

CITY OF CAMPBELL PLANNING COMMISSION  
MINUTES

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7:30 P.M.

TUESDAY

JULY 10, 2018  
CITY HALL COUNCIL CHAMBERS

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The Planning Commission meeting of July 10, 2018, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Acting Chair Hernandez and the following proceedings were had, to wit:

**ROLL CALL**

Commissioners Present:

Vice Chair:	JoElle Hernandez
Commissioner:	Stuart Ching
Commissioner:	Mike Krey
Commissioner:	Andrew Rivlin

Commissioners Absent:

Chair:	Michael L. Rich
Commissioner:	Cynthia L. Dodd
Commissioner:	Maggie Ostrowski

Staff Present:

Community Development	
Director:	Paul Kermoyan
Senior Planner:	Daniel Fama
Senior Planner:	Cindy McCormick
Associate Planner:	Stephen Rose
City Attorney:	William Seligmann
Recording Secretary:	Corinne Shinn

**APPROVAL OF MINUTES**

As there was not a quorum present able to vote to approve the minutes of the last Planning Commission meeting held on June 26, 2018, consideration of the minutes was continued to the next meeting to be held on July 10, 2018. (4-0-3; Chair Rich and Commissioners Dodd and Ostrowski were absent)

## **COMMUNICATIONS**

There were no communications items.

## **AGENDA MODIFICATIONS OR POSTPONEMENTS**

Director Paul Kermoyan:

- Advised that staff had just been informed of a third Commissioner's absence for tonight's meeting which meant that Item 1 does not have a quorum available to allow the public hearing on that matter. Staff is recommending that the item be continued to a date certain of July 10, 2018.
- Said that it was to the discretion of the Planning Commission if they should want to reorganize the order of the agenda items.

After brief discussion the Commission elected to move forward with the agenda in the existing numeric order.

## **ORAL REQUESTS**

None

## **PUBLIC HEARINGS**

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

1. **PLN2017-406** Continued Public Hearing (from the Planning Commission meeting of June 26, 2018) to consider the application of Jennifer Thompson for a Conditional Use Permit (PLN2017-406) to formalize establishment of a private school and commercial child day care center (San Jose Christian School) and an ancillary public assembly use (Living Hope Community Church) and private language school (South Bay German Language School) on Campbell Union School District property (former Dover School), located at **1300 Sheffield Avenue**. Staff is recommending that this project 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*.

Motion: **Upon motion of Commissioner Rivlin, seconded by Commissioner Krey, the Planning Commission CONTINUED TO THE DATE CERTAIN OF JULY 10, 2018, the consideration of a Conditional Use Permit (PLN2017-406) to formalize establishment of a private school and commercial child day care center (San Jose Christian School) and an ancillary public assembly use (Living Hope Community Church) and private language school (South Bay**

**German Language School) on Campbell Union School District property (former Dover School), located at 1300 Sheffield Avenue. (4-0-3; Chair Rich and Commissioners Dodd and Ostrowski were absent)**

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

2. **PLN2017-276**      **Public Hearing to consider the application of Ellis Partners for an Architectural Modification (PLN2017-276) for the redesign of the approved Pruneyard Office Building, on property located at 777 E. Campbell Avenue. A Mitigated Negative Declaration was previously approved for this project. 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, presented the staff report.

Acting Chair Hernandez asked if there were questions for staff. There were none.

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

Dean Rubenstein, Project Representative:

- Reported that Phase 2 is under construction along Campbell Avenue.
- Stated that they are here tonight to finalize the architecture for the office building, which will allow them to move ahead with their marketing efforts for this new building.
- Reminded that nine months ago they submitted their Architectural Modification proposal. They received comments and made revisions.
- Added that the process has gone really well. It has been very collaborative and achieved a positive result.

Ted Gorcich, Project Architect, described the changes to their design.

Commissioner Rivlin asked about the ground-plane experience.

Jim Ellis, Project Representative, Ellis Partners:

- Said that they were hopeful they would be able to find a single office tenant as well as some first floor retail.
- Cautioned that the “market” will determine if they can get retailers in that space.

Commissioner Rivlin asked if the planters shown are permanent or moveable.

Jim Ellis replied that they are conceptual and would serve a couple of functions including serving as an ABC (Alcohol Beverage Control) barrier and help to define the outside seating area for a restaurant.

