

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M.

TUESDAY

JULY 27, 2021
REMOTE ON-LINE ZOOM MEETING

The Planning Commission meeting on July 27, 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 Ostrowski:	Maggie Ostrowski
	Vice Chair:	Stuart Ching
	Commissioner:	Adam Buchbinder
	Commissioner:	Nick Colvill
	Commissioner:	Michael Krey
	Commissioner:	Andrew Rivlin
	Commissioner:	Alan Zisser

Commissioners Absent: None

Staff Present:	Community Development
	Director: Rob Eastwood
	Senior Planner: Daniel Fama
	City Attorney: William Seligmann
	Recording Secretary: Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Zisser, the Planning Commission minutes of the meeting of July 13, 2021, were approved as submitted. (7-0)

COMMUNICATIONS

None

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

PUBLIC HEARINGS

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

1. **PLN-2021-85/86** Public Hearing to consider the Applications (PLN-2021-85/86) of Peter Guiley for Site and Architectural Review Permits to allow approximately 60 square-foot additions to two existing fourplexes, accommodating new bathrooms, on properties located at **45 Fulton Street** and **1855 Whitwood Lane**. 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 Site and Architectural Review Committee report.

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

- SARC had a quick discussion about this request and had no issues.

Chair Ostrowski asked if there were any questions for staff.

Commissioner Krey:

- Asked if this could not have been approved without coming to the Planning Commission.
- Inquired whether most building permits are approved without having been reviewed by the PC.

Planner Daniel Fama:

- Advised that there are areas of Campbell for which there is no design review required.
- Added that there is some level of discretionary review by the PC over the last 40 to 50 years.
- Reminded that there were no plans found for the original construction of these two fourplexes, which is why this Site and Architectural Review Permit was required for each of the two addresses.

Commissioner Buchbinder:

- Asked if there is a way to fix this issue within the existing code.

Planner Daniel Fama:

- Replied yes. Director Rob Eastwood has plans to expedite processes such as this.

Director Rob Eastwood:

- Pointed out that there is a lot of pending work to be done on the code.
- Advised that there is a lot that currently goes to PC and then to Council that could be completed at staff level in other jurisdictions. Those changes are going to require a broad code update.
- Reminded that the concentration currently is on the General Plan and Housing Element. Once those are finished, there will be an extensive code update with the intent to streamline processes.

Chair Ostrowski thanked Director Eastwood saying the Commission is looking forward to that update.

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

Peter Guiley, Applicant:

- Stated that the request before the Commission is pretty straightforward.
- Thanked the PC for their time and effort.

Chair Ostrowski asked if there were any questions from the Commission for the applicant, Mr. Guiley.

There were none.

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

Chair Ostrowski asked if there was any discussion.

Commissioner Buchbinder:

- Said that he has no questions.
- Added that as a member of SARC, he found this request to be reasonable and looks great.

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

- **Adopted Resolution No. 4621 approving Site and Architectural Review Permit to allow an approximately 60 square-foot addition to an existing fourplex, accommodating a new bathroom, on property located at 45 Fulton Street; and**
- **Adopted Resolution No. 4622 approving a Site and Architectural Review Permit to allow an approximately 60 square-foot addition to an existing fourplex, accommodating a new bathroom, on property located at 1855 Whitwood Lane, by the following roll call vote:**

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

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

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Rob Eastwood provided the following information:

- Congratulated the Commission for another fast meeting.
- Reported that the PC would continue to meet using Zoom and there is a probability of a new mask mandate and a delay in the opening of City Hall.
- Stated that the earliest is September for Council and late September or early October for the Planning Commission.
- Advised the Commission that he and Executive Assistant Corinne Shinn discussed training opportunities for both staff and HPB and PC. The CalAPA meeting is coming up and will again be a virtual session. There is a sufficient budget for any member of the PC that is interested and/or available to attend this conference remotely. More information will be provided by email.

Chair Ostrowski said tonight has been a remarkably quick PC meeting.

Commissioner Buchbinder:

- Asked if there is an opportunity for any short-term code fixes prior to the completion of the GP Update.

Director Rob Eastwood:

- Stated that the Work Plan has been scheduled for this fiscal year. The projects are:
 - ADU Amnesty
 - Objective Standards
 - AB32
 - Density
- Said he would provide a broader strategy at the next PC meeting.
- Explained that one possibility might be to pair a small code amendment together with the consideration of an actual application requiring that change in order to be approved.

Commissioner Buchbinder thanked Director Eastwood and said he looks forward to seeing that schedule at the next meeting.

ADJOURNMENT

The Planning Commission meeting adjourned at 7:47 p.m. to the next Regular Planning Commission Meeting on August 10, 2021, which will likely be conducted on Zoom.

SUBMITTED BY:

Corinne Shinn, Recording Secretary

APPROVED BY:

Maggie Ostrowski, Chair

ATTEST:

Rob Eastwood, Secretary