Planning Commission
REGULAR MEETING AGENDA
Tuesday, August 25, 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 August 11, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of August 11, 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. **1875, 1887, 1901, 1919, 1995, and 1999 S. Bascom Avenue and 777 E. Campbell Avenue – Master Use Permit Amendment and Extension of Time** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of the Pruneyard Center Association for an Amendment to the Pruneyard Master Use Permit to extend the approved phasing deadlines for Phases 3 and 4, which provide for construction of a five-story office building, expansions of the existing parking structure, additional commercial buildings, and related site improvements; and for an Extension of Time for the related Tentative Parcel Map allowing creation of a fourth parcel for the office building approved as part of Phase 3, so that the phasing deadlines and map expiration date would extend to December 31, 2031, on property located at **1875, 1887, 1901, 1919, 1995, and 1999 S. Bascom Avenue and 777 E. Campbell Avenue**. File No.: PLN-2026-82. Staff recommends that the proposed actions be found within the scope of the Mitigated Negative Declaration adopted in October 2016, as supplemented by an April 2021 Addendum, and that no further environmental review be required under CEQA. Tentative City Council Date: October 6, 2026. Project Planner: Daniel Fama, Senior Planner.

   Recommended Action: (1) Adopt a Resolution, recommending that the City Council approve an Amendment to the Pruneyard Master Use Permit to extend the approved phasing deadlines for Phases 3 and 4 for an additional five years, from December 31, 2026, to December 31, 2031; and (2) Adopt a Resolution, recommending that the City Council approve an Extension of Time for the Tentative Parcel Map associated with Phase 3 of the Pruneyard Master Use Permit to extend its expiration date for an additional five years, from December 31, 2026, to December 31, 2031.

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.

   - **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. **Presentation on Community Development Department Workplan** – *Rob Eastwood, Community Development Director*

   The Community Development Director will provide a presentation on the current workplan of the department.

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

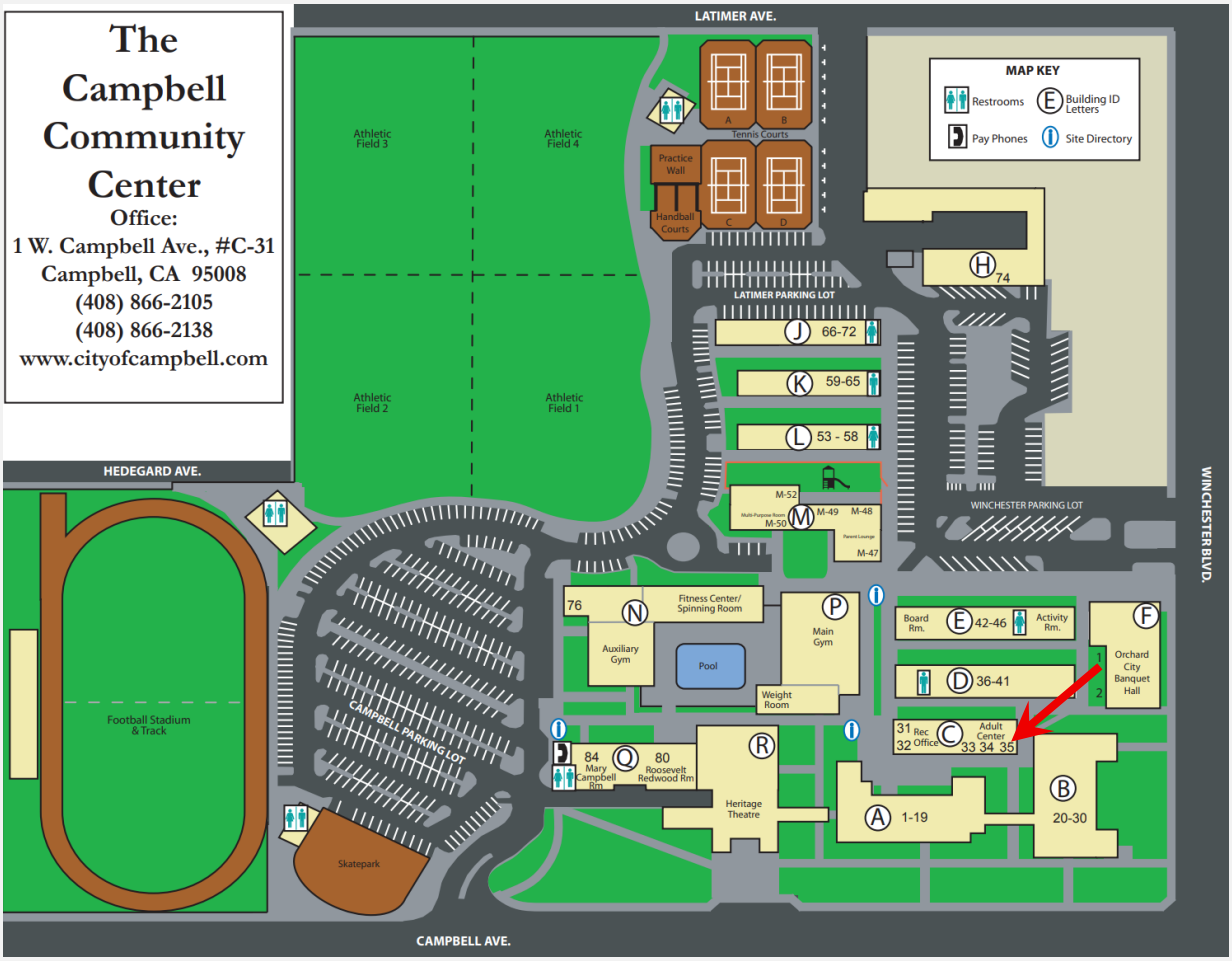
The Community Development Director will provide a verbal update on matters of interest to the Planning Commission.

