance/exit door to help with site accessibility.

Planner Daniel Fama explained that Public Works imposes a trash capture device to prevent storm inlets from becoming plugged up and causing flooding as well as preventing trash from being swept out into the Bay.

**Motion:**           **Upon motion of Commissioner Krey, seconded by Commissioner Ostrowski, the Planning Commission adopted Resolution No. 4477 approving a Conditional Use Permit (PLN2018-382) to allow establishment of a pharmacy/drugstore with late-night hours, off-site alcoholic beverage sales, and ancillary medical services, in the San Tomas Plaza shopping center on property located at 148 N San Tomas Aquino Road, by the following roll call vote:**

**AYES:**           **Ching, Hernandez, Hines, Krey, Ostrowski, Rich and Rivlin**  
**NOES:**           **None**  
**ABSENT:**       **None**  
**ABSTAIN:**      **None**

Chair Hernandez advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

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**REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR**

Director Paul Kermoyan added the following comment to his written report:

- Informed the Commissioners about two upcoming training opportunities. The League of California Cities Planning Academy in March in Long Beach and the National American Planning Association Conference in April in San Francisco. Staff is costing these events and will determine how many Commissioners can be registered to attend their preferred event. It is felt by staff that the San Francisco event might be more affordable given the close proximity of the venue and ability to avoid the costlier expenses of air travel and hotel accommodations.

**ADJOURNMENT**

The Planning Commission meeting adjourned at 7:45 p.m. to the next Regular Planning Commission Meeting of **February 12, 2019**.

SUBMITTED BY: \_\_\_\_\_  
Corinne Shinn, Recording Secretary

APPROVED BY: \_\_\_\_\_  
JoElle Hernandez, Chair

ATTEST: \_\_\_\_\_  
Paul Kermoyan, Secretary