Commissioner Rivlin asked if the planters could be moved.

Jim Ellis said they would be coming back to the City for final layout of any outdoor seating area.

Commissioner Rivlin asked about the landscaping proposed for the roof deck.

Jim Ellis said that they will take advantage of the balcony. It will be fully improved.

Dean Rubenstein said that they are waiting for a specific tenant. He cautioned that there are not usually large trees up there and pointed out that any plans would go to Paul and Daniel.

Director Paul Kermoyan pointed out that this plan also identifies signage but there is no signage approval as part of tonight's consideration. It is included to be illustratively only.

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

- SARC was generally supportive.
- Added that she is glad to see it had gotten to this point from where they started.

Commissioner Ching asked about potential for reflective noise coming from the adjacent Highway 17. Is that an issue? Was it considered?

Planner Daniel Fama said that noise impacts were evaluated as part of the original 2016 approval. A noise analysis was done.

Acting Chair Hernandez closed the Public Hearing for Agenda Item No.2.

Commissioner Krey:

- Said that it seems like a cooperative venture with no outstanding issues.
- Added that the proposed building looks nice/good.
- Admitted that the setback from the street surprised him.

Commissioner Ching:

- Said it is a nice design.
- Extended congratulations to the applicant and staff on getting to this point.
- Wished the applicant luck in securing a tenant quickly.

Commissioner Rivlin:

- Stated that he is generally supportive.
- Added that he hopes that staff will drive the issue of landscaping.

- Said that the proposed colors generally work and are appropriate for a modern office space that blends into the rest of the complex.

Acting Chair Hernandez:

- Agreed with the other Commissioners.
- Added that she was supportive and is glad to see the building had evolved to this point. It reflects the office buildings there.
- Said this design is a compilation of two types and will work out. It is a good design.

**Motion:**           **Upon motion of Commissioner Krey, seconded by Commissioner Ching, the Planning Commission adopted Resolution No. 4446 approving an Architectural Modification (PLN2017-276) for the redesign of the approved Pruneyard Office Building, on property located at 777 E. Campbell Avenue., by the following roll call vote:**

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

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

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Acting Chair Hernandez asked if any member of the Planning Commission has anything to disclose for the record.

Commissioner Rivlin said he had spoken to someone about the Dell Avenue Project but there is no reason to recuse.

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

3. **PLN2018-32**           **Public Hearing to consider the application of Gordon Chang for a Site and Architectural Review Permit (PLN2018-32) to allow the construction of a two-story approximately 5,000 square-foot single-family residence on property located at 1317 Burrows Road. Staff is recommending that this project be found Categorically 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, presented the staff report.

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

- Said that SARC's concerns about the roof's different pitch and colors have since been reflected in the updated plans.
- Added that the main entry has been relocated and as seen on the window cut sheets the number of windows has been reduced.

Acting Chair Hernandez asked if there were questions for staff.

Commissioner Krey asked about 1325 Burrows Road.

Planner Daniel Fama said that is a different lot and unrelated to this project.

Acting Chair Hernandez asked for confirmation that the lot size for this house is 15,000 square feet.

Planner Daniel Fama replied yes.

Commissioner Ching:

- Said he was concerned that the entrance way for drivers or pedestrians coming down Burrows from the north a large tree is located that may block visibility.
- Stated that people may not recognize it is a driveway.
- Suggested the inclusion of some appropriate markings.

Planner Daniel Fama assured that it will look more like a driveway. He added that people will be driving out forward to leave this driveway so will have a clearer view of traffic.

Commissioner Ching asked about potentially adding warning markings.

Director Paul Kermoyan stated that this access met all safety requirements. It will have a smooth asphalt surface. Staff doesn't have concern with that design.

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

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

Commissioner Ching said he has no issues. Privacy has been addressed and the drive entrance is okay per staff.

Director Paul Kermoyan said that the Commission could place a condition to restrict fencing or other potential obstructions including landscaping beyond a particular height.

Commissioner Ching said that he likes that idea.

Commissioner Rivlin:

- Said that the balconies were addressed by SARC by requesting solid walls to help preserve privacy. SARC felt that was sufficient for privacy.
- Added that windows were reduced.

- Concluded that he was fairly comfortable with it and is glad the roof was addressed and is now one color.

