PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, August 11, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of August 11, 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
Matt Kamkar
Adam Buchbinder (arrived at 7:11pm)
Alan Zisser
Phil Alne

Planning Commissioners Absent:
Gary Aquilina, Vice Chair

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

COMMUNICATIONS

None.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None.

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.

Susan Landry provided comments related to Home Occupation permits and the work of the Economic Development Ad Hoc Subcommittee

APPROVAL OF MINUTES

1. **Approval of Minutes of June 23, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of June 23, 2026.

   Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve the regular meeting minutes of June 23, 2026, with corrections outlined, by the following roll call**

   AYES: **Zisser, Fields, Kamkar, Alne**
   NOES: **None**
   ABSTAIN: **None**
   ABSENT: **Aquilina, Buchbinder (arrived late)**

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL COMMUNICATIONS

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PUBLIC HEARING

2. **1063 Dell Avenue – Conditional Use Permit and Tree Removal Permit** (Resolution/Roll Call Vote)

Disclosures: Alne went to the project site

Public Hearing to consider the application of Flora Terra Landscape Maintenance to allow the establishment of a contractor's equipment yard for a landscape contracting business, including an eight-foot-high screening fence and gates enclosing the equipment yard and the continued professional office use of a former residential structure previously converted in association with an animal breeding and boarding kennel, together with related site, parking, and landscaping improvements authorized as minor changes to Site Approval "S" 16-61, and the removal of one pine tree, on property located at **1063 Dell Avenue**. The applications under consideration include a Conditional Use Permit and a Tree Removal

Permit. File No.: PLN-2026-58. 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 and Tree Removal Permit.

Senior Planner Daniel Fama presented an application for a Conditional Use Permit and Tree Removal Permit at 1063 Dell Avenue to allow for a landscaping contractor's equipment yard and the removal of a 24-inch Pine tree.

Senior Civil Engineer Roger Storz answered questions from Commissioners regarding stormwater treatment requirements.

Under Public Comment, Jim Orlan, architect for the project, provided information to the Commission in response to questions regarding location of wood chipping .

Commissioners discussed and indicated support for the project.

Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Alne, the Planning Commission motioned to approve a Conditional Use Permit and Tree Removal Permit to allow the establishment of a contract's equipment yard for a landscape contracting business, including an eight-foot-high screening fence and gates, continued administrative office use of an existing building and removal of one Pine tree, on property located at 1063 Dell Avenue, by the following roll call:**

AYES: **Zisser, Alne, Fields, Kamkar**
NOES: **None**
ABSTAIN: **Buchbinder (arrived late)**
ABSENT: **Aquilina**

NEW BUSINESS

3. **Housing Permits Streamlining Ad Hoc Subcommittee** (Roll Call Vote)

Consider the recommendation of Commissioners Buchbinder and Kamkar regarding measures to support housing production in Campbell.

Recommended Action: If supportive, make a motion to forward the recommendation to the City Council.

The proposed policy changes include streamlining permit timelines by delegating approval to the community development director, aligning inclusionary zoning policies with those of San Jose, and exempting small density bonus apartments from park fees.

The Community Development Director indicated staff support of permit streamlining and the park fee exemption for small units, though park and public works departments have expressed concerns regarding potential revenue loss.

Staff does not support reducing inclusionary zoning requirements, arguing that the current ordinance is a necessary tool for producing below-market-rate housing and meeting state-mandated housing goals

City staff and commissioners discussed whether allowing developers to pay fees for fractional units or specific project types could improve project feasibility without undermining the city's affordable housing goals.

Chair Fields opened Public Hearing for Public Comment.

The Commission accepted public testimony from a number of speakers, who provided input regarding potential bias by Commissioners on the Ad-Hoc Committee, the financial challenges of building high density housing, the need to maintain park fees, the potential to allow developers to pay fees instead of providing inclusionary housing units and support for the work of the ad-hoc subcommittee. Responding to a Commissioner's question, the City Attorney's Office provided feedback that there were no circumstances present require Commissioner recusal due to a conflict of interest.

The Commission discussed the merits of the three policy recommendations and reached a consensus to not move forward with a formal recommendation at this time but requested that the Ad-Hoc subcommittee prioritize two of the policy recommendations, permit streamlining, and in-lieu fees, and request staff provide more statistical and technical information regarding how they would be implemented and the potential fiscal impacts. Staff responded they would be able to provide this information and support a return to the Commission in the fall of this year.

STAFF AND COMMITTEE REPORTS

4. **Planning Commission Subcommittee Reports**

   - **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.

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

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

Director provided the following updates:

- In the process of recruiting planners
- Council adopted the city's first Climate Plan
- The Council adopted a new urgency ordinance affecting subdivision and design standards.
- Will have a new business item on 8/25 Commission
- The City Clerk's office is working on filling current Planning Commissioner vacancy.

ADJOURNMENT

Adjourned at 9:54pm to the Planning Commission meeting of **August 25, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication. July 14, 2026 Planning Commission meeting has been canceled.

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PREPARED BY: Ken Ramirez
Ken Ramirez, Administrative Analyst

APPROVED: Davis Fields
Davis Fields (Sep 22, 2026 16:14:15 PDT)
Davis Fields, Chair

ATTEST: Rob Eastwood
Rob Eastwood, Secretary

08-11-26 PC meeting minutes

Final Audit Report 2026-09-23

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