Planning Commission
REGULAR MEETING AGENDA
Tuesday, November 10, 2026 | 7:00 PM
Police Department Emergency Operations Center – 100 N First Street, Campbell, CA

CALL TO ORDER / ROLL CALL

This Planning Commission meeting will be conducted in person at the location identified above and virtually via video teleconferencing (Zoom) in compliance with the provisions of the Brown Act. A quorum of the Planning Commission will be in attendance at the meeting location. Members of the public may attend in person or virtually via Zoom at https://campbellca.gov/PCSignup. The meeting will also be live streamed on Channel 24, the City's website, and on YouTube at https://www.youtube.com/@CityofCampbell.

Written correspondence will be accepted via email at planning@campbellca.gov until 12:00 PM on the day of the meeting, and thereafter may be delivered in-person at the public hearing. Written correspondence will be posted to the City's website and distributed to the Planning Commission. If you choose to email your comments, please indicate in the subject line "FOR PUBLIC COMMENT" and indicate the item number.

Members of the public may be allotted up to two (2) minutes to comment on any public hearing or study session 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.

APPROVAL OF MINUTES

1. **Approval of Minutes of October 27, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of October 27, 2026.

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.

PUBLIC HEARING

2. **480 Chapman Avenue – General Plan Land Use Map Amendment, Zoning Map Amendment, and Form-Based Zone Map Amendment** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of Gkw Architects, Inc., on behalf of Joseph and Alicia Lam, to amend the land use and zoning designations for property located at **480 Chapman Drive**, which is currently designated for neighborhood commercial use and developed with an existing single-family residence, to eliminate its legal nonconforming status. The applications under consideration include a General Plan Land Use Map Amendment to change the land use designation from Neighborhood Commercial to Low Density Residential (less than 4.5 dwelling units per gross acre); a Zoning Map Amendment to rezone the property from NC (Neighborhood Commercial) to R-1-10 (Single-Family Residential); and a Form-Based Zone Map Amendment to remove the existing T4N.M-O (T4 Neighborhood.Medium – Open Subzone) designation. File No.: PLN-2026-77. Staff recommends that this item be deemed categorically exempt from CEQA. Tentative City Council Date: December 1, 2026. Project Planner: Daniel Fama, Senior Planner.

   Recommended Action: Adopt a Resolution recommending City Council approval of a General Plan Land Use Map Amendment, Zoning Map Amendment, and Form-Based Zone Map Amendment.

STAFF AND COMMITTEE REPORTS

3. **Planning Commission Subcommittee Reports**

   - **Housing Permits Streamlining Ad Hoc Subcommittee –** *Commissioners Buchbinder and Kamkar*

     This subcommittee will interview developers and other stakeholders to identify production, bottlenecks and propose policies.

   - **Permitting Process for Streamlining to Benefit Economic Development Ad Hoc Subcommittee –** *Commissioners Zisser and Aquilina*

     This Subcommittee is researching permit streamlining actions the City could enact to support economic and business development, focusing on Conditional Use Permits.

4. **Report of the Community Development Director** – *Rob Eastwood, Community Development Director*

   The Community Development Director will provide a verbal update on matters of interest to the Planning Commission.

ADJOURNMENT

Adjourn to the Planning Commission meeting of **November 24, 2026**, at 7:00 PM, in the Police Department Emergency Operations Center, 100 North First Street, Campbell, California and via telecommunication.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact the City Clerk's Office at ClerksOffice@campbellca.gov or 408-866-2117 in advance of the meeting.

Planning Commission
REGULAR MEETING MINUTES
Tuesday, October 27, 2026 I 7:00pm
Police Department Emergency Operations, 100 North First Street, Campbell CA 95008

CALL TO ORDER

The Regular Planning Commission meeting of October 27, 2026, was called to order at 7:00 pm by Chair Fields, and the following proceedings were followed

ROLL CALL

Planning Commissioners Present:
Davis Fields, Chair
Gary Aquilina, Vice Chair
Matt Kamkar
Adam Buchbinder
Alan Zisser
Phil Alne

Planning Commissioners Absent
Teresa Souto

Staff Present
Rob Eastwood, Director
Victoria Thompson, City Attorney's Office
Nathan Donato-Weinstein, Economic Development Manager
Daniel Fama, Senior Planner
Roger Storz, Civil Engineer

APPROVAL OF MINUTES

1. **Approval of Minutes of October 13, 2026** *(Roll Call Vote)*

   Commissioner Buchbinder requested that the October 13, 2026, minutes be amended to reflect a question raised regarding potential City liability if the Campbell Technology Park project were not approved.

   Recommended Action: That the Planning Commission approve the regular meeting minutes of October 13, 2026.

Motion: **Upon motion by Commissioner Buchbinder, seconded by Aquilina, to approve the October 13, 2026, meeting minutes with the requested amendment, by the following roll call:**

AYES: **Zisser, Fields, Kamkar, Alne, Buchbinder, Aquilina**
NOES: **None**
ABSTAIN: **None**
ABSENT: **Souto**

Motion carried, 6–0

AGENDA MODIFICATIONS OR POSTPONEMENTS

The Chair considered reordering the public hearing items based on the attendance of interested members of the public. The agenda order was retained. No other modifications were reported.

COMMUNICATIONS

Director Eastwood reported that the Commission had received two written public comments and a supplemental staff memorandum concerning the Replacement Housing and Demolition Control Ordinance (Item 4).

ORAL COMMUNICATIONS

The Chair invited public comments on matters not on the agenda. No speakers came forward, including through the remote meeting connection.

PUBLIC HEARING

2. **1380 & 1400 W. Campbell Avenue – Minor Housing Development Project Permit and Tentative Vesting Subdivision Map** (Resolution/Roll Call Vote)

   Public hearing to consider a 40-unit housing development consisting of six three-story townhome buildings; use of State Density Bonus Law waivers and a concession; and a vesting tentative subdivision map for subdivision, easements, right-of-way dedication, and site improvements. File No. PLN-2025-117. Project Planner: Stephen Rose, Senior Planner.

   Recommended Action: Adopt a resolution approving the project and finding it exempt from CEQA under the Class 32 infill development exemption.

