

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M.

TUESDAY

JULY 24, 2018
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of July 24, 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: Mike Krey
Commissioner: Maggie Ostrowski
Commissioner: Andrew Rivlin

Commissioners Absent: Commissioner: Stuart Ching
Commissioner: Cynthia L. Dodd

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

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Hernandez, seconded by Commissioner Rivlin, the Planning Commission minutes of the meeting of July 10, 2018, were approved as submitted. (3-0-2-2; Commissioners Ching and Dodd were absent and Chair Rich and Commissioner Ostrowski abstained)

Motion: Upon motion by Commissioner Hernandez, seconded by Commissioner Krey, the Planning Commission minutes of the meeting of June 26, 2018, were approved as submitted. (4-0-2-1; Commissioners Ching and Dodd were absent and Commissioner Rivlin abstained)

COMMUNICATIONS

Director Paul Kermoyan advised that the following communications items were distributed as table items:

- One email relating to Agenda Item No. 1 – Rescind 14 structures from HRI.
- A staff memo with an attached stack of emails relating to Agenda Item No. 3 (680 & 700 E. McGlincy Lane) and two additional separate emails received late.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

PUBLIC HEARINGS

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

1. **PLN2018-212** Public Hearing to consider a City Initiated application to rescind the historic designation of 14 structures on the City's Historic Resource Inventory: **175 E. Campbell Ave.; 386 N. Central Ave.; 56 Foote Ave.; 500 W. Latimer Ave.; 1510 More Ave.; 16172 Mozart Ave.; 518-534 Rodeck Way; 187 E. Sunnyoaks Ave.; 68 Sunnyside Ave.; 188 Sunnyside Ave.; 75 Union Ave.; 346 Union Ave.; 356 Union Ave.; 206 E. Rincon Ave;** and **241 Railway Ave.** Staff is recommending that a Negative Declaration be adopted for this project since the structures have been demolished or significantly altered to the point that the structures no longer meet the City's criteria for historic designation. Project Planner: *Cindy McCormick, Senior Planner*

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

Chair Rich asked if there were questions for staff.

Commissioner Rivlin asked what triggered this review.

Planner Cindy McCormick replied that many of these structures were demolished a long time ago. It was determined that this is a good time to clean up the inventory.

Chair Rich asked about noticing and whether any communication went out to the property owners.

Planner Cindy McCormick replied that the 300 foot noticing list included more than 700 pieces of mail given the number of parcels under review (14). In response only one piece of written correspondence had been received.

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 most of these don't raise any question. The structure at 386 N. Central Avenue was the only one that caught his eye.
- Added that it is his understanding that this structure was significantly changed and that the Historic Preservation Board was supportive of this action.

Planner Cindy McCormick explained that the original "older" part of the home at that site was constructed around and is no longer visible from the outside.

Motion: **Upon motion of Commissioner Krey, seconded by Commissioner Ostrowski, the Planning Commission Adopted Resolution No. 4448 recommending that the City Council adopt both a Negative Declaration and a resolution approving the rescission of the historic designation of 14 structures on the Historic Resource Inventory that have been demolished or significantly altered to the point that the structures no longer meet the City's criteria for historic designation on properties located at 175 E. Campbell Ave.; 386 N. Central Ave.; 56 Foote Ave.; 500 W. Latimer Ave.; 1510 More Ave.; 16172 Mozart Ave.; 518-534 Rodeck Way; 187 E. Sunnyside Ave.; 68 Sunnyside Ave.; 188 Sunnyside Ave.; 75 Union Ave.; 346 Union Ave.; 356 Union Ave.; 206 E. Rincon Ave; and 241 Railway Ave., by the following roll call vote:**
AYES: **Hernandez, Krey, Ostrowski, Rivlin and Rich**
NOES: **None**
ABSENT: **Ching and Dodd**
ABSTAIN: **None**

Chair Rich advised that this item would be considered by the City Council for final action at its meeting on August 21, 2018.

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

2. **PLN2017-406** Continued Public Hearing (from the Planning Commission meetings of June 26, 2018 and July 10, 2018) to consider the application of San Jose Christian School 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 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.

Chair Rich asked if there were questions for staff. There were none.

