



CITY OF CAMPBELL
Planning Commission Action Minutes

7:30 P.M.

TUESDAY

NOVEMBER 9, 2021
REMOTE ON-LINE ZOOM MEETING

The Planning Commission meeting on November 9, 2021, was called to order at 6:38 p.m. by Acting Chair Stuart Ching and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present: Chair: Maggie Ostrowski (arrived 6:53 p.m.)
Vice Chair: Stuart Ching
Commissioner: Adam Buchbinder
Commissioner: Matt Kamkar
Commissioner: Michael Krey
Commissioner: Andrew Rivlin
Commissioner: Alan Zisser

Commissioners Absent:

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

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Buchbinder, the Planning Commission action minutes of the meeting of October 26, 2021, were approved as submitted. (5-0-1-1; Chair Ostrowski was absent for this vote and Vice Chair Ching abstained)

COMMUNICATIONS/AGENDA MODIFICATIONS OR POSTPONEMENTS

Director Rob Eastwood:

- Advised the Commission that there were no additional communication items for Agenda Items 1 (Public Hearing) and 2 (Study Session #1).
- Said that several communication items were received and forwarded to the members of the Planning Commission for Item 3 (Study Session #2) that will be held at or after 7:30 p.m. this evening.
- Reported that the start time was wrong for an early noticing that went out. Instead of a 5:30 p.m. start reflected on a postcard mailing, the actual start time as later changed to 6:30 p.m.

ORAL REQUESTS

None

PUBLIC HEARINGS

Acting Chair Ching asked if there were any disclosures from the Commission.

There were none.

Acting Chair Ching advised the Commission that he would actually have to recuse himself from participating on Item 1 due to a professional conflict of interest.

Commissioner Krey assumed the role of Chair from Acting Chair Ching to oversee Agenda Item 1.

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

1. **PLN-2021-128** Public Hearing to consider the applications (PLN-2021-128 /
PLN-2021-129 PLN-2021-129) of Nicole Comach for Conditional Use Permits with Site and Architectural Review for T-Mobile & AT&T to allow for the reestablishment and continued operation of an existing concealed wireless telecommunications facility (faux tree pole) with a requested exception to the Winchester Boulevard Master Plan to allow the retention of an approximately 69-foot tall facility, where otherwise limited to 45-feet, on property located at **2041 S. Winchester Boulevard**. This item is Categorically Exempt under CEQA Project Planner: *Stephen Rose, Senior Planner*.

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

Commissioner Buchbinder provided a Site and Architectural Review Committee (SARC) report, advising there were no issues, and this installation is well concealed at the back of this site.

Chair Ostrowski asked if there were any questions for staff.

Commissioners Rivlin and Zisser had questions about coverage and the effective concealment of this wireless telecommunications facility on this site.

Chair Ostrowski arrive at 6:53 p.m.

Acting Chair Krey turned the gavel over to Chair Ostrowski for the balance of Item 1.

Commissioner Kamkar asked if this installation would provide 5G wireless services.

Planner Stephen Rose replied no. He added that usually 5G installations are situated on light poles.

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

Male Speaker, on behalf of Nicole Comach, spoke in support of their request.

There was no one else present wishing to speak about Agenda Item No. 1.

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.

Commissioner Krey advised he was at the SARC meeting for this item. There were no problems. This was found to be a good location for this use.

Commissioner Rivlin stated his support.

Commissioner Buchbinder agreed this installation is well concealed and not visible. He too is supportive of this project.

Motion: **Upon motion of Commissioner Zisser, seconded by Commissioner Krey, the Planning Commission adopted Resolution No. 4627 recommending approval of Conditional Use Permits with Site and Architectural Review for T-Mobile & AT&T to allow for the reestablishment and continued operation of an existing concealed wireless telecommunications facility (faux tree pole) with a requested exception to the Winchester Boulevard Master Plan to allow the retention of an approximately 69-foot tall facility, where otherwise limited to 45-feet, on property located at 2041 S. Winchester Boulevard, and finding the project to be Categorically Exempt under CEQA, by the following roll-call vote:**

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

NOES: **None**

ABSENT: **None**

ABSTAIN: **Ching and Ostrowski**

Chair Ostrowski advised that this item would be considered by the City Council for final action.

