

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M.

TUESDAY

MAY 11, 2021
REMOTE ON-LINE ZOOM MEETING

The Planning Commission meeting on May 11, 2021, was called to order at 7:30 p.m. by Chair Ostrowski and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present: Chair: Maggie Ostrowski
Vice Chair: Stuart Ching
Commissioner: Adam Buchbinder
Commissioner: Michael Krey
Commissioner: Alan Zisser

Commissioners Absent: Commissioner: Nick Colvill
Commissioner: Andrew Rivlin

Staff Present: City Manager: Brian Loventhal
Senior Planner: Daniel Fama
City Attorney: William Seligmann
Recording Secretary: Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Zisser, seconded by Commissioner Krey, the Planning Commission minutes of the meeting of April 27, 2021, were approved with minor corrections. (5-0-2)

COMMUNICATIONS

None

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

COMMISSION DISCLOSURES

Chair Ostrowski asked the Commission if there were any disclosures for items on tonight's meeting agenda.

There were none.

PUBLIC HEARINGS

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

1. **PLN-2021-159** Public Hearing to consider the application (PLN-2021-159) of Aaron Peleg for a Site and Architectural Review Permit to allow a façade changes to an existing commercial building to accommodate a new jewelry store (Geoffrey's Diamonds), on property located at **342 E. Campbell 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: *Daniel Fama, Senior Planner*

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

Chair Ostrowski asked for the SARC report.

Vice Chair Ching provided the Site and Architectural Review Committee report as follows:

- Reported that SARC reviewed this proposal a couple of weeks ago.
- Stated that the project was found to be in keeping with the design standards.
- Concluded that it is a nice design.

Chair Ostrowski asked if there were any questions for staff.

Commissioner Krey;

- Sought clarification on allowing the interior work to go ahead.
- Advised that he has no problem with the proposed façade changes.
- Asked if any of the façade changes had begun.

Planner Daniel Fama replied that the cladding had been removed at which time the applicant was informed not to continue until this hearing to approve the proposed plans for it as required.

Commissioner Zisser:

- Questioned whether this architectural style (Neo-Classical) is consistent with the Downtown.
- Pointed out that there are no other Neo-Classical buildings in Downtown.
- Stated that the architectural styles seen there tend to be more Spanish Colonial and/or Mediterranean Style.
- Asked how the decision was made to accept this architectural style. It seems “out of whack” with the rest of the Downtown.
- Stressed the importance of this decision in terms of future changes to the Downtown.
- Asked, “Is Neo-Classical a good thing to have in the Downtown?”

Planner Daniel Fama:

- Said that upon review of the proposal for this façade update, staff found there is depth in its appearance which equates to an attractive storefront.
- Advised that the standards preclude too modern of a design like the glass cubes that Apple has. A glass box type building is not compatible.
- Reminded that the PC has discretion in its review.
- Pointed out that Neo-Classical has lasted for a reason.
- Explained that the original design proposed for this location was more Art Deco.
- Stated that the Commission can discuss particular style.
- Added that another standard in place is that the façade in the Downtown is not too deliberately old.
- Concluded that design is subjective.

Commissioner Zisser:

- Advised that he walked the Downtown today.
- Admitted that on first take, he thought this was a nice new design.
- Said that his next question was if it matches.
- Stated that the majority of the buildings in the Downtown are in natural colors mostly in brown tones. This one is proposed as grey and black.
- Asked if this project is approved tonight, is it approved with this specific design and colors?

Planner Daniel Fama stated that the Commission could incorporate additional conditions of approval to require colors and final design details to be approved by the Community Development Director.

Chair Ostrowski said that she sees the colors, off the photo simulation provided, as being more of a tan with the dark blue door.

Planner Daniel Fama:

- Admitted that some color details are lacking on the plans due to the short time available to prepare them for this hearing.
- Added that it could be conditioned that they provide final color samples through the motion process.

Commissioner Zisser:

- Asked if the Commission could see the colors before finalizing the approval.

- Questioned the proposed ornaments for the building. Some examples have been provided and the one on the simulation seems a little plainer. Other examples seem to be more ornate.

Planner Daniel Fama:

- Suggested that due to limits in time for this applicant, he would suggest that detail decisions be deferred to staff.

