

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M.

TUESDAY

JULY 28, 2020

REMOTE ON-LINE ZOOM MEETING

The Planning Commission meeting of July 28, 2020, was called to order at 7:30 p.m. by Chair Krey and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present: Chair: Michael Krey
Commissioner: Adam Buchbinder
Commissioner: Stuart Ching
Commissioner: Nick Colvill
Commissioner: Terry Hines
Commissioner: Andrew Rivlin

Commissioners Absent: Vice Chair: Maggie Ostrowski

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

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Rivlin, seconded by Commissioner Colvill, the Planning Commission minutes of the meeting of July 14, 2020, were approved as submitted. (6-0-1; Vice Chair Ostrowski was absent)

COMMUNICATIONS

None

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

Chair Krey asked if there were any disclosures from members of the Commission.

Chair Krey suggested the Commission consider switching the order of tonight's two-item agenda since there are applicants here for Item 2 and no one here for Item 1.

The Commission agreed to reverse the items and consider Item 2 first.

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

NEW BUSINESS

2. **PLN-2020-15 Study Session to consider a Preliminary Application (PLN-2020-15) for a proposed 5-story hotel on property located at 577 Salmar Avenue. Project Planner: *Daniel Fama, Senior Planner.***

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

- Said that this Study Session will serve to give early feedback to the applicants on their proposed hotel project.
- Advised that Council also conducted its own Study Session in July and were supportive of an increase in FAR.
- Informed that this project site at 577 Salmar Avenue consists of one acre and is located south of Hamilton Avenue. There is a circa 1990 two-story office building on this property.
- Described the project as a five-story hotel consisting of 143 rooms and underground parking. Proposed parking is 135 spaces where 150 spaces are required. The proposed above ground square footage is 59,000 square feet with a 1.5 FAR.
- Reiterated that at the Council Study Session the Council was generally supportive but not necessarily of the initial proposed design that Council found to be too stark and modern.
- Said that there are questions within the staff report including:
 - Options in site layout
 - Whether the building orientation should be flipped around so as to be located nearer to the Home Depot driveway.

- Whether shuttle service to Pruneyard, Light Rail and Downtown Campbell should be an amenity.
- Stated that it is important that this hotel's design be done well as it will influence what goes on in this immediate area in the future.
- Concluded that he is available for questions and advised that the applicant will also make a presentation.

Chair Krey asked if there were questions for staff.

Commissioner Buchbinder asked about the potential for parking reductions.

Planner Daniel Fama advised that existing hotel parking standards are based on the number of rooms as well as the number of employees and as such requires 150 spaces for this proposal. Staff agrees that is rather high number given other transportation options that are available nearby.

Commissioner Rivlin said they are eight parking spaces short of their proposed 150 room count. Does that include staff?

Planner Daniel Fama replied yes, one space per employee is required for staff.

Commissioner Rivlin asked how access to Light Rail fits in with parking reductions.

Planner Daniel Fama replied that any project can ask for a Parking Modification Permit. They must make a case for allowing a reduction of required parking.

Commissioner Hines:

- Asked about environmental aspects of this project.
- Pointed out that Council wanted to see that.
- Questioned whether any specific direction was provided by Council.

Planner Daniel Fama said that the project would undergo CEQA review but there should not too many issues. One item necessary would be a Traffic Report.

Commissioner Hines asked about energy and water efficiency. Is there any criteria available?

Planner Daniel Fama advised that Council is looking beyond minimum required efficiency. Inclusion of a rooftop garden was suggested.

Commissioner Colvill:

- Stated that Council supports variation in design.
- Provided a couple of potential nearby building examples including Joe Escobar and 8X8.
- Added that the initial design currently consists of white straight building lines with lots of windows.
- Asked whether Council gave any examples of desired design.

Planner Daniel Fama advised that architecture an area of Planning Commission purview. Council is looking to the Planning Commission for greater feedback on design.