   Senior Planner Stephen Rose described the approximately one-acre property, currently developed with two restaurant buildings, and the proposed residential redevelopment. He explained that six units would be affordable, including four low-income and two moderate-income units. The project would use one density bonus concession from the ground-floor commercial requirement and waivers affecting certain tree, transformer screening, adjacency, building-type, and architectural standards. Staff recommended approval based on applicable objective standards and State housing law.

Commissioners asked about transformer screening, stormwater treatment and permeable paving, tree removal and replacement, condominium CC&Rs, the arrangement of parking garages, neighborhood parking effects, and the scope of the requested waivers. Staff clarified that each unit would have a two-car garage, including 17 tandem garages, and that the project would provide street and interior landscaping even though it seeks relief from certain tree requirements. The City Attorney's Office also addressed legal exposure associated with a denial inconsistent with applicable State housing law.

Applicant representative Jim Sullivan explained the project design, development schedule, and affordable-housing mix. He stated that construction was anticipated to begin in summer 2027, with initial occupancy in early 2028. He responded to questions about maintenance of garage parking, guest parking limitations, circulation, bicycle parking, trash and mail facilities, solar panels, and electric-vehicle charging provisions.

The Chair opened the public hearing. No additional members of the public spoke, and the public hearing was closed.

During deliberation, Commissioners expressed support for the project design, housing opportunities, and the effort to separate buildings from adjoining residences. Several Commissioners noted concerns about the absence of guest parking and potential spillover parking on adjacent streets.

Motion: Upon motion by Commissioner Aquilina, seconded by Commissioner Zisser, to adopt a resolution approving the Minor Housing Development Project Permit and Vesting Tentative Subdivision Map, including the requested State Density Bonus Law waivers and concession and associated site improvements for property located at 1380 & 1400 W. Campbell Avenue, by the following roll call:

AYES: **Zisser, Kamkar, Alne, Buchbinder, Aquilina, Fields**
NOES: **None**
ABSTAIN: **None**
ABSENT: **Souto**

Motion carried, 6–0. The Chair noted the applicable ten-day appeal period.

3. **Home Depot, 480 E. Hamilton Avenue and 577 Salmar Avenue – Planned Development Permit Compliance Review (Status Report)**

Public hearing for a compliance review of Home Depot operations and the garden center, as required by Condition of Approval No. 6 of the previously modified Planned Development Permit. File No. PLN-2023-52. Project Planner: Stephen Rose, Senior Planner.

Recommended Action: That the Commission receive and accept the compliance status report.

Senior Planner Stephen Rose summarized approximately ten months of code enforcement inspections addressing hours of operation, deliveries, gates, outdoor storage, site

housekeeping, and employee operations. He reported that deliveries outside permitted hours and storage near nearby residences had largely been resolved, with no new related code enforcement complaints or police calls for service. Two remaining issues involved the Hamilton Avenue gate being opened before the authorized time and limited storage near a generator wall. Home Depot had agreed to further stenciling and signage, with staff to verify compliance through standard procedures.

Commissioners asked about the two-complaint threshold in the conditions of approval for possible permit modification or revocation, the timing of the final compliance review, and the effectiveness of corrective measures. Staff explained that the threshold reflected the previous history of compliance concerns and that staffing and consultant-contract delays had affected the inspection schedule. The Chair opened the public hearing. Home Depot store representatives were in attendance but did not offer a presentation; no other public testimony was received.

During deliberation, Commissioners commended Home Depot and staff on the substantial improvements. There was general agreement that an additional Planning Commission compliance review was unnecessary and that staff should continue to monitor the remaining issues under routine enforcement authority.

4. **Zoning Code Text Amendment – Replacement Housing and Demolition Control Ordinance (Resolution/Roll Call Vote)**

Public hearing to consider a Replacement Housing and Demolition Control Ordinance implementing replacement housing requirements, Article 2 of the Housing Crisis Act of 2019, Housing Element Program H-2L, and conforming Municipal Code amendments. File No. PLN-2026-83. Project Planner: Daniel Fama, Senior Planner.

Recommended Action: Adopt a resolution recommending that the City Council approve the ordinance.

Director Eastwood introduced the ordinance as a response to Council direction intended to discourage premature residential demolition, prevent vacant and potentially blighted lots, and implement State-mandated replacement housing and tenant protections. Senior Planner Daniel Fama explained the Housing Crisis Act requirement to replace demolished units one-for-one, additional obligations for protected units, and the local gap concerning stand-alone demolition permits and conversions or consolidations of dwelling units.

The proposed ordinance would generally require approval of replacement-housing entitlements and building permits ready for issuance before demolition; it established different procedures for subdivision-related projects. Additional provisions addressed documentation of existing housing and tenants, replacement housing plans, ministerial zoning clearances, restoration or reconstruction following unlawful demolition, and an alternative fee where restoration is infeasible. Staff described the anticipated December 1 Council hearing and potential January 2027 effective date.

Commissioners questioned how the ordinance would interact with the Starter Home Revitalization Act (SB 1123), amendments under SB 1116 effective in 2027, the definitions of vacant, abandoned, uninhabitable, and untenable, and restrictions involving past tenants. Discussion focused on whether an owner could obtain approval to build a replacement house, demolish the existing home, and later abandon the approved project in favor of a starter-home application. Staff acknowledged this potential sequence and explained that further legal clarification had been sought from the California Department of Housing and Community Development regarding SB 1116. The City Attorney's Office advised that a local demolition ordinance could be enacted under its understanding of current State law, although HCD had not issued definitive guidance on the proposed local ordinance.

The Chair opened the public hearing. Brad Foote, Tom Fisher, and Alyssa Lynch, residents of White Oaks Manor, supported additional demolition safeguards and expressed concern about homes already demolished in their neighborhood, vacant properties, advance notice, and possible subsequent starter-home development. Travis Galdieri similarly supported the general approach but requested stronger provisions to address the possibility of an approved replacement project being abandoned or a home deliberately rendered untenable.

