



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

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7:30 P.M.

TUESDAY

OCTOBER 26, 2021  
REMOTE ON-LINE ZOOM MEETING

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The Planning Commission meeting on October 26, 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  
Commissioner: Adam Buchbinder  
Commissioner: Matt Kamkar  
Commissioner: Michael Krey  
Commissioner: Andrew Rivlin  
Commissioner: Alan Zisser

Commissioners Absent: Vice Chair: Stuart Ching

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

**APPROVAL OF MINUTES**

**Motion: Upon motion by Commissioner Kamkar, seconded by Commissioner Krey, the Planning Commission minutes of the meeting of October 12, 2021, were approved as submitted. (6-0-1; Vice Chair Ching was absent)**

**COMMUNICATIONS/AGENDA MODIFICATIONS OR POSTPONEMENTS**

Director Rob Eastwood advised that staff had provided a couple of Desk Items for Item 1 on tonight's agenda via email.

**ORAL REQUESTS**

There were none.

**PUBLIC HEARINGS**

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

There were none.

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

1. **PLN-2021-90** Public Hearing to consider the application (PLN-2021-90) of Carl Jones for a Conditional Use Permit to allow for the establishment of a new concealed wireless facility (rooftop cupola) on property located at **1630 W. Campbell Avenue**. 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: *Stephen Rose, Senior Planner*

Mr. Stephen Rose, Senior Planner, provided the staff report.

Chair Ostrowski asked if there were any questions for staff.

Commissioners Zisser, Buchbinder, Kamkar and Krey asked questions about concealed versus stealth cell sites; whether a CUP is still required if a cell site is stealth; the reason for the extra height of the cupola.

Planner Stephen Rose replied that stealth installations are done ministerially via the Director. He advised that the height of the cupola is just a couple of feet higher and deferred to the applicant as to why that added height was desired.

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

Applicant Carl Jones spoke, explaining that the added height was for design characteristics; thanked staff, SARC and the PC for a great experience and said he was available for any questions.

Commissioner Krey and Kamkar asked questions including which cellular company Mr. Jones represents; whether the replacement equipment is intended to go up from 4G to 5G; and whether the site will have an increase in power/impacts.

Applicant Carl Jones responded to the Commission questions by advising that he is with Epic Wire Group that represents AT&T Mobility as well as Verizon; that the site would not go from 4G up to 5G; the site is needed to fill in existing gaps in coverage in Campbell and would remain within their allowed frequencies.

Commissioner Kamkar discussed his concerns about safety while admitting that he understands such health concerns/issues are beyond the scope/purview of this Commission and in the hands of the FCC.

Planner Stephen Rose reminded that issues of health considerations have been preempted by the FCC and local jurisdictions cannot weigh in on those topics. He clarified that this is a new build for AT&T, and it will not be 5G.

Commissioner Krey asked Mr. Jones why create a new site within a cupola when there is an existing facility standing outdoors just a few yards away serving Verizon. Why within a cupola rather than out in the open?

Planner Stephen Rose reported that Mr. Jones worked extensive with staff and that no exposed installations are now allowed. The cupola did a better job of blending this equipment into this shopping center roofline. The technology of the nearby outside installation is no longer supported.

Chair Ostrowski asked about use of fake trees for cell antennas.

Planner Stephen Rose said that a tree pole is considered a type of concealment that are better than poles and panels or brackets.

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

Chair Ostrowski suggested the members of the Commission begin their deliberations on this application.

Commissioners Buchbinder, Krey and Rivlin spoke in support of this request.

**Motion:**           **Upon motion of Commissioner Rivlin, seconded by Commissioner Zisser, the Planning Commission adopted Resolution No.4626 approving a Conditional Use Permit to allow for the establishment of a new concealed wireless facility (rooftop cupola) on property located at 1630 W. Campbell Avenue, as modified by the Desk Item, amendments to Conditions 2 and 3, and finding the project to be Categorically Exempt under CEQA, by the following roll-call vote:**

**AYES:**           **Buchbinder, Kamkar, Krey, Ostrowski, Rivlin, and Zisser**

**NOES:**           **None**

**ABSENT:**       **Ching**

**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 a brief oral report with the following:

- Congratulating the PC for their joint session with the City Council;
- Suggested if any Commissioner needs further information on the General Plan/Housing Element they should contact staff;
- Reported that two of three planned outreach meetings have already occurred with the last to occur the next day (Wednesday) and will be an open house format that will include break out rooms as an innovative outreach approach;
- Said the next PC meeting on November 9<sup>th</sup> would be devoted to discussion on how best to plan for 3,000 new housing units in Campbell over the next eight years;
- Added that the November 9<sup>th</sup> meeting would begin an hour earlier than usual, at 6:30 p.m. to handle the one public hearing item and first of two study sessions.
- Said that the second study session would begin no sooner than 7:30 p.m. If the 6:30 p.m. meeting ends early, a break will occur until 7:30 p.m.
- Reported that SB9 has been signed into law and impacts all residential zoning.
- Stated that on January 1, 2022, property owners will be able to build a duplex on their residential property and subdivide a property to lots as small as 1,200 square feet.
- Advised that Council will be working on an Urgency Ordinance at its meeting on December 7<sup>th</sup> to establish basic standards/regulations on the books for SB 9 for stability. Urgency Ordinances go straight to Council, not through the PC first, due to the limited time available to develop and approve it prior to January 1, 2022.
- Stated that 2022 will be concentrated on the General Plan and needed Zoning work to implement SB 9

The Commissioners further discussed issues of parking, lot size, setbacks, start date when housing units constructed can be counted against the 3,000-unit RHNA assignment of new housing units for Campbell; if a single-family lot gets split could there be a duplex on both of the lots for a total of four?

Director Rob Eastwood said that sites that obtain a building permit for a new housing unit(s) after June 30, 2022, can be counted against the 3,000-unit RHNA obligation. Yes, a lot split would allow for two duplexes or four units.

### **ADJOURNMENT**

The Planning Commission meeting adjourned at 8:25 p.m. to the next Regular Planning Commission Meeting on November 9, 2021, which will likely be conducted on Zoom.

PREPARED BY: Corinne Shinn, Recording Secretary