

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M.

TUESDAY

NOVEMBER 13, 2018
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of November 13, 2018, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Chair Rich and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present: Chair:	Michael L. Rich
Vice Chair:	JoElle Hernandez
Commissioner:	Stuart Ching
Commissioner:	Mike Krey
Commissioner:	Maggie Ostrowski
Commissioner:	Andrew Rivlin

Commissioners Absent: None

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

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Hernandez, seconded by Commissioner Rivlin, the Planning Commission minutes of the meeting of September 25, 2018, were approved as submitted. (4-0-0-2; Commissioners Krey and Ostrowski abstained)

Motion: Upon motion by Commissioner Hernandez, seconded by Commissioner Krey, the Planning Commission minutes of the meeting of October 9, 2018, were approved as submitted. (6-0)

COMMUNICATIONS

Director Paul Kermoyan listed the desk items as follows:

- Memo from staff with revised conditions for Agenda Item 1.
- Letter dated November 13, 2018, received by Geoff & Heather Bradley regarding Agenda Item 1.
- Memo from staff responding to memo from Geoff & Heather Bradley regarding Agenda Item 1.
- Letter from neighbor regarding addressing for Agenda Item 2.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

Adam Buchbinder, Resident on Almarida Drive:

- Reminded that at a previous meeting he had requested an update on future General Plan Advisory Committee (GPAC) meetings. There have been no updates indicating future meetings included on the City's website.
- Stated that there are important problems with the existing housing crisis.

Director Paul Kermoyan:

- Said that he had responded to Adam.
- Reported that work on the General Plan has been "stayed" until the Council can select its preferred Land Use Map Alternative.
- Added that Council decided to wait until the new Council is seated to continue work on the General Plan, which will start back up in January.

PUBLIC HEARINGS

Commissioner Krey advised the Chair that he will recuse from participation on Agenda Item 1 because he is a close friend of the Bradleys, who are neighbors to the project site and are present this evening to speak in opposition of the proposed project design. He left the dais and chambers for the duration of the hearing.

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

1. **PLN2018-198 (S&A)** Public Hearing to consider the application of Daniel Warren for a Site and Architectural Review Permit (PLN2018-198) to allow the construction of a new two-story single-family residence with attached garage on property located at **1384 Munro 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: *Cindy McCormick, Senior Planner*

Ms. Cindy McCormick, Senior Planner, provided the staff report.

Chair Rich asked if there were questions for staff.

Commissioner Rivlin asked if there were any other homes in the area using two different roofing materials.

Planner Cindy McCormick said she didn't believe so.

Commissioner Hernandez provided the Site and Architectural Review Committee update as follows:

- Reported that SARC was generally supportive of the project.
- Added that SARC appreciated that the majority of the home's square footage was on the first floor. It is a well-designed home.
- Admitted that SARC was concerned about the use of two different roof materials and asked to see samples.
- Said that SARC had questions about the front porch and how the roof was situated. It is hard to understand what is intended from the drawings.

Commissioner Rivlin added that it was an anomaly.

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

Daniel Warren, Applicant:

- Assured that they took the neighborhood and surrounding homes into consideration.
- Described their architectural style for this home as Modern Ranch.
- Reported that on the street behind this one (Westmont) they have another home currently under construction with similar design characteristics.
- Added that they maximized the ground floor level and minimized the massing of the second floor.
- Pointed out that there are no views onto neighbors' homes to the side and back yards and therefore no privacy impacts created.
- Said that massing and long walls can be broken with additional articulation.
- Stated that the fencing between neighbors would help screen a portion of these side walls as will additional landscaping.
- Suggested inclusion of batten board siding.
- Advised that use of metal roofing is being seen on Modern Ranch design. Perhaps the use of standing seam material and composite on the home could be reversed with use of standing seam material on both levels.
- Stated that the entry porch offers a modern look with a covered entry, which is their preference.
- Concluded that he is available for any questions.

