Planning Commission
REGULAR MEETING AGENDA
Tuesday, August 11, 2026 | 7:00 PM
Campbell Community Center, Room # C-35 – 1 West Campbell Avenue

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 Campbell Community Center. Members of the public may attend this meeting in person at Campbell Community Center 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 June 23, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of June 23, 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. **1063 Dell Avenue – Conditional Use Permit and Tree Removal Permit** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of Flora Terra Landscape Maintenance to allow the establishment of a contractor's equipment yard for a landscape contracting business, including an eight-foot-high screening fence and gates enclosing the equipment yard and the continued professional office use of a former residential structure previously converted in association with an animal breeding and boarding kennel, together with related site, parking, and landscaping improvements authorized as minor changes to Site Approval "S" 16-61, and the removal of one pine tree, on property located at **1063 Dell Avenue**. The applications under consideration include a Conditional Use Permit and a Tree Removal Permit. File No.: PLN-2026-58. Staff recommends that this item be deemed categorically exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Daniel Fama, Senior Planner.

   Recommended Action: Adopt a Resolution, approving a Conditional Use Permit and Tree Removal Permit.

NEW BUSINESS

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

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

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

STAFF AND COMMITTEE REPORTS

4. **Planning Commission Subcommittee Reports**

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

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

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

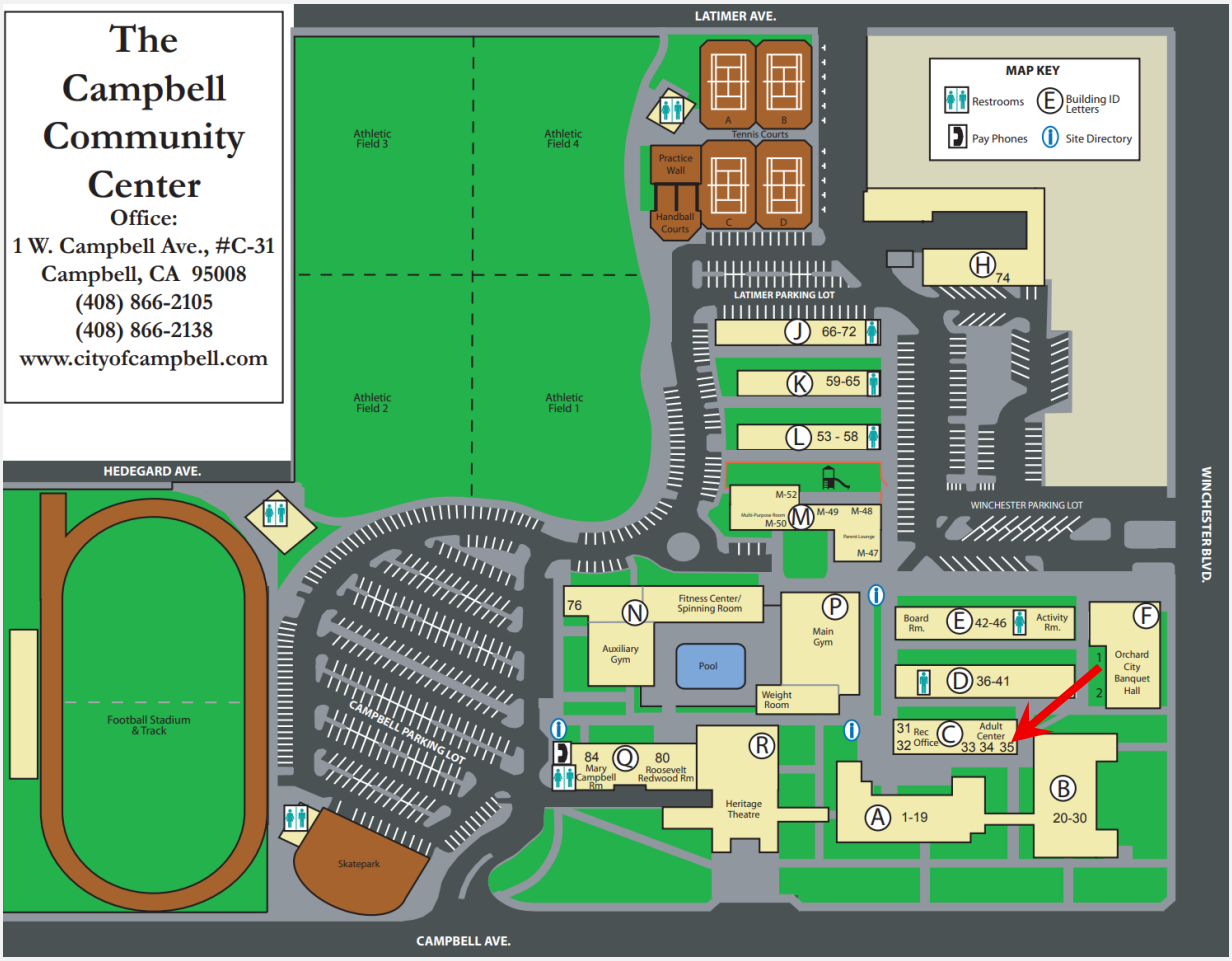
   The Community Development Director will provide an update on matters of interest to the Planning Commission.

ADJOURNMENT

Adjourn to the Planning Commission meeting of **August 25, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication.

Location of Meeting

The Planning Commission meeting will be held in Room C-35 at the Campbell Community Center, located at 1 W. Campbell Avenue, as identified by the **red** arrow on the map below.



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, June 23, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of June 23, 2026, was called to order at 7:00 pm by Chair Fields, and the following proceedings were followed

ROLL CALL

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

Planning Commissioners Absent:
Gary Aquilina, Vice Chair

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

COMMUNICATIONS

None.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None.

ORAL COMMUNICATIONS

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of time, the Chair may limit speakers to five minutes. Please be aware that State law prohibits the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

Susan Landry provided comments related to Home Occupation permits. Would like a subcommittee to be created to look at the current ordinance to have it be more "realistic and reasonable", similar to that of what the City of San Jose allows for a similar permit.

APPROVAL OF MINUTES

1. **Approval of Minutes of May 26, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of May 26, 2026.

   Buchbinder wanted up make revisions to meeting minutes look at his comments.

   Motion: **Upon motion by Commissioner Kamkar, seconded by Commissioner Buchbinder , the Planning Commission motioned to approve the regular meeting minutes of May 26, 2026, with corrections outlined, by the following roll call**

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

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

Disclosures: Commissioners visited the party

2. **1500 E Hamilton Avenue – Minor Housing Development Project Permit and Vesting Tentative Subdivision Map** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of James Sullivan on behalf of Ross Green Valley II to allow demolition of an existing office building and construction of a housing development project consisting of 74 townhome-style condominium units arranged across 12 townhouse rows, with associated site and landscaping improvements, on

property located at **1500 E Hamilton Avenue**. The applications under consideration include a Minor Housing Development Project Permit with the use of State Density Bonus Law (DBL) waivers from applicable development standards of the Zoning Code and Multi-Family Development and Design Standards (MFDDS), and a concession from the frontage utility undergrounding requirements; and a Vesting Tentative Map to allow the creation of 13 lots and 74 residential condominiums, together with related public and private easements, submitted pursuant to a Housing Crisis Act (HCA) preliminary application filed in compliance with Government Code Section 65941.1. File No.: PLN-2025-55. 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 provided a presentation recommends approval because the project complies with objective standards, and the city's discretion is limited by state housing laws that prioritize ministerial approval for such developments.

Commissioners asked questions of staff regarding the traffic study, the methodology used in the traffic study, tree screening along the property borders, and received feedback from City Staff including public works staff.

Under public comment, Jim Sullivan, applicant, provided a brief presentation on the proposed development and discussed traffic and the future plans for having a home builder build the project once approved.
Graham Goodwin, a civil engineer with Civil Engineers Associates, was introduced to address technical questions regarding the project's C3P (Clean Water/Stormwater) requirements.

The Commission received additional public comment from neighbors and members of the public, providing feedback regarding traffic, traffic volume, tree removal, walls with adjacent properties, privacy, and street reconfigurations.

Jim, Sullivan provided a response to questions and concerns and offered to conduct an additional traffic study addressing the concerns raised.

Commissioners discussed their authority to deny or modify such projects is constrained by state law, emphasizing that approving the project avoids potential litigation and prevents the development of larger, more impactful structures.

State-level legislation prioritizes housing production, often creating conflicts with local infrastructure concerns like traffic and parking that cities are legally required to override

The Planning Commission unanimously approved a 74-unit housing development project (PLN 2025-55) noting that the developer committed to conducting a traffic study.

Motion: **Upon motion by Commissioner Buchbinder, seconded by Commissioner Zisser, the Planning Commission motioned to approve a Minor Housing Development Project Permit, including the use of state density bonus law (DBL) waivers from applicable development standards of the zoning code and Multi-Family Development and Design Standards (MFDDS), and a concession from the frontage utility undergrounding requirements, to allow the demolition of an existing office building and the construction of a Housing Development Project consisting of 74 Townhome-Style Condominium units arranged across 12 townhouse rows, with associated Site and Landscaping improvements; and a vesting tentative map to allow the creation of 13 lots and 74 residential condominiums, together with related public and private easements, on property located at 1500 E. Hamilton Avenue. File no.: PLN-2025-55, by the following roll call:**

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

STAFF AND COMMITTEE REPORTS

3. **Planning Commission Subcommittee Reports**

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

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

  The Housing Permit Streamlining Ad Hoc Subcommittee proposed four policies to increase housing production while minimizing costs and staff time, including making minor housing project permits administrative to reduce approval timelines by approximately two months.

  The Subcommittee reported they will be recommending the following four proposals; to incentivize housing development, include adjusting inclusionary zoning rates, streamline permit processes, and exempt micro-units from park fees.

Commissioner Buchbinder suggests that reducing the current 15% inclusionary zoning requirement could help "unstick" stalled housing projects, citing San Jose's recent experience as a potential model for success.

Commissioners requested additional data to evaluate the potential impact of these changes, specifically regarding the trade-offs between housing production, park fee revenue, and the loss of public forums for project review.

John Pringle, community member, encouraged the work of the subcommittee to encourage more development of housing.

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

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

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

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

   Director Eastwood provided the following updates:

- With respect to the process for Ad-Hoc Subcommittee recommendations - Adhoc subcommittees are required to report their findings to the Planning Commission rather than directly to the City Council. Any recommendations from an ad hoc subcommittee must receive an affirmative vote from the Planning Commission before they can be forwarded to the City Council. The Planning Commission is advised to restrict its work to the scope of its charter, specifically focusing on zoning, land use, and the general plan, rather than broader issues like ballot bond measures.

- The Director expressed appreciation for research and support that aligns with the commission's work plan and moves the city forward. Regarding park fees, the Director clarified that while the topic has broad implications for the city, it is generally within the commission's realm because park fees are part of the development review process. The director noted that while reducing park fees may benefit developer bottom lines and housing production, it also reduces the revenue necessary for the city to provide park services.

- The City Council extended the interim ordinance for SB 79, which maintains exclusions for historic properties and specific distances from light rail stations. The City Council authorized the receipt of a general plan amendment application for 480 Chapman, a property currently zoned as commercial that contains a single-family home.

- City Council adopted the FY-27 Budget.

- Staff offered to present the adopted Community Development Department workplan at a future meeting to inform the commission about upcoming projects and resource allocation.

ADJOURNMENT

Adjourned at 9:50pm to the Planning Commission meeting of **July 28, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication. July 14, 2026 Planning Commission meeting has been canceled.

Americans with Disabilities Act (ADA)

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PREPARED BY: _____
Ken Ramirez, Administrative Analyst

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

ITEM NO. 2

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · August 11, 2026

PLN-2026-58

Flora Terra Landscape Maintenance

Public Hearing to consider the application of Flora Terra Landscape Maintenance to allow the establishment of a contractor's equipment yard for a landscape contracting business, including an eight-foot-high screening fence and gates enclosing the equipment yard and the continued professional office use of a former residential structure previously converted in association with an animal breeding and boarding kennel, together with related site, parking, and landscaping improvements authorized as minor changes to Site Approval "S" 16-61, and the removal of one pine tree, on property located at **1063 Dell Avenue**. The applications under consideration include a Conditional Use Permit and a Tree Removal Permit. File No.: PLN-2026-58.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution** (reference **Attachment A**), approving a Conditional Use Permit to allow the establishment of a contractor's equipment yard and a Tree Removal Permit to allow removal of one pine tree.

ENVIRONMENTAL (CEQA) DETERMINATION

Staff recommends that the Planning Commission find the project Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities), as the project consists of the permitting and operation of a contractor's equipment yard on an existing developed property, including the continued use of an existing office building and minor site, parking, landscaping, and utility improvements, involving negligible or no expansion of the former use.

PROJECT DATA

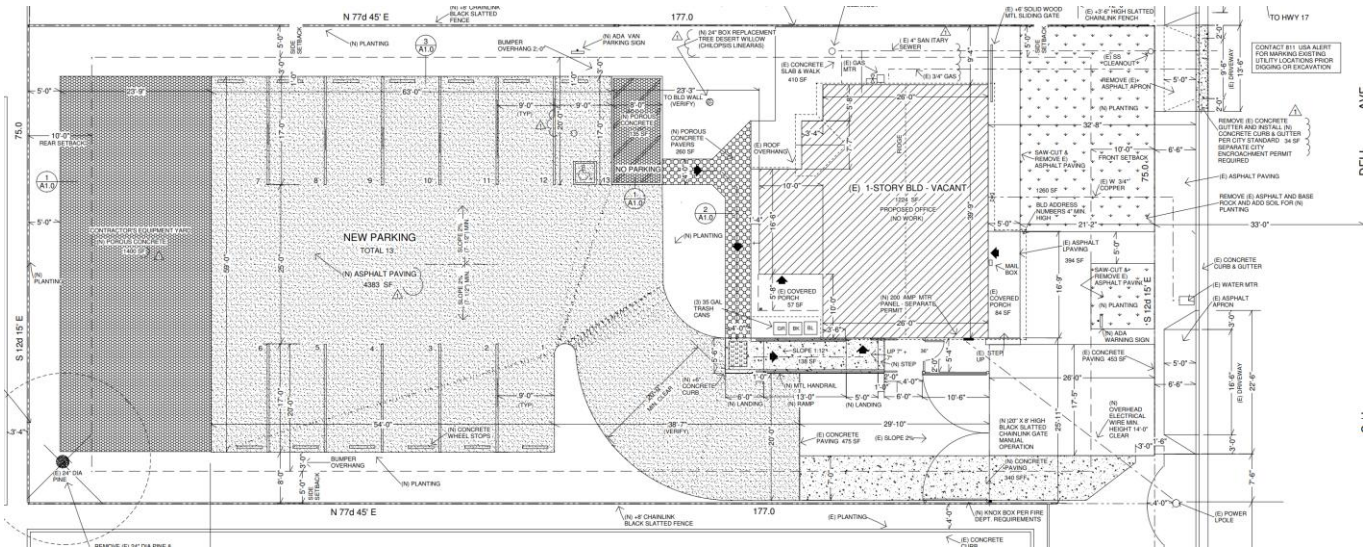
Zoning Designation:	Light Industrial (LI)	
General Plan Designation:	*Light Industrial*	
Net Lot Area:	13,274 square-feet	
Building Height (Existing):	14 feet	35 feet (Max. Allowed)
Building Square Footage :	1,244 square feet	
Floor Area Ratio (FAR)	.09	1.0 (Max. Allowed)
Parking:	13 stalls	Not Required (AB 2097)
Landscaping Area:	4,322 SF (32.5%)	1,659 SF (8%) Min.

DISCUSSION

Project Site: The project site is an industrial property located along Dell Avenue, south of East Sunnyoaks Avenue, within the LI (Light Industrial) Zoning District and bordered by industrial uses in all directions, as depicted on the map below. On May 16, 1961, the Planning Commission approved Site Approval "S" 16-61 to allow an animal breeding and boarding kennel facility on the property, which was subsequently operated as a pet daycare pursuant to that approval, most recently by West Valley Pet Lodge. Following the closure of West Valley Pet Lodge, the City issued a demolition permit authorizing the removal of accessory structures, dog runs, and a swimming pool.



Project Description: The submitted applications for a Conditional Use Permit and Tree Removal Permit would allow establishment of a contractor's equipment yard for a landscape contracting business, as described in the applicant's Project Description and depicted in the Project Plans (reference **Attachments B** and **C**). The site plan excerpt below, depicts the reconfiguration of the rear portion of the property to provide an approximately 1,400-square-foot porous-concrete equipment yard and 13-space parking lot enclosed by an eight-foot-high black-slatted chain-link fence and gates. Related site improvements include new asphalt and permeable paving, landscaping, pedestrian-access improvements, refuse storage, modifications to the Dell Avenue frontage, and removal of one 24-inch-diameter pine tree. The existing approximately 1,224-square-foot building would continue to be used for administrative office purposes associated with the landscape contracting business.



