PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, May 12, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of May 12, 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

Planning Commissioners Absent:
Phil Alne (unable to participate due to absence of 72 hour agenda posting for remote attendance)

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.

Susan Landry provided comments related to perceived bias and potential conflict of interest of Planning Commissioners

Aiden, a college student provided comments regarding studying transit oriented development in Campbell.

APPROVAL OF MINUTES

1. **Approval of Minutes of April 28, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of April 28, 2026. Public comment was provided by Susan Landry

   Motion: **Upon motion by Commissioner Buchbinder, seconded by Commissioner Zisser, the Planning Commission motioned to approve the regular meeting minutes of April 28, 2026, with corrections outlined, by the following roll call**

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

COMMUNICATIONS

No new communications as reported by Community Development Director Eastwood

AGENDA MODIFICATIONS OR POSTPONEMENTS

No agenda modifications or postponements as reported by Community Development Director Eastwood

ORAL COMMUNICATIONS

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PUBLIC HEARING

2. **2060 S Bascom Ave. – Site and Architectural Review Permit and Tree Removal Permit** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of Colliers Engineering & Design to allow construction of an approximately 3,600 square-foot bank and financial services building (Chase Bank), along with associated site, lighting, parking, refuse management, and

landscaping improvements, and the removal of one 23-inch (DBH) California fan palm tree, on property located at **2060 S. Bascom Avenue**. The applications under consideration include a Site and Architectural Review Permit and a Tree Removal Permit. File No.: PLN-2025-157. 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

The Planning Commission is considering an application for a site and architectural review permit and tree removal permit for a property located at 2060 South Bascom Avenue, which is the site of the former Denny's restaurant, currently vacant.

Senior planner, Daniel Flama, recommends the Planning Commission adopt a resolution approving the site and architectural review permit, subject to conditions of approval, as the application is consistent with the zoning code, general plan, and adopted area plans.

A representative from Kier's Engineering Design, Hunter Decker, speaks on behalf of JP Morgan Chase, explaining that they have worked closely with the city to develop a harmonious design for the proposed Chase Bank project.

A letter was received from a property owner expressing concern about potential disruption to sewer lines during construction, which will be investigated further.

A resident, Patrick Murphy, raised concerns about the cleanout in the parking lot and suggested a barrier to prevent traffic cut-through.

The bank's representative addressed concerns about landscaping, surveillance, and lighting in the bio retention area, including plans for low-maintenance vegetation and 24-hour surveillance.

Planning Commission discussion indicated support from the commissioners.

Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve a Site and Architectural Review Permit and Tree Removal Permit to allow construction of an approximately 3,600 square-foot Bank and Financial services building, along with associated site, lighting, parking, refuse management, and landscaping improvements, and the removal of one 23-inch (DBH) California Palm Tree, on property located at 2060 S. Bascom Avenue, by the following roll call:**

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

ABSENT: **Alne**

NEW BUSINESS

3. **Planning Commissioner / Subcommittee Reports**

Housing Permits Streamlining Ad Hoc Subcommittee – *Commissioners Buchbinder and Kamkar*

- This subcommittee will interview developers and other stakeholders to identify production, bottlenecks and propose policies
  - Commissioner Buchbinder provided an update and asked about meeting with City Council to discuss their proposals and avoid potential rejection. Commissioner Zisser requested that the proposals be reviewed by the Planning Commission before they are presented or forwarded to City Council.

Permitting Process for Streamlining to Benefit Economic Development Ad Hoc Subcommittee – *Commissioners Zisser and Aquilina*

- This Subcommittee is researching permit streamlining actions the City could enact to support economic and business development, focusing on Conditional Use Permits

Susan Landry provided public comments identifying concerns about the transparency of the Housing subcommittee and requested more information about the work being done and who was consulted, with suggestions on topics to study.
Commissioners communicated that subcommittees were vetted by Department Staff and encouraged members to submit concerns explicitly in writing and submit them to the City or appropriate party.

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

Director Eastwood provided the following updates:

- Over 100 applicants applied to the Associate and Assistant Planner recruitment
- Currently recruiting to hire an Unhoused Specialist.

ADJOURNMENT

Adjourn at 8:13pm to the Planning Commission meeting of **May 26, 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 (Jul 13, 2026 19:44:45 PDT)
Davis Fields, Chair

ATTEST: Rob Eastwood
Rob Eastwood, Secretary

05-12-26 PC meeting minutes

Final Audit Report 2026-07-14

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