Chair Rich asked if there is any reason for the use of the two different roofing materials. Does it offer additional heating and/or cooling efficiencies?

Daniel Warren replied that it was designed with two roofing materials simply for the aesthetics.

Tim Miller, Resident on Munro Avenue:

- Reported that he has been living in his home on Munro for 32 years now.
- Said that their neighborhood welcomes new neighbors but they want this new home to conform to the San Tomas Area Neighborhood Plan (STANP).
- Reported that another house on this street (1395 Munro Avenue) is included on the historic property list.
- Questioned whether the unique character of their neighborhood would be preserved or would it just become another street of hodgepodge homes.
- Pointed out that Munro Avenue is one of the last streets with older homes in the City.
- Reminded how Alice Avenue is such an asset to the City of Campbell due to efforts to preserve the architecture there.
- Stated that this proposed house needs to be redesigned to match the character of the existing street and neighborhood.

Gail Miller, Resident on Munro Avenue:

- Stated that their home on Munro was purchased 32 years ago because of the vintage feel of the neighborhood.
- Reminded that the San Tomas Area Neighborhood Plan came about due to concerns of residents to preserve their area.
- Asked that this proposed home not be approved as it currently is designed. It is not comparable with the existing homes where most are either single-story or 1 ½ - story homes that do not include vertical design and columns.
- Said that she has problems with the scale and mass and should be more compatible with this neighborhood of older mostly single-story homes.
- Opined that this home wants to be modern.
- Pointed out that this home at 5,000 square feet is too big for this neighborhood of approximately 1,500 square foot homes.
- Lamented that the provisions of the STANP still keep getting chipped away. There are now three homes with metal roofs that should never have been allowed as it is a material not compatible with the neighborhood.

Heather Bradley, Homeowner on Munro Avenue:

- Said that Munro is a special cul-de-sac as seen by these neighbors who are here this evening.
- Stated that the homes on Munro are circa 1941 or earlier. There are just three two-story homes on the street. One is a traditional two-story that is located on the other side of Smith and the other two are 1 ½-story homes that are tucked back.
- Added that this is predominately a pre-war neighborhood. Smith Creek creates a transition to two larger homes that take access off Munro across a bridge.
- Reported that the average home size is 1,600 square feet not including garages.
- Stated that the garages tend to be detached and located at the rear.
- Advised that trees are important and the Commission should carefully consider any tree removal.

- Stressed the need to make sure that the size of homes is in proportion to the lot size.
- Pointed out that “maximums” are absolute but are not guaranteed to be approved.

Geoff Bradley, Homeowner on Munro Avenue:

- Said that it is difficult to evaluate this project when some information has not been provided including sight-lines onto adjacent properties.
- Stated that there are nine consistency problems with this proposal in regards to the San Tomas Area Neighborhood Plan.
- Added that while he understands that what people want with new homes may be different in some ways this proposed home needs more design as it is out of scale and too massive.
- Pointed out that the proposed higher ceiling heights help to create the appearance of mass and bulk. They need to put additional effort on the side elevation walls to provide some articulation.
- Advised that the issues are volume and massing and not square footage.
- Said that most cities calculate FAR by double-counting higher ceiling heights. This excess massing will overwhelm the neighborhood.
- Listed his three requests:
 - Continue this hearing.
 - Redesign this home so it is more in keeping with the letter and spirit of the STANP.
 - Provide a more complete application submittal with additional information on potential impacts such as sight-lines.

Janet Hamm, Resident on Munro Avenue:

- Advised that she is a 30-year resident and her family has been in this neighborhood since 1947. In that time, they have seen lots of changes.
- Opined that this proposed house for 1385 Munro Avenue is a monstrosity. It is far too big for its lot and for the neighborhood.
- Reminded that this is a rural neighborhood. Some of us have chickens. She has rabbits in her backyard.
- Stated that the proposed home design is not in keeping with what this neighborhood is. It is too big. It is too tall. It is too massive. It will suck the air out of our end of the neighborhood.
- Suggested cutting off the second story and make it a single-story home.
- Pointed out that this is a 12,000 square foot lot with a proposed six bedroom house. That's ridiculous.

