



# *City Council Agenda*

City of Campbell, 70 N. First St., Campbell, California

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## **SPECIAL MEETING OF THE CAMPBELL CITY COUNCIL**

**Monday, August 18, 2025 – 6:00 PM**

**Doetsch Conference Room**

**70 N. First Street, Campbell, California**

### **CALL TO ORDER**

### **ROLL CALL**

### **NEW BUSINESS**

#### **1. Planning Commissioner Interviews**

Recommended Action: That the City Council conduct interviews and appoint two applicants to serve on the Planning Commission for a full four-year term expiring August, 2029.

### **ADJOURN**

In compliance with the Americans with Disabilities Act. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, [clerksoffice@campbellca.gov](mailto:clerksoffice@campbellca.gov) at least 48 hours in advance of the meeting.



*City  
Council  
Report*

**Item:** 1  
**Category:** NEW BUSINESS  
**Meeting Date:** August 18, 2025

**TITLE:** Planning Commissioner Interviews

**RECOMMENDED ACTION**

That the City Council conduct interviews and appoint three applicants to serve on the Planning Commission for a full four-year term expiring August, 2029.

**DISCUSSION**

A Special City Council Meeting has been scheduled to interview interested candidates to serve on the Planning Commission. The terms of Commissioners Mike Krey, Matt Kamkar and Maggie Ostrowski expire on August 31, 2025. Commissioners Ostrowski and Kamkar have both requested reappointment. Commissioner Ostrowski was originally appointed in 2017 and then reappointed in 2021. Commissioner Kamkar was originally appointed in 2021, and this is the completion of his first term.

The recruitment period was open from May 12 – July 25, 2025, during that time the City Clerk's Office received three new applications for Council to consider. The applications and supplemental questionnaires submitted by each applicant are attached to this report. 15-minute interviews have been scheduled as follows:

6:00 p.m. Gary Aquilina

6:15 p.m. Phil Alne

6:30 p.m. Zebib Teklyes

6:45 p.m. Matt Kamkar

7:00 p.m. Maggie Ostrowski

Following candidate interviews, Council will consider appointment of three individuals to serve a full four-year term each, expiring August 2029.

Prepared by: *Andrea Sanders*  
Andrea Sanders, City Clerk

Approved by: *Brian Loventhal*  
Brian Loventhal, City Manager

**Attachment:**

- a. Gary Aquilina
- b. Phil Alne
- c. Zebib Teklyes
- d. Matt Kamkar
- e. Maggie Ostrowski

CITY OF CAMPBELL  
70 NORTH FIRST SREET  
CAMPBELL, CA 95008-1423

APPLICATION FOR APPOINTMENT AS  
PLANNING COMMISSIONER

**REQUIREMENTS:** Campbell resident and at least 18 years of age.

Name: Gary Aquilina

Address: [REDACTED]

Telephone No: (Home) [REDACTED] (Work) \_\_\_\_\_ Email: [REDACTED]

How long have you been a resident of Campbell? 25 years

Present Occupation (if applicable) Retired Architect  
(Give Title)

Name and Address of Present Employer (if applicable) \_\_\_\_\_

Education: High School Westmont High School 1974 graduate

College University of Oregon BARCH- 1980

Please list three personal references:

1. Name Pamela Warren

Address [REDACTED]

Telephone Number [REDACTED]

2. Name Mike McAndrews

Address [REDACTED]

Telephone Number [REDACTED]

Attachment: Gary Aquilina 7.18.25 (Planning Commission Interviews)

Application - Planning Commission/continued

3. Name Jose Cotto, AIA  
Address [REDACTED]  
Telephone Number [REDACTED]

APPLICANT'S SIGNATURE \_\_\_\_\_  
Date 07.24.2025

Attachment: Gary Aquilina 7.18.25 (Planning Commission Interviews)

**1. Why do you want to be a Planning Commissioner?**

I care about the community in which I live, and as an Architect, I understand the myriad complexities of the entitlement, design and construction of projects for commercial, and residential and industrial projects.

**2. Have you previously participated on committees, boards, etc., requiring a group decision-making/consensus-building process?**

**If you have, list such experience. Whether or not you have such experience, what do you think are the necessary prerequisites for successful group decision making?**

As an owner of a mid-size architectural firm, the partnership met twice a month and we were always involved in group decision making, consensus building, and furthering our business objectives to maintain a successful practice. Some of the pre-requisites for successful group decision making include: Clear communications, concise presentation of the facts, objective and subjective analysis and discussion of each project, understanding the particular nuances of the project, and listening and valuing everyones thoughts and knowledge of the project. I would also add being inclusive of differing points of view, and include personal biases as a way to shape the conversation, to reach a mutual conclusion, whether the project is approved or denied.

**3. Please describe an issue that was recently addressed by the Planning Commission and explain how you would handle a similar issue.**

The only project I can speak to is 781-841 W. Hamilton Ave. PLN-2025-83. This site and architectural review involves new architectural elements: standing metal seam roof and stone cladding. According to the planning notes the original PD requirements are superceded, and the new architectural elements were approved. I might have questioned the choice of materials in the context of the surrounding neighborhood and its relevance to the vernacular of the existing neighborhood and existing structures visible from this site.