STUDY SESSION 1

2. **PLN-2021-169** Study Session to consider a Preliminary Application (PLN-2021-169) to review the proposed reconstruction of an existing service station (Shell) with a new convenience market and drive-through carwash on property located at **570 E. Hamilton Avenue**. 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.

Planner Daniel Fama advised that the current General Plan calls for more intensive development. However, the existing use can stay as it is. The reinvestment of this scale is inconsistent with the General Plan.

Commissioner Kamkar asked if this upgrade proposal is consistent with the current General Plan. Just not with the new General Plan currently being updated.

Planner Daniel Fama said that the current General Plan polices were adopted 20 years ago and are consistent with the Land Use diagram.

Commissioner Kamkar pointed out that there are inconsistencies within the General Plan, but he understands the ultimate goal.

Planner Daniel Fama restated that these General Plan polices being referenced were adopted 20 years ago.

Commissioner Buchbinder asked what date of compliance this current use is at with respect to the General Plan

Planner Daniel Fama replied a 1983 Conditional Use Permit approval.

Commissioner Zisser admitted to having misgivings in denying this expansion of a long-standing business.

Director Rob Eastwood:

- Reiterated that the existing General Plan established the Gateways policies.
- Added that the City Council has been favorable with the development of a Specific Plan for this area as part of the Envision General Plan Update.
- Concluded that the PC should consider the existing General Plan when considering this project.

Chair Ostrowski:

- Reminded that this service station use was approved in 1983.
- Added that with the General Plan adopted 20 years ago, the City's entry points were to be considered Gateways. There was an idea of what the City wanted at these Gateways but there is/are no Gateway(s) in place now.
- Agreed that it is important for Campbell to have its own sense of identity.
- Concluded that she supports the staff recommendation.

Chair Ostrowski opened the meeting to allow public comment.

Muthana Ibrahim, Architect/Applicant:

- Reported that a new 25-year lease is in place for this site serving as a gas station
- Advised that they are open to any style of architecture requested by the City.

Sunny Goyal, Property Owner:

- Reported that his company has 40 locations of Loop, which is a convenience store. Loop is a high-end market with healthy options.

Commissioner Rivlin suggested use of compatible Downtown architecture and materials.

Vice Chair Ching asked why there are no ChargePoint stations.

Sunny Goyal said there is room to accommodate them at the front of the property.

Commissioner Kamkar asked if they have considered a multi-story building on this site.

Sunny Goyal replied yes. This is a smaller site. A two-story with a mezzanine or with offices above could be considered. The limiting factor is parking requirements to support the uses.

Commissioner Kamkar expressed concern about the traffic flow and site circulation.

Rob Lopez pointed out that there already is a car wash just down the street on Hamilton Avenue that regularly overflows its traffic queuing onto the public street. This is not a great location for this kind of business (carwash).

Chair Ostrowski closed the public comment period and asked for Commission discussion.

Commissioner Zisser pointed out that a new 25-year lease means this service station will be on this location for the next 25 years. He said that it is a nice-looking gas station as it is. He is loathe to reject this business that was established some 35 plus years ago at this site. Said he likes the inclusion of a better market and inclusion of a second floor to the building might be good. He said he is leaning toward being in favor of moving this proposal forward with a formal application.

Commissioner Krey said he liked the presentation provided by the architect and property owner. This is a successful business, but the staff report advises that there is a conflict with expansion of this use per the existing General Plan that requires this area be treated as a

Gateway. Questioned whether a more appropriate development of this property would include a service station at all.

Planner Daniel Fama replied not in staff's position.

Commissioner Krey said that for a long-time successful business this is not a minor issue. He is on the fence.

Vice Chair Ching thanked staff for their report. Encouraged the Commission to see the housing crisis in the State of California. This site is just five minutes from the Light Rail station although there are a number of practical concerns. It seems this request is inconsistent with the current and future General Plans. There remains an opportunity to do something special here.

Commissioner Buchbinder said having a two-story building on this site is a great idea. Perhaps with the inclusion of a roof deck. Agreed with Mr. Lopez about the overflow at the current carwash located on Hamilton Avenue. That could be a problem here.

Commissioner Rivlin said the question to ask is what Campbell looks like in 20, 30 or even 50 years from now that can help make this site a Gateway.

