

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M.

TUESDAY

MARCH 23, 2021
REMOTE ON-LINE ZOOM MEETING

The Planning Commission meeting on March 23, 2021, was called to order at 7:30 p.m. by Chair Ostrowski and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present: Chair: Maggie Ostrowski
Vice Chair: Stuart Ching
Commissioner: Adam Buchbinder
Commissioner: Nick Colvill
Commissioner: Michael Krey
Commissioner: Andrew Rivlin
Commissioner: Alan Zisser

Commissioners Absent: None

Staff Present: Community
Development Director: Paul Kermoyan
Senior Planner: Daniel Fama
Assistant Planner: Naz Pouya Healy
City Attorney: William Seligmann
Recording Secretary: Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Buchbinder, the Planning Commission minutes of the meeting of February 9, 2021, were approved. (7-0)

COMMUNICATIONS

None

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

COMMISSION DISCLOSURES

Chair Ostrowski asked the Commission if there were any disclosures for items on tonight's meeting agenda.

There were none.

PUBLIC HEARINGS

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

1. **PLN-2021-4** Public Hearing to consider the application of KUOP Designs for a Modification (PLN-2021-4) to a previously approved Site and Architectural Review Permit (PLN2016-88) to allow an approximately 500 square-foot addition and front facade remodel to an existing single-family home on property located at **879 Sweetbriar Drive**. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Daniel Fama, Senior Planner*

Mr. Daniel Fama, Senior Planner, provided the staff report.

Chair Ostrowski asked for the SARC report.

Vice Chair Ching provided the Site and Architectural Review Committee report as follows:

- SARC was supportive of this project.
- Added that it was seen as a good addition for this home and fits into its neighborhood.

Chair Ostrowski asked if there were any questions for staff.

Commissioner Zisser asked about a secondary driveway on the south side of the lot.

Planner Daniel Fama:

- Advised that issue came up during the original review in 2016. This is an unapproved secondary driveway that was added without approvals.
- Added that this second driveway is located too close to the property line.
- Stated that it was supposed to be removed but that removal never occurred.

- Reported that the requirement for the removal of that secondary driveway will be carried over as a condition of this project approval.

Chair Ostrowski asked what the setback distance is for concrete surfaces/pads near a property line.

Planner Daniel Fama replied five feet.

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

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

Commissioner Krey:

- Stated his agreement with the comments provided via the SARC report.
- Said that this is a nice addition and looks nice.
- Concluded that there are no problems.

Commissioner Buchbinder:

- Expressed his appreciation for the added building ornamentation added to the existing home with this project.

Motion: **Upon motion of Commissioner Krey, seconded by Vice Chair Ching, the Planning Commission adopted Resolution No. 4606 approving a Modification (PLN-2021-4) to a previously approved Site and Architectural Review Permit (PLN2016-88) to allow an approximately 500 square-foot addition and front facade remodel to an existing single-family home on property located at 879 Sweetbriar Drive, with a proposed correction, by the following roll call vote:**

AYES: **Buchbinder, Ching, Colvill, Krey, Ostrowski, Rivlin and Zisser**
NOES: **None**
ABSENT: **None**
ABSTAIN: **None**

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

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

2. **PLN-2021-45** Public Hearing to consider the application of Ted Luthin for a Modification (PLN-2021-45) to a previously approved Master Sign Program (PLN2008-165) to allow minor revisions on property located at **1640-1790 S. Bascom Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Naz Pouya Healy, Assistant Planner*

Ms. Naz Pouya Healy, Assistant Planner, provided the staff report.

Chair Ostrowski asked if there were questions for staff.

Commissioner Buchbinder:

- Said he wanted to ask about the proposed condition to require this new sign program to both types of monument signs.

Planner Naz Pouya Healy:

- Advised that they would have to do that at the same time.
- Added that the intent of that condition is to have all three of the monument signs in this updated sign program to match. There are two Monument 1 signs and one Monument 2 sign.

Commissioner Zisser asked if the additional square footage is to accommodate another business sign/occupant.

Planner Naz Pouya Healy:

- Explained that the original application included tenant panels calculated but not the white spaces separating each panel from the other.
- Added that the extent of the sign area is not changing.

Commissioner Zisser asked if the width or height of these monument signs are changing. Will they be adding a fifth panel?

Planner Naz Pouya Healy replied no, the signs width and height are not increasing. They are just taking out the blank areas separating the original four panels thereby leaving sufficient room to accommodate a fifth panel.

Commissioner Zisser asked if the Monument 2 signs would be lighted.

Planner Naz Pouya Healy replied yes.

