

CITY OF CAMPBELL PLANNING COMMISSION
MINUTES

7:30 P.M.

TUESDAY

JANUARY 23, 2018
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of January 23, 2018, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Chair Rich and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present:	Chair:	Michael L. Rich
	Vice Chair:	JoElle Hernandez
	Commissioner:	Cynthia L. Dodd
	Commissioner:	Mike Krey
	Commissioner:	Maggie Ostrowski
	Commissioner:	Andrew Rivlin

Commissioners Absent: None

Staff Present:	Community Development
	Director: Paul Kermoyan
	Senior Planner: Cindy McCormick
	Assistant Planner: Victoria Hernandez
	City Attorney: William Seligmann
	Recording Secretary: Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Rivlin, the Planning Commission minutes of the meeting of December 12, 2017, were approved as presented (6-0)

COMMUNICATIONS

Director Paul Kermoyan listed the following items:

- Memo regarding Agenda Item No. 1
- Memo regarding Agenda Item No. 2.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

PUBLIC HEARINGS

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

1. **PLN2016-305** Public Hearing to consider the application of Arun K. Biessar for a Site and Architectural Review Permit (PLN2017-305) to allow for the construction of a new two-story single-family residence with attached garage on property located at **881 Kenneth Avenue**. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Victoria Hernandez, Assistant Planner*.

Ms. Victoria Hernandez, Assistant Planner, presented the staff report.

Chair Rich asked if there were questions for staff. There were none.

Chair Rich asked Commissioner Hernandez to provide the SARC update.

Commissioner Hernandez provided the Site and Architectural Review Committee report as follows:

- Advised that SARC reviewed this project on January 9th and was generally supportive.
- Added that SARC asked for clarification on the roofing material and that was provided. SARC also requested that the front windows matched and the applicant agreed to that recommendation.
- Concluded that the project the Commission is seeing today reflects SARC's review and support.

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

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

Chair Rich asked if there were any questions.

Commissioner Ostrowski questioned Condition 30, which requires all utilities to be underground. She said that she had thought this undergrounding would not be required.

Planner Victoria Hernandez said that could be an error that could be amended tonight.

Director Paul Kermoyan agreed that there are exceptions for the undergrounding requirement. It excludes local streets. The question is whether this is a local or a collector street.

City Attorney William Seligmann said one way to address this question is to modify Condition 30 to read, "...shall provide undergrounding of utilities if required by Ordinance."

Commissioner Ostrowski:

- Said that the design is nice.
- Added that she appreciates the large setbacks provided.
- Agreed that the balconies as designed don't interfere with the privacy of the adjacent residential neighbors.

Motion: **Upon motion of Commissioner Krey, seconded by Commissioner Ostrowski, the Planning Commission adopted Resolution No. 4424 approving Site and Architectural Review Permit (PLN2017-305) to allow for the construction of a new two-story single-family residence with attached garage on property located at 881 Kenneth Avenue, with an amendment to Condition 30 as recommended by the City Attorney to read, "...shall provide undergrounding of utilities if required by Ordinance", by the following roll call vote:**

AYES: Dodd, Hernandez, Krey, Ostrowski, Rich and Rivlin
NOES: None
ABSENT: None
ABSTAIN: None

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

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

2. **PLN2017-27** Public Hearing to consider the application of MBA Architects for a Planned Development Permit (PLN2017-27) to allow the construction of a new two-story commercial building on property located at **2220 S. Winchester Boulevard**. Staff is recommending that this item be deemed Statutorily Exempt under CEQA. Tentative City Council Meeting Date: February 20, 2018. Project Planner: *Victoria Hernandez, Assistant Planner*.

Ms. Victoria Hernandez, Assistant Planner, presented the staff report.

Director Paul Kermoyan:

- Explained that the staff's recommendation for denial is based on the information provided by the applicant. Since that time, new information has been provided.
- Stated that as a result, staff has outlined three options for the Commission to consider taking on this proposal.

Chair Rich asked if the new information provided impacts staff's original recommendation for denial.

Director Paul Kermoyan replied no as the latest proposal was provided at the very last minute. He added that the Planning Commission can consider it.

Commissioner Dodd said she likes the front façade but wonders if there is any further information about the back parking and the column size.

Planner Victoria Hernandez replied no.

Commissioner Hernandez asked staff when the revised proposal was submitted.

Planner Victoria Hernandez replied on Thursday or Friday of last week.

Commissioner Krey asked if staff would ever change their recommendation based on last minute information being provided.

Director Paul Kermoyan:

- Said the staff recommendation could change based on new information.
- Added that the Planning Commission is not compelled to follow the staff recommendation.
- Concluded that the project before us doesn't work for staff.

Commissioner Hernandez provided the Site and Architectural Review Committee report as follows:

- Reported that SARC reviewed this project on December 12, 2017, and had concerns with the building style, massing, bulk, lack of compliance with the Winchester Boulevard Master Plan (WBMP) guidelines and the size of the columns for the covered carport parking that could impact size of spaces.

- Said that Planner Victoria Hernandez has covered the issues discussed by SARC.

Chair Rich opened the Public Hearing for Agenda Item No. 2.

Marvin Bamburg, Architect and Project Representative:

- Said that staff has offered a negative recommendation as they perceived this building design to be non-compliant with the Winchester Boulevard Master Plan (WBMP).
- Opined that the WBMP does not provide a better project for this site and should not be enforced. It calls for a Downtown Village feeling reminiscent of Campbell's Downtown. On a wide Winchester Boulevard, that is not the same.
- Stated that the WBMP requirement is unfortunate to him. It doesn't define a specific architectural. SARC prefers "mission-style" architecture.
- Explained that contemporary design is the preferred expression of his client.
- Questioned why the City would want a new building to look like an old building.
- Agreed that it is possible that an eight-inch width may be required for the carport columns.
- Asked that they be allowed to proceed to Council with changes and requested that the 12-foot ceiling height be approved.

Chair Rich asked if the Commission had any questions for Mr. Bamburg. There were none.

Joseph Gemignani, Resident on Union Avenue:

- Stated that Winchester Boulevard and E. Campbell Avenue are the heart and soul of Campbell.
- Reported that when he first saw the first iteration of this project's proposed elevation he did not like it at all and thought it should be completely redone with a variety of roof heights and building lines.
- Reminded that the WBMP calls for Mediterranean or Spanish Revival designs.
- Added that page 29 of the WBMP indicates that corner parcels should have rounded corners with corner features.
- Added that modern design was not in mind for this area of Campbell, which is a special place for us. This area needs to be treated as special and not just like any street.
- Admitted that the later-provided revised design he likes much better.
- Said he's not sure what the roof material is on that. Is it tile?
- Concluded that the second design is okay but the first design not at all supportable.

Chair Rich closed the Public Hearing for Agenda Item No. 2.

Commissioner Krey:

- Agreed with Mr. Gemignani. The new design is a whole new ballgame that will allow Winchester Boulevard to get the desired pedestrian-friendly scale.
- Stated that the Winchester Plan is a pretty good plan.
- Added that this project site is an important location within the WBMP area.
- Said that the redesign provided by the architect is a lot better.

- Said it is important to understand the impacts if the columns must be enlarged to eight-inches or more and how to plan for that.

Commissioner Hernandez:

- Stated that the first (original) project drawings don't lend themselves to a walkable atmosphere that WBMP calls for. This is intended to be a pedestrian-oriented district.
- Said that what is proposed originally is just a building. It is not serving the right purpose there. That was the concern of SARC.
- Admitted that the new drawings were a bit more pedestrian-friendly and walkable alternative. They are heading in the right direction but the project needs more work. It is a good start.
- Said that more thought is needed regarding the parking structure columns.

Commissioner Dodd:

- Said that she likes the new design a great deal. While the first drawing was nice, it was not right for the WBMP area. However, the new drawing still needs more attention.
- Specified that more work is needed on the back of the building.
- Added that whatever is approved should not include any possibility of needing changes to the columns for the carport that could impact provision of correct number and size of parking stalls.

Director Paul Kermoyan:

- Stated that the Winchester Boulevard Master Plan is adopted and staff is obligated to adhere to it. This project architect does not agree but it's what we have to work with. There is no option to barter or compromise on its provisions.
- Said that there is some logic as to why a 15-foot-height for the ceilings is desired. A taller ceiling gives greater options for use of the space.
- Added that if the Planning Commission continues they will need to follow the WBMP standards and he hopes there's a spirit of cooperation from the architect.

Commissioner Dodd said she wasn't aware how tight that standard was and reiterated her concerns for the design at the back of the building.

Director Paul Kermoyan asked Commissioner Dodd what she would like to see at the back.

Commissioner Dodd said she wants more specifics on issues such as the column widths and a guarantee there would be no impact on the parking stalls themselves.

Commissioner Rivlin stated his agreement and added that he would like to see the design theme carried out in the back as well.

Chair Rich said he would like to see the eight-inch column versus the six-inch to begin with.

Commissioner Dodd said she doesn't want a plan that has to be changed and she especially doesn't want to see impacts to the usability of the parking spaces as a result of future changes to the columns.

Commissioner Hernandez agreed.

Commissioner Dodd said she wants to see the right amount of parking to serve this site and building.

Commissioner Hernandez said it is important to have the architect determine how much of a post size will be needed. It should be specific.

Commissioner Rivlin said that if the parking meets the code he doesn't care the size of the columns.

Commissioner Dodd said she'd like to see consistency in the architecture between the front and back of this building.

Commissioner Rivlin said he appreciates how the architect broke up the building in the second design.

Chair Rich suggested asking the architect to take this feedback from the Commission and come back to the Commission at a later date with revisions to reflect the comments from the Commission.

Commissioner Rivlin asked staff to clarify the landscaping concerns they have. He asked if larger trees might be appropriate to create screening more immediately for the adjacent residential properties.

Planner Victoria Hernandez:

- Said that landscaping was brought up at SARC.
- Reminded that there is a small balcony at the back of the building that is facing adjacent residential properties.
- Added that SARC recommended the use of larger trees to provide privacy for those residential properties.

Director Paul Kermoyan said that it is more of a deck than a balcony due to its larger size.

Chair Rich asked staff to outline the three options available to the Commission.

Director Paul Kermoyan said that Option 1 would continue to allow staff to prepare findings for support; Option 2 would indicate that staff got it wrong and the project is supportable as presented; and Option 3 calls for a project redesign and bringing the project back to both SARC and the Planning Commission.

Motion: Upon motion of Commissioner Rivlin, seconded by Commissioner Dodd, the Planning Commission CONTINUED TO A DATE UNCERTAIN, the consideration of a Planned Development Permit (PLN2017-27) to allow the construction of a new two-story commercial building on property located at 2220 S. Winchester Boulevard, in order to allow the applicant to make changes and bring a revised project back before both SARC and the Planning Commission. (6-0)

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan provided the following additions to his written report:

- Said that the League of California Cities Planning Commission Academy is scheduled for April 4 through 6, 2018, in Monterey, California. He advised he has budget to send two members of the Commission to this conference, which is usually offered first to the newest members of the Planning Commission. It offers an opportunity for training and learning. He advised that he would also be able to send a couple Commissioners to the American Planning Association's Annual Conference to be held in San Diego in October 2018.
- Reported that the first GP Update Neighborhood Workshop was held on Monday, January 22nd. It went really well with about 50 in attendance. The next workshop is set for Monday, January 29th at Home Church.
- Stated that recruitment for the vacancy on the Planning Commission is on-going with about five people interested in being considered for appointment.

ADJOURNMENT

The Planning Commission meeting adjourned at 8:26 p.m. immediately to a Study Session and subsequently to the next Regular Planning Commission Meeting of **February 13, 2018**.

SUBMITTED BY:

Corinne Shinn, Recording Secretary

APPROVED BY:

Michael L. Rich, Chair

ATTEST:

Paul Kermoyan, Secretary