

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M.

TUESDAY

APRIL 23, 2019
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of April 23, 2019, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Acting Chair Rivlin and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present: Acting Chair: Andrew Rivlin
Commissioner: Stuart Ching
Commissioner: Terry Hines
Commissioner: Mike Krey
Commissioner: Maggie Ostrowski

Commissioners Absent: Commissioner: Michael L. Rich

Staff Present: Acting Community
Development Director: Bill Bruckart
Senior Planner: Daniel Fama
Assistant Planner: Naz Pouya
City Attorney: William Seligmann
Recording Secretary: Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Ching, the Planning Commission minutes of the meeting of April 9, 2019, were approved as submitted. (4-0-1-1; Rich were absent)

COMMUNICATIONS

Acting Director Bill Bruckart listed the following items:

1. Table Item for Agenda Item No. 1 – Correspondence regarding 1631 Hacienda Avenue.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

PUBLIC HEARINGS

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

1. **PLN2018-155 (ZMA)** Continued Public Hearing to consider the application of Hacienda Street Holdings, LLC, for a Zoning Map Amendment (PLN2018-155) to rezone the project site from **PLN2018-156 (PD)** R-1-9 (Single-Family Residential) to P-D (Planned Development); a Planned Development Permit (PLN2018-156) to allow construction of six two-story single-family homes, an accessory dwelling unit, a new private street, and associated site and landscaping improvements; a Tentative Subdivision Map (PLN2018-157) to create six private lots and one common lot, and associated public and private easements; a Variance (PLN2018-325) to allow retention of existing overhead utility lines and installation of a new utility pole on private property to serve the proposed development; and a Tree Removal Permit (PLN2018-158) to allow removal of on-site protected trees, on property located at **1631 Hacienda Avenue**. A Mitigated Negative Declaration (PLN2018-159) has been prepared for this project. Tentative City Council Meeting Date: May 21, 2019. Project Planner: *Daniel Fama, Senior Planner*

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

Acting Chair Rivlin asked if there were questions for staff.

Commissioner Krey asked if the ADU unit is the same design as is the house on that lot.

Planner Daniel Fama replied yes.

Commissioner Ching asked staff what is the total number of protected trees on site that are proposed for removal. Is it four?

Planner Daniel Fama replied yes and listed a magnolia, privet and two other trees.

Acting Chair Rivlin asked why a Variance is needed.

Planner Daniel Fama:

- Reported that the Underground Ordinance requires developments with more than five units to underground.
- Advised that sometimes to do so would require a developer to underground utilities on adjacent properties. That is not a tenable position for an applicant to be in.
- Stated that there is currently a significant issue with the Underground Ordinance that the City will have to look into.

Acting Chair Rivlin asked about requiring funds for future undergrounding.

Planner Daniel Fama explained that the changes for undergrounding in areas such as this one are relatively limited. Public Works is concentrating on major corridors. As a result undergrounding won't be done in this generation since it wasn't done as a part of the W. Hacienda Green Streets Project.

Acting Chair Rivlin opened the Public Hearing for Agenda Item No. 1.

Doug McBeth, Project Designer:

- Listed the changes made to the project since the last Planning Commission hearing.
 - The home on Lot 6 was redesigned which allowed the retention of Trees 10 and 11.
 - Privacy issues were addressed with window types and placements and added landscaping.
 - Stated that when redesigning the house on Lot 6 they took some area from Lot 5 to be able to push the house over. It allowed them to have a 10-foot setback to the west side. Some of that setback is 11.6-feet.
 - Said they have reconfigured the driveway.
 - Advised that a small cluster of trees will now be retained.
 - Said that the architectural design went from the original Modern to Craftsman, which blends in well in this neighborhood.
 - Said that one house abuts five or six neighbors. They reduced the second floor considerably and moved the master bedroom to the first floor.
 - The windows on the second floor will consist of clearstory windows, which have their sills at a six-foot height. Siding has been added to enhance that elevation and trees will be added around the perimeter.
 - Reported that Trees 1, 10, 11 and 16 will be retained.
 - Said that they worked with the neighbors and staff on Item C. They were originally looking for a 10-foot landscaping buffer but instead have relocated

the parking across the street using easements to allow for use. This moves six spaces to the east and creates a 14-foot landscape buffer.