Director Paul Kermoyan:

- Advised that there is a logical reason why this application is even before the Planning Commission.
- Informed that the original Master Sign Program approved was very specifically worded. That language included a limitation to four panels on the monument signs.
- Added that the addition of a new condition to this modification of that original sign plan is to allow (in the future) some latitude for staff to process and approved such minor edits to it.
- Admitted that this update could have been an easy fix done at staff level rather than having to be brought back to the Planning Commission for a modification to the original plan approved by the PC.

Commissioner Buchbinder clarified with staff that with that added addition, a minor change like this one could be handled by staff.

Director Paul Kermoyan replied yes. If that condition were part of the original approval, this request could have been approved a month ago.

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

Commissioner Buchbinder said he would like to hear the opinion of the applicant about having to update the third monument.

Ted Luthin, Applicant/Architect:

- Agreed that the original approval allowed for four panels per monument sign.
- Clarified that only the letters would be lighted and not the background colors.
- Added that the net sign area for each monument is 50 square feet.
- Advised that they did not want the existing white stripes to fight with the new configuration or geometry by distracting the sign panels.
- Concluded that he is happy to answer any questions.

Vice Chair Ching asked if the three additional sign panel names appearing on the plans are actually tenants of this center.

Ted Luthin replied yes. There is a tenant mix for that sign.

Melissa Cullinan, Property Owner Representative, Hunter Properties:

- Clarified that these are prospective tenants, but leases are not yet confirmed.

Commissioner Buchbinder asked the applicant if they would be changing the monument sign to the south as well.

Ted Luthin replied, not at this point. They would have bundled that with this if that were so.

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

Commissioner Zisser:

- Stated that it is good to have a condition in place with this update so as not to have to come back to the Planning Commission in future for minor sign changes under this sign program.
- Said that this monument signs proposed look great and will help further enhance the site.
- Concluded that all is fine and good.

Vice Chair Ching agreed that it would be great to give staff the leeway to make such minor modifications.

Commissioner Rivlin stated that this request is straightforward and current. He is supportive.

Chair Ostrowski replied, as am I.

Commissioner Krey:

- Cautioned that sign issues can be controversial in other communities.
- Added that this proposed modification helps this center and makes sense.

Motion: **Upon motion of Commissioner Vice Chair Ching, seconded by Commissioner Rivlin, the Planning Commission adopted Resolution No. 4607, approving a Modification (PLN-2021-45) to a previously approved Master Sign Program (PLN2008-165) to allow minor revisions on property located at 1640-1790 S. Bascom Avenue, with the added condition of approval, by the following roll call vote:**

AYES: **Buchbinder, Ching, Colvill, Krey, Ostrowski, Rivlin and Zisser**

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

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

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan:

- Said that he had nothing to add to his written report.
- Advised that Commissioner Buchbinder will next lead a PC discussion about the relationship between parking availability and driving, which is Item C on this Director's Report. The report Commissioner Buchbinder wants to share with the Commission was prepared by Milliard-Ball, West, Rezaei, and Desai, and is called, "What Do Residential Lotteries Show Us About Transportation Choices?", forthcoming in *Urban Studies*.

Commissioner Rivlin asked Director Kermoyan for further information about the Council action on Temporary Use Permits.

Director Paul Kermoyan:

- Reminded that the PC supported and recommended Council approval of this new Ordinance.
- Reported that the Chamber of Commerce originally had some concerns about how this Temporary Use Permit process impact and/or apply to other types of uses.
- Added that changes were made and now the Chamber is in full support.
- Advised that Council's action was to adopt this Ordinance. The second reading was held on March 16th. Therefore, it will be in effect 30 days later or on April 16, 2021.

Commissioner Buchbinder:

- Gave a brief overview of the report he found and shared with the PC.
- Stressed the need to think about the dangers of under-parking as well as over-parking a site.

Chair Ostrowski:

- Agreed that it is important to be careful in terms of over parking.
- Asked how that parking issue relates to the General Plan.
- Inquired if it would/should be discussed in context with the General Plan.

Director Paul Kermoyan:

- Reminded that this PC had felt it (review of parking standards) to be important and included it as a potential and important Work Plan Item for the PC.
- Said that discussion on Work Plans will take place at Council's second meeting in April 2021. Consideration of studying parking standards will occur.
- Cautioned that Council would be the body that initiates the request to consider and make changes.
- Said there is a delicate balance in terms of parking. It is important to not over park and/or to under park. The challenge is in striking that balance.