Chris Lindsay, speaking on behalf of Campbell YIMBY, expressed concern that requiring vacancy before a starter-home application while restricting demolition could create an obstacle to new housing and urged a workable pathway for starter-home development. Raja Pallela discussed the need for more housing options, including in established neighborhoods, and the relationship between local employment growth, housing costs, and commuting.

Eugenia Huang, Pete Huang, Junchi Lu, and Uday Chadha spoke remotely against the ordinance as drafted, citing possible restrictions on otherwise eligible starter-home projects and associated housing production. Several requested an alternative approach using a separate demolition approval pathway for owner-occupied, market-rate properties that are not protected housing. Ms. Huang also questioned the ordinance's effect on previously proposed starter-home projects and whether a separate pathway could prevent vacant lots without obstructing redevelopment.

After public comment was closed, staff confirmed that an owner might obtain approval for a conventional replacement home, demolish the existing unit, and elect not to proceed with construction. Commissioners discussed whether performance bonds or other assurances could address this issue. Staff indicated such options would require further legal analysis.

During deliberation, Commissioners expressed differing positions. Some regarded the ordinance as a meaningful incremental safeguard against premature demolition and supported moving it forward, while noting that State law could limit its effect. Others questioned its practical effectiveness, the presence of unresolved loopholes, possible legal exposure, and its effects on housing production and individual property owners. Commissioners emphasized that the City Council should receive the full range of comments regardless of the vote.

Motion: Upon motion by Commissioner Zisser, seconded by Commissioner Alne, to adopt a resolution recommending that the City Council adopt the Replacement Housing and Demolition Control Ordinance, by the following roll call:

AYES:	**Zisser, Alne, Fields**
NOES:	**Kamkar, Buchbinder, Aquilina**
ABSTAIN:	**None**
ABSENT:	**None**

Motion failed on a 3–3 tie vote. No affirmative recommendation was adopted.

STAFF AND COMMITTEE REPORTS

5. **Planning Commission Subcommittee Reports**

   The economic development/permitting subcommittee reported that a draft was nearing completion and could be available for staff review and possible presentation at an upcoming meeting. The Commission also discussed a forthcoming housing-related staff report anticipated in November.

6. **Report of the Community Development Director**

   Director Eastwood advised that the return to the City Hall Council Chamber had been delayed due to construction. He reported that the City Council had approved an extension of the Pruneyard Master Use Permit consistent with the Planning Commission's recommendation. He also noted recognition of the City's Code Enforcement Officer, the recent hiring of Assistant Planner Christy and the anticipated November 9 start of Associate Planner London, and reminded Commissioners of the November 9 Boards and Commissions dinner. He announced the Planning Commissioners Academy, scheduled for March 10–12, 2027, in Monterey.

ADJOURNMENT

Adjourned at 10:26 PM to the Planning Commission meeting of **November 10, 2026**, at 7:00 PM, in the Police Department Emergency Operations Center, 100 North First Street, Campbell, California and via telecommunication.

PREPARED BY: _____
Daniel Fama, Senior Planner

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

ITEM NO. 2

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · November 10, 2026

PLN-2026-77

Gkw Architects, Inc.

Public Hearing to consider the application of Gkw Architects, Inc., on behalf of Joseph and Alicia Lam, to amend the land use and zoning designations for property located at **480 Chapman Drive**, which is currently designated for neighborhood commercial use and developed with an existing single-family residence, to eliminate its legal nonconforming status. The applications under consideration include a General Plan Land Use Map Amendment to change the land use designation from Neighborhood Commercial to Low Density Residential (less than 4.5 dwelling units per gross acre); a Zoning Map Amendment to rezone the property from NC (Neighborhood Commercial) to R-1-10 (Single-Family Residential); and a Form-Based Zone Map Amendment to remove the existing T4N.M-O (T4 Neighborhood.Medium – Open Subzone) designation. File No.: PLN-2026-77.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

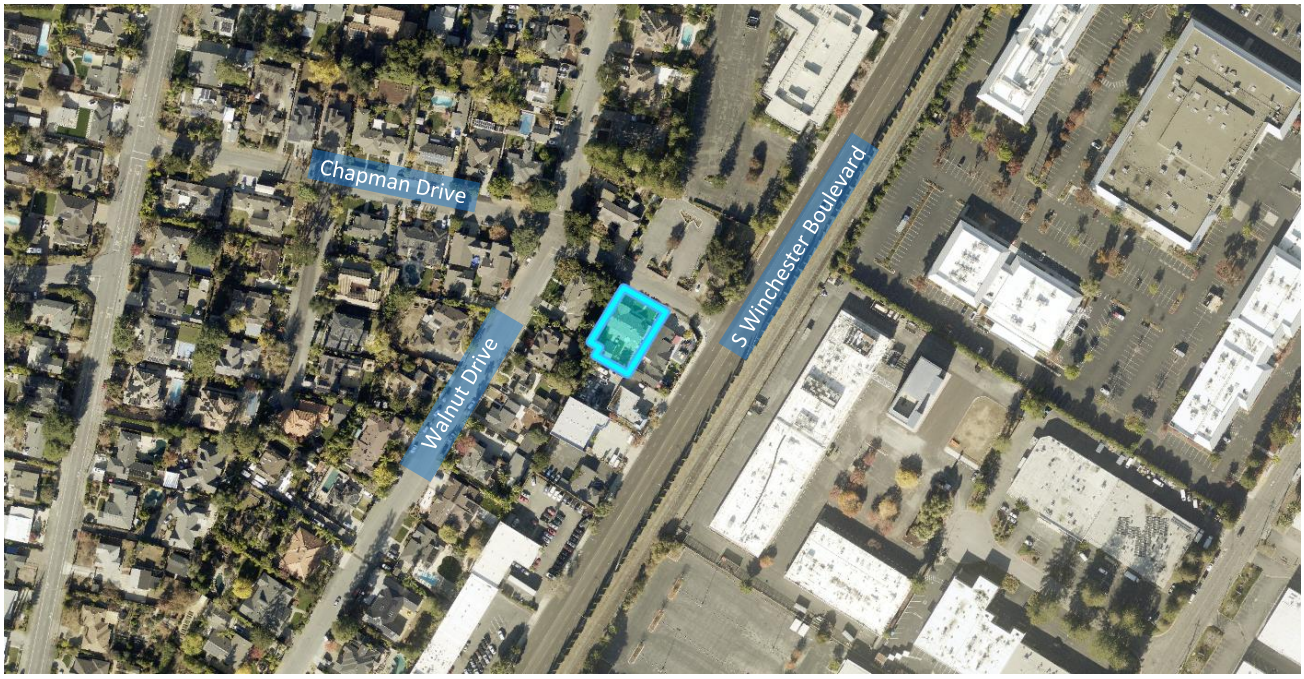
1. **Adopt a Resolution** (reference **Attachment A**), recommending that the City Council approve a General Plan Land Use Map Amendment to change the land use designation of property located at 480 Chapman Drive from Neighborhood Commercial to Low Density Residential (less than 4.5 dwelling units per gross acre); a Zoning Map Amendment to rezone the property from NC (Neighborhood Commercial) to R-1-10 (Single-Family Residential); and a Form-Based Zone Map Amendment to remove the existing T4N.M-O (T4 Neighborhood.Medium – Open Subzone) designation.