Commissioner Hines:

- Thanked staff for taking this hotel project to Council this early in the process. That allows the Planning Commission to know if and when it is in line/sync with what Council is looking for.
- Said that as a result of that early review by Council, this Commission is able to get some feedback.
- Commended staff for acquiring additional and early Council guidance.

Commissioner Buchbinder asked staff what the Planning Commission's mandate here. The applicant has some uncertainty.

Planner Daniel Fama said that Council wants the Planning Commission to provide the applicant with clear direction. The project should not be a shock or surprise when it comes to the Commission formally

Chair Krey asked why 5-stories and a 1.5 FAR. Is that tied into the General Plan Update? Is there some connection?

Planner Daniel Fama:

- Said he would defer to the applicant on that.
- Added that usually the reasons are economic.
- Said that the General Plan doesn't provide too much guidance and there is no area plan for this site.

Chair Krey asked if there is information available on how much the availability of ride-share services such as Uber and Lyft reduce parking demand.

Planner Daniel Fama replied that parking demand is a component of a traffic study.

Director Paul Kermoyan:

- Said that reviewing a project can be awkward while a City is in the process of updating its General Plan. While that GP Update is underway the City continues to process new projects using the existing General Plan.
- Stated that the best bet is to follow the current GP.
- Reported that the current GP anticipates development that allows a higher building heights , reduced parking and added FAR.
- Pointed out that more than design, intensity, orientation and the relationship to an area is important to consider. How that design works with its surroundings.
- Added that these types of larger projects can create impacts. The Planning Commission's role is to identify critical issues to shape a project to fit in as best it can.

Commissioner Buchbinder advised that he took a bike ride to the project site.

Commissioner Hines said he too drove by to see the property from the street.

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

Kurt Anderson, Project Architect, introduced Todd Bennett, the Project Builder, who will start their presentation.

Todd Bennett, Project Builder:

- Thanked staff and the Commission for conducting this Study Session for their proposed hotel project.
- Advised that he represents the ownership and will be the contractor when the hotel is built.
- Stated that the size of the building will impact the size of the required parking reduction.
- Pointed out that each brand of hotel has an optimal number of rooms that it wants for their brand.
- Added that their request to go from a .4 FAR up to a 1.5 FAR is a fair ask. However, to go to a bigger hotel drives cost up to where it doesn't pencil out.
- Shared a PowerPoint slide presentation but as it is very similar to that presented by Planner Daniel Fama showing his may not actually be necessary.
- Assured that they are prepared to do a Traffic Study.
- Reported that there is no analysis yet on what positive impacts the nearby Light Rail System might have on this project.

Commissioner Rivlin asked Mr. Todd Bennett what he thought about inverting the building's design as suggested by the City Council.

Todd Bennett said there is expense involved in drawing that out that way at this stage. He said the design would be better when they come in with submittal plans.

Kurt Anderson, Project Architect:

- Advised that he was the one who suggested rotating the building during the Council Study Session, so the building is situated closer to the driveway to the north and allowing for activity space to the south. That would represent a much better use of the site.
- Reported that for a structure with more than five feet they would have to change construction from wood frame to concrete.
- Asked Todd Bennett if they plan to use Hexecon.

Todd Bennett said that they are considering Michael Baker International.

Kurt Anderson:

- Said that Cal Green standards would be considered with this project. An activity area is being considered for placement on the roof. They will look into a lot of things.
- Stated that their most important needs are height and FAR and they will make their case for that when they come back before the Planning Commission.
- Advised the Planning Commission that he is looking forward to moving forward with this hotel project. He said he is really excited by it.

Chair Krey asked if there were any questions from the Commission for the applicants.

Commissioner Hines said that the applicants have indicated a desire for a three to four-star hotel.

Todd Bennett said they plan an overnight type of hotel. Not a motel or lodge.

Chair Krey asked if they were catering to business or leisure customers.

Todd Bennett said a mixture of both. He said the weekdays tend to be business customers and weekends leisure customers.

Chair Krey asked if there might be sightlines of Highway 17 from the rooftop.