**4. How would you attempt to help the City Council balance the need for community economic development vs. the need to maintain Campbell's "quality of life"?**

Campbell's best asset is it's walkable downtown and walkable neighborhoods. Quality of life is as much linked to the human experience as to providing economic development that maintains these two values. Building multi-use structures, low and high density residential and speculative office space. All these project typologies, will benefit from a thoughtful and well planned solution, that maintains a balance of open/green space, light and air, and an economic pro-forma where the developers are financially supported, as well as the community at large. EVERY resident of Campbell will experience the best of what the City

can do. Projects developed with the residents in mind, the experience of interacting with the project will be positive, and the city benefits as a whole

**5. What is good and worth preserving about the community today? What do you not like about Campbell?**

Downtown/ the Civic Center is worth preserving, the parks are worth preserving, as is the Pruneyard and the shopping district at Hamilton and Bascom Aves. Local shopping areas are valuable as well, and perhaps renovations to others can mimic the Pruneyard or Santana Row; walkable, green space, and affordability. What I do not like about Campbell, is the traffic in my neighborhood; our street has been used as a short cut between Bascom Ave, and Leigh Ave, as long as I have lived in Campbell. we need speed humps and police presence at 4 way stops or cameras.

**6. How would you feel/react if the City Council overturned a decision of the Commission that you believed was the correct decision regarding a particular development proposal?**

**If the City Council overturned a decision made by the Commission that I believed was correct regarding a particular development proposal, I would approach the situation with professionalism and a commitment to constructive dialogue. Here's how I would feel and react:**

I would live with the decision and let the future determine if my view was the correct one or not.

**7. How do you view the advisory role of a Planning Commissioner in relation to the City Council? In relation to the staff?**

The Planning Commission's advisory role is the public voice, a counter point or sounding board to the Council. The planning Commission is a cross section of the community, and is as effective as their combined experience and knowledge. The planning Commission is a partner with the Planning staff, acting responsibly and proposing questions and ideas to assure City ordinances are met, and to alter them where they might need revisions, based on how spaces are used and the culture develops over time.

CITY OF CAMPBELL  
70 NORTH FIRST SREET  
CAMPBELL, CA 95008-1423

APPLICATION FOR APPOINTMENT AS  
PLANNING COMMISSIONER

**REQUIREMENTS:** Campbell resident and at least 18 years of age.

Name: Phil Alne

Address: [REDACTED]

Telephone No: (Home) [REDACTED] (Work) \_\_\_\_\_ Email: [REDACTED]

How long have you been a resident of Campbell? 40 + years

Present Occupation (if applicable) CPA and Contractor  
(Give Title)

Name and Address of Present Employer (if applicable) JPA Properties Inc  
1160 Ridgeley Dr Campbell Ca 95008

Education: High School Mitty HS

College SJSU, Santa Clara (BA Poli Sci, MBA, MS Accounting, JD

Please list three personal references:

1. Name Jeff Pena

Address [REDACTED]

Telephone Number [REDACTED]

2. Name Elvia Ochoa Farias

Address [REDACTED]

Telephone Number [REDACTED]

Attachment: Phil Alne 7.9.25 (Planning Commission Interviews)

Application - Planning Commission/continued

3. Name Harold Hervey  
Address [REDACTED]  
Telephone Number [REDACTED]

APPLICANT'S SIGNATURE *Phil Alne*

\_\_\_\_\_ Date July 9 2025

Attachment: Phil Alne 7.9.25 (Planning Commission Interviews)

Application addendum for Phil Alne for Campbell Planning Commission. July 9, 2025

1. Why do you want to serve on the Commission?

I live in Campbell in the house I was raised in. I hope to serve the community I live in, applying my education, experience, training, and knowledge of our community. My Father, Bud (Irving) Alne served on the Commission in the 90's.

2. Have you previously participated on committees, boards, etc., requiring a group decision-making/consensus-building process? If you have, list such experience.

I currently serve on the Board of Directors of the Campbell Memorial Veteran's Foundation with Dan Furtado and Liz Gibbons. I (with others) founded Beautiful Day, non profit that built the pathway to the memorial and did some landscaping around City Hall. I am an elder on a Church Board and help other organizations from time to time. I have done extensive consulting work as a CPA in regards to financial matters of various organizations.

3. Please describe an issue that was recently addressed by the Planning Commission and explain how you would handle a similar issue.

I respect the decisions of the Commission and am sensitive to critiquing previous decisions—especially as a non member of the Commission. If Pressed, I would cite the application for a restaurant at the old "Elephant Bar" location that was rejected by the Council 3-2. I cite this as an example of a difficult topic that could have gone either way. However, I agree with the final decision as I have lived nearby and even with no business present on that intersection, it is still quite congested. In my estimation, the applicant would have created near gridlock at the intersection. I say this with a heavy heart as I'm a long-time fan of the business, but time, place, and context all weighed against the applicant.

4. How would you attempt to help the City Council balance the need for community economic development vs. the need to maintain Campbell's "quality of life"?

Competing interests are inherent in democratic processes and therefore, “balance” and “quality of life” are in the eye of the beholder. In general, I like to think I can disagree without being disagreeable. Supporting our elected leaders is paramount to achieving any semblance of harmony in our community. However, leadership sometimes requires temporary disharmony. If pressed, I’d say I’m more concerned about Sacramento mandates than I am about local development irritating local residents (and vice versa).

5. What is good and worth preserving about the community today?

Not letting our building density increase until what was Campbell is no longer present. Recognizing this is easier said than done, there are better ways of increasing density and worse ways. This is where politics confronts science and is a difficult path to walk.

