



**PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, May 23, 2023 | 7:30pm
City Hall Council Chamber**

CALL TO ORDER

The Regular Planning Commission meeting of May 23, 2023 was called to order at 7:30 pm by Recording Clerk Ken Ramirez and requested that present Planning Commissioners nominate an Acting Chair for the Planning Commission meeting. Commissioner Matt Kamkar was nominated and selected as Acting Chair of the Planning Commission meeting, and the following proceedings were had to wit.

ROLL CALL

Planning Commissioners Present:

Stuart Ching
Maggie Ostrowski
Matt Kamkar, Acting Chair
Michael Krey

Planning Commissioners Absent:

Adam Buchbinder
Alan Zisser
Davis Fields

Staff Members present:

Rob Eastwood, Director
Bill Seligmann, City Attorney
Larissa Lomen Associate Planner
Ken Ramirez, Administrative Analyst

APPROVAL OF MINUTES

1. **Approval of Minutes of May 9, 2023** (*Roll Call Vote*)
 - Meeting Minutes, 5/09/2023 (Regular Meeting)
 - All approved minutes

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to five

minutes. Please be aware that State law prohibits the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

Opened and Closed public Comment

PUBLIC HEARING

Note: Members of the public may be allotted up to two (2) minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of five (5) minutes for opening statements and up to a total of three (3) minutes maximum for closing statements. Items requested/recommended for continuance are subject to Planning Commission's consent at the meeting.

Acting Chair Kamkar read the following public hearing items into record as follows:

2. **PLN-2022-140 – 2201 S. Bascom Avenue** (*Resolution/Roll Call Vote*)

Public Hearing to consider the request of Quality Choice Construction for property located at **2201 S. Bascom Avenue** to allow site improvements and the remodel of the exterior of an existing commercial building and to establish late night activities (open 24 hours, daily). The application under consideration includes a Conditional Use Permit with Site and Architectural Review. File No.: PLN-2022-140. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. *Project Planner: Larissa Lomen, Assistant Planner.*

Recommended Action: Adopt a Resolution, approving a Conditional Use Permit with Site and Architectural Review (PLN-2022-140) to allow the establishment of late night activities (open 24-hours, daily) in conjunction with a restaurant use (Denny's), as well as site improvements and an exterior remodel of the building's façade on property located at 2201 S. Bascom Avenue in the C-12 (General Commercial) Zoning District and finding the project Categorical Exempt under Section 15301 of the California Environmental Quality Act. Assistant Planner Larissa Lomen presented staff report to allow site improvements and the remodel of the exterior of an existing commercial building and to establish late night activities (open 24 hours, daily).

Commissioners asked whether there were bike racks on site and if there would be parking requirements on site.

Director Eastwood clarified that new state law AB 2097 states that sites located within half mile of an existing or future light rail / transit stations or a major transit stop the project site will not have a parking requirement. Approximately 40% of Campbell will need to comply with state law.

Planner Lomen stated that the Applicant is including 40 parking spots within the project site.

Bill Ross, Architect, stated that there is a need for late night dining. Variety of type of clients in the area that would like an affordable option. Applicant has done their best to comply with City's standards.

Commissioner Ching asked if bike rack could be installed on the site.

Applicant stated that there would be no problem adding a bike rack on site.

Liza Rezawally – HOA, concerned about parking , not in favor with noise and traffic. Asking why the Dennys moved. Not in favor of a 24-hour location.

Mr. Sugar on behalf of the Applicant stated that location is right in front of residential area. Several community groups have used Denny's to host meetings and congregate. Denny's is a meeting place for local organizations and a family diner for the community.

Terry Tom, representative of the Landlord, stated that they were in support of applicant. Huge benefit for the community.

Martha Earl, public speaker, stated that the current owner is currently is not taking care of things now. Is there going to be security.

Davika, speaker with applicant group, stated that currently the property is abandoned. Denny's has been part of the community for a long time.

Alexsis Shields, resident of Apricot Ave, concerned with 24 hours of operation. Concerned about daycare and swim school across the street. Stated that cars have been vandalized. Sunita with Dennys group, stated that they want to open 24 hours open to serve the community. Denny's serve healthcare workers, firefighters, a lot of public service individuals, that work non-traditional work shifts. In over 15 years of experience never had an issue. Denny's addresses safety concerns promptly.

