

CITY OF CAMPBELL PLANNING COMMISSION  
MINUTES

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7:30 P.M.

TUESDAY

MAY 10, 2016  
CITY HALL COUNCIL CHAMBERS

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The Planning Commission meeting of May 10, 2016, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Chair Dodd and the following proceedings were had, to wit:

**ROLL CALL**

Commissioners Present:	Chair:	Cynthia L. Dodd
	Commissioner:	Pamela Finch
	Commissioner:	Philip C. Reynolds, Jr.
	Commissioner:	Michael L. Rich
	Commissioner:	Donald C. Young
Commissioners Absent:	Vice Chair:	Yvonne Kendall
	Commissioner:	Ron Bonhagen
Staff Present:	Community Development Director:	Paul Kermoyan
	Senior Planner:	Cindy McCormick
	Associate Planner:	Daniel Fama
	Associate Planner:	Stephen Rose
	City Attorney:	William Seligmann
	Recording Secretary:	Corinne Shinn

**APPROVAL OF MINUTES**

**Motion: Upon motion by Commissioner Finch, seconded by Commissioner Reynolds, the Planning Commission minutes of the meeting of April 26, 2016, were approved as submitted. (3-0-2-2: Vice Chair Kendall and Commissioner Bonhagen were absent and Chair Dodd and Commissioner Young abstained)**

**COMMUNICATIONS**

Email from Marilyn Asplund, Shelley Ave, regarding Agenda Item 3 (180 Redding Road).

**AGENDA MODIFICATIONS OR POSTPONEMENTS**

None

**ORAL REQUESTS**

None

**CONSENT**

There were no consent items.

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**PUBLIC HEARINGS**

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

1. **PLN2015-309** Public Hearing to consider the application of Arun Biessar for a Site and Architectural Review Permit (PLN2015-309) to allow the construction of a new (two-story) dwelling using portions of the original structure on property located at **881 Kenneth Avenue**. Staff is recommending that this project be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. *Project Planner: Daniel Fama*

Mr. Daniel Fama, Associate Planner, presented the staff report.

Chair Dodd asked if there were questions of staff. There were none

Commissioner Rich gave the Site and Architectural Review Committee report as follows:

- SARC reviewed this proposal on April 12<sup>th</sup> and was supportive with the revised plans.

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

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

Commissioner Finch said that she really likes this design. SARC did a nice job working with staff and the applicant. She is fully supportive of this request.

**Motion:** Upon motion of Commissioner Rich, seconded by Commissioner Finch, the Planning Commission adopted Resolution No. 4287 approving a Site and Architectural Review Permit (PLN2015-309) to allow the construction of a new (two-story) dwelling using portions of the original structure on property located at 881 Kenneth Avenue., subject to the conditions of approval, by the following roll call vote:

**AYES:** Dodd, Finch, Reynolds, Rich and Young  
**NOES:** None  
**ABSENT:** Bonhagen and Kendall  
**ABSTAIN:** None

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

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

2. **PLN2015-268** Public Hearing to consider the application of Terry Pries for a Site and Architectural Review Permit (PLN2015-268) to allow the construction of a new single-family residence on property located at **773 Union Avenue**. Staff is recommending that this project 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*

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

Chair Dodd asked if there were questions of staff. There were none.

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

- SARC reviewed this project on April 26<sup>th</sup> and was supportive as presented.

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

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

Commissioner Reynolds said that this home is a beautiful addition to this neighborhood and the size of this lot can justify a home of this size.

**Motion:** Upon motion of Commissioner Rich, seconded by Commissioner Reynolds, the Planning Commission adopted Resolution No. 4288 approving a Site and Architectural Review Permit (PLN2015-268) to allow the construction of a new single-family residence on

**property located at 773 Union Avenue., subject to the conditions of approval, by the following roll call vote:**

**AYES: Dodd, Finch, Reynolds, Rich and Young**  
**NOES: None**  
**ABSENT: Bonhagen and Kendall**  
**ABSTAIN: None**

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

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Chair Dodd read Agenda Item No. 3 into the record as follows:

- 3. **PLN2015-305** Public Hearing to consider the application of Mike Paydar for  
**PLN2015-306** Planned Development Permit (PLN2015-305) for the  
**PLN2015-307** approval of site configuration, architectural design and to  
**PLN2015-308** create lots which do not have frontage on a public street,  
**PLN2015-310** Tentative Subdivision Map (PLN2015-306) to create five  
**PLN2016-068** single family lots and one commonly owned lot, Zoning Map  
Amendment (PLN2015-307) to change the zoning from R-M  
(Multiple-Family Residential) to P-D (Planned Development),  
Parking Modification Permit (PLN2016-68) to allow  
uncovered parking in lieu of covered, and Tree Removal  
Permit (PLN2015-310) to allow the removal of protected  
trees on property located at **180 Redding Road**. Staff is  
recommending that a Mitigated Negative Declaration be  
adopted for this project. Tentative City Council Meeting  
Date: June 7, 2016. Project Planner: *Stephen Rose,*  
*Associate Planner*

Mr. Stephen Rose, Associate Planner, presented the staff report.