6. How would you feel/react if the City Council overturned a decision of the Commission that you believed was the correct decision regarding a particular development proposal?

I wouldn’t feel anything. My beliefs, no matter how firmly held, are not a substitute for the wisdom of the Council. I firmly believe that the wisdom of a group exceeds the wisdom of an individual (it’s why we have juries instead of judges deciding guilt or innocence).

7. How do you view the advisory role of a Planning Commissioner in relation to the City Council? In relation to the staff?

As it pertains to the Council, it is addressed above. As for staff, I seek (and the Commission needs) staff to be honest, diligent, and transparent.

8. Additional Information:

I am a licensed General Contractor (B) and Real Estate Broker. I served on the Board of Directors of the MLS for our area.

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APPLICATION FOR APPOINTMENT AS  
PLANNING COMMISSIONER

**REQUIREMENTS:** Campbell resident and at least 18 years of age.

Name: Zebib Teklyes \_\_\_\_\_

Address: [Redacted] \_\_\_\_\_

Telephone No: (Home) [Redacted] (Work) \_\_\_\_\_ Email: \_\_\_\_\_

How long have you been a resident of Campbell? 8 Years \_\_\_\_\_

Present Occupation (if applicable) Deputy Project Manager Infrustructure Developemn  
(Give Title)

Name and Address of Present Employer (if applicable) \_\_\_\_\_  
Satnford University

Education: High School Debre Zeit \_\_\_\_\_  
College CSUEB \_\_\_\_\_

Please list three personal references:

1. Name Abhishek Sharma \_\_\_\_\_

Address [Redacted] \_\_\_\_\_

Telephone Number [Redacted] \_\_\_\_\_

2. Name Mike Rhode \_\_\_\_\_

Address [Redacted] \_\_\_\_\_

Telephone Number [Redacted] \_\_\_\_\_

Attachment: Zebib Teklyes 7.18.25 (Planning Commission Interviews)

Application - Planning Commission/continued

3. Name Yan Wang  
Address [REDACTED]  
Telephone Number [REDACTED]

APPLICANT'S SIGNATURE   
Date 7/18/25

Attachment: Zebib Teklyes 7.18.25 (Planning Commission Interviews)

## 1. Why do you want to be a Planning Commissioner?

I want to be a Planning Commissioner because I am passionate about shaping the future of our community in a way that balances growth, sustainability, and the needs of residents. I believe that thoughtful planning is crucial for creating vibrant, livable spaces that enhance the quality of life for everyone.

My educational background(BSc. Civil Engineering & MSc Construction Management) and 15 years of experience in urban planning, architecture, infrastructure development has equipped me with a solid understanding of land use, zoning regulations, and the importance of public input in the planning process. I am particularly interested in housing development, environmental sustainability, enhancing public transportation, and I want to help address these challenges through informed decision-making.

I value collaboration and open dialogue, and I believe that engaging with community members is essential for successful planning outcomes. I am committed to listening to diverse perspectives and ensuring that all voices are heard in our planning processes.

Ultimately, I see the role of a Planning Commissioner as an opportunity to contribute positively to our community's development and to help shape a future that is inclusive, sustainable, and reflects the values of our residents.

## 2. Have you previously participated on committees, boards, etc., requiring a group decision-making/consensus-building process?

**If you have, list such experience. Whether or not you have such experience, what do you think are the necessary prerequisites for successful group decision making?**

Yes, I have participated in several committees and boards that required group decision-making and consensus-building processes. Some of my relevant experiences include:

1 North America Construction Mangers Association(CMAANorCal) – As a member of Sustainability Committee, I collaborated with diverse stakeholders to develop and implement CMAANorCal initiatives. This role involved facilitating discussions, addressing differing viewpoints, and working towards a consensus on key decisions.

2 Google Downtown Mixed-Use Project in San Jose – I served as development committee for Google/North America Lendlease, where we worked collaboratively to plan community events. This required engaging with city of San Jose community members and fellow board members to ensure that everyone's interests were represented in our decisions.

3 Google Downtwon Mixed Use Project – In my role at Lendlease/Google, I was Master Plan Deputy Project manager when I lead cross-functional team tasked with aligning Google Downtown Master Plan execution with the approved plan. This involved regular meetings to discuss progress, community engagement, share input, and collectively make decisions to address challenges and meet our goals.

4 Hills At Vallco Mixed Use Project in Cupertino: In my role at Sand Hill Property company(Hills at Vallco Mixed Use Project Developer), I used to attend city council meetings, attend community engagement meeting in Cupertino and coordinate public outreach to listen community needs and align it with Hills at Vallco Master Plan initiatives.

5 ULI(Urban Land Institution) & SPUR: I attended ULI’s & SPUR events and discussions to understand urban issues and develop holistic approach.

6 City of Palo Alto Neighborhood committee: As Executive PM on multiple projects in city of Palo Alto it was my role and responsibility to constantly communicate with neighborhood community regarding construction project updates and it’s impact to the community.