Todd Bennett said you may be able to see a little bit.

Kurt Anderson:

- Listed some of the attributes of this area in terms of this proposed hotel to include:
 - Proximity to freeways (17, 880 and 85) and Light Rail.
 - Distance of just 10-minute drive to Downtown San Jose and San Jose Airport.
 - Nearby businesses and recreational uses.

Commissioner Buchbinder pointed out the new VTA/Bart connection as well.

Commissioner Rivlin said he has seen images.

Todd Bennett said that Image 4 is a hotel that he just finished. He added that Images 1, 3, 4 and 5 are fairly achievable. He asked Mr. Kurt Anderson if he agrees with him on that.

Kurt Anderson replied yes.

Commissioner Rivlin asked the applicants what the “temperature” might be as far as changing their initial white box building design. He admitted that breaking up of massing is very important to him.

Kurt Anderson:

- Said that including a roof deck will require bringing two stair and one elevator shafts up to the roof, which represents an increase in the total height of the building. The question is whether those three intrusions would be allowed.
- Opined that roof decks are “The Bomb.”

Todd Bennett said that the deck may not include the entire rooftop.

Kurt Anderson cautioned that they will need to have two exits from the rooftop deck represented by three towers.

Commissioner Buchbinder:

- Asked if the reason for the height limitation to five floors is the increase in construction costs if additional floors are included.
- Pointed out that there will be a new Building Code in the future that will allow up to a nine-floor building constructed in wood.

Todd Bennett said that he has been looking into that and may consider it.

Kurt Anderson added that more floors equates to more parking.

Todd Bennett:

- Added that more than five floors means construction costs go up by 30 percent.
- Said that the normal .4 FAR allowance would allow for 35 hotel rooms. Increasing the maximum FAR to 1.5 allows for 143 hotel rooms and 137 parking spaces.

Commissioner Buchbinder asked if that is less that they would have hoped to build there.

Kurt Anderson:

- Stated that this is Campbell. He has lived and worked here since 1975. He has a lot of love for Campbell.
- Admitted that it excites him to hear a Commissioner who wants to push the envelope.
- Advised that the “sweet spot” for a hotel project is between 140 and 160 rooms.
- Added that it has to make sense economically.
- Pointed out that in looking at this particular site, nothing existing is being impacted. It will not overpower any residential neighborhood.

Commissioner Hines asked if solar would be brought in to increase energy efficiency. Has utilizing solar been considered for this project?

Kurt Anderson:

- Said that lots of things are possible.
- Added that they are always looking for ways to achieve both energy and water efficiency.

Commissioner Rivlin asked about FAR and heights. He added that 75-foot maximum height seems pretty firm. He asked if it would be easy to add another floor.

Kurt Anderson said adding another floor later could be cost prohibitive. They would have to do that at the beginning.

City Attorney William Seligmann advised that the 75-foot maximum building height limit was through a voter-approved initiative.

Planner Daniel Fama advised that the Code exempts elevator and stairway shafts from that 75-foot maximum height.

Todd Bennett:

- Said that depends on how Fire looks at it too.

- Said that their proposal includes 33 rooms per floor. Between 143 and 150 rooms falls right into what the operator they want to put in at this location would like.
- Added that there is a little bubble on this size of hotel.
- Concluded that different construction types might not pencil out.

Commissioner Buchbinder asked when the maximum building height restriction got voted in.

City Attorney William Seligmann replied 1986.

Commissioner Buchbinder asked Mr. Todd Bennett if they would consider including bike amenities.

Todd Bennett:

- Such that amenities of that sort are on the operator.
- Listed some potential as being e-bikes and/or bicycles available for rent and shuttle services. It comes down to the jurisdiction.

Kurt Anderson advised that inclusion of conference facilities would equate to the need for more parking. Everything depends on parking.

Planner Daniel Fama asked the applicants if they had considered valet-only parking whereby tandem parking can be implemented.

Kurt Anderson said that too is left to the operator.

Todd Bennett added that most hotel brands support that concept.