Acting Chair Hernandez:

- Said she had talked before about this home being massive and boxy.
- Added that it seems that they didn't change much but rather made the first floor bigger in order to make the second floor seem less problematic.
- Admitted that she still thinks this home looks both boxy and massive.
- Stated that it seems that they could have done more with this large lot. They could have tried to achieve more articulation. As it is, it looks like a box atop a box.
- Concluded that she does like the roof changes.

Commissioner Krey:

- Agreed it is a large house but it is also on a large lot.
- Said this parcel could have been two buildable lots.
- Stated that he thinks the owner has mitigated the massing issues.
- Said that it is a big house but he is okay with it.

Commissioner Rivlin said there seems to be an area designated for an ADU (Accessory Dwelling Unit). It is tucked in there.

Acting Chair Hernandez said that there are no restrictions due to the large size of this lot. She said it was too bad they couldn't add more articulation.

Commissioner Ching said he'd like to consider crafting a condition of approval to restrict landscaping or fencing heights along the entrance drive.

Planner Daniel Fama suggested the following language – "All fencing/landscaping along the entrance drive shall be no more than three-feet high so as not to obstruct visibility of pedestrian/vehicular traffic by any driver exiting from this driveway."

**Motion: Upon motion of Commissioner Ching, seconded by Commissioner Krey, the Planning Commission adopted Resolution No. 4445 approving a Site and Architectural Review Permit (PLN2018-32) to allow the construction of a two-story approximately 5,000 square-foot single-family residence on property located at 1317 Burrows Road, with the added condition of approval as read by Planner Daniel Fama, by the following roll call vote:**

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

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

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

4. **PLN2018-148** Scoping Meeting to receive comments and guidance from interested public agencies, organizations, and individuals on the scope and content of a project-level Environmental Impact Report (EIR) for a proposed project located at **1700 Dell Avenue**. The proposed project would demolish existing buildings and redevelop the project site with a 161,870 square foot four-story office building, a 29,180 square foot five-story parking garage, surface parking lot, and on-site public open space area. The proposed project requires a Planned Development Permit and a zone change to rezone the property from Controlled Manufacturing to Planned Development. Project Planner: *Cindy McCormick, Senior Planner*

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

Claudia Garcia, Consultant – Placeworks:

- Reported that she is working on the preparation of the EIR.
- Gave a quick overview of the process.
- Explained that CEQA (California Environmental Quality Act) is the State's primary environmental law.
- Added that an EIR (Environmental Impact Report) is an informational document that discloses project impacts and alternatives to mitigate them.
- Stated that an EIR must be certified.
- Listed the phases of EIR preparation.
  - Notice of Preparation (NOP)
  - 30-day scoping period during which time the public and lead agencies can come to provide a verbal statement.
  - Comments are gathered
  - Analysis in response to comments is provided.
  - The Draft EIR is released for 45 days for public comment.
  - Another Planning Commission meeting is held.
  - Advised that the EIR must respond in writing to each public comment received.
  - The Planning Commission will be asked to provide a recommendation to Council.
- Advised that the list of topics to analyze within an EIR is mandated by CEQA.
- Said that the next steps include:
  - The public comment period ends on July 10, 2018.
  - Preparation of the Draft EIR
  - Release of the EIR in winter 2019.
  - Public Hearings before the Planning Commission and then City Council in spring 2019 for public hearing and approval.

- Said that this evening is for public comments on technical issues. Comments on potential impacts of the project.
- Said that there are several ways of speaking to this project. In person this evening, cards are also available for written comments, mail in written comments to project planner Cindy McCormick and using the City's website.

Planner Cindy McCormick:

- Said that a public hearing on the project itself would also be held at a future date.
- Reiterated that tonight is for concerns about the environment.
- Said she is available for questions.

Commissioner Krey:

- Said that since Placeworks also prepared the EIR for the Dell Avenue Area Plan (DAAP), do they expect any different issues with a single-project EIR?

Claudia Garcia said that the EIR for the DAAP had a different scope. It was a programmatic scope while this new EIR is project specific.

Commissioner Krey asked if there are any new issues. The other EIR was prepared less than two years ago.

Steve Noack, Placeworks:

- Reminded that the EIR for the DAAP was never certified.
- Reported that for that EIR they received many many comments from the community.