Chair Dodd asked if there were questions of staff.

Commissioner Finch asked about how parking would be prohibited in the fire turnaround area. Will it be painted? Will it be self-policed?

Planner Stephen Rose said that this project will have CC&R's that will prohibit any parking in the pavers area that serves as the fire turnaround.

Commissioner Reynolds asked about the reference on page 193 to the possibility of toxic contamination on an adjacent property and whether similar contamination is possible on this site as well.

Planner Stephen Rose explained that the Phase 1 environmental review includes the provision of a geotechnical report. A soils report is not required on a project of this size.

Chair Dodd thanked Planner Stephen Rose for his work with this applicant to get the project to this point.

Chair Dodd opened the Public Hearing for Agenda Item No. 3.

Liehting Tung, Resident on Shelley Ave:

- Asked that the best efforts be given to preserving a fairly large tree (Tree #12), which helps provide privacy screening.

Yong-Dian Jian, Resident on Shelley Ave:

- Stated that he is happy that additional trees will be retained.
- Questioned how the trees on adjacent properties whose canopies are inter-twined with trees to be removed will be dealt with.
- Asked that care be taken to protect the adjacent trees so they are not harmed.

Chair Dodd closed the Public Hearing for Agenda Item No. 3.

Commissioner Finch asked staff to verify that Tree #12 would be retained.

Planner Stephen Rose:

- Explained that with a friendly amendment to the motion, the developer is willing to do so.
- Said that additional amending language would require that care be taken when removing trees to respect neighboring property trees with inter-twined branches to those trees being removed so the neighboring trees are not damaged.

Commissioner Young:

- Reported that he had found the original footprint to be large.
- Added that the changes since made have solved the problem and this project fits better.
- Said that retention of Tree #12 would not interfere with this project.
- Stated that the applicant has done a good job taking the suggestions from the Planning Commission into account.
- Advised that he would be supportive of this request.

Chair Dodd expressed appreciation to the applicant for his work with City staff and giving consideration to the requests of his project site's neighbors.

**Motion:**            **Upon motion of Commissioner Finch, seconded by Commissioner Reynolds, the Planning Commission took the following actions:**

- **Adopted Resolution No. 4289 recommending that the City Council adopt a Mitigated Negative Declaration (PLN2015-308);**
- **Adopted Resolution No. 4290 recommending that the City Council approve a Zoning Map Amendment (PLN2015-307) to**

change the zoning district designation from R-M (Multiple-Family Residential) to P-D (Planned Development);

- Adopted Resolution No. 4291 recommending that the City Council approve a Tentative Subdivision Map (PLN2015-306) to create five single-family lots and one commonly owned lot, subject to the attached Conditions of Approval;
- Adopted Resolution No. 4292 recommending that the City Council approve a Planned Development Permit (PLN2015-305) for site configuration resulting in the development of five units, architectural design and creation of lots which do not have frontage on a public street;
- Adopted Resolution No. 4293 recommending that the City Council approve a Parking Modification Permit (PLN2016-68) to allow uncovered parking in lieu of covered parking; and
- Adopted Resolution No. 4294 recommending that the City Council approve a Tree Removal Permit (PLN2015-310) to allow for the removal of protected trees on property located at 180 Redding Road,

by the following roll call vote:

**AYES:** Dodd, Finch, Reynolds, Rich and Young  
**NOES:** None  
**ABSENT:** Bonhagen and Kendall  
**ABSTAIN:** None

Chair Dodd advised that this item would be forwarded on to the City Council for final consideration at its meeting on June 7, 2016.

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**REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR**

Director Paul Kermoyan added the following information to his written report:

- Advised that he forwarded an email to the members of the Commission earlier today with a link to the City’s website to direct them to the webcast of the meeting at which an application for 44 El Caminito was heard.
- Explained that that item (44 El Caminito) will come back before the Commission on May 24<sup>th</sup>.
- Said that in order for those members who were not at the first hearing, they are being asked to get up to speed on what occurred by reading the staff report and watching the meeting discussion.
- Added that a new staff report will be provided.
- Asked the Commissioners to be prepared to clearly articulate why this proposal either “meets” or “does not meet” the provisions of the City’s General Plan.

**ADJOURNMENT**

The Planning Commission meeting adjourned at 8:05 p.m. to the next Regular Planning Commission Meeting of **May 24, 2016**.

SUBMITTED BY: \_\_\_\_\_  
Corinne Shinn, Recording Secretary

APPROVED BY: \_\_\_\_\_  
Cynthia Dodd, Chair

ATTEST: \_\_\_\_\_  
Paul Kermoyan, Secretary