ANALYSIS

Scope of Review: The applications before the Planning Commission consist of a Conditional Use Permit to establish a contractor's equipment yard and a related Tree Removal Permit. The Project Plans also depict associated parking, paving, access, and landscaping improvements, as well as removal of an unpermitted attached vehicle covering. These improvements do not require a Site and Architectural Review Permit because, absent the Conditional Use Permit requirement for the proposed use, they would have been reviewed and authorized administratively through the building permit process as minor changes to the site plan approved under Site Approval "S" 16-61. The proposed eight-foot-high screening fence, however, is an element of the Conditional Use Permit and is subject to the findings required for a fence-height exception.

Findings for Approval: To grant a land use approval, the decision-making body must affirmatively establish that the project satisfies the applicable codified findings. These findings provide the evidentiary basis for the City's decision to approve or deny an application and to impose conditions of approval as necessary. As discussed under Scope of Review, the following analysis identifies in italics the applicable findings for the Conditional Use Permit, Tree Removal Permit, and Fence Exception. Because no Site and Architectural Review Permit is required, findings for that permit are not included. For each finding, the analysis explains how the proposed project satisfies it.

Conditional Use Permit Findings (CMC Sec. 21.46.040)

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 subject property is located within the LI (Light Industrial) Zoning District, where a "contractor's equipment yard" use is allowed subject to approval of a Conditional Use Permit. As defined in CMC Chapter 21.72, a contractor's equipment yard includes the storage of equipment, vehicles, and materials commonly used in a contractor's business, together with associated office and repair facilities. The proposed landscape contracting business would use the property for the storage of vehicles, equipment, materials, and supplies associated with its operations, as well as administrative office use within the existing building, and is therefore consistent with this definition.

> "Contractor's equipment yards" means storage yard operated by, or on behalf of a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and structures for uses including offices and repair facilities.

The definition of "contractor's equipment yards" expressly includes structures used for offices and repair facilities. Accordingly, the administrative office use within the existing building is part of the principal use of the property as a contractor's equipment yard and is not a separate "professional office" use otherwise subject to an Administrative Conditional Use Permit. This is also consistent with the definition of "offices, professional," which excludes offices that are incidental and accessory to another business constituting the principal use.

The proposed storage yard would also comply with the outdoor storage and screening standards of CMC Sections 21.36.160 and 21.18.120.C. As depicted in the Project Plans, the outdoor storage area would be enclosed by a new eight-foot-high black-slatted chain-link fence and sight-obscuring gates. Although CMC Section 21.36.160 refers to a screening wall, CMC

Section 21.18.120.C expressly allows an outdoor storage or work yard to be surrounded by a fence *or* solid masonry wall of a type and design approved by the decision-making body. The proposed slatted fence would provide sight-obscuring screening and would be supplemented by landscaping. Conditions of approval require stored materials to remain below the height of the screening fence and require loading, unloading, and other operations associated with outdoor storage to occur entirely within the screened area. The outdoor storage area would not be located within 50 feet of a residentially zoned property. As conditioned, the proposed use would comply with the applicable requirements governing outdoor storage.

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

Yes. The General Plan land use designation for the project site is Light Industrial (LI), which is intended to accommodate light manufacturing, industrial processing, general service, warehousing, storage, and distribution uses. The proposed contractor's equipment yard would provide outdoor storage of vehicles, equipment, materials, and supplies associated with a landscape contracting business, together with ancillary administrative office space, and is consistent with the range of industrial and storage uses contemplated by the designation.

Further, the proposed contractor's equipment yard would represent an appropriate reuse of an existing developed property within an established industrial area. The use would not introduce a sensitive or incompatible activity that could constrain surrounding industrial operations. Instead, the project would organize the site through defined parking and circulation, screened equipment storage, landscaping, pedestrian improvements, and frontage upgrades, thereby improving its functionality and appearance. Potential operational effects would be further controlled through conditions of approval regulating outdoor storage, loading and unloading, noise, hours of operation, lighting, maintenance, and other site activities.

Because the project would occupy a relatively small, previously developed industrial property rather than a large parcel or building that could accommodate a more intensive employment-generating use, it would not compromise the broader productivity or long-term viability of the City's industrial land supply. Accordingly, the project is consistent with the General Plan policies and actions set forth below.

Policy LU-2.b: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources

Action LU-2.b: Through the development review and permit process, ensure that conditions of approval are adopted that require businesses to be well kept and operated in a way that limits impacts to adjacent uses.

Policy LU-2.3: Industrial development should have functional and safe internal circulation patterns, attractive site and architectural design, and be sensitive to surrounding uses for the purposes of contributing to the positive character of industrial areas and the overall image of the city.

Policy LU-4.8: Safeguard industry's ability to operate effectively by limiting the establishment of incompatible uses in industrial neighborhoods and encouraging compatible uses.

Policy ED-3.3: Facilitate and encourage more efficient use of the city's light industrial land supply, creating higher employment densities and high-quality jobs, while discouraging the use of large sites and buildings for low-intensity uses and other uses that may compromise the sustainability of these areas.

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. The project site is located on Dell Avenue, a commercial/industrial collector designed to serve surrounding employment and industrial uses. Dell Avenue provides access to San Tomas Expressway, which connects to Highway 17, as well as to the broader roadway network through Winchester Boulevard.

The proposed contractor's equipment yard is relatively limited in scale and would use an existing driveway, together with a reconfigured 13-space parking lot. Traffic would primarily consist of employee vehicles and the movement of vehicles and equipment associated with the landscape contracting business. Given the scale and operational characteristics of the proposed use and the function of the surrounding roadway network, Dell Avenue and the connecting streets have sufficient capacity to accommodate the anticipated traffic.

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 subject property is of sufficient size and configuration to accommodate the proposed contractor's equipment yard, including the approximately 1,400-square-foot outdoor storage area, eight-foot-high screening fence and gates, loading and unloading activities, landscaping, refuse storage, and on-site circulation. The project would also reconfigure the site to provide a 13-space parking lot without expanding the existing building footprint.

Although parking standards would ordinarily be evaluated for the proposed use, Assembly Bill 2097 prohibits the City from imposing minimum automobile parking requirements because the property is located within one-half mile of a major transit stop associated with the planned Hacienda light-rail station (see City Map). Nonetheless, the proposed 13-space parking lot would provide on-site parking for employees and visitors, while preserving adequate access and circulation for vehicles and equipment associated with the landscape contracting business. The proposed site improvements and operational limitations would allow the use to function within the property while remaining compatible with the surrounding industrial area.

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 project site is located within an established light industrial area and is bordered by industrial uses in all directions, including warehousing and motor vehicle repair uses. The proposed contractor's equipment yard is consistent with this setting in both function and intensity, as it would involve the storage and movement of vehicles, equipment, materials, and supplies associated with a landscape contracting business.

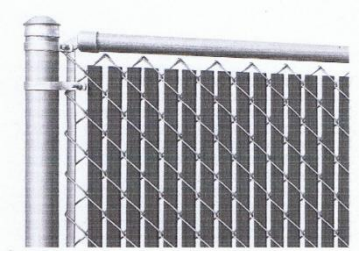
F. *The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and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

Yes. The proposed contractor's equipment yard would be located within an established light industrial area and would be separated from surrounding properties by an eight-foot-high sight-

obscuring fence and gates. Outdoor storage, loading and unloading, and other yard operations would be confined to the screened area, and stored materials would be limited in height to the screening fence.

Conditions of approval would regulate hours of operation, noise, lighting, hazardous materials, vehicle and equipment maintenance, property maintenance, and on-site circulation. The use would also be limited to a landscape contracting business, with outdoor storage restricted to vehicles, equipment, materials, and supplies directly associated with that operation. Given the surrounding industrial context and these operational controls, the proposed use would not create unreasonable noise, traffic, visual, safety, or other impacts and would not be detrimental or injurious to persons, property, or the general welfare of the City.

Fence Exception Findings (CMC Sec. 21.42.060.B)



As noted above, the proposed project includes an eight-foot-high black-slatted chain-link fence and gates enclosing the contractor's equipment yard, exceeding the otherwise applicable six-foot height limit. The Zoning Code allows the decision-making body to authorize increased fence height as part of an associated development application upon establishment of the following findings:

(1) The [increased height] would not impair pedestrian or vehicular safety;

Yes. The fence would not extend into the required front setback or any driveway sight-distance area and would not obstruct visibility for vehicles or pedestrians entering, leaving, or passing the property.

(2) The [increased height] would result in a more desirable site layout;

Yes. The increased height would provide effective screening of the outdoor storage area and allow vehicles, equipment, materials, and loading activities to be contained within a defined and secured portion of the property. The eight-foot fence would therefore support a more orderly and functional site layout consistent with the screening requirements applicable to outdoor storage and work yards.

(3) The [increased height] would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of the change;

Yes. The fence would be located within an established industrial area bordered by industrial uses and would screen outdoor storage and operational activities from surrounding properties. Its location outside the front setback and driveway sight lines would avoid safety impacts, while its sight-obscuring design would reduce potential visual and operational impacts.

(4) The [increased height] would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

Yes. The fence would provide screening and security for the contractor's equipment yard without adversely affecting access, circulation, or visibility on adjoining properties or Dell Avenue. The proposed black-slatted design, together with associated landscaping, would provide an appropriate enclosure compatible with the industrial setting.

Tree Removal Permit Findings (CMC Sec. 21.32.080)

The City's Tree Protection Regulations provide five findings for consideration when reviewing a Tree Removal Permit. The permit may be granted when one or more of the findings are satisfied. In consideration of the project, the Finding No. 5 (Economic enjoyment and hardship) is satisfied:

5. *Economic enjoyment and hardship. The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s).*

   Yes. The project includes removal of one existing 24-inch-diameter pine tree located at the southwest corner of the property. As shown on the site plan, the tree's critical root zone extends into the proposed contractor's equipment yard and conflicts with construction of the yard surface. Retaining the tree would substantially constrain the usable area and configuration of the equipment yard and would require significant disturbance within its critical root zone. The project plans also identify the tree as having an angled, unstable condition, with its trunk and upper limbs leaning toward the western fence line. Given the tree's location, condition, and conflict with the proposed improvements, there is no reasonable alternative that would preserve the tree while allowing functional use of the property for the approved contractor's equipment yard.



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

Site and Architectural Review Committee (SARC): As discussed, this application does not require a Site and Architectural Review Permit because the site, parking, paving, access, and landscaping improvements would otherwise be reviewed administratively as minor changes to Site Approval "S" 16-61. Accordingly, review by the SARC was not required.

Attachments:

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

Prepared by: _____

Daniel Fama, Senior Planner

Approved by: _____

Rob Eastwood, Community Development Director

RESOLUTION NO. ___

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A CONDITIONAL USE PERMIT AND TREE REMOVAL PERMIT TO ALLOW THE ESTABLISHMENT OF A CONTRACTOR'S EQUIPMENT YARD FOR A LANDSCAPE CONTRACTING BUSINESS, INCLUDING AN EIGHT-FOOT-HIGH SCREENING FENCE AND GATES, CONTINUED ADMINISTRATIVE OFFICE USE OF AN EXISTING BUILDING, AND REMOVAL OF ONE PINE TREE, ON PROPERTY LOCATED AT **1063 DELL AVENUE**. FILE NO.: PLN-2026-58

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-2026-58:

1. The Project Site is an industrial property located along Dell Avenue, south of East Sunnyoaks Avenue, within the LI (Light Industrial) Zoning District and Light Industrial General Plan land use designation.

2. The Project Site is bordered by industrial uses in all directions, including warehousing and motor vehicle repair uses.

3. On May 16, 1961, the Planning Commission approved Site Approval "S" 16-61 to allow an animal breeding and boarding kennel on the property, including use of a former residential structure as an office associated with the facility. The property was subsequently operated as an animal daycare and boarding facility pursuant to that approval, most recently as West Valley Pet Lodge.

4. The Proposed Project is an application for a Conditional Use Permit and Tree Removal Permit to establish a contractor's equipment yard for a landscape contracting business, including an approximately 1,400-square-foot porous-concrete equipment yard enclosed by an eight-foot-high black-slatted chain-link fence and gates, a 13-space parking lot, continued use of the existing approximately 1,224-square-foot building for administrative office purposes, and removal of one pine tree.

5. The Project Plans also depict associated parking, paving, access, and landscaping improvements, as well as removal of an unpermitted attached vehicle covering, which the Community Development Director has determined constitute minor changes to the site plan approved under Site Approval "S" 16-61 pursuant to CMC Section 21.56.060.C.

6. A contractor's equipment yard is allowed within the LI Zoning District subject to approval of a Conditional Use Permit. The proposed storage of vehicles, equipment, materials, and supplies for a landscape contracting business, together with associated administrative office use, is consistent with the definition of "contractor's equipment yards" in CMC Chapter 21.72.

7. The administrative office within the existing building would be incidental and accessory to the principal contractor's equipment yard use. The definition of "contractor's equipment yards" expressly includes structures used for offices, while the definition of "offices, professional" excludes offices incidental and accessory to another principal business use.

8. The proposed equipment yard would be enclosed by an eight-foot-high sight-obscuring fence and gates. Conditions of approval require stored materials to remain below the height of the screening fence and require loading, unloading, and related outdoor operations to occur entirely within the screened area.

9. The proposed fence would not extend into the required front setback or any driveway sight-distance area. Its increased height would provide screening and security for the equipment yard while maintaining vehicular and pedestrian visibility and organizing outdoor storage and operational activities within a defined portion of the property.

10. The Project Site is of sufficient size and configuration to accommodate the equipment yard, parking, landscaping, refuse storage, loading and unloading, and on-site circulation. The proposed 13-space parking lot would provide parking for employees and visitors while preserving access for vehicles and equipment associated with the landscape contracting business.

11. Dell Avenue is a commercial and industrial collector providing access to San Tomas Expressway, Highway 17, Winchester Boulevard, and the broader roadway network. Project traffic would primarily consist of employee vehicles and vehicles and equipment associated with the landscape contracting business.

12. The Proposed Project would reuse a relatively small, previously developed industrial property without introducing a sensitive use that could constrain surrounding industrial operations. Conditions of approval regulate outdoor storage, loading and unloading, hours of operation, noise, lighting, vehicle and equipment activity, hazardous materials, refuse management, landscaping, and property maintenance.

13. The existing 24-inch-diameter pine tree is located adjacent to the proposed equipment yard, with its critical root zone extending into the area proposed for paving and perimeter fencing. The tree also exhibits an angled condition toward the western property line, and its retention would substantially constrain the configuration and construction of the equipment yard. The Proposed Project includes planting one 24-inch-box replacement tree.

14. The Proposed Project would occur on an existing developed industrial property, would continue use of the existing office building without expansion, and would include limited site, parking, access, screening, and landscaping improvements involving negligible or no expansion of the former use.

15. 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.

16. No substantial evidence has been presented from which a reasonable argument could be made that shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

17. 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;

Fence Exception Findings (CMC Sec. 21.42.060.B)

7. The increased height would not impair pedestrian or vehicular safety;

8. The increased height would result in a more desirable site layout;

9. The increased height would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of the change;

10. The increased height would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city;

Tree Removal Permit Finding(s) (CMC Sec. 21.32.080)

11. The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s);

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

12. The project is Categorically Exempt under Section 15301, Class 1, of the California Environmental Quality Act Guidelines, pertaining to the operation, permitting, and minor alteration of existing private structures or facilities involving negligible or no expansion of existing or former use; and

13. There are no unusual circumstances that would prevent the project from qualifying as Categorically Exempt per Section 15300.2(c) of the CEQA Guidelines.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Conditional Use Permit and Tree Removal Permit (PLN-2026-58) to allow the establishment of a contractor's equipment yard for a landscape contracting business, including an eight-foot-high screening fence and gates, continued use of an existing building for administrative office purposes, and removal of one pine tree, on property located at **1063 Dell Avenue**, subject to the attached Conditions of Approval (Exhibit A).

PASSED AND ADOPTED this 11th day of August, 2026, by the following roll call vote:

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

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

CONDITIONS OF APPROVAL
PLN-2026-58

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 and Tree Removal Permit to establish a contractor's equipment yard, including an eight-foot-high screening fence and gates enclosing the equipment yard, the continued professional office use of a former residential structure converted in association with an animal breeding and boarding kennel pursuant to Site Approval "S" 16-61, and removal of one pine tree, on property located at **1063 Dell Avenue**. The project shall substantially conform to the Project Plans included as Attachment No. C to the August 11, 2026, Planning Commission Staff Report, except as modified by the conditions of approval contained herein. The Project Plans also incorporate related site, parking, and landscaping improvements authorized as minor changes to the site plan approved under Site Approval "S" 16-61, in accordance with CMC Section 21.56.060.C (Minor Changes).

