

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M.

TUESDAY

MAY 8, 2018

CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of May 8, 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:	Stuart Ching
	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: Daniel Fama
	Senior Planner; Cindy McCormick
	Senior Civil Engineer: Roger Storz
	City Attorney: William Seligmann
	Recording Secretary: Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Hernandez, the Planning Commission minutes of the meeting of April 24, 2018, were approved as submitted. (5-0-2; Commissioners Ching and Ostrowski abstained)

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. **CIP2019-2023** Public Hearing to consider the **City of Campbell's 2019-2023 Capital Improvement Plan** for citywide projects for consistency with the City's General Plan. Staff is recommending that the project be deemed exempt under CEQA. Tentative City Council Meeting Date: June 5, 2018. *Project Planner: Cindy McCormick, Senior Planner*

Ms. Cindy McCormick, Senior Planner, presented the staff report.

Chair Rich asked if there were questions for staff.

Commissioner Dodd said that she didn't understand a term (bike box) used in regards to marking for bike lanes. What is the difference between a bike lane and a bike box?

Planner Cindy McCormick advised that Commissioner Krey has an email that explains that. For bicycles going straight through an intersection there is a marked area (bike box) for the bicyclist to wait for the change of light at a traffic signal. This is rather than having the bicyclist waiting at the curb in the path where turning cars are making right turns.

Commissioner Dodd said that she was glad to see the item for Harriet Avenue traffic calming. She appreciates that item being there in the CIP.

Commissioner Hernandez asked what the intent for the East Campbell Avenue Master Plan (ECAMP) item in this CIP.

Planner Cindy McCormick deferred to Public Works Senior Civil Engineer, Roger Storz, to provide specifics.

Mr. Roger Storz, Senior Civil Engineer:

- Pointed out that the Cresleigh project is under review and there is also the potential for the Greylands site to one day be redeveloped.
- Explained that the item in the CIP allows for configuration of some of the right-of-way.
- Added that the City needs a better understanding of how those projects will impact the immediate area and how to address those. We want to have a very clear plan as to what is expected.

Director Paul Kermoyan added that details on each CIP item are a part of the staff report. This item includes alignment of street geometrics and facilitating public improvements in the right-of-way.

Commissioner Ching asked how the budget for the traffic calming improvements is determined.

Planner Cindy McCormick replied that Public Works prepares the proposed budgets for its CIP projects.

Commissioner Ching asked if that is the “whole” of the calming budget.

Planner Cindy McCormick suggested that Commissioners with specific project related questions send her an email and she will respond or ask the appropriate department to do so.

Director Paul Kermoyan:

- Clarified that the job of the Planning Commission as it relates to reviewing the CIP is to review and find its projects to be consistent with the City’s General Plan.
- Added that it would be best to call the Public Works Department to discuss its projects as they oversee projects that provide work in the public right-of-way.
- Reminded that the Planning Commission’s oversight is on projects on private property.

Commissioner Ching sought clarification that per 18WW on page 85 that this project conforms to the General Plan.

Director Paul Kermoyan advised that traffic calming is a goal of the General Plan.

Roger Storz, Senior Civil Engineer:

- Added that the traffic calming is a priority of the Council.
- Reported that a traffic calming program has been in place for a couple of years now.
- Said that the budget established for this CIP is considered a good start for one year.
- Explained that the traffic calming program requires a neighborhood to contact the City. There is a process. At least two-thirds of the neighborhood must support proposed specific traffic calming efforts and minimum traffic counts must be met to verify that a problem exists.

Director Paul Kermoyan added that traffic calming can take different forms from roundabouts, to pork chop islands to stop signs.

Commissioner Ostrowski:

- Stated that it is great to see the items in this CIP for the Community Center's pool, City parks and traffic calming.
- Pointed out the plan for a new play structure at John D. Morgan Park.
- Reported that the existing play structure at this park is great. She'd rather see an additional play structure rather than a replacement of the existing play structure.

Director Paul Kermoyan said that as Public Works staffer, Roger Storz, is here tonight he can share that suggestion with his department head. He added that Council wants to see additional play equipment not replacement.

Chair Rich admitted that he was surprised there wasn't more for the Community Center in this CIP.