Commissioner Buchbinder said they should consider that option.

Commissioner Colvill said he'd like to see other amenities and not just more rooms. Said that this discussion has given us great insight for us to think about. We want bigger. Developer not necessarily so.

Chair Krey asked the applicants if the operator impacts how they design their project.

Todd Bennett replied yes. He added that they can do a lot with the exteriors.

Commissioner Buchbinder asked if the amenity space would be open to the public other than hotel guests.

Todd Bennett:

- Said it speaks to the brand.
- Added that most hotels have a restaurant and one or two bars that are mainly there to serve guests. However, they won't turn you away if you walk in.

Raja Pallela, Campbell Resident:

- Said that he too is appreciative of the City taking this proposal to Council first before bringing it to the Planning Commission.
- Thanked the developer for coming to Campbell.
- Reported that he goes to the nearby Home Depot often and thinks that this project should not adversely impact the area.
- Added that the rooftop deck is a great idea.
- Stated his support for keeping this hotel building on the south side of the lot.

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

Commissioner Buchbinder:

- Agreed that rooftop amenities are a good idea and could include a garden, bar and more.
- Added that if valet parking were to be implemented, they wouldn't have to have ground level parking. Parking is better underground and out of view.
- Pointed out that the path from this site to the VTA station at Hamilton requires crossing two un-signalized highway on and off-ramps.
- Said that while that Light Rail station is pretty close to this proposed hotel, there needs to be a more pedestrian-friendly way of getting there on foot.
- Stated that having shuttles to the airport are perfectly fine.
- Concluded that getting to Downtown Campbell is not too difficult of a walk. It would be important to somehow connect this hotel to Downtown Campbell for their guests.

Commissioner Rivlin:

- Said that the FAR perspective is challenging.
- Added that it seems that Council had no issues for consideration of the requested FAR.
- Pointed out that this area has potential for more density. As such he is in support of the increased FAR requested.
- Asked that the architect consider this to be Campbell's Gateway and should incorporate both historic and modern design concepts.
- Questioned what the extra cost might be if the elevator tower were to go up by one more floor. Perhaps they could add five to ten more rooms on the fifth and sixth floors.
- Agreed that valet parking may be a solution to parking constraints.
- Asked that the rooftop deck not just be a bar. Offer some natural element. Perhaps some bees within a small pollinator garden that would draw both butterflies and bees.
- Stated that it's not necessarily up to the hotel brand. The Planning Commission can make the hotel public access.
- Said that it would be great to incorporate solar, EV charging stations and participation with ride share programs.
- Concluded that if viable, this hotel would be a huge welcome piece to Campbell.

Commissioner Colvill:

- Stressed the importance of this hotel setting "the bar" of development in this area. It will be a huge bar-setting project.
- Opined that Design Option #4 is more Campbell-esque.
- Admitted that he is a big fan of industrial-modern design.
- Added that more character would be great.

- Agreed that there is complexity in what this site offers including being walking distance to the Downtown Campbell and proximity to The Pruneyard Shopping Center.
- Stated that the hotel brand that comes to this location will dictate so much.
- Reiterated the importance of design that sets the bar.

Commissioner Hines:

- Expressed his support of the comments of his fellow Commissioners Buchbinder, Rivlin and Colvill.
- Said that solar efficiency will continue to be an emphasis.
- Added that tech continues to expand and grow.
- Emphasized the need to help make it work for these applicants.
- Reiterated the guidance already provided by Council.
- Stated his total support for this project.

Chair Krey:

- Said he is on the same opinion on a lot of points made. He is fine with the expanded FAR and height; the reduced parking request; the orientation of the building in the other direction; and the use of valet parking. Having the parking hidden equates to a great plus visually.
- Supported the need for achieving pedestrian access from this hotel to the Hamilton Light Rail Station.
- Pointed out that expanding maximum FAR from .4 to 1.5 equates to a greater value of this site.
- Stated his preferences for Design Options 4 and 5. He prefers Option 5 over 4 as he doesn't like the windows on Option 4.
- Said that we will have a pretty good project especially with the proposed rooftop garden space.
- Said that with a couple of 75-foot high elevator/stair towers this equals a good project.
- Suggested the use of colors that are more "Campbellic", more "Campbellish".