Virgil Gheorghiu, Resident on Munro Avenue:

- Reported that he has lived in Campbell for 20 years and moved onto Munro Avenue about three years ago.
- Described this as a charming traditional neighborhood.
- Advised that this 5,000 square foot house is approximately 2,000 square feet larger than the next biggest house on the street. That represents essentially another house.
- Said that the right side elevation is approximately 90 feet long.

- Added that the longest unarticulated wall on his house is 30 feet. It is broken up nicely.
- Said that his house is 22-feet high and this new house is proposed at 29 feet in height. That is way too big for this lot.
- Concluded that he would support a house that is more in harmony with this neighborhood.

Christina Helmer, Resident on Munro Avenue:

- Said that she bought her home on Munro just about 18 months ago. It is where she is raising her two sons, ages 2 and 4. She wanted them to have room to play. A safe street where they can ride their bikes.
- Pointed out that this proposed home will be five times bigger than her own house, which is a two bed, one bath home.
- Admitted that she is upset that the new neighbors never introduced themselves or asked for input from the neighborhood. Nothing about the design shows care for this neighborhood.
- Said that there are no metal roofs in the neighborhood and adding a modern architectural design is questionable for this neighborhood as it doesn't match the provisions of the STANP.
- Said that the STANP was never intended to go to the maximum FAR. She questioned why this proposed home consists of three master suites. What is their intended use?
- Recounted that she grew up two miles away.
- Challenged the Commissioners to drive down their street and try to imagine this proposed house on this particular lot.

Jo-Ann Fairbanks, Resident on Hacienda Avenue:

- Said that she lives within the STANP neighborhood and was one of the original STANP crafters.
- Reported that the intent of the STANP was to protect and preserve the rural charm of their neighborhood while still allowing some flexibility. Both flexibility and preservation but it seems the inclusion of flexibility has done us in.
- Suggested that this proposed home should go back to the drawing board. It is extremely out of character with the neighborhood.

Adam Buchbinder, Resident on Almarida Ave:

- Said that he does not live in this particular neighborhood but will speak as a renter living in Campbell.
- Cautioned property owners to recognize that their homes today are not the same place as when bought years ago. Today each property is worth a million dollars or more. Much more than originally paid for long-time owners.
- Predicted that this neighborhood will not remain rural due to the high value of the properties and the high cost to current day purchasers of those properties.

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

Commissioner Ching:

- Admitted that when he first saw this proposal he thought it was “a nice building.”
- Reported that he has since cycled down to site visit Munro Avenue and found it to be a “nice little street.”
- Said that he finds that the newly proposed house goes against the spirit, intent and guidelines of the STANP. It is such a big proposal. It needs a major redesign. It is out of character with Munro Avenue.
- Recounted that a new development went in recently (Jasmine Ct) with about six homes that are all stucco and similar in appearance. They could be found just about anywhere.

Commissioner Ostrowski:

- Said that she too liked the design when she first saw it but the massing is very big when placed in context within this neighborhood.
- Stated that the roof pitch is pretty steep especially with a really large two-story house.
- Pointed out that there is an open area on the second floor that is covered with a roof but no walls. That covered but open area is helping to increase the massing of the structure without being counted against the FAR.
- Agreed that there is no articulation to the side elevation walls.
- Concluded that there are aspects of the project to be reconsidered.

Commissioner Rivlin:

- Recounted that he used to live a mile or so from this location in a two bed, one bath residence.
- Expressed appreciation for the presentation materials provided by the neighbors.
- Explained that he serves on SARC and met with this applicant at the SARC meeting.
- Admitted that he thought the architecture was fairly decent with a Modern Ranch feel.
- Said that he drove on Munro Avenue and feels that while 28-foot height is allowed within the STANP that probably needs some reevaluation as to whether the STANP allows something like this.
- Agreed that homes today are different than they were 30 or more years ago.
- Stated that the question remains whether this home fits in context with this neighborhood.
- Added that they need to review how to better integrate this home into this neighborhood.

