PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, April 28, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of April 28, 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:
Bill Seligmann, 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 April 14, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of April 14, 2026.

   Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve the regular meeting minutes of April 14, 2026, by the following roll call**

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

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. **Campbell Technology Park Project DEIR Public Hearing**

   Public Hearing to receive comments from the public on the focused Draft Environmental Impact Report (DEIR) prepared for the proposed Campbell Technology Park Project, on property located at **635, 655, 675, and 695 Campbell Technology Parkway**. The proposed project is a 290-unit residential development consisting of 27 two-story single-family detached homes, 149 three-story townhome-style condominium units across 28 buildings, and 114 four-story townhome-style condominium units across 15 buildings. The project would demolish four existing on-site structures totaling approximately 280,864 square-feet and redevelop the site with residential uses and associated improvements, including utility and infrastructure upgrades, landscaping, construction of a new stormwater drainage system, and off-site improvements. File No.: PLN-2023-165. Project Planner: Daniel Fama, Senior Planner.

   Recommended Action: (1) Open the public hearing and receive comments on the Draft Environmental Impact Report (DEIR); and (2) allow the Planning Commission to comment on the DEIR.

Anna Radonich, the City's CEQA consultant, and Senior Planner Fama presented on the Draft Environmental Impact Report prepared for the proposed Campbell Technology Park Project.

Commissioners asked questions regarding air quality measures and impacts to existing roadways surround the Campbell Technology Parkway Project.

Staff stated that the project itself does not modify any of the existing roadways to the site. Commissioners were informed that Stormwater was addressed in the hydrology section.

Chair Davis opened hearing for Public Comment

Mark Rodriguez, CFO of West Valley Construction stated that the Draft EIR does not adequately review impact of access and egress. Expressed concern about how this will impact operations of the business.

Chris Darman, employee with West Valley Construction, stated that impediments to emergency access can delay operations. Draft EIR does not demonstrate that emergency access was evaluated. Concerned whether an adequate noise analysis was conducted. Encourages the City to analyze issues and impacts properly.

Susan Landry, spoke and stated that the Draft EIR is missing concerns regarding traffic congestion around the surrounding streets. Specifically concerned about safety on Central Avenue, Curtner Avenue and McGlincy Lane.

Graciela Marquez, spoke and stated that she worked and fought for several years to address traffic issues in the neighborhood surrounding the Campbell Technology Parkway Development Project. Asked that the work not be forgotten by staff and consultant.

Tony Bodillo, spoke and stated how issues with parking will be addressed.

Natalie Strange, spoke and stated that the Draft EIR does not adequately address traffic congestion. No planned roadway improvements that increase capacity. No clear analysis of pedestrian safety. Traffic impacts are not being properly mitigated.

Trudy LaFranc, spoke and stated that there were traffic concerns within the neighborhood. Stated that she was concerned about traffic going throughout neighborhood and was not satisfied with the conducted traffic analysis.

Commissioners were reminded that they are only able to speak on the scope of the project.

Commissioners shared that traffic impact cannot be handled through the EIR. A Planning Commissioner suggested that this be included as part of Multimodal Transportation Plan and that this needs to be referred to the City Council for further consideration.

Public comment closed.

NEW BUSINESS

3. **Planning Commissioner / Subcommittee Reports**

Commissioner Buchbinder stated that the Subcommittee's scope has been revised considering work items and recent City Council actions. Proposal changing to have local and streamlining higher density options for developers. Lower density but higher streamlining.

Susan Landry, spoke and stated that she wanted more transparency from the Planning Commission's subcommittees and stated that having occupancy requirements are important. Strongly objects to getting rid of owner occupancy requirements due to concern of becoming short-term rentals. Would like to see that subcommittees engage more with the public.

Commissioner Aquilina has received feedback from City's Economic Development Manager, will be preparing full report and presenting to Planning Commission in the Summer.

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

Director Eastwood provided the following updates:

- City Council reviewed options to Urgency Ordinance – SB 1123.
- Working to adopt a Demolition Control Order and will receive guidance from HCD.
- Hiring an Associate and Assistance Planner.
- Recreation and Public Works Director will be speaking on impact of Park Fees at an upcoming Planning Commission meeting.
- City Attorney gave guidance on how to speak in a public hearing while holding an appointment in Planning Commission. You may be asked to recuse yourself from an item if when speaking you demonstrate to have bias.

ADJOURNMENT

Adjourned at 8:36pm to the Planning Commission meeting of **May 12, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication

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.

PREPARED BY: Ken Ramirez

Ken Ramirez, Administrative Analyst

APPROVED: Davis Fields
Davis Fields (May 20, 2026 16:22:38 PDT)
Davis Fields, Chair

ATTEST: Rob Eastwood
Rob Eastwood, Secretary

Item 1 - 04-28-26 PC meeting minutes

Final Audit Report 2026-05-22

Created:	2026-05-20
By:	Ken Ramirez (kenr@campbellca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAwRrf8bgCkLz_BGGFCKrVdjcJDNk-xKdZ

"Item 1 - 04-28-26 PC meeting minutes" History

Document created by Ken Ramirez (kenr@campbellca.gov)
2026-05-20 - 11:12:02 PM GMT

Document emailed to Rob Eastwood (robe@campbellca.gov) for signature
2026-05-20 - 11:12:06 PM GMT

Document emailed to Davis Fields (davisfields4@gmail.com) for signature
2026-05-20 - 11:12:07 PM GMT

Document emailed to Ken Ramirez (kenr@campbellca.gov) for signature
2026-05-20 - 11:12:07 PM GMT

Email viewed by Ken Ramirez (kenr@campbellca.gov)
2026-05-20 - 11:20:03 PM GMT

Document e-signed by Ken Ramirez (kenr@campbellca.gov)
Signature Date: 2026-05-20 - 11:20:16 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE

Email viewed by Davis Fields (davisfields4@gmail.com)
2026-05-20 - 11:22:21 PM GMT

Document e-signed by Davis Fields (davisfields4@gmail.com)
Signature Date: 2026-05-20 - 11:22:38 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Email viewed by Rob Eastwood (robe@campbellca.gov)
2026-05-22 - 11:19:14 PM GMT

Document e-signed by Rob Eastwood (robe@campbellca.gov)
Signature Date: 2026-05-22 - 11:19:27 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE

Agreement completed.
2026-05-22 - 11:19:27 PM GMT