- Provided a recap of the evolution of this project. It began with a Pre-Application and Study Session, then SARC, then the first Planning Commission public hearing up to today's second Planning Commission public hearing.
- Reiterated that the ADU now matches the architectural of the house on Lot 1 and additional trees were added to the east side. Other trees were also retained.
- Said that Lot 2 is as originally presented except with a reduced front two-story element as suggested by SARC. They also added extra trees.
- Stated that Lot 3 has had three different versions. The first looked boxy and was redesigned to minimize that boxy appearance including reducing the second floor. They are respecting an existing Oak tree from an adjacent parcel for which the dripline falls within Lot 3. They have incorporated clearstory windows (six-foot sills) to address neighbor privacy concerns. They have also added trees to the east for additional privacy screening.
- Said that Lot 4, per SARC comments, they removed 300 square feet on the second floor to address massing issues. The rear elevation (to the east) will consist entirely of clearstory windows (six-foot sills). Trees have been added to the north side.
- Stated that for Lot 5, little has changed. It was well-received in its original design. They did lower the pitch and addressed a neighbor's concern about a large window that has been reduced to two smaller windows and relocated to the side elevation. They will add screening trees as well.
- Said that Lot 6 went through significant changes. They have "hit the target" on all issues. They are proud to have addressed those issues. Additional screening trees will be placed to the north and south.
- Concluded that all neighbors' concerns are highlighted and he is hopeful that they are now on board with this project.

Acting Chair Rivlin expressed his appreciation for the developer's collaboration with neighbors and staff.

Commissioner Ostrowski asked for the height of the trees when they are planted.

Doug McBeth said they are planting 25 gallon, which is increased from the original 15-gallon.

Commissioner Krey asked if there was not an elevation showing these homes side by side.

Planner Doug McBeth replied no.

Mike Lusk, Campbell Resident:

- Said he wanted to speak to Item C.
- Stated that while he agrees that quite a few adjustments have been made they are not quite "there" yet with Item C.
- Reported that there is still one parking spot behind his backyard.

- Advised that that space is just one-foot away from his back property line/fence and just five-feet away from his patio. His neighbor, John, has the similar concern.
- Stated that there are two options to solve this issue. One would be to take that spot and move it across the street. The other would be to remove the spot altogether.
- Added that the applicant has agreed to Option 1.

Commissioner Hines thanked Mr. Lusk for working with the applicant.

Commissioner Ostrowski asked if his is a neighboring property to the project.

Mike Lusk said the issues are resolved with either moving or removing that one spot.

Planner Daniel Fama:

- Said that a Parking Modification Permit is usually the method for modifying a parking standard. However this property is located within the STANP area so a Parking Modification Permit is not allowed. They must retain the required parking.
- Agreed that Option 1 is viable.

Acting Chair Rivlin asked Mike Lusk what his concern is with having a car parked there.

Mike Lusk:

- Said that the fence itself is close to his patio.
- Advised that he is most concerned about noise from arriving vehicles.
- Added that he is concerned about people's ability to parallel park into this space.
- Concluded that mostly they fear privacy impacts.
- Pointed out that if a passenger is exiting the car, that car door would be right up against his fence with potential for damage. There are a lot of implications with having parking right there.

Planner Daniel Fama:

- Admitted that there is currently a lack of an objective standard for private street setbacks. One should be adopted in the future.
- Stated that the five-foot setback proposed is consistent with previous approvals.

Mike Lusk:

- Stated his agreement that such standards should be applied.
- Pointed out that what's being applied here are driveway standards.

Acting Chair Rivlin suggested discussing this issue with Director Kermoyan.

Planner Daniel Fama said that would have to be a part of a complete update to the Code for housing projects.

Sachneel Patel, Project Site Property Owner:

- Said that they have found solutions with their neighbors and can solve any remaining concerns.
- Stated that that parking space can be moved over to the other side of the street.

John Karsich, Campbell Resident, stated that he is planning for an ADU when regulations so allow.

Michael Duwicki, Campbell Resident:

- Thanked the Commission for allowing him to address this project.
- Thanked Planning staff for setting up a meeting between the neighbors and the developers.
- Reported that a privacy buffer was added to the project just yesterday.
- Expressed concerns about an existing retaining wall that is four feet tall.
- Reminded that as a part of the continuance from the previous public hearing was looking into retaining wall(s) and fencing plan for the property.
- Reported that his neighbor, Harry Greenwood, has similar concerns.
- Asked that the City makes sure these issues are addressed as well.

