

CITY OF CAMPBELL PLANNING COMMISSION
MINUTES

7:30 P.M.

TUESDAY

JANUARY 12, 2021
REMOTE ON-LINE ZOOM MEETING

The Planning Commission meeting on January 12, 2021, 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
	Vice Chair:	Maggie Ostrowski
	Commissioner:	Adam Buchbinder
	Commissioner:	Stuart Ching
	Commissioner:	Nick Colvill
	Commissioner:	Andrew Rivlin
	Commissioner:	Alan Zisser

Commissioners Absent: None

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

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Ostrowski, seconded by Commissioner Zisser, the Planning Commission minutes of the meeting of December 8, 2020, were approved as submitted. (7-0)

COMMUNICATIONS

None

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

PUBLIC HEARINGS

None

NEW BUSINESS

1. Election of 2021 Planning Commission Chair and Vice Chair.

Chair Krey called for a nomination of a Commission member to serve as 2021 Planning Commissioner Chair.

Motion: Upon motion of Commissioner Colvill, seconded by Commissioner Ching, Commissioner Ostrowski was nominated to serve as 2021 Planning Commission Chair and was unanimously approved as Chair. (7-0)

Outgoing Chair Krey handed over the leadership of this meeting henceforth to newly appointed Chair Ostrowski.

Motion: Upon motion of Commissioner Krey, seconded by Commissioner Ching, Commissioner Ching was nominated to serve as 2021 Planning Commission Chair and was unanimously approved as Vice Chair. (7-0)

Chair Ostrowski:

- Thanked outgoing Chair Krey thanks for his service and leadership.
- Stated that it has been, and will continue to be, great working with him.
- Said that she appreciates his logic and warmth and the way he goes about thinking carefully about items under consideration by this Commission.
- Added that he considers what actions might cause precedence and strives to find a balance.

2. Presentation by the in-coming Chair of the 2020 Chair Plaque to out-going Chair Krey

Chair Ostrowski advised that her first action is to ceremonially albeit “remote” present the 2020 Chair with his plaque.

Outgoing Chair Krey:

- Held up his 2020 Planning Commission Chair plaque and thanked all for their efforts serving on the Planning Commission during the year.
- Pointed out that Commissioner Rivlin served as Chair just prior to him and was very helpful in his transition to leadership of the PC.
- Thanked everyone very much.

Commissioner Ching stated that Commissioner Krey did a great job keeping us all under control during his term as Chair.

3. Discussion of 2021 Planning Commission Work Plan – Presented by Director Paul Kermoyan

Director Paul Kermoyan gave a report on the 2021 Planning Commission Work Plan as follows:

- Stated that he has captured items throughout the year of issues/topics that the Planning Commission is interested in studying and/or updating.
- Said that the goal this evening is to consolidate the potential items into one list to forward on to the City Council.
- Advised that the first meeting in March is when Council will be discussing Work Plans.
- Listed the following as those of interest raised:
 - Parking issues/standards
 - Appeals of Planning Commission actions by Council
 - Consider how the City's historic use of its Land Use Planning and Zoning ends up segregating the City's specific neighborhoods (such as San Tomas Area Neighborhood Plan and Campbell Village Neighborhood Plan).
- Reported that for the next item on this evening's agenda, Commissioner Buchbinder, who is serving as the Planning Commission's representative on the Mayor's Commissions Coal, will provide an update on its most recent meeting held in December.
- Added that Commissioner Buchbinder also has created his own list of topics that he will share.
- Said that it will be important for the Planning Commission to identify/explain the reasons why each topic is important.
- Suggested that instead of a lengthy list of items he would suggest that the Planning Commission identify its top five choices/topics.
- Pointed out that the economy is not doing that well during this time of COVID-19. There will be limits to budgeting for the City. We may be looking at staffing cuts as well.
- Stated that it will be important to consider both monetary and staffing impacts of the proposed Work Plan items.
- Suggested that at this point, Chair Ostrowski lead the Commission through a group discussion of proposed items culminating in a top five list of items.

