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

CALL TO ORDER

The Regular Planning Commission meeting of March 10, 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

Planning Commissioners Absent:
Gary Aquilina, Vice Chair
Phil Alne

Staff Present:
Victoria Thompson, City Attorney's Office
Rob Eastwood, Director
Daniel Fama, Senior Planner
Nathan Donato-Weinstein, Economic Development Manager

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 24, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of February 24, 2026.

   Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve the regular meeting minutes of February 24, 2026, by the following roll call**

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

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

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PUBLIC HEARING

2. **278 E Campbell Avenue – Conditional Use Permit** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of Fatih Ulas to allow the on-site sale of beer and wine in association with a quick service restaurant (dba Sultan's Kebab) on property located at **278 E Campbell Avenue**. The application under consideration includes a Conditional Use Permit. File No.: PLN-2026-19. 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 the on-site sale of beer and wine in association with quick service restaurant (dba Sultan’s Kebab)

   Applicant gave Planning Commission input about their experience during the application. Commissioners expressed support for project.

Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve a Conditional Use Permit to allow ancillary onsite alcohol sales in conjunction with a pedestrian-oriented activity operating as a quick service restaurant with outdoor seating, on property located at 278 E. Campbell Avenue. File No.: PLN-2026-19., by the following roll call:**

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

STUDY SESSION

Note: A study session meeting of the Planning Commission is held to discuss specific planning topics or preliminary development proposals. No formal action or decision may be made by the Planning Commission.

3. **Economic Development Study Session**

Economic Development Study Session, including an overview of Campbell's Economic Development Plan and current economic conditions. *Project Manager: Nathan Donato-Weinstein, Economic Development Manager*

Economic Development Manager held a Study Session for Planning Commission on the Economic Development process, objectives, goals and priorities for the City of Campbell.

The following topics were discussed during the Study Session:

- What is Economic Development?
- Economic Development: Tools in the Toolbox
- Our Economic Development Plan
- Where the Money Comes From
- What Generates Sales Tax?
- Major Sales Tax Categories
- Where the Job Are
- Campbell Employment Makeup
- Revenue and Jobs
- Retail Market Status and Context
- Office Market Status and Context
- Hotel Market Status and Context
- Dell Ave. – Campbell's Innovation 'Miracle Mile'
- Real Estate Trends
- Industrial Matters
- Potential Streamlining Efforts

John Razumich provided public comment on the Economic Development Study Session and shared some insights with the Planning Commission.

Commission stated their appreciation for the thorough and informative Economic Development Study Session.

NEW BUSINESS

4. **Planning Commissioner / Subcommittee Reports**

   - Commissioner Zisser presented Preliminary Plan on the "Subcommittee on Permitting Process for Streamlining to Benefit Economic Development"
   - Commissioner Buchbinder presented Subcommittee report on "Improving Housing Production in Campbell"

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

   - Attending Planning Commissioners Academy and will be presenting Bill Fulton.
   - A few applications have been received by the City Clerk for Planning Commissioner vacancy**.**

ADJOURNMENT

Adjourned at 9:40pm to the Planning Commission meeting of **April 14, 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 16:46:16 PDT)
Davis Fields, Chair

ATTEST: Rob Eastwood
Rob Eastwood, Secretary

03-10-26 PC meeting minutes

Final Audit Report 2026-04-28

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