ENVIRONMENTAL (CEQA) DETERMINATION

Staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), as the project consists of amendments to the General Plan Land Use Map, Zoning Map, and Form-Based Zone Map to align the property's land use and zoning designations with its longstanding single-family residential use. The amendments would replace the existing Neighborhood Commercial designation with a less intensive residential designation, reducing the potential for future development intensity, traffic, noise, and associated environmental effects. As such, it can be seen with certainty that the project would not result in a significant effect on the environment.

DISCUSSION

Project Site: The project site is an approximately 9,500 square-foot parcel located along Chapman Drive, one parcel west of South Winchester Boulevard, as shown, below. The property is developed with a single-family residence constructed circa 1956. The site is bordered by a commercial daycare facility (MiMiz Daycare) to the east, which operates within a converted residence, and single-family residences to the east and south. The surrounding context reflects a transition between the commercial corridor along Winchester Boulevard and the adjacent residential neighborhood.



The subject property is currently designated *Neighborhood Commercial* under the General Plan, which renders the existing single-family residence a legal nonconforming use. The Zoning Code allows non-conforming residential uses to remain indefinitely but restricts their expansion or reconstruction (except upon destruction by disaster). As a result, the property may be maintained and remodeled but cannot be meaningfully expanded or replaced with a new residence under the current designation. This condition has existed for several decades. Correspondence with the prior property owners nearly 30 years ago reflects concerns with the property's nonconforming status (reference **Attachment B** – 1997 correspondence).

Proposal: The formal requests (reference **Attachment C**) before the Planning Commission include a General Plan Land Use Map Amendment to change the property's designation from Neighborhood Commercial to Low Density Residential (less than 4.5 dwelling units per gross acre); a Zoning Map Amendment to rezone the property from NC (Neighborhood Commercial) to R-1-10 (Single-Family Residential); and a Form-Based Zone Map Amendment to remove the existing T4N.M-O (T4 Neighborhood.Medium – Open Subzone) designation. The purpose of the request is to bring the existing single-family residence into conformance with the General Plan and Zoning Code, thereby allowing for future additions or reconstruction of the home. No physical development or construction is proposed as part of the current application.

City Council Authorization: Pursuant to CMC Section 21.60.020.A (General Plan), only the City Council may initiate an amendment to the General Plan. On June 16, 2026, the City Council adopted Resolution No. 26-13402 (reference **Attachment D**), authorizing initiation of the proposed General Plan Amendment and approving a reduction in application fees to $6,000. This authorization allowed the applicant to proceed with formal submittal of the required amendments but did not constitute approval of the proposed land use changes, which remain subject to Planning Commission review and final City Council consideration.

ANALYSIS

Land Use Context: As shown on the General Plan Land Use Map, below, the subject property is located at the edge of a broader area designated *Neighborhood Commercial* along Winchester Boulevard, which is intended to establish a continuous commercial corridor. Properties immediately west and south are designated *Low Density Residential*, consisting of established single-family neighborhoods. To the north are *Medium Residential* designated properties, while properties east of Winchester Boulevard in the Dell Avenue area are designated *Research and Development*. The subject property is therefore located at a transition between the commercial corridor and the surrounding residential neighborhood, although its existing development pattern is consistent with adjacent residential uses.



The subject property, along with a run of properties along Winchester Boulevard, has been commercially zoned since at least 1966, when it was designated "C-H" (Commercial-Highway):



The prior General Plan identified these properties as *General Commercial*. With adoption of the 2040 General Plan, they were redesignated to *Neighborhood Commercial*, as discussed in a September 29, 2021 study session report, reflecting the "Preferred Land Use Map" recommended by the General Plan Advisory Committee (GPAC), excerpted, below:



This long-standing commercial designation pattern, extending from Highway Commercial, General Commercial, and now to Neighborhood Commercial, was intended to establish and maintain a defined commercial frontage along the Winchester Boulevard corridor, distinct from the surrounding residential neighborhood.



However, the subject property's physical characteristics have limited its viability for commercial redevelopment. As shown in the aerial image to the right, the property is relatively small, bordered by established residential uses, and located immediately west of a daycare facility occupying a converted residence at the corner of Chapman Drive and Winchester Boulevard. While the two parcels together would provide a deeper site more comparable to other commercial properties along the corridor, the subject property has limited potential for independent commercial redevelopment. These circumstances help explain why it has remained in residential use for decades despite its commercial designation.

Findings for Approval: To approve the proposed General Plan Land Use Map Amendment and Zoning Map Amendment, the City Council must affirmatively establish that the amendments satisfy the applicable findings specified by Campbell Municipal Code (CMC) Section 21.60.070 (Findings and Decision). The CMC does not establish separate findings for the accompanying Form-Based Zone Map Amendment. The following analysis identifies each applicable finding in italics and explains how the proposed amendments satisfy the required findings for approval.

General Plan Amendment (CMC Sec. 21.60.070.A): These findings address whether the proposed amendment is in the public interest, is consistent or compatible with the General Plan, would not be detrimental to public health, safety, or welfare, and has been processed in accordance with applicable State and local requirements.

