Planning Commission
REGULAR MEETING AGENDA
Tuesday, April 28, 2026 | 7:00 PM
City Hall Council Chamber – 70 N. First Street

CALL TO ORDER / ROLL CALL

This Planning Commission meeting will be conducted in person 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 city of Campbell City Hall. Members of the public may attend this meeting in person at Campbell City Hall or virtually via Zoom at https://campbellca.gov/PCSignup. The meeting will also be live streamed on Channel 26, 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 April 14, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of April 14, 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. **Campbell Technology Park Project DEIR Public Hearing**

   Public Hearing to receive comments from the public on the focused Draft Environmental Impact Report (DEIR) prepared for the proposed Campbell Technology Park Project, on property located at **635, 655, 675, and 695 Campbell Technology Parkway**. The proposed project is a 290-unit residential development consisting of 27 two-story single-family detached homes, 149 three-story townhome-style condominium units across 28 buildings, and 114 four-story townhome-style condominium units across 15 buildings. The project would demolish four existing on-site structures totaling approximately 280,864 square-feet and redevelop the site with residential uses and associated improvements, including utility and infrastructure upgrades, landscaping, construction of a new stormwater drainage system, and off-site improvements. File No.: PLN-2023-165. Project Planner: Daniel Fama, Senior Planner.

   Recommended Action: (1) Open the public hearing and receive comments on the Draft Environmental Impact Report (DEIR); and (2) allow the Planning Commission to comment on the DEIR.

NEW BUSINESS

3. **Planning Commissioner / Subcommittee Reports**
4. **Report of the Community Development Director**

ADJOURNMENT

Adjourn to the Planning Commission meeting of **April 14, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 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, April 14, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of April 14, 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:

Staff Present:
Victoria Thompson, City Attorney's Office
Rob Eastwood, Director
Daniel Fama, Senior Planner

COMMUNICATIONS

None.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None.

ORAL COMMUNICATIONS

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APPROVAL OF MINUTES

1. **Approval of Minutes of March 10, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of March 10, 2026.

   Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve the regular meeting minutes of March 10, 2026, by the following roll call**

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

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. **1460 White Oaks Road, Suites G, H, I, J, and K – Conditional Use Permit** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of G&C Auto Body to allow the establishment of a motor vehicle body shop with a spray booth, within an existing industrial building on property located at **1460 White Oaks Road, Suites G, H, I, J, and K**. The application under consideration includes a Conditional Use Permit. File No.: PLN-2025-145. Staff recommends that this item be deemed categorically exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Daniel Fama, Senior Planner.

   Recommended Action: Adopt a Resolution, approving a Conditional Use Permit

   Senior Planner Daniel Fama presented presentation to allow the establishment of a motor vehicle body shop.

   Commissioners asked about storage of EV batteries for electric vehicles that are repaired.

   Applicant spoke and stated that they have met requirements by County Fire and that they were impressed by the speed and timeliness of the process and application.

Commissioners were supportive of project and application.

Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Buchbinder, the Planning Commission motioned to approve a Conditional Use Permit to allow establishment of a motor vehicle body shop with a spray booth, within an existing industrial building on property located at 1460 White Oaks Road, Suite G, H, I, J, and K. File No.: PLN-2025-145., by the following roll call:**

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

3. **271 E Hacienda Avenue – Conditional Use Permit** (Resolution/Roll Call Vote)

Public Hearing to consider the application of Anderson Architects to allow the establishment of a medical services, clinic, providing outpatient neuro-acupuncture and physical rehabilitation services, within an existing commercial building on property located at **271 E Hacienda Avenue**. The application under consideration includes a Conditional Use Permit. File No.: PLN-2026-11. Staff recommends that this item be deemed categorically exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Daniel Fama, Senior Planner.

Recommended Action: Adopt a Resolution, approving a Conditional Use Permit

Senior Planner Daniel Fama presented presentation to consider the application of Anderson Architects to allow the establishment of a medical services, clinic, providing outpatient neuro-acupuncture and physical rehabilitation services.

Applicant spoke and stated that they were pleased with the process.

Commissioners stated being in support of project.

Motion: **Upon motion by Commissioner Aquilina, seconded by Commissioner Zisser, the Planning Commission motioned to approve a Conditional Use Permit to allow establishment of a medical services, clinic, providing outpatient neuro-acupuncture and physical rehabilitation services, whin an existing commercial building on property located at 271 E. Hacienda Avenue. File No.: PLN-2026-11., by the following roll call:**

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

NEW BUSINESS

1. **Planning Commissioner / Subcommittee Reports**

   - Permit Streamlining Subcommittee - Working on updates and developments.
   - Housing Subcommittee- revised the approach of the subcommittee.

