



Planning Commission
REGULAR MEETING AGENDA
Tuesday, February 24, 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 February 10, 2026** (*Roll Call Vote*)

Recommended Action: That the Planning Commission approve the regular meeting minutes of February 10, 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. 750 E. McGlincy Ln., Ste. 102. – Conditional Use Permit (Resolution/Roll Call Vote)**

Public Hearing to consider the application of CUONG TRINH, PHARM.D., Inc., dba Wellness Pharmacy to allow ancillary retail (pharmacy) sales serving a pharmaceutical compounding and prescription fulfillment laboratory, on property located at **750 E. McGlincy Ln., Ste. 102**. The application under consideration includes a Conditional Use Permit. File No.: PLN-2025-172. 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.

NEW BUSINESS

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

ADJOURNMENT

Adjourn to the Planning Commission meeting of **March 10, 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, February 10, 2026 | 7:00pm
City Hall Council Chamber**

CALL TO ORDER

The Regular Planning Commission meeting of February 10, 2026, was called to order at 7:00 pm by Chair Kamkar, 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
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.

APPROVAL OF MINUTES

1. **Approval of Minutes of December 9, 2025 (Roll Call Vote)**

Recommended Action: That the Planning Commission approve the regular meeting minutes of December 9, 2025.

Motion: Upon motion by Commissioner Zisser, seconded by Commissioner Buchbinder, the Planning Commission motioned to approve the regular meeting minutes of December 9, 2025, by the following roll call

AYES: Zisser, Alne, Buchbinder, Aquilina, Fields, Kamkar

NOES: None

ABSTAIN: None

ABSENT: None

COMMUNICATIONS

Desk Item provided via email. Correspondence was received by the Planning Division in regards to the item.

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

1. **600 E. Campbell Avenue – Minor Housing Development Project Permit and Vesting Tentative Subdivision Map (Resolution/Roll Call Vote)**

Public Hearing to consider the application of Cresleigh Homes to allow construction of a 90-unit housing development project consisting of a six-story mixed-use condominium building, approximately 5,000 square feet of ground-floor retail space, and two levels of podium parking, with the option to increase the number of condominium units to a maximum of 120 units through the exercise of a local density bonus program, on property located at **600 E. Campbell Avenue**. The applications under consideration include a Minor Housing Development Project Permit with the use of State Density Bonus Law (DBL) waivers from the Campbell Municipal Code and the Multi-Family Development and Design Standards (MFDDS), and a Vesting Tentative Subdivision Map to allow the creation of up to 120 residential condominiums and one commercial condominium, submitted pursuant to a Housing Crisis Act (HCA) preliminary application filed in compliance with Government Code Section 65941.1. File No.: PLN-2025-3. 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 Minor Housing Development Project Permit and a Vesting Tentative Subdivision Map.

Senior Planner Daniel Fama presented presentation on the application of Cresleigh Homes to allow construction of a 90-unit housing development project consisting of a six-story mixed-use condominium building, approximately 5,000 square feet of ground-floor retail space, and two levels of podium parking, with the option to increase the number of condominium units to a maximum of 120 units through the exercise of a local density bonus program, on property located at **600 E. Campbell Avenue**.

Staff clarified for Commission what type of analysis was conducted as part of the application.

Senior Planner Fama provided the staff presentation and took questions from the Commission.

After questions, Chair Fields opened public comment.

Applicant spoke on behalf of the project. Stated that they were pleased to present before the Planning Commission a project that proposes 116 units with. Clarified that roof of the building will be for the public. Planning to also build 55 charging spaces into the project.

Wanted to know how the EV lease models will work. Also asked about shade being cast over the park. Had questions about trash management.

Members of the public provided public comment.

Ken Johnson, Executive Director of Campbell Chamber of Commerce stated his support and is in favor of project.

Sovick, member of the public spoke and asked whether the City is planning on bringing “Fiber” to the City of Campbell.

Raja Pallela, member of the public spoke. Hopes spoke and stated that he hopes the project breaks ground. Shared concerns regarding parking concerns about visitors of the tenants.

Chair Fields closed the public hearing

Commissioners discussed and stated that they were in support of the project. Happy to see a linkage between Downtown Campbell and the Pruneyard.

Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Buchbinder, the Planning Commission motioned to approve a Minor**

Housing Development Project Permit with use of State Density Bonus Law (DBL) waivers from the zoning code and multi-family development and design standards (MFDDS) to allow construction of a 90-unit Housing Development project, consisting of a 6-story mixed-use building with approximately 5,000 square feet of ground -floor retail space and two levels of podium parking, with the option to increase the number of housing units to a maximum of 120 units through the exercise of a local Density Bonus Program; and a vesting tentative subdivision map to allow the creation of up to 120 residential condominiums and one commercial condominiums, on property located at 600 E Campbell Avenue. File No.: PLN-2025-3., by the following roll call:

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

2. Planning Commissioner / Subcommittee Reports

Chair is recommending a subcommittee on Housing Incentive exploration and a Subcommittee on Permit Streamlining. Subcommittee will look at what other cities are doing.