Planner Daniel Fama:

- Reported that as part of the grading and drainage plan, the developer has entered into a private storm drain easement agreement to divert water off site.
- Advised that minimal grading is required for this development. It is approximately one-foot and right now it is four-feet.
- Stated that this project will increase stability.
- Added that the installation of underground utilities will occur 15 feet away from Mr. Duwicki's property.
- Concluded that the Building Department will have more detail at that stage.

Acting Chair Rivlin asked staff is a retaining wall is planned.

Planner Daniel Fama replied no. The retaining wall is an existing one.

Acting Chair Rivlin said that they will have an additional landscaping buffer with this project.

Planner Daniel Fama said the grade will be raised up, landscaped and sheeting away from the property.

Mike Duwicki:

- Said that he will have streets both behind and in front of his property.
- Reported that his and his neighbor's garages located their retaining walls.
- Stated his concerns with any excavation occurring near their retaining walls and garages.
- Asked that there be no sewer lines put in any closer than 15 feet to their existing retaining walls.

Planner Daniel Fama reported that the developer would be putting in concrete supporting walls along the edges of the project site.

Acting Director Bill Bruckart clarified that perimeter concrete boundary wall will be placed around the project. Engineering would evaluate the proposal.

Mike Duwicki:

- Said he has another concern when looking toward Hacienda Avenue. His concerns are public safety and visibility.
- Suggested a sidewalk be placed along the front of the property.

Planner Daniel Fama said that would occur and improvements will be consistent with what is in place along the neighboring property.

Mike Duwicki:

- Reported that a lot of people use this walk.
- Asked if setbacks apply to parking spaces too.
- Added that he also questions the required parking. Are 12 parking spaces required on this lot?
- Pointed out that there are not 12 street spaces within their cul de sac. Do they need 12 street spaces?
- Said that this plan creates a double frontage situation. One family has triple frontage.
- Suggested that it appears the City is evading a lot of its codes to get this development.
- Concluded that parking should not be allowed on a private street that is narrow.

Planner Daniel Fama:

- Clarified that the City is not ignoring any of its rules. This project is compliant with all codes.
- Added it seems Mr. Duwicki disagrees.
- Reiterated that this project is code compliant.

City Attorney William Seligmann said that he has discussed this project with Director Kermoyan and his interpretations of code are reasonable.

Brian DeWitt, Campbell Resident:

- Said that Lot 6 will be located right behind his property.
- Thanked the Commission for listening to their concerns.
- Concluded that they are happy.

Jo Perry, Resident on Fawn Court:

- Reported that Lots 5 and 6 will be in her backyard.
- Added that she hasn't seen what she will see when she is in her backyard. She can't tell from little drawings.
- Stated that these new houses are "monsters".

- Said she does appreciate that the windows have gotten small but she will have two houses in her backyard.
- Questioned the plan to have grading toward the back. What does that mean?

Planner Daniel Fama:

- Explained that storm water will be maintained on site and can manage a vast amount. Additionally the roadways are permeable and allow drainage.
- Stated that in the event of a 100-year storm event overflow would be channeled into the storm drain system.
- Reported that a private easement agreement between this developer and an adjacent property owner allows a drainage pipe that to lead overflow out to the public storm drain.

Jo Perry:

- Said she still can't determine how these houses will look from her property.
- Questioned what would happen when the land is cleared and rodents are scattered into the neighborhood.
- Asked what if something (fencing) associated with this project results in damages to her yard.

Planner Daniel Fama clarified that it is simply a fence installation. That would not cause damage to Ms. Perry's yard.

Jo Perry said that she has plants growing on her fence.

Planner Daniel Fama said that when the fence plan is finalized we can see where any conflicts may occur. If a property owner doesn't want to change their fence they don't have to.

Jo-Ann Fairbanks, Resident of Campbell:

- Thanked Planner Daniel Fama for his hard work on this project.
- Thanked the applicants for working with their neighbors.
- Pointed out that the sidewalk along this project site will connect with the existing sidewalk in front of 1589 Hacienda. The completion of that length of sidewalk is important.
- Admitted that she had hoped that undergrounding would occur like it has with other projects.
- Stated that the opportunity should be taken to shine a light on Campbell's tree canopy.
- Pointed out that within the arborist report all of the trees were surveyed but not all were tallied.
- Questioned how many trees are on the property and how many will remain.
- Pointed out that there are 16 protected trees on the project site. Four protected trees are being removed although they are healthy. That's 25 percent of the documented trees.
- Added that there are also some exempted trees. We need actual numbers as our community is losing its tree canopy.