Chair Ostrowski reiterated that as proposed this project is not consistent with either the current or future General Plans. As leaders, it is our role to implement the General Plan and create a vision on what we want our community to look like. It would take a lot of work in order for this proposal to meet the guidelines of the existing General Plan.

Commissioner Kamkar said he would go with the staff on this one, but he doesn't want to drive away a good business from our city. However, this is the wrong location to intensify for such a use. A convenience store does not make much sense. It is clear that this is not the right place for intensification of this use.

Chair Ostrowski told the applicant and property owner that she hopes the feedback and guidance provided will help them determine how to move forward.

Director Rob Eastwood said that there is no formal action to take tonight on this item.

(8:09 p.m.)

STUDY SESSION 2 (Will start no sooner than 7:30 p.m.)

- 3. PLN-2021-12** Study Session to review Campbell's Plan for Housing - Housing Opportunity Site Methodology and Selection. Presentation by Housing Consultant (M-Group) & City Staff.

Director Rob Eastwood:

- Introduced the consultants from M-Group, Geoff Bradley, David Hogan, and Christabel Soria Mendoza.

Geoff Bradley discussed tonight's meeting presentation slides as follows:

- RHNA & Housing Allocation Target
- Housing Opportunity Site Mapping
- Public Feedback/Survey Results
- Policy Options – Housing Opportunity Sites
- Next Steps
- Discussed the first item – RHNA & Housing Allocation Target
 - Housing Allocation Target
 - Draft 2,977 units
 - 30% buffer +893 units
 - Total units 3,870
 - By Income Levels
 - Very low income 25%
 - Low income 15%
 - Moderate income 17%
 - Above moderate income 43%
- Asked if there were any questions to this point.

Commissioner Buchbinder said that these estimates seem high based on current numbers.

Commissioner Krey asked about how sites are calculated by income levels.

Consultant Geoff Bradley replied there will be quantifiable data based on surveys.

Commissioner Kamkar asked if units to be built would start to be counted.

Consultant Geoff Bradley replied yes. If permits are issued the units are counted. If those units are not built, there is no penalty to the City.

Chair Ostrowski asked about income levels for affordable housing developments and what constitutes affordable.

Consultant Geoff Bradley replied that there are two variables – the size of household and the income level of a household. Housing cost is not to exceed 30 percent of the household income.

Chair Ostrowski clarified that larger affordable units would be intended to serve larger families.

Consultant David Hogan said that issues of importance in terms of placement of affordable housing units is:

- Access to Transit – such as Light Rail and bus stops.
- Access to Resources – such as commercial centers, food, parks, and schools.

Consultant Christabel Soria Mendoza:

- Discussed Public Outreach efforts as including, postcards, emails, website (Envision Campbell page).
- Added that there were three community meetings and two pop-up booths at both Oktoberfest and Farmers Market in Downtown Campbell.
- Reported that over 300 survey responses were received.
 - 88% of respondents are Campbell residents.
 - 41% of respondents live in Campbell but work elsewhere.
 - 24% of respondents are retired and live in Campbell.
 - 23% of respondents both live and work in Campbell.
- Discussed the Demographics of the respondents:
 - 69% of respondents are “White”.
 - 17% of respondents are “Asian”.
 - 7% of respondents are “Hispanic/Latinx”.
 - 2% of respondents are “Black”.
 - 2% of respondents are “Alaskan or Native American”.
 - 1% of respondents are “Hawaiian”.
- Listed Age Groups of the respondents:
 - 48% are between ages of 30 and 54 years.
 - 45% are 55 years of age and over.
 - 7% are “Young”.

Chair Ostrowski said it is good to see so much community outreach done. She asked for questions by the Commission and then there will be Public Comment.

Commissioner Buchbinder asked about resources.

Director Rob Eastwood said that the focus at this meeting is on housing. Resources are outside of this discussion.

Commissioner Buchbinder expressed concern that the survey results match the City’s demographics. He pointed out that the survey is not available in Spanish. Are there plans for Spanish survey forms? How about outreach to the Youth Commission?

Director Rob Eastwood said that we have been as inclusive as possible. There are limited translation tools available, but we hope to reach more diversity.

Commissioner Buchbinder said that outreach to the largest employers of Campbell is the next category he will reach out to.