Chair Rich asked whether the locking of the gate was the reason the City became aware that these uses were lacking a use permit.

Planner Daniel Fama replied correct.

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

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

Commissioner Rivlin:

- Said he was fine with this request.
- Pointed out that there have been no complaints except for the locking of the gates.
- Said that these uses seem reasonable.
- Concluded that he would support the staff recommendation.

Commissioner Hernandez pointed out that the only parking concern appears to be on the weekends when the German Language School is in operation on site. Since there is a condition of approval requiring the preparation of a Parking Management Plan within 60 days, she is supportive of this application.

Motion: Upon motion of Commissioner Ostrowski, seconded by Commissioner Rivlin, the Planning Commission adopted Resolution No. 4449 approving 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), on property located at 1300 Sheffield Avenue, by the following roll call vote:

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

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

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

3. **PLN2017-120** Public 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 the proposed Campbell In-N-Out Burger Project, on property located at **499 E. Hamilton Avenue**. The proposed project would demolish the existing restaurant building (former Elephant Bar) and entirely redevelop the project site with an approximately 3,812 square-foot drive-through fast-food restaurant with outdoor seating. The project would also include related landscaping and site improvements, removal of all on-site trees, and an increase in the number and size of on-site signage. Project Planner: *Daniel Fama, Senior Planner*

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

Ms. Claudia Garcia, EIR Consultant:

- Advised that CEQA (California Environmental Quality Act) was adopted in 1971 and serves as the State's primary environmental law.
- Said that CEQA requires the disclosure of any potential impacts to the environment from a proposed development.
- Added that the EIR (Environmental Impact Report) is a public disclosure document that evaluates any effects on the environment, if there are feasible mitigation measures to avoid those impacts and/or if there are feasible alterations to the project to lessen impacts.
- Informed that the EIR does not approve or deny a project. The EIR must be certified prior to the project's approval.
- Explained that after a Notice of Preparation is distributed, a 30-day scoping period is set during which time verbal or written comments are accepted of potential environment concerns about a proposed project.
- After the draft EIR is prepared, the City reviews it and offers feedback. Additional comments are accepted during the 45 day public-review period of the draft EIR.
- Said that the Final EIR will include a written response to each comment received. When the Final EIR is released another Planning Commission public hearing will be held. The Planning Commission is the deciding body for this project. The Planning Commission can approve or deny the project based upon a certified EIR.
- Added that there are required topics and questions to evaluate. Between June 11th and August 10th is the scoping period. July 24, 2018 is the scoping meeting (tonight's meeting). During the summer they will prepared the Draft EIR. In the Winter they will complete the Final EIR (January 2019). The Planning Commission will meet thereafter.

- Said that the types of comments sought include: technical issues to address, range of alternatives, potential environmental impacts (physical effects).
- Reiterated that there are a variety of ways to submit comments including: speaking this evening in person; completing a written comment card available this evening for those who may not want to speak; the mailing of written comments to Senior Planner Daniel Fama by email or regular mail.
- Asked that anyone submitting comments include a reference line reading "In-N-Out Burger EIR" on their correspondence.

Commissioner Krey asked if there is anything else beyond the Traffic Impact Analysis (TIA) that is complete.

Claudia Garcia replied that they would be using the TIA for the "Traffic Section" of the EIR.

Director Paul Kermoyan added that if new information comes up that is not already identified; we will look at that new information.

Planner Daniel Fama referenced two adjacent projects that will need to be considered including the proposed expansion of The Franciscan Apartments.

Commissioner Hernandez asked about the tables in the report and how those were resolved.

Planner Daniel Fama replied that they contained errors that have been corrected in the final draft.

Chair Rich asked if there were questions for staff.

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

Ms. Jean Lund, Resident on N. Central Avenue:

- Advised that she is a member of the community group, Citizens for Sensible Growth.
- Added that they are here to listen and to make sure that this EIR covers all important issues.
- Listed areas in which they feel there has been a lack of sufficient analysis including: traffic for weekday lunch peak hours and the failure to provide analysis of U-turns. The LOS (Level of Service) must be adjusted relative to U-turn analysis with left turns.

Robert Erwin, Resident on N. Central Avenue:

- Stated that driveway volumes should be included.
- Said that there is currently a lack of analysis of weaving traffic between multiple lanes that are potentially very dangerous.
- Questioned, "How many here have driven Hamilton Avenue in this particular area?"