Acting Chair Rivlin closed the Public Hearing for Agenda Item No. 1.

Commissioner Ching:

- Commended the applicant, the neighbors and staff who worked together to resolve so many issues.
- Stated that with the inclusion of a retaining wall and a comprehensive fencing plan he feels comfortable those won't be an issue.
- Said that this site will have drainage access for storm water drainage in the event of a 100-year storm.
- Said that it was great to see the issue of the parking along the neighbor's back fences be relocated across the street, which is Option 1.
- Questioned the issue of rodent control but thinks there is probably a company to control that.
- Added that the concerns raised for public safety will be partially alleviated with the sidewalks being completed along Hacienda.
- Admitted his concern over people exiting this private street onto Hacienda.
- Applauded that applicant for preserving additional trees.
- Stated the need to ensure the protection of trees on site during construction.

Commissioner Krey:

- Echoed Commissioner Ching's comments.
- Stated that a great job was done by the neighbors and the developer in working together. That is nice to see.
- Advised that the Planning Commission works hard to be as consistent as we can be.
- Expressed support to move that one last parking spot and give up a little landscaping to make that happen.
- Stated that this developer did a good job preserving trees.
- Admitted he had never given any thought to vermin mitigation.
- Said that the design of this project is good although he wishes these homes were smaller. There are private property rights and this project is not out of line and fits within our objective guidelines.
- Concluded that he would be in favor of this project.

Planner Daniel Fama:

- Advised that with a site demolition there is a demo-permit package. A pest report is required for any structures on site.
- Added that a requirement for rodent control can be incorporated into the conditions of approval.
- Cautioned that there may not be a reasonable solution.
- Added that we cannot eliminate all impacts of development.

Commissioner Ostrowski:

- Stated her agreement with the previous Commissioners' comments.
- Said that a lot of work has been done to come up with a great plan.
- Admitted that she had also been concerned with grading and is happy that a masonry wall will be put in place.

- Added that it would be beneficial to move that parking space away from the neighbor's fence and across the street.
- Stated her agreement with Ms. Jo-Ann Fairbank's comments and concerns about trees. There needs to be an accounting of trees and what's being cut down. We need to keep track of that.

Commissioner Hines:

- Stated that he was impressed with the developer/owner for their outreach efforts with the neighbors.
- Added that they have come up with a good plan and project and should proceed ahead.

Commissioner Ostrowski said that a nice amount of landscaping barrier/boarder is being installed.

Acting Chair Rivlin:

- Admitted that he is hesitant to consider a Variance.
- Added that it is bet to do something up front.
- Reported that he was not at the December 11th Planning Commission meeting.
- Suggested that an in-lieu fee is a possibility or the HOA may end up incurring the cost at a later date.
- Suggested adding it to the conditions of approval for Council's consideration.
- Reminded that the City Attorney has advised that we can't hold on to in-lieu fees indefinitely.
- Supported preserving the privacy of the neighbor by relocating that one parking space across the street.
- Pointed out that there will be a retaining wall and landscaping buffer.
- Stated that the applicant has worked hard to preserve more trees. Additionally, they considered a tree that is located off site on an adjacent property and made changes so as not to disturb that tree's dripline. That was a fantastic step.
- Said that safety would be improved with the sidewalk being completed where currently there is none. He could support appropriate safety signage.
- Suggested retaining the proposed parking.
- Advised that he likes the ADU as it is now.
- Asked if people are allowed to park along Hacienda.

Planner Daniel Fama:

- Said that he believes parking is allowed along Hacienda.
- Reported that the State requires counting driveway on Lot 1 to serve the ADU.
- Reiterated that this development is compliant on the issue of parking.

Acting Chair Rivlin:

- Said that the windows proposed meet Code.
- Expressed support to condition pest control prior to construction.

Commissioner Ching said he would prefer to see a street hump/bump to help slow traffic as it leaves the private drive to go out onto Hacienda.

Planner Daniel Fama said that the Planning Commission can so add a condition for a street bump but he admitted he is not sure why a six-lot development is considered a safety issue.