Chair Ostrowski:

- Asked for a volunteer to start off the group discussion.
- Restated the items previously raised by the Commission to include:
 - Parking Standards
 - FAR (Floor Area Ratio) Standards
 - ADU (Accessory Dwelling Units)
 - Appeals of Planning Commission actions by Council

- Historic use of Land Use Standards may have served to result in segregation of our City

Commissioner Buchbinder:

- Reported that the last topic mentioned, historic use of Land Use Standards and the impact on segregation of our City may be able to be removed from consideration as part of the PC Work Plan itself as an alternative is under consideration.

Motion: Upon motion of Commissioner Buchbinder, seconded by Commissioner Colvill, removal of the proposed topic of Land Use Standard's impacts on segregated development of the City, was unanimously approved. (7-0)

Chair Ostrowski said the Commission is agreed on that action.

Commissioner Zisser said he understands that the City's Youth Commission has put forth that item.

Commissioner Buchbinder:

- Replied, "Sort of."
- Advised that he has been in touch with representatives of the San Jose Public Library about a potential research project.
- Informed that a couple of independent researchers as well as the City's Youth Commission members are interested in taking that on.
- Stated that will serve as a runaround over the City's current staffing limitations.

Chair Ostrowski said it would be great to include the City's Youth Commission in this project.

Commissioner Buchbinder:

- Admitted to having other items to add to the proposed list.
- Opined that changing FAR standards seems a nebulous goal to enable mixed-use development as well as commercial uses.

Commissioner Colvill:

- Said that he would like to see a loosening of restrictions that are currently resulting in buildings being left vacant.
- Stated that there is such an interest by landowners as well.
- Said that the idea is to provide the ability for property owners to bring new tenants and even redevelop their properties.
- Pointed out that the Commission has received correspondence from landowners seeking to create bigger or different structures than currently allowed them
- Admitted that he feels very strongly about this issue and hopes that it will be one of the PC's Top 5.

Commissioner Buchbinder:

- Said there is a need for better streamlining.
- Opined that commercial development is currently not viable.
- Stated that more options should be available to property owners/developers by right and parking standards reduced.

- Reiterated that both streamlining and sped up processes are needed.

Commissioner Colvill:

- Agreed with Commissioner Buchbinder.
- Said he wants to see great language that allows owners to develop their land as demand dictates.

Director Paul Kermoyan:

- Clarified that developers/property owners find that there currently is not enough incentive for them to redevelop their properties because of the existing low FAR standards.
- Recounted that Commissioner Buchbinder had previously questioned why certain projects have to come before the Planning Commission for decision that perhaps could have been handled just as well at a staff level.
- Said that increased FAR standards may allow for more underutilized sites to be turned over (redeveloped) to meet current occupancy demands.

Commissioner Colvill said the goal is to schedule a formal discussion within a public meeting in order to conceptualize just how to do that.

Commissioner Rivlin:

- Said he agrees with Director Kermoyan who “hit the hammer on the nail” with his assessment.
- Pointed out that Planned Development Zoning is the current conduit to development.
- Agreed that it could be applied to different zoning and uses.
- Stated that there is room for discussion and improvement.
- Reminded that with the new General Plan, changes to commercial and retail spaces could potentially be changed once COVID is over.

Director Paul Kermoyan:

- Said that this is actually perfect timing with the General Plan coming before the Planning Commission giving them the opportunity to review the policies.
- Added that if the PC is not seeing what they feel is needed, they can suggest a policy for greater FAR standards for various zoning districts.

Chair Ostrowski asked when the PC would get a look at the Draft General Plan.

Director Paul Kermoyan:

- Admitted that the actual date for PC review is still up in the air.
- Suggested that the next step involves a Study Session with Council as a whole and go through topics.
- Added that some may be easy while others will require more policy discussion.