Housing Incentive Subcommittee will be made up of Commissioners Matt Kamkar & Adam Buchbinder

Permit Streamlining Subcommittee will be made up of Commissioners Alan Zisser & Gary Aquilina

Members of Subcommittee will return in one-month with scope and workplan of subcommittee.

3. Report of the Community Development Director

Senior Planner Daniel Fama provided an update on SB79, the law will significantly increase the density requirements around the light rail stations and will significantly impact the city. Law goes into effective July 1, 2026. Planning Staff will be going to the City Council with a complex map. Staff will be recommending to excluded Historic properties, and properties that when walking are more than one mile from the light rail station entries, at a March 3rd Council meeting

ADJOURNMENT

Adjourned Planning Commission at 8:45 to the Planning Commission meeting of **February 24, 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: _____
Daniel Fama, Acting Secretary



CITY OF CAMPBELL • PLANNING COMMISSION
Staff Report • February 24, 2026

PLN-2025-172

Wellness Pharmacy

Public Hearing to consider the application of CUONG TRINH, PHARM.D., Inc., dba Wellness Pharmacy to allow ancillary retail (pharmacy) sales serving a pharmaceutical compounding and prescription fulfillment laboratory, on property located at **750 E. McGlincy Ln., Ste. 102**. The application under consideration includes a Conditional Use Permit. File No.: PLN-2025-172.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution** (reference **Attachment A**), approving a Conditional Use Permit to allow ancillary retail (pharmacy) sales serving a pharmaceutical compounding and prescription fulfillment laboratory.

ENVIRONMENTAL (CEQA) DETERMINATION

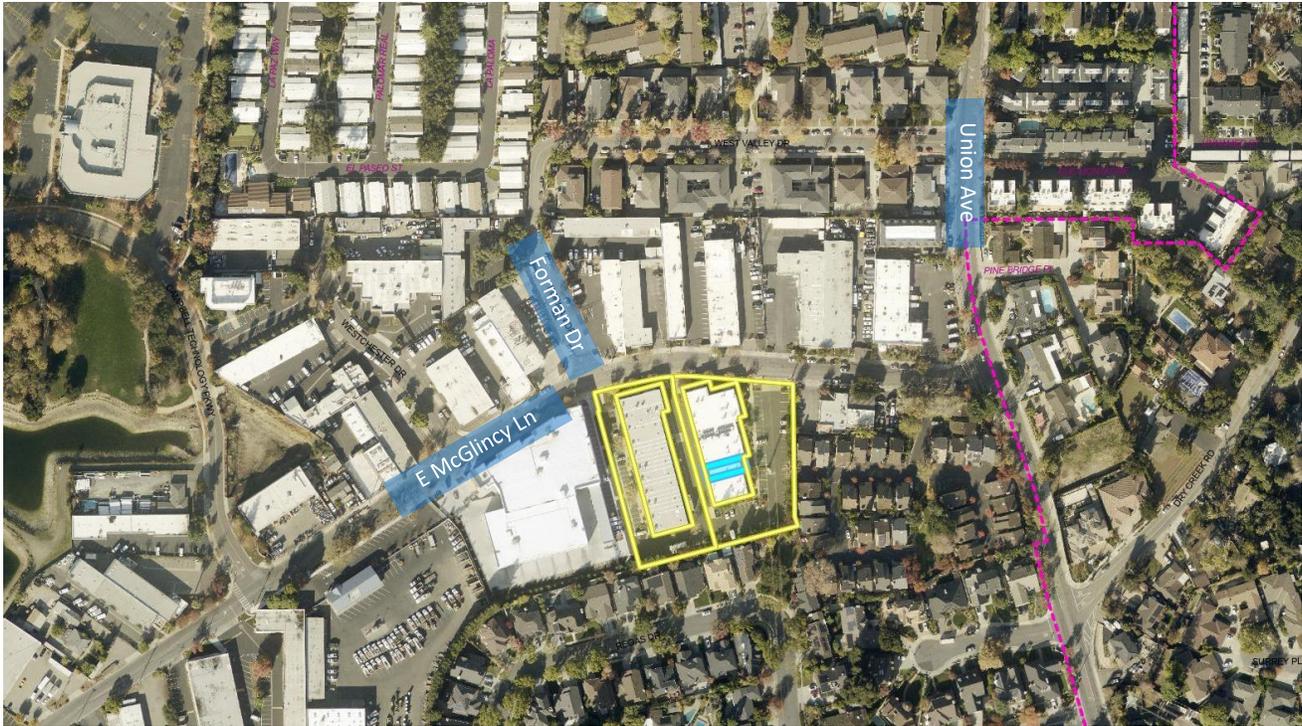
Staff recommends that the Planning Commission accept the determination that the project is Categorical Exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA) pertaining to the operation, permitting, and minor alterations of an existing private structure involving negligible or no expansion of existing or former use.