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

   Director Eastwood provided updates from city council

- Discussed upcoming Council hearing regarding SB1123 and potential modifications to the City's Starter Home Ordinance regarding how vacancy is applied.
- Discussed updates and requirements of SB79 adoption, specifically as it pertains to density allowance.
- City Council accepted the West Valley Shelter Feasibility Study. The City will be looking at forming a task force in the future.
- Public Works and Recreation Directors will present at the May 26th Planning Commission meeting.
- Assistant Planner Larissa Lomen will be leaving the City.

ADJOURNMENT

Adjourn to the Planning Commission meeting of **April 28, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication

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PREPARED BY: _____
Ken Ramirez, Administrative Analyst

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

ITEM NO. 2

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · April 28, 2026

PLN-2023-165 Public Hearing to receive comments from the public on the focused Draft Environmental Impact Report (DEIR) prepared for the proposed Campbell Technology Park Project, on property located at **635, 655, 675, and 695 Campbell Technology Parkway**. The proposed project is a 290-unit residential development consisting of 27 two-story single-family detached homes, 149 three-story townhome-style condominium units across 28 buildings, and 114 four-story townhome-style condominium units across 15 buildings. The project would demolish four existing on-site structures totaling approximately 280,864 square-feet and redevelop the site with residential uses and associated improvements, including utility and infrastructure upgrades, landscaping, construction of a new stormwater drainage system, and off-site improvements.

STAFF RECOMMENDATION

That the Planning Commission take the following actions: (1) open the public hearing and receive comments on the Draft Environmental Impact Report (DEIR); and (2) allow the Planning Commission to comment on the DEIR.

BACKGROUND

Project Site: The 17-acre project site is the Campbell Technology Park, a four-parcel research and development campus consisting of four buildings totaling 280,000 square feet, developed under a Planned Development Permit approved by the City Council on December 1, 1997. The site is bordered by the Paseo de Palomas mobile home park to the east, Highway 17 to the west, and Edith Morley Park to the south, across Campbell Technology Parkway.



Preliminary Application: The City received a preliminary application on April 18, 2023, to redevelop the project site with a 334-unit townhome project filed under the Housing Crisis Act, commonly referred to as "SB 330." At that time, the City had not yet adopted, nor had the California Department of Housing and Community Development (HCD) certified, Campbell's 2023-2031 Housing Element. Because the State-mandated deadline for adopting a certified Housing Element was January 31, 2023, the City was temporarily subject to a provision of the Housing Accountability Act known as the "Builder's Remedy." This provision restricts the City from denying a housing project based on inconsistencies with its General Plan during the period of noncompliance.

Proposed Project: On September 26, 2023, the City received a formal development application for the proposed project. The current proposal includes 290 residential units, which falls within the allowable 20% deviation from the preliminary application as permitted under the Housing Crisis Act. The project consists of 27 two-story detached single-family homes and 263 townhome-style condominium units distributed across 43 buildings, as shown in the isometric illustration below. The detached single-family homes are proposed to be located along the easterly property line to provide a transition between the Paseo de Palomas mobile home community and the taller townhome buildings situated further within the project site.



CEQA Review History: The City's environmental review for the project began with preparation of an Initial Study and Notice of Preparation (NOP) to determine the appropriate scope of environmental analysis under the California Environmental Quality Act (CEQA). The NOP was distributed beginning on January 6, 2025, and circulated for an extended 30-day public review period through February 14, 2025. During that scoping period, the City received 17 written comment letters, including comments from public agencies and interested members of the public, and also held a public scoping meeting on January 28, 2025 to receive oral input. Based on the Initial Study, several issue areas were determined either to have no impact or to result in less-than-significant impacts, or less-than-significant impacts with mitigation, while other issue areas, including air quality, cultural resources, energy, greenhouse gas emissions, land use and planning, noise, transportation, tribal cultural resources, and utilities and service systems, were identified for more detailed evaluation in the Draft EIR. The Draft EIR has now been prepared to analyze those topics in greater detail and to inform the City's consideration of the project.

DISCUSSION

Purpose of Meeting: The purpose of this meeting is to receive public testimony concerning the contents of the DEIR prepared for the Campbell Tech Park Project. While CEQA itself does not require a public hearing to receive verbal comments on a DEIR, prevailing practice is to hold a hearing to enhance opportunities for public participation in the CEQA process. Speakers are encouraged to express their views on the analysis and environmental impacts identified in the DEIR, rather than on the merits of the project itself. Comments should focus on:

- Sufficiency of the DEIR in discussing potentially significant impacts on the environment;
- Feasibility and effectiveness of identified mitigation measures;
- Additional ways in which potentially significant impacts might be minimized; and
- Sufficiency of the range of Project Alternatives considered in the EIR.

Following the conclusion of public comments, Planning Commissioners may choose to make their own individual comments on the DEIR, but are under no obligation to do so. Comments may be emailed to the City at techparkproject@campbellca.gov.