Charles Drew, Resident on N. Central Avenue:

- Said that they will continue to focus on preserving the quality of life in Campbell.
- Added that any proposed use must be properly studied.

Beth Littleton, Resident of Christopher Avenue:

- Stated “ditto” to the comments of the previous speakers.
- Challenged people to watch traffic along this area of Hamilton for a day. There are certain times of day where you cannot get anywhere.
- Added that she is not against In-N-Out but just not in that space.

Karen Peterson, Resident on Almarida Drive:

- Stated that this project is “trying to put a square peg into a round hole.”
- Said that when comparing traffic coming off Hamilton onto a site such as at Delta Queen, they (Delta Queen) have clear paths of travel and ways in and out of their site. Comparable, this project site has a lot of “choke” points.
- Stated that Almarida is a one-way road with entrances onto Kohl’s, The Franciscans Apartments and Bed-Bath&Beyond.
- Questioned the potential for widening the exit off Highway 17. Is there even enough land available to do that widening? What about the existing trees in that area? If these trees are removed there would be left a clear view of an existing trash enclosure as seen from the Highway 17 exit.

John Nourse, Resident on Dolores Drive, San Jose:

- Reported that San Jose has adopted a Greenhouse Gas Policy that prohibits drive-thru restaurants. Additionally, San Jose has a plan to reach 100 percent waste recycling by 2020.
- Suggested some considerations include the recycling of cooking oil into biofuel.

Adam Buchbinder, Resident on Almarida Drive:

- Stated that it is well known that we are in a critical housing crisis.
- Opined that it is irresponsible to allow construction of a one-story shop on a prime piece of real estate.
- Suggested rezoning this site to allow mixed-use development with retail on the first floor and residential units above.
- Admitted that he would rather have more residential neighbors than more parking.
- Stressed the need to preserve walkability.

Alan Zisser, Resident at Heritage Village:

- Questioned whether the revised two-lane drive-thru design is new and/or is commonly used. What are the potential problems?
- Said that he anticipates traffic jams in the parking lot with the new configuration.

Leigh Johnson, Resident on Garrison Drive:

- Asked that this be a pedestrian-friendly project that also provides for the safety and comfort of bicyclists.
- Suggested that traffic can be reduced with the promotion of bicycle use and parking.

Ray Pollex, Resident on Almarida Drive:

- Declared that leaving his driveway between the hours of 8 and 10 a.m. is nearly impossible due to traffic. The same goes for the hours between 2 and 5 p.m.
- Stated that he might as well live on Highway 17.
- Said that there is no sidewalk, as the City removed it, so people end up walking on his front yard.
- Pointed out that the proposed expansion of The Franciscan Apartments will generate more traffic.
- Reminded of the on-going problems with the Delta Queen Car Wash and their traffic jams onto Hamilton.
- Said that it is crazy to put this use in this location.

Commissioner Hernandez:

- Clarified that the members of this Commission live in the City of Campbell.
- Added that she is a proud 20-year resident of Campbell.
- Advised that the Commission does not engage with members of the public when they are giving testimony. We are here to hear your comments.
- Reported that she served as a member of the City's Historic Preservation Board for 13 years. She has invested a lot of time and energy in this City.
- Added that she drives down Hamilton Avenue a lot.
- Assured that the Commission is listening to the public's comments.

Patrick, Resident on Pompai Drive:

- Said he did calculations of the average size of cars and what that would mean for stacking vehicles onto this site per their projections. Cars would overflow onto the street.
- Said he drives this road (Hamilton) every day.
- Reminded that it is hard to get off Highway 17.
- Stated that this is a "terrifying" area.

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

Commissioner Ostrowski:

- Said that while she was not here for the first meeting on this project, she did watch the video and heard all the public comments.

Commissioner Hernandez:

- Questioned the concept of demolishing a good and usable building.
- Listed her concerns as: the removal of trees; an increase in traffic; the unsightly line up of cars; an increase in accidents on surrounding streets; pedestrian safety; no viable ways of increasing pedestrian safety; late night hours contributing to noise and light impacts and smells contributing to greenhouse gas.

