PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, June 23, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of June 23, 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
Phil Alne

Planning Commissioners Absent:
Gary Aquilina, Vice Chair

Staff Present:
Victoria Thompson, City Attorney's Office
Rob Eastwood, Director
Daniel Fama, Senior Planner
Roger Storz, Senior Civil Engineer
Matthew Jue, Traffic 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 Home Occupation permits. Would like a subcommittee to be created to look at the current ordinance to have it be more "realistic and reasonable", similar to that of what the City of San Jose allows for a similar permit.

APPROVAL OF MINUTES

1. **Approval of Minutes of May 26, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of May 26, 2026.

   Motion: **Upon motion by Commissioner Kamkar, seconded by Commissioner Buchbinder , the Planning Commission motioned to approve the regular meeting minutes of May 26, 2026, with corrections outlined, by the following roll call**

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

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL COMMUNICATIONS

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PUBLIC HEARING

Disclosures: Commissioners visited the party

2. **1500 E Hamilton Avenue – Minor Housing Development Project Permit and Vesting Tentative Subdivision Map** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of James Sullivan on behalf of Ross Green Valley II to allow demolition of an existing office building and construction of a housing development project consisting of 74 townhome-style condominium units arranged across 12 townhouse rows, with associated site and landscaping improvements, on

property located at **1500 E Hamilton Avenue**. The applications under consideration include a Minor Housing Development Project Permit with the use of State Density Bonus Law (DBL) waivers from applicable development standards of the Zoning Code and Multi-Family Development and Design Standards (MFDDS), and a concession from the frontage utility undergrounding requirements; and a Vesting Tentative Map to allow the creation of 13 lots and 74 residential condominiums, together with related public and private easements, submitted pursuant to a Housing Crisis Act (HCA) preliminary application filed in compliance with Government Code Section 65941.1. File No.: PLN-2025-55. 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 Minor Housing Development Project Permit and a Vesting Tentative Subdivision Map.

Senior Planner Daniel Fama provided a presentation recommends approval because the project complies with objective standards, and the city's discretion is limited by state housing laws that prioritize ministerial approval for such developments.

Commissioners asked questions of staff regarding the traffic impacts, the methodology used to evaluate traffic impacts, tree screening along the property borders, and received feedback from City Staff including public works staff.

Under public comment, Jim Sullivan, applicant, provided a brief presentation on the proposed development and discussed traffic and the future plans for having a home builder build the project once approved.
Graham Goodwin, a civil engineer with Civil Engineers Associates, was introduced to address technical questions regarding the project's C3P (Clean Water/Stormwater) requirements.

The Commission received additional public comment from neighbors and members of the public, providing feedback regarding traffic, traffic volume, tree removal, walls with adjacent properties, privacy, and street reconfigurations.

Jim, Sullivan provided a response to questions and concerns and offered to conduct an additional traffic study addressing the concerns raised.

Commissioners discussed their authority to deny or modify such projects is constrained by state law, emphasizing that approving the project avoids potential litigation and prevents the development of larger, more impactful structures.

State-level legislation prioritizes housing production, often creating conflicts with local infrastructure concerns like traffic and parking that cities are legally required to override

The Planning Commission unanimously approved a 74-unit housing development project (PLN 2025-55) noting that the developer committed to conducting a traffic study.

Motion: **Upon motion by Commissioner Buchbinder, seconded by Commissioner Zisser, the Planning Commission motioned to approve a Minor Housing Development Project Permit, including the use of state density bonus law (DBL) waivers from applicable development standards of the zoning code and Multi-Family Development and Design Standards (MFDDS), and a concession from the frontage utility undergrounding requirements, to allow the demolition of an existing office building and the construction of a Housing Development Project consisting of 74 Townhome-Style Condominium units arranged across 12 townhouse rows, with associated Site and Landscaping improvements; and a vesting tentative map to allow the creation of 13 lots and 74 residential condominiums, together with related public and private easements, on property located at 1500 E. Hamilton Avenue. File no.: PLN-2025-55, by the following roll call:**

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

STAFF AND COMMITTEE REPORTS

3. **Planning Commission 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 Housing Permit Streamlining Ad Hoc Subcommittee proposed four policies to increase housing production while minimizing costs and staff time, including making minor housing project permits administrative to reduce approval timelines by approximately two months.

  The Subcommittee reported they will be recommending the following four proposals; to incentivize housing development, include adjusting inclusionary zoning rates, streamline permit processes, and exempt micro-units from park fees.

Commissioner Buchbinder suggests that reducing the current 15% inclusionary zoning requirement could help "unstick" stalled housing projects, citing San Jose's recent experience as a potential model for success.

Commissioners requested additional data to evaluate the potential impact of these changes, specifically regarding the trade-offs between housing production, park fee revenue, and the loss of public forums for project review.

John Pringle, community member, encouraged the work of the subcommittee to encourage more development of housing.

- **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.

4. **Report of the Community Development Director** – *Rob Eastwood, Community Development Director*

   The Community Development Director will provide a verbal update on matters of interest to the Planning Commission.

   Director Eastwood provided the following updates:

- With respect to the process for Ad-Hoc Subcommittee recommendations - Adhoc subcommittees are required to report their findings to the Planning Commission rather than directly to the City Council. Any recommendations from an ad hoc subcommittee must receive an affirmative vote from the Planning Commission before they can be forwarded to the City Council. The Planning Commission is advised to restrict its work to the scope of its charter, specifically focusing on zoning, land use, and the general plan, rather than broader issues like ballot bond measures.

- The Director expressed appreciation for research and support that aligns with the commission's work plan and moves the city forward. Regarding park fees, the Director clarified that while the topic has broad implications for the city, it is generally within the commission's realm because park fees are part of the development review process. The director noted that while reducing park fees may benefit developer bottom lines and housing production, it also reduces the revenue necessary for the city to provide park services.

- The City Council extended the interim ordinance for SB 79, which maintains exclusions for historic properties and specific distances from light rail stations. The City Council authorized the receipt of a general plan amendment application for 480 Chapman, a property currently zoned as commercial that contains a single-family home.

- City Council adopted the FY-27 Budget.

- Staff offered to present the adopted Community Development Department workplan at a future meeting to inform the commission about upcoming projects and resource allocation.

ADJOURNMENT

Adjourned at 9:50pm to the Planning Commission meeting of **July 28, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication. July 14, 2026 Planning Commission meeting has been canceled.

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PREPARED BY: Ken Ramirez
Ken Ramirez, Administrative Analyst

APPROVED: Davis Fields
Davis Fields (Sep 22, 2026 15:53:56 PDT)
Davis Fields, Chair

ATTEST: Rob Eastwood
Rob Eastwood, Secretary

06-23-26 PC meeting minutes

Final Audit Report 2026-09-23

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