Chair Ostrowski asked if there is any further input.

Commissioner Krey:

- Suggesting priorities relating to the General Plan.
- Admitted he has a couple of items to comment on from the Draft General Plan but believes it is too early to do so now.
- Agreed that two items regularly come up at PC.

- One is parking. Campbell's parking standards are stricter than other cities and needs to be looked at.
- The second is an amnesty program for existing ADUs that were constructed illegally. It is important to get those unpermitted units "into the fold" and also to encourage even more ADUs.
- Stated that consideration of FAR is a good issue to undertake.
- Reminded that there are two big areas impacted by lack of uniform standards.
 - One is the Dell Avenue Area, for which the draft plan was developed but never adopted or implemented. As a result, development in the Dell Avenue Area is being done in a "piecemeal" fashion. That is unfortunate and the Commission is left with inadequate direction when considering projects along Dell Avenue.
 - The second is the Hamilton Ave/Highway 17 area that includes large vacant buildings including Fry's and the former Elephant Bar building.
- Stated that it is nice that the City Council is thinking about those areas.
- Said that good items have been presented this evening. The question now is how to prioritize and reduce them to a final list of five.
- Stressed the importance of the need for much more affordable housing units.
- Added that traffic issues impact many parts of the City.

Commissioner Ching:

- Said that great subject areas have been provided for the PC to talk about as part of the General Plan discussion.
- Admitted that it is difficult to come to any conclusions without seeing the General Plan.

Chair Ostrowski:

- Stated she has some clarification questions for Director Kermoyan.
- Asked if the items the Commission has articulated should be prioritized as work items or will staff investigate and put the material together in a report for Council.
- Inquired whether the information and discussion that comes out would also be considered with the General Plan.

Director Paul Kermoyan:

- Replied yes.
- Said that there are different ways to proceed. One is to take the General Plan out of the equation.
- Stated, "Who knows? It may not ever get adopted."
- Explained that the City already has the right to expand zoning and increase density at any time. It is not required to just tie in with the General Plan Update.
- Said that if the City feels the FAR issue is important, it can be looked into now.
- Stated it is a question for the Planning Commission to advance if it feels that the current FAR standards are inadequate and stymieing development.
- Concluded that the question remains whether this FAR topic be advanced for Council consideration.

Chair Ostrowski:

- Said that her opinion on current FAR standards is that they are at least 30 years old.
- Added that things are changing, and we need to have the right kinds of incentives.
- Stated things are changing in terms of a growing use of public transit.

- Suggested the importance of determining what public access amenities developers can be encouraged to include to benefit the community and public.
- Asked if a rooftop deck can be counted as public space if open to use by the public.

Commissioner Colvill:

- Stated that is a fantastic idea!
- Said that incentivizing development can be done to reach what we should see included.
- Said that is perfect input. He loves it.

Commissioner Buchbinder asked if roof decks count as open space.

Director Paul Kermoyan:

- Replied yes.
- Reported that the Railway project has a roof deck that was counted as open space.
- Added that the Cresleigh Project included a rooftop deck.
- Assured the Commission that they don't have to solve the problem now. That can be worked on once we get into it.
- Reiterated that for now it is important for the PC to advance to Council its suggested items for the PC Work Plan.

Commissioner Buchbinder asked if we have had Work Plan discussions before.

Director Paul Kermoyan replied no, we are becoming more formal now.

Commissioner Rivlin:

- Said that is a great subject to discuss and vote upon.
- Admitted that all topics raised are valid.
- Stated that another suggestion he has is consideration of in-lieu fees. They are currently inadequate and the issue of updating them is one that is important to get before the City Council.
- Listed his areas of interest as including:
 - Density
 - BMR/Low-Income Housing
 - Parking Regulations
 - Amnesty for ADUs
 - Tree Mitigation
 - Appeals from PC to CC and overturned should be discussed
 - Increasing in-lieu fees. He suggested perhaps establishing a 10-year tiered vision that should minimally increase each year with inflation. He reiterated that the current in-lieu fees are too low

Chair Ostrowski:

- Suggested the Commission discuss the proposed items one at a time and vote on them.
- Added that discussion can occur on some of the other good ideas already brought forward.
- **Raised the first item as FAR (Floor Area Ratio) Standards.** She asked the Commission if that topic is worth including on the PC Work Plan.