A. The amendment is deemed to be in the public interest;

Yes. The proposed amendment would resolve a longstanding legal nonconforming condition affecting an existing single-family residence, allowing for future expansion or reconstruction of the home. Although the property has historically been designated for commercial use, its relatively small size, proximity to established residential properties, and limited potential for independent commercial redevelopment support its redesignation to residential use. While the amendment could constrain future commercial redevelopment through assemblage with the adjacent property, the benefit of eliminating the nonconforming condition and allowing continued residential reinvestment supports a finding that the amendment is in the public interest.

B. The amendment is consistent and/or compatible with the rest of the General Plan;

Yes. The proposed amendment is consistent with General Plan Policy LU-2.9, which provides guidance for evaluating land use change requests:

> **Policy LU-2.9**: In considering land use change requests, consider factors such as compatibility with the residential surroundings, privacy, noise, and changes in traffic levels on residential streets.

Redesignation of the property to Low Density Residential would align the site with the surrounding residential neighborhood and eliminate the existing nonconforming use status. This would allow reinvestment in the property through expansion or reconstruction of the residence. From a compatibility standpoint, a single-family residential use is more compatible with adjacent residential properties than commercial uses permitted under the Neighborhood Commercial designation, which could generate higher levels of traffic, noise, and activity. As such, the proposed amendment is consistent with the General Plan's direction to consider neighborhood compatibility when evaluating land use changes.

The amendment also supports General Plan Policies LU-2.4 and LU-2.5, which promote development and renovation that are compatible with existing residential neighborhoods and maintain established neighborhood character and development patterns. By establishing a residential designation consistent with the property's existing use and allowing future improvements consistent with single-family development standards, the amendment would reinforce the existing residential character of the surrounding neighborhood.

> **Policy LU-2.4**: Require new development and renovation that is located within or immediately adjacent to existing residential neighborhoods to be compatible and well-integrated with the existing residential neighborhoods.

> **Policy LU-2.5**: Promote new development and additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics.

The action is also consistent with Policy CD-1.1, which recognizes the distinct character of residential, commercial, and industrial neighborhoods and encourages changes that protect neighborhood integrity.

> **Policy CD-1.1**: Recognize that the city is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values, while protecting the integrity of the city's neighborhoods.

Finally, the proposed amendment is consistent with Policy LU-1.3, which calls for consistency between the General Plan Land Use Map and implementing plans and regulations. The accompanying Zoning Map Amendment and Form-Based Zone Map Amendment would ensure that the property's zoning designations correspond to its proposed Low Density Residential land use designation.

> **Policy LU-1.3**: Ensure consistency between the Land Use Map (Figure LU-1), Special Project Area Map (Figure LU-2), the Roadway Classifications Diagram (Figure T-1), and Bicycle System Map (Figure T-2) and implementing plans, ordinances, and regulations.

Although the General Plan also encourages property consolidation for coordinated development (Policy LU-1.8), maintenance of an adequate commercial land inventory (Policy LU-4.1), and infill redevelopment along Winchester Boulevard (Policy ED-5.8), the proposed amendment would affect only one relatively small parcel with a longstanding residential use. While redesignation could limit future commercial redevelopment through assemblage with the adjacent property, the parcel's limited potential for commercial redevelopment and its compatibility with the surrounding residential neighborhood support the proposed land use change.

C. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and

Yes. The proposed amendment would not authorize any physical development or change to the property's existing residential use. Rather, it would replace the potential for commercial development with a less intensive residential designation consistent with the surrounding neighborhood. Compared with commercial uses permitted under the existing Neighborhood Commercial designation, single-family residential use would generally generate less traffic, noise, and activity, reducing the potential for adverse impacts on adjacent residential properties. The property is already developed and served by existing public infrastructure and utilities, and any future additions or reconstruction would be subject to applicable development and building standards. As such, the amendment would not be detrimental to the public health, safety, or welfare.

D. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the City's Municipal Code.

Yes. The City Council authorized initiation of the General Plan Amendment, and the application has been processed in accordance with the procedures established by CMC Chapter 21.60, including required public notice and Planning Commission review. The proposed amendments have also been evaluated under CEQA and are recommended to be found exempt pursuant to CEQA Guidelines Section 15061(b)(3). Following the Planning Commission's recommendation, the amendments will be considered by the City Council at a duly noticed public hearing for final action.

Zoning Map Amendment (CMC Sec. 21.60.070.B): These findings address the proposed amendment's consistency with the General Plan and other applicable plans, whether the amendment would be detrimental to the public interest, health, safety, or welfare, and the property's physical suitability for the proposed residential zoning designation.

A. *The proposed amendment is consistent with the goals, policies, and actions of the General Plan and all applicable development agreements, overlay district, area plans, neighborhood plans, and specific plan(s); and*

Yes. The proposed rezoning from NC (Neighborhood Commercial) to R-1-10 (Single-Family Residential) would implement the accompanying General Plan Land Use Map Amendment to Low Density Residential (less than 4.5 dwelling units per gross acre). The R-1-10 designation would bring the property's zoning into conformance with its existing single-family residential use and reinforce compatibility with the surrounding residential neighborhood. The amendment is consistent with General Plan Policies LU-1.3 and LU-1.13, which call for consistency between the General Plan Land Use Map and implementing zoning regulations, as well as the neighborhood compatibility policies discussed above.

The proposed rezoning is also consistent with the San Tomas Area Neighborhood Plan, which seeks to preserve the area's low-density, single-family residential character. Section L (General Plan/Zoning Amendments) establishes criteria for evaluating changes to land use and zoning designations, including compatibility with adjoining land uses, privacy, traffic, and noise. The proposed R-1-10 designation would reinforce the established residential character of the surrounding neighborhood and would not introduce a more intensive or incompatible land use.

B. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.*

Yes. The proposed rezoning would eliminate the property's longstanding legal nonconforming status, allowing for continued residential use and future reinvestment consistent with applicable development standards. The R-1-10 designation would establish a lower-intensity land use than the existing NC designation, reducing the potential for traffic, noise, and other activities that could adversely affect surrounding residential properties. Although the amendment would reduce opportunities for future commercial redevelopment, the property's physical characteristics and established residential use support its redesignation. As such, the amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.