Acting Chair Rivlin asked staff if the private street is at the same grade as Hacienda. Acting Director Bill Bruckart replied yes.

Commissioner Hines suggested leaving the issue of a speed bump up to Public Works. The inclusion of signage is pretty straightforward.

Commissioner Ostrowski cautioned that cars driving over speed bumps also create noise.

Acting Chair Rivlin added that the HOA could decide to put one in at a later date should they find it necessary.

Planner Daniel Fama said that County Fire doesn't like them. He said that the sign is suitable but the speed bumps seem unnecessary.

Acting Chair Rivlin suggested adding a condition for the safety sign(s).

Motion: Upon motion of Commissioner Ching, seconded by Commissioner Krey, the Planning Commission took the following actions:

- Adopted Resolution No. 4492 recommending that the City Council adopt a Mitigated Negative Declaration;
- Adopted Resolution No. 4493 recommending that the City Council adopt an Ordinance approving a Zoning Map Amendment (PLN2018-155) to rezone the project site from R-1-9 (Single-Family Residential) to P-D (Planned Development);
- Adopted Resolution No. 4494 recommending that the City Council adopt an Ordinance approving a Planned Development Permit (PLN2018-156) to allow construction of six two-story single-family homes, an accessory dwelling unit, a new private street, and associated site and landscaping improvements with an added condition requiring the relocation of parking spaces onto private easements, the addition of signage to slow traffic coming out of the exit and requiring pest control during demolition;
- Adopted Resolution No. 4495 recommending that the City Council adopt a Resolution approving a Tentative Subdivision Map (PLN2018-157) to create six private lots and one common lot, and associated public and private easements;
- Adopted Resolution No. 4496 recommending that the City Council adopt a Resolution granting a Variance (PLN2018-325) to allow retention of existing overhead utility lines and installation of a new utility pole on private property to serve the proposed development; and

- **Adopted Resolution No. 4497 recommending that the City Council adopt a Resolution approving a Tree Removal Permit (PLN2018-158) to allow removal of on-site protected trees, on property located at 1631 Hacienda Avenue, by the following roll call vote:**
AYES: Ching, Hines, Krey, Ostrowski and Rivlin
NOES: None
ABSENT: Rich
ABSTAIN: None

Acting Chair Rivlin advised that this item would be considered by the City Council for final action at its meeting of May 21, 2019.

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

- 2 PLN2018-394** ***Note: This item will be continued to the next meeting of May 14, 2019, due to a noticing error.***

Public Hearing to consider the application of Elena Foxx for a Modification (PLN2018-394) to a previously-approved Planned Development Permit (ZC85-03) to allow a 174 square-foot addition to an existing single-family residence located at **1198 W. Latimer Avenue**. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Tentative Planning Commission Date: April 23, 2019. Project Planner: *Cindy McCormick, Senior Planner*

Acting Chair Rivlin opened the Public Hearing for Agenda Item No. 2.

Motion: **Upon motion of Commissioner Ostrowski, seconded by Commissioner Krey, the Planning Commission CONTINUED TO THE NEXT PLANNING COMMISSION MEETING OF MAY 14, 2019, the consideration of a Modification (PLN2018-394) to a previously-approved Planned Development Permit (ZC85-03) to allow a 174 square-foot addition to an existing single-family residence located at 1198 W. Latimer Avenue. (5-0-1; Commissioner Rich was absent)**

Acting Chair Rivlin read Agenda Item No. 3 into the record as follows:

3. **PLN2018-361
City-Initiated
ZTA** Public Hearing to consider a City-initiated **Text Amendment** (PLN2018-361) amending the Campbell Municipal Code by amending Sections 21.28.120 “Recreational Vehicle Parking” and 21.72.020 “Definitions”. Staff is recommending that this project be deemed exempt from CEQA under Section 15061.b.3. Tentative City Council Meeting Date: May 21, 2019. Project Planner: *Naz Pouya, Assistant Planner*

Ms. Naz Pouya, Assistant Planner, provided the staff report.

Acting Chair Rivlin asked staff if the City currently has any street signage restricting living in RV’s in the public right-of-way.

City Attorney William Seligman replied no. If this Text Amendment is adopted such signage could be posted.

Acting Chair Rivlin asked if such a request would be heard by the Planning Commission or City Council.