Motion: Upon motion and second the Commission unanimously approved inclusion of the first PC Work Plan item as being a study and/or modification to current FAR Standards. (7-0)

Chair Ostrowski:

- Raised the **second proposed item as Parking Standards**.

Commissioner Buchbinder:

- Said that he wanted to note something about that and will when he presents his update on the Mayor's Commission Collaborative.
- Stated that overparking standards discourages development.
- Declared parking standards to be a burden to development.
- Pointed out the delays with the General Plan. It has been under production for over five years.
- Stated his endorsement for the reconsideration of the existing parking standards.

Chair Ostrowski thanked Commissioner Buchbinder.

Director Paul Kermoyan asked if the intent is to focus on parking for housing or for all zoning uses.

Chair Ostrowski replied all.

Commissioner Buchbinder agreed.

Commissioner Rivlin said that the topic is most applicable along the City core, adjacent to Downtown, for all aspects.

Motion: Upon motion and second, the Commission unanimously approved inclusion of the second PC Work Plan item as being a study and/or modification to current Parking Standards. (7-0)

Chair Ostrowski:

- Raised the **third suggested item – consideration of an Accessory Dwelling Unit (ADU) Amnesty Program** for unpermitted but existing ADUs.

Commissioner Buchbinder:

- Pointed out that the process is quite long when attempting to legalize an already-construction but unpermitted ADU that is not consistent with the Zoning regulations.
- Stated that is not a good situation especially since detection of these illegal units is achieved only through a complaint-based system, which is profoundly unjust.
- Reported that grants can be secured through the State of California.

- Suggested that the City pre-approve some ADU designs that fit in well within specific areas of the community. That is known as “in-advance” planning that is done by other communities such as San Jose, San Diego and Chico.
- Added that San Jose has “ADU Tuesdays” whereby applicants can secure an ADU permit with one-day approval.

Director Paul Kermoyan:

- Stated that the Commission should be made aware that staff is seeing a lot of ADU applications. We get about three to four per week.
- Explained that the issue is not design. The issue is with unpermitted ADUs where owners are afraid to come in to make them legal. The issue is what we do with an unpermitted ADU.

Chair Ostrowski:

- Agreed with Director Kermoyan.
- Said that we need less stringent ADU standards.
- Added that it is an important topic as we want to see only safe ADUs in our community.
- Stated the need for a user-friendly mechanism to provide another housing unit. That process is very important.

Commissioner Buchbinder asked Director Kermoyan whether he thinks that having pre-approved ADU plans would not increase construction of new ADUs.

Director Paul Kermoyan:

- Replied no, it would not increase the number of ADUs.
- Reiterated that we have seeing new ADU applications every week.

Commissioner Zisser:

- Stated that having an ADU Amnesty Program sounds like a good idea.
- Reminded that the existing number of unpermitted ADUs out there is unknown.
- Said the issue is how to deal with existing ADUs that are out of Code. How to make sure each ADU is safe and fixed right.
- Cautioned that we may have to sink in lots of money to make that happen.
- Stressed the need to make sure the program equates to Building Code standards being met to achieve safe ADUs.

Commissioner Colvill:

- Said that he sees unpermitted ADUs a lot in his work.
- Added that some buyers are unaware that their ADU is illegal until someone complains about it to the City. At that time, owners are required to fix or remove their unpermitted ADU.
- Admitted that some of the existing ADUs are non-habitable but today’s building standards.
- Cautioned that there are some negative consequences to illegal structures. Further discussion is needed. Rules have consequences if not met.
- Said that more ADUs can be made conforming with an ADU Amnesty Program.