C. *The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation(s) and anticipated land uses/project.*

Yes. The approximately 9,500-square-foot parcel is already developed with an existing single-family residence, with established access from Chapman Drive and existing utility services. The property is located at the transition between the Winchester Boulevard commercial corridor and an established residential neighborhood, making the proposed R-1-10 zoning designation compatible with surrounding land uses. Although the parcel is smaller than the 10,000-square-foot minimum lot size specified for newly created parcels in the R-1-10 district, this requirement applies to new subdivisions and does not preclude rezoning an existing parcel. No physical development is proposed, and any future improvements would be subject to applicable residential development and building standards.

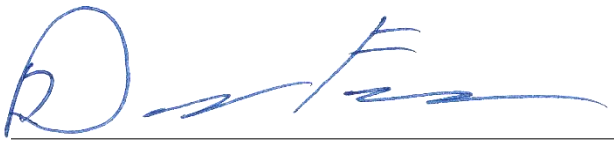
Form-Based Zoning Map Amendment: The City's Form-Based Zoning Map (FBZM), adopted pursuant to CMC Section 21.07.030, establishes form-based zoning designations used in conjunction with the Multi-Family Development and Design Standards (MFDDS) to regulate applicable housing development projects. The City applies FBZM designations to commercially zoned properties to establish applicable development standards in the event that they are redeveloped with residential uses pursuant to State laws such as Assembly Bill 2011 (AB 2011) or Senate Bill 6 (SB 6).

The subject property is currently designated T4N.M-O on the FBZM. However, because the proposed amendments would redesignate the property for single-family residential use, which is not subject to the MFDDS pursuant to CMC Section 21.07.020, the existing form-based designation would no longer be necessary. Accordingly, the proposed amendment would remove the property from the FBZM, consistent with CMC Section 21.60.030.E, which requires an accompanying FBZM amendment when changing a residential land use or zoning designation.

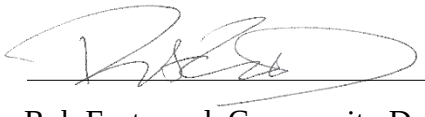
Public Comment: No public comment was received on this application.

Attachments:

A. Draft Resolution
B. 1997 Correspondence
C. Applicant Request
D. City Council Resolution No. 26-13402

Prepared by: 

Daniel Fama, Senior Planner

Approved by: 

Rob Eastwood, Community Development Director

RESOLUTION NO. 2026-xxx

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN LAND USE MAP AMENDMENT FROM NEIGHBORHOOD COMMERCIAL TO LOW DENSITY RESIDENTIAL (LESS THAN 4.5 DWELLING UNITS PER GROSS ACRE); A ZONING MAP AMENDMENT FROM NC (NEIGHBORHOOD COMMERCIAL) TO R-1-10 (SINGLE-FAMILY RESIDENTIAL); AND A FORM-BASED ZONE MAP AMENDMENT TO REMOVE THE T4N.M-O (T4 NEIGHBORHOOD.MEDIUM – OPEN SUBZONE) DESIGNATION FOR PROPERTY LOCATED **AT 480 CHAPMAN DRIVE**. FILE NO.: PLN-2026-77.

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to the application of Gkw Architects, Inc., on behalf of Joseph and Alicia Lam, for a General Plan Land Use Map Amendment, Zoning Map Amendment, and Form-Based Zone Map Amendment for property located at 480 Chapman Drive (the "Amendments"):

Environmental Findings

1. The proposed Amendments consist of changes to the General Plan Land Use Map, Zoning Map, and Form-Based Zone Map to align the property's land use and zoning designations with its longstanding single-family residential use. No physical development or construction is proposed as part of the application.

2. The Amendments would replace the existing Neighborhood Commercial land use and zoning designations with Low Density Residential and R-1-10 (Single-Family Residential) designations, reducing the potential intensity of future development and associated traffic, noise, and other environmental effects.

3. The Amendments would eliminate the legal nonconforming status of the existing single-family residence and allow future additions or reconstruction consistent with applicable residential development standards. Any future physical development would remain subject to applicable City regulations and environmental review requirements.

4. The Amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), because it can be seen with certainty that the proposed changes to the property's land use and zoning designations would not result in a significant effect on the environment.

Evidentiary Findings

5. The Project Site is an approximately 9,500-square-foot parcel located at 480 Chapman Drive, one parcel west of South Winchester Boulevard, developed with a single-family residence constructed circa 1956.

6. The Project Site is located at the transition between the commercial corridor along Winchester Boulevard and an established single-family residential neighborhood. The property is adjacent to a daycare facility operating within a converted residence at the corner of Chapman Drive and Winchester Boulevard.

7. The Project Site is currently designated Neighborhood Commercial by the General Plan, zoned NC (Neighborhood Commercial), and designated T4N.M-O (T4 Neighborhood.Medium – Open Subzone) on the City's Form-Based Zoning Map.

8. The existing single-family residence constitutes a legal nonconforming use under the current land use and zoning designations. Although the residence may continue to be occupied and maintained, applicable nonconforming use regulations restrict its expansion and reconstruction.

9. The Project Site has been commercially zoned since at least 1966, when it was designated C-H (Commercial-Highway). The prior General Plan designated the property General Commercial, which was subsequently changed to Neighborhood Commercial through adoption of the 2040 General Plan. These successive designations reflect the City's longstanding objective of maintaining a defined commercial corridor along Winchester Boulevard.

10. The property's legal nonconforming status has persisted for several decades. Correspondence with the prior property owners dating to 1997 documented concerns regarding the restrictions associated with the property's commercial designation.

11. On June 16, 2026, the City Council adopted Resolution No. 26-13402, authorizing initiation of the proposed General Plan Amendment pursuant to Campbell Municipal Code (CMC) Section 21.60.020.A and reducing the applicable application fees to $6,000. The authorization permitted formal processing of the Amendments but did not constitute approval of the proposed land use changes.