2. Permit Expiration: Approval of the Conditional Use Permit and Tree Removal Permit ("Approval") shall be valid for 12 months from the effective date of the Planning Commission action. Within this period, a building permit shall be issued to establish the project in accordance with CMC Section 21.56.030.B.1 (Issuance of Building Permit). If a building permit is not issued within this period and a time extension has not been granted, the Approval shall expire and be deemed void without further action by the City. Once the project has been established, the Approval shall run with the land and remain valid unless modified or revoked pursuant to Condition of Approval No. 11 (Modification or Revocation of Permit) or voided due to discontinuance of the approved use. Discontinuation of the approved use for a continuous period of 12 months shall void the Conditional Use Permit upon an affirmative determination by the Planning Commission, made at a public hearing, that the use has been discontinued or abandoned.

3. Previous Approval and Conditions: Upon establishment of the project authorized by this Approval, the authorization under Site Approval "S" 16-61 for an animal breeding and a boarding kennel, historically operated as an animal daycare facility, shall be terminated, and no such use shall thereafter be permitted on the property. The conditions of approval imposed under Site Approval "S" 16-61 that govern the operation of those uses shall be void and permanently superseded by the Conditions of Approval set forth herein. The approved site plan and building improvements authorized under Site Approval "S" 16-61 shall otherwise remain in effect, as modified by the minor changes incorporated into the Project Plans. If this Approval expires pursuant to Condition of Approval No. 2 (Permit Expiration) before the approved use is established, Site Approval "S" 16-61 and its conditions of approval shall remain in effect.

4. Timing of Tree Removal: The pine tree shall be removed only upon issuance of a building permit for construction of the project.

5. Minor Changes: Minor changes to the Approved Project Plans may be administratively reviewed and approved by the Community Development Director in accordance with CMC Section 21.56.060.C (Minor changes).

6. Operational Standards: The approved contractor's equipment yard authorized by this Approval shall conform to the following operational standards. Changes to these standards shall require approval of a Modification to the Conditional Use Permit:

    a. **Approved Use**: The approved use is a "contractor's equipment yard," as defined in Campbell Municipal Code Section 21.72.020, as in effect on the date of approval, limited to the operation of a landscape contracting business and as further limited by the operational standards set forth herein.

    b. **Outdoor Storage**: Outdoor storage shall be limited to operable vehicles, equipment, materials, and supplies directly associated with the approved landscape contracting business and shall occur only within the outdoor storage areas designated on the Approved Project Plans. Stored materials shall not exceed the height of the screening fence. Outdoor storage on behalf of unrelated businesses or persons is prohibited.

    c. **Professional Office**: The converted office building shall be limited to professional office use and ancillary indoor storage associated with the approved landscape contracting business.

    d. **Hours of Operation**: The hours of operation of the approved use, including employee arrivals and departures, vehicle and equipment movement, loading and unloading, and other outdoor activity, shall be limited to 6:00 a.m. to 11:00 p.m., daily.

    e. **Vehicle and Equipment Maintenance**: Routine washing, repair, servicing, or maintenance of vehicles or equipment shall not occur on the property, except for minor emergency work necessary to remove an inoperable vehicle or piece of equipment from the premises. No vehicle dismantling, body work, engine repair, painting, or similar activity is permitted.

    f. **Loading and Unloading**: All site operations conducted in conjunction with outdoor storage, including the loading and unloading of vehicles, equipment, materials, and supplies, shall occur entirely within the screen outdoor storage area. Such activities shall not obstruct required parking spaces, driveways, fire-access areas, pedestrian circulation, or the public right-of-way. Vehicles shall not queue, stage, or idle within the public right-of-way.

    g. **Refuse Management**: Refuse and recycling receptacles shall be stored within the designated enclosure or storage building, except when placed for collection, in compliance with CMC Chapter 6.04 (Garbage and Rubbish Disposal). The property shall be maintained free of litter, debris, discarded materials, and illegal dumping.

h. **Property Maintenance**: All exterior areas of the property shall be kept free of graffiti, trash, rubbish, and litter in compliance with CMC Section 21.16.110 (Site Maintenance).

i. **Landscape Maintenance**: All landscaping shall be maintained in compliance with Campbell Municipal Code Section 21.26.040 (Landscaping Maintenance Requirements) and Section 21.16.110.C.2 (Landscape Maintenance). Dead or unhealthy plants shall be replaced with healthy plants of the same or similar type.

j. **Parking and Driveways**: All parking and driveway areas shall be maintained in compliance with the standards provided in CMC Chapter 21.28 (Parking and Loading)

k. **Noise**: Regardless of decibel level, operation of the approved contractor's equipment yard shall not create noise that results in a disturbance or nuisance to neighboring properties. If verified complaints are received by the City, the Community Development Director may require preparation and implementation of a noise mitigation plan addressing the complaints through operational changes, limitations on specific activities, or installation of noise-reduction features. No noise from vehicles, equipment, tools, loading or unloading activities, or other operations shall be audible from any residentially zoned or occupied property outside the approved hours of operation.

l. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC Section 6.11.060.

m. **Hazardous Materials**: Fuels, chemicals, fertilizers, pesticides, and other hazardous or potentially hazardous materials shall be stored and handled in accordance with all applicable federal, state, and local requirements. No discharge of such materials into the storm drain system, landscaped areas, or unpaved ground is permitted.

n. **Business License**: The business shall obtain and maintain a valid City business license at all times.

7. Landscaping: The project shall comply with all applicable landscaping regulations, including the California Model Water Efficient Landscape Ordinance (MWELO) and the City of Campbell Zoning Code, as follows:

   a. Landscape Documentation Package : A Landscape Documentation Package shall be prepared by an appropriately licensed professional and shall demonstrate compliance with the full MWELO requirements. The package shall include the following:

      1) Project Information per Section 492.3.

      2) Water Efficient Landscape Worksheet per Section 492.4 (Appendix B of the MWELO), include within the construction plans *and* as a separate PDF document.

      3) Landscape Design Plan per Section 492.6.

4) Irrigation Design Plan per Section 492.7.

5) Grading Design Plan per Section 492.8.

Note: A Soil Management Report and Certificate of Completion will be required prior to permit final.

b. General Requirements. Landscaping shall comply with CMC Chapter 21.26 and consist of an appropriate combination of ground cover, shrubs, and trees using a variety of plant species and sizes.

c. Replacement Tree Planting. One 24-inch box replacement tree shall be provided.

8. Utility Boxes and Back-Flow Preventers: The applicant shall submit a plan prior to installation of the underground PG&E utility (transformer) boxes and San Jose Water Company back-flow preventers, indicating the location of the boxes for approval by the Community Development Director. The transformer shall be screened with landscaping or artistically painted.

9. Signage: All signage shall require separate approval of a Sign Permit in compliance with CMC Section 21.30.080.A.

10. Lighting Design: Any new exterior lighting fixtures shall be designed in compliance with the City of Campbell Lighting Design Standards (CMC Section 21.18.090).

11. Modification or Revocation of Permit: Operation of the approved contractor's equipment yard 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 an approved use 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

12. 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.

13. Conditions of Approval: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

14. Planning Final Required: Planning Division clearance is required prior to Building Permit final. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

15. Timely Completion: Once under construction it shall be the obligation of the property owner and contractor to demonstrate continued progress on the project. In the event the building permit expires, the City may impose fines or exercise administrative remedies to compel timely completion of work.

16. Accessibility: Building permit plans shall demonstrate compliance with applicable accessibility requirements, including accessible parking, paths of travel, restrooms, and breakrooms, subject to any 20% hardship exemption approved by the Building Official.

17. Construction Activities: The applicant shall abide by the following requirements during construction:

    a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

    b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.

    c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

    d. Unnecessary idling of internal combustion engines shall be strictly prohibited.

    e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.

    f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

PUBLIC WORKS DEPARTMENT

18. Storm Water Information: On the site plan, show the amount, in square footage, of:

    a. Existing impervious area.

    b. Proposed impervious area.

    c. Proposed pervious area.

19. Permeable Pavement: The proposed stormwater treatment plan is dependent on the use of permeable pavement for pedestrian walkway and some areas of the parking lot. Therefore, this project is required to use permeable pavers or permeable concrete for the areas as identified on the included stormwater treatment plan. The property owner for the project is required to perform annual maintenance of the permeable pavement, including vacuum sweeping of the permeable pavement prior to the beginning of the rainy season.

20. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

21. Plans / Encroachment Permit / Fees / Deposits: *Prior to issuance of any grading or building permits for the site*, the applicant shall cause plans for public street improvements to be prepared, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer.

    The plans shall include the following, unless otherwise approved by the City Engineer:

    a. Reference City of Campbell 2026 Standard Specifications and Details, available here: https://www.campbellca.gov/210/Specifications-Details
    b. Show location of all existing utilities within the new and existing public right of way.
    c. Removal of existing driveway approach and necessary sidewalk, curb and gutter.
    d. Installation of City standard curb and gutter.
    e. Construction of conforms to existing public and private improvements, as necessary.

22. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required *street improvements* installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

23. Utility Encroachment Permit: Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

FIRE DEPARTMENT

24. Gates: Gate installations shall conform with Fire Department Standard Details and Specification G-1. Knox box to be provided.

25. Fire apparatus Access Roadway Required: Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. (CFC Sec. 503).

26. Building Permit Review: Any proposed interior improvements shall be subject to further review at Building permit.

MORELAN ASSOCIATES, INC. | ARCHITECTURE CONSTRUCTION

1101 S. Winchester Blvd.
Suite G-173
San Jose, CA 95128-3917

TEL (408) 247-3322
FAX (408) 247-5560
Email info@morelan.net
www.morelan.net

May 1, 2026

City of Campbell
Community Development Department
70 N. First Street
Campbell, CA 95008

RE: Conditional Use Permit Application
Flora Terra Landscape Maintenance
1063 Dell Avenue
Campbell, CA 05009
Applicant: Eugene Ebertowski Jr.

SUBJECT: Project Description

The applicant is an existing San Jose landscape maintenance and contracting company that is in the process of purchasing this property, subject to approval of a Conditional Use Permit.

1. Proposed Use: Landscape contractor's office and construction equipment yard. Few customers come to the office, as generally work is done off-site at customer's location. Minimal trash is generated on-site and consists of office waste, using standard 35 gallon portable containers. Landscape construction waste is disposed of off-site at legal waste sites. Contractor's equipment yard will include space for equipment such as trailers, small excavating equipment, tools and miscellaneous construction materials.

2. Hours of Operation: Office hours are 8 am to 5 pm Monday – Friday... Construction landscape workers hours are 6 am – 6 pm Monday – Friday and occasional work is performed on Saturdays 6 am – 6 pm. No work is performed on Sundays, except for emergency repairs, such as pipe leaks.

3. Type and Size of Buildings: The property has an existing 1.224 sf single-story wood-framed building that was originally a residence and converted to office use by previous tenants. The most recent use was for dog kennel, but has been vacant for sometime. No work is proposed for the building except to add a concrete ramp and railings for accessible access. New asphalt paving is proposed for parking and driveway and does not exceed 5,000 sf. The contractor's equipment area will be porous concrete, as well as the ADA parking unloading area. Additional walks are proposed and will be porous concrete pavers. A new perimeter 8 ft. high black wood-slatted chain link fence is proposed on sides and rear and will have a 20 ft. wide dbl in-swinging manual gates on the front driveway.

4. Project Goals: To establish a long-term landscape maintenance and construction business in Campbell that is centrally located to residential and commercial customers in the south bay area.

5. Public Benefit: This business will benefit Campbell and surrounding communities by insuring that landscape maintenance and construction services are readily available and provided by an established and reputable business, including an ICA certified arborist and water management specialist.

6. Anticipated Construction Schedule: Construction for the site improvements and ADA ramp will begin after approval of the Conditional Use Permit and obtaining the required building permit. It is estimated that the C.U.P will take approximately 3 months and the building permit approximately 1 month. Construction will start approximately August 1, 2026 and take approximately 3 months to complete.

Jim D.Morelan, AIA
Architect

Prepared for Eugene Ebertowski,
Buyer / Applicant

CONSTRUCTION HARDSHIP FORM FOR PROJECTS LESS THAN OR EQUAL TO THE VALUATION THRESHOLD

Project Address: 1063 DELL AVENUE CAMPBELL, CA 95008 | **Application No.:** PLN-2026-58

Project Description/Location: CONDITION USE PERMIT: FLORA TERRA LANDSCAPE

Permit Valuation: $ 130,600

Type: [X] Alteration ☐ Structural Repair ☐ Addition

1.0 PATH OF TRAVEL REQUIREMENTS FOR AREA OF ALTERATION, STRUCTURAL REPAIR, OR ADDITION

Accessible Features	Does the existing feature meet all accessibility standards of Chapter 11B of the current CBC? Yes	No	Will this feature be replaced or altered to meet CBC 11B-202.4, exception 8? Yes	Partial	No	If so, how much will be spent to make this feature accessible?
1. Accessible entrance	☐	X	X	☐	☐	$ 2,800
2. Accessible route to the altered area	☐	X	☐	☐	☐	$ 28,350
3. Accessible restroom for each sex or a unisex restroom serving the	☐	X	☐	☐	X	$
4. Accessible telephones	☐	X	☐	☐	X	$
5. Accessible drinking fountains	☐	X	☐	☐	X	$
6. Other (Any of the below)						
A. Accessible parking spaces	☐	X	☐	☐	X	$
B. Signs	☐	X	☐	☐	X	$
C. Alarms	☐	X	☐	☐	X	$
D. Other:	☐	X	☐	☐	X	$

Total cost of Accessible Features Nos. 1-6 replaced or altered to meet CBC 11B-202.4, exception 8 (A): $ 31,150

Adjusted Construction Cost (B) = [Permit Valuation – (A)]: $ 130,600

Percentage Upgrades Provided (**A / B**)*100: 23.9 %

Description of Access Feature/s Provided:

(N) ACCESSIBLE PARKING, WALK, RAMP, RAILINGS, SIGNAGE ENTRANCE DOOR & HARDWARE.

Hardship Request:

ANY INTERIOR IMPROVEMENTS TO PATH-OF-TRAVEL, RESTROOM OR KITCHEN

Applicant Certification

I certify that the above information is true and correct to the best of my knowledge and belief.

Signature:	Date: 6/29/2026	Company:	MORELAN ASSOCIATES INC
Name: (print)	JIM D. MORELAN	Address:	1101 S. WINCHESTER BLVD C-181
Title:	ARCHITECT	City, State, Zip:	SAN JOSE, CA 95128
Agent for:	☐ Owner ☒ Architect ☐ Engineer ☐ Contractor	Phone No.:	408-464-4436

For Building Official Use Only

Approved by: *Title:* *Date:*

ADJUSTED COST OF CONSTRUCTION: All costs directly related to the construction of a project, including labor, material, equipment, services, utilities, contractor financing, contractor overhead and profit, and construction management costs. Does not include: Project management fees and expenses, architectural fees, engineering fees, testing and inspection fees, and utility connection or service district fees.

When completing this form, only include accessibility features along the path of travel to the area of alteration, structural repair, or addition as part of your upgrade valuation (see Item (A)) Areas of alteration, structural repair, and addition are required to be fully compliant.

If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area (or a different area on the same path of travel) are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.

FIRE DEPARTMENT REQUIREMENTS

PLANNING PERMIT #: PLN-2026-58

LOCATION: 1063 DELL AVENUE

Project Name: FLORA TERRA

Scope of Work:

Proposed Conditional Use Permit for a new contractor yard and office.

All work shall be in accordance with the 2025 editions of NFPA Standards and 2025 Fire, Building, Residential, Electrical, and Mechanical Codes.

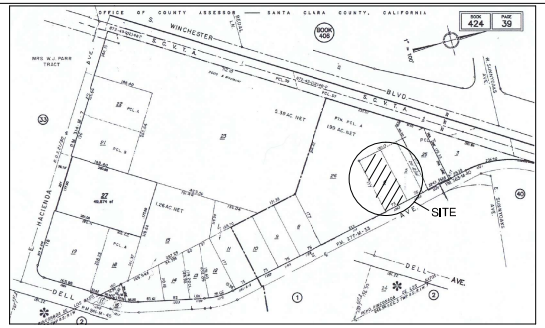
Status: APPROVED subject to compliance with the following comments, and feld inspection.

Plan Review Comments:

1. Gate installations shall conform with Fire Department Standard Details and Specification G-1. Knox box to be provided.

2. Fire apparatus access roadway required: Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. (CFC Sec. 503).

3. Any proposed interior improvements shall be subject to furhter review at Building permit.



ASSESSOR'S PARCEL MAP

FIRE DEPARTMENT
SANTA CLARA COUNTY

14700 Winchester Blvd., Los Gatos, CA. 95032-1818
(408) 378-4010 • (408) 378-0182 fax • www.sccfd.org

STANDARD DETAILS & SPECIFICATIONS

SUBJECT: Fire Department Approach Access

Spec/Std No.: A-1
Rev. Date: 06/01/09
Eff. Date: 01/23/97
Approved By:
Page 1 of 5

SCOPE

Applicable to Fire Department apparatus access roadways serving commercial buildings and three or more single-family dwellings. Note that the specifications contained in this Standard apply only to properties located within the service area of the Santa Clara County Fire Department.

DEFINITIONS

Roadway: A vehicular access roadway greater than or equal to 20 feet in width.