Prerequisites for Successful Group Decision-Making:

Whether or not one has prior experience, several prerequisites are crucial for effective group decision-making:

- 1 Open Communication: Encouraging honest and respectful communication is essential. Members should feel comfortable sharing their ideas, concerns, and suggestions without fear of judgment.
- 2 Active Listening: Being attentive to others’ perspectives fosters a collaborative atmosphere. Listening helps to build trust and ensures all voices are heard.
- 3 Clear Objectives: Defining the goals and objectives of the decision-making process helps to keep discussions focused and aligned with the group’s purpose.
- 4 Diverse Perspectives: A group composed of individuals with varied experiences and viewpoints can lead to more innovative and well-rounded solutions.
- 5 Facilitation Skills: Having a skilled facilitator or leader can help guide discussions, manage conflicts, and keep the group on track toward consensus.
- 6 Flexibility and Open-Mindedness: Members should be willing to adapt their views based on new information and insights shared during discussions.

7 Documenting and Evaluating Decisions: Keeping a record of discussions and decisions made enables the group to reflect on outcomes and learn from the process, leading to continual improvement.

By nurturing these prerequisites, groups can enhance their decision-making effectiveness and achieve successful outcomes.

**3. Please describe an issue that was recently addressed by the Planning Commission and explain how you would handle a similar issue.**

One recent issue addressed by the Planning Commission involved a proposed development project that aimed to construct a new mixed-use building in a neighborhood traditionally dominated by residential properties. The project faced pushback from community members concerned about potential increases in traffic, changes to the character of the neighborhood, and the availability of affordable housing units.

Handling a Similar Issue:

If I were faced with a similar situation, I would approach it in the following way:

1 Engagement with Stakeholders: I would prioritize engaging with all stakeholders, including residents, local businesses, and developers. Hosting informational meetings and workshops would provide a platform for community members to voice their concerns, ask questions, and share their ideas about the development.

2 Thorough Research and Analysis: I would ensure that the Planning Commission conducts a thorough analysis of the proposed project. This would include evaluating traffic studies, environmental impact assessments, and socio-economic factors. Understanding data-driven projections would inform our discussions and decision-making.

3 Facilitating Open Dialogue: During commission meetings, I would advocate for a respectful and open dialogue among all parties involved. It's important to create an environment where differing viewpoints can be articulated and considered without hostility.

4 Exploring Compromises and Solutions: I would look for potential compromises that could address community concerns while allowing for responsible development. This might include negotiating with the developer for additional affordable housing units, enhanced parking solutions, or green space development that aligns with community needs.

5      **Transparent Decision-Making:** Transparency in the decision-making process is essential. I would ensure that the rationale behind our recommendations or decisions is clearly communicated to the public, along with how community feedback was integrated into the final proposal.

6      **Monitoring and Follow-Up:** After a decision is made, I would propose that the Planning Commission maintain an ongoing relationship with the community and the developer to monitor the project's impact and ensure it aligns with community expectations and standards. This can be done through regular updates and follow-up meetings.

By taking a comprehensive and inclusive approach to community engagement, diligent research, and transparent decision-making, I believe that the Planning Commission can effectively navigate similar issues while balancing development goals with community values.

#### **4. How would you attempt to help the City Council balance the need for community economic development vs. the need to maintain Campbell's "quality of life"?**

Balancing community economic development with the preservation of Campbell's quality of life is a critical responsibility that requires thoughtful strategies and collaborative efforts. Here's how I would approach this issue:

- 1      **Community Engagement and Input:**
  - I would advocate for creating robust channels for community engagement, ensuring that residents, local businesses, and stakeholders have opportunities to express their views on economic development initiatives. This could involve public forums, surveys, and feedback sessions to gather diverse perspectives.
- 2      **Comprehensive Planning:**
  - I would support the use of a comprehensive plan that integrates economic development goals with quality of life priorities. This plan should outline clear guidelines and policies that promote responsible development, ensuring that growth aligns with community values and character.
- 3      **Smart Growth Principles:**
  - Promoting smart growth principles can help prioritize sustainable development that enhances the quality of life. This includes ensuring walkability, the integration of green spaces, mixed-use developments, and preserving historical sites, which can create a vibrant community atmosphere while supporting economic activity.

#### 4 Zoning and Land Use Policies:

- I would encourage the City Council to review and update zoning and land use policies to accommodate economic development while protecting community interests. This may involve designating specific areas for commercial growth that do not disrupt residential neighborhoods, minimizing potential negative impacts.

#### 5 Support for Local Businesses:

- Encouraging and supporting local businesses can stimulate economic growth while maintaining community character. This could involve providing grants, resources for small businesses, and promoting local markets that foster community engagement.

#### 6 Infrastructure and Amenities:

- Advocate for investments in infrastructure and public amenities that serve both economic and community needs. This could include improving public transportation options, enhancing public spaces, and ensuring access to quality services like schools and healthcare, playground and green area which collectively contribute to a high quality of life.

#### 7 Monitoring and Evaluation:

- Establishing a framework for ongoing monitoring and evaluation of economic development projects is crucial. I would support regular assessments to identify the impacts on the community and quality of life, allowing for adjustments as needed.

#### 8 Collaboration with Various Stakeholders:

- Collaborating with local organizations, residents, and business leaders can foster a holistic approach to development. Creating partnerships to promote initiatives that enhance both local economy and community well-being can lead to shared success and mutual benefits.

#### 9 Promoting Affordable Housing:

- Addressing the need for affordable housing is key to maintaining quality of life as the economy develops. I would advocate for policies that encourage the construction of affordable housing units, ensuring that all community members benefit from economic growth.