Commissioner Buchbinder:

- Pointed out that there is permit parking in one part of Campbell and people there seem to like it.
- Stated that parking is so difficult because it costs nothing to the consumer of free parking spaces.
- Added that it is a case of "over provisioning" parking.
- Suggested the importance of finding some way to require more areas with parking permits and/or to charge for street and public parking-lot parking spaces.
- Admitted his understanding that the change to that idea will not be politically easy.
- Stated his hope that Council will allow the PC to reconsider Campbell's current parking standards.
- Advised that there are some housing types that are currently prohibited in Campbell due to our oddly high parking standards/requirements.

Commissioner Zisser:

- Asked how Campbell's parking standards compare to comparable cities in size and type.
- Pointed out that the report brought forward by Commissioner Buchbinder is based upon San Francisco. It is not in Santa Clara County. It is not Campbell. It is a whole different world from Campbell. San Francisco is a very big city much like New York, Washington DC, and others of much greater size than Campbell.
- Suggested comparisons to other suburban cities like Campbell. How do we compare?

Director Paul Kermoyan:

- Said he was trying to recall but the last update was about eight or nine years ago.
- Stated that at that time we did a survey of other comparably sized cities.
- Pointed out that the most common things developers say about Campbell is that our parking standards are high. We are a little higher.
- Said any comparisons with San Jose would have to be suburbs and not the City Center and comps of built environments.
- Agreed that San Jose's parking standards are drastically lower than Campbell's.

- Added that Campbell's standards reflect beliefs and opinions of Campbell residents that sufficient parking is important.
- Admitted that he is witnessing a change in thought, theory, and approach of our PC members in terms of parking.
- Said that TOD (Transit Oriented Development) is offered a relief of some obligations by the State.
- Stated that providing parking over what the State is trying to do defies logic.
- Agreed to the need to relook at and adjust parking standards in the future.

Commissioner Buchbinder:

- Stated that he agrees that Campbell is not like San Francisco. We do not have the same population or transit density. San Francisco is sprawly.
- Suggested that when the General Plan gets to us (PC), and when the Housing Element as well, we must be cognizant of that to prevent Campbell from being swamped with traffic.

Director Paul Kermoyan:

- Said that the City has parking standards for all zoning designations.
- Added that the intent is that all uses must be able to park for their site on their site.
- Reported that people are concerned about overflow parking from commercial uses flooding adjacent residential neighborhoods.
- Suggested that if parking standards is selected as a work item, we will have to vet that issue.
- Admitted that it is one stumbling block for business wanting to come into Campbell.

Commissioner Buchbinder:

- Stated that is a really good point.
- Suggested that perhaps the revenues raised by implementing paid parking in lots and on streets could be split between businesses and the City.
- Advised that is he an operational engineer in his day job.

Commissioner Rivlin:

- Said if you give an inch, people continue to take it.
- Raised the operations of the Downtown during Covid-19 when businesses were able to establish exterior space and the street was closed to vehicular traffic.
- Stated that there was public pushback against not closing the street to traffic or parking.
- Supported Commissioner Buchbinder's thought processes here with regard to parking.
- Pointed out that people walk from Downtown to Pruneyard and also from Pruneyard to Downtown. Not that he is encouraging anyone to park at Pruneyard to come Downtown.
- Admitted that it is harder to grasp the psychological issues here, Parking is seen as a right.
- Stated that the issue of parking for free is the one issue where Americans are resolutely "Communist".

Commissioner Krey:

- Agreed that talking about parking can be tricky.
- Cautioned that the topic is going to get people riled up.

- Said that a practical matter is whether we can forfeit providing too much parking. Can we force people to take Light Rail or other transit? Will business owners be willing to take that risk?
- Stated that if not, people will drive to where they want to go and park in residential areas.
- Suggested taking parking into bite-size pieces.
- Said we need to come up with policies or directions for the City that promotes car pooling and use of transit.
- Concluded that this is interesting stuff.

Commissioner Rivlin:

- Pointed out that PG&E is rolling out a new fee structure where you can pick rates based on the times of day you can commit to reduced power usage.
- Said that charging for parking will bring out lots of people with different opinions.
- Asked staff if Campbell changes for parking on street or public garages?

Director Paul Kermoyan replied no. He added that we have posted limited duration hours for Downtown street parking.

Commissioner Buchbinder pointed out that the First Street Parking Structure is not used that much.

Vice Chair Ching:

- Pointed out that coming from the United Kingdom, they went through this issue about 20 years ago.
- Stated that the UK used a coordinated approach to make it more expensive to park in cities.
- Said that those larger cities have much larger bases while Campbell is a relatively small town.
- Recounted that in his hometown, it was a Countywide coordination effort.
- Concluded that he is completely in support to seeing less parking.
- Said that if the Downtown were landscaped and allowing fewer cars, people would appreciate that.