Commissioner Krey:

- Stated that the public has provided some great comments.
- Admitted that he likes the new design but is wondering how people get on site from Almarida.

Planner Daniel Fama said that it is intentional to keep traffic off Almarida and entering from Hamilton.

Commissioner Krey:

- Said that one person had suggested a mixed-use for this site but that is not the zoning at this time.
- Said he thought that U-turns had been addressed in the TIA.
- Stated that the biggest issue is traffic. This area is a Level F.
- Questioned what the differences might be between a popular drive-thru restaurant versus another dine-in restaurant at this location.
- Admitted that the entire Bay Area is getting more congested.

Commissioner Rivlin:

- Thanked the public for sharing their thoughts.
- Assured that there would be no decision until all information is reviewed and understood.
- Said that traffic is a huge concern of his as well as the public's.
- Stated that pedestrian-friendly design and bicycle use is important.

Claudia Garcia said that the project itself will look at cumulative impacts. The TIA will be revised to include the expansion to The Franciscan possibly other pending projects.

Commissioner Rivlin:

- Said that losing trees on the off-ramp results in impacts. He questioned at what cost?
- Stated that everything else has been addressed.

Commissioner Ostrowski:

- Stated that this has been a good discussion.
- Suggested consideration of the volume of trash and recycling as well as looking at how to connect the area more for pedestrian/bicycle connections to the Bascom Corridor Project. This area is currently very car heavy.

Commissioner Hernandez:

- Pointed out that the Traffic Study didn't address cut-thru traffic or use of Waze apps to find paths of travel. The Commission had been told by a traffic consultant that there was no way to measure the impacts of apps such as Waze on traffic. That is a huge flaw.

Chair Rich:

- Thanked all for coming.
- Added that it was helpful to hear and take in public input.
- Assured that input is taken very seriously.
- Stated that we all are concerned about what is good for this City.
- Reported that he is a 20-year resident.

- Stated that the EIR should look into impacts from late night hours; potential policing issues; crime impacts; and to study comparable In-N-Out locations using the revised drive-thru configuration.
- Said that Commissioner Rivlin was right on point on the issue of loss of trees on the Hwy 17 off-ramp.
- Added that Commissioner Krey seeks information on the difference in impacts between a sit-down and drive-thru restaurant at this location.
- Advised that there would be no vote taken today.
- Asked staff if they had what they needed to move forward.

Director Paul Kermoyan said that all the comments received will help us prepare the Draft EIR.

NEW BUSINESS

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

4. **PRE2018-07** Study Session to consider a Preliminary Application (PRE2018-07) for a proposed self-storage facility consisting of two 3-story storage buildings (each with a basement level), totaling 147,000 square-feet of gross floor area, on property located at **680 & 700 East McGlincy Avenue**. Project Planner: *Daniel Fama, Senior Planner*

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

Chair Rich asked if there were questions of staff.

Commissioner Rivlin advised that he had met with the applicant.

Commissioner Ostrowski said she also had a quick conversation with the applicant.

Commissioner Hernandez asked how condo ownership would work with this proposal.

Planner Daniel Fama:

- Said that it would be more challenging. The owner doesn't own the land but the building.
- Added that we'd have to look at how it relates to the adjacent facility that has its own CC&R's. It is owned in common.

Director Paul Kermoyan said that there is a similar example at Alvin's Corner at Penny Lane (Hamilton @ San Tomas Expressway).

Commissioner Hernandez asked about landscaping.

Planner Daniel Fama:

- Said that is an Engineering issue. The site must provide a more passive measure to filter and store storm water on site.
- Stated that the landscaping may need to be expanded and they could lose parking to accommodate bio-retention. However, the site is currently over-parked.

Commissioner Ostrowski asked about FAR and the need to be in line with the next closest zoning standard.

Planner Daniel Fama said the standard to meet is the M-1/Light Industrial, which has a .40 FAR. The M-1 zoning allows for an increase in FAR.

Commissioner Rivlin said he had had the same question.

Commissioner Ostrowski asked about the rear setback.

Planner Daniel Fama said the rear setback in the M-1 zoning is 10 feet. There is no minimum rear setback for the C-PD zoning. However, as the parcel map is approved, they cannot get any closer than 50 feet from the property line.