ADJOURNMENT

Adjourn to the Planning Commission meeting of **September 8, 2026**, at 7:00 PM, in the multipurpose room of the Police Department Operations Building, 100 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, August 11, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of August 11, 2026, was called to order at 7:00 pm by Chair Fields, and the following proceedings were followed

ROLL CALL

Planning Commissioners Present:
Davis Fields, Chair
Matt Kamkar
Adam Buchbinder (arrived at 7:11pm)
Alan Zisser
Phil Alne

Planning Commissioners Absent:
Gary Aquilina, Vice Chair

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

COMMUNICATIONS

None.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None.

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest

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

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

APPROVAL OF MINUTES

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

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

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

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

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL COMMUNICATIONS

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)

Disclosures: Alne went to the project site

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

Permit. File No.: PLN-2026-58. Staff recommends that this item be deemed categorically exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Daniel Fama, Senior Planner.

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

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

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

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

Commissioners discussed and indicated support for the project.

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

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

NEW BUSINESS

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

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

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

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

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

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

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

Chair Fields opened Public Hearing for Public Comment.

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

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

STAFF AND COMMITTEE REPORTS

4. **Planning Commission Subcommittee Reports**

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

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

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

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

Director provided the following updates:

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

ADJOURNMENT

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

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PREPARED BY: _____
Ken Ramirez, Administrative Analyst

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

ITEM NO. 2

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · August 25, 2026

PLN-2026-82

Pruneyard Center Association

Public Hearing to consider the application of the Pruneyard Center Association for an Amendment to the Pruneyard Master Use Permit to extend the approved phasing deadlines for Phases 3 and 4, which provide for construction of a five-story office building, expansions of the existing parking structure, additional commercial buildings, and related site improvements; and for an Extension of Time for the related Tentative Parcel Map allowing creation of a fourth parcel for the office building approved as part of Phase 3, so that the phasing deadlines and map expiration date would extend to December 31, 2031, on property located at **1875, 1887, 1901, 1919, 1995, and 1999 S. Bascom Avenue and 777 E. Campbell Avenue**. File No.: PLN-2026-82.

STAFF RECOMMENDATION

That the Planning Commission take the following actions:

1. **Adopt a Resolution** (reference **Attachment A**), recommending that the City Council approve an Amendment to the Pruneyard Master Use Permit to extend the approved phasing deadlines for Phases 3 and 4 for an additional five years, from December 31, 2026, to December 31, 2031; and

2. **Adopt a Resolution** (reference **Attachment B**), recommending that the City Council approve an Extension of Time for the Tentative Parcel Map associated with Phase 3 of the Pruneyard Master Use Permit to extend its expiration date for an additional five years, from December 31, 2026, to December 31, 2031.

ENVIRONMENTAL (CEQA) DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City Council adopted a Mitigated Negative Declaration for the Pruneyard Master Use Permit in October 2016 and subsequently approved an Addendum in April 2021 in connection with the revised phasing plan and Tentative Parcel Map. The current requests would only extend the existing approval periods and would not modify the approved development. Staff therefore recommends that the Planning Commission accept the determination that the proposed actions remain within the scope of the previously adopted environmental documents, and that no further environmental review is required under CEQA.

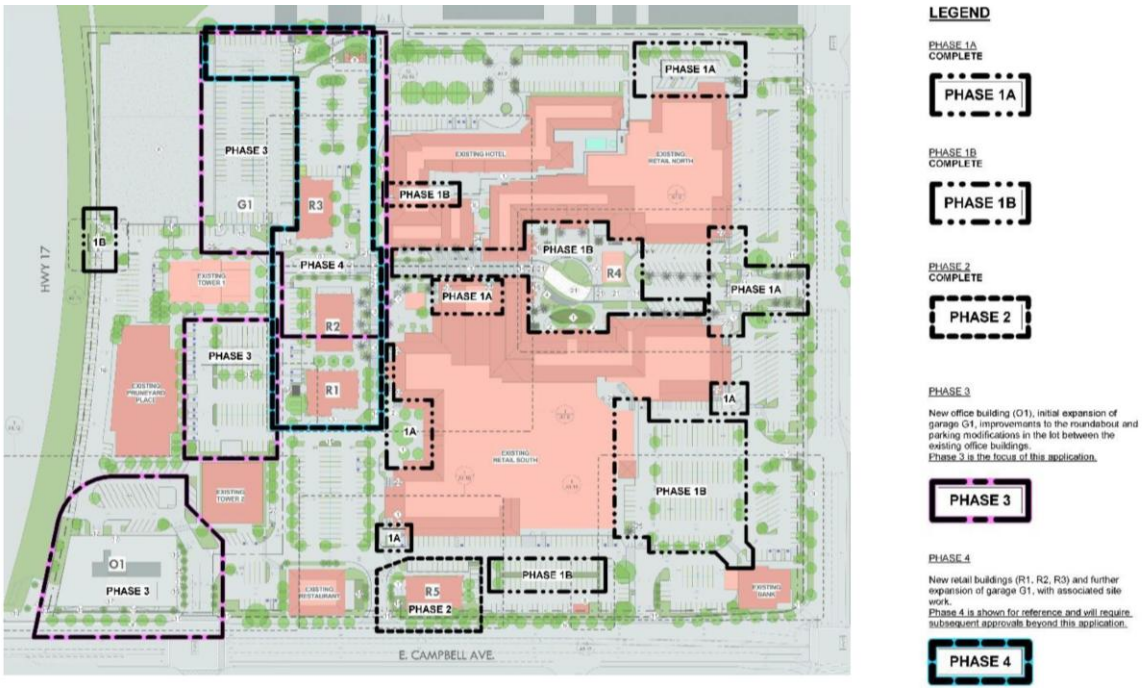
DISCUSSION

Project Site: The project site is the Pruneyard Shopping Center and Offices, a 27-acre multi-use complex developed with multiple buildings accommodating office, retail, service, entertainment, and hotel uses. The center consists of three parcels, separately developed with a hotel, retail center, and office complex. The site is bounded by Bascom and Campbell Avenues to the east and south, Highway 17 to the west, and the Pruneridge Plaza Apartments to the north. Campisi Way, which provides access to Hamilton Avenue and Highway 17 via Creekside Way, terminates at the northerly property line. The Pruneyard is located within the Overlay Combining Zoning District and is designated by the General Plan as *Transit-Oriented Mixed-Use*, *Commercial-Corridor Mixed-Use*, and *General Commercial*, with site-specific overlays allowing residential development on portions of the property.



Background: The Pruneyard Master Use Permit (MUP) was approved by the City Council in October 2016 as the principal land use entitlement governing the long-term development and operation of The Pruneyard. The MUP consolidated the center's existing land use approvals into a single regulatory document and established an approved development program consisting of new commercial buildings, an office building, a parking structure expansion, and associated site and landscaping improvements.

In May 2021, the City Council approved an Amendment to the MUP that substantially revised the remaining construction phasing in response to changing economic conditions associated with the COVID-19 pandemic. The amendment moved the approved office building and an initial expansion of the parking structure into Phase 3, moved the remaining commercial buildings and second parking structure expansion into Phase 4, eliminated the office building's underground parking, and incorporated related site and circulation changes, as depicted, below. The deadlines for Phases 3 and 4 of the MUP are December 31, 2026.



In conjunction with the 2021 MUP Amendment, the City Council also approved a Tentative Parcel Map allowing creation of a fourth parcel around the approved Phase 3 office building. Recordation of the map, and creation of the fourth parcel, may occur only upon issuance of a building permit for the office building. The Tentative Parcel Map is also set to expire on December 31, 2026, consistent with the deadlines for Phases 3 and 4 of the MUP.

The Pruneyard Center Association has separately applied for a broader Amendment to the MUP to address operational issues arising from COVID-era outdoor seating and related changes to the center. The broader amendment will also update the MUP for consistency with the 2040 General Plan and updated Zoning Code, establish a mechanism to accommodate potential future housing development, and revise allowable uses to reflect current market conditions. However, due to staffing constraints and the scope of that work, preparation of the broader MUP update remains ongoing and is anticipated to return to the Planning Commission in early 2027. Because the Phase 3 and Phase 4 deadlines expire on December 31, 2026, the requested extensions must be processed separately in advance of that amendment.

Request: The Pruneyard Center Association requests a five-year extension of the approved Phase 3 and Phase 4 deadlines, from December 31, 2026, to December 31, 2031, together with a corresponding five-year extension of the related Tentative Parcel Map (reference **Attachment C**). The request would not modify the previously approved development program or parcel configuration, but would provide additional time to implement the remaining phases and record the approved map.

ANALYSIS

The Campbell Municipal Code generally allows an applicant to request an extension of a land use approval before its expiration and places the burden on the applicant to demonstrate, with substantial evidence, a good faith effort to fulfill the requirements of the approval and justification for the requested extension. The Zoning Code provides that an extension may be granted for a period "deemed commensurate with the justification for the extension presented by the applicant," and ordinarily limits extensions to an aggregate period of 24 months, "unless conditions of approval authorize longer extensions." The Pruneyard MUP specifically provides that an extension of its approved phasing deadlines shall be considered an Amendment, with review by the Planning Commission and decision by the City Council. Accordingly, the requested five-year extension is being considered through the MUP-specific amendment process, under which the City Council may establish revised phasing deadlines for the remaining phases of development.

The related Tentative Parcel Map is governed separately by the Subdivision Map Act, which authorizes a local agency to extend an approved tentative map for a period or periods totaling up to six years, provided that the extension application is filed before the tentative map's expiration. The requested five-year extension from December 31, 2026, to December 31, 2031, is therefore within the maximum extension period authorized by State law.

Findings for Approval: Pursuant to CMC Section 21.56.030.C.2, the applicant bears the burden of establishing, with substantial evidence, a good faith effort to fulfill the requirements of the permit approval and justification for the requested extension. The following analysis evaluates these findings for the requested five-year extension through December 31, 2031.[1]

[1] An Amendment to the MUP is also subject to the Conditional Use Permit findings in CMC Section 21.46.040. However, because the Amendment would modify only the approved phasing deadlines, no separate analysis of these findings is provided.

1. *The applicant has established, with substantial evidence, that a good faith effort to fulfill all the requirements of the permit approval has been made.*

   Yes. The Pruneyard MUP has been substantially implemented since its original approval in 2016. Phases 1 and 2 have been completed, including extensive renovation of the shopping center, reconstruction of the Main Plaza, new landscaping and pedestrian improvements, rehabilitation of the movie theater, construction of two new freestanding commercial buildings and trash enclosures, and substantial improvements to existing buildings and common areas.

   The Pruneyard Center Association also contributed $100,000 toward creation of the recently completed pedestrian pathway linking the Los Gatos Creek Trail to Campbell Avenue. Separately, the Association has made required transportation improvement payments under the MUP for video detection equipment, traffic signal pre-emption upgrades, and future installation of green bike lanes.

   The remaining development consists principally of Phases 3 and 4, including the approved office building, expansions of the parking structure, additional commercial buildings, and related site improvements. The extent of work already completed, together with the Association's continued investment in site and transportation improvements and its submittal of a broader MUP Amendment to update the entitlement, demonstrates a sustained good faith effort to carry out the approved development program.

2. *The applicant has, furthermore, with substantial evidence, provided justification for extension of the permit.*

   Yes. The applicant identifies current economic conditions as the primary basis for the requested extension, including elevated construction costs, persistent inflation, high interest rates, and tighter lending standards, which have affected the financial feasibility and timing of the remaining phases. The Pruneyard Association indicates that the approved development program remains unchanged and that the additional time is intended to allow market and financing conditions to improve sufficiently to support construction of Phases 3 and 4.

   These circumstances are particularly relevant to Phase 3, which includes substantial new office development. Although the Silicon Valley office market has recently begun to improve, office vacancy remains high. Similarly, development of the new retail components of Phase 4 remains constrained by economic conditions affecting new commercial construction. Taken together, these conditions support the applicant's assertion that additional time is warranted for a project involving substantial new office, retail, and parking construction.

   There is also value to the City in preserving approved development capacity at The Pruneyard. There are few opportunities to add new freestanding retail space in Campbell, particularly as existing retail sites are redeveloped for residential projects. Preserving the approvals gives the City a rare opportunity to expand its retail base when demand and financing return, bringing in new businesses and consumer spending and generating additional tax revenue. Similarly, despite a relatively high office vacancy rate, Campbell has limited ability to accommodate office users requiring large blocks of contiguous space. In either case, maintaining the existing approvals allows the City and property owner to respond more quickly to market opportunities, whereas a new entitlement process can take significant time, during which a prospective tenant may move elsewhere.

Staff acknowledges that the requested five-year extension is comparatively lengthy, but an approval period of this duration is not without precedent in Campbell. The office building now occupied by 8x8 on Creekside Way was originally entitled in 2000 and remained active through a series of subsequent City actions for more than 15 years before its eventual construction. In this regard, the City has previously allowed a major commercial development to remain entitled over an extended period where economic conditions, financing, and project complexity delayed construction.

The requested extension would similarly result in an overall approval horizon of approximately 15 years from the Pruneyard MUP's original approval in 2016 through the proposed December 31, 2031 deadline. Given the scale and complexity of the remaining development, the substantial portions of the MUP already implemented, the extraordinary disruption experienced by the office market following the COVID-19 pandemic, and the continued economic constraints affecting new commercial construction, the requested five-year extension may be found commensurate with the justification presented by the applicant.

Attachments:

A. Draft Resolution (MUP Amendment)
B. Draft Resolution (T-Map Extension)
C. Applicant's Request

Prepared by: _____

Daniel Fama, Senior Planner

Review by: _____

Nathan Donato-Weinstein, Economic Development Manager

Approved by: _____

Rob Eastwood, Community Development Director

RESOLUTION NO. 2026-__

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL RECOMMENDING THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE PRUNEYARD MASTER USE PERMIT (PLN-2026-82) TO EXTEND THE APPROVED PHASING DEADLINES FOR PHASES 3 AND 4 FROM DECEMBER 31, 2026, TO DECEMBER 31, 2031, FOR PROPERTY LOCATED AT **1875, 1887, 1901, 1919, 1995, AND 1999 SOUTH BASCOM AVENUE AND 777 EAST CAMPBELL AVENUE**. FILE NO.: PLN-2026-82

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 finds as follows with regard to the application for an Amendment (PLN-2026-82) to the Pruneyard Master Use Permit (MUP) to extend the approved phasing deadlines for Phases 3 and 4 (the "Amendment"):

Environmental Findings

1. On October 18, 2016, the City Council adopted Resolution No. 12067, adopting a Mitigated Negative Declaration for the Pruneyard Expansion Project, including the Pruneyard Master Use Permit (MUP).

2. On May 4, 2021, the City Council considered an Addendum to the Mitigated Negative Declaration in connection with its approval of an Amendment to the MUP under Resolution No. 12706.

3. The proposed Amendment would modify only the approved deadlines for Phases 3 and 4 and would not alter the approved development program. Accordingly, no substantial changes to the Project or the circumstances under which it will be undertaken have occurred, and no new information of substantial importance has been identified. Therefore, none of the circumstances requiring subsequent environmental review under CEQA Guidelines Section 15162 are present, and the previously adopted Mitigated Negative Declaration and 2021 Addendum remain adequate for the Amendment.

Evidentiary Findings

1. The Project Site is the approximately 27-acre regional commercial center commonly known as the Pruneyard Shopping Center and Offices, generally bounded by Bascom and Campbell Avenues to the east and south, Highway 17 to the west, and the Pruneridge Plaza Apartments to the north.

2. The Project Site is designated Transit-Oriented Mixed-Use, Commercial Corridor Mixed-Use, and General Commercial by the General Plan, with corresponding base zoning district designations combined with the O (Overlay) Overlay/Combining Zoning District.

3. On October 18, 2016, the City Council adopted Resolution No. 12068, approving the MUP as the principal land use entitlement governing the long-term development and operation of The Pruneyard. The MUP consolidated the center's existing land use approvals into a single regulatory framework and approved a development program consisting of new commercial buildings, a five-story office building, expansion of the existing parking structure, and associated site, circulation, landscaping, and pedestrian improvements.

4. On May 4, 2021, the City Council adopted Resolution No. 12706, approving an Amendment to the MUP that revised the remaining construction phasing in response to economic conditions associated with the COVID-19 pandemic. The Amendment placed the approved office building and an initial expansion of the parking structure in Phase 3; placed the remaining commercial buildings and second parking structure expansion in Phase 4; eliminated the office building's underground parking; and incorporated related site and circulation changes. The current deadlines for Phases 3 and 4 are December 31, 2026.

5. In conjunction with the 2021 MUP Amendment, the City Council adopted Resolution No. 12707, approving a Tentative Parcel Map to allow creation of a fourth parcel around the Phase 3 office building. The map may be recorded only upon issuance of a building permit for the office building, is set to expire on December 31, 2026, and is addressed by separate resolution.

6. On July 23, 2026, before expiration of the applicable deadlines, the Pruneyard Center Association submitted a written request to extend the deadlines for Phases 3 and 4 for five years, from December 31, 2026, to December 31, 2031.

7. CMC Section 21.56.030.C.3 generally limits an extension of time to an aggregate total of twenty-four months beyond the original approval period unless the conditions of approval authorize a longer extension. For property within an Overlay Combining Zoning District, CMC Sections 21.56.030.C.4 and 21.14.030.C.10 require an extension request to be reviewed pursuant to the applicable MUP and processed as an Amendment. Part II, Section D of the Pruneyard MUP establishes project-specific phasing deadlines and expressly authorizes requests to extend those deadlines through an Amendment pursuant to Part II, Section G. This project-specific authorization allows the City Council, upon recommendation of the Planning Commission, to establish revised phasing deadlines beyond the otherwise applicable twenty-four-month limitation, subject to the required findings for an Amendment and Extension of Time.

8. The MUP has been substantially implemented since its original approval. Phases 1 and 2 have been completed, including extensive renovation of the shopping center, reconstruction of the Main Plaza, new landscaping and pedestrian improvements, rehabilitation of the movie theater, construction of two new freestanding commercial buildings, installation of new trash enclosures, and substantial improvements to existing buildings and common areas.

9. The Pruneyard Center Association contributed $100,000 toward creation of the recently completed pedestrian pathway linking the Los Gatos Creek Trail to Campbell Avenue. Separately, the Association has made required transportation improvement payments under the MUP for video detection equipment, traffic signal pre-emption upgrades, and future installation of green bike lanes.

10. The Association has also submitted a separate application for a broader Amendment to update the MUP for consistency with the 2040 General Plan and Zoning Code, address operational changes, accommodate potential future housing development, and revise allowable uses. That application reflects a continuing effort to maintain and implement the MUP as the governing framework for the property.

11. The remaining development consists principally of Phases 3 and 4, including the approved office building, expansions of the parking structure, additional commercial buildings, and related site improvements. The extent of work already completed, together with the Association's continued investment in site and transportation improvements and its submittal of the broader MUP Amendment, demonstrates a sustained good faith effort to carry out the approved development program.

12. The applicant identifies current economic conditions as the primary basis for the requested extension, including elevated construction costs, persistent inflation, high interest rates, and tighter lending standards, which have affected the financial feasibility and timing of the remaining phases. The approved development program remains unchanged, and the additional time is intended to allow market and financing conditions to improve sufficiently to support construction of Phases 3 and 4.

13. These circumstances are particularly relevant to Phase 3, which includes substantial new office development. Although the Silicon Valley office market has begun to improve, office vacancy remains high following the extraordinary disruption associated with the COVID-19 pandemic. Development of the Phase 4 retail components also remains constrained by conditions affecting new commercial construction. Together, these conditions support additional time for the remaining office, retail, and parking work.

14. Although the five-year extension is comparatively lengthy, a similar approval period is not without precedent in Campbell. The office project now occupied by 8x8 on Creekside Way was originally entitled in 2000 and, following reinstatement, extensions, and project modifications, remained approved for more than 15 years before construction.

15. The extension would result in an overall approval horizon of approximately 15 years, from the MUP's original approval in 2016 through December 31, 2031. Given the scale and complexity of the remaining development, the portions already implemented, and the constraints affecting new commercial construction, the five-year extension is commensurate with the applicant's justification.

16. The Amendment would change only the approved deadlines for Phases 3 and 4. It would not modify the approved buildings, land uses, development intensity, site layout, circulation plan, parking program, mitigation measures, or other requirements of the MUP.

17. In reviewing the Amendment, the Planning Commission considered the matters identified in Campbell Municipal Code Section 21.14.030.D, including traffic safety, traffic congestion, site circulation, landscaping, and building and site layout, and determined that the Amendment would not alter those features of the approved development.

18. The Amendment is consistent with General Plan Goal LU-8, which promotes the continued evolution of the Pruneyard/Creekside District as an active mixed-use area, and General Plan Action LU-8.a, which directs the City to continue implementing and reviewing projects under the Pruneyard MUP.

19. 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.

20. 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.

21. The conditions and requirements applicable to the approved project, as set forth in the MUP, remain reasonably related and roughly proportional to the impacts of the approved development and would not be altered by the Amendment.

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

Conditional Use Permit Findings (CMC Section 21.46.040):

1. The land uses authorized by the MUP are allowed within the applicable base zoning districts, as combined with the O (Overlay) Overlay/Combining Zoning District, through approval of the MUP. Because the Amendment would modify only the approved phasing deadlines, it would not alter the authorized land uses and would comply with all other applicable provisions of the Zoning Code and Campbell Municipal Code;

2. The Amendment is consistent with the General Plan, including the Transit-Oriented Mixed-Use, Commercial-Corridor Mixed-Use, and General Commercial land use designations and Goal LU-8 and Action LU-8.a applicable to the Pruneyard/Creekside District, because it would not change the approved development program or land uses and would allow continued implementation of the Pruneyard MUP;

3. The project site remains adequate in size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required to integrate the approved development with surrounding uses;

4. The project site remains adequately served by streets of sufficient capacity to carry the kind and quantity of traffic expected to be generated by the approved development;

5. Because the Amendment would not change the design, location, size, or operating characteristics of the approved development, the approved uses remain compatible with existing and future land uses on the site and in the vicinity;

6. The Amendment will not cause the approved uses to be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood; detrimental or injurious to property and improvements in the neighborhood; or detrimental to the general welfare of the City;

Extension of Time Findings (CMC Section 21.56.030.C)

7. The applicant has established, with substantial evidence, that a good faith effort to fulfill all the requirements of the permit approval has been made; and

8. The applicant has, with substantial evidence, provided justification for the requested five-year extension, and the extension period is commensurate with the justification presented.

THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council approve an Amendment to the Pruneyard Master Use Permit (PLN-2026-82) to extend the deadlines for Phase 3 and Phase 4 from December 31, 2026, to December 31, 2031, and upon approval to direct the Community Development Director to revise Part II, Section D (Approved Phasing) of the MUP to reflect the revised Phase 3 and Phase 4 deadlines. All other provisions of the MUP shall remain unchanged and in full force and effect.

PASSED AND ADOPTED this 25th 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

RESOLUTION NO. 2026-__

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL RECOMMENDING THAT THE CITY COUNCIL APPROVE A FIVE-YEAR EXTENSION OF TIME FOR A TENTATIVE PARCEL MAP (PLN-2026-82), ORIGINALLY APPROVED UNDER RESOLUTION NO. 12707 (PLN-2020-54), TO EXTEND THE EXPIRATION DATE FROM DECEMBER 31, 2026, TO DECEMBER 31, 2031, FOR PROPERTY LOCATED AT **1901 SOUTH BASCOM AVENUE AND 777 EAST CAMPBELL AVENUE**. FILE NO.: PLN-2026-82

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 finds as follows with regard to the application for a five-year Extension of Time for the Tentative Parcel Map approved under City Council Resolution No. 12707 (the "Extension"):

Environmental Findings

1. On October 18, 2016, the City Council adopted Resolution No. 12067, adopting a Mitigated Negative Declaration for the Pruneyard Shopping Center and Offices Expansion Project, including the Pruneyard Master Use Permit and a Tentative Parcel Map dividing the property into three parcels.

2. On May 4, 2021, the City Council considered an Addendum to the Mitigated Negative Declaration in connection with its approval of an Amendment to the Pruneyard Master Use Permit under Resolution No. 12706 and a Tentative Parcel Map under Resolution No. 12707. The Addendum considered the proposed creation of a fourth parcel from the existing office parcel and determined that the minor land division was also categorically exempt pursuant to CEQA Guidelines Section 15315.

3. The proposed Extension would modify only the expiration date of the Tentative Parcel Map and would not alter the approved subdivision or development program. Accordingly, no substantial changes to the Project or the circumstances under which it will be undertaken have occurred, and no new information of substantial importance has been identified. Therefore, none of the circumstances requiring subsequent environmental review under CEQA Guidelines Section 15162 are present, and the previously adopted Mitigated Negative Declaration and 2021 Addendum remain adequate for the Extension.

Evidentiary Findings

4. The Project Site is the portion of the existing office parcel within the approximately 27-acre regional commercial center commonly known as the Pruneyard Shopping Center and Offices that is subject to the Tentative Parcel Map. The Pruneyard is generally bounded by Bascom Avenue to the east, Campbell Avenue to the south, Highway 17 to the west, and the Pruneridge Plaza Apartments to the north.

5. The Pruneyard is designated by the Campbell General Plan as Transit-Oriented Mixed-Use, Commercial-Corridor Mixed-Use, and General Commercial, and by the Zoning Map with the corresponding base zoning district designations combined with the O (Overlay) Overlay/Combining Zoning District.

6. On October 18, 2016, the City Council adopted Resolution No. 12068, approving the Pruneyard Master Use Permit as the principal land use entitlement governing the long-term development and operation of the Pruneyard.

7. On May 4, 2021, the City Council adopted Resolution No. 12706, approving an Amendment to the Master Use Permit that, among other changes, placed the approved Office Building O1 and an initial expansion of the parking structure in Phase 3 and established December 31, 2026, as the deadline for effectuating Phase 3.

8. In conjunction with the Master Use Permit Amendment, the City Council adopted Resolution No. 12707, approving a Tentative Parcel Map to allow creation of a fourth parcel from the existing office parcel.

9. Conditions of Approval of the Tentative Parcel Map establish December 31, 2026, as the expiration date, require the Parcel Map to be recorded in compliance with the amended Master Use Permit and only after issuance of a building permit for Office Building O1, and incorporate the Master Use Permit Conditions of Approval by reference, thereby tying the subdivision to implementation of the approved development program.

10. On July 23, 2026, before expiration of the Tentative Parcel Map, the applicant submitted a written request to extend the map expiration date for five years, from December 31, 2026, to December 31, 2031.

11. Government Code Section 66452.6(e), authorizes the legislative body, upon a timely application by the subdivider, to extend the expiration of a Tentative Parcel Map for a period or periods not exceeding a total of six years.

12. The approved Parcel Map cannot be recorded independently of the Phase 3 development because issuance of a building permit for Office Building O1 is an express prerequisite to recordation.

13. The applicant has substantially implemented the Master Use Permit through completion of Phases 1 and 2, including extensive renovation of the shopping center, reconstruction of the Main Plaza, new landscaping and pedestrian improvements, rehabilitation of the movie theater, construction of two freestanding commercial buildings, and substantial improvements to existing buildings and common areas.

14. The applicant has continued to invest in the Pruneyard and associated transportation improvements and has submitted a separate application for a broader Amendment to update the Master Use Permit for consistency with the 2040 General Plan and Zoning Code and to address future development and operational needs.

15. The applicant identifies elevated construction costs, persistent inflation, high interest rates, tighter lending standards, and continuing weakness in the office market as circumstances affecting the financial feasibility and timing of Office Building O1 and the remaining development phases.

16. Because recordation of the Parcel Map is contingent upon issuance of the building permit for Office Building O1, the same economic conditions affecting commencement of Phase 3 have prevented satisfaction of the condition required for recordation of the Parcel Map.

17. Extending the Tentative Parcel Map through December 31, 2031, would maintain consistency between the map expiration date and the proposed extended deadline for Phase 3 of the Master Use Permit and would preserve the coordinated implementation of the approved subdivision and development program.

18. The five-year Extension would not authorize any change to the approved parcel configuration, subdivision design, Office Building O1, land uses, development intensity, site layout, circulation, parking, improvements, mitigation measures, or other requirements of the Tentative Parcel Map or Master Use Permit.

19. No evidence has been presented indicating any physical or regulatory change that would affect the suitability of the Project Site for the approved subdivision or invalidate the findings supporting the City Council's original approval of the Tentative Parcel Map.

20. The existing Conditions of Approval would remain reasonably related and roughly proportional to the impacts of the approved subdivision. The Extension would not impose any new condition or exaction.

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

Subdivision Map Act Findings (Government Code Sections 66473.5 and 66474)

1. The proposed Extension was requested before expiration of the Tentative Parcel Map and may be considered pursuant to Government Code Section 66452.6(e);

2. The approved subdivision, together with the provisions for its design and improvement, remains consistent with the Campbell General Plan and the goals and policies applicable to the Pruneyard/Creekside District.

3. The design and improvements of the approved subdivision remain consistent with the applicable General Plan and with the Pruneyard Master Use Permit.

4. The Project Site remains physically suitable for the type and intensity of development authorized by the Master Use Permit.

5. The design of the approved subdivision and its associated improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.

6. The design of the approved subdivision and the type of improvements are not likely to cause serious public health problems.

7. The design of the approved subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the subdivision.

8. None of the circumstances requiring denial of a Tentative Parcel Map under Government Code Section 66474 has been identified, and the findings supporting the original approval under Resolution No. 12707 remain applicable.

Extension of Time Findings (CMC Section 21.56.030.C)

1. The applicant has established, with substantial evidence, that a good faith effort to fulfill all the requirements of the permit approval has been made; and

2. The applicant has, with substantial evidence, provided justification for the requested five-year extension, and the extension period is commensurate with the justification presented.

THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council approve a five-year Extension of Time for the Tentative Parcel Map (PLN-2026-82), originally approved under Resolution No. 12707, by amending Condition of Approval No. 2 (Approval Expiration) to extend its expiration date from December 31, 2026, to December 31, 2031. All other Conditions of Approval and requirements of Resolution No. 12707 shall remain unchanged and in full force and effect.

PASSED AND ADOPTED this 25th 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

Pruneyard Center Association

Via Email

July 23, 2026

Mr. Rob Eastwood, Community Development Director
City of Campbell
City Hall
70 N. First Street
Campbell, CA 95008
RobE@campbellca.gov

Mr. Daniel Fama, Senior Planner
Senior Planner
City of Campbell
City Hall
70 N. First Street
Campbell, CA 95008
danielf@campbellca.gov

RE: Request for Five-Year Extension of Phase 3 and Phase 4 of The Pruneyard Master Use Permit

Dear Rob and Daniel:

On behalf of The Pruneyard Association, we respectfully request a five-year extension of the approved development timeline to **December 31, 2031** for Phase 3 and Phase 4 of approved development outlined in Appendix A-1 Revised Development Plans of The Pruneyard Master Use Permit amended on May 4, 2021.

Since the approval of the Master Use Permit, the economic environment has changed substantially. Rising construction costs, persistent inflation, high interest rates, and tightening lending standards have significantly affected the financial feasibility and timing of large-scale mixed-use development projects. These conditions have all contributed to and delayed the ability to proceed with the remaining phases of development.

Despite these challenges, the Association remains fully committed to completing the vision established under the approved Master Use Permit. The long-term objectives of the project remain unchanged, and the proposed extension is intended solely to provide sufficient time for market conditions to stabilize, financing to become more readily available, and construction costs to normalize to a level that economically supports Phases 3 and 4 of the approved entitlement.

Granting a five-year extension would provide several important public benefits:

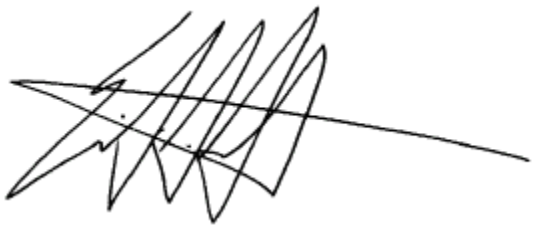
Pruneyard Center Association

- Preserve the City's long-term planning objectives and the vision established through the approved Master Use Permit.
- Allow implementation of the remaining phases in a financially responsible manner.
- Ensure that future development continues to contribute to Campbell's economic vitality through new investment, employment opportunities, tax revenue, and enhanced amenities.
- Avoid unnecessary re-entitlement proceedings for a project.

Throughout this period, the Association has continued to invest in and maintain The Pruneyard as a premier destination in the heart of Campbell. We remain committed to working collaboratively with City staff and the community to successfully complete the remaining phases when market conditions support responsible development.

Thank you for your consideration of this request. We appreciate the City's continued partnership and look forward to completing the remaining phases of The Pruneyard in a manner that benefits both the community and the City of Campbell.

Sincerely,



Erik A. Foraker, President

Pruneyard Center Association