Driveway: A vehicular access roadway less than 20 feet in width anc serving no more than two, single-family dwellings.

Temporary Access Roadway: A temporary vehicular access road or criveway that is provided until such time that the permanent road or driveway is installed.

REQUIREMENTS

ROAD DESIGN

1. **Minimum clear width:** The minimum clear width of fire department access roads shall be 20 feet. Modifications to the design or width of a fire access road, or additional access road(s) may be required when the fire code official determines that access to the site or a portion thereof may become compromised cue to emergency operations or nearby natural or manmade hazards (flood prone areas, railway crossings, bridge failures, hazardous material-related incidents, etc.)

   The width of secondary access roads may be reduced to less than 20 feet provided turnouts are installed adjacent to the roadway every 500 feet witha minimum dimension of 10 feet wide and 40 feet long or as otherwise determined by the fire code official.

2. **Access and loading:** Facilities, buildings cr portions of buildingsbereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road (including bridges and culverts) with as asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34050 kg) or as otherwise determined by the fire code official.

3. **Minimum clear height:** Vertical clearance over required vehicular access roads and driveways shall be 13'6".

4. **Grade:** Maximumgrade shall not exceed 15% (6.75 degrees).

5. **Turn Radius (circulating):** The minimum outside turning radius is 42 feet for required access roadways. Greater radius up to 60 feet may be required where the Fire Department cetermines that Ladder Truck access is required. Circulating refers to travel along a roadway without dead ends.

6. **Turning Radius Cul-de-sacs:** The minimim outside turning radius is 36 feet. Use of cul-de-sacs is not acceptable where it is determined by the Fire Department that Ladder Truck access is required, unless greater turning radius is provided.

7. **Turnarounds:** Tunarounds are required for all dead end roadways with a length in excess of 150 feet. The turnaround details shown in this document are intended to provide a general design concept only. Modifications or variations of these designs may be approved by the Fire Department on a case-by-case basis. All turnaround designs submitted for Fire Department review shall meet all previously stated requirements. These details are applicabe when a 36-foot minimum turning radius for dead ends is specified. These details are not applicable where turning radius greater than 36 feet is specified or when z circulating radius is specified.

8. **Dead ends:** Deadend fire apparatus access roads in excess of 150 feet (45720 mm) shall be provided with width and turnaround provisions as determined by the fire code official.

9. **Parking:** When parking is permitted on streets, in both residential/commercial applications, it shall conform to the following:
   - parking is permitted both sides of the street with street widths of 36 feet or more
   - parking is permitted on one side of the street with street widths of 28 – 35 feet
   - no parking is permitted when street widths are less than 28 feet

   NOTE: Rolled curbs can be part of the curb/sidewalk and used to increase the roadway width with approval from the fire code official. Additional requirements may apply for buildings 30 feet in height or greater. See requirements under **AERIAL FIRE APPARTUS ACCESS ROADS.**

10. **Access to a hydrant:** Fire hydrants located on a public or private street, or on-site, shall have an unobstructed clearance of not less than 30 feet (15 feet either side of hydrant), in accordance with California vehicle code 22514. Marking shall be per California vehicle code 22500.1

11. **Traffic calming:** Traffic calming devices and the design thereof shall be approved by the fire code official prior to installation.

12. **Alternate paving material:** Alternative paving materials such as'Grass Crete', turf block or similar type material may be used for emergency vehicle access (EVA) under certain conditions. The submittal stall include the design criteria based upon the imposed load of fire apparatus as identified in item 2, Accessand Loading. The EVA shall:
   - Be marked. The lane at the curb delineated with lights, bollards, paint, contrasting material, etc.
   - Be structurally sound to preclude movement or disbanding with soil movement.
   - Be field tested by the contractor in the presence of the fire code official Testing may include driving the EVA by a weight verified vehicle. Prior to final approval, the engineer of record (civil or soils engineer) shall certify the installation.

FIRE APPARATUS ROADWAY SIGNS

Where required by the Fire Code Official, fire apparatus acess rads shall be designated and marked as a fire lane as set forth in Section 225011 of the California Vehicle Code. The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating:in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with thewords "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the word: "FIRE LANE'.

NUMBER OF ACCESS ROADS REQUIRED

Commercial and Industrial Developments

1. **Buildings exceeding three stories or 30 feet in height.** Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have a least two means of fire apparatus access for each structure.

2. **Buildings exceeding 62,000 square feet in area.** Buildings orfacilities having a gross building area of more than 62,000 square feet (5760 mm shall be provided with two separate and approved fire apparatus access roads.

   Exception: Projects having a gross building area of up to 124,000 square feet (11520 mm) that have a single approved fire apparatus accessroad when all buildings are equipped throughout with approved automaticsprinkler systems.

Multi-Family Residential Developments (R-1 & R-2 occupancies)

1. Multi-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

One-or-Two Family Residential Developments

1. Developments ofone or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus accessroads and shall meet the requirements listed under; separation of access roads.

   Exception: When approved by the fire code official, where there are more than 30 dwellings units on a single public or private fire apparatus road and all dwellings units are equipped throughout with an approved automatic sprinkler system in accordance with California Fire Code Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

The number of dwelling units on a single fire apparatus access road shall not be increased unless fireapparatus access roads will connect with future development, as determined by the fire code official.

REQUIREMENTS FOR SECONDARY ACCESS ROADS

1. **Separation of acess roads.** Where two access roads are required, they shall be placed a distanceapart equal to not less than one half of the length of the maximum overal diagonal dimension of the property or area to be served, measured in a straight line between accesses (from centerline to centerline).

2. **Connection to other roads:** Where a secondary acess roadway connects to a public or privatestreet there shall be either; no curb, a rolled curb or a driveway cut as approved by the fire code official.

3. **Easements:** Only lands owned or in control of the property owner, held in common with adacent properties or publicly owned may be used for secondary access. Secondary access roadways shall not be located in easements through private property unless specifically approved by the fire code official. When easements are required for secondary access roadways, they shall be recorded as Emergency Vehide Ingress Egress Easements (E.V.I.E.E) granted to the Fire Department.

4. **Marking and Identification:** When necessary, signs or other approved notices shall be posted a secondary access roadways to prevent obstruction by parked vehicles. Such signs or notices shall be in accordance with Fire Department Standards.

5. **Maintenance:** Secondary access roadways shall be maintained at all times by the property owner. The roadway surface gates/locks and vertical and horizontal clearances shall be maintained in servicable condition. Maintenance of secondary accessroadways on commonly held lands shall be clearly stated in the Covenant, Conditions, and Restrictions (CC&R) or Landscape Maintenance

agreements of the development project. The CC&Rs shall mandate that the owners association shall retain professional management to oversee maintenance responsibilities.

AERIAL FIRE APPARATUS ACCESS ROADS

1. **Where required:** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowes level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overheac utility and power lines shall not be located within the aerial fire apparatus access roadway.

2. **Width:** Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

3. **Proximity to building:** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572) and a maximum of 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building, as approved by the fire code official.

TEMPORARY ACCESS ROADS

1. When approved by the Chief, a temporary access road may be installed for fire department access to buildings under construction until such time that the permanent road or driveway is in place. A written request along with detailed plans for the temporary access road shall be submitted to the fire department for review and approval prior to installation. The plan submittal shall also include timelines for use of the temporary roadway and acknowledgment that the integrity of the roadway will be maintained at all times.

2. The width and turn radius dimensions of a temporary access road shall be the same as for the required permanent roadway. As a minimum, the roadway shall consist of a compacted sub base and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95%. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric underlayment or soils lime-treatment may be required if so determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary.

3. Engineering certification of the temporary roadway construction shall be documented and submitted to the Fire Department prior to or at the time of the acceptance inspection of the roadway.

Standard Details & Specifications A-1/DM/ dv/ 12.02.09

PROJECT DATA

APPLICANT: CITY II ENTERPRISES
DBA: FLORA TERRA LANDSCAPE MAINTENANCE
1702 MERIDIAN AVENUE STE L
SAN JOSE, CA 95125
EUGENE EBERTOWSKI JR.
O: 408-275-1200
gebertowski@floraterra.com
CLB 543720 C-27 EXP.08/03/27

OWNER: KELLY DITTO
1618 E. LAKE DRIVE
FORT LAUDERDALE, FL 33316

ASSESSOR'S PARCEL NO.	424-39-006
PARCEL MAP -RECORD OF SURVEY:	PM 277-M-33
ZONING:	LI LIGHT INDUSTRIAL
ZONING OVERLAYS:	NONE
HOUSING OPPORTUNITY SITE:	NO
HISTORIC PROPERTY:	NO
FORM BASED ZONE:	
OPEN SUB-ZONE:	NO
GROUND FLOOR REQ:	NO
WALKABLE OVERLAY	NO
FEMA FLOOD ZONE:	X / 0239
PREVIOUS USE:	DOG BOARDING FACILITY
PROPOSED USE - OCCUPANCY	B – OFFICE
CONTRACTOR'S EQUIPMENT YARD	
BUILDING SETBACKS:	
FRONT:	10'
REAR:	10'
SIDE INTERIOR:	5'
FLOOR AREA RATIO (FAR)	0.09
TYPE CONSTRUCTION	V-B (NO CHANGE)
BUILT	1951
NO. STORIES:	0.09
FIRE SPRINKLERS:	NO
EXISTING USE - OCCUPANCY	VACANT
LOT AREA	13,274 SF
BUILDING AREA - EXISITNG:	1,224 SF (NO CHANGE)
PARKING REQUIRED:	
1 / 225 SF OFFICE	1224 / 225 = 6
PARKING PROPOSED	
STANDARD SPACE:	12
ADA SPACE(VAN)	1
	13 > 6 OK

LOT IMPERVIOUS COVERAGE

ITEM:	EXISTING:	PROPOSED:	TOTAL:
1. PUBLIC CONC DRIVEWAY:	98 SF	-0-	98 SF
2. PUBLIC CONC SIDEWALK:	-0-	-0-	-0-
3. CONC WALKS / PAVING:	928 SF	340 SF	1,268 SF
3.,1 CONC CURB & GUTTER	NA	34 SF	34 SF
4. ASPHALT PAVING	394 SF	4,383 SF	4,777 SF
5. BUILDING:	1,224 SF	-0-	1,224 SF
6. COVERED PORCHES:	141 SF	-0-	141 SF *
7. ACCESSORY STRUCT	-0-	-0-	-0-
8. ADA RAMP & LANDING	-0-	136 SF	136 SF
TOTAL:	2,785 SF	4,895 SF	** 7,680 SF ***

* DEDUCTED 242 SF MTL COVERED ROOF TO BE REMOVED

** DOES NOT INCLUDE PERVIOUS CONCRETE, PAVERS OR PERVIOUS CONCRETE PAVING

*** NEW IMPERVIOUS COVERAGE 4,895 SF IS LESS THAN 5,000 SF (OK)

LANDSCAPING COVERAGE
REQUIRED 8% OF LOT AREA: .08 X 13,275 SF = 1,062 SF

EXISTING & PROPOSED COVERAGE:

1. EXISTING IMPERVIOUS COVERAGE:	2,775 SF
2. PROPOSED IMPERVIOUS ASPHALT PAVING	4,383 SF
3. PROPOSED PERVIOUS CONCRETE PAVING:	1,160 SF
4. PROPOSED PERVIOUS CONC: ADA UNLOADING:	135 SF
5. PROPOSED PERVIOUS CONCRETE PAVERS:	260 SF
TOTAL:	8,953 SF SF

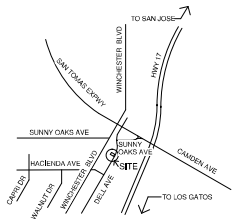
LANDSCAPE AREA PROPOSED:

1. SITE AREA	13,275 SF
2. LOT COVERAGE:	-8,953 SF
TOTAL:	4,322 SF

4,322 SF / 13,275 SF = 32.5 % > 8% (OK)

DRAWING LEGEND

- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- (N) WALL
- SLIDING DOOR
- POCKET DOOR
- SWINGING DOOR 3080 = 36" W X 96" HIGH
- WINDOW — SL = SLIDING, DH = DOUBLE-HUNG, C = CASEMENT, F = FIXED
- SMOKE DETECTOR ALARM
- CARBON MONXIDE DETECTOR ALARM
- ENTRANCE
- VIEW DIRECTION
- SECTION NUMBER
- SHEET WHERE OCCURS
- DETAIL NUMBER
- SHEET WHERE OCCURS
- ALIGN
- NORTH ARROW
- GENERAL NOTE
- [1] DRAWING KEY NOTE
- (E) EXISTING ITEM
- (N) NEW ITEM
- (R) REMODELED ITEM



1063 DELL AVENUE
CAMPBELL, CA 95008

VICINITY MAP

SCOPE OF WORK

CONDITIONAL USE PERMIT APPLICATION FOR:

USE & BUILDING / SITE:
CHANGE OF USE FROM EXISTING DOG KENNEL TO CONTRACTOR'S EQUIPMENT YARD, INCLUDING USE OF EXISTING BUILDING (NO CHANGES) FOR OFFICE. SITE IMPROVEMENTS TO INCLUDE NEW PAVED PARKING LOT, PERIMETER FENCING AND LANDSCAPING.

GRADING:
NO GRADING REQUIRED EXCEPT FOR NEW PAVED PARKING LOT. NEW IMPERVIOUSI COVERAGE COVERAGE TO BE LESS THAN TO 5,000 SF.

UTILITIES:
NO CHANGE TO EXISTING ELECTRICAL, GAS, WATER OR SANITARY SEWER REQUIRED.

EASEMENTS:
NO EASEMENT ARE LOCATED ON THE PROPERTY.

TREE REMOVAL:
REMOVE (E) 24" DIA. (75' C) PINE TREE WITH THIS SUBMITTAL.

PROJECT DIRECTORY

ARCHITECT
MORELAN ASSOCIATES, INC.
1101 S. WINCHESTER BLVD STE. C-181
SAN JOSE, CA 95128
CONTACT: JIM MORELAN, AIA
CELL: 408-464-4436
jim@morelan.net

OWNER
KELLY DITTO
1618 E. LAKE DRIVE
FORT LAUDERDALE, FL 33316
TEL: 954-224-6565
kellyditto@gmail.com

JURISDICTION
CITY OF CAMPBELL
BUILDING DIVISION
70 NORTH FIRST STREET
CAMPBELL, CA 95008
TEL: 408-866-2120

APPLICANT - BUYER
EUGENE EBERTOWSKI JR.
9600 RUTH LANE
MORGAN HILL, CA 95037
TEL: 408-313-4695
gebertowski@floraterra.com

DRAWING INDEX

A0.0 COVER SHEET
A0.1 SITE PHOTOGRAPHS
A0.2 ACCESSIBILITY DETAILS
A1.0 EXISTING SITE PLAN
A1.1 PROPOSED SITE PLAN
A2.0 EXISTING FLOOR PLAN
A2.1 PROPOSED FLOOR PLAN
A3.0 EXISTING EXTERIOR ELEVATIONS
A3.1 PROPOSED EXTERIOR ELEVATIONS

JURISDICTION APPROVALS

REVISIONS	DATE
1 C.U.P. REVIEW COMMENTS	6/29/26

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LICENSED ARCHITECT JIM D. MORELAN No. C-5471 Ren 12/31/27 STATE OF CALIFORNIA

COVER SHEET

CONDITIONAL USE PERMIT APPLICATION FOR

FLORA TERRA LANDSCAPE MAINTENANCE
1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/01/2026
SCALE	AS NOTED
JOB NO.	2026.01
SHEET	**A0.0**



① VIEW FRONT FROM DELL AVENUE



② VIEW LEFT SIDE

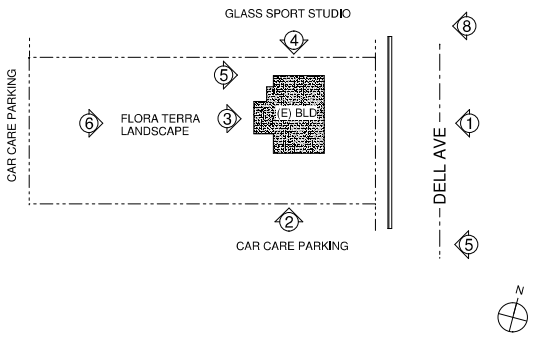


PHOTO KEY MAP



② VIEW REAR



③ VIEW RIGHT SIDE



⑤ VIEW DELL AVE. LEFT ADJACENT PROPERTY CARE CALRE PARKING ENTRANCE



⑥ VIEW REAR EXISTING CARPORT



⑦ VIEW REAR YARD



⑧ VIEW DELL AVE.RIGHT T ADJACENT PROPERTY GLASS SPORT STUDIO

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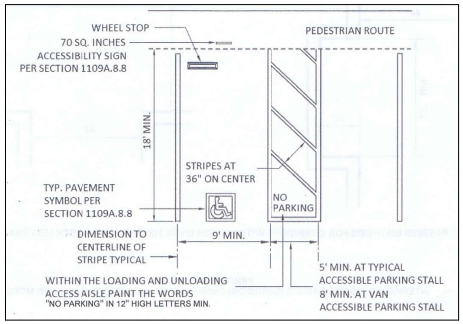
SITE PHOTOGRAPHS