Chair Rich asked what if one part is sold.

Planner Daniel Fama explained that they would still need to operate both building as a single facility. He added that they are proposing as a single facility with one caretaker unit.

Chair Rich asked about reducing from four stories to three.

Planner Daniel Fama said that the three-story was just a preliminary design. He said that the applicant is here with a presentation.

Director Paul Kermoyan said that this is one development with two buildings. The previously-approved project for this site was created for individual ownership.

Commissioner Ostrowski asked if the neighboring property (commercial condos) has two-stories.

Planner Daniel Fama said he was not sure if any had mezzanines.

Director Paul Kermoyan said that they are warehouse-style buildings.

Chair Rich opened the Public Hearing for Agenda Item No. 4.

Kelly Snider, Applicant:

- Said that she is here this evening with Brett Henry, Owner of Trojan Storage.
- Explained that this is a pre-application.
- Reported that the existing owner is Jim Chalmers. We will be purchasing the property from him.

- Said that the adjacent development was also owned by Jim Chalmers but now there are 24 owners of the individual condos.
- Stated that they would own Parcels 3 and 4 and operate both as one project with one owner.
- Advised that they currently have 25 self-storage facilities.
- Informed that 90 percent of their clients live within three to four miles from their self-storage facilities.
- Added that they are very consumer oriented.
- Said that they chose this location because self-storage is an allowed use there.
- Said that the FAR suggested is at .40. They are not asking for any variances or special accommodations or exceptions.
- Pointed out that their use is a quiet one. It is internal as all customers are inside the building to access their storage units. This use will be cleaner and quieter for all existing neighbors both commercial and residential.
- Reminded that four buildings were approved in 2006 and Mr. Chalmers built two of them and now the 24 units have individual owners.
- Stated that they are proposing buildings that match what's allowed.
- Added that they are considering a lot-line merger to possibly go with a single building instead of two.
- Said they had initially proposed a four-story building but it was deemed too tall and too close to the property line. While they propose the same footprint for their building they have reduced it to 35 feet, which is a full 10-feet lower than what is allowed. That will be the case whether they end up with a single or two buildings. Their plan is for a basement level to allow them to provide addition storage space.
- Said their project offers lots of benefits to the City and its neighbors. One is the increase in revenues to the City from property tax valuation.
- Reminded that currently there are cargo containers on the site.
- Reiterated that they are proposing a consumer building like an office building with all activity inside. There will be an on-site caretaker and the business will close at 9 p.m.
- Clarified they are not proposing to create condo ownership of these storage units.

Brett Henry, Owner, Trojan Storage:

- Advised that he has 25 locations in five states and has been in business for 20 years.
- Assured that they care what a community says. They are a quiet use. Noise will not be a problem.
- Gave the statistic that their customers are on site visiting their units an average of 10-minutes per quarter.
- Said he was available for any questions.

Kelly Snider, Applicant:

- Thanked staff for sharing the written public comments with them.
- Reminded that they don't want to place their building closer than initially proposed. With that they will solve the neighbors' current problems.

Commissioner Ostrowski asked the height of the adjacent commercial buildings.

Brett Henry replied 22 to 24 feet tall.

Bruce Jordan, Project Architect, approached and advised that the roof height was between 20 and 25 feet and the parapet above was between a 26 and 27 foot height.

Commissioner Hernandez asked if they were “wed” to their design or willing to change it up.

Brett Henry said they were very open to what fits in within any community.

Chair Rich asked about the potential for two buildings versus one. Do they have a preference?

Brett Henry replied that a single building is easier to manage and more efficient.

Chair Rich asked if the square footage would be the same for either plan.

Brett Henry said he did not know the answer to that question. It wouldn't be bigger but not smaller either.

Bruce Jordan, Architect, pointed out that a bigger landscaping buffer can be provided with a single building over two buildings.

Chair Rich asked if the maximum height for one building would remain at 35 feet.

Brett Henry replied yes.

Commissioner Krey asked what the setback would be if it were one building.

Bruce Jordan, Architect, said the setback would enlarge by 10 feet to approximately 63 feet.

Kelly Snider, Applicant:

- Clarified that two buildings are allowed already so that is what they are pursuing.
- Added that they will see what it might take to remove the condo element of the previous approval.