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

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

Commissioner Krey said that this CIP seems straightforward. He saw no red flags. It looks good.

Motion: **Upon motion of Commissioner Krey, seconded by Commissioner Hernandez, the Planning Commission took minute action to find the City's proposed Capital Improvement Plan 2019-2023 consistent with the City's General Plan and to forward a recommendation that the City Council adopt said Capital Improvement Plan 2019-2023 and also found the CIP to be Exempt from CEQA as it does not represent a specific project, by the following roll call vote:**

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

Chair Rich advised that this item would be considered by the City Council for final action at its meeting on June 5th.

NEW BUSINESS

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

2. **PRE2018-08** Study Session to consider a Pre-Application (PRE2018-08) for a conceptual six-unit single-family residential subdivision on property located at **880 & 910 Harriet Avenue**. Project Planner: *Daniel Fama, Senior Planner*.

Mr. Daniel Fama, Senior Planner, presented the staff report as follows:

- Advised that this proposed project will require a Planned Development Permit to allow six single-family residences; a Tentative Subdivision Map to allow the creation of six single-family lots and one common lot; a Zone Change to P-D; and a Tree Removal Permit for any protected trees on the property.
- Reported that the proposed homes range in square footage from 3,200 to 3,500.
- Reminded that the San Tomas Area Neighborhood Plan encourages design variation.
- Stated that while the project FAR is .42 overall but on an individual lot basis they exceed .45.
- Said that there are a variety of small trees on the property that are below protected size. However, there is one Redwood that staff proposes to see if it is possible to preserve. There is also a very large Oak on the adjacent property near the shared property line with the project site. No doubt there are roots encroaching onto the project site that could be impacted by construction.
- Added that as a result, the City's Arborist is recommending that the City secure a consulting arborist to prepare a Level 3 Arborist Report.
- Stated that due to future public improvements, there are several trees along the Harriet frontage that will need to be removed as the area they are in will become public right-of-way.

Chair Rich disclosed that he had a conversation with project developer, Mark Robson, yesterday.

Commissioner Krey questioned the reason for the provision of the STANP to allow one of these homes constructed below .45 FAR to be increased up to a .5 FAR one year after occupancy.

Planner Daniel Fama said that the idea for including that provision in the STANP was to accommodate additions to homes that existed at the time of its adoption that would have been prevented from adding on with the adoption of the STANP.

Director Paul Kermoyan added that is the impression staff has of the STANP as written. He added that staff has not found anything in the record during the time of adoption that substantiated that impression.

Commissioner Ching asked if that could cause an issue.

Planner Daniel Fama replied that the provision of the STANP to allow additions to homes already above .45 FAR seems fairly clear.

Director Paul Kermoyan added that it is consistent with other standards the City has. The language falls in line with that.

Commissioner Ostrowski asked if the .45 FAR standard is the same in the rest of the City outside of the STANP area.

Planner Daniel Fama replied yes. It is for R-1 (Single-Family) properties.

Commissioner Ostrowski asked if it is typical to place shared parking on individual lots as proposed for the visitor parking spaces with this development.

Planner Daniel Fama:

- Said that this project is different from other recent projects reviewed for which the other projects' shared parking was situated in common areas.
- Added that there will be easements in place for the shared use of guest parking spaces.

Commissioner Hernandez said that it's unusual that this parking is on each individual lot and that they are not evenly distributed. Some lots have several shared spaces.

Planner Daniel Fama said that is correct.

Director Paul Kermoyan added that one space is actually located between property lines.

Commissioner Hernandez asked how that is possible.

Director Paul Kermoyan replied via easements put in place.

Planner Daniel Fama added that once installed, these shared visitor parking spaces will be maintained by this development's Homeowner Association.

Commissioner Dodd asked if there is anywhere else in the City with parking like this. If so, how did it work out?

Planner Daniel Fama said he could look into that but is not sure without doing some research.

Director Paul Kermoyan said that this development is really a glorified townhome project/arraignment. It's a hybrid of sorts.

Commissioner Dodd asked the parking standards for townhomes.

Planner Daniel Fama:

- Replied that the standard for townhomes is closer to three parking spaces per unit, which is actually less than this site will provide.
- Explained that the idea here as to parking provision was for two car garages and two guest parking spaces per unit.