CONDITIONAL USE PERMIT APPLICATION FOR

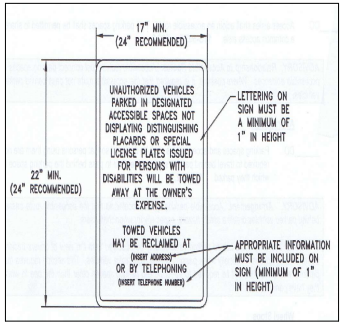
FLORA TERRA LANDSCAPE MAINTENANCE

1063 DELL AVENUE - CAMPBELL, CA 95008

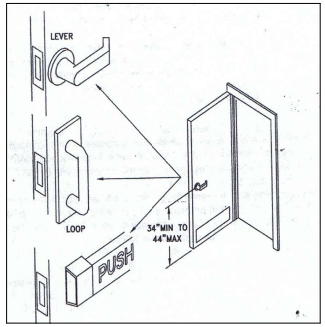
DRAWN	JDM
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SCALE	AS NOTED
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SHEET	**A0.1**



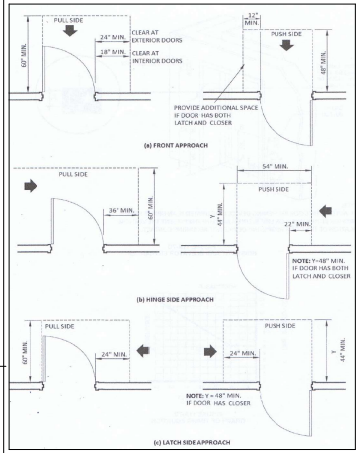
1 ACCESSIBLE PARKING SPACE



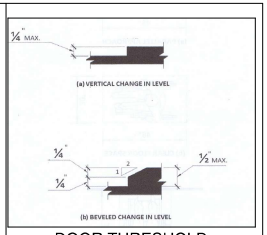
2 PARKING LOT ENTRY WARNING SIGN



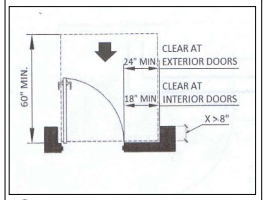
3 DOOR HARWARE



4 DOOR CLEARANCES



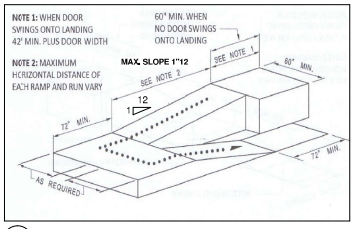
5 DOOR THRESHOLD
CHANGE IN LEVEL



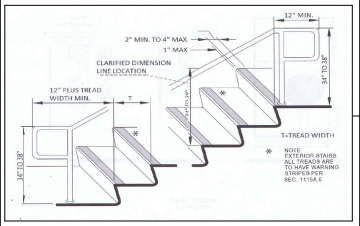
6 DOOR CLEARANCES

TABLE 11B-208.2 PARKING SPACES	
TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

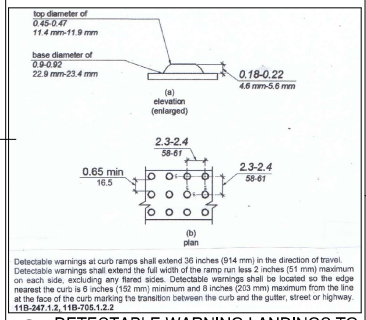
7 REQUIRED ACCESSIBLE PARKING SPACES



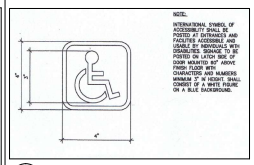
8 RAMP & LANDING DIMENSIONS



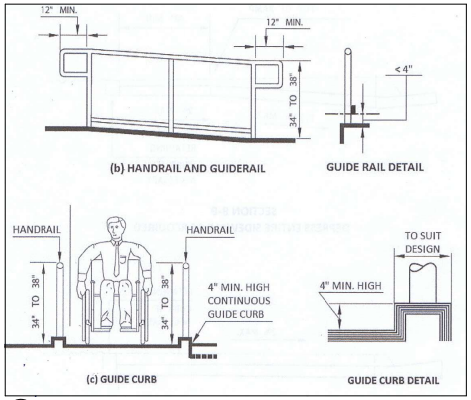
9 STAIRS & RAILINGS



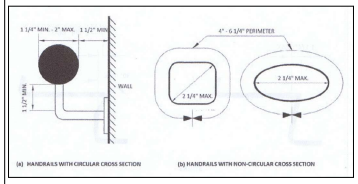
10 DETECTABLE WARNING LANDINGS TO DRIVEWAY



11 ACCESSIBLE DOOR SIGN



12 RAMP HANDRAIL & GUIDE RAIL



13 HANDRAIL SIZING & SHAPES

JURISDICTION APPROVALS

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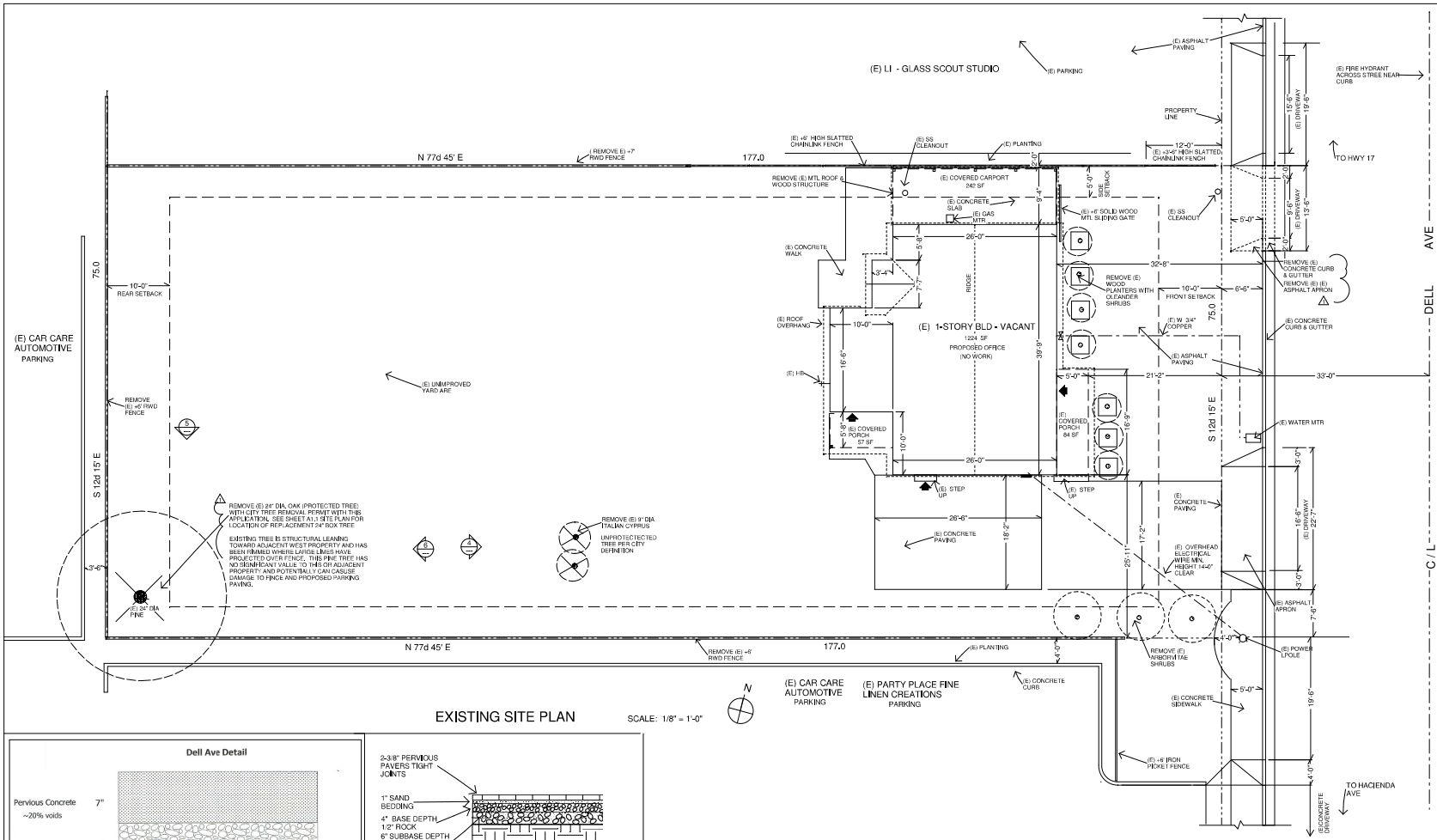
ACCESIBILITY DETAILS

CONDITIONAL USE PERMIT APPLICATION FOR

FLORA TERRA LANDSCAPE MAINTENANCE

1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/01/2026
SCALE	AS NOTED
JOB NO.	2026.01
SHEET	A0.2



EXISTING SITE PLAN SCALE: 1/8" = 1'-0"

ASTM C1701 Pavement Infiltration rate: 400-800" per hour
100% capture and infiltration

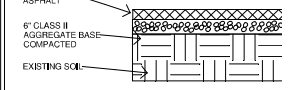
Base:
Open graded crushed rock with min 35% voids, i.e:
3/4" crushed drain rock/ ASTM #57 stone/ Caltrans Class I type B permeable.
If more than 6", use aggregate described above for top 3" over ASTM #2 or similar.
Make two passes with vibratory plate or roller. Adjust grade as needed.
Section thickness may be adjusted or deleted based on soil conditions and runoff restrictions

Subgrade:
Shall be flat for maximum performance.
88- 92% compaction. Over compaction reduces soil infiltration capacity.
If overcompacted from heavy equipment traffic, scarify and recompact top 6'.
Geotextile fabric over high plasticity soils and or slopes greater than 6%.

1 PERVIOUS CONCRETE PAVING ⚠

PAVERS: PACIFIC INTERLOK PAVERS HYDRO FLO 100% FULLY PERMEABLE CONCEE PAVERS.

2 PERVIOUS PAVERS ⚠



3 ASPHALT PAVING



(2) 8" DIA CYPRUS TO BE REMOVED. NO TREE REMOVAL PERMIT REQUIRED ⚠

4 (E) ITALIAN CYPRUS



24" DIA PINE TO BE REMOVED. SHOWS ANGLED UNSTABLE CONDITION LEANING TOWARD WEST FENCE LINE. UPPER BRANCES HAVE BEEN TRIMED TO ELIMINATE WEIGHT. TREE REMOVAL PERMIT REQUIRED. ⚠

5 (E) PINE - LOWER TRUNK



24" DIA PINE SHOWING UPPER LIMBS LEANING TOWARD WEST FENCE LINE ⚠

6 (E) PINE - UPPER LIMBS

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REVISIONS	DATE
⚠1 C.U.P. REVIEW COMMENTS	6/29/26

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LICENSED ARCHITECT JIM D. MORELAN Lic. C-5471 Ren 12/31/27 STATE OF CALIFORNIA

EXISTING SITE PLAN

CONDITIONAL USE PERMIT APPLICATION FOR

FLORA TERRA LANDSCAPE MAINTENANCE

1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/01/2026
SCALE	AS NOTED
JOB NO.	2026.01
SHEET	A1.0

FIRE DEPARTMENT REQUIREMENTS

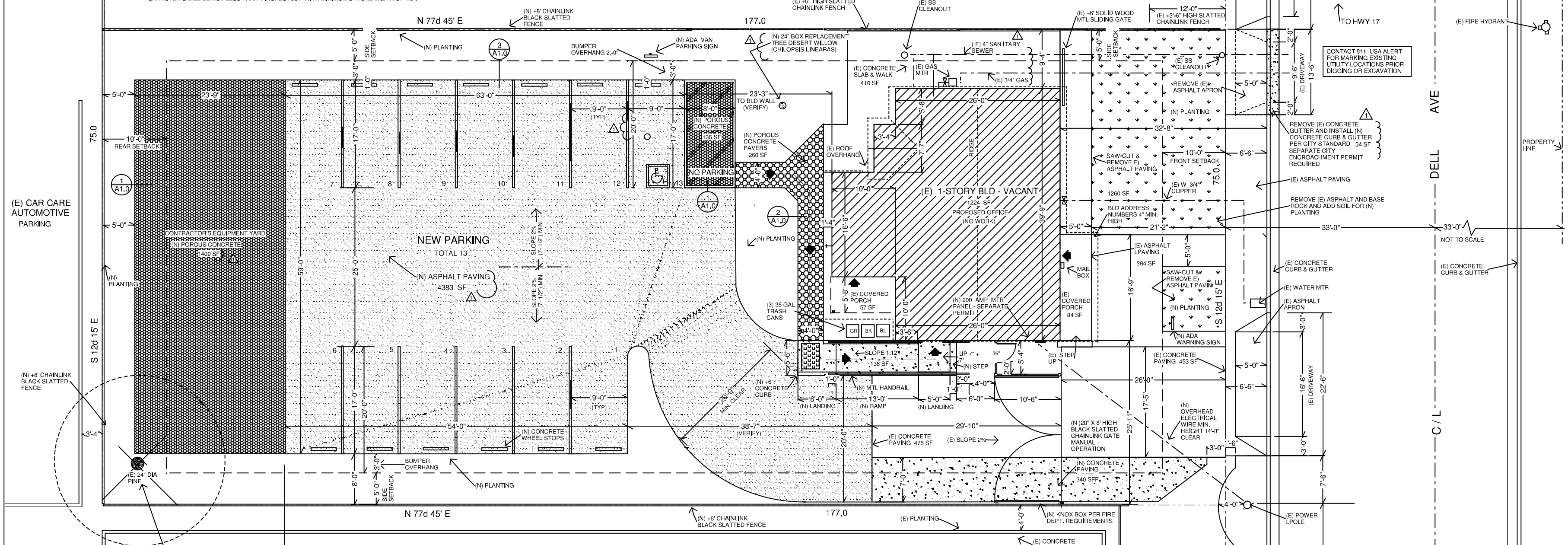
(SEE CALIFORNIA 2025 FIRE CODE FOR FULL REQUIREMENTS)

A. BUILDINGS & FACILITIES

503.1`.1: APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY / BUILDING OR PORTIONS OF A BUILDING, CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH REQUIREMENT OF THIS SECTION AND SHALL EXTEND 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE ETERIOR WALLS OF THE FIRST STORY OF THE BUILDINGS, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.

B. ADDRESS IDENTIFICATION

505.1: NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH ADDRESS IDENTIFICATION AND SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICAITNS CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMBERS SHALL BE ARABIC OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARCTER SHALL BE NOT LESS THAN 4 INCHES HIGH WITH MINIMUM STROKE WIDTH OF 1/2".



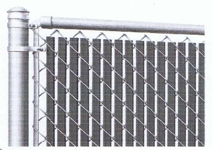
PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

IMPERVIOUS COVERAGE

EXISTING IMPERVIOUS COVERAGE: 2,785 SF
PROPOSED (N) IMPERVIOUS COVERAGE: 4,895 SF
4,895 SF < 5,000 SF (OK)
SEE CALCULATIONS TABLE
PROJECT DATA SHEET A0.0

Privacy Fence Slats - Black



O More Images

Height Maximum: 8'-0"

Conceal trash bins and equipment.

- Recommended for use at golf courses and schools.
- HDPE tubular slats withstand harsh weather.
- Easy to install. Slats snap into bottom locking channel.
- Compatible with 2" mesh chain link fence.
- 75% privacy factor.

Swing manual operated gates to have locking lasp for pad lock.

Metal posts, rails and assessories to be galvinized zine coated.

SPECIFY COLOR: BLK

MODEL NO.	DESCRIPTION	SLAT SIZE W x H	HORIZONTAL COVERAGE	QTY./ CTN.	PRICE PER CARTON 1	PRICE PER CARTON 3+	COLOR	IN STOCK SHIPS TODAY
Verify #, With Manuf.	Fence Slats	1 1/10 x 91 1/2"	10'	VERIFY	VERIFY	VERIFY	☐ Black	1 ADD

(1) NEW 8' HIGH BLACK SLATTED CHAINLINK FENCE

PLANNING PRELIMINARY COMMENTS

1. ACCESSIBILITY (ARCHITECT REVISED COMMENT NOTE)

ACCESSIBILITY REQUIREMENTS SHALL BE IN ACCCORDANCE WITH TITLE 24, CBC 11`B-202.4 EXCEPTION 8: 20% OF ADJUSTED CONSTRUCTION COSTS OF ALTERATIONS. SEE SCHEDULE SHEET A0.0.

