PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, September 22, 2026 I 7:00pm
Police Department Emergency Operations, 100 North First Street, Campbell CA 95008

CALL TO ORDER

The Regular Planning Commission meeting of September 22, 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
Nathan Donato-Weinstein, Economic Development Manager
Daniel Fama, Senior Planner
Matt Ryan, Sergeant
Ian White, Captain

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 August 25, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of August 25, 2026.

   Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve the regular meeting minutes of August 25, 2026, with corrections outlined, by the following roll call:**

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

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

Community Development Director identified written correspondence distributed with the packet but reported no agenda modifications or postponements

PUBLIC HEARING

2. **1581 W Campbell Avenue – Conditional Use Permit w/Site and Architectural Review** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of Devendra Deshwal on behalf of Apni Mandi Farmers Market to allow the establishment of an approximately 26,000-square-foot grocery store with off-site alcohol sales and 24-hour operation, including construction of an approximately 920-square-foot mezzanine, tenant-related building façade alterations, and associated parking lot modifications, within an existing commercial building on property located at **1581 W Campbell Avenue**. The application under consideration is a Conditional Use Permit with Site and Architectural Review. File No.: PLN-2025-167. Staff is recommending 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. P*roject Planner: Daniel Fama, Senior Planner.*

   Recommended Action: Adopt a Resolution approving a Conditional Use Permit with Site and Architectural Review.

   Senior Planner Daniel Fama presented proposed planning application for a Conditional Use Permit and Site and Architectural Review for a proposed grocery store at 1581 West Campbell Avenue. The Project, located at the former Big Lots in the Wing Center, includes

plans for 24-hour operations, off-site alcohol sales, exterior building renovations, and modifications to the parking lot and site layout.

Commissioners were informed that public safety requirements mandate a security plan and camera system subject to police chief approval, covering areas such as entrances, point-of-sale terminals, and parking lots, with integration into the police department's platform.

Captain White confirmed that the Police Department had reviewed the application.

Under public comment, Dean Richards, CEO of Apni Mandi stated that the layout and sectioned off portions of the store were intentionally designed that way to consider the religious and cultural preferences of the clientele.

Owner of the plaza stated he is supportive of the application and plans to continue to maintain and upkeep the property as they have for three generations in their family.

Commissioners voiced support for the project, noting the site's proximity to office buildings rather than residential areas and the inclusion of bike parking on site.

Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to adopt resolution approving a Conditional Use Permit with Site and Architectural Review (PLN-2025-167) to allow establishment of an approximately 26,000-Square-foot grocery store with off-site alcohol sales and 24-hour operation within an existing commercial building, including construction of an approximately 920-sqaure-foot mezzanine, tenant0related building façade alterations, and associated parking lot modification on property located at 1581 W. Campbell Avenue., by the following roll call:**

AYES: **Zisser, Alne, Fields, Kamkar, Buchbinder**
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.

  Commissioner Buchbinder will be bringing an update or potential report in October or November.

- **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:

   - Hired an Unhoused Specialist
   - An offer was made to an Assistant Planner candidate.
   - City Council approved an extension to SB450 - SB9 as an urgency ordinance.
   - Next Planning Commission meeting is scheduled for Oct 13th.
   - A special SARC will be held for the Campbell Tech Park EIR.
   - An upcoming Special meeting will be held with Council to interview and appointment a Planning Commissioner.

ADJOURNMENT

Adjourned at 7:52pm to the Planning Commission meeting of **October 8, 2026**, at 7:00 PM, in the Police Department Emergency Operations Center, 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 21:24:00 PDT)
Davis Fields, Chair

ATTEST: Rob Eastwood
Rob Eastwood, Secretary

09-22-26 PC meeting minutes

Final Audit Report 2026-10-28

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