Consultant David Hogan said that they had noticed the gaps in diversity as well.

Commissioner Krey sought clarification that it might take 60 unit per acre to pencil out to the required new housing units allocated for Campbell. Is that right?

Consultant David Hogan replied that he has heard that number before, but he has no specific information to either confirm it or refute it at this time.

Commissioner Krey asked if it is true that Los Gatos and West San Jose have areas with a density of 75 units per acre?

Consultant David Hogan said he doesn't have that information.

Consultant Geoff Bradley said that Los Gatos is not in the same ballpark as San Jose. They have much lower densities.

Planner Stephen Rose pointed out that as all cities in California are working on their own Housing Elements, their existing densities certainly may change.

Commissioner Zisser:

- Applauded Consultant Geoff Bradley for "flipping the script."
- Pointed out that in terms of mapping, half the City has few to no opportunity sites.
- Opined that the STANP (San Tomas Area Neighborhood Plan) is the reason for that as the STANP emphasizes single-family residential and no commercial development.
- Added that means that a large swarth of Campbell is not impacted by this development plan.
- Asked if there is a way to adjust that discrepancy.

Consultant Geoff Bradley told Commissioner Zisser he has made a good observation. He added that the Housing Element will be obligated to help break down barriers to affordable housing. He added that to implement the SB10 Law, the City will need policies and a program to implement.

Chair Ostrowski said she had the same observation as Commissioner Zisser. The STANP area consists of lots of larger lots with single-family residential.

Commissioner Zisser pointed out that we don't have many vacant sites in Campbell. Asked if there a number of vacant lots that is known? Should the buffer perhaps be higher than the 30 percent currently proposed?

Commissioner Ching stated that high density development, as done from his home country, is full of high density that is built around parks that act as shared open space.

Chair Ostrowski opened the Public Comment period to the members of the public in attendance.

Susan O'Brien stated her support for options 3, 4 and 5 and specifically higher density be located near transit.

Raj Pallela suggested that the City plan beyond the prescribe 8-year period and 3,000 assigned housing units. The City should provide incentives as it is a fully developed City. He recommended that all large lots be designated as high density.

Michael Stevens pointed out that nurses, firefighters, and other important service provides need affordable housing to live where they work. Suggested that densities that are changed match the existing densities of the area in which they will occur. Stressed the need to build high density near mass transit. Walkability and availability of mass transit are what lead to prime locations for redevelopment of higher density housing.

Rob (no last name provide) said he has an alternate viewpoint. He pointed out that all of the proposed sites will be placed within San Tomas, Highway 17 and Hamilton Avenue. He said, "That is codified NIMBYism." He recommended efforts to disburse affordable housing residents within the entire City of Campbell.

Allen Ishibashi, said he is a third generation Campbell resident as well as a pro-development person. Advised that he finds Option 3 to be best for Campbell. It gets the density right and helps create walkable neighborhoods. He suggested medium-density townhome developments as the best alternative housing format.

Gullian Gao said she is a new Campbell resident and likes the small-town environment and hopes that small-town environment is kept. Expressed concern about the Campbell Community Center being marked as a potential high-density housing site. That would really change Campbell's character.

James Sullivan complimented staff and M-Group consultants for their work. He said he is a 17-year resident of Campbell with three kids, and they live within the STANP area. The area consists of larger lots. With the State granted provisions for ADUs and the SB-9 Law, larger lots would likely go from the current one unit up to four units. He said that very-low and low-income units are needed. He is a huge proponent of ADUs as they are a great way to tackle that need.

Oleksii Kuchaiev said he is an 8-year resident of Campbell. Stated that high-density near transit makes both housing stock and transit better. High density in low-density areas doesn't work. Stated, "Stand up for residents here."

Caroline Field said she is a 16-year resident of Campbell and understands the need for higher density and transit-oriented approach. Said that the lower density character should also be preserved. Suggested that the Hacienda VTA station be revisited that was voted down in 2018.

Janette Rupp agreed with the comments of Caroline Field. Transit areas are the best for higher density housing. Said that it's important to make sure that the assigned new densities match the existing adjacencies to help retain the character of a local direct area. Supported building high density around green spaces. Cautioned on the need to make sure adequate parking is still provided as we will still have cars.