2. FINAL LANDSCAPING

PERSUANT TO CMC SEC. 21.26.020 D.2 "CONTINOUS LANDSCAPE AREAS A MINIMUM OF TEN (10;) FEET WIDE SHALL BE REQUIRED ALONG THE PUBLIC STREET FRONTAGES OF ALL DEVELOPMENTS, EXCLUDIND DRIVEWAYS", AND THE APPLICATION MUST SATISFY THIS REQUIREMENT TO THE "GREATEST EXTENT FEASIBLE" PERSUANT TO CMC SEC 21.26.020 A.I

3. GENERAL LANDSCAPE NOTE

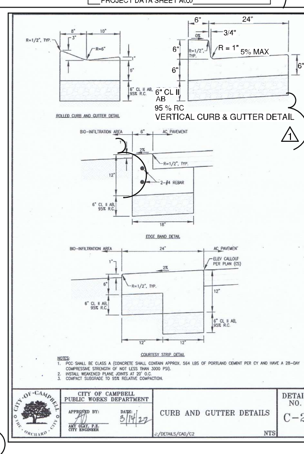
ALL LANDSCAPING WILL COMPLY WITH THE CALLIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (LMWELO) AND THE REQUIREMENTS OF CMC SECTION 21.26.030.

4. HVAC EQUIPMENT

NO EXISTING OR PROPOSED HVAC EQUIPMENT IS PROPOSED. BUILDING HAS THRGH-WINDOW UNITS.

5. TREE PROTECTION / ARBORIST REPORT

EXISTING PINE TREE IS TO REMOVED WITH TREE PERMIT INCLUDED WITH THIS SUBMITTAL. REPLACEMENT TREE INDICATED OF PROPOSED SITE PLAN.



(2)

PUBLIC WORKS PRELIMINARY COMMENTS

1. <u>Storm Water Information:</u> On the preliminary *plan* show the amount, in square footage, of:
   a. Existing impervious area.
   b. Proposed impervious area.
2. <u>Permeable Pavement:</u> The proposed stormwater treatment plan is dependent on the use of permeable pavement for pedestrian walkway and some areas of the parking lot. Therefore, this project is required to use permeable pavers or permeable concrete for the areas as identified on the included stormwater treatment plan. The property owner for the project is required to perform annual maintenance of the permeable pavement, including vacuum sweeping of the permeable pavement prior to the beginning of the rainy season.
3. <u>Stormwater Pollution Prevention Measures</u>: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.
4. <u>Plans / Encroachment Permit / Fees / Deposits:</u> *Prior to issuance of any grading or building permits for the site*, the applicant shall cause plans for public street improvements to be prepared, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:
   a. Reference City of Campbell 2026 Standard Specifications and Details, available here: https://www.campbellca.gov/210/Specifications-Details
   b. Show location of all existing utilities within the new and existing public right of way.
   c. Removal of existing driveway approach and necessary sidewalk, curb and gutter.
   d. Installation of City standard curb and gutter.
   e. Construction of conforms to existing public and private improvements, as necessary.
5. <u>Street Improvements Completed for Occupancy and Building Permit Final:</u> Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required *street improvements* installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.
6. <u>Utility Encroachment Permit:</u> Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

FIRE DEPARTMENT PRELIMINARY COMMENTS

PLANNING PERMIT #: PLN-2026-58

LOCATION: 1063 DELL AVENUE

Project Name: FLORA TERRA

Scope of Work:

Proposed Conditional Use Permit for a new contractcr yard and office.

All work shall be in accordance with the 2025 editions of NFPA Standards and 2025 Fire, Building, Residential, Electrical, and Mechanical Codes.

Status: APPROVED subject to compliance with the following comments, and field inspection.

<u>Plan Review Comments:</u>

1. Gate installations shall conform with Fire Department Standard Details and Specification G-1. Knox box to be provided.

2. Fire apparatus access roadway required: Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. (CFC Sec. 503).

3. Any proposed interior improvements shall be subject to furhter review at Building permit.

JURISDICTION APPROVALS

REVISIONS	DATE
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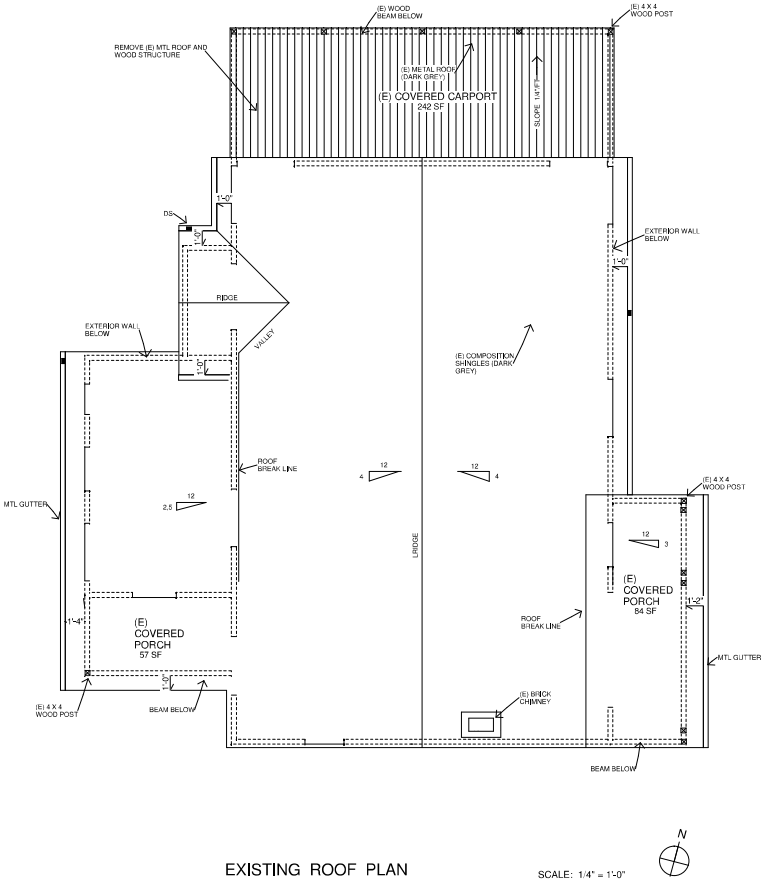
MORELAN ASSOCIATES, INC.
ARCHITECTURE
CONSTRUCTION
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No. C-5471
Ren 12/31/27
STATE OF CALIFORNIA

PROPOSED SITE PLAN

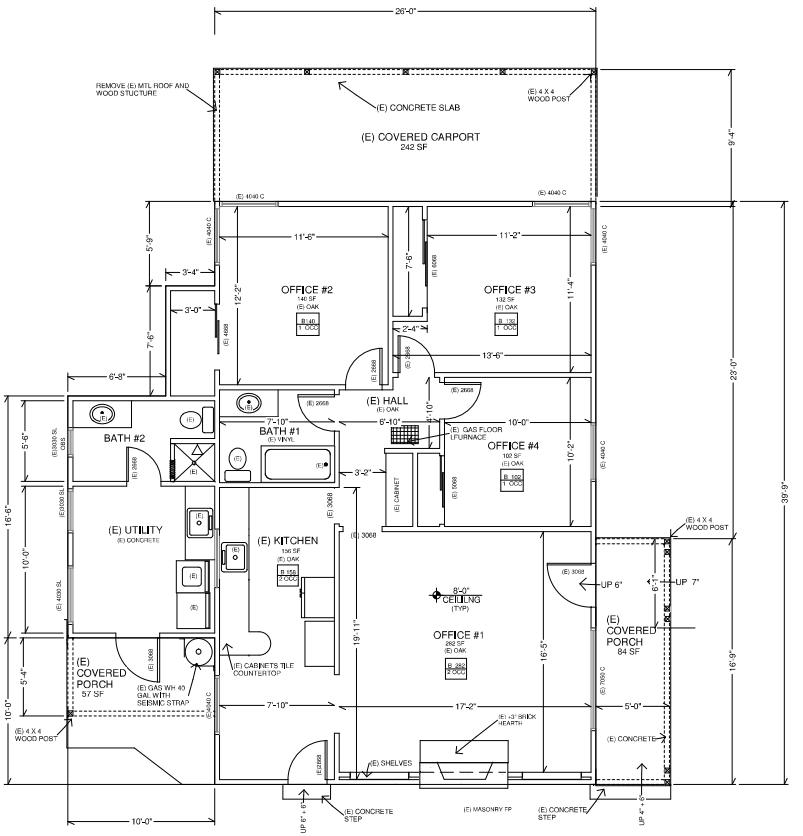
CONDITIONAL USE PERMIT APPLICATION FOR
FLORA TERRA LANDSCAPE MAINTENANCE
1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/01/2026
SCALE	AS NOTED
JOB NO.	2026.01
SHEET	A1.1



EXISTING ROOF PLAN

SCALE: 1/4" = 1'-0"



1224 SF

EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

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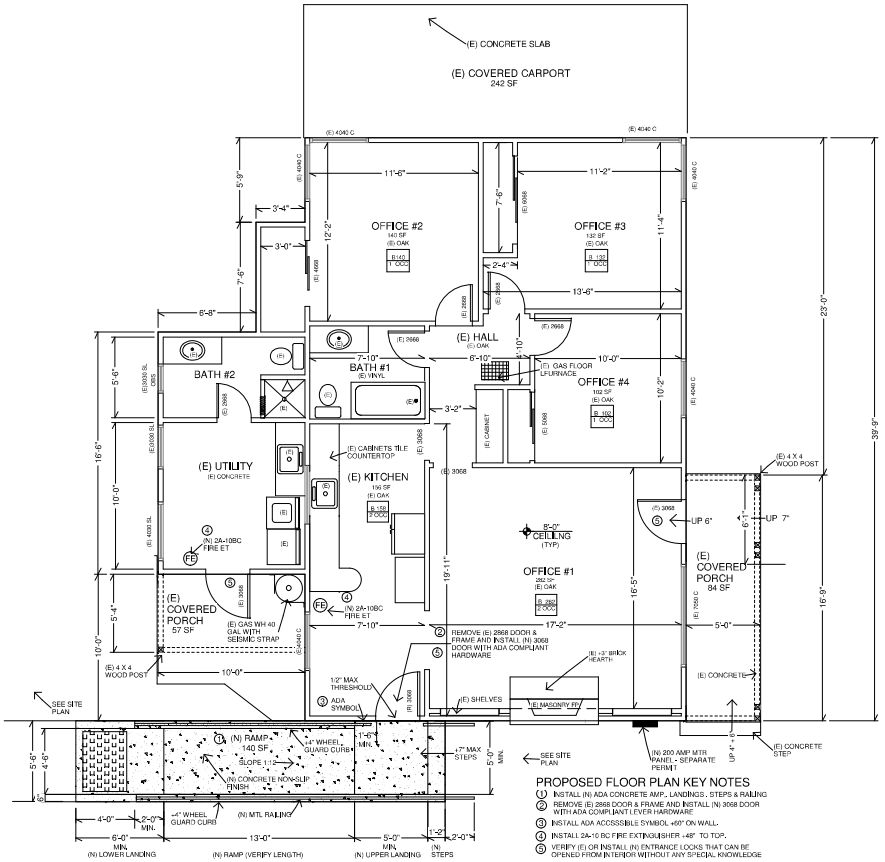
EXISTING FLOOR & ROOF PLANS

CONDITIONAL USE PERMIT APPLICATION FOR

FLORA TERRA LANDSCAPE MAINTENANCE

1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
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SHEET	**A2.0**



PROPOSED FLOOR PLAN

1224 SF

SCALE: 1/4" - 1'-0"

PROPOSED FLOOR PLAN KEY NOTES

1. INSTALL (N) ADA CONCRETE AMP., LANDINGS , STEPS & RAILING
2. REMOVE (E) 2868 DOOR & FRAME AND INSTALL (N) 3068 DOOR WITH ADA COMPLIANT LEVER HARDWARE
3. INSTALL ADA ACCSSSIBLE SYMBOL +60" ON WALL.
4. INSTALL 2A-10 BC FIRE EXTINGUISHER +48" TO TOP.
5. VERIFY (E) OR INSTALL (N) ENTRANCE LOCKS THAT CAN BE OPENED FROM INTERIOR WITHOUT ANY SPECIAL KNOWLEDGE

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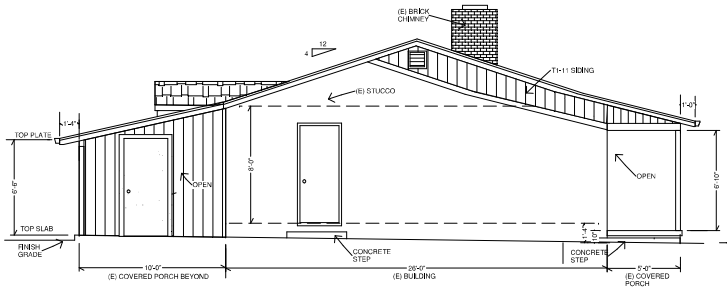
PROPOSED FLOOR PLAN

CONDITIONAL USE PERMIT APPLICATION FOR

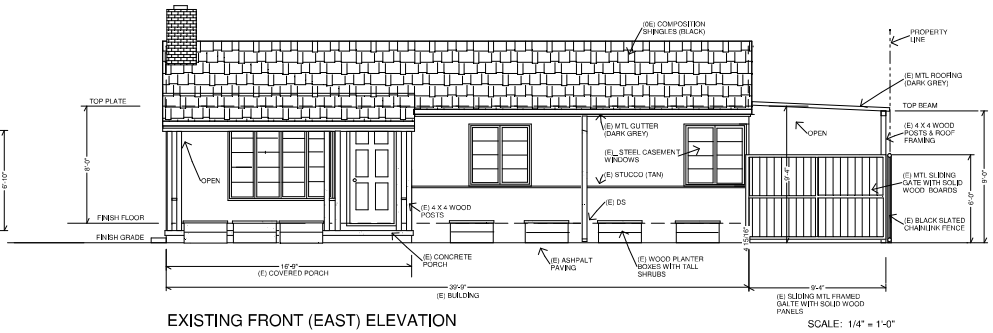
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SHEET	**A2.1**

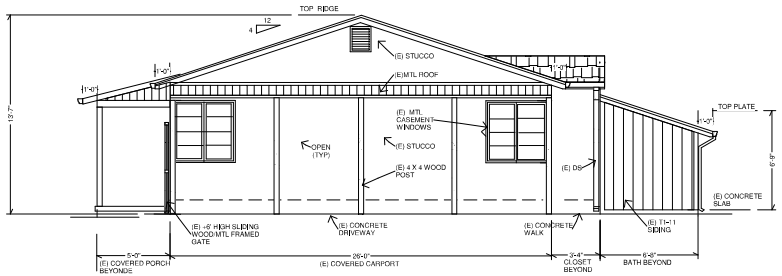


EXISTING LEFT (SOUTH) ELEVATION

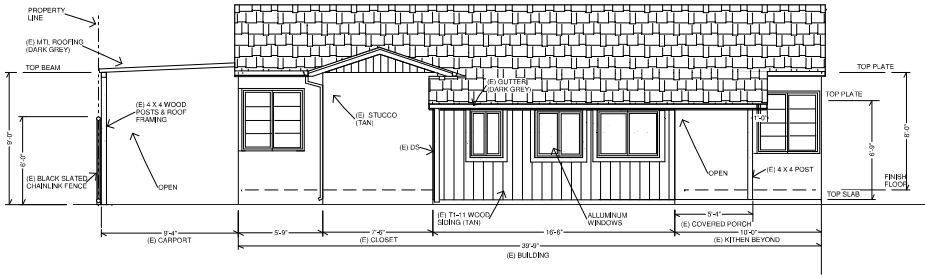


EXISTING FRONT (EAST) ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING RIGHT (NORTH) ELEVATION



EXISTING REAR (WEST) ELEVATION

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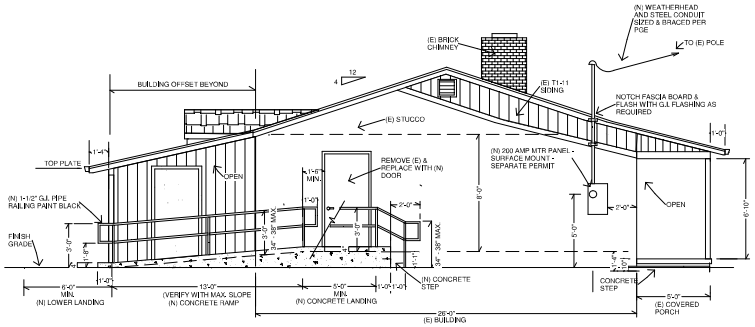
EXISTING EXTERIOR ELEVATIONS