Commissioner Hernandez:

- Said that she is very familiar with Munro Avenue as her friend, Bob Roseberry, used to live on Munro.
- Agreed that most homes on the street are single-story and that this proposed home would stick out.
- Admitted that when compared to other 5,000 square foot homes this one is well designed.

- Cautioned that when there is a larger lot the options considered are building a big house or splitting the lot to build two houses.
- Advised that she was happy that most of the square footage of this proposed home was on the first floor and that privacy issues were dealt with at the top.
- Agreed that there are long unbroken (unarticulated) walls on both sides.
- Pointed out that the STANP was drafted 30 years ago. There is flexibility built into that plan.
- Responding to a previous speaker's reference to Alice Avenue and how it has been well preserved, she clarified that there are different homes on Alice Avenue. Not all are bungalows. Rather different architectural styles of home were put on that street at different times in history.
- Stated that home styles change and reflect the times. Neighborhoods change over time.
- Admitted that she likes to see some continuity and the retention of some charm.
- Recommended some redesign to this current proposal to reduce massing and improve the articulation of the currently long blank walls.

Chair Rich:

- Agreed that this home is out of character with the neighborhood and redesign is recommended.
- Suggested giving staff direction as to what redesign should consist of. What is out of character with the neighborhood? What criteria should the Commission give to staff to help the applicant make changes to this design?
- Stressed the need to provide objective directions rather than subjective.

Commissioner Ching:

- Said that there were some good suggestions in the staff report including adding dormers, inclusion of a half-height second floor roof, reduce the lower plate from nine to ten feet; increase the articulation of the first story and have a maximum height of 26 feet.

Commissioner Ostrowski suggested that the covered but open space included on the second floor be included in the FAR.

Director Paul Kermoyan explained that the City doesn't currently have a standard to allow the double counting of interior height.

Commissioner Ostrowski said that the intent of the STANP is that the homes built are not large and bulky.

Planner Cindy McCormick said that no portion of a house is constructed within the first 25 feet from the front property line.

Director Paul Kermoyan said that a chief question is whether the Planning Commission supports inclusion of a second story on this home.

Chair Rich said he has no issue with inclusion of a second story.

Director Paul Kermoyan said that this house is pretty traditionally designed.

Commissioner Ostrowski said the peak height is what she is concerned about. She was referring to creating that open space on the second floor.

Director Paul Kermoyan:

- Said that the elevation drawing is a little deceiving. It will look a lot taller.
- Suggested that if the plate height is lowered by a foot the house will look more in proportion.

Commissioner Hernandez asked about the entry way as it stands.

Planner Cindy McCormick provided a drawing that is supportive by the neighborhood.

Director Paul Kermoyan said that some fine-tuning could go on.

Commissioner Rivlin said that he didn't want to redesign this house on the fly. Perhaps the hearing could be re-opened if the owner wants to take advice.

Chair Rich:

- Agreed that the Commission needs to give staff direction to work with the applicant.
- Listed the suggested modifications as:
 - Reduce the first floor plate height.
 - Include dormer(s)
 - Provide articulation for the first floor walls along the side elevations.
 - Redesign the entryway so it is not horizontal in appearance.
 - Asked whether the Commission as a whole thinks this item when revised should be brought back to SARC before returning it to the Planning Commission.

Commissioner Rivlin said he thought the item should come back to SARC once revised.

Chair Rich said he prefers use of one roof material rather than two. He leans toward use of composition.

Commissioner Rivlin stressed the need to integrate the project with its surrounding area.

Chair Rich asked if staff has received enough direction.