PROJECT DATA

Zoning Designation:	Condominium Planned Development (C-PD)
General Plan Designation:	<i>Light Industrial</i>
Building Area:	37,450 square feet (center-wide) 1,849 square feet (tenant space)
Parking:	131 stalls (Center-wide)

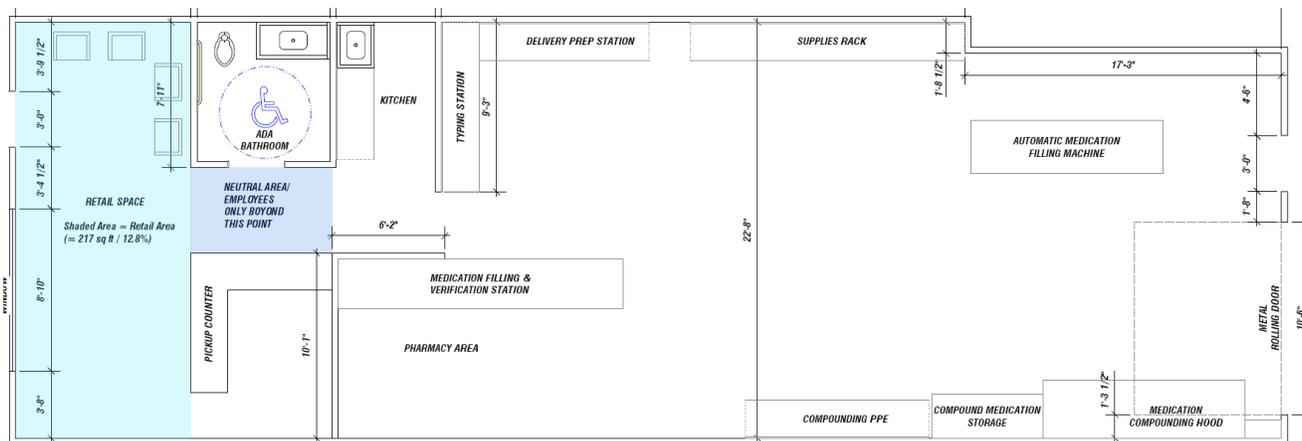
DISCUSSION

Project Site: The project site is the McGlincy Business Center, located along the southerly side of East McGlincy Lane at the intersection with Forman Drive, as shown on the aerial map on the following page. The McGlincy Business Center is a commercial condominium complex constructed in 2007 that consists of two buildings comprising 24 mixed-occupancy tenant spaces, each incorporating both an office and warehouse/manufacturing component. The site was originally intended to be the first phase of a larger center that would have included four buildings, with two additional buildings on what is now the Trojan Storage site. However, the second phase proved not economically viable to construct, and the property owner subsequently sold that portion of the property, which was approved for self-storage use in 2019. That approval established separate land use entitlements for the business center and the storage site; however, the two properties continue to maintain limited shared access and parking. The subject tenant space is located in the most easterly building of the center.



Project Description: The submitted Conditional Use Permit application would allow limited on-site retail pharmacy sales in association with a pharmaceutical compounding and prescription fulfillment laboratory, as described in the submitted Project Description and depicted in the Project Plans (**Attachments B** and **C**). The primary operation of the tenant space would consist of compounding prescribed medications, prescription filling, verification, packaging, storage, and preparation for shipment or local delivery.

The requested approval would authorize a retail counter to facilitate in-person pick-up of prescriptions and related pharmaceutical products. The floor plan, excerpted below, depicts the retail component at the front portion of the tenant space, oriented toward the main building entrance. This area includes a customer service counter and waiting area, while the remainder of the floor area is devoted to laboratory functions and associated storage.



ANALYSIS

Findings for Approval: To grant a land use permit, the decision-making body must determine that the project satisfies all codified findings for approval. These findings form the evidentiary basis for approving or denying a land use request and for imposing conditions necessary to support the findings. The applicable findings vary by the type of approval under consideration (e.g., Site and Architectural Review, Tree Removal Permit). The following analysis presents each applicable finding in *italics*, followed by an explanation of how the proposed project satisfies it.

- A. *The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;*

Yes. The property is located within the C-PD (Condominium Planned Development) Zoning District. As a legacy zoning district, permitted uses are those corresponding to the property's General Plan land use designation. The site is designated Light Industrial under the General Plan. Accordingly, the uses permitted in the Light Industrial (LI) Zoning District apply.

As noted, the primary activities of the proposed use include on-site compounding of prescribed medications, prescription filling, verification, packaging, storage, and preparation for shipment or local delivery, which satisfy the definition of a "Laboratory," as defined in CMC Chapter 21.72:

"Laboratories" means an establishment providing medical or dental laboratory services; or an establishment providing photographic, analytical, or testing services.

A "Laboratory" is a permitted use in the LI Zoning District and does not require a Conditional Use Permit, except that the applicant wishes to engage in limited on-site retail sales of pharmaceutical products that are prepared on-site. Ordinarily, retail sales of products are not permissible in the LI Zoning District, since such activity is considered commercial rather than industrial in nature. However, the Zoning Code provides for limited retail activity within the LI Zoning District under the category of "Ancillary retail uses serving industrial uses," which is defined in CMC Chapter 21.72 as follows:

"Ancillary retail uses serving industrial uses" means the retail sales of various products within an industrial area for the purpose of serving the employees and businesses and/or ancillary retail operations associated with an industrial use which occupy no more than twenty-five percent of the use's existing floor area.