CONDITIONAL USE PERMIT APPLICATION FOR

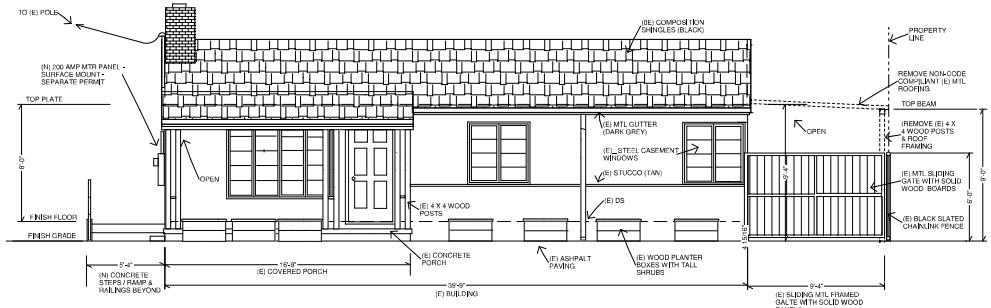
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SHEET	A3.0

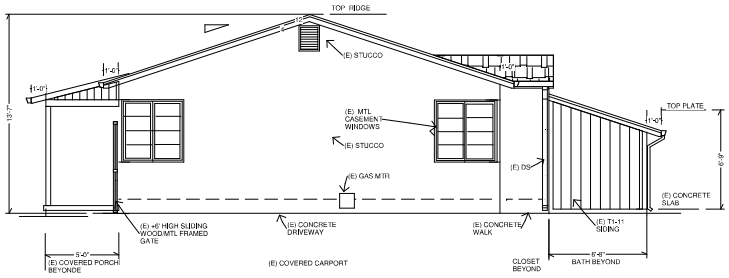


PROPOSED LEFT (SOUTH) ELEVATION

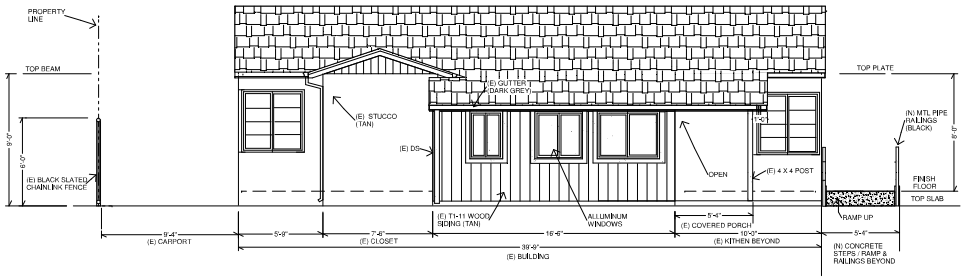


PROPOSED FRONT) (EAST) ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED RIGHT (NORTH) ELEVATION



PROPOSED REAR (WEST) ELEVATION

JURISDICTION APPROVALS

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PROPOSED EXTERIOR ELEVATIONS

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SHEET	**A3.1**

Improving Housing Production in Campbell

A subcommittee report by Planning Commissioners Adam Buchbinder and Matt Kamkar

The Problem

Campbell has a housing shortage. The shortage affects both market-rate and affordable homes. Campbell's Plan For Housing was an attempt to solve this, but based on our current rate of production, we will meet about a quarter of our eight-year goal.[1]

Specifically, while the city continues to receive applications for townhome projects, much of our plan relied on the production of higher-density housing, (apartment-style buildings for sale or rent, sometimes referred to as "stacked flats"; while we have cleared several projects, they aren't proceeding, generally due to financing issues.

The city has received strong community feedback that the city would prefer that density be centrally located rather than spread out in townhouse projects across the city's existing neighborhoods. However, these centrally located, high-density projects are currently stuck. This proposal intends to unstick them.

The Constraints

External economic circumstances have severely curtailed housing production. In the 2018 era of cheap capital and low interest rates, many projects were feasible which are not now. Higher interest rates, tariffs, unpredictable foreign policy, a tight construction labor market, AI transforming the workforce: this means that our initial strategy of relying on a few high-density sites with significant subsidies and exactions attached is no longer viable.

Campbell is fiscally constrained. The city passed Measure K by referendum in 2024 to maintain city services, but it's tied up in litigation and the funds are currently in escrow[2], so we're even more strained than we'd expected we would be. The departmental work plan is full for the year.

---

[1] City of Campbell (2026, March 3). 2025 General Plan and Housing Element Annual Progress Report (APR). https://pub-campbell.escribemeetings.com/FileStream.ashx?DocumentId=876

[2] Annalise Freimarck. (2025, July 2). Lawsuit ties up millions of dollars in Campbell revenue. *San José Spotlight*. https://sanjosespotlight.com/lawsuit-ties-up-millions-of-dollars-in-campbell-revenue/

Campbell is short on planning staff. While we have excellent planning staff, we currently (as of July 2026) have two out of five and a half FTEs filled. This means that any changes requiring significant code writing, analysis, or other personnel effort are not currently feasible.

The Proposal

Staff is supportive of all of these proposals. These are all orthogonal; any one of these policies will help, and any of them may be implemented separate from the others, but all of them together will be ideal.

Current Policy	Proposed Policy
Most multifamily housing proposals go to Planning Commission with an option to appeal to City Council. Major housing development projects (over five acres or 700ft of frontage, MFDDS Table 3.020.B) go to Planning Commission and City Council. Neighbors are notified and have the option to provide feedback at any stage.	Most multifamily housing proposals go to the Community Development Director with an option to appeal to City Council. (They're an Administrative Housing Development Project, CMC §21.07.040(a).) Major housing development projects go to Planning Commission and City Council. Neighbors are notified per the participation subcommittee's recommendations and have the option to provide feedback at any stage. Developers will be encouraged to hold a feedback session.
Inclusionary zoning rates (defined as a percentage of units offered Below Market Rate (BMR) to be affordable to people making a percentage of Area Median Income (AMI)) are: ● Rental properties: ○ 15% BMR, split 40/60 between 30% and 50% of AMI. ● Owned properties: ○ 15% BMR, split 40/60 between 50% and 80% of AMI. These are subject to a local small-unit bonus program which can in theory cut the inclusionary percentage in half.	Inclusionary zoning rates for stacked flats (over 45 du/ac) are: ● Rental properties, any of: ○ 10% BMR, split 50/50 between 60% and 80% of AMI. ○ 7% BMR at 50% AMI. ○ 5% at 30% of AMI. ● Owned properties: ○ 10% BMR at at 120% AMI. Inclusionary rates for housing types other than stacked flats are unchanged. These are subject to a local small-unit bonus program which can in theory cut the inclusionary percentage in half.
ADUs under 750sf are exempt from park fees. Local density bonus units under 750sf are not.	ADUs under 750s and small scale housing units (625sf 1BR/studio or 400sf SRO, CMC §21.20.020) are exempt from park fees.

Rationale

Direct Approval

Per staff, running these approvals through the Planning Commission adds at least two months to the process. Once staff have determined that the project satisfies the city's objective criteria, the projects cannot be conditioned, shrunk, or denied by state law.

The city does not have discretion here, and will not be giving it up. Neighbors will continue to be notified by city policy, and anyone who wishes to hear about development can subscribe for weekly updates from the Planning Department.

Inclusionary Zoning

This proposal mirrors San Jose's approach. As of January 2026, they updated their Inclusionary Housing Ordinance[3] from the previous 15% to what's shown in the table. The explicit reasoning was that the existing, higher, rates were not actually producing housing[4], and lowered requirements would unlock stuck projects. Campbell has similarly stuck projects. The developers have stated in Planning Commission meetings that IZ requirements are making their projects infeasible.

San Francisco has similarly reduced their inclusionary rate from 15% to 5%[5] in July 2026, following previous cuts in 2023.[6] (In both instances, it's 55% of AMI for rentals, 80% for owned units.) Their Controller's office said that, "based on the consultants' analysis, the maximum economically-feasible inclusionary requirement was 0%."[7] Most regional cities have 15% rates, because that's the maximum the state will allow without a nexus study.

Park Fee Exemption

The exemption for sub-750sf ADUs is statutory, but this creates an unintentional expense, in that micro-apartments are subject to this fee whereas detached micro-dwellings are not.

---

[3] City of San Jose. (2026). Recent changes to Inclusionary Housing Ordinance (IHO) | city of san josé. https://www.sanjoseca.gov/your-government/departments-offices/housing/developers/proposed-changes-to-inclusionary-housing-ordinance

[4] Menconi, K. (2025, November 21). San Jose Housing Policy Change delayed after pushback. *San José Spotlight*. https://sanjosespotlight.com/san-jose-housing-policy-change-delayed-after-pushback/

[5] Español-Rivas, A. (2026, July 15). San Francisco cuts affordable housing requirement from 15% to 5%. *Mission Local*. https://missionlocal.org/2026/07/sf-inclusionary-rate-five-percent/

[6] Brinklow, A., & Brinklow, A. (2024, October 16). *SF's Unique Way of Funding Affordable Homes Is Under Attack, From All Sides.* The Frisc. https://thefrisc.com/sfs-unique-way-of-funding-affordable-homes-is-under-attack-from-all-sides-a01f5c6781c5/

[7] Office of the Controller (2026, April 30). "Inclusionary Housing: Triennial Review of Economic Feasibility, 2026". https://media.api.sf.gov/documents/Triennial_Economic_Feasibilty_Report_2026.final.pdf

Equalizing these situations would allow for more development of small units in apartment format, not just detached format.

FAQs

Does SB 79 obsolete your work?

No. As SB 79 will increase Campbell's zoned capacity by roughly forty thousand units by legalizing apartments near our light rail stations[8], there has been some concern that we may overproduce housing.

This is unlikely; cities have historically not built out their zoned capacity. Concerns were raised when the current Housing Element was being drafted that we might overproduce. Such concerns have proven unfounded, hence this report.

More broadly, cities have only recently started to "shrink-wrap" their zoning so that their capacity is very close to their built inventory. This is appealing, as it allows for close direction of growth, but as construction relies on many factors outside the city's control, it leads to much slower growth. In short, we can't predict which sites will be viable, an unpredictable proportion of them will be, and if we want to plan for growth, we have to account for that.

What about utility capacity?

It's not in danger. Some citizens have raised concerns that new construction will strain the city's infrastructure in ways we cannot afford, that we'll run out of water or sewer capacity, for example.

Most importantly, Campbell has enough capacity for our planned growth. Campbell's 6th Cycle Housing Element[9] states (pages H.IV-40 and 41) that for water:

> The impact of this project is not consequential and [San Jose Water] has the capacity to serve the General Plan (which includes this Housing Element Update) through buildout based on current water supply capacity and Valley Water's proposed water supply projects.

And for sewer:

> While full buildout of the development contemplated in the proposed General Plan (which includes this Housing Element Update) would increase the existing treatment

[8] Langberg, M. (2026, April 14). *State Housing Law Could Change Campbell's small city vibe*. San José Spotlight. https://sanjosespotlight.com/state-housing-law-could-change-campbells-small-city-vibe/
[9] City of Campbell (2023, April 18). *6th Cycle 2023-2013 Housing Element*. https://www.campbellca.gov/ArchiveCenter/ViewFile/Item/2953

> demand at the treatment plant, the proposed General Plan includes a range of policies designed to ensure an adequate wastewater treatment and sewer capacity for development.

Even if we didn't have enough capacity, the Housing Accountability Act allows cities to deny housing on a site "which does not have adequate water or wastewater facilities to serve the project" (GOV §65589.5(d)(4))[10]

Won't reducing IZ reduce affordable housing?

No. Staff has expressed concern that our existing 15% IZ rate is standard for the region, and that reducing it will reduce the number of BMR units we produce. However, Campbell has produced zero large multifamily developments since 2018, and therefore zero BMR units at this scale. We could not reduce it further; the worst case is that we don't enable any further development, which is the state we're in now.

As noted above, San Jose has updated its IZ policies, but we also have examples of the effect of the policy in San Francisco, Mill Valley, and Portland (in Oregon). In all cases, increasing the rate lowered production and lowering it increased it; the effect was large enough in San Francisco and San Jose for an increase/decrease in IZ rates to lead to a decrease/increase in net subsidized unit production.

Mill Valley as of June 2026 reversed a policy which lowered the threshold of their inclusionary zoning program from ten units to four, and increased the percentage to 25%.[11]

> *"I was on the Planning Commission in 2018 when we lowered it from 10 to four," Councilmember Urban Carmel said.*
>
> *"It didn't work," he said, referring to the stricter inclusionary requirement. "You learn and I'm happy we're pivoting."*

Portland mandated unfunded inclusionary zoning on buildings twenty units and larger from 2017-2024, the result being that many more 19-unit buildings were constructed, and total permit numbers fell *40 percent*, with development fleeing to just outside city limits. When the city decided to fund the IZ requirements, developers started building subsidized units again.[12] The

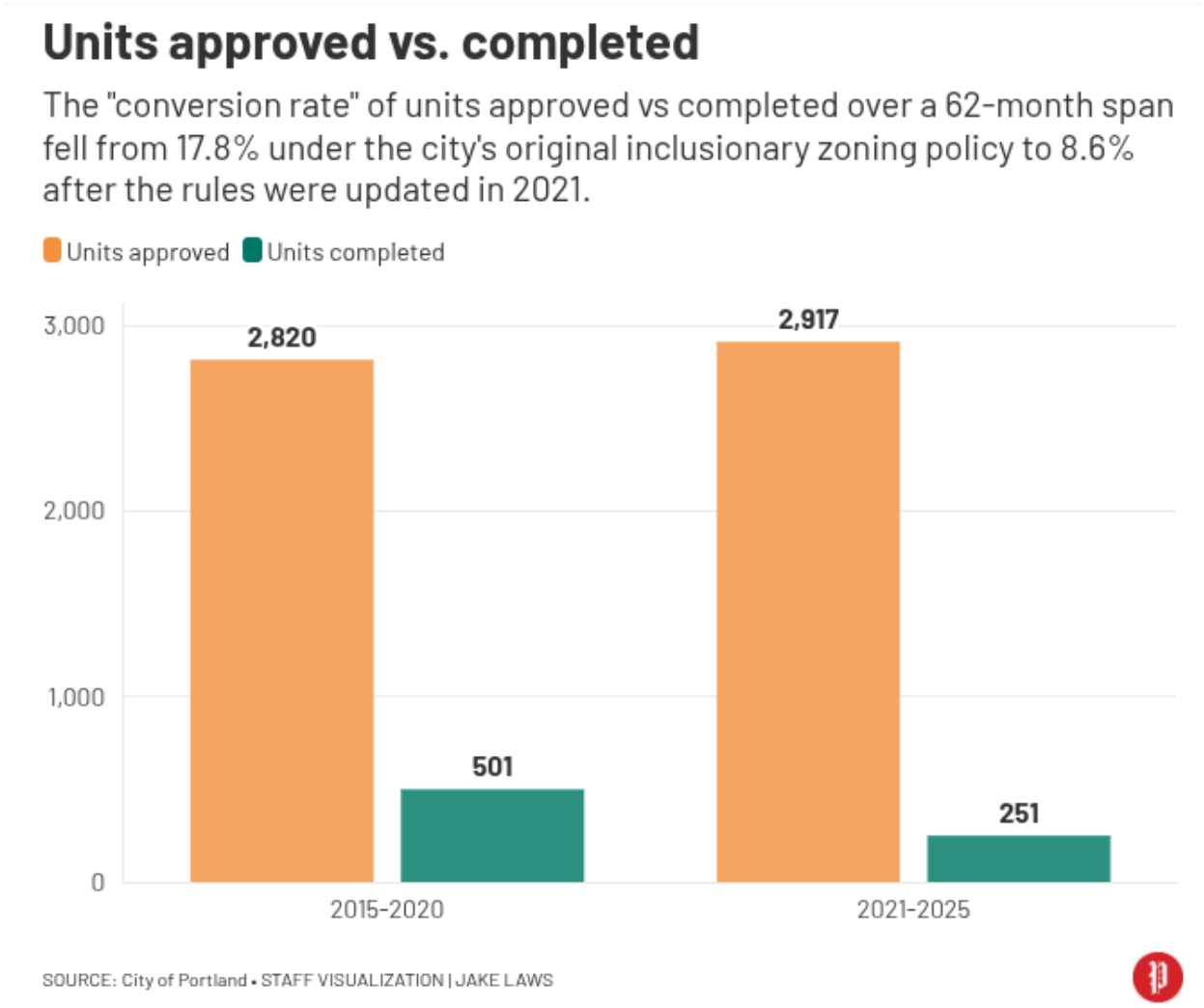
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[10] California Government Code (2026, January 1), https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65589.5

[11] *The Mill Valley City Council unanimously mill approved a series of zoning code updates on June 1st that officials Hope will lure developers*. Enjoy Mill Valley. (2026, June 9). https://enjoymillvalley.com/2026/06/08/the-mill-valley-city-council-unanimously-approved-a-series-of-zoning-code-updates-on-june-1st-that-officials-hope-will-lure-developers/

[12] Andersen, M. (2026, February 24). *Portland's inclusionary zoning program is finally performing, new data suggests.* Sightline Institute. https://www.sightline.org/2025/11/25/portlands-inclusionary-zoning-program-is-finally-performing-new-data-suggests/

state is currently in the process of outlawing unfunded IZ mandates via SB 1521. (Graph from *Portland Press Herald* analysis[13].)