12. The applicant requests a General Plan Land Use Map Amendment from Neighborhood Commercial to Low Density Residential (less than 4.5 dwelling units per gross acre), a Zoning Map Amendment from NC (Neighborhood Commercial) to R-1-10 (Single-Family Residential), and a Form-Based Zone Map Amendment to remove the existing T4N.M-O designation. The purpose of the Amendments is to eliminate the property's legal nonconforming status and allow future additions or reconstruction of the existing residence.

13. Although the Project Site is part of a broader area designated for commercial use, its relatively small size, proximity to established residential properties, and location immediately west of a daycare facility limit its potential for independent commercial redevelopment. Assemblage with the adjoining property could provide a more suitable commercial development site, but the property has remained in residential use for several decades despite its commercial designation.

14. The proposed Amendments would allow continued residential reinvestment and reinforce the existing residential development pattern along Chapman Drive. Although the Amendments could constrain future commercial redevelopment through

assemblage with the adjacent property, the benefits of eliminating the longstanding nonconforming condition and maintaining compatibility with the surrounding neighborhood support the proposed land use change.

15. The proposed General Plan Amendment is consistent with General Plan Policy LU-2.9, which directs consideration of residential compatibility, privacy, noise, and traffic when evaluating land use changes, as well as Policies LU-2.4 and LU-2.5, which promote development and renovation compatible with established residential neighborhoods.

16. The proposed Amendments are also consistent with General Plan Policy CD-1.1, which recognizes the distinct character of the City's neighborhoods and encourages changes that protect neighborhood integrity, and Policy LU-1.3, which calls for consistency between the General Plan Land Use Map and implementing plans and regulations.

17. Although General Plan Policies LU-1.8 and LU-4.1 and Policy ED-5.8 encourage property consolidation, maintenance of an adequate commercial land inventory, and infill redevelopment along Winchester Boulevard, the proposed Amendments would affect only one relatively small parcel with a longstanding residential use and limited potential for independent commercial redevelopment.

18. The proposed R-1-10 zoning designation is compatible with the San Tomas Area Neighborhood Plan, which seeks to preserve the low-density, single-family residential character of the surrounding neighborhood and establishes criteria for evaluating land use and zoning changes, including compatibility with adjoining uses, privacy, traffic, and noise.

19. The Project Site is physically suitable for the proposed R-1-10 zoning designation. The property is already developed with a single-family residence, has established access from Chapman Drive, and is served by existing utilities and public infrastructure. Although the parcel is smaller than the 10,000-square-foot minimum lot size required for newly created parcels in the R-1-10 district, that requirement does not preclude rezoning an existing parcel.

20. The proposed Form-Based Zone Map Amendment would remove the T4N.M-O designation because the property would no longer be commercially zoned and would instead be designated for single-family residential use, which is not subject to the Multi-Family Development and Design Standards pursuant to CMC Section 21.07.020.

21. The Amendments would not authorize any physical development or change to the property's existing residential use. Any future additions or reconstruction would be subject to applicable residential development standards, building regulations, and other City requirements.

22. In review of the proposed Amendments, the Planning Commission weighed the public need for, and the benefit to be derived from, the proposed land use changes against their potential impacts, including the reduction in opportunities for future commercial redevelopment, and determined that the Amendments would be compatible with the surrounding neighborhood and would not adversely affect the public health, safety, or welfare.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

General Plan Amendment Findings (CMC Section 21.60.070.A):

1. The amendment is deemed to be in the public interest;

2. The amendment is consistent and/or compatible with the rest of the General Plan;

3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare;

4. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the City's Municipal Code;

Zoning Map Amendment Findings (CMC Section 21.60.070.B)

5. The proposed amendment is consistent with the goals, policies, and actions of the General Plan and all applicable development agreements, overlay districts, area plans, neighborhood plans, and specific plans;

6. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city; and

7. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation and anticipated land uses/project.

THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council approve a General Plan Land Use Map Amendment to change the land use designation of property located at **480 Chapman Drive** from Neighborhood Commercial to Low Density Residential (less than 4.5 dwelling units per gross acre); a Zoning Map Amendment to rezone the property from NC (Neighborhood Commercial) to R-1-10 (Single-Family Residential); and a Form-Based Zone Map Amendment to remove the existing T4N.M-O (T4 Neighborhood.Medium – Open Subzone) designation.

PASSED AND ADOPTED this 10th day of November, 2026, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

CITY OF CAMPBELL
Community Development Department

June 3, 1997

B.E. McDonald
480 Chapman Dr.
Campbell, Ca. 95008-6803

Re: 480 Chapman Dr. - Nonconforming Use
APN 406-22-001

Dear Mr. McDonald,

Thank you for contacting the City to understand the zoning of your property. Your property is zoned C-2-S, which is a general commercial use. The current residential use is nonconforming. I have enclosed Chapters 21.24, 21.64, and 21.66 of the Municipal Code, which discuss the general commercial district, nonconforming buildings, and nonconforming uses, respectively. Section 21.64.050 discusses information concerning a nonconforming building in the event of a natural disaster. As stated in this section, if damage exceeds seventy-five percent of the costs of construction of a comparable new building, no new repairs or construction can take place except in a conforming manner. This would imply the construction of a commercial use. Please read all chapters fully to better understand the status of your property.

If you should have any questions regarding this issue, please do not hesitate to contact the undersigned at 866-2144.

Sincerely,

Tim Haley
Associate Planner

enclosure: Chapters 21.24, 21.64, and 21.66 of the Municipal Code

B.E. McDonald
480 Chapman Dr.
Campbell, CA 95008-6803

Tim J. Haley
Associate Planner
Community Development Department
70 North First St.
Campbell, CA 95008-8381

Dear Mr. Haley,

It was suggested that I contact you concerning questions regarding my residence on Chapman Drive.

My wife and I have been residents of Campbell (at the above address) since September 1980, and have enjoyed the time spent in this home. However, we are faced with the decision to move to another home in San Jose, or remain in Campbell. (And we would certainly welcome all excuses to stay!)

Our property had been zoned commercial (I was told the zoning was R10 when I checked today—I thought it was R7 . . .), and we are concerned about what might happen to our home in the case of some type of disaster (i.e., fire, earthquake, flood). I was told that if the property was completely destroyed, I could re-build only 75%. This is our home—if it is destroyed, how can we only replace 75%?