In this case, the proposed retail activity is directly associated with and subordinate to the on-site laboratory operation. In-person transactions would be limited primarily to prescriptions compounded or filled within the facility. Over-the-counter sales would be limited to patients associated with prescriptions prepared on site. The submitted floor plan demonstrates that the majority of the tenant space is devoted to laboratory functions, with less than 15% of the floor area allocated to the front counter and waiting area. As such, the proposal may be classified as an "Ancillary retail use serving industrial uses," subject to approval of a Conditional Use Permit.

For context, the "Ancillary retail uses serving industrial uses" category was established by Ordinance No. 2174, adopted in January 2014, to address circumstances in which industrial businesses sought to incorporate limited showroom or over-the-counter sales as part of their

operations. The ordinance recognized that certain industrial uses may include a retail component that is incidental and subordinate to the primary industrial activity. By requiring approval of a Conditional Use Permit, the City ensures that such retail activity remains proportionate to and supportive of the underlying industrial use and is evaluated on a case-by-case basis. In this instance, the Conditional Use Permit serves as the mechanism to formalize and maintain the ancillary nature of the retail activity by limiting on-site retail transactions to patients obtaining prescriptions prepared within the facility and by restricting the floor area devoted to retail space in accordance with the approved plans.

B. The proposed use is consistent with the General Plan;

As noted, the General Plan land use designation for the project site is Light Industrial, which is intended to preserve areas of the City for employment-generating industrial activities, research and development uses, manufacturing, warehousing, and related support functions. The proposed project would retain the primary laboratory operation within the existing industrial building, with a limited ancillary retail sales component directly associated with and subordinate to that principal use. The retail activity would serve as an accessory function to the on-site production and would not alter the industrial character of the property or surrounding area.

The General Plan emphasizes the protection of industrial lands for employment purposes and seeks to avoid encroachment of incompatible uses that could constrain industrial operations. In this regard, the proposal maintains the site's industrial function while allowing a limited, accessory component that supports the viability of the business. Allowing ancillary retail sales in conjunction with an industrial use supports the General Plan's objective of maintaining a diverse and self-sufficient community with a range of services. In particular, the proposal advances the following policies:

Policy LU-2.2: Prohibit the establishment or encroachment of incompatible uses into Industrial and R&D designated lands and prohibit new uses which would result in the imposition of additional operational restrictions and/or mitigation requirements on industrial and R&D uses due to land use incompatibility.

Policy ED-2.5: Encourage retention and expansion of local businesses as appropriate to provide a range of jobs and services to residents, to retain revenue in the city, and respond to community needs for key amenities and services.

C. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;

Yes. Customer visits would be incidental to the primary laboratory function, with the majority of prescriptions fulfilled through shipping or local delivery. The applicant indicates that operations would include approximately one employee assigned to the counter to assist occasional prescription pick-ups and approximately seven to eight employees in the production area. Given the modest tenant size, limited staffing levels, and the limited nature of on-site retail activity, the project is not expected to generate significant traffic. The site's location along East McGlincy Lane provides adequate street capacity to accommodate the limited employee, delivery, and occasional customer trips.

D. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;

Yes. The McGlinicy Business Center was developed with adequate parking, circulation, and landscaping to serve light industrial tenants. In addition, the property benefits from a shared parking arrangement with the adjacent Trojan Storage facility, which provides access to nearly 50 additional parking spaces. The site is, therefore, adequate to accommodate the proposed use and maintain compatibility with surrounding uses.

E. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property; and

Yes. The proposed use would occupy an existing light industrial tenant space within the McGlinicy Business Center and would maintain a primary laboratory function consistent with the *Light Industrial* General Plan designation. Activities are primarily laboratory-based, with incidental in-person pick-up. The scale, layout, and operating characteristics are consistent with other employment-generating uses in the vicinity and would not create incompatibilities with surrounding industrial development.

F. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

Yes. The Conditional Use Permit application pertains principally to the ancillary retail sales component, as the laboratory compounding activities are permitted in the Light Industrial zoning district. The proposed use would operate entirely within an existing industrial tenant space and would not involve exterior modifications or expansion of the building footprint.

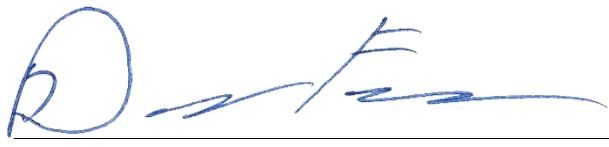
Pharmaceutical compounding and dispensing activities are subject to licensing and oversight by applicable State and County regulatory agencies, which establish and enforce operational, safety, and sanitation standards. The applicant has clarified that no hazardous materials would be used as part of the proposed operation. Compliance with all applicable state and local regulations will ensure that the use does not pose risks to public health or safety.

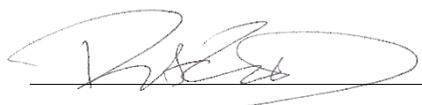
Public Comment: One email was received in response to the initial courtesy notice expressing concern regarding the use of hazardous materials. Subsequent materials submitted by the applicant clarified that no hazardous materials would be used as part of the proposed operation.

Site and Architectural Review Committee: As there are no exterior alterations to the building, the Site and Architectural Review Committee (SARC) did not review this application.