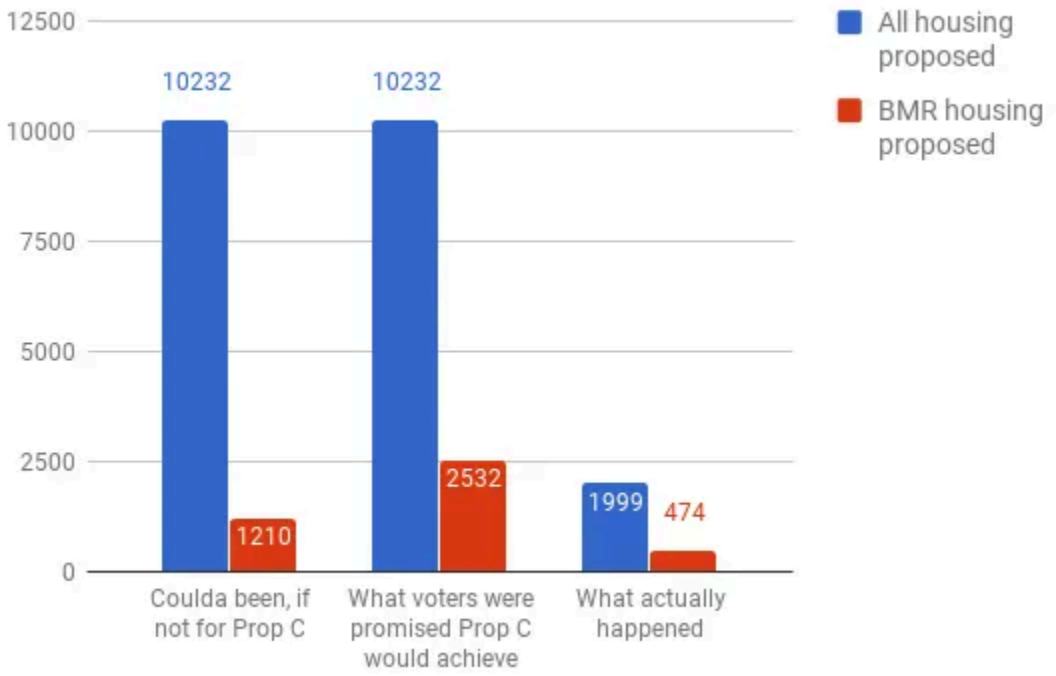
San Francisco raised its inclusionary rate to over 20% with Proposition C, and wound up not only cratering their total production, but producing fewer below market rate units as well. As a result, the city cut their rates roughly in half in 2023 to increase production.[14] (Graph from independent analysis[15].)

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[13] LaClaire, H., & Rice, A. (2026, May 13). Is a Portland rule requiring affordable units slowing down real housing growth? *The Portland Press Herald*. https://www.pressherald.com/2026/05/08/has-portlands-inclusionary-zoning-housing-ordinance-gone-too-far/

[14] Brinklow, A., & Brinklow, A. (2024, October 16). *SF's Unique Way of Funding Affordable Homes Is Under Attack, From All Sides.* The Frisc. https://thefrisc.com/sfs-unique-way-of-funding-affordable-homes-is-under-attack-from-all-sides-a01f5c6781c5/

[15] YIMBY Dispatches (2017, June 11). "The 25% inclusionary rate is killing affordable housing". https://medium.com/yimby/the-25-inclusionary-rate-is-killing-affordable-housing-db143c4abd31



Since then, the city's Inclusionary Zoning Technical Advisory Committee has written: "In the final TAC meeting, Controller's Office staff noted that, based on the consultants' analysis, the maximum economically-feasible inclusionary requirement was 0%."[16]

More broadly, inclusionary zoning is an economically harsh policy. The average IZ policy suppresses housing construction rates by a third, and costs $800k per subsidized unit, paid by other renters in the project.[17] At a certain point (which we've clearly reached), IZ policies reach a "cliff" and make development impossible.[18]

"Feeing out" the last five percent has been proposed as a middle ground. As seen in the attached pro forma, this is strictly inferior to simply reducing the rates in terms of the developer's IRR, which is a good metric for the probability of construction.

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[16] Office of the Controller (2026, April 30). "Inclusionary Housing: Triennial Review of Economic Feasibility, 2026". https://media.api.sf.gov/documents/Triennial_Economic_Feasibilty_Report_2026.final.pdf

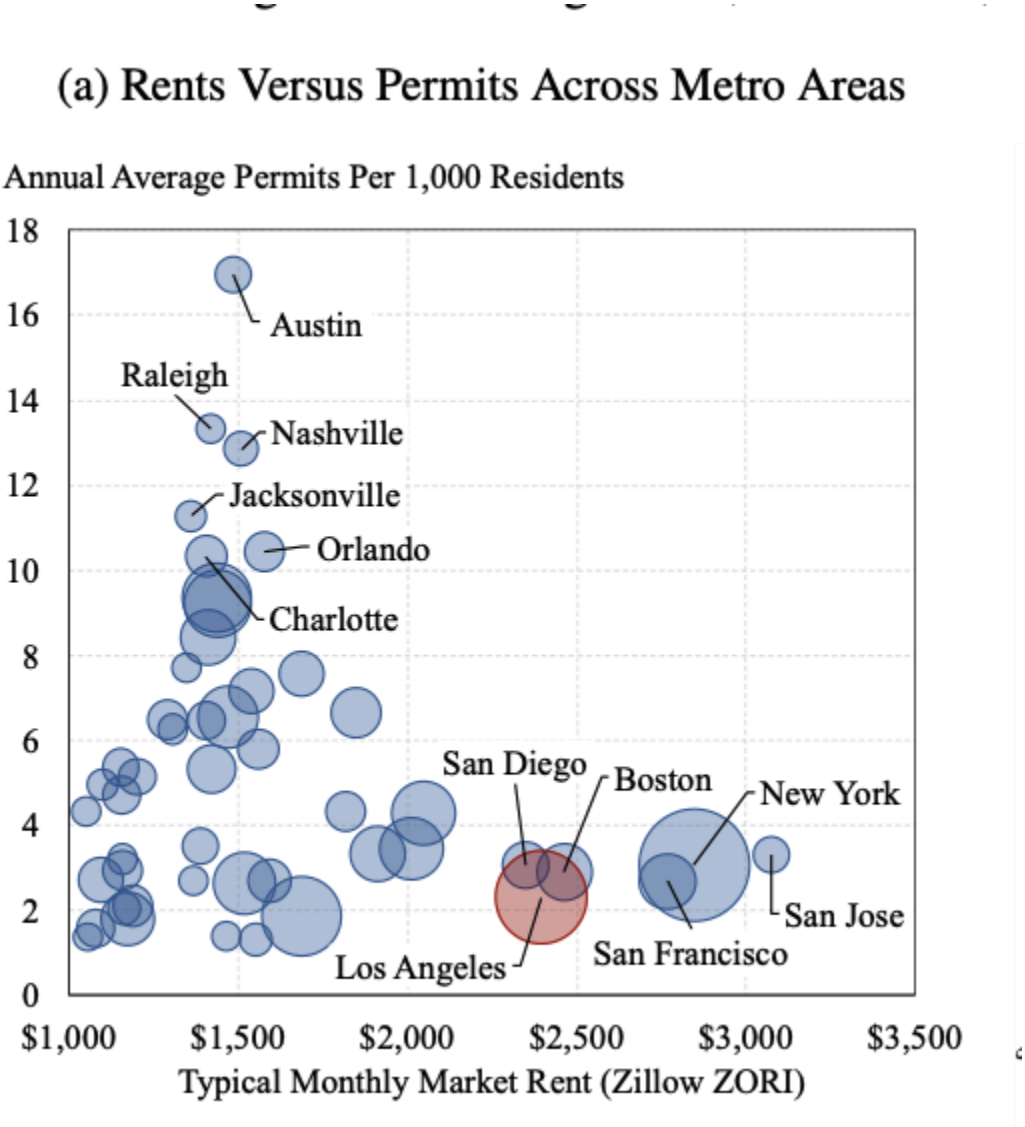
[17] Kouchekinia, Noah. (June 11, 2026). "Inclusionary Zoning and Housing Supply: Evidence from California's Palmer Fix". https://bpb-us-e2.wpmucdn.com/sites.uci.edu/dist/b/5302/files/2026/06/IZ_Kouchekinia.pdf

[18] Phillips, S. (2024, April). Modeling inclusionary zoning's impact on housing production. Terner Center. https://ternercenter.berkeley.edu/wp-content/uploads/2024/04/Inclusionary-Zoning-Paper-April-2024-Final.pdf

Will increased supply reduce prices?

Yes. Staff has asked if the subcommittee believes that removing all regulation on housing will on its own lead to housing affordability. That question is out of scope here, but *on the margins*, more housing makes prices go down.

First, *No jurisdiction which builds a lot of housing has high rents*.[19] If Campbell permitted like Austin (or even Charlotte) and had rents like San Jose, it would be an unprecedented economic oddity. There are *no known instances* of a city occupying the upper-right of that graph, where they both build a lot and have high rents.



[19] Soltas, Evan, Gruber, Jonathan. (2026, February). "How Costly Is Permitting in Housing Development?" https://evansoltas.com/papers/Permitting_SoltasGruber2026.pdf

Second, the question of whether market-rate housing reduces nearby rents has been asked in New York City[20], in San Francisco[21], in Helsinki[22], in Germany[23], in a variety of places[24], most recently in Honolulu[25]; new market-rate housing in a constrained market reduces nearby rents. A lack of new market-rate housing prevents existing housing from becoming affordable over time[26]. The quantitative evidence on this front is strong; there are review articles[27].

> *I combine the address histories with a simulation model to estimate that* ***building 100 new market-rate units leads 45-70 and 17-39 people to move out of below-median and bottom-quintile income tracts****, respectively, with almost all of the effect occurring within five years.*[28] (Evan Mast)

Qualitatively, filtering looks like this, as described by Henry Grabar[29]:

> *In one case, two of the article's co-authors, Justin Tyndall and Limin Fang, told me, a unit at the Central was purchased by a woman leaving an apartment built in the 1960s in a low-income neighborhood. That unit was subsequently occupied by someone moving from a transitional-housing facility for the formerly homeless, presumably freeing up a bed for someone living on the street. Put succinctly:* ***The sale of an apartment costing more than half a million dollars seems to have created a vacancy at a homeless shelter.***

Staff has requested a worked example of a similar, nearby jurisdiction. But similar, nearby jurisdictions haven't made these changes, (though the example of San Jose is good evidence), and we must make the best decision we have with the information available to us.

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[20] Li, X. (2021). Do new housing units in your backyard raise your rents? *Journal of Economic Geography*, 22(6), 1309–1352. https://doi.org/10.1093/jeg/lbab034

[21] Pennington, Kate, Does Building New Housing Cause Displacement?: The Supply and Demand Effects of Construction in San Francisco (June 15, 2021). Available at SSRN: https://ssrn.com/abstract=3867764 or http://dx.doi.org/10.2139/ssrn.3867764

[22] Bratu, C., Harjunen, O., & Saarimaa, T. (2023). JUE insight: City-wide effects of new housing supply: Evidence from moving chains. *Journal of Urban Economics*, 103528. https://doi.org/10.1016/j.jue.2022.103528

[23] Mense, A. (2025). The impact of new housing supply on the distribution of rents. *Journal of Political Economy Macroeconomics*, *3*(1), 1–42. https://doi.org/10.1086/733977

[24] Asquith, Brian J., Evan Mast, and Davin Reed. 2019. "Supply Shock Versus Demand Shock: The Local Effects of New Housing in Low-Income Areas." Upjohn Institute Working Paper 19-316. Kalamazoo, MI: W.E. Upjohn Institute for Employment Research. https://doi.org/10.17848/wp19-316

[25] Fang, Limin and Kim, Emi and Tyndall, Justin. (March 27, 2026), The Downmarket Impact of New Multifamily Housing: Evidence from a Honolulu Condo Tower. Available at SSRN: https://ssrn.com/abstract=5780364 or http://dx.doi.org/10.2139/ssrn.5780364

[26] Spader, J. (2024). Has housing filtering stalled? heterogeneous outcomes in the American Housing Survey, 1985–2021. *Housing Policy Debate*, *35*(1), 3–25. https://doi.org/10.1080/10511482.2023.2298256

[27] Been, V., Ellen, I. G., & O'Regan, K. (2024). Supply skepticism revisited. *Housing Policy Debate*, *35*(1), 96–113. https://doi.org/10.1080/10511482.2024.2418044

[28] Mast, Evan. 2019. "The Effect of New Market-Rate Housing Construction on the Low-Income Housing Market." Upjohn Institute Working Paper 19-307. Kalamazoo, MI: W.E. Upjohn Institute for Employment Research. https://doi.org/10.17848/wp19-307

[29] Grabar, H. (2026, February 23). High-End construction really does help everyone. *The Atlantic.* https://www.theatlantic.com/ideas/2026/02/housing-crisis-rich-poor-building/686086/

Updated Pro Forma & Policy Memo

To: Campbell Planning Commission Subcommittee	**Date:** August 4, 2026
From: Planning Commissioner	**Subject:** 5-Over-1 Stacked Flat Feasibility & Fee-Out Analysis

1. Executive Summary

This memo updates our financial pro forma to evaluate high-density "stacked flat" development under specific architectural parameters: a **5-over-1 podium structure** featuring **600 sq ft micro-units** (paired with 900 sq ft base units) and a parking requirement of **1.5 stalls per unit** (300 total stalls).

Under current city standards, these parameters drive up construction and parking costs, resulting in a starting baseline **Internal Rate of Return (IRR) of 10.2%**. Because institutional capital requires a minimum hurdle rate of **15.0% to 18.0%**, the project is currently **infeasible**. However, our comprehensive three-part policy proposal successfully lifts the project IRR to **15.4%**, crossing the feasibility threshold. Furthermore, comparing our proposed inclusionary zoning (IZ) reduction against a "fee-out" option confirms that a straight reduction is vital to maintaining project viability.

2. Updated Baseline Project Parameters & Starting Economics

Incorporating structured podium parking for 300 stalls and 600 sq ft micro-units significantly expands the capital requirements and physical scale of the project:

- **Scale & Mix:** 200 Total Units (100 Base Units @ 900 sq ft [90,000 sq ft] + 100 Micro-Units @ 600 sq ft [60,000 sq ft]).
- **Total Habitable Area:** 150,000 sq ft.
- **Parking Requirement:** 300 stalls (1.5 stalls/unit), requiring a capital-intensive podium level.
- **Estimated Hard Costs:** ~$58 Million.
- **Starting Baseline IRR:** **10.2%** (Deeply infeasible; institutional capital will bypass the site).

3. Financial Impact of the Three-Part Proposal

The table below breaks down how each element of our subcommittee's proposal alters the pro forma, moving the project from an un-fundable baseline to a viable 15.4% IRR.

Policy Lever	Current Baseline	Proposed Change	Financial Mechanism & Impact	Est. IRR
1. Approvals	12+ Month Timeline	**-2 Months** (Ministerial)	Saves land carrying costs and inflation (~$400k total), returning investor capital sooner.	+0.4%
2. Park Fees	$4.60M ($23k on all 200 units)	**$2.30M** (Exempting 100 micro-units)	Slashes Day 1 equity requirements. Earning profit on a smaller initial capital outlay significantly boosts IRR.	+2.8%
3. IZ Policy	15% IZ (split 30/50 AMI)	**7% IZ** (at 50% AMI - Option B)	Improves Net Operating Income (NOI), increasing the final appraised value of the property at stabilization.	+2.0%
			Combined Pro Forma Result:	**15.4%**

4. IZ Policy Analysis: Straight Reduction vs. 5% Fee-Out Option

The subcommittee also evaluated an alternative IZ structure: requiring 10% on-site affordable units and allowing the developer to pay an in-lieu fee for the final 5% (10 units). Using Campbell's residential in-lieu fee of $60 per square foot applied to our 150,000 sq ft project (prorated by 10/30 required units), the resulting fee is:

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$60/sq ft × (10/30 required units) × 150,000 sq ft = $3,000,000 Upfront Cash Fee
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Metric	Option A: 7% On-Site (Straight Reduction)	Option B: 10% On-Site + 5% Fee-Out
Financial Nature	Reduced capitalized value loss over time.	Massive **$3.0 Million Day 1 cash outlay** at permit issuance.
Impact on IRR	**Supportive.** Clears both future value penalties and upfront cash hurdles, lifting IRR to 15.4%.	**Destructive.** A $3M cash penalty forces developers to raise expensive equity or add to debt, crushing the IRR back down to ~11.5%.
Real-World Outcome	Project pencils; construction begins.	Project stalls; capital is pulled; zero units built.

5. Conclusion

When factoring in the high cost of 5-over-1 podium parking (1.5 stalls/unit) and 600 sq ft micro-units, Campbell's current policies result in an infeasible 10.2% IRR. Piecemeal adjustments will not suffice. To successfully stimulate housing production, the city must enact the **combined three-part proposal**—including streamlined approvals, Quimby fee exemptions for micro-units, and a straight IZ reduction to 7%.