Commissioner Rivlin:

- Suggested that Old Town Campbell be the leverage of style of our Downtown. It is a Campbell-Industrial Look.
- Supported the rotation of the hotel building but thinks that a wall to Home Depot is not necessary.

Commissioner Hines:

- Encouraged the applicants to "reach higher" with a bigger project and bigger economics.
- Directed them to, "Ask for what they need."

Chair Krey said that it seems enough input has been provided.

Director Paul Kermoyan said that the comments from the Commissioners have been very positive and constructive.

Chair Krey said that it seems that now this project will go to the Site and Architectural Review Committee (SARC) and then to the Planning Commission at a later date. He asked if it goes to Council for final action.

Director Paul Kermoyan advised that the Planning Commission makes the final decision.

Commissioner Hines once again thanked staff for taking this item to Council first.

Commissioner Rivlin asked if an EIR (Environmental Impact Report) would be required.

Planner Daniel Fama replied no.

Chair Krey asked about a Traffic Study.

Planner Daniel Fama replied yes.

Chair Krey said that this will be a good project for Campbell sometime down the road.

Chair Krey called for a short break at 8:58 p.m.

Chair Krey reconvened the meeting at 9:03 p.m.

PUBLIC HEARING

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

1. **PLN-2020-80** Public Hearing to Consider Planning Commission Initiation of a Zoning Code Text Amendment (PLN-2020-80) to adopt reduced non-residential parking standards for properties located within proximity of public transportation. Project Planner: *Daniel Fama, Senior Planner.*

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

- Said that staff is recommending that this proposed Zoning Code Text Amendment (ZCTA) be deferred until the General Plan Update is completed.
- Added that the Planning Commission can initiate such a ZCTA and that request would be run by Council to determine their priorities for such an amendment.
- Stated that the Planning Commission should draw up what it is looking for by identifying goals. Should it be only non-residential parking standards, or should it include residential as well? Should it be areas around mass transportation?
- Asked that the Commission give staff a sense of what there are look for.

Commissioner Colvill:

- Stated his concern that it might be best to wait until the General Plan Update is completed.

Pointed out however that for the previous item heard this evening, that applicant was told to concentrate on the current General Plan.

Director Paul Kermoyan:

- Clarified that for the hotel project just discussed was simply an initial study session discussion by the Planning Commission. Staff recommends that they stick with existing rules and policies within the current codes that exist.
- Reminded that the Planning Commission is identifying that there's a parking standards problem. It is important for the Planning Commission to articulate in its motion why they need a change to the current parking standards.
- Suggested that if the City's future vision changes with the updated General Plan, let that play out.
- Stated that staff is following your (Planning Commission's) lead.
- Reiterated that the City Council determines our projects and priorities.
- Added that we have a Planning Commission that wants to add more to its current workflow but Council dictates to the City Manager what our priorities are.

Commissioner Buchbinder:

- Said that he is inspired to push for this update since the Planning Commission spends a lot of time and energy on processing Parking Modification Permits.
- Assured that it is not his goal to overload staff but thinks that it would be more efficient if there are new parking standards (rules) that are more in tune.
- Asked staff when work began on the currently occurring General Plan update process.

Planner Daniel Fama replied approximately three years ago.

Director Paul Kermoyan clarified that it was since June 2016.

Commissioner Buchbinder asked if the date is known as to when the GP update would be completed.

Director Paul Kermoyan:

- Replied that a draft is complete, and available on the City's website.
- Advised that the GP update will be before Council in September to determine the next steps in the process.
- Stated that final completion is anticipated to be in December depending on which groups should review prior, such as Historic Preservation Board and Civic Improvement Commission.
- Added that there will be more workshops held and the GP will come back to the Planning Commission probably in October. Next it goes to Council with Planning Commission recommendation likely by December.