Attachments:

- A. Draft Resolution
- B. Project Plans
- C. Project Description

Prepared by: 
Daniel Fama, Senior Planner

Approved by: 
Rob Eastwood, Community Development Director

RESOLUTION NO. 2026-xx

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW ESTABLISHMENT OF A PHARMACEUTICAL COMPOUNDING AND PRESCRIPTION FULFILLMENT LABORATORY WITH ANCILLARY RETAIL (PHARMACY) SALES, ON PROPERTY LOCATED AT **750 E. MCGLINCY LN., #102**. FILE NO.: PLN-2025-172

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 did find as follows with regard to application PLN-2025-172:

1. The Project Site is the McGlincy Business Center, located along the southerly side of East McGlincy Lane at the intersection with Forman Drive.
2. The Project Site is located within the C-PD (Condominium Planned Development) "legacy" zoning district and designated *Light Industrial* by the General Plan Land Use Map.
3. The Project Site is subject to a "legacy permit," a Modified Planned Development Permit approved by City Council Ordinance No. 2257. Pursuant to Condition of Approval No. 4, land use permit requirements continue to apply to individual commercial tenant spaces. Therefore, individual land use approvals do not constitute an amendment to the legacy permit and are, therefore, permissible under CMC Section 21.56.060.E (Legacy permits).
4. The Proposed Project is an application for a Conditional Use Permit to allow for establishment of a pharmaceutical compounding and prescription fulfillment laboratory with ancillary retail (pharmacy) sales within an approximately 1,849 square-foot tenant space within Suite 102, located within the easternmost building in the center.
5. In accordance with CMC Section 21.04.070, permitted uses in a "legacy zone" are those of the zoning district directly related to the property's General Plan land use designation. As the property's General Plan land use designation is *Light Industrial*, the permissible land uses are those as specified by Light Industrial (LI) Zoning District, pursuant to CMC Section 21.11.030, Table 2-8.
6. The proposed operation consists primarily of prescription-based pharmaceutical compounding, filling, verification, packaging, and related medical laboratory services performed within a controlled laboratory setting, which meet the definition of a Laboratory. The proposed retail counter and waiting area are directly associated with and subordinate to the laboratory use, are limited to prescription-related transactions for medications prepared on site, and occupy less than twenty-five percent of the tenant space in accordance with the approved plans. Accordingly, the proposed use

satisfies the definitions of both a Laboratory and an Ancillary retail use serving industrial uses under CMC Chapter 21.72:

"Laboratories" means an establishment providing medical or dental laboratory services; or an establishment providing photographic, analytical, or testing services.

"Ancillary retail uses serving industrial uses" means the retail sales of various products within an industrial area for the purpose of serving the employees and businesses and/or ancillary retail operations associated with an industrial use which occupy no more than twenty-five percent of the use's existing floor area.

7. The proposed operation is not classified as "Pharmaceutical manufacturing" because the facility is not engaged in the large-scale production of drugs or therapeutical products for wholesale distribution to clinics, hospitals, or other medical facilities.
8. Applicable General Plan Policies considered by the Planning Commission included, but were not limited to, the following:
 - Policy LU-2.2:** Prohibit the establishment or encroachment of incompatible uses into Industrial and R&D designated lands and prohibit new uses which would result in the imposition of additional operational restrictions and/or mitigation requirements on industrial and R&D uses due to land use incompatibility.
 - Policy ED-2.5:** Encourage retention and expansion of local businesses as appropriate to provide a range of jobs and services to residents, to retain revenue in the city, and respond to community needs for key amenities and services.
9. In review of the proposed project, the Planning Commission weighed the public need for, and the benefit to be derived from, the project, against any impacts it may cause.
10. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.
11. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project.

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

Conditional Use Permit Findings (CMC Sec. 21.46.040):

1. The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;
2. The proposed use is consistent with the General Plan;
3. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;

4. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;
5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property;
6. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city;

Environmental Finding(s) (CMC Sec. 21.38.050):

7. The project is Categorically Exempt under Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), pertaining to the operation and leasing, and minor alteration of an existing private structure; and
8. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Conditional Use Permit to allow establishment of a pharmaceutical compounding and prescription fulfillment laboratory with ancillary retail (pharmacy) sales, on property located at **750 E. McGlincy Ln., #102**, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this February 24, 2026, by the following roll call vote:

