PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, May 26, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of May 26, 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
Amy Olay, Public Works Director
Natasha Bissel, Recreation and Community Services Director
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.

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 May 12, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of May 12, 2026.

   Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve the regular meeting minutes of May 12, 2026, with corrections outlined, by the following roll call**

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

COMMUNICATIONS

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PUBLIC HEARING

Disclosures: None

2. **2027-2031 Capital Improvement Plan (CIP)** *(Resolution/Roll Call Vote)*

   Public Hearing to consider the **City of Campbell 2027-2031 Capital Improvement Plan (CIP)** for citywide projects for consistency with the Campbell 2040 General Plan. File No.: PLN-2026-59. Staff is recommending that the project be deemed exempt under CEQA. *Project Planner: Daniel Fama, Senior Planner*.

Recommended Action: Adopt a Resolution, finding that the proposed Capital Improvement Plan (CIP) is consistent with the Campbell General Plan.

Senior Planner Daniel Fama presented the Capital Improvement Plan, explaining that the city budgets long-term projects to a rolling five-year plan, and the planning commission must determine each year that the plan is consistent with the general plan.

Planning Commissioners were reminded that the intent to review is to look at consistency, not the merits of individual projects, and city's procedure is to identify new projects incorporated into the plan and determine their consistency with the general plan.

Chair Fields opened hearing for Public Comment.

Susan Landry spoke and provided feedback regarding preparation of a Community Center Master Plan.

Recreation and Community Services Director Bissel provided feedback regarding the cost and timing of a Community Center Master Plan. Commissioners had questions and comments about various capital improvement projects that were responded to by Public Works Director Olay.

Motion: **Upon motion by Commissioner Aquilina, seconded by Commissioner Zisser, the Planning Commission motioned to approve the City of Campbell 2027-2031 Capital Improvement Plan (CIP) is consistent with the Campbell 2040 General Plan. by the following roll call:**

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

NEW BUSINESS

3. **Overview of Park Impact Fees**

Staff presentation of the City's park impact fee program. *Staff Presenter: Natasha Bissell, Recreation and Community Services Director*

Recreation and Community Services Director provided information documenting how In-lieu fees help improve parks, emphasizing that parks and recreational opportunities are essential public infrastructure, not optional amenities, and that growth must be paired with infrastructure that makes the city livable. The presentation highlighted

- Higher density housing creates more reliance on public parks and recreational opportunities, as residents in apartments, condos, town homes, and mixed-use development have less private space and fewer recreational opportunities at home,

making community gathering spaces and recreational infrastructure more important.

- Park impact fees are not punitive, but rather mitigation tools and a way to ensure that infrastructure keeps pace with growth, and are legally authorized mechanisms for cities to use, helping to offset the impacts of new development on park usage, infrastructure, and maintenance needs.

- Removing Park impact fees would shift the burden of costs to residents, as developers would not be contributing to growth-related infrastructure, and existing residents would bear the costs, with future projects relying on general fund dollars for capital projects.

- The parkland fees are used for capital improvements, rehabilitation projects, and community-wide assets, with examples including the Stojanovic family park, which was acquired and developed using the parkland fund

Senior Civil Engineer Roger Storz stated that park fees don't keep in line with the cost of land and explained the mechanism of how they are obtained.

Under public comment, Susan Landry spoke about challenges with joint use agreements with School Districts and private parks that are not accessible due to liability concerns from the developers and owners.

Andrew Rosenberg, Pacific Development, provided feedback asking the city to look at recalibrating the park fees.

Commissioners had various questions regarding opportunities for parkland and discussed other means of funding parks, such as parcel taxes.

Chair briefly closed Public Hearing for a brief recess.
Chair opened public hearing

4. **East Campbell Avenue Plan Line Project**

Staff presentation on the draft East Campbell Avenue Plan Line Project. *Staff Presenter: Roger Storz, Senior Civil Engineer*

The city is planning to improve the East Campbell Avenue corridor, which has underdeveloped properties and limited right-of-way, to balance pedestrians, bicyclists, parking, and vehicle lanes.

The project aims to update the existing master plan from 2007, incorporating bicycle facilities and improving the walking experience, with three alternatives considered and a

preferred alternative that includes continuous bike lanes and maintains existing left turn pockets.

The project has three segments, with segment one proposing class 2 bike lanes, and segment three proposing buffered bike lanes, to improve bicycle infrastructure.

The proposed plan includes continuous bike lanes and moderate impacts to parking and development frontages along the corridor, with next steps including presentation to the bicycle and pedestrian committee in June and council approval on August 3rd.

There is a possibility of implementing physical barriers, such as flexible delineators, for part of the corridor, particularly in areas with buffered bike lanes, to improve safety for bicyclists.

The plan has been coordinated with the city's multimodal plan to ensure consistency, and it is expected to inform a broader citywide document.

Under public comment, Property owner Bruce Bowen has expressed concerns about the removal of parking spaces in front of his shopping center, the Lloyd Center, to make room for a bike lane, and an alternate design has been evaluated.

Susan Landry asked if the bus stop would be moved and was informed that the bus stop would not be moved.
Commissioners had various questions regarding the proposed designs under the project and its relationship to future development that will occur on East Campbell.

STAFF AND COMMITTEE REPORTS

5. **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

The Subcommittee members reported that they spoke to more developers and listed of sources to who was spoken to.

Susan Landry spoke concerning public perception and perceived bias and recommended the subcommittee evaluate applicant incomplete letters as part of their investigation

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

Commissioner Aquilina and Commissioner Zisser reported that they spoke to brokers and will return at a future date with further updates.

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

Director Eastwood provided the following updates:

- City's Starter Home ordinance will go back to council.
- Department will be interviewing candidates for Planner positions.
- Provided an update on the selection of a Planning Commissioner to fill the vacant seat

ADJOURNMENT

Adjourn to the Planning Commission meeting of **June 23, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication. Please note that the regularly scheduled June 9, 2026, Planning Commission meeting has been canceled.

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PREPARED BY: Ken Ramirez
Ken Ramirez, Administrative Analyst

APPROVED: Davis Fields
Davis Fields (Jul 13, 2026 19:45:06 PDT)
Davis Fields, Chair

ATTEST: Rob Eastwood
Rob Eastwood, Secretary

05-26-26 PC meeting minutes

Final Audit Report 2026-07-14

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