I have been advised that zoning might be changed, but it is not clear how this process happens, and what responsibilities I might have to begin the process. Then, if the property is re-zoned, what changes will be affected? I would like to request that the property at 480 Chapman Drive be re-zoned as "residential".

If necessary, I would welcome the opportunity to discuss this matter with you. You can reach me at (408) 248-3333 x4590 (w) or (408) 379-9349(h). I can also be reached at the e-mail address: DianaLMac@aol.com.

Thank you for your time.

Sincerely,

B. E. McDonald

Gkw Architects, Inc., AIA, Architect, LEED GA, CSLB
710 E. McGlincy Lane, Ste. 109, Campbell, CA 95008
408-796-1845 | Gordonkwong@Gkwarchitects.com
www.gkwarchitects.com

July 10th, 2026

City of Campbell
City Hall- Upper Level, 70 North 1st Street Campbell, CA 95008
Ph: (408) 866-2140

RE: 480 Chapman Dr

To Whom It May Concern,

This letter is submitted in support of the enclosed General Plan Amendment and Zoning Amendment Planning Application and provides a brief description of the proposed project.

On July 6, 2026, pursuant to City Council Resolution No. 26-13402, the property owner received authorization from the City Council to proceed with the formal submission of a General Plan Amendment to change the General Plan Land Use designation of the subject property.

Accordingly, this application formally requests the following:

- A **General Plan Amendment** to amend the General Plan Land Use designation from **Neighborhood Commercial (NC)** to **Low Density Residential (LDR)**; and
- A **Zoning Amendment** to rezone the property from **Neighborhood Commercial (NC)** to **R-1-10 (Single-Family Residential)**.

Upon approval of the requested amendments, the applicant proposes to construct a **499-square-foot addition** to the rear of the existing single-family residence. The proposed addition will provide a new family room and a bedroom/office while maintaining the existing residential use of the property.

Please refer to the attached architectural renderings illustrating the proposed addition. As shown, the addition is located at the rear of the existing residence and has been designed to be compatible with the existing home while minimizing visibility from the public right-of-way. The proposed improvements are intended to preserve the character of the surrounding neighborhood and integrate with the existing site.

Construction of the proposed addition is anticipated to take approximately **four months** following the issuance of all required approvals and permits.

Gkw Architects, Inc., AIA, Architect, LEED GA, CSLB
710 E. McGlincy Lane, Ste. 109, Campbell, CA 95008
408-796-1845 | Gordonkwong@Gkwarchitects.com
www.gkwarchitects.com





We respectfully request the City's review and approval of the proposed General Plan and Zoning Amendments. Should you have any questions or require additional information, please do not hesitate to contact us.

Gordon Wong, Architect, C-34045
Gkw Architects, Inc.
gordonkwong@gkwarchitects.com/ 408-315-2125

RESOLUTION NO. 26-13402

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL AUTHORIZING INITIATION OF A GENERAL PLAN AMENDMENT TO REDESIGNATE PROPERTY LOCATED AT 480 CHAPMAN DRIVE FROM "NEIGHBORHOOD COMMERCIAL" TO "LOW DENSITY RESIDENTIAL (<4.5 UNITS PER GROSS ACRE)," AND APPROVING A REDUCTION IN APPLICATION FEES TO $6,000. FILE NO. PLN-2026-21.

WHEREAS, the City Council adopted the current 2040 General Plan on April 18, 2023, by Resolution No. 12963.

WHEREAS, the purpose of the City's General Plan is to guide decisions regarding physical growth and development, provision of public services and facilities, and conservation and enhancement of natural resources;

WHEREAS, the General Plan establishes a foundation upon which the City can base policy decisions and a basis for judging whether specific development proposals and public projects are in harmony with community desires;

WHEREAS, the General Plan is not static, but rather a dynamic and multi-faceted document that defines and addresses the changing needs of the City;

WHEREAS, pursuant to Campbell Municipal Code Section (CMC) 21.60.020.A, an amendment to the General Plan may only be initiated by the City Council by consideration of a preliminary application, as required by CMC Sec. 21.41.02.A;

WHEREAS, the City Council's action to authorize ("initiate") an amendment does not bind or otherwise require the City Council to approve a formal amendment application;

WHEREAS, the Land Use Element of the General Plan includes policies directing the City to consider compatibility with surrounding residential neighborhoods when evaluating land use changes, including potential effects related to scale, intensity, traffic, and noise;

WHEREAS, the subject property is located at the edge of a commercially designated corridor and is adjacent to established residential uses, and the requested amendment would align the property's designation with its existing residential use and surrounding neighborhood context;

WHEREAS, the City Council has determined that consideration of the proposed General Plan amendment would be in the public interest;

WHEREAS, the City's adopted fee schedule is intended to recover the cost of processing applications, and the City Council may consider adjustments to fees on a case-by-case basis where the scope and complexity of a request differs from typical applications; and

WHEREAS, the City Council has considered the limited scope of the proposed amendment and the estimated staff time required to process the application in determining that a reduced fee is appropriate.

NOW, THEREFORE, BE IT RESOLVED that the City Council grants authorization to proceed with formal submittal of a General Plan Amendment to amend the General Plan Land Use Map

to redesignate property located at **480 Chapman Drive** from "Neighborhood Commercial" to "Low Density Residential (<4.5 units per gross acre)," subject to a formal application to be submitted no later than May 21, 2027.

BE IT FURTHER RESOLVED that, in connection with the required General Plan Map Amendment, Zoning Map Amendment, and Form-Based Zone Map Amendment, the City Council approves a reduced application fee in the amount of $6,000, based on the limited scope of the request and the estimated cost of processing the application.

PASSED AND ADOPTED this 16th day of June, 2026, by the following roll call vote:

AYES:	Councilmembers: Lopez, Hines, Scozzola, Bybee, Furtado
NOES:	Councilmembers: None
ABSTAINED:	Councilmembers: None
ABSENT:	Councilmembers: None

APPROVED: _____
Daniel E. Furtado, Mayor

ATTEST: _____
Andrea Sanders, City Clerk