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

APPROVED: _____
Davis Fiels, Chair

ATTEST: _____
Rob Eastwood, Secretary

**CONDITIONS OF APPROVAL
PLN-2025-172**

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Conditional Use Permit to allow establishment of a pharmaceutical compounding and prescription fulfillment laboratory with ancillary retail (pharmacy) sales, on property located at **750 E. McGlincy Ln., #102**. The project shall substantially conform to the Project Plans and Project Description included as Attachment No. B and No. C in the February 24, 2026 Planning Commission Staff Report, except as may be modified by conditions of approval contained herein.
2. Permit Expiration: Approval of the Conditional Use Permit ("Approval") shall be valid for one (1) year from the effective date of the Planning Commission action. Within this one-year period a building permit must be issued. Failure to meet this deadline or expiration of an issued building permit will result in the Approval being rendered void. Once established, the Approval shall remain valid in perpetuity for the Project Site, subject to the continued operation of the use. Discontinuation of the use for a continuous period of twelve months shall void the Approval upon an affirmative determination by the Planning Commission, made at a public hearing, that the use has been discontinued.
3. Operational Standards: Consistent with the submitted Project Description and applicable City standards, the pharmaceutical compounding and prescription fulfillment laboratory with ancillary retail (pharmacy) sales use authorized by this Approval shall conform to the following operational standards. Significant deviations from these standards, as determined by the Community Development Director, shall require approval of a Modification to the Conditional Use Permit.
 - a. **Approved Use**: The approved use is an "ancillary retail use serving an industrial use," as defined by Campbell Municipal Code (CMC) Section 21.72.020 in effect at the time of this approval, limited to ancillary retail (pharmacy) sales serving a pharmaceutical compounding and prescription fulfillment laboratory as described in the Approved Project Description, and as further limited by the operational standards set forth herein. At no time shall the approved use act as a stand-alone "pharmacy/drug store".
 - b. **Retail Sales**: On-site retail sales shall be limited to patients associated with prescriptions prepared on site.

- c. **Floor Plan Layout:** Retail sales activity shall be limited to the area labeled "retail space" on the Approved Project Plans.
 - d. **Hours of Operation:** The approved use may operate daily from 10:00 AM to 6:00 PM, inclusive of all employee and client activity.
 - e. **Smoking:** "No Smoking" signs shall be posted on the premises in compliance with CMC Sec. 6.11.060.
 - f. **Trash Disposal and Clean-Up:** Refuse and recycling receptacles shall be kept within the trash enclosure except during collection in compliance with CMC Chapter 6.04 (Garbage and Rubbish Disposal). All medical waste shall be properly disposed of as required by the Santa Clara County Department of Environmental Health and/or the California Department of Public Health.
 - g. **Business License:** The business shall obtain and maintain a valid City business license at all times.
4. Revocation of Permit: Operation of the approved use pursuant to this Approval is subject to Chapter 21.46 of the Campbell Municipal Code, authorizing the appropriate decision-making body to modify or revoke a Conditional Use Permit if it is determined that its operation has become a nuisance to the City's public health, safety, or welfare, or for violation of the Conditional Use Permit or any standards, codes, or ordinances of the City of Campbell.

Building Division

5. Permit Required: A building permit application shall be required for the proposed project. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.
6. Conditions of Approval: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

FIRE DEPARTMENT

7. Fire Sprinklers: Fire Sprinkler Modification Required if building is equipped with sprinklers.
8. TI Requirements: Tenant improvement (TI) will be evaluated during building permit plan submittal.

Project Description: Proposed Use for Light Pharmaceutical Compounding and Prescription Fulfillment

Applicant: CUONG TRINH, PHARM.D., INC. DBA: Wellness Pharmacy

Proposed Location: 750 E McGlincy Ln #102, Campbell, CA 95008

Building Type: Light Industrial

Building Size: Approximately 1,689 square feet

Proposed Use

The proposed use of the site is for **on-site pharmaceutical compounding, processing, packaging, and distribution of prescription medications**, with prescription fulfillment activities including shipping of medications and local driver delivery. The facility is designed and operated primarily as a **pharmaceutical compounding and prescription fulfillment laboratory** within a light industrial-zoned building, supporting efficient and compliant medication preparation and distribution in accordance with applicable state and federal pharmacy regulations. Proposed retail space approximately 217sq ft equaling 12.8%.

Any in-person pharmacy or retail-related activity is **incidental and subordinate to the primary laboratory operation** and is intended solely to serve patients associated with prescriptions prepared on site.

Hours of Operation

- **Monday – Friday:** 10:00 AM – 6:00 PM
 - **Saturday:** 10:00 AM – 3:00 PM
 - **Sunday:** Closed
-

Overview of Operations

The business will engage primarily in **non-retail, professional pharmaceutical laboratory operations**, including:

- On-site compounding, processing, packaging, and labeling of prescription medications.
- Prescription fulfillment for mail shipment and local delivery.
- Order verification, quality assurance checks, and documentation associated with prescription processing.
- Customer communication via phone, text, and online platforms to coordinate prescription fulfillment and delivery.

Retail or in-person pharmacy activity, including limited over-the-counter (OTC) sales and occasional patient pickup, is **secondary in nature** and will remain clearly subordinate to the laboratory-based compounding and fulfillment operations in terms of space allocation, staffing, and overall business activity.

A3.0

Facility Layout and Use of Space

The front-end area of the 1,689-square-foot facility will be modest in size and limited to: 217sq ft equaling 12.8 %.

- Approximately four (4) customer seats for brief waiting or consultation in limited circumstances where in-person pickup is necessary.
- A small front counter for incidental in-person pickup or payment processing.
- A compact consultation area with a privacy wall for confidential patient discussions.
- A limited selection of over-the-counter (OTC) medical items intended solely to support patients with prescriptions prepared on site.

The front pharmacy area will remain ancillary and will not exceed twenty-five percent (25%) of the total floor area.

Rear Light Industrial Area – Primary Laboratory Workspace

The rear light industrial area will serve as the **primary workspace** for the facility and will be dedicated to:

- Prescription processing, non-hazardous pharmaceutical compounding, and packaging.
- Clerical and administrative functions, including data entry, order verification, and customer support.
- Storage, staging, and preparation of prescription orders for shipment and local delivery.