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

Richard Yee, Representative for Robson Homes:

- Thanked Senior Planner Daniel Fama for his work on this project.
- Stated that he is pleased to be here to present this project and hear the Commission's comments on it.
- Assured that their proposed homes are consistent with the existing homes that surround the site. There is no sensitive interface to address other than typical privacy issues.
- Opined that this property is underutilized and perfect for redevelopment.
- Admitted that it was difficult to design the site plan due to the site shape and STANP standards.
- Pointed out that the lot sizes they propose exceed the minimum size by 10 percent.
- Added that the first home fronts onto Harriet and will integrate to the streetscape of Harriet.
- Stated that there is generous spacing between the homes. The side yard setbacks are in excess of 20 feet.
- Showed an exhibit that demonstrated the ground floor in orange outline and the second floor in blue outline.
- Reported that on the northern edge of the site, the windows are small secondary windows designed to convey light into the residences.
- Said that they proposed to differentiate the shared parking spaces by use of stamped concrete.
- Added that the CC&Rs ensure access to all shared parking spaces. The HOA will be responsible for maintaining the shared parking.
- Admitted that they had tried to separate the guest parking but the need for 60-foot frontage widths may that impossible. They came up with this creative way of providing the guest parking needed to serve the development.
- Said that their design and materials are unique to new construction. They have raised the bar for design excellence and craftsmanship in this area.
- Assured this project would create little or no impact into this neighborhood. They will integrate this project seamlessly.
- Said that their current proposal has a FAR in excess of .45. The STANP allows up to .5 FAR after one year of occupancy. If we evaluate on the project basis the FAR is actually .42.
- Added that they are prepared to reduce the size of the homes so they are no more than .45 FAR but cautioned it would be better to allow to .5 now rather than a year from now via additions. Smaller additions don't generate school fees. If done under the original construction those fees are generated for schools.
- Advised that project architect, Sam Lee, is present if there are questions for him.

Chair Rich asked if there were questions for the applicant.

Commissioner Krey asked if these homes are built up to .50 FAR how much additional house would that be.

Richard Yee replied less than 200 square feet.

Commissioner Ostrowski pointed out that the home fronting onto Harriet is set back by 37 feet from the front property line. Why so far? Wouldn't it be better for that home to have some of that space in their rear yard?

Richard Yee reported that the STANP calls for not emphasizing garage doors as seen from the street.

Jo-Ann Fairbanks, Resident on Hacienda:

- Admitted that her preference, as a resident of this area, is to have five residential lots versus six.
- Added that she prefers a .45 FAR per lot as required.
- Supported the use of pervious pavers for the shared guest parking spaces even with the swales. That is her preference.
- Stated that windows from this development can create privacy and sight-line impacts.
- Suggested use of raised level sills.
- Encouraged the protection of viable trees especially the Oak and Redwood as well as the Cedars.
- Stated that she looks forward to seeing a Level 3 Arborist Report. That is a comprehensive report.

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

Commissioner Ostrowski:

- Said that she likes the architectural style of the homes. They are classy yet also down-to-earth. It's really wonderful.
- Stated that they need to get to below a .45 FAR, which is in line with the zoning for the area.
- Admitted that she was initially concerned about the guest parking situation but is now okay with it with the understanding of HOA oversight.
- Suggested that they consider pushing the garage forward for the home on the Harriet frontage.
- Stated her care and concern for the large Oak tree. She too will be interested in seeing the Level 3 Arborist Report.

Director Paul Kermoyan asked the Commission about the Redwood tree located on Lot 6. Should the developer be asked to design around that tree if possible?

Commissioner Ostrowski said since that Redwood is protected under the Tree Protection Ordinance it should be designed around if possible.

Commissioner Hernandez:

- Said she mirrors Commissioner Ostrowski's comments.
- Stated that she likes to architecture but the second floors are a bit massive. For one home, the second floor is larger than the first floor.
- Advised that she is not in favor of a FAR above .45. It should be at or below that.
- Pointed out that the massing on some of the homes seem a little big.
- Added that she too is concerned about trees especially the Oak and Redwoods.
- Said she would wait for the third-party Arborist Report and see what they have to say about the health of those large trees. She'd like to see as many retained as possible.
- Supported the use of pervious pavers as much as possible instead of stamped concrete.
- Raised the question as to whether there is sufficient variation amongst the home designs.
- Responded "probably not".
- Added that the architect could figure out how to do that. Make adjustments to make these home look different from each other.
- Concluded that she is okay with the parking. It's odd but she's not sure how else to do it.