Chair Ostrowski asked what kind of discussion needs to go into this item of an ADU Amnesty Program.

Commissioner Buchbinder:

- Explained that there are two kinds of non-compliance.
 - One is the Building Code, which is intended to ensure safety of construction.
 - The other is the Zoning Code standards where the issues such as minimum setbacks.
- Advised that Zoning Standard deficiencies currently prevent an illegal ADU from being made legal solely due to zoning standards while the as-built ADU itself could become legally permitted from a Building Code standpoint.
- Added that there is already a State-level ADU Amnesty Program in regard to bringing an unpermitted ADU into legal status if meeting Building Code standards. Owners have five years of amnesty.
- Suggested the same sort of five-year amnesty program be offered by the City of Campbell for any unpermitted ADUs due to zoning standard deficiencies.

Chair Ostrowski:

- Raised the **third suggested item – consideration of an Accessory Dwelling Unit (ADU) Amnesty Program** over any Zoning Code deficiencies for unpermitted but existing ADUs for a five-year period.

Motion: Upon motion and second, the Commission unanimously approved inclusion of the third PC Work Plan item as being a study and/or modification to consider the creation of an Accessory Dwelling Unit (ADU) Amnesty Program for unpermitted but existing ADUs. (7-0)

Chair Ostrowski:

- Raised the **fourth suggested PC Work Plan item** – consideration of Appeals of Planning Commission actions to the City Council.
- Said that there have been a number of occasions where the Council has altered the outcome.

Commissioner Rivlin:

- Said that sometimes overturning a decision on appeal is valid.
- Stated that he didn't feel this topic is a necessary use of staff time.
- Suggested sharing the issue with Council but no include it on the PC Work Plan list of items.

Commissioner Buchbinder:

- Reported that at the December Mayor's Commission Collaborative, the Mayor and Vice Mayor stayed at the beginning for about 10 minutes before departing, leaving the various Commission representatives to conduct its discussion of goals.

Chair Ostrowski:

- Admitted that she is okay with the Council, at the next level of appeal review, overturning a conclusion previously made by the Planning Commission.
- Stated that we don't always have to agree with Council.

Commissioner Ching said he was surprised the Mayor didn't stay for the entire meeting.

Commissioner Buchbinder said that the meeting was useful. He got some good stuff from it. Things that the Council may not be aware of.

Commissioner Krey:

- Stated his agreement with the comments of Chair Ostrowski.
- Added that Council has its priorities.
- Supported the idea of one joint session each year between Council and the Planning Commission.
- Communication helps in the process of coming to decisions.

Commissioner Zisser:

- Said that as a newbie on this Planning Commission he has less experience on PC activities than the others.
- Admitted that he didn't follow Planning Commission projects all that closely before his appointment to the PC.
- Stated that if the overturning of PC actions by Council is overwhelmingly consistent (say 50 percent or more of the time) rather than fairly rare (about 20 percent or less of the time) he is not particularly concerned if Council comes to a different conclusion on an appeal.
- Asked what made this topic an issue for the PC.
- Said that the current process should just go along. It is the nature of the beast for differing conclusions. The Council and Planning Commission can occasionally disagree but Council, after all, has the final say. So be it.

Commissioner Buchbinder:

- Said some of the issues that were overturned include the Dell Avenue Project.
- Another concern about process was brought to light via a tree removal permit application that went on for a year before a decision was made by the PC. It should have been administrative in his opinion.
- Stated that when we notice things not working, we bring them forward.
- Admitted that he still would prefer to see more routine joint CC/PC meetings to raise these issues as they come up.

Chair Ostrowski asked if this the only mechanism to bring issues forward to Council.