Compounding Cleaning, Safety, and Waste Handling

- All compounding activities will be **non-hazardous in nature**. No hazardous materials, hazardous drugs, or hazardous solvents will be used, stored, or generated on site.
- Compounding workstations will be routinely cleaned using **disposable alcohol wipes** in accordance with pharmacy operating procedures.
- Staff will utilize appropriate **disposable gloves** during compounding activities.
- Eye protection and respiratory masks are **not required** for the level of compounding performed, as all activities involve non-hazardous materials and are conducted in a controlled manner.
- Compounding activities will be contained within **fume hoods equipped with filtration systems** designed to filter and exhaust air in accordance with applicable standards, ensuring protection of indoor air quality.

PPE and Pharmaceutical Waste Disposal – Best Practices (Fire & Environmental Health Compliance)

To ensure compliance with applicable California Fire Code, California Medical Waste Management Act (MWMA), and local Environmental Health requirements, the facility will adhere to the following best practices:

- **Waste Segregation at Point of Generation:** Used wipes, gloves, and disposable materials that have been in contact with pharmaceutical active ingredients (APIs) will be immediately segregated at the point of use into clearly labeled, closed **pharmaceutical waste containers**. No pharmaceutical-contaminated materials will be placed in regular solid waste receptacles.
- **Non-Hazardous Classification:** The facility will not use or store hazardous materials or hazardous drugs. APIs utilized on site are non-hazardous under the Resource Conservation and Recovery Act (RCRA); however, PPE and cleaning materials with API residue will be managed as **pharmaceutical waste** in accordance with the California MWMA.
- **Fire Safety and Storage Controls:** Pharmaceutical waste containers will be kept closed when not in use, stored in designated locations away from ignition sources, and maintained in accordance with Fire Marshal and Building Official requirements.
- **Licensed Off-Site Disposal:** All pharmaceutical waste, including PPE and cleaning materials with API residue, will be removed by a **licensed medical/pharmaceutical waste hauler** for proper off-site treatment and disposal, including approved incineration methods.
- **Solid Waste Limitation:** Regular solid waste disposal will be limited exclusively to non-contaminated, non-pharmaceutical trash such as outer packaging, shipping materials, and office waste.
- **Written SOPs and Recordkeeping:** Waste handling, storage, and disposal procedures will be documented in written SOPs, including container labeling, employee training, vendor manifests, and record retention, and will be made available for inspection upon request.

A3.1

Public Benefits

This facility will operate in a cost-effective light industrial setting, allowing for improved operational efficiency compared to traditional retail pharmacy environments. These efficiencies support reduced prescription costs, improved turnaround times, and enhanced delivery services for patients. The project will also create employment opportunities for local residents in pharmacy operations, compounding support, and order fulfillment.

Summary

The proposed project establishes a modern, compliant pharmaceutical compounding and prescription fulfillment laboratory within the City of Campbell. The operation prioritizes on-site compounding, processing, packaging, and distribution of prescription medications, with any in-person pharmacy activity remaining incidental and subordinate to the primary laboratory use. The facility will maintain a clean, safe,

and professional environment consistent with public health standards while contributing to local economic activity and improved access to prescription medications.

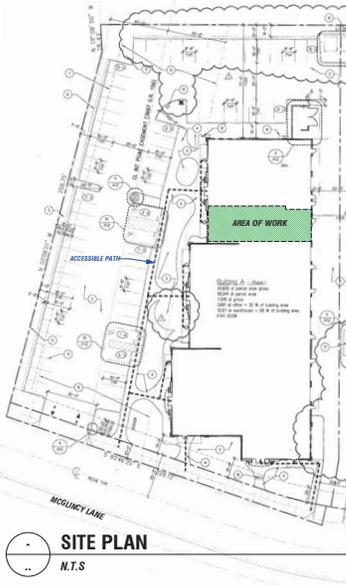
A3.2

A3.3

LAND USE CHANGE APPLICATION 750 E. MCGLINCY LANE, SUITE 102 CAMPBELL, CA

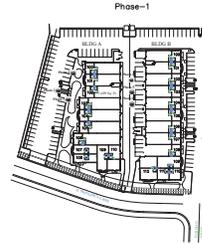
Engineer:
DB ENGINEERING
2021 The Alameda, Suite 360
San Jose, CA 95126
Phone: (408) 621-0114
Email:
db.engineering@gmail.com

SITE PLAN



- KEY NOTES:**
- ① CONCRETE LANDING @ DOORS
 - ② PAVED AREA
 - ③ LANDSCAPE AREA
 - ④ CONCRETE WALKWAY
 - ⑤ CONCRETE RETAINING WALL
 - ⑥ PG&E EASEMENT
 - ⑦ LINE OF BUILDING SETBACK
 - ⑧ LINE OF ALLOWABLE CAR OVERHANG
 - ⑨ PLANTER
 - ⑩ WHEEL STOP
 - ⑪ PARKING STRIP
 - ⑫ BIKE RACK
 - ⑬ MAILBOX LOCATION
 - ⑭ GAS METER LOCATION
 - ⑮ TEMPORARY REDWOOD HEADER
 - ⑯ CONCRETE STEPS
 - ⑰ CONCRETE PAVING