Commissioner Dodd:

- Said that while the parking as proposed is different she thinks it is fine as long as the HOA monitors it.
- Supported holding the project to a maximum .45 FAR.
- Stated that she likes the architectural designs but they aren't as varied in their placement.
- Suggested placement changes to vary them better within the project.
- Agreed that pervious pavers are desirable in addition to the bio swales.
- Admitted that she is glad there will be a more extensive Arborist Report prepared for the trees on this property.

Director Paul Kermoyan:

- Reported that during his five years working at Saratoga it was impossible to build a home without touching an Oak tree.
- Agreed that the Arborist Report will tell how to work around a mature Oak.
- Reminded that the Oak is on another property but its drip line has no doubt crossed onto this property.
- Admitted he was not too worried about that Oak and protecting it.
- Supported the concept of preserving trees as much as possible and designing around larger trees.

Chair Rich asked what areas should incorporate pavers.

Commissioner Dodd said that she supports the use of pervious pavers wherever possible. They do a great deal to maintain ground water without compromising any structural design.

Commissioner Ching:

- Said he supports the site configuration for the parking.
- Admitted that he is more relaxed about a higher FAR.
- Stated that his input as to architectural design is similar to what was provided by Commissioners Dodd and Hernandez.
- Added that he likes trees as well and supports integrating house with key trees on site including the Redwood.
- Said he expects that the Level 3 Arborist Report will provide the means for minimizing impacts on the large oak located on the property line with an adjacent property.
- Admitted that it would be nice to see pervious pavers used for the driveway but not for the private road. Concrete may be more durable for the heavier use there.

Commissioner Krey:

- Said that the guest parking is okay. It's nice to have it there. Use of pavers is the way to go.
- Stated that while five homes might be better than six homes, as proposed we can live with the inclusion of six.
- Advised that the second stories can be reduced to reach the maximum allowed .45 FAR.
- Supported the design saying they look nice. This is a decent project.

Commissioner Rivlin:

- Said that the maximum of .45 FAR is required as written in the STANP.
- Pointed out that it seems there is only one home with a useable porch.
- Suggested the inclusion of useable porches on more of the homes of this development. They are an important element in our communities.
- Supported protection of the large Coastal Oak tree.
- Said that Robson tends to use quality landscaping. He suggested use of drought-tolerant native plants but with the inclusion of colorful palettes not just brown.
- Agreed that pavers are the way to go for the guest parking and the homes' driveways.
- Raised the suggestion to incorporate solar into this project on south-facing roofs.
- Concluded that the architecture looks very nice.

Director Paul Kermoyan asked if Commissioner Rivlin is looking for functional porches on more of these homes. He pointed out that there are small but relatively unusable porches on Lots 1, 2, 4 and 5. You wouldn't be able to have seating on those but just serve as an entrance point into the home.

Commissioner Rivlin said he supports functional porches as was widely included in homes constructed in the 1920's through 1940's. A functional porch provides a sense of home and helps to connect people within a community.

Chair Rich:

- Said he was okay with the guest parking.

- Admitted that he was less sure about allowing an extension from a .45 maximum FAR up to .50 FAR after one year of occupancy. He is perplexed by the reason for that.
- Suggested it would be better to allow this developer to develop these homes up to a .50 FAR in order to maintain the integrity of the architecture.
- Said that he likes the designs as proposed and finds them to be sufficiently varied.
- Stated that he supports pervious pavers on the guest parking and private driveways but not for the private access road.
- Suggested the use of a Hollywood-style driveway for the homes that incorporates greenery between paved bands of concrete to drive upon.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan had no additions to his written report.

ADJOURNMENT

The Planning Commission meeting adjourned at 8:40 p.m. to the next Regular Planning Commission Meeting of **May 22, 2018**.

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Michael L. Rich, Chair

ATTEST: _____
Paul Kermoyan, Secretary