Commissioner Buchbinder said it would be important to provide context for future discussions of parking.

Chair Ostrowski:

- Reminded that it will be Council who will determine the work program and decide on priorities for the Planning Commission.
- Thanked Commissioner Buchbinder for bringing this matter forward for discussion.
- Segued into the pending retirement of Director Kermoyan, saying, "Our esteemed leader is retiring."
- Asked him to address that with the PC.

Director Paul Kermoyan:

- Recounted that he arrived in Campbell in July 2009. This coming July (2021) would reach his 12th year on staff.

- Stated that he is concluding a 33-year career as a city planner.
- Said that he can say that Campbell has been his favorite community. It is an awesome community.
- Added that his first city job was with Saratoga. While working in Saratoga he resided in Campbell on Rincon Avenue in an old house that is still there.
- Said that after Saratoga, we left the Bay Area for Southern California for a few years before coming back.
- Said that it has been a blessing and pleasure to work in Campbell.
- Pointed out that it can at times be a “tough” job. Especially with the need to make decisions that line up with the City’s General Plan. However, interpretations of a General Plan can be different to different people.
- Concluded that his time in Campbell has been a wonderful experience for which he is very grateful.
- Thanked the Commission very much for their hard work and dedication.

Chair Ostrowski:

- Congratulated Director Kermoyan for his 12 years of service in Campbell.
- Said she has had the pleasure of knowing Director Kermoyan for about five years including time participating as a resident on the creation of the Campbell Village Neighborhood Plan.
- Stated that what she feels stands out about that process, is that with Director Kermoyan’s leadership, the voice of Campbell’s residents were included in the plans. Later she was appointed to the PC and worked with him in the capacity of a Commissioner.
- Said that Director Kermoyan used his depth of knowledge, experience, great perspective, and different ways to think and plan.
- Concluded that she would miss working with Director Kermoyan.

Commissioner Buchbinder:

- Thanked Director Kermoyan for answering his many questions.
- Said he has worked with Director Kermoyan the same amount of time as Chair Ostrowski, and he had a lot of questions. Tons of emails.
- Added that he showed up at GPAC (General Plan Advisory Committee) and PC (Planning Commission) meetings before he applied for appointment to the PC.

Commissioner Krey:

- Thanked Director Kermoyan and said he did a great job.
- Expressed his appreciation and is impressed by Director Kermoyan as well as his staff.
- Said Director Kermoyan would be missed.

Director Paul Kermoyan said that his door is always open.

Vice Chair Ching:

- Thanked Director Kermoyan for his professionalism and perseverance.
- Added that he is glad to know that he is retiring to do what he loves to do – running his winery.

Director Paul Kermoyan thanked Vice Chair Ching.

Commissioner Colvill:

- Admitted that one of his favorite things about Director Kermoyan is that when he is tired of hearing people talk too long, in order to get us back on track, he has a tone of voice and use of the right words to get the job of redirecting done with grace.
- Said that the Commission would miss him, and he hopes that we will get someone who will be equally “abrasive” when that skill is needed.

Commissioner Rivlin:

- Said this is his fifth year on the PC with Director Kermoyan at the helm.
- Pointed out that the Community Development Director is here to “steer the ship.”
- Stated that Campbell has been lucky to have him as their CDD Director.
- Said he is sad to see Director Kermoyan go and hopes we someone as good as he hired.
- Wished him the best in retirement.

Commissioner Zisser:

- Said he is the “new guy” on the PC.
- Said that he had a couple of opportunities to see Director Kermoyan at Council or PC meetings and on occasions in person.
- Reported that he served on the City’s Civic Improvement Commission for eight years. Serving on CIC was his entrée into City government.
- Stated that what strikes him most about Campbell is its staff and its civility.
- Added that he appreciates having been so welcomed into the PC by Director Kermoyan. He helped make it easy to catch on.
- Wished him well in the future.

Director Paul Kermoyan was asked to open a gift from the PC. He did so and found an engraved crystal wine decanter.

Director Paul Kermoyan:

- Thanked the members of the Commission for their thoughtful gift and kind words.
- Stated it has been his pleasure working with them and their wonderful community.

ADJOURNMENT

The Planning Commission meeting adjourned at 8:45 p.m. to the next Regular Planning Commission Meeting on **April 13, 2021**, which will be conducted on Zoom.

SUBMITTED BY:

Corinne Shinn, Recording Secretary

APPROVED BY:

Maggie Ostrowski, Chair

ATTEST:

Paul Kermoyan, Secretary