REFERENCE:
DRAWINGS BY ARC.TEC
PERMIT NO. 2006-01969



VICINITY MAP

SITE PLAN
N.T.S

PROJECT DATA

APN:	412-35-046	
ZONING:	C-PD	
LOT SIZE:	5,227 SQ. FT	
OCCUPANCY GROUP:	R-2	
TYPE OF CONSTRUCTION:	II-B	
NO. OF STORIES	1	
YEAR BUILT	2006	
BUILDING AREA	1,849 TOTAL	
	EXISTING	PROPOSED
1ST FLOOR (S.F.)	1,849 SQ. FT	UNCHANGED

Project:

**LAND USE CHANGE APPLICATION
750 E. MCGLINCY LANE, SUITE 102
CAMPBELL, CA**

SCOPE OF WORK

REMODEL EXISTING AREA TO USE AS PHARMACY.

SHEET INDEX

A1 - TITLE & CODE, SITE PLAN, FLOOR PLAN
A2 - PHOTOS

APPLICABLE CODES

- 2022 ENERGY CODE
- 2022 CALIFORNIA BUILDING CODE - CCR TITLE 24, PART 2
- 2022 CALIFORNIA RESIDENTIAL CODE - CCR TITLE 24, PART 2.5
- 2022 CALIFORNIA ELECTRICAL CODE - CCR TITLE 24, PART 3
- 2022 CALIFORNIA MECHANICAL CODE - CCR TITLE 24, PART 4
- 2022 CALIFORNIA PLUMBING CODE - CCR TITLE 24, PART 5
- 2022 CALIFORNIA HISTORICAL BUILDING CODE - CCR TITLE 24, PART 8
- 2022 CALIFORNIA EXISTING BUILDING CODE - CCR TITLE 24, PART 10
- 2022 CAL-GREEN

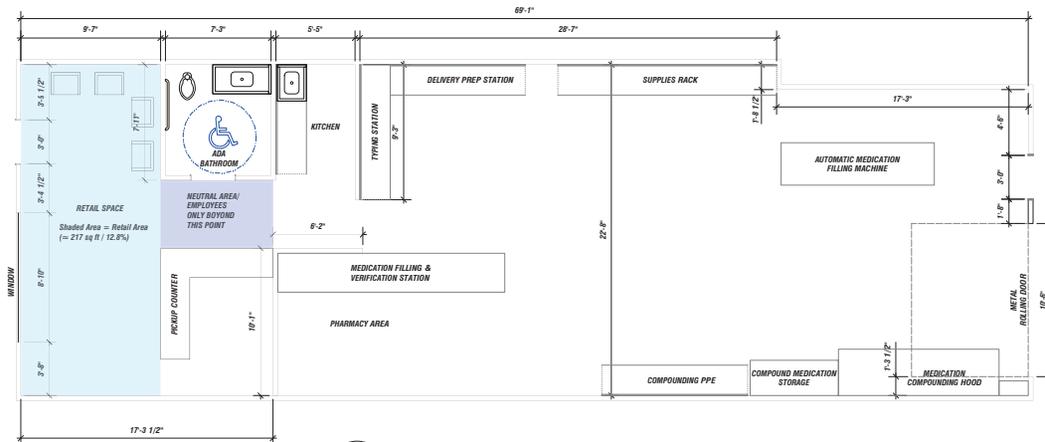
Job Number:
25151
Date:
December 14, 2025

Revisions:

Sheet

A1

of 2 sheets



1 FLOOR PLAN
Scale: 1/4" = 1'-0"



#1 FRONT OF UNIT



#2 FRONT OF UNIT



#3 FRONT OF UNIT



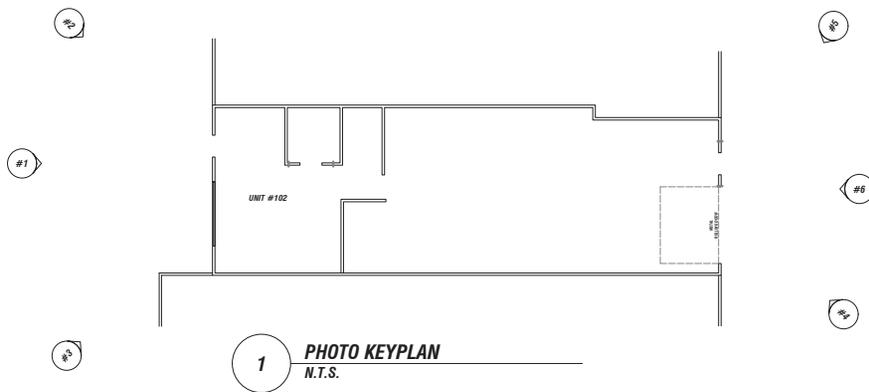
#4 REAR OF UNIT



#5 REAR OF UNIT



#6 REAR OF UNIT



Engineer:
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Project:

LAND USE CHANGE APPLICATION
750 E. MCGLINCY LANE, SUITE 102
CAMPBELL, CA

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Sheet

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