PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, August 25, 2026 I 7:00pm
Campbell Community Center, Room # C-35

CALL TO ORDER

The Regular Planning Commission meeting of August 25, 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 (arrived at 7:11pm)
Alan Zisser
Phil Alne

Planning Commissioners Absent:

Staff Present:
Victoria Thompson, City Attorney's Office
Rob Eastwood, Director
Nathan Donato-Weinstein, Economic Development Manager
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 Home Occupation permits and the work of the Economic Development Ad Hoc Subcommittee

A representative from the housing advocacy group YIMBY discussed housing targets, park impact fees, and inclusionary zoning, suggesting that the commission explore alternative funding sources for parks

APPROVAL OF MINUTES

1. **Approval of Minutes of August 11, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of August 11, 2026.

   Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve the regular meeting minutes of August 11, 2026, with corrections outlined, by the following roll call:**

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

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

Community Development Director reported no agenda modifications or postponements

PUBLIC HEARING

2. **1875, 1887, 1901, 1919, 1995, and 1999 S. Bascom Avenue and 777 E. Campbell Avenue – Master Use Permit Amendment and Extension of Time** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of the Pruneyard Center Association for an Amendment to the Pruneyard Master Use Permit to extend the approved phasing deadlines for Phases 3 and 4, which provide for construction of a five-story office building, expansions of the existing parking structure, additional commercial buildings, and related site improvements; and for an Extension of Time for the related Tentative Parcel Map allowing creation of a fourth parcel for the office building approved as part of Phase 3, so that the phasing deadlines and map expiration date would extend to December 31, 2031, on property located at **1875, 1887, 1901, 1919, 1995, and 1999 S. Bascom Avenue and 777 E. Campbell Avenue**. File No.: PLN-2026-82. Staff recommends that the proposed actions be found within the scope of the Mitigated Negative Declaration adopted in October 2016, as supplemented by an April 2021 Addendum, and that no further environmental review be

required under CEQA. Tentative City Council Date: October 6, 2026. Project Planner: Daniel Fama, Senior Planner.

Recommended Action: (1) Adopt a Resolution, recommending that the City Council approve an Amendment to the Pruneyard Master Use Permit to extend the approved phasing deadlines for Phases 3 and 4 for an additional five years, from December 31, 2026, to December 31, 2031; and (2) Adopt a Resolution, recommending that the City Council approve an Extension of Time for the Tentative Parcel Map associated with Phase 3 of the Pruneyard Master Use Permit to extend its expiration date for an additional five years, from December 31, 2026, to December 31, 2031.

Senior Planner Daniel Fama provided the staff presentation, indicating that The Pruneyard Shopping Center is seeking a five-year extension for its remaining development phases and a tentative map, moving the expiration date from December 31, 2026, to December 31, 2031.

Phases one and two of the master use permit have been completed, and the applicant has demonstrated a good faith effort through financial contributions and ongoing project management despite economic challenges like high interest rates and construction costs.

The site is currently divided into three parcels under separate ownership, managed by an association similar to a homeowners association that coordinates redevelopment efforts.

City staff is also preparing a broader amendment to the master use permit for future review to address updated zoning codes, housing requirements, and expanded outdoor dining areas.

If the requested extension for the Pruneyard project is not approved, phases three and four will expire by the end of the year, requiring the developer to restart the entitlement process under current city standards.

Economic Development Manager Nathan Donato-Weinstein expressed support a five-year extension, noting that current commercial real estate market conditions and the time required for office construction viability align with this timeline.
The Pruneyard Center Association representative stated that the ownership group is currently focused on improving existing assets and increasing occupancy, noting that rent growth is necessary before new office and retail construction becomes economically viable.

Parking garage expansion remains a requirement to maintain necessary ratios for the proposed office and retail developments, though the specific cost allocation and construction necessity are subject to evolving regulations.

Planning Commissioner discussion and feedback included concerns regarding current parking enforcement, citing employee misuse of retail spaces and safety hazards for

pedestrians, which the applicant committed to addressing with the association's management.

The proposed project involves a horizontal expansion of the existing parking garage rather than a vertical one.

Commissioners expressed support for the five-year extension, noting that the project remains a valuable asset and that developers will likely proceed when market demand and financial feasibility improve.

In response to Commission questions, the applicant confirmed that Regency Centers is coordinating the installation of 20 to 30 Tesla electric vehicle chargers near the existing parking garage.

Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Buchbinder, the Planning Commission motioned to adopt resolutions recommending that the City Council approve an Amendment to the Pruneyard Master Use Permit and an Extension of Time to the Phase 3 Tentative Parcel Map (PLN-2026-82) to extend the approved phasing deadlines for Phases 3 and 4 from December 31, 2026, to December 31, 2031, for property Located at 1875, 1887, 1901, 1919, 1995, and 1999 South Bascom Avenue and 777 East Campbell Avenue. File no.:PLN-2026-82, by the following roll call:**

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

Chair Fields closed Public Hearing for a brief break.

Chair Fields opened Public Hearing.

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.

  Commissioner Buchbinder briefly discussed background research done about changing the inclusionary zoning rate.

- **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 met with Planning, Department Director, and Economic Development Manager. They are looking at later September to come up with a first draft report. Expressed gratitude for the City's Economic Development Manager and the input they provided during this process.

4. **Presentation on Community Development Department Workplan** – *Rob Eastwood, Community Development Director*

   The Community Development Director will provide a presentation on the current workplan of the department.

   Department Director discussed 5 divisions of the department and touch points for the Planning Commission regarding their respective workplan.

   <u>Workplan – Policy Development</u>

   - Finalize the CAAP
   - Continue preparation of Hamilton Avenue Precise Plan
   - Potential preparation of a Transit Oriented Alternative Plan for implementation of SB79
   - Support preparation of a Citywide Multimodal Plan

   SB 79 Transit Oriented Alternative Plan will come before the Planning Commission.

   <u>Workplan – Current Planning</u>

   - Implement code updates to comply with State Laws, address community issues (wireless/Tobacco) and conduct permit streamlining to support economic development
   - Pursuant to Council direction, pursue development of a Demolition Control Ordinance and options on implementation of Started Home Projects.

   <u>Workplan – Housing</u>

   - Implement BMR Housing Program Improvements
   - Develop procedures for use of Housing Trust Fund
   - Continue work on options for a Housing Commission
   - Pursue development of Task Fore or other actions to move forward with implementation of the West Valley Homeless Services Feasibility Study
   - Homelessness Programs – Motel Voucher Program

   <u>Workplan – timelines</u>

Fall – Demolition Control Ordinance, Campbell Tech park, wireless/tobacco ordinances

2027 – Hamilton Avenue Precise Plan, Potential SB 79 Alternative Plan
Zoning Ordinance Updates (Housing / Econ Dev)

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

Department Director had no other updates to provide.

ADJOURNMENT

Adjourned at 8:38pm to the Planning Commission meeting of **September 8, 2026**, at 7:00 PM, in the multipurpose room of the Police Department Operations Building, 100 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 (Oct 27, 2026 21:23:52 PDT)
Davis Fields, Chair

ATTEST: Rob Eastwood
Rob Eastwood, Secretary

08-25-26 PC meeting minutes

Final Audit Report 2026-10-28

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