Director Paul Kermoyan:

- Said there are two different issues here. One is a public hearing at which time the Council overturned a Planning Commission decision on appeal.
- Stated that the other issue is the suggestion that there be at least one joint CC/PC session each year to help the PC understand what Council is looking for from the

Commission. While Commissioner Buchbinder would like to see more frequent joint sessions, it is not really optimal since Council is already so inundated with duties and meetings. While it is possible to set one such meeting, multiples may not be as possible.

- Said that this PC Work Program will allow the PC to be more pro-active than reactive.
- Advised that Commissioner Buchbinder raised his concern after a few Council appeal hearings resulted in overturning PC decisions.

Chair Ostrowski said that it seems like one meeting per year with Council should be sufficient to address the topic of PC appeals being overturned by Council.

Commissioner Buchbinder once again said he would prefer for there to be more than just one.

Motion: Upon motion and second, the Commission unanimously approved inclusion of the fourth PC Work Plan item as being the scheduling of one Joint Study Session between the Planning Commission with the City Council each year. (7-0)

Chair Ostrowski:

- Raised the **fifth suggested item – consideration of the historic impacts of Land Use Planning on segregation within the City of Campbell.**
- Said that it was decided via the earlier discussion this evening that this issue is not needed in terms of staffing resources.
- Stated that another means of conducting that proposed historic research is under negotiation with the participation by the Youth Commission and other independent researchers.
- A second vote on this proposed topic is not required as action was taken.

Chair Ostrowski:

- Raised the **sixth suggested item** (which, if approved, will be the fifth of five final PC Work Plan items) – **consideration of study and/or modification to current In-Lieu Fees** to make them a more appropriate tool to secure enhancements to development projects rather than taking in inadequate fees.

Commissioner Buchbinder:

- Said that this issue might be good for a Subcommittee to take on.
- Explained that the City's in-lieu fees have not been adjusted either for inflation and/or to take account of the higher price of housing over the years.
- Said that a developer can go a long with a little help for the City.
- Advised that the inclusionary zoning program has only resulted in two projects being built.
- Pointed out that the senior housing project, Wesley Manor, located at the corner of Winchester Boulevard and Hamilton Avenue, is:

- Under parked
- Exceeds FAR allowances
- Exceeds allowed building heights
- Suggested a study session be set with affordable housing developers to see what is needed to bring more affordable housing into Campbell.

Commissioner Ching:

- Said that suggestion has a lot of merit.
- Stated that it is important to have appropriate in-lieu fees established. It is cheaper for a developer to pay that in-lieu fee rather than provide affordable units. We want to have an appropriate in-lieu fee in today's housing market that would encourage the inclusion of affordable units rather than simply paying that fee. The units are needed.
- Called in-lieu fees "low hanging fruit."
- Expressed support for a broader study session on other issues.

Commissioner Rivlin agreed that there should be separate items and perhaps two study sessions.

Director Paul Kermoyan:

- Agreed with Commissioner Buchbinder's assessment that we need to bring the City's in-lieu fees current.
- Added that Commissioner Buchbinder is proposing to bring in affordable housing stakeholders into a discussion with the Planning Commission to discuss the ways the City can keep densities and allow greater intensities.
- Said if developers want more, they would need to provide a certain quantity of affordable units.
- Stated that we have to have the initial conversation.

Chair Ostrowski asked for a motion and voice vote on this final proposed PC Work Plan item.

Motion: Upon motion and second, the Commission unanimously approved inclusion of the fifth PC Work Plan item as being a study and/or modification to current In-Lieu Fees to make them more appropriate a tool to secure enhancements to development projects rather than just having the fees paid and no enhancements or affordable units provided at all. (7-0)

Chair Ostrowski asked if there are any other items to discuss.

Commissioner Zisser:

- Said that Commissioner Buchbinder did a great job discussing his (Commissioner Zisser's) thoughts that he had shared with him. He did a proactive job.
- Pointed out that the City of Campbell represents just 2 ½ percent of the County's population.