Commissioner Buchbinder:

- Pointed out that when the General Plan is dopted there will likely be a cascade of changes to support the changes of the GP.
- Added that the GP process is pretty slow therefore they won't update rules until well into next year.

- Stated this need for revised parking standards is an acute issue. Again, it is not his intent to waste anyone's time but rather to make things as straightforward as possible.
- Pointed out that the Intern did the initial parking research.
- Concluded that it is reasonable to ask Council to adjust parking standards. It's worth it.

Director Paul Kermoyan:

- Said that the City's Parking Ordinance provides for the opportunity to apply for a Parking Modification Permit. Is the Commission proposing that with its modifications to parking standards that option should not be included?
- Cautioned that whatever standard the Planning Commission sets, someone will want to modify it.

Commissioner Buchbinder:

- Said that it is his impression that there are currently quite a lot of Parking Modification Permit requests.
- Added it seems that parking is a common reason for an item to even come before the Planning Commission.
- Concluded that any changes to the current standard could require fewer request for a PMP so it will be less often but not never.

Commissioner Hines stated his total support of Commissioner Buchbinder's comments. Parking is the biggest roadblock and a number have been rejected because of parking.

Chair Krey asked staff if the revised GP will come to the Planning Commission for a discussion of all changes.

Planner Daniel Fama replied correct. The Planning Commission will then provide its recommendation to Council for final action.

Chair Krey verified with staff that it will occur this year.

Planner Daniel Fama replied that is up to Council.

Commissioner Rivlin asked what the timing would be for a Zoning Code Text Amendment. How fast can it be done? What is typical?

Planner Daniel Fama said the last Parking Standards update he and Paul completed took two years. It involved a dozen Planning Commission meetings. It is an intensive effort.

Commissioner Colvill asked if the proposed Parking Standard updates would go through a similar process.

Planner Daniel Fama reiterated that a Zoning Code Text Amendment is a very collaborative process. The last one was a pretty complete update that created the concept of allowing a Parking Modification Permit.

Commissioner Colvill asked if the new GP update would include specific Zoning Code updates or will there be more work for the Zoning Codes.

Planner Daniel Fama said that with the new goals, policies and strategies that will be contained within the updated General Plan, staff will have to figure out how those relate to the Zoning Code. Parking also has to be looked at with that process.

Commissioner Colvill said that seems like a long ordeal and he hopes that the General Plan would provide specifics.

Chair Krey said that with the updated General Plan, we will probably be in the same position with the same issues.

Planner Daniel Fama agreed that the Planning Commission will be very busy after the adoption of the updated General Plan.

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

Raja Pallela, Campbell Resident:

- Stated his full support for doing this as soon as possible.
- Claimed that the GPAC (General Plan Advisory Committee) seems to be a questionable process with less than fifty percent of its members attending meetings.
- Recounted that he had asked to be added to the notification of GPAC meetings but that did not occur. There have been no updates in the last six months.
- Stated that he sees a lot of projects not coming to Campbell. There are 150 acres not being built upon.
- Pointed out that the Planning Commission brings more projects to the City to help make the City debt-free. The Planning Commission has the power for its standards not to remain in 1986.

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

Commissioner Colvill:

- Said that the Commission needs to provide clarity to staff on what the Planning Commission wants to do to make the existing Parking Ordinance (CMC Section 21.28.040) better.
- Said that the Commission should look at that existing Ordinance and provide direct feedback.
- Concluded that staff needs specifics of what is needed to address parking standard concerns.

Commissioner Buchbinder asked if it would make sense to continue this item.

Commissioner Colvill suggested a motion to initiate this Zoning Code Text Amendment providing specific types of changes desired so staff can clarify what order this process should follow. It's important to look at the existing standards.

Director Paul Kermoyan:

- Clarified the process to require the Planning Commission to articulate why it feels that a ZCTA needs to be initiated.