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

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

Commissioner Buchbinder:

- Said that this Commission is comprised of members with a wide variety of viewpoints.
- Stated he does not think that there is enough ornamentation on our buildings.
- Added that we are more of a cubist design.
- Advised that he really likes this design.
- Said that he realizes that it does not look like everything else in the Downtown, but he likes to see a diversity of architectural style.
- Excepted that by saying “No big glass Apple cube building.”
- Added that he likes the off-white color.
- Concluded that he just likes this design.

Chair Ostrowski agreed with Commissioner Buchbinder that this Commission always has a diversity of opinion.

Vice Chair Ching:

- Said that Commissioner Zisser has made some good points as has Commissioner Buchbinder.
- Stated that the question remains, “Does this fit?”
- Opined that this building is sufficiently similar that he is comfortable with this design.
- Concluded that he likes this design and admitted that he would not like to do anything that would stall it being completed. He does not want another delay for this.

Commissioner Buchbinder:

- Asked how long of a delay there has been and why.

Planner Daniel Fama:

- Replied that there was a delay of one to two weeks.
- Advised that the applicant was allowed to begin work on the interior. When staff saw the magnitude of the proposed façade changes, we had to advise the applicant not to do anything to the exterior until this PC public hearing could occur.
- Informed that there was a lot of interior work to keep the project busy. Additionally, some of their materials for the exterior are being imported from Europe.

Chair Ostrowski asked, “What materials?”

Planner Daniel Fama replied that the applicant was not specific. He added that possibly it could be the gate.

Commissioner Krey:

- Declared the Downtown to be the jewel of Campbell.
- Added that the PC is careful with it.
- Pointed out that the staff report stated the importance of the Downtown.
- Admitted that he was not aware of there being any falsely “old-timey” design in the Downtown.
- Stated that this building is fine. He has no problems with its design.
- Said that it is okay to include a final review of building colors to the motion.
- Concluded that this is a nice project.

Commissioner Zisser:

- Said that overall, he is pleased.
- Stated that he has no problem with the window treatment, door, or gate.
- Added that he is just throwing out the architectural style and how it fits in Downtown.
- Agreed on the importance of doing the right thing for our Downtown.
- Said the general things including awnings, windows and door are fine.
- Admitted that he does not like Roman and/or Greek style architecture.
- Concluded that it would be nice to have better handle on the colors by having staff do so.

Chair Ostrowski:

- Stated that she likes the design. It is a really nice improvement.
- Added that the gate is a clever way to add design and replace an older wooden gate.
- Said that she likes the recessed door and the windows popped out.
- Agreed that the colors are unclear, but she finds them nice per the exhibit provided in the report.
- Stated that the bright and dark blue door adds interest.
- Said that she is very supportive “as is”. She is neutral on the decorations at the top.
- Pointed out that this applicant is making a big upgrade.

Motion: **Upon motion of Commissioner Krey, seconded by Commissioner Zisser, the Planning Commission adopted Resolution No. 4609 approving a Site and Architectural Review Permit to allow a façade changes to an existing commercial building to accommodate a new jewelry store (Geoffrey's Diamonds), on property located at 342 E. Campbell Avenue, with the added condition that the final colors be referred to SARC for review and approval, by the following roll call vote:**

AYES: **Buchbinder, Ching, Krey, Ostrowski, and Zisser**
NOES: **None**
ABSENT: **Colvill and Rivlin**
ABSTAIN: **None**

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

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

City Manager Brian Loventhal:

- Reported at its last meeting on May 4th, the City Council approved the Pruneyard application.
- Advised that the May 25, 2021, PC meeting has been cancelled. The next meeting will occur on June 8th, at which new Community Development Director Rob Eastwood would be present.

Commissioner Buchbinder asked who he should refer any questions he normally would have asked of Director Kermoyan. Could they be referred to City Manager Brian Loventhal.

City Manager Brian Loventhal said yes, until Director Rob Eastwood arrives on June 1st.

ADJOURNMENT

The Planning Commission meeting adjourned at 8:03 p.m. to the next Regular Planning Commission Meeting on **June 8, 2021**, which will be conducted on Zoom.

SUBMITTED BY:

Corinne Shinn, Recording Secretary

APPROVED BY:

Maggie Ostrowski, Chair

ATTEST:

Brian Loventhal, City Manager