Director Paul Kermoyan said that with the DAAP's EIR there were two issues that could not be solved. Those were Air Quality and Traffic. This project EIR will focus on that. Biology and Runoff could be worked out without issue. Air Quality will be taken into consideration.

Commissioner Rivlin asked if there are changes to the project what impact would that have on the EIR.

Acting Chair Hernandez said she had that same question.

Steve Noack, Placeworks:

- Said that they will work with a very detailed project description. That description will cover the "largest" project that could be supported with the EIR prepared.
- Added that if changes reduce the project, that can be found to be within purview.
- Stated that if there are significant changes that could cause the EIR to have to be re-routed.
- Reiterated that the EIR is prepared for the largest project proposal.
- Added if any changes still fall within the overall project parameters its okay.

Director Paul Kermoyan:

- Said that the EIR is processed in conjunction with the project itself. They will come in simultaneously.
- Added that the Planning Commission is not obligated to certify the EIR.
- Reminded that they will see the project and EIR together. They will be in synch. Decisions will be made on both aspects – environmental and project specifics.
- Stated that the project scope could go lower but not higher.
- Pointed out that the City decided to go with the EIR process for this project.

Commissioner Ching asked the differences between a P-D (Planned Development) and C-M (Controlled Manufacturing) zone designation.

Planner Cindy McCormick:

- Said that the property is currently zoned C-M, which allows industrial, warehouse, R&D and office uses.
- Added that the PD zoning is more flexible. The applicant is asking for both more height and square footage.

Director Paul Kermoyan:

- Said that the P-D zoning serves as a procedural guide to create flexibility. In return things such as more open space can be provided.
- Added that the applicant is asking for a larger structure than is allowed under the current C-M zoning for the property.

Acting Chair Hernandez pointed out that the office building is proposed at 60 feet plus an additional 14-foot for mechanical equipment screening. The garage is proposed at 44 feet in height.

Planner Cindy McCormick advised that mechanical screening is not counted as a part of the total building height.

Commissioner Rivlin asked how deeding or land swap works.

Planner Cindy McCormick said that Public Works would look into the land swap as part of the application review.

Commissioner Krey asked what if they maximize the size of this project.

Planner Cindy McCormick said they would have to reevaluate and recalculate with a new project description.

Acting Chair Hernandez opened the Public Hearing for Agenda Item No. 5.

Ronald Naymark, Property Owner on Dell:

- Said that he wanted to offer his heartiest endorsement for this project.
- Reported that he built the existing building at 1700 Dell Avenue and he is not sorry to see it go.
- Added that he has been a property owner in the area since 1971.

- Stated that this can become a beautiful commercial area.
- Said that while he is not speaking for anyone but himself, he knows that other owners are hoping for this kind of project that is being proposed.

Planner Cindy McCormick asked those who speak address the specific environmental issues they would want to see considered with the EIR.

Audrey Kiehtreiber, Resident on Walnut Drive:

- Advised that she is with the San Tomas Area Community Coalition and helped to spearhead the public comments submitted for the EIR on the DAAP.
- Added that many brought up issues and gave their concerns.
- Suggested that the EIR consider issues such as:
  - Traffic
  - Exhaust from cars
  - Parking
  - Run off to Los Gatos Creek and percolation ponds.
  - Impacts resulting from creation of subterranean parking.
  - Safety of birds
  - Nighttime light impacts on the riparian corridor – she doesn't feel that was considered with the last EIR
- Said that STACC appreciates the applicant meeting with them and making some changes as a result.
- Thanked the developer for changes, which are a step in the right direction.

Sharon Nelson, Resident on Virginia Avenue:

- Said that many of her thoughts duplicate those just expressed by Audrey.
- Emphasized that this site is a gem to nature. It is under the Pacific flyway. It's a wildlife corridor. It is part of the watershed. It is located near Hacienda's "Green" Avenue. It is important how we interact with our "gem".

Mackenzie Mossing, Santa Clara Valley Audubon Society:

- Said that the SCV Audubon Society has thousands of members.
- Added that it is a cultural issue to consider the world-wide decline of birds.
- Informed that birds die by colliding into glass of these taller buildings. It is a huge problem that is growing as building heights are growing higher.
- Suggested consideration of bird-safe design policies. Having a lot of glass facades are a hazard to birds. That requires bird-safe design.
- Agreed that light pollution needs to be studied.
- Concluded that she is happy to work with staff and/or the applicant to work on these bird-safe guidelines.