Applicant spoke and stated that the neighborhood will be safer due to the lighting being provided. Have security and cameras on site. Denny's did not have issues previously when they were located across the street. The restaurant will ensure a safe environment.

Acting Chair Kamkar closed public hearing

Commissioners received confirmation that there will be video surveillance on site. Commissioners understood the concerns from the community in regards to operations being 24-hours. Stated that non-compliance of conditions of approval could result in curtailing hours of operations. Language within the conditions of approval strike a good

balance with serving late nights needs of the community while also preventing issues. Commissioners in support of project.

Motion: Upon motion by Commissioner Ching, seconded by Commissioner Krey the Planning Commission adopted Resolution No. 4678, approving a Conditional Use Permit with Site and Architectural Review (PLN-2022-140) to allow the establishment of late night activities (open 24-hours, daily) in conjunction with an existing restaurant use, including associated site improvements and an exterior remodel of the building's façade on property located at 2201 S. Bascom Avenue in the C-2 (General Commercial) Zoning District, by the following roll call vote.

AYES: Ching, Ostrowski, Kamkar, Krey
NOES: None
ABSENT: Buchbinder, Zisser, Fields
ABSTAIN: None

3. PLN-2023-34 – 1630 W. Campbell Avenue (*Resolution/Roll Call Vote*)

Public Hearing to consider the request of AT&T Mobility for property located at **1630 W. Campbell Avenue** to allow for the removal and replacement of an existing rooftop cupola to facilitate the installation of a new rooftop concealed wireless communications facility stop an existing multi-tenant commercial building. The application under consideration includes a Conditional Use Permit with Site and Architectural Review. File No.: PLN-2023-34. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. *Project Planner: Larissa Lomen, Assistant Planner.*

Recommended Action: Adopt a Resolution, approving a Conditional Use Permit with Site and Architectural Review (PLN-2023-34) to allow for the removal and replacement of an existing rooftop cupola to facilitate the installation of a new rooftop concealed wireless communications facility stop an existing multi-tenant commercial building on property located at 1630 W. Campbell Avenue in the C-1 (Neighborhood Commercial) Zoning District and finding the project Categorical Exempt under Section 15301 of the California Environmental Quality Act.

Assistant Planner Lomen presented staff report to allow for the removal and replacement of an existing rooftop cupola to facilitate the installation of a new rooftop concealed wireless communications facility stop an existing multi-tenant commercial building.

Ashley Smith, representative of applicant, was present to answer questions.

Acting Chair Kamkar closed public hearing.

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Ostrowski the Planning Commission adopted Resolution No. 4679, approving a Conditional Use Permit with Site and Architectural Review (PLN-2023-34) to allow for the removal

and replacement of an existing rooftop cupola to facilitate the installation of a new rooftop concealed wireless communications facility stop an existing multi-tenant commercial building on property located at 1630 W. Campbell Avenue in the C-1 (Neighborhood Commercial) Zoning District, by the following roll call vote.

AYES: Ching, Ostrowski, Kamkar, Krey
NOES: None
ABSENT: Buchbinder, Zisser, Fields
ABSTAIN: None

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Eastwood reported the following:

- City Council adopted zoning exception on 1690 Littleton Place.
- City Council accepted Housing Program Audit report of the city’s Housing Program. Report included a recommendation for the City of Campbell to hire a housing manager and stand up additional resources, including a communication plan. Consultant also stood up a Destination Home grant to hire an Unhoused Specialist for the city’s Housing Program.

ADJOURNMENT

Adjourned meeting at 8:32 p.m. to the next Regular Planning Commission Meeting on **Tuesday, June 13, 2023**, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication.

PREPARED BY: *Ken Ramirez*
Ken Ramirez, Administrative Analyst

APPROVED: *M. Kamkar*
Matt Kamkar (Jun 19, 2023 11:56 PDT)
Matt Kamkar, Acting Chair

ATTEST: *Rob Eastwood*
Rob Eastwood, Secretary











Approved - 5-23-23 PC meeting minutes

Final Audit Report

2023-06-19

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