The Draft EIR is available for public review during the 45-day review period from April 15, 2026 through June 1, 2026. The document may be accessed at the following links:

- Draft EIR (without appendices) – 22 MB
- Draft EIR (with appendices) – 185 MB

Summary of DEIR Findings: The DEIR concludes that with mitigation, all potentially significant environmental impacts would be reduced to a less-than-significant level. No significant and unavoidable impacts were identified. Topics requiring full EIR-level analysis, following an Initial Study that scoped out a range of resource areas, include Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

As summarized in Table ES-2, "Summary of Impacts and Mitigation Measures from the Draft EIR," each of these resource areas was found to result in either a less-than-significant impact or a less-than-significant impact with mitigation. Mitigation measures are largely construction-related best practices, including dust and emissions controls, worker awareness training, and protocols for the discovery of archaeological resources or human remains during grading. Additional mitigation measures address transportation, specifically a requirement for pedestrian safety improvements (Mitigation Measure TRANS-1) to address conflicts between project-generated pedestrian activity and vehicle circulation.

Project Alternatives: As required by CEQA, the DEIR analyzes two alternatives to the proposed project: the "No Project No Development Alternative" and the "No Project Future Development Alternative". In addition, a "Mixed-Use Alternative" was considered but rejected from further study on the basis of infeasibility. The purpose of the alternatives analysis is to determine whether there is a feasible way to achieve the basic objectives of the project while avoiding or substantially lessening significant impacts.

- **No Project No Development Alternative**: Under this alternative, the project site would remain developed with the existing research and development (R&D) campus consisting of four buildings totaling approximately 280,684 square feet. No demolition or new construction would occur. This alternative would result in greater impacts than the proposed project in the areas of Air Quality, Energy, Greenhouse Gas Emissions, and Land Use and Planning, as the existing R&D uses generate higher emissions and conflict with the site's redesignated General Plan land use designation on three of the four parcels. This alternative would not meet any of the project objectives.

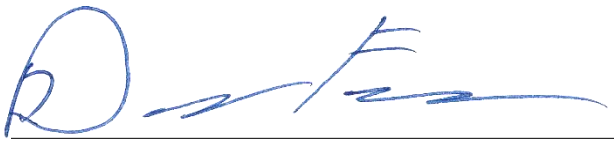
- **No Project Future Development Alternative**: Under this alternative, the proposed project would not be constructed, but the three parcels redesignated as High Density Mixed-Use in the City's 6th Cycle Housing Element and 2040 General Plan would be developed in accordance with those designations, yielding at least 467 residential units, while the fourth parcel would retain its existing R&D use and structure. This alternative would result in greater impacts than the proposed project to Air Quality, Energy, Greenhouse Gas Emissions, and Noise, due primarily to the substantially higher unit count. This alternative would not meet the project objectives of maximizing medium-density housing or facilitating a diversity of housing types and income levels.

Notwithstanding CEQA's general requirement to identify the environmentally superior alternative, the DEIR identifies the proposed project as the environmentally superior alternative. The proposed project results in the fewest overall impacts across resource categories and is the only alternative that meets all three project objectives. Additionally, the DEIR notes that the legal framework applicable to this project, specifically the applicant's pre-application submitted under the Housing Crisis Act (SB 330) on April 18, 2023, at a time when the City was subject to the Builder's Remedy provision of the Housing Accountability Act, constrains the lead agency's ability to select alternatives that would substantially reduce the proposed project's housing capacity or density.

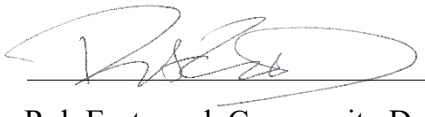
Public Notice: This public hearing and the Notice of Availability (NOA) was advertised in the Metro Silicon Valley newspaper on April 15, 2026. The NOA was also noticed to property owners within 300 feet of the project site, including the residents of the adjacent Paso de Palomas community, as well as to various State and local agencies, and other interested parties. The NOA was also posted with the State Clearinghouse and County Clerk to begin the 45-day public comment period.

Next Steps: Following the close of the 45-day public comment period, all written and oral comments received on the Draft EIR will be reviewed and addressed by the City's environmental consultant. Written responses to each comment will be prepared, and revisions to the Draft EIR will be made as necessary to reflect clarifications, corrections, or additional analysis in response to those comments. These responses and revisions will be compiled into a Final Environmental Impact Report (Final EIR).

Upon completion of the Final EIR, the development application will be scheduled for formal consideration by the Site and Architectural Review Committee (SARC), followed by the Planning Commission and then the City Council.

Prepared by: 

Daniel Fama, Senior Planner

Approved by: 

Rob Eastwood, Community Development Director