By proactively addressing these aspects, I believe I can help the City Council strike a balance between community economic development and maintaining Campbell's quality of life, fostering a vibrant, inclusive, and sustainable community for all residents.

## 5. What is good and worth preserving about the community today? What do you not like about Campbell?

When discussing what is good and worth preserving in the community of Campbell, as well as aspects that could be improved, it's essential to consider both strengths and concerns:

What is Good and Worth Preserving in Campbell:

- 1 Strong Sense of Community:
  - Campbell is known for its friendly atmosphere and strong community engagement. Events such as farmers' markets, local festivals, and community gatherings foster connections among residents.
- 2 Historic Charm and Character:
  - The downtown area boasts charming historical architecture and a unique character that contributes to its appeal. Preserving historical buildings and landmarks is vital to maintaining the community's identity.
- 3 Access to Nature:
  - Campbell offers parks, trails, and open spaces, providing residents with opportunities for outdoor recreation and enhancing their quality of life. Areas like the Campbell Park and Los Gatos Creek Trail are important resources.
- 4 Diverse Local Businesses:
  - The presence of small, locally owned businesses creates a vibrant shopping and dining scene while contributing to the local economy. Supporting these establishments fosters a unique community character.
- 5 Quality Schools and Education:
  - The quality of education in Campbell is a significant strength, attracting families to the area. Preserving and enhancing educational institutions is essential for the community's long-term success.
- 6 Cultural Diversity:
  - Campbell's diverse population brings various cultural perspectives and experiences, enriching the community. Celebrating this diversity through events and initiatives contributes to a sense of inclusivity.

What I Do Not Like About Campbell:

1 Traffic Congestion:

- Like many growing communities, Campbell faces traffic congestion, particularly during peak hours. Addressing transportation infrastructure and improving public transit options would greatly enhance the quality of life.

2 Rising Cost of Living:

- The increasing cost of living, including housing prices, poses challenges for many residents. This issue may lead to displacement and reduce accessibility for low- and middle-income families.

3 Limited Affordable Housing:

- There is a noticeable lack of affordable housing options in Campbell. Addressing this shortfall is crucial to ensure that the community remains inclusive and accessible to all residents.

4 Development Pressure:

- Rapid development can sometimes threaten the character of the community and lead to concerns about overbuilding and loss of green spaces. Striking a balance between development and preservation is key.

5 Need for More Public Amenities:

- Some residents might feel that there is insufficient access to public amenities, such as community centers, recreational facilities, and cultural venues. Enhancing these resources can improve community engagement.

6 Homelessness and Social Services:

- The visible issue of homelessness and lack of adequate social services can be a concern for residents. More comprehensive and compassionate approaches to addressing homelessness can help support the vulnerable population in Campbell.

7 Public Transportation:

- Buses and trains routes are not compatible with the demand.

By acknowledging both the strengths worth preserving and the areas needing improvement, a balanced approach can be developed to enhance Campbell's community engagement, economic vitality, and overall quality of life.

**6. How would you feel/react if the City Council overturned a decision of the Commission that you believed was the correct decision regarding a particular development proposal?**

**If the City Council overturned a decision made by the Commission that I believed was correct regarding a particular development proposal, I would approach the situation with professionalism and a commitment to constructive dialogue. Here's how I would feel and react:**

Initial Response:

1 Emotional Reaction:

- Initially, I might feel disappointed or frustrated, especially if I believed that the Commission's decision was in the best interest of the community. It's natural to feel a sense of concern for the implications of the Council's decision.

2 Seeking Understanding:

- I would take time to reflect on the reasons behind the City Council's decision. Understanding their perspective, motivations, and any additional information they may have considered is important before forming a definitive opinion.

Constructive Approach:

3 Open Communication:

- I would seek to engage in a respectful conversation with City Council members to gain insight into their reasoning. This could involve requesting a meeting or participating in a public forum to discuss their decision and share perspectives.

4 Analyzing the Decision:

- I would review the factors that led to the Council's decision, including any community feedback, data, or concerns that may have influenced their choice. This analysis can help me understand different viewpoints and the broader context of the issue.

5 Advocating for Civic Responsibility:

- If appropriate, I would advocate for a continued commitment to evidence-based decision-making and the importance of considering the voices of various stakeholders, including residents, when evaluating development proposals.

6 Encouraging Future Dialogue:

- I would encourage ongoing dialogue between the City Council, the Planning Commission, and the community. Establishing mechanisms for communication can lead to better-informed decisions in the future and foster community trust.

Long-Term Perspective:

7 Learning Opportunity:

- I would view the situation as a learning opportunity. Understanding why the decision was overturned could inform my future actions as a commissioner, enhancing my ability to advocate effectively for the community's interests.

8 Staying Committed:

- Ultimately, I would remain committed to my role and the goals of the Planning Commission. My focus would be on fostering good governance and community engagement, irrespective of individual disagreements with decisions made by the City Council.

9 Continued Advocacy:

- If the development proposal raised significant concerns that I believed warranted ongoing discussion, I would work to keep those issues on the table for further consideration and advocacy in future planning discussions.

By maintaining professionalism and a focus on collaboration, I would aim to contribute positively to the decision-making process and help bridge any gaps between the Council and the Commission for the benefit of the community.