Planner Cindy McCormick replied yes. The Commission has provided clear direction to staff.

Director Paul Kermoyan said that the more specificity the more effective staff and the applicant can be responsive.

Commissioner Ostrowski said that she supports a second story that integrates better into the neighborhood.

Commissioner Ching suggested perhaps a 1 1/2 –story.

Director Paul Kermoyan asked for an actual maximum height recommendation.

Commissioner Hernandez replied lower than 28 feet and fitting more into this neighborhood.

Commissioner Rivlin said that having an entry portal with matched roof lines is more in keeping with the neighborhood.

Chair Rich asked if there is a motion.

Commissioner Rivlin suggested that the tree should be protected around its drip line.

Planner Cindy McCormick:

- Gave an overview of the arborist report for the trees on this property. The Mulberry has root rot and decay. The Black Acacia is invasive and lost two limbs recently. A Cedar is in poor condition. The arborist is recommending retention of the Oak tree and removal of the other three. The removed trees will be replaced.

Commissioner Hernandez:

- Suggested a condition of approval that the applicant follows the arborist's recommendations during construction to protect the Oak tree.

Motion: Upon motion of Commissioner Ching, seconded by Commissioner Ostrowski, the Planning Commission CONTINUED TO A DATE UNCERTAIN the consideration of a Site and Architectural Review Permit (PLN2018-198) to allow the construction of a new two-story single-family residence with attached garage on property located at 1384 Munro Avenue; with the following directions for redesign:

- **Reduce the plate height from 10 feet to 9 feet;**
- **Include dormers**
- **Reduce second floor**
- **Maximum building height less than 26 feet**
- **Architecturally compatible to surrounding homes;**
- **Add articulation to the large walls on both side elevations;**
- **Utilize one type of roof material;**
- **Redesign entry roof;**
- **Balance two hip roofs on first floor; and**
- **Bring the redesigned home back to SARC prior to bringing it back to the PC;**

by the following roll call vote:

AYES: Ching, Hernandez, Ostrowski, Rich and Rivlin

NOES: None
ABSENT: None
ABSTAIN: Krey

Commissioner Krey returned to the Chambers and Dais following the conclusion of Agenda Item No. 1.

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

2. **PLN2018-177 (ZMA)** Public Hearing to consider the application of Robson
PLN2018-178 (PD) Homes, LLC for a Zoning Map Amendment (PLN2018-
PLN2018-179 (TSM) 177) to rezone the project site from R-1-6 (Single-Family
PLN2018-180 (TRP) Residential) to P-D (Planned Development); a Planned
PLN2018-181 Development Permit (PLN2018-178) to allow construction
(CEQA) of six two-story single-family homes, a new private street,
 and associated site and landscaping improvements; a
 Tentative Vesting Subdivision Map (PLN2018-179) to
 create six private lots and one common lot, and
 associated public and private easements; and a Tree
 Removal Permit (PLN2018-180) to allow removal of on-
 site protected trees, on property located at **880 and 910**
Harriet Avenue. A Mitigated Negative Declaration
 (PLN2018-181) has been prepared for this
 project. Tentative City Council Meeting Date: December 4,
 2018. Project Planner: *Daniel Fama, Senior Planner*

Mr. Daniel Fama, Senior Planner, provided the staff report and reminded the Commission of a desk item that was provided at the beginning of the meeting.

Chair Rich asked if there were questions for staff.

Commissioner Ching asked who maintains a private street.

Planner Daniel Fama responded the HOA (Homeowners Association). There are conditions of approval to require the formation of the HOA, CC&R's and maintenance of property.

Commissioner Hernandez provided the Site and Architectural Review Committee report as follows:

- Said that SARC was supportive of the project but found there to be a lack of differentiation in architectural designs.
- Advised that the applicant responded with modifications with more variations.

Chair Rich clarified with staff that the normal noticing was done for this project.