Director Paul Kermoyan:

- Admitted that the one-building option is new to staff and it hasn't yet been studied.
- Added that it is possible to modify a map.
- Clarified that the comments from neighbors seems to be a views issue.
- Stated that one building will have longer walls than two smaller buildings.

Chair Rich closed the Public Hearing for Agenda Item No. 4.

Commissioner Ostrowski:

- Said that the public made good comments about heights so close to properties in back.
- Suggested the use of a step-up in height from back to front to increase the distance of mass to the neighbors.

Commissioner Rivlin:

- Admitted that he is not sold on the color or architectural style and hopes they will work with their color scheme.
- Supported the provision of a “green screen” to separate the residences from this development. Cypress can give height for screening.
- Suggested the inclusion of faux windows that could add visual interest to the elevations.
- Stated that the red door seems “bold” for this location.
- Said that 35-foot is not inordinately high.
- Questioned the existing fences/walls separating this site from their neighbors to the back and sides.
- Cautioned that on-site storm water retention requirements can affect the current site layout.
- Supported the use of low-water landscaping.
- Reported that he drives by this location several times each week. This project would be an improvement to what is there today.

Director Paul Kermoyan asked Commissioner Rivlin to elaborate on his concerns about colors.

Commissioner Rivlin said that the doors look garish. The body color is okay.

Director Paul Kermoyan:

- Said that staff can work with the applicant.
- Admitted that he is concerned about potential use of Cypress given that rodents just love them.
- Suggested use of other vegetation without that drawback.

Commissioner Ostrowski:

- Pointed out that using a row of Cypress creates a big solid screening wall.
- Said that the other two buildings already constructed have relatively good design. They are curvy and less boxy.

Commissioner Krey:

- Said that good comments have been provided.
- Suggested locking in the 53-foot setback.
- Pointed out that there are no three-story buildings in this area.
- Stated that the McGlincy Business Park is nice especially for that street.

Commissioner Hernandez:

- Reminded of the General Plan strategy for no more storage sites.

- Said she has “pros” and “cons” about this proposal. The pros are that this is a good use for this site; there will be no late activities; there are fewer parking concerns and limited hours of operation. The cons are the height of the building and the fact that a three-story building will stand out.
- Said that whether they go with two buildings or one, they should consider stepping the height back away from the residences.
- Stated that a two-story is preferable to three.
- Admitted that she is not sure if she is in favor of a single building because of the massing. The massing might be worse with one building rather than two buildings.
- Said she has issues with design and colors. The design is devoid of architectural interest. It is very boxy. The colors assault you.
- Suggested the inclusion of more articulation, more windows and less splotchiness of color.
- Said that she liked the example provide by Planner Daniel Fama in the report.

Commissioner Rivlin suggested the inclusion of solar panels on the rooftops.

Chair Rich:

- Said he would like to see one building versus two currently proposed.
- Questions how one building versus two might address neighbors’ concerns.
- Suggested addressing heights as much as possible and to be creative to go as low as possible for the building.

Commissioner Ostrowski:

- Said that the FAR seems high because of the mass of building in proximity to neighbors.

Commissioner Rivlin:

- Said that in comparison to other storage facilities and its placement in Campbell this project made sense to him in the way it was presented.

Chair Rich asked staff for comments.

Planner Daniel Fama said there may be value in shifting a floor from the back and at the front to allow four stories at the front.

Commissioner Hernandez asked the depth of the lot.

Planner Daniel Fama replied 300 feet. He added that this project will require further massing study.

Chair Rich said he liked that thought. He asked staff if they have enough to go with.

Staff replied yes.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan provided the following additions to his written report:

- Advised that the CalAPA conference will occur in San Diego in October and he will be able to send up to two Planning Commissioners this year.
- Added that in Spring 2019 the National APA Conference will occur in San Francisco. More Commissioners will be able to attend that event since it is closer and doesn't require the expenses for air travel or hotel accommodations.

ADJOURNMENT

The Planning Commission meeting adjourned at 9:47 p.m. to the next Regular Planning Commission Meeting of **August 14, 2018**.

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Michael Rich, Chair

ATTEST: _____
Paul Kermoyan, Secretary