**7. How do you view the advisory role of a Planning Commissioner in relation to the City Council? In relation to the staff?**

The advisory role of a Planning Commissioner is critical to the effective functioning of a municipality, as it serves as a bridge between the community, the City Council, and the planning staff. Here's how I view the role of a Planning Commissioner in relation to both the City Council and the staff:

In Relation to the City Council:

1 Providing Expert Advice:

- Planning Commissioners bring specialized knowledge and experience in land use, zoning, and community planning to the decision-making process. Their insights help the City Council make informed choices that align with the community's needs and values.

## 2 Representing Community Interests:

- As the Commission consults with residents and stakeholders, Commissioners gather feedback and concerns that reflect the community's interests. They convey these perspectives to the City Council, ensuring that decisions consider the broader impact on residents.

## 3 Facilitating Informed Decision-Making:

- The Commission's recommendations, based on thorough analysis and deliberation, serve as a foundation for the City Council's decisions. Commissioners help present detailed findings, rationales, and potential implications of proposed developments or policy changes.

## 4 Building Dialogue:

- The Planning Commission fosters open communication between the community and the City Council. By actively engaging both sides, they can help bridge gaps and clarify any misconceptions, creating a more cohesive decision-making environment.

## 5 Accountability and Transparency:

- Commissioners hold themselves accountable to the community by ensuring that discussions and decisions are transparent. This builds trust between the City Council and residents, as well as between the Commission and the Council.

### In Relation to the Staff:

#### 1 Supporting Staff Expertise:

- Planning staff often possesses significant technical knowledge and expertise in planning processes. Planning Commissioners should respect and rely on this expertise, collaborating with staff to understand planning laws, regulations, and best practices.

#### 2 Reviewing Staff Recommendations:

- Commissioners evaluate staff reports and recommendations critically, providing additional insights or alternative perspectives when necessary. This collaborative review process can help strengthen the quality of recommendations presented to the City Council.

#### 3 Encouraging Professional Development:

- Commissioners can support staff in their professional development by encouraging training opportunities, sharing best practices, and facilitating discussions on emerging trends in planning.

#### 4 Fostering Collaborative Relationships:

- A successful Planning Commission maintains a collaborative relationship with staff, recognizing their role as partners in the planning process. Open lines of communication allow for constructive feedback and enhancements to proposed projects and policies.

#### 5 Facilitating Public Engagement:

- Commissioners can work with staff to enhance public engagement strategies, ensuring that community input is effectively gathered and considered in the planning process.

#### Conclusion:

In summary, the advisory role of a Planning Commissioner is vital to fostering informed, accountable, and community-oriented governance. By effectively collaborating with both the City Council and staff, Commissioners fulfill their responsibility to advocate for thoughtful and sustainable development that aligns with community needs while maintaining a positive and constructive relationship with these key stakeholders. This balanced approach contributes to a prosperous, well-planned community.

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70 NORTH FIRST SREET  
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APPLICATION FOR APPOINTMENT AS  
PLANNING COMMISSIONER

**REQUIREMENTS:** Campbell resident and at least 18 years of age.

Name: Mehran (Matt) Kamkar

Address: [REDACTED]

Telephone No: (Home) [REDACTED] (Work) \_\_\_\_\_ Email: [REDACTED]

How long have you been a resident of Campbell? Resident 10yrs. - Owner 20yrs.

Present Occupation (if applicable) Principal Civil Engineer  
(Give Title)

Name and Address of Present Employer (if applicable) \_\_\_\_\_

Underwood & Rosenblum - Civil Engrs. & Land Surveyors  
1630 Oakland Road, Suite A114; San Jose, CA 95131

Education: High School Gunderson High - San Jose

College SJSU/Stanford Univ./Monterey College of Law

Please list three personal references:

1. Name Ms. Bita Daryabari

Address [REDACTED]

Telephone Number [REDACTED]

2. Name Ms. Nasrin Javanmard

Address [REDACTED]

Telephone Number [REDACTED]

Attachment: Matt Kamkar 7.25 (Planning Commission Interviews)

[Redacted]

Application - Planning Commission/continued

3. Name Nick & Kiely Enberg

Address [Redacted]

Telephone Number [Redacted]

APPLICANT'S SIGNATURE M. Kamkar

Date July 17, 2025

Attachment: Matt Kamkar 7.25 (Planning Commission Interviews)

**PLANNING COMMISSION APPLICANT QUESTIONS**

**1. Why do you want to be a Planning Commissioner?**

Having served nearly 4 years already as a Campbell Planning Commissioner, I believe in Civic participation and serving my community. I have the time, relevant education, training and experience to perform the duties required.

**2. Have you previously participated on committees, boards, etc., requiring a group decision-making/consensus-building process? If you have, list such experience.**

Whether or not you have such experience, what do you think are the necessary prerequisites for successful group decision making?

Yes, in addition to 4 years as a Campbell Planning Commissioner, when I lived in San Jose, I served as a member of the Planning Commission and Small Bus. Dev. Commission. I also served on the San Jose 2040 General Plan Update Task Force and a board member of the SJSV Cham. of Comm.

The necessary prerequisites for successful group decision making are:

- a- having respect and genuine interest in others' point of view including the professional staff;
- b- listening, reading & studying to understand the subject discussed and the issue at hand;
- c- having open mind for new solutions and then expressing your opinion during discussions in a clear and concise manner

**3. Please describe an issue that was recently addressed by the Planning Commission and explain how you would handle a similar issue.**

When Chick-fil-A restaurant tried for a second time to move in to Campbell (in the previous site of Dennys Restaurant on S. Bascom across from Pruneyard), our commission was unanimously in voting no. Not because we didn't want such a successful business with its large sales tax generation but because the location was not appropriate for the level of impact it would have on the neighborhood and the streets.