Planner Daniel Fama replied yes. There were two notices sent. One was for the public hearing occurring this evening and the other for the CEQA environmental distribution.

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

Richard Yee, Applicant, Robson Homes:

- Thanked the Commission for its recommendations and comments at both the Study Session and SARC meeting.
- Assured that they have worked hard to address all comments.
- Reported that three of the homes have detached garages.
- Added that they refined the building elevations.
- Said they incorporated the use of pervious pavers to offer a nice contrast to an asphalt roadway.
- Stated that each home has large functional porches that will bring activity to the front of the houses and connect to the neighborhood.
- Admitted that they are proud of their project design and pleased that it is seen as compatible with the STANP.

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

Commissioner Ostrowski:

- Said that this project looks very nice.
- Added that she appreciates the effort by the applicant to respond to feedback provided.
- Pointed out that all of the lots exceed the minimum lot size.
- Stated that the project complies with the R-1-6 Zoning and STANP.
- Said that the designs are nice, warm and inviting.

Commissioner Ching:

- Referenced pages 5 and 6 of the staff report about exterior design variation.
- Stated that to him it seems as if Lots 1, 3, 4 & 6 essentially have the same design.
- Asked the other Commissioners if they find the architecture to be varied enough.

Planner Daniel Fama:

- Explained that the orientation is different for all four homes.
- Lot 1 is facing Harriet Avenue to help tie the development into the existing neighborhood.
- Two of the others are side facing in opposite directions.
- Pointed out that the STANP reads “should” rather than “shall.”

Commissioner Hernandez:

- Said that this issue of variation in design was talked about at SARC.
- Stated that as these homes were so well-designed, SARC didn’t want to throw out the baby with the bath water.
- Advised that SARC did ask for some modification.
- Reiterated that the houses were so well done that she personally felt they could be placed in the Downtown neighborhoods.
- Stated, “These homes belong in Campbell to me.”

Commissioner Rivlin said he concurred and was pleased with the variation level he sees. It is acceptable.

Commissioner Ching said if the others are okay he can support this project.

Commissioner Rivlin said that if all six of these houses were placed in a straight row he would feel differently. He added that the applicant made changes in windows and style of porches. They did more than just make token paint color changes.

Commissioner Krey said that this applicant came through with all of our requests and that he was supportive.

Commissioner Rivlin said he appreciates the applicant's collaboration with staff and the City.

Motion: Upon motion of Commissioner Ostrowski, seconded by Commissioner Rivlin, the Planning Commission took the following actions:

- Adopted Resolution No. 4467 recommending that the City Council adopt a Mitigated Negative Declaration (PLN2019-181);
- Adopted Resolution No. 4468 recommending that the City Council approve a Zoning Map Amendment (PLN2018-177) to rezone the project site from R-1-6 (Single-Family Residential) to P-D (Planned Development);
- Adopted Resolution NO. 4469 recommending that the City Council approved a Planned Development Permit (PLN2018-178) to allow construction of six two-story single-family homes, a new private street, and associated site and landscaping improvements;
- Adopted Resolution No. 4470 recommending that the City Council approve a Tentative Vesting Subdivision Map (PLN2018-179) to create six private lots and one common lot, and associated public and private easements; and
- Adopted Resolution No. 4471 recommending that the City Council approve a Tree Removal Permit (PLN2018-180) to allow removal of on-site protected trees, on property located at 880 and 910 Harriet Avenue, by the following roll call vote:

AYES: Ching, Hernandez, Krey, Ostrowski, Rich and Rivlin

NOES: None

ABSENT: None

ABSTAIN: None

Chair Rich advised that this item would be considered by the City Council for final action at its meeting of December 12, 2018.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan had no additions to his written report:

ADJOURNMENT

The Planning Commission meeting adjourned at 9:46 p.m. to the next Regular Planning Commission Meeting of **November 27, 2018**.

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Michael L. Rich, Chair

ATTEST: _____
Paul Kermoyan, Secretary