Maggie Desmond, Campbell Resident:

- Admitted that she has concerns about this entire project.
- Stated that Placeworks spent four years working on the DAAP environmental review process.

- Pointed out that the open space component identified is just 12,000 square feet that opens onto the Los Gatos Creek Trail. How does that not become a homeless encampment? This would create an attractive nuisance.
- Questioned how a multi-storied parking structure is not attractive to transients.
- Stated that this is not a beautiful building to her.
- Said that a four-story office building and a five-level parking structure can only result in associated traffic impacts.
- Inquired why there would be the need for a five-level garage on a site that is on the Light Rail path.
- Suggested that we need trees and birds more than a four-story office building and a five-level parking structure.
- Suggested that the current Controlled Manufacturing zoning be followed and not allow the site to be changed into a Planned Development designation.

Jo-Ann Fairbanks, Campbell Resident:

- Stated her agreement with the previous speakers' comments on environmental issues.
- Stated that the aesthetics of this proposal degrades the existing site and "smacks you in the face."
- Added that that four and five-story buildings are at a bigger FAR that goes beyond "my capacity to understand."
- Pointed out that parking does not count.

Planner Cindy McCormick confirmed that is correct.

Jo-Ann Fairbanks concluded that transit service and standards will spill out onto Winchester, Hacienda and Dell.

Emily Johnson, Tenant in Campbell:

- Suggested interface to accommodate bicycle traffic.

Acting Chair Hernandez reminded that July 31, 2018, is the deadline for submittal of comments and issues of the EIR to Planner Cindy McCormick.

Planner Cindy McCormick clarified that July 31<sup>st</sup> is the deadline for comments relative to the EIR but that comments about the actual project can be provided at any time.

Acting Chair Hernandez closed the Public Hearing for Agenda Item No. 5.

Commissioner Rivlin:

- Said some of his concerns include tree canopy changes and potential for heat island effect. The size of replacement trees would be important to consider.

Commissioner Ching:

- Stated that doing something different comes with challenges but he said he likes what he's seeing here.

- Admitted that he didn't know that bird strikes were a problem and doesn't know what "bird-friendly" design means.
- Said that in looking at environmental impacts, he is generally in favor of doing something like this but also mitigating impacts to the environment.

Commissioner Krey:

- Pointed out that Dell Avenue is a crucial area for Campbell. This project is setting the tone.
- Added that as to the environment itself he finds no additional issues. The Environmental Report for the DAAP was well done.
- Admitted that he would like to see more people riding their bikes to work and suggested inclusion of an "employee commute trip reduction plan."
- Agreed that Dell Avenue is a "gem". This site could be a lot better.
- Suggested that having retail and/or restaurant services on site that employees could patronize without having to leave the site would be beneficial.
- Said that issues are known and out there.

Commissioner Rivlin:

- Agreed that bikes are very important.
- Questioned how this site impacts this bikeway.
- Asked how the land swap impacts the environment. Does exchanging land have an effect on the environment?
- Said there would need to be mitigation measures to deter those issues.
- Inquired whether roof decks needed further review.

Commissioner Ching:

- Cautioned that he wouldn't want the homeless issue to deter the open space proposed. Homelessness is an issue reflecting a different problem.
- Added that he is concerned that there may be unfair pressure placed on the applicant to mitigate that.
- Said that he likes the idea of people using bicycles, electric bikes and scooters to commute. That would have to be a part of planning for access and roadways.

Acting Chair Hernandez;

- Said that she had similar concerns to others.
- Reported that she was working on Dell Avenue when the first EIR was being prepared.
- Agreed that traffic is a big concern.
- Added that the height of these buildings is a concern. One is 75 feet tall. To compare, 900 E. Hamilton is 74 feet tall and so is Larkspur Landing.
- Said the building heights could block views of mountains. It could set precedent on building heights that come later. They have an impact on the safety of birds.
- Said other issues to consider is parking and use of bicycles.
- Pointed out that pedestrian safety around the perc ponds is somewhat "sketchy" even during daytime hours.