The main reason was traffic impact during commute hours, smaller parking lot, and truck traffic. As a smaller City, our neighborhoods come first, even for Chick-fil-A.

4. **How would you attempt to help the City Council balance the need for community economic development vs. the need to maintain Campbell's "quality of life"?**

Just like a human body needs fresh supply of oxygen to thrive, a City needs redevelopment to replace the businesses that close (or go out of business) to thrive. Redevelopment brings new tax base and income. As a commissioner I will support the applicants that properly mitigate their impacts to the neighborhood and the City, so they are not a burden but a net benefit to the rest of the community.

5. **What is good and worth preserving about the community today?**

**What do you not like about Campbell?**

There are a lot of good things in our community such as safe neighborhoods, good schools, the vibrant downtown, accessible community center, our dog parks, lower traffic congestion compared to other cities and last but not least as a property owner higher property values.

The things that need to be improved are simpler regulations to produce more housing in every level of affordability. This way, new generation can afford to buy a starter home and raise their family. There should be enough bedrooms so grandparents can live with parents if they choose to. Other areas would be better sports field and activities for the young as well as adults to name a few things we can improve on.



**From:** [Maggie Ostrowski](#)  
**To:** [Andrea Sanders](#)  
**Cc:** [Rob Eastwood](#); [Kristen Epolite](#)  
**Subject:** Re: Planning Commission Reappointment  
**Date:** Thursday, July 3, 2025 1:30:37 PM  
**Attachments:** [image003.png](#)

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Hi Andrea, Staff, City Council Members,  
I am reaching out to you to express my continued commitment to the Campbell Planning Commission, and my strong desire to be reappointed when my term expires this year.

I have raised a family in Campbell, living here for the last 13 years, and raising my 3 daughters who are now 17, 9 and 5 years old. I strongly believe that our city (the city council and city staff) along with our commissions have done a fantastic job of making Campbell what it is today.

I am fully committed to continue serving on the Planning Commission. I represent a unique demographic - a working professional, a mother and a committed resident to helping make Campbell better. I'm often called upon to speak to the topics that matter for this important demographic - working families with young kids, juggling work, school, kids activities, and adult needs. How should our city evolve with the growing need for housing, while also considering the community building, social, and other evolving needs of our residents?

These are key topics that require disparate perspectives, discussion and alignment to drive forward for the best of our community. I'm committed to continuing to drive these discussions on the PC.

My background is in biochemical engineering. For work, I develop technology that measures the efficacy, safety and purity of pharmaceuticals, food, water and the environment working closely with large top companies in the space. Due to the company's international footprint and customer base, I occasionally need to travel for work-sometimes at the last minute to solve an urgent customer issue. Over the last year, I've managed to shift my travel to weeks that don't overlap with the PC meetings, and my attendance has increased.

I hope this helps provide some additional insight into me, my commitment to Campbell, our residents and serving on the Planning Commission.

I'm asking for the staff and council's continued support for my position on the Planning Commission and am requesting your consideration of my reappointment for another term. Thank you.

Thank you,  
Maggie Ostrowski  


On Mon, May 19, 2025 at 9:55 AM Andrea Sanders <[asanders@campbellca.gov](mailto:asanders@campbellca.gov)> wrote:

Attachment: Maggie Ostrowski 7.25 (Planning Commission Interviews)

Dear Maggie:

Please be advised that your term on the Planning Commission will expire at the end of August. Pursuant to City Council Policy 1.9b, the City Clerk shall notify current advisory commissioners sixty days in advance of their term expiration. If you would like to be considered for appointment to an additional term on the Planning Commission, you will need to submit a written request to the City Council. A copy of your original application is enclosed. Please review and update as needed, and return with your request for reappointment. A Special Council meeting will be scheduled in July/August to interview candidates.

Please send your request for reappointment to my attention at the above address by **Friday, July 18, 2025**. Please feel free to call me at 408-866-2117 should you have any questions.

Sincerely,



Andrea Sanders, CMC  
City Clerk  
City of Campbell | City Clerk's Office  
70 N. First Street | Campbell, CA 95008

[www.campbellca.gov](http://www.campbellca.gov) | 408.866.2117

Attachment: Maggie Ostrowski 7.25 (Planning Commission Interviews)

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DEC 10 2016  
CITY CLERK

CITY OF CAMPBELL  
70 NORTH FIRST STREET  
CAMPBELL, CA 95008-1423

APPLICATION FOR APPOINTMENT AS  
PLANNING COMMISSIONER

**REQUIREMENTS:** Campbell resident and at least 18 years of age.

Name: Maggie A. Ostrowski

Address: [REDACTED]

Telephone No: (Home) [REDACTED] (Work) (408)553-3152 Email [REDACTED]

How long have you been a resident of Campbell? 4 years

Present Occupation (if applicable) Product Manager, Mass Spectrometry  
(Give Title)

Name and Address of Present Employer (if applicable) \_\_\_\_\_  
Agilent Technologies, 2001-present