- Added that if Council agrees, staff (himself and Planner Daniel Fama) will meet and set a game plan together and begin issue identification.

Commissioner Colvill asked if the Planning Commission is able to ask Director Paul Kermoyan to look at GP updates together with this proposed Zoning Code Text Amendment of the parking standards.

Director Paul Kermoyan:

- Replied that the GP update is not yet concrete and useable.
- Reiterated that we go with what we know now.
- Clarified that GPAC is not a public meeting.
- Added that Raja Pallela actually signed up for noticing of General Plan (Envision Campbell) public meetings.
- Cautioned that this Zoning Code Text Amendment will take time and require multiple meetings. It's like peeling an onion.

Commissioner Hines:

- Said that he is totally supportive.
- Added that the Planning Commission is trying to take on this topic of parking standards.
- Suggested a motion to initiate a ZCTA.

Commissioner Rivlin asked staff if they need anything further from the Planning Commission. He asked about the pattern of Parking Modification Permits over the last year.

Director Paul Kermoyan:

- Reminded that businesses routinely ask for Parking Modification Permits.
- Agreed that parking can be a factor that could deter businesses.

Commissioner Hines said that the standard for mixed-use (commercial/residential) projects are really adversely impacting such projects.

Commissioner Rivlin:

- Said that parking is an important consideration when processing commercial uses, mixed uses and residential only when multi-family sites.
- Cautioned that people in Campbell will continue to want to have cars for at least the next ten years.
- Supported taking the right steps and he thinks this is the right step.
- Stated by forwarded the Planning Commission request onward to Council, Council can then validate the Planning Commission's concerns.
- Reminded that Light Rail and bus stops can allow developers to do smart growth.

Chair Krey suggested that an alternative Planning Commission action tonight could be to specifically identify desired parking standard changes and ask Council to make this a priority.

Commissioner Hines stated that the Planning Commission's message to the City Council is that the current stringent parking standards are blocking development. That's the way to give feedback to Council.

Commissioner Colvill stated that deregulation is a very important concept that reduces unnecessary regulation that prevents development from occurring.

Commissioner Buchbinder said he agrees with Commissioner Rivlin that it is possible to make mistakes if all types of parking are considered. The original suggestion was for commercial parking only.

Commissioner Rivlin said less car use would only occur once people find it harder to find their cars due to more limited parking thus making it inconvenient to use your car.

Motion: **Upon motion of Commissioner Buchbinder, seconded by Commissioner Colvill, the Planning Commission took minute action to request that the City Council allow the initiation of a Zoning Code Text Amendment (PLN-2020-80) to adopt reduced parking standards for properties located within proximity of public transportation; by the following roll call vote:**

AYES: **Buchbinder, Colvill, Hines, Krey and Rivlin**

NOES: **None**

ABSENT: **Ching and Ostrowski**

ABSTAIN: **None**

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan had no additions to his written report but is available for any questions from the Commission.

Commissioner Hines asked Director Paul Kermoyan the status of the planned street closure in Downtown Campbell.

Director Paul Kermoyan:

- Reported that staff is working with Fire regarding the identified areas that need to be secured.
- Added that staff has provided guidelines to businesses that were distributed today.
- Said that the opening will occur on Friday, July 31, 2020.
- Advised that the barricades were put in place this morning.
- Informed that staff will be meeting with Fire on Thursday.
- Pointed out that the logistics take some time when closing down a public street and making it safe for dining/pedestrian uses.

Commissioner Buchbinder reported that he had not yet heard back on his request to the City Manager for the scheduling of a Joint Session with both Council and the Planning Commission.

Director Paul Kermoyan advised Commissioner Buchbinder that the City Manager advised him (Paul Kermoyan) that he (City Manager) had called him (Commissioner Buchbinder).

Commissioner Buchbinder said he would call again.

ADJOURNMENT

The Planning Commission meeting adjourned 9:34 p.m. to the next Regular Planning Commission Meeting of **August 11, 2020**, which will be conducted on Zoom.

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary