PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, February 10, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of February 10, 2026, was called to order at 7:00 pm by Chair Kamkar, and the following proceedings were followed

ROLL CALL

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

Planning Commissioners Absent:

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

COMMUNICATIONS

None.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None.

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to five minutes. Please be aware that State law prohibits the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

APPROVAL OF MINUTES

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

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

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

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

COMMUNICATIONS

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

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL COMMUNICATIONS

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PUBLIC HEARING

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

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

writing to the City Clerk within 10 calendar days. Project Planner: Daniel Fama, Senior Planner.

Recommended Action: Adopt a Resolution, approving a Minor Housing Development Project Permit and a Vesting Tentative Subdivision Map.

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

Staff clarified for Commission what type of analysis was conducted as part of the application.
Senior Planner Fama provided the staff presentation and took questions from the Commission.

After questions, Chair Fields opened public comment.

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

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

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

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

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

Chair Fields closed the public hearing

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

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

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

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

2. **Planning Commissioner / Subcommittee Reports**

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

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

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

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

3. **Report of the Community Development Director**

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

ADJOURNMENT

Adjourned Planning Commission at 8:45 to the Planning Commission meeting of **February 24, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication

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PREPARED BY: Ken Ramirez
Ken Ramirez, Administrative Analyst

APPROVED: Davis Fields (Feb 26, 2026 06:08:35 PST)
Davis Fields, Chair

ATTEST:
Daniel Fama, Acting Secretary

02-10-26 PC meeting minutes

Final Audit Report 2026-02-28

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