5301 Stevens Creek Blvd, Santa Clara, CA 95051

Education: High School Leland High School, San Jose, 1995

College UC Davis, BS, 2001; Stanford University, PhD, 2013

Please list three personal references:

1. Name Dr. Gerry Fuller  
Address [REDACTED]  
Telephone Number [REDACTED]

2. Name Elizabeth Waldo  
Address [REDACTED]  
Telephone Number [REDACTED]

Attachment: Maggie Ostrowski 7.25 (Planning Commission Interviews)

Application - Planning Commission/continued

3. Name Kevin Killeen  
Address [REDACTED]  
Telephone Number - [REDACTED] -----

APPLICANT'S SIGNATURE [REDACTED]

Date 12/5/2011

Attachment: Maggie Ostrowski 7.25 (Planning Commission Interviews)

## PLANNING COMMISSION APPLICANT QUESTIONS

### 1. Why do you want to be a Planning Commissioner?

I'm very interested in being a planning commissioner because I love Campbell and would love to be part of the team that will help shape the future of Campbell. I have lived in Campbell for the last 4 years, experiencing first hand the passion that our city government has for Campbell and its residents.

Campbell has a unique charm - part of that comes from the community involvement that the Campbell government encourages. Campbell truly exemplifies the idea of "by the people, of the people and for the people."\*

I experienced this firsthand in my neighborhood. I am grateful to the Campbell City Council for encouraging my neighborhood to define what our community wanted in terms of beautification, pedestrian safety and growth considerations. I have worked together with my neighborhood and with the city on this plan. This experience has motivated me to participate in a greater way, and apply my experience to be a planning commissioner.

### 2. Have you previously participated on committees, boards, etc., requiring a group decision-making/consensus-building process? If you have, list such experience.

Whether or not you have such experience, what do you think are the necessary prerequisites for successful group decision making?

My experience as a consensus builder is best demonstrated in my current role as the Product Manager for an instrument product line. In this role, I work with R&D, manufacturing and sales teams to bring a product to market successfully. While we all share this common goal, each group has their own metrics and responsibilities.

As Product Manager, my role is to be the bridge between the different organizations, to find the best solution based on the input and advice of the members of the different groups. It's a role that I love because I have a passion for working in an boundary-spanning capacity with diverse groups of people to accomplish common goals.

In addition, I am also on the Board of Advisors for the UC Davis Biological & Agricultural Engineering Dept where we work to help students. Previously, I was on the Board of Advisors for the Stanford CPIMA program, volunteering to provide summer research experiences to high school students. I love volunteer work and look forward to helping in my community.

Successful group decision making requires careful listening to all sides and effective communication. A good decision is based on understanding the important goals, as well as the limiting constraints. It's a process that takes patience and the ability to interpret the communication of others and reach consensus that most can be happy about.

\*Source: Abraham Lincoln, Gettysburg Address, 1863

**3. How would you attempt to help the City Council balance the need for community economic development vs. the need to maintain Campbell's "quality of life"?**

Campbell's "quality of life" and small town feel are vital to preserve. However, "quality of life" means different things to different people. As a planning commissioner, I will be committed to listening to all parties involved in a development project. The key part of this role is connecting with the community to make the best decisions. I will visit each development site to see, hear and understand how the proposal will affect its surrounding neighbors. Before my correct role as Product Manager, my professional experience was in research and development. I love to investigate things in detail and I look forward to doing this as a planning commission.

As a member of the planning commission, I will strive to find ways that community economic development and the need to generate city revenue will be balanced with improving the "quality of life". For example, patrons of a new library may benefit from an integrated coffee shop. This is just one example of many potential ways to increase tax revenue and provide a benefit for residence.

**4. What is good and worth preserving about the community today?**

**What do you not like about Campbell?**

Campbell's charm is what makes this city amazing and gives it character. Campbell's charm is a result of the passion, generosity and the community-oriented culture of the people that run the city. These folks organize and volunteer for events that bring the residents together and that is what makes Campbell great. (Boogie on the Avenue, Oktoberfest, Carol of Lights, etc.)

Additionally, the other facilities that bring people together and make Campbell wonderful include the downtown, the small businesses, the library, the parks, and the Creek Trail that connects Campbell to our neighboring cities. Campbell also has high quality and responsive city services, including the police and firefighters.

I love everything about Campbell, except the noise pollution from highway 17 that can be heard from some parts of Campbell.

5. How would you feel/react if the City Council overturned a decision of the Commission that you believed was the correct decision regarding a particular development proposal?

The city council is elected by the people to represent the combined interests of the residents. I understand that the planning commission makes decisions and those decisions can be appealed to and overturned by the City Council. I would be supportive of the decisions made by the City Council. While I am passionate, I am not very emotional. I understand that this is how the government works and would move on to my next goal.

6. How do you view the advisory role of a Planning Commissioner in relation to the City Council? In relation to the staff?

I view the planning commission as the advisory body to the City Council. In this capacity, the Planning Commission works with city staff to understand development proposals, to determine if the proposals conform to zoning ordinances and follow the city's General Plan. Based on this criteria, as well as input from the community, the Planning Commission makes recommendations to the City Council. The city staff is the professional body that serves to inform the planning commission about the technical aspects of the how the proposals fit in with the city's plan.

APPLICANT'S SIGNATURE Y I) ; \_\_\_\_\_  
Date 12/17/2010

Attachment: Maggie Ostrowski 7.25 (Planning Commission Interviews)