Scott Connelly thanked the PC for this opportunity to speak and said he appreciates the Commission's efforts. He suggested that larger sites be placed on an opportunity-housing list. Cautioned that a lot of those larger sites are currently encumbered by long-term leases. That includes the Kohl's site and the recently remodeled shopping center at Campbell Ave & San Tomas Aquino Road.

Perry Osa is a former resident of Campbell that kept their townhome located on Latimer Circle. Said that access to Hamilton Avenue was brought up by potential tenants. Supported transit areas for high-density residential.

Chair Ostrowski thanked all of the public speakers. This has been a great session allowing for great feedback by the Commission. Planner Stephen Rose did a great job on the staff report.

Director Rob Eastwood said that there is on last portion to complete this evening.

Planner Stephen Rose:

- Said that the current map shows some options for housing opportunity sites.
- Added that a number of options were presented.
- Stated there is potential ways of housing production strategies.
- Said that Campbell's baseline target is 3,300 units.
- Reminded that five options were outlined.
- Asked the Commission to share which option(s) they feel could be the preferred starting point.

Chair Ostrowski asked for comments by the Commission.

Commissioner Kamkar said that Planner Stephen Rose provided an excellent summary. He said the main issue is how realistic are we being and how successful have we been with previous RHNA allocations.

Planner Stephen Rose replied "not too well at the very-low-income level". He said that the proposed 30 percent buffer allows a target that exceeds our allocation. He added that Density Bonus Laws will equate to 80 percent more.

Commissioner Kamkar pointed out that often in-lieu fees are paid instead of construction of lower-income level affordable homes. He said we should look to incentivize construction of the needed affordable housing rather than accepting in-lieu fees. He agreed that existing long-term leases will prevent redevelopment of some of the sites included on the opportunity site mapping.

Commissioner Krey supported Options 3, 4 and 5.

Commissioner Rivlin said he would not support loss of commercial pace. He said TOD is a no-brainer. Suggested focusing on the three VTA stations in Campbell. Said he too supports Options 3, 4 and 5 and says no to inclusion of the Campbell Community Center as an opportunity site.

Commissioner Ching said that the M-Group team and staff did a great job presenting this material and great comments were provided by members of the community. Agreed that Options 3, 4 and 5 stand out as does the Dell Avenue Area.

Commissioner Zisser agreed the public input was great. He is in accord with the other members of the PC in supporting Options 3, 4 and 5 with appropriate densities. He also supported the concept of the fourth office building approved for Pruneyard could well be reconsidered for a high-density residential use.

Planner Stephen Rose:

- Said there is no consideration of replacing shopping centers with housing. Instead, the consideration is the “right-sizing” of oceans of parking that are underutilized that might be able to accommodate housing in addition to the existing commercial uses on the site.
- Added that in regard to the Campbell Community Center, the target for housing potential is parking lots and not the entire site. However, it is premature as Council has not yet decided if they have any interest in even considering that option for the CCC.

Commissioner Buchbinder said it would be nice to have a GIS layer for these opportunity sites. He said that in his opinion, Option 3 is the winner here. He asked if there is an assumption that the entire Pruneyard would be raised and rebuilt with high-density housing?

Planner Stephen Rose replied no. There is no talking about razing existing sites.

Commissioner Buchbinder pointed out that we cannot count density bonus units until they are built.

Chair Ostrowski suggested flexibility and looking at multiple options. She stated that it is important in terms of quality of life for residential developments to include green/open space. Open space should be included in what we are requiring. Pointed out that there has been a lot of support from the Commission for Options 3, 4 and 5. Option 1 is existing land use.

Commissioner Buchbinder suggested updating the existing density from Union Avenue back to Highway 17 to 45 units per gross acre.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

Director Rob Eastwood provided a brief oral report with the following:

- Advised that at the November 16th Council meeting the Council will consider the modification to the Emergency Authorization to allow the Commission to conduct its meeting in house. Perhaps the November 23rd Planning Commission meeting could occur in Council Chambers.

ADJOURNMENT

The Planning Commission meeting adjourned at 10:54 p.m. to the next Regular Planning Commission Meeting on November 23, 2021, which will likely be conducted on Zoom.

PREPARED BY: Corinne Shinn, Recording Secretary