PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, April 14, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of April 14, 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

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 March 10, 2026** *(Roll Call Vote)*

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

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

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

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL COMMUNICATIONS

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PUBLIC HEARING

2. **1460 White Oaks Road, Suites G, H, I, J, and K – Conditional Use Permit** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of G&C Auto Body to allow the establishment of a motor vehicle body shop with a spray booth, within an existing industrial building on property located at **1460 White Oaks Road, Suites G, H, I, J, and K**. The application under consideration includes a Conditional Use Permit. File No.: PLN-2025-145. 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 establishment of a motor vehicle body shop.

   Commissioners asked about storage of EV batteries for electric vehicles that are repaired.

   Applicant spoke and stated that they have met requirements by County Fire and that they were impressed by the speed and timeliness of the process and application.

Commissioners were supportive of project and application.

Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Buchbinder, the Planning Commission motioned to approve a Conditional Use Permit to allow establishment of a motor vehicle body shop with a spray booth, within an existing industrial building on property located at 1460 White Oaks Road, Suite G, H, I, J, and K. File No.: PLN-2025-145., by the following roll call:**

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

3. **271 E Hacienda Avenue – Conditional Use Permit** (Resolution/Roll Call Vote)

Public Hearing to consider the application of Anderson Architects to allow the establishment of a medical services, clinic, providing outpatient neuro-acupuncture and physical rehabilitation services, within an existing commercial building on property located at **271 E Hacienda Avenue**. The application under consideration includes a Conditional Use Permit. File No.: PLN-2026-11. 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 consider the application of Anderson Architects to allow the establishment of a medical services, clinic, providing outpatient neuro-acupuncture and physical rehabilitation services.

Applicant spoke and stated that they were pleased with the process.

Commissioners stated being in support of project.

Motion: **Upon motion by Commissioner Aquilina, seconded by Commissioner Zisser, the Planning Commission motioned to approve a Conditional Use Permit to allow establishment of a medical services, clinic, providing outpatient neuro-acupuncture and physical rehabilitation services, whin an existing commercial building on property located at 271 E. Hacienda Avenue. File No.: PLN-2026-11., by the following roll call:**

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

NEW BUSINESS

1. **Planning Commissioner / Subcommittee Reports**

   - Permit Streamlining Subcommittee - Working on updates and developments.
   - Housing Subcommittee- revised the approach of the subcommittee.

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

   Director Eastwood provided updates from city council

- Discussed upcoming Council hearing regarding SB1123 and potential modifications to the City's Starter Home Ordinance regarding how vacancy is applied.
- Discussed updates and requirements of SB79 adoption, specifically as it pertains to density allowance.
- City Council accepted the West Valley Shelter Feasibility Study. The City will be looking at forming a task force in the future.
- Public Works and Recreation Directors will present at the May 26th Planning Commission meeting.
- Assistant Planner Larissa Lomen will be leaving the City.

ADJOURNMENT

Adjourn to the Planning Commission meeting of **April 28, 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 (May 1, 2026 17:36:32 PDT)
Davis Fields, Chair

ATTEST: Rob Eastwood
Rob Eastwood, Secretary

04-14-26 PC meeting minutes

Final Audit Report 2026-05-04

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