- Advised that he had previously raised the idea a couple of years ago with Director Kermoyan to establish a Housing Commission, which could deal with issues of affordable housing and homelessness.
- Admitted that was something he thought Campbell could do.

Commissioner Buchbinder asked Director Kermoyan if the Planning Commission has to ask Council to conduct a study session or can it just to it.

Director Paul Kermoyan asked Commissioner Buchbinder what he was hoping to achieve with that study session. Developing housing?

Commissioner Buchbinder:

- Said that his express intent is for the City to develop affordable housing. If it is interested in that goal, we're going to need money or land donations.
- Questioned what is currently happening with the in-lieu fees being collected.
- Pointed out that this County is in a shelter crisis.

Director Paul Kermoyan:

- Suggest he include that topic on the list going to Council.
- Agreed that the existing Housing Element needs to be retooled and modified to be consistent with the new RHNA numbers. He believes that the current Housing Element is in effect up to December 31, 2023. The updated Housing Element must be completed and adopted to be in effect on January 1, 2024.
- Said that the City will set the policies.
- Advised that he know staff from Mid-Penn and Charities Housing. They need greater density, free land or financial assistance. This City may need to put "skin in the game".

Commissioner Buchbinder asked about the potential of a Zoning Overlay to allow affordable housing. He also raised the option of site selection.

Chair Ostrowski:

- Asked Director Kermoyan his suggestions on how we go about increasing affordable housing.
- Asked if he has any input.

Commissioner Krey:

- Cautioned that the provision of affordable housing is a regional issue. It is a big issue for Campbell.
- Added that for him, it is the number one priority.
- Pointed out that no city is making the State goals on housing units. This is a tough issue.
- Added that to resolve that shortage, we are talking about higher density.
- Stated his agreement with the comments of Commissioners Buchbinder and Zisser.
- Suggested that Campbell can become a leader in this important task.

Director Paul Kermoyan:

- Stated that in order to clarify the conversation on the expiration date for the current Housing Element, he showed a screen shot of the cover that indicates an expiration date of 12/31/2023.
- Concluded that we have two years to update it.

Commissioner Ching:

- Said he is not supportive.
- Added it would be a burden on us (PC) and staff as a lot of time is required.
- Stated it would not result in a productive outcome as well intentioned as it is.

Chair Ostrowski:

- Agreed with Commissioner Ching.
- Said that the other five items that we have come up with for our PC Work Plan have tangible outcomes and will make a clear impact for developers (specifically parking and FAR).
- Stressed the need to “get it right!” That includes streamlining processes. That work will be done together by staff and the PC.

Director Paul Kermoyan:

- Said that the Housing Element will include PC involvement.
- Stated that topics/areas of concern raised can be included in that process. It is not a lost topic.
- Advised that the creation of the new Housing Element will take about a year to develop.
- Concluded that work on it would begin in about six months’ time.

Commissioner Buchbinder said he would like to see the study session with affordable housing developers to happen. They should bring their “asks”. This is worth doing.

Commissioner Ostrowski asked about the proposed Zoning change.

Commissioner Buchbinder said he would declare a state of housing emergency and find money.

Commissioner Ching said those are issues belonging to Council rather than the PC. They allocate and balance the budget.

Chair Ostrowski called for a vote on the scheduling of a joint study session together with affordable housing developers. The vote was 4-3 in favor.

Director Paul Kermoyan:

- Asked what exactly they are asking? Property acquisition? Development of an affordable housing fund?
- Stated that those topics can be agendaized at any time.

Commissioner Buchbinder said that involves staff time and money.

4. Update by Commissioner Adam Buchbinder on the most recent meeting of the Mayor's Commission Coalition Meeting.

Commissioner Buchbinder provided the following update:

- Said that he has learned that the PC is like no other Commission.
- Advised that after an initial welcome, no member of Council stayed to participate in this Coalition meeting.
- Said he learn a bit from every Commission representative to this Collaborative and learned the following:
 - Member Jay Perrine, Building Board of Appeals, reported that they meet infrequently.
 - The Youth Commission consists of 15 members.
 - The Bicycle Committee tends to piggy-back on other projects.
 - The Parks and Recreation Commission tends to concentrate on the City's parks and Capital Improvement Projects.
 - Historic Preservation Board meets once each month.
 - The Civic Improvement Commission...

