



**CITY OF CAMPBELL**  
**Planning Commission Action Minutes**

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7:30 P.M.

TUESDAY

AUGUST 24, 2021  
REMOTE ON-LINE ZOOM MEETING

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The Planning Commission meeting on August 24, 2021, was called to order at 7:30 p.m. by Chair Ostrowski and the following proceedings were had, to wit:

**ROLL CALL**

Commissioners Present: Chair: Maggie Ostrowski  
Vice Chair: Stuart Ching  
Commissioner: Adam Buchbinder  
Commissioner: 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 Buchbinder, seconded by Commissioner Zisser, the Planning Commission minutes of the meeting of August 10, 2021, were approved as submitted. (6-0-0-1; Commissioner Krey abstained)**

**COMMUNICATIONS/AGENDA MODIFICATIONS OR POSTPONEMENTS**

Director Rob Eastwood advised of three pieces of communications forwarded to the Commissioners via email. There are no modifications or postponements.

**ORAL REQUESTS**

None

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**PUBLIC HEARINGS**

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

There were none.

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

1. **PLN-2021-31** Public Hearing to consider the application (PLN-2021-31) of Michelle Miner Design for a Site and Architectural Review Permit to allow construction of an approximately 4,475 square-foot two-story single-family dwelling, on property located at **1327 Freda Court**. 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 if there were Commission questions for staff,

Commissioner Krey had a few questions and Planner Fama responded.

Commissioner Buchbinder had a question and Planner Fama responded.

Commissioner Zisser had questions and Planner Fama responded.

Chair Ostrowski had questions and Planner Fama responded.

Director Eastwood elaborated on changes in State laws and need for objective standards for the review of proposed projects.

Chair Ostrowski asked for the Site and Architectural Review Committee report.

Vice Chair Ching provided the Site and Architectural Review Committee report.

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

Mr. Murali Kakulapati, Property Owner, made a presentation.

Ms. Michelle Minor, Project Architect, made a presentation.

Chair Ostrowski asked if there were Commission questions for the property owner or architect.

Commissioner Zisser had a question and Mr. Kakulapati responded.

Commissioner Buchbinder thanked the applicant for his presentation.

Planner Daniel Fama said it seems the live streaming is not occurring on YouTube.

Director Rob Eastwood said the direct link to register is available on the agenda distributed and posted on the website.

Chair Ostrowski asked Director Eastwood if the meeting can continue.

Director Rob Eastwood replied yes but asked the City Attorney to confirm.

City Attorney William Seligmann said we should be fine.

Chair Ostrowski had questions and Planner Daniel Fama responded.

Chair Ostrowski asked if there are members of the public wishing to speak.

Ms. Roxanne Dubois said the meeting link did not work for her and spoke out against the proposed home.

Mr. Doug Robinson expressed concerns on the proposed home.

Mr. Walt Tersigni spoke in favor of the project.

Ms. Melissa Hardaway, resident on adjacent property, expressed concerns about the project.

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

Chair Ostrowski asked if there was any discussion.

Vice Chair Ching supported changes that would be more sensitive to the San Tomas Area Neighborhood Plan (STANP).

Commissioner Buchbinder spoke in support of the project and the use of objective standards and design standards.

Commissioner Colvill spoke in favor of the project that fits in with its neighborhood.

Commissioner Zisser spoke in favor of the project.

Commissioner Rivlin spoke in support of approval.

Commissioner Krey said this home doesn't meet the provisions of the STANP.

Chair Ostrowski agreed with the comments in support.

Vice Chair Ching concurred with Commissioner Krey that this home design does not comply with the STANP.

Commissioner Colvill pointed out that there is heckling occurring in the live audience. Is there anything to be done to remove that option.

City Attorney William Seligmann said that there are no rules against electronic comments being posted during a meeting.

**Motion:**           **Upon motion of Commissioner Colvill, seconded by Commissioner Buchbinder, the Planning Commission adopted Resolution No. 4624 approving/denying a Site and Architectural Review Permit to allow construction of an approximately 4,475 square-foot two-story single-family dwelling, on property located at 1327 Freda Court, by the following roll call vote:**

**AYES:**           **Buchbinder, Colvill, Ostrowski, and Zisser**

**NOES:**           **Ching, Krey and Rivlin**

**ABSENT:**       **None**

**ABSTAIN:**      **None**

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

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### **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Director Rob Eastwood provided oral additions to his written report with the following comments:

- Staff will look into turning off the Q&A for future meetings.
- Stated that noticing links will be made simpler.
- Council approved the 2575-2585 S Winchester Blvd mixed-use project and the entering into contracts with two consulting firms (De Novo and M-Group) to work on the General Plan and Housing Element.
- Reminded that next PC meeting will be devoted to a study session on the Draft General Plan. He suggested starting the meeting earlier if possible with work schedules.

Chair Ostrowski supported starting the GPO Study Session earlier than the normal 7:30 p.m.

Several other Commissioners agreed. One suggesting a 6 p.m. start.

Commissioner Buchbinder asked if it would be possible to get the report material as early as possible as there is a lot to review.

Director Rob Eastwood said staff is aiming for a September 3<sup>rd</sup> distribution, which would be a week and a half prior to the meeting.

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### **ADJOURNMENT**

The Planning Commission meeting adjourned at 9:03 p.m. to the next Regular Planning Commission Meeting on September 14, 2021, which will likely be conducted on Zoom.

PREPARED BY: Corinne Shinn, Recording Secretary