

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M.

TUESDAY

MARCH 13, 2018
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of March 13, 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
	Associate Planner: Stephen Rose
	Assistant Planner: Victoria Hernandez
	City Attorney: William Seligmann
	Recording Secretary: Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Ostrowski, the Planning Commission minutes of the meeting of February 27, 2018, were approved as presented (6-0)

COMMUNICATIONS

None

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

PUBLIC HEARINGS

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

1. **PLN2017-346** Public Hearing to consider the application of Amcoe Signs for a Sign Permit (PLN2017-346) to allow one freestanding sign in excess of the number of allowable freestanding signs per parcel on property located at **546 Division Street** in the C-M (Controlled Manufacturing) Zoning District. 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 ten (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.

Commissioner Ostrowski asked if landscaping is a part of this sign.

Planner Victoria Hernandez replied that there is a condition of approval requiring landscaping around this proposed new sign.

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

- Advised that SARC was generally supportive of this application.
- Added that the only question was the landscaping.
- Said that there will be up-lighting for this sign within the new landscaping.

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

Steve Coulthard, Amcoe Sign, Applicant, said that he was available for any questions.

There were no questions.

Nancy Zaro, Property Owner's Representative, was also available for any questions.

There were no questions.

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

Commissioner Ostrowski:

- Said that she supports the staff recommendation.
- Pointed out that this is a large property with streets on all sides.
- Stated that this will be another sign to help identify the property.

Motion: **Upon motion of Commissioner Krey, seconded by Commissioner Rivlin, the Planning Commission adopted Resolution No. 4429 approving a Sign Permit (PLN2017-346) to allow one freestanding sign in excess of the number of allowable freestanding signs per parcel on property located at 546 Division Street, subject to the conditions of approval, 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. **PLN2017-281** Public Hearing to consider the application of Harman
PLN2017-323 Management Corporation for a Sign Permit (PLN2017-281) to
allow one wall sign in excess of the number of allowable wall
signs per business frontage and an Administrative Planned
Development Permit (PLN2017-323) to allow façade
improvements to an existing fast-food restaurant on property
located at **1805 S. Winchester Boulevard** in the P-D (Planned
Development) Zoning District. Staff is recommending that this
item be deemed Categorically Exempt under CEQA. Planning
Commission action final unless appealed in writing to the City
Clerk within ten (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.

Commissioner Krey questioned the requirement to move the utility box on the corner.

Planner Victoria Hernandez explained that there is a Public Works condition of approval for that relocation based on improvements occurring on that corner.

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

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

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

- Advised that SARC was supportive of this proposal.

Commissioner Dodd said that she likes the fact that they are updating this site and thrilled that they are not changing the parking or asking for reduced parking.

Motion: **Upon motion of Commissioner Dodd, seconded by Commissioner Ostrowski, the Planning Commission took the following actions:**

- **Adopted Resolution No. 4430 approving a Sign Permit (PLN2017-281) to allow one wall sign in excess of the number of allowable wall signs per business frontage; and**
- **Adopted Resolution No. 4431 approving an Administrative Planned Development Permit (PLN2017-323) to allow façade improvements to an existing fast-food restaurant on property located at 1805 S. Winchester Boulevard, subject to the conditions of approval,**

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. 3 into the record as follows:

3. **PLN2017-302** Public Hearing to consider the application of John Ha for a Site and Architectural Review Permit (PLN2017-302) for a new 2,970 square foot two-story single-family residence with attached garage on property located at **1107 Bucknam Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within ten (10) calendar days. Project Planner: *Cindy McCormick, Senior Planner*

Ms. Cindy McCormick, Senior 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 was supportive of this proposal.
- Said that the applicant had done a good job with their design.
- Added that steps were taken to reduce impacts.
- Concluded that this home fits in well with the San Tomas Area.

Chair Rich opened the Public Hearing for Agenda Item No. 3.

John Ha, Project Architect, said he was available for any questions.

There were no questions.

Chris Gage, Resident on Bucknam Avenue:

- Advised that he is a neighbor across the street.
- Said that he was in opposition to the petition circulated in the neighborhood seeking to compel this project to be limited to a single-story home.
- Stated his belief that a property owner should be able to build what they want to build within the established guidelines.

Chair Rich closed the Public Hearing for Agenda Item No. 3.

Commissioner Ostrowski:

- Said that this house looks nice and she agreed with the comments from SARC.
- Stated that this home meets the City's requirements and fits in well in this neighborhood.
- Concluded that she would be supportive.

Commissioner Hernandez:

- Suggested that this home design is a great example for future applicants, staff and Planning Commissioners as a good design.
- Stated that it provides a great way of minimizing privacy impacts.
- Pointed out that the home has increased setbacks and reduced window sizes where they could impact privacy of adjacencies.
- Declared that this is what happens when you have a really good architect. This was well done. Kudos to the architect.
- Concluded that this home fits in and meets the guidelines. It respects the homes around it.

Commissioner Krey:

- Said that he agrees with the comments of the other Commissioners.
- Pointed out that the design checks the boxes of the STANP.
- Added that the only “issue” was the neighbor petition asking for a single-story design.
- Stated that this is the first or perhaps second two-story home for this block but there will be more two-story homes proposed later.
- Concluded that he doesn’t see a problem with it and will be very supportive.

Motion: **Upon motion of Commissioner Ostrowski, seconded by Commissioner Rivlin, the Planning Commission adopted Resolution No. 4432 approving a Site and Architectural Review Permit (PLN2017-302) for a new 2,970 square foot two-story single-family residence with attached garage on property located at 1107 Bucknam Avenue, subject to the conditions of approval, 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.

NEW BUSINESS

Chair Rich read Agenda Item No. 4 into the record as follows:

4. **PRE2018-01** Study Session to consider a Pre-Application (PRE2018-01) for a conceptual subdivision to create six single-family lots and one commonly owned lot on property located at **1429 & 1445 Westmont Avenue**. Project Planner: Stephen Rose, Associate Planner

Mr. Stephen Rose, Associate Planner, presented the staff report.

Chair Rich asked if there were questions for staff.

Commissioner Hernandez asked if perhaps by flipping the drive aisle it might be possible to save an oak tree.

Planner Stephen Rose replied that it was unlikely. It would be very difficult to save. Trenching for the required underground utilities would be problematic for the tree.

Commissioner Hernandez asked where the garbage cans would be stored and collect from.

Planner Stephen Rose said that the utilities provide a “will serve” letter for each project.

Commissioner Hernandez asked if all cans may have to be taken out of the development to the public street. That could be 18 containers.

Planner Stephen Rose:

- Said that the collection point would depend upon the garbage company.
- Advised that there would be sufficient room for homeowners to store their containers within their side yards.

Director Paul Kermoyan:

- Said that the issue of collection point is one to be folded into the formal application. It doesn't have to be solved at this time.
- Added that the development could pay to have the garbage truck come onto the private drive to collect the garbage.
- Stated that staff will mark that as an issue to be considered more fully.

Chair Rich invited Roger Storz, Public Works Land Development Engineer, to discuss the right-of-way.

Roger Storz, Public Works, Engineer:

- Said that the current way the site is laid out the properties are slightly offset.
- Advised that there may be an opportunity to clean up the property line.
- Opined that it might be awkward to flip the site configuration. It could end up requiring an addition 50 to 100 square feet for the fire access.
- Added if they left the curb and gutter where it was, there would be no room there for street parking.
- Said that if this were a large enough property, they would have a public street versus a private street. Jasmine Court is an example where the street was developed as a public street.
- Stated that in this case, they need a private street to make their project work. The private street will have plenty of parking.

Commissioner Hernandez admitted to having a hard time discerning between the colors on Attach 6 that compares lot sizes in the vicinity.

Planner Stephen Rose said that Jasmine Court has 6,000 square foot lots on R-1-6 parcels located on a public street.

Director Paul Kermoyan:

- Said that lot size is a pretty critical aspect of the San Tomas Area Neighborhood Plan.
- Advised that there will be another similar project coming from Robson Homes in this immediate area.

- Cautioned that his question is whether 6,000 square foot lots are enough.
- Pointed out that the STANP encourages larger than minimum lot sizes.
- Assured that the comparable information will be more detailed when the project is brought back to the Commission.

Chair Rich suggested listing actual lot sizes on each parcel rather than use of colors to differentiate lot sizes.

Director Paul Kermoyan:

- Said staff would ensure that the lots created are compatible with the surrounding area.
- Questioned where this neighborhood begins and ends. That is the really critical question.

Commissioner Dodd asked, "Where does this neighborhood end?" It seems to show as a part of both the STANP and Westmont Areas.

Director Paul Kermoyan:

- Explained that the area covered by the STANP is pretty vast. One will see different neighborhoods and segments. One can't apply one standard across.

Commissioner Dodd said she wants to see variations/differences in the front elevation of each of these homes.

Commissioner Hernandez:

- Admitted that she would like to see one less home in this proposal. Right now there is one 10,000 square foot lot and five lots that are barely 6,000 square feet. Why not five larger lots?
- Added that losing one house would not decrease the housing stock a whole lot.
- Reminded that the STANP has very specific guidelines on how they want this area to look. The plan doesn't want to see only the "minimum" in lot size.
- Said that, as proposed, this project has lots at the bare minimum.
- Reminded that homeowners in this area bought in the area for specific reasons including larger lot sizes.

Director Paul Kermoyan reminded that one issue is the requirement for a fire turnaround.

Planner Stephen Rose added that the 10,000 square foot lot is the minimum size to accommodate an ADU (accessory dwelling unit).

Director Paul Kermoyan stated that is the case "now" but that could be changing.

Chair Rich said that there perhaps could be six similarly-sized 7,000 square foot lots.

Director Paul Kermoyan said that this evening's review is a broad one. He said it would be nice to determine appropriate lot size(s) and establish a protocol. With that staff can go back to work with the applicant.

Chair Rich said it would be nice to have a standard within a prescribe distance – perhaps a half-mile radius.

Commissioner Ostrowski cautioned that an “average” can become skewed by one much larger lot.

Planner Stephen Rose:

- Added that there is a mixture of residential zoning designations in the surrounding area.
- Said that staff needs guidance from the Planning Commission on scoping the issue of surrounding property sizes, should only R-1-6 lots be considered or all lots in the area.

Director Paul Kermoyan:

- Said that there is a reason for the STANP.
- Pointed out that with its public street, Jasmine Court is fluid, larger and less confined.
- Added that we can't just look at lots. Site design is an important and fundamental thing. With that, everything else just falls into place.

Commissioner Ostrowski:

- Agreed that the architectural design of the homes should be varied.
- Added that as to the number of housing units proposed, going from five homes to six represents a 20 percent increase in housing stock. It is important to develop housing.
- Reminded that the project will comply with the R-1-6 development standards.

Chair Rich opened the public comment period.

Mr. Peshani, Civil Engineer for the project:

- Pointed out that the density per the General Plan allows less than six units per gross acre. As proposed with six homes, this project has a density of 4.8 units per gross acre.
- Added that the project meets the R-1-6 standards.
- Said that they could look into reallocating the lot sizes but Lot 6, which is the proposed 10,000 square foot parcel, may be greatly reduced in size should the street have to been made larger. That lot is a dead end.
- Advised that he has reviewed the desk item distributed this evening from the neighbors and assured that they would address the issues with their formal application.
- Added that they will also incorporate enhanced architectural elevations.

JP Chow, Property Owner:

- Said that he plans to live in the larger lot.
- Reported how difficult it is to find homes to buy. There is a crisis in housing.
- Suggested that it is important to balance area consistency with changing need for housing stock.

Jo-Ann Fairbanks, Resident on Hacienda:

- Stated her appreciation for the discussion going on this evening.
- Said she would love to see elevations for properties to the west.
- Cautioned that they could have two or three new homes overlooking existing family homes. It's important to preserve their privacy.

JP Chow returned and reported that there are no windows on the west elevations. There are just solid walls there.

Chair Rich ended the public comment period.

Commissioner Krey said that much will depend upon where the driveway or street is situated. It's a trade-off either way.

Commissioner Ostrowski agreed.

Chair Rich said it seems under the current design there are minimal impacts. He asked if the Commission has any more direction for staff.

Commissioner Dodd called for articulation of the houses.

Commissioner Krey raised driveway width.

Commissioner Rivlin suggested perhaps reducing drive aisle widths and using different textures of paving for individual home driveway.

Director Paul Kermoyan:

- Said that the minimum lot for low-density, in the STANP a P-D zoned property must develop at a density that is equal to the predominate pattern of the immediate area.
- Added that the intent is not to create lots that are inconsistent with this pattern.

Chair Rich asked if staff has enough feedback.

Planner Stephen Rose replied yes. He added that he has taken detailed notes.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan had no additions to his written report.

ADJOURNMENT

The Planning Commission meeting adjourned at 8:55 p.m. to the next Regular Planning Commission Meeting of **March 27, 2018**.

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Michael L. Rich, Chair

ATTEST: _____
Paul Kermoyan, Secretary