PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, February 24, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of February 24, 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
Gary Aquilina, Vice Chair
Matt Kamkar
Adam Buchbinder
Alan Zisser
Phil Alne

Planning Commissioners Absent:

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.

APPROVAL OF MINUTES

1. **Approval of Minutes of February 10, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of February 10, 2026.

   Motion: **Upon motion by Commissioner, seconded by Commissioner, the Planning Commission motioned to approve the regular meeting minutes of February 10, 2026, by the following roll call**

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

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL COMMUNICATIONS

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PUBLIC HEARING

Disclosures: Commissioners have visited site and know of area and site.

2. **750 E. McGlincy Ln., Ste. 102. – Conditional Use Permit** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of CUONG TRINH, PHARM.D., Inc., dba Wellness Pharmacy to allow ancillary retail (pharmacy) sales serving a pharmaceutical compounding and prescription fulfillment laboratory, on property located at **750 E. McGlincy Ln., Ste. 102**. The application under consideration includes a Conditional Use Permit. File No.: PLN-2025-172. Staff recommends that this item be deemed categorically exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Daniel Fama, Senior Planner.

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

Senior Planner Daniel Fama presented presentation to allow ancillary retail (pharmacy) sales serving a pharmaceutical compounding and prescription fulfillment laboratory, on property located at **750 E. McGlincy Ln., Ste. 102**.

Commissioners were informed that a routine Conditional Use Permit takes about 10 hours of staff time across several departments to complete and there is sufficient parking for operational needs on site to meet business needs. Also received clarification as to why the application required a Conditional Use Permit.

Applicant spoke and stated that the facility assists with fulfilling orders throughout the state and that the process for compounding the non-sterile products meets requirements from the state board of pharmacy.

Commissioners received clarification and information regarding the sterilization process of products sold and safety requirements regarding fumes from chemicals.

Chair opened public hearing and hearing no requests to provide public comment, closed public hearing.

Commission expressed support of application and wished the applicant much success.

Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Aquilina, the Planning Commission motioned to approve a Conditional Use Permit to allow establishment of a pharmaceutical Compounding and Prescription Fulfillment Laboratory with ancillary retail (Pharmacy) sales, on property located at 750 E. McGlincy Ln., #102. File No.: PLN-2025-172., by the following roll call:**

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

NEW BUSINESS

3. **Planning Commissioner / Subcommittee Reports**

   Subcommittees will return in an upcoming meeting to provide more robust updates.

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

   Director Eastwood provided the following updates:

   - City has extended moratorium on not allowing smoke shops.
   - Department is conducting a Building Inspector recruitment.

- City Council has been forwarded Public Outreach report from previous Planning Commission subcommittee.
- Economic Development Manager will attend and present at an upcoming Planning Commission meeting.
- There is a calendar conflict for the next scheduled meeting of March 24, 2026, a special meeting will be tentatively scheduled for March 31, 2026.

ADJOURNMENT

Adjourned Planning Commission at 8:45pm to the Planning Commission meeting of **March 31, 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
Davis Fields (Apr 28, 2026 16:46:05 PDT)
Davis Fields, Chair

ATTEST: Rob Eastwood
Rob Eastwood, Secretary

02-24-26 - PC Meeting Minutes

Final Audit Report 2026-04-28

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By:	Ken Ramirez (kenr@campbellca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAK6OLMRvLrjcUrKpwM76e_9drJPYqw_M-

"02-24-26 - PC Meeting Minutes" History

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