



**CITY OF CAMPBELL**  
**Community Development Department**

May 28, 2021

**NOTICE OF PUBLIC HEARING**  
**THIS MEETING WILL BE CONDUCTED ON-LINE USING ZOOM**

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **June 8, 2021**, for a Public Hearing to consider the application (PLN-2021-57) of Kimberly McCarty for a Conditional Use Permit to allow establishment of a dog training facility (South Bay Dog Training) within an existing tenant space on property located at **186 E. Sunnyoaks Avenue Suite C**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>).

Interested persons may register to electronically participate in this Zoom PC meeting at <https://us02web.zoom.us/j/87516488219?pwd=MmRiRUJFYXd2UEJ2Ukl4dJZSGtCQT09>. After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, June 4<sup>th</sup>, on the website at <https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6>, and will include all materials for this meeting. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing by email to [planning@campbellca.gov](mailto:planning@campbellca.gov). Questions may be addressed to the Community Development Department at (408) 866-2140. Plans and architectural drawings may be viewed by Friday, May 28<sup>th</sup>, on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

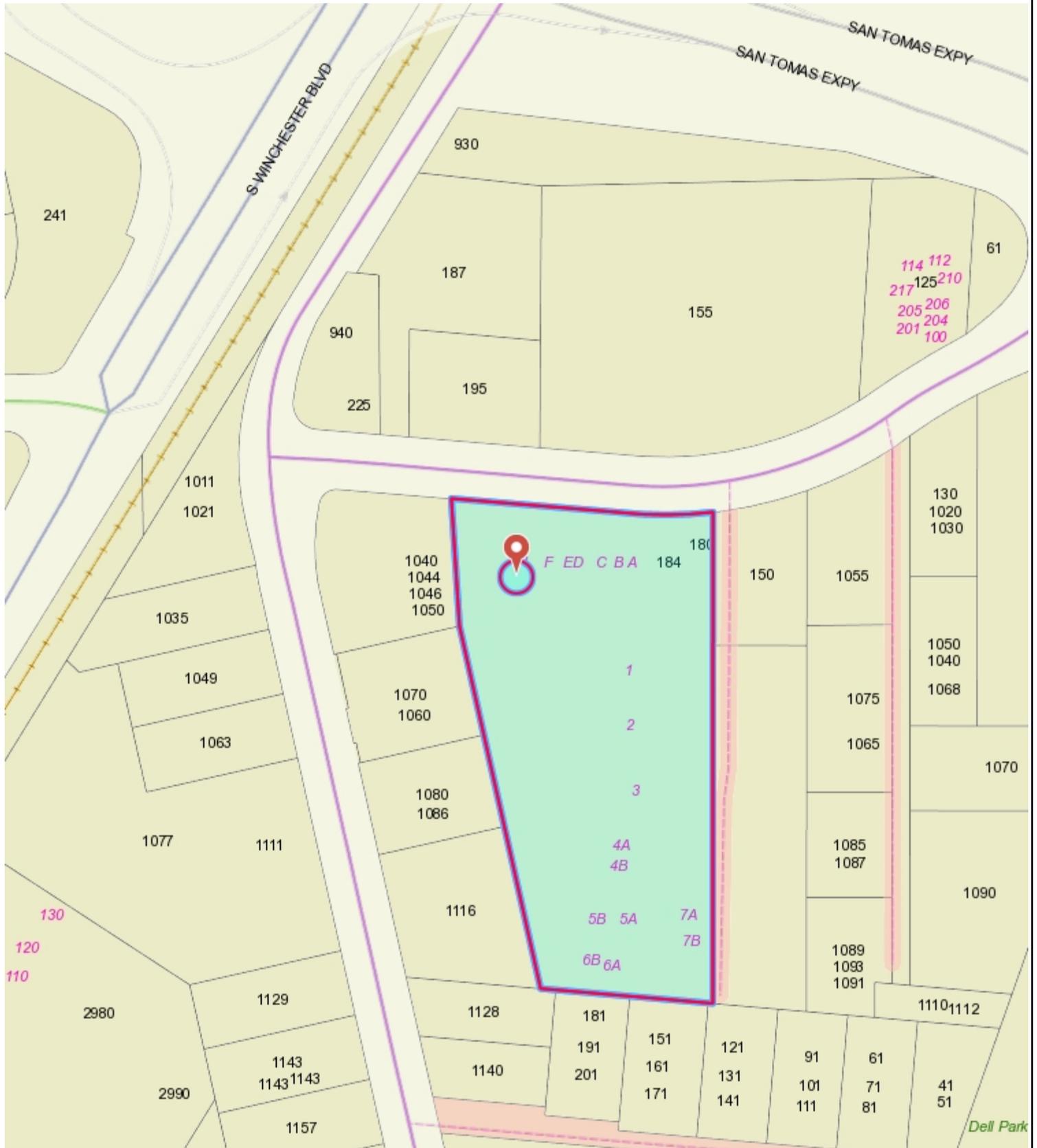
In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or [ClerksOffice@campbellca.gov](mailto:ClerksOffice@campbellca.gov) at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PLANNING COMMISSION  
CITY OF CAMPBELL  
ROB EASTWOOD  
SECRETARY