Acting Chair Hernandez advised those in attendance that no decisions are being made tonight. Staff and the consultants are getting comments and guidance to move forward with the preparation of the EIR.

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Acting Chair Hernandez read Agenda Item No. 5 into the record as follows:

5. **PLN2018-118** Public Hearing to consider the application of Natalya Venzon for a Conditional Use Permit (PLN2018-118) to allow a commercial school and commercial child day care center (d.b.a. Rossinca-Carden) on property located at **1980 Hamilton Avenue**. Staff is recommending that this project be found Categorical Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Stephen Rose, Associate Planner*

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

Acting Chair Hernandez asked if there were questions for staff.

Commissioner Krey asked what specifically will have to be done before this pending school year.

Planner Stephen Rose replied a number of covered canopies and the concrete pads where the portables had been.

Acting Chair Hernandez opened the Public Hearing for Agenda Item No. 5.

Natalya Venzon, Applicant:

- Said that she is the founder and President of the school.
- Thanked Director Paul Kermoyan and Planner Stephen Rose for their assistance in bringing this application before the Planning Commission.
- Explained that their school is both international and Russian-immersion.
- Added that they agree to a \$10,000 bond to give them time to evaluate the best options prior to removal of some of the structures/pads and determine if and/or how they might work with the future of the school.
- Advised that she has a fantastic partnership with the church.
- Assured that the regulations for turning in and out of the parking will be outlined in their Parent Handbook.
- Stated her willingness to work with the City and said she was available for any questions.

Mark Knudsen, Resident on El Solyo Drive:

- Said that he speaks as a member of the Board for the Congregational Church of San Jose.

- Stated that they are very pleased that the Venzons have come forward. The Church looks forward to working with them.

Eric Venzon, Applicant:

- Thanked the Planning Commission for considering their request.
- Admitted that the Conditional Use Permit process was much less difficult than anticipated. Staff has been great.
- Said that he will oversee the required removals as well as installation of organic gardens.
- Said that every suggestion is food for thought and advice provided has been very helpful.

Acting Chair Hernandez closed the Public Hearing for Agenda Item No. 5.

Commissioner Ching:

- Stated that he is supportive.
- Advised that he lives close by and knows the traffic of the area. There are no markings on the road to indicate that a school is there.
- Suggested that appropriate markings should be installed to warn motorists that a school is there.

Commissioner Krey:

- Said that there appears to be no issue with parking for events.
- Asked if there had been problems with previous evening parking for events.

Planner Stephen Rose said that no complaints were received. He said that page 5 of the staff report lists the items that should be removed prior to the start of the approaching school year.

Commissioner Rivlin:

- Said that areas will be re-landscaped. The applicants will integrate great gardens on this site that will be valuable to teach children.
- Added that he looks forward to continued improvements.

Chair Hernandez:

- Said she is in support of this application.
- Said that they have come a long way.
- Supported a one-year review as being valid and warranted.
- Stated that she hopes they are really successful. They are on the right path.
- Asked staff if there needs to be a provision added to include that review.

Director Paul Kermoyan said that Condition 3 covers that.

Planner Stephen Rose said that the Planning Commission could insert a condition if desired.

Director Paul Kermoyan:

- Suggested a condition stating that within 30 days, the Director shall render a decision on the traffic markings/improvements and when installed.
- Pointed out that no history of school-related traffic complaints is a good sign.

**Motion:** Upon motion of Commissioner Krey, seconded by Commissioner Ching, the Planning Commission adopted Resolution No. 4447 approving a Conditional Use Permit (PLN2018-118) to allow a commercial school and commercial child day care center (d.b.a. Rossinca-Carden) on property located at 1980 Hamilton Avenue, with the added condition requiring that traffic issues be looked into within the next 30 days to determine if school traffic markings and/or signage is necessary, by the following roll call vote:

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

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

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**REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR**

Director Paul Kermoyan had no additions to his written update.

**ADJOURNMENT**

The Planning Commission meeting adjourned at 9:46 p.m. to the next Regular Planning Commission Meeting of **July 24, 2018**.

SUBMITTED BY: \_\_\_\_\_  
 Corinne Shinn, Recording Secretary

APPROVED BY: \_\_\_\_\_  
 JoElle Hernandez, Acting Chair

ATTEST: \_\_\_\_\_  
 Paul Kermoyan, Secretary