Commissioner Rivlin asked how often this Collaborative will meet.

Commissioner Buchbinder:

- Said that was not made clear. He is not sure when the next meeting might occur.
- Stated that with the departure of the Mayor and Vice Mayor, just the City Manager and the Commissioner representatives were in attendance for the entire meeting.

Commissioner Rivlin said he would like to see a more interactive process than a presentation process. Something more actionable.

Commissioner Buchbinder said that it seems the Mayor/Vice Mayor were not there to hear our ideas but rather to have us meet together.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan:

- Announced his pending retirement effective on April 1, 2021, which is his 57th birthday no less.
- Advised that he would be transitioning into a full-time winemaker.

Chair Ostrowski said that's a good reason to retire. She approves.

Director Paul Kermoyan said it is another wrinkle in the work plan.

Commissioner Buchbinder asked who would succeed him.

Director Paul Kermoyan:

- Said that the recruitment would begin soon.
- Added that he would be helping in the transition.
- Pointed out that his number two staff, Building Official Bill Bruckart, also retired in 2020. Typically, he would have been the interim leader for the Community Development Department until a new Director comes on board.
- Assured that there is a lot of talent out there. He has enjoyed a good nearly 12 years with the City of Campbell.
- Added that he has enjoyed working with the members of the Planning Commission.
- Stated the Commissioner Alan Zisser is a good addition to the group.

Commissioner Ching:

- Said that he was sorry to see Director Kermoyan go.
- Told him that he has been very helpful and supportive.
- Promised that we all would be down to the winery when it's allowed again.

Chair Ostrowski:

- Wished Director Kermoyan a lot of success with his winemaking endeavor.
- Stated that it has been awesome to have worked with home over the last five years when including their interactions during the preparation for the Campbell Village annexation and development of its area plan and her three years on the PC.
- Agreed that she too would look forward to sampling the wines.

Commissioner Krey wished Director Kermoyan "Grape Success!"

Commissioner Buchbinder:

- Thanked Director Kermoyan for his time and hard work.
- Admitted he has two more items to raise.
- Stated that he had no idea that the City was receiving about three to four ADU applications per week.
- Asked if it would be possible to provide count of new units, both ADU and other housing types, on each Director's Report to the PC.

Director Paul Kermoyan said he could do that. He will let them know how many ADUs have been processed and how long each took to secure permits to begin construction.

Commissioner Buchbinder:

- Asked him to expand that reporting to include any and all new housing units and ADUs.
- Said that his last request is to request the scheduling of a study session at which representatives from affordable housing can meet with the PC and tell us what they need to create more affordable units in Campbell.

Motion: Upon motion and second, the Commission unanimously approved the scheduling of one Study Session between the Planning Commission and representatives of affordable housing developers to see what they need . (6-1; Colvill voted against)

Director Paul Kermoyan:

- Said that staff would reach out to the affordable housing community.
- Added that Commissioner Buchbinder can give staff his list of contacts as well.
- Reminded that this study session will not be in-person. It will also be on Zoom.
- Advised that he would report back to the Commission once he secures some potential dates prior to scheduling this session.

ADJOURNMENT

The Planning Commission meeting adjourned at 9:25 p.m. to the next Regular Planning Commission Meeting on **January 26, 2021**, which will be conducted on Zoom.

SUBMITTED BY:

Corinne Shinn, Recording Secretary

APPROVED BY:

Michael Krey, 2020 Chair

APPROVED BY:

Maggie Ostrowski, 2021 Chair

ATTEST:

Paul Kermoyan, Secretary