City Attorney William Seligmann replied the City Council.

Acting Chair Rivlin asked about a “micro home”.

City Attorney William Seligmann said it wouldn’t impact micro homes at all.

Planner Naz Pouya advised that a micro home must be connected to utilities.

Commissioner Ostrowski said that tiny homes are on trailers, have composting toilets and use solar power.

City Attorney William Seligmann said that a tiny home that’s on wheels would be considered an RV and limited to three days a month on a residential lot.

Commissioner Hines asked what promoted this amendment.

City Attorney William Seligmann said that changes in case law necessitated these updates.

Commissioner Ostrowski asked if we have issues with this in Campbell currently.

City Attorney William Seligmann replied that we do get complaints.

Commissioner Ostrowski pointed out that per the Boise State Law such restrictions represents “cruel and unusual punishment.”

City Attorney William Seligmann said that we can only criminally charge if there is somewhere else to go. He added that two churches in the City provide space for RV's for limited periods of time.

Commissioner Hines asked where we're at today, how do we implement this?

City Attorney William Seligmann said we need this Ordinance on the books as we cannot enforce not allowing sleeping in vehicles to occur without it.

Commissioner Hines said that it still restricts the amount of time.

City Attorney William Seligmann said that in certain locations it is not allowed at all.

Commissioner Krey said that the text changes seem straightforward. They are simply tidying up the language.

Commissioner Hines said he agrees that it helps protect the City from a legal standpoint so as to be in compliance with case law.

Commissioner Ostrowski clarified that this Ordinance is not allowing RV habitation on your own property.

City Attorney William Seligmann referenced Building Code Chapter 18.

Acting Director Bill Bruckart said that that section allows 15 days maximum.

City Attorney William Seligmann said that currently RV habitation is restricted in the Code. He clarified that the amendments under consideration by the Planning Commission this evening is regarding RV parking and not RV habitation. We are clarifying Chapter 21, which is the section under the jurisdiction of the Planning Commission.

Commissioner Ostrowski asked about what if parents come to visit in their RV.

City Attorney William Seligmann:

- Said that per existing Code visitors can stay three days a month at a residence within their RV. They can they stay at another private property in Campbell for three days and so on.
- Advised that the Commission can comment on issues beyond that but only the points under Title 21 fall within the PC's purview.
- Clarified that persons are not allow to sleep in an RV on the street. That is current and would remain so with this amended Ordinance.

Planner Naz Pouya:

- Reiterated that the purview of the Commission is Recreational Vehicle Parking.
- Added that the requirements for such parking include being on a paved surface, not blocking the public sidewalk and not blocking access to a structure.

Acting Chair Rivlin asked who enforces if someone should be living in an RV on a private property.

City Attorney William Seligmann said that is handled by the Code Enforcement Officer and is complaint driven.

Commissioner Hines said that these changes are limited and he can support them.

Commissioner Ching concurred.

Acting Chair Rivlin asked what effect this will have on other things.

City Attorney William Seligman replied an Ordinance we can enforce.

Commissioner Krey said that the word changes are fine.

Commissioner Hines said that with this position here there could be additional decisions to broaden the ramifications.

There were no members of the audience at this point in the meeting.

Acting Chair Rivlin opened the Public Hearing for Agenda Item No. 3.

Acting Chair Rivlin closed the Public Hearing for Agenda Item No. 3.

Motion: **Upon motion of Commissioner Ching, seconded by Commissioner Hines, the Planning Commission adopted Resolution No. 4498 recommending that the City Council approve a Text Amendment (PLN2018-361) amending the Campbell Municipal Code by amending Sections 21.28.120 "Recreational Vehicle Parking" and 21.72.020 "Definitions", by the following roll call vote:**

AYES: **Ching, Hines, Krey, Ostrowski and Rivlin**

NOES: **None**

ABSENT: **Rich**

ABSTAIN: **None**

Acting Chair Rivlin advised that this item would be considered for final action by the City Council at its meeting of May 21, 2019.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Acting Director Bill Bruckart had no additions to Director Kermoyan's written report.

ADJOURNMENT

The Planning Commission meeting adjourned at 9:21 p.m. to the next Regular Planning Commission Meeting of **May 14, 2019**.

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Andrew Rivlin, Acting Chair

ATTEST: _____
Paul Kermoyan, Secretary