PLEASE NOTE: When calling on this Notice, refer to **186 E. Sunnyoaks Ave, Suite C**



# Location Map - 186 E. Sunnyoaks Ave., Unit C



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

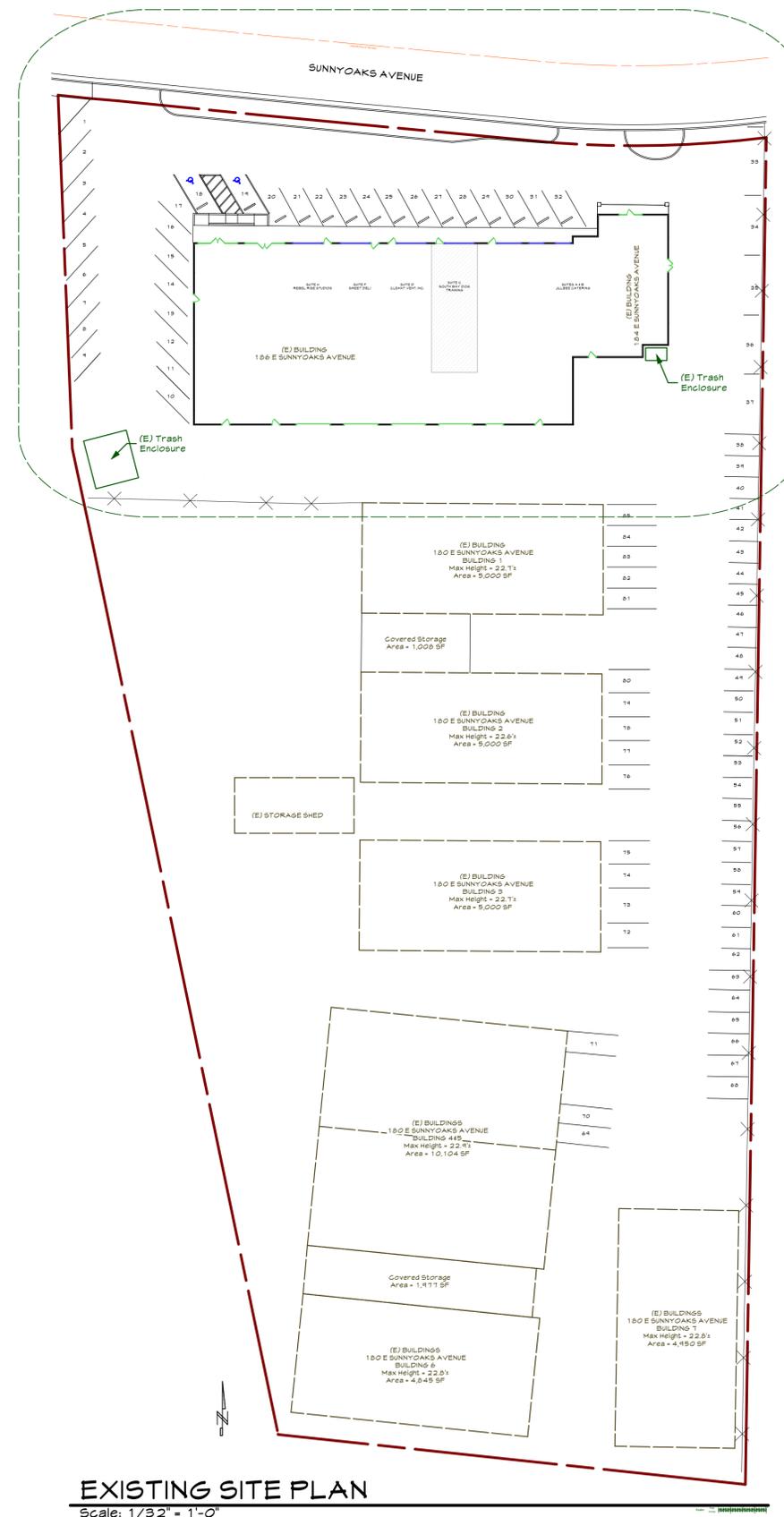
# CUP - SOUTH BAY DOG TRAINING

## TENANT LIST/PARKING SUMMARY

Location	Name	Land Use	Tenant Size (SF)	Details	Parking Standard	Required Parking
Building 184	Jillbee Delivers	Catering	2,237	N/A	1/400 SF	5.6
Building 186	Jillbee Delivers	Catering	2,938	N/A	1/400 SF	7.3
C	Performance Foodservice	Office	1,600	N/A	1/ 225 SF	7.1
D	Clean Vent	Office and Storage	1,600	N/A	1/400 SF	4
E	Mission City Signs	Business Support	1,600	N/A	1/400 SF	4
F	Sweet Deli	Café	740	6 Seats	1/3 seats	2
H	Rebel Rise	Fitness Studio, Large	3787	2 staff, 14 students	1/150 SF	25.25
Subtotal			14,502			(55.25)
180 SO #1	Vivid	Material Finishing	5,000	N/A	1/400 SF	12.5
180 SO #2	Vacant		5,000		1/400 SF	12.5
180 SO #3	Global Wood	Office, storage of wood products	5,000	N/A	1/400 SF	12.5
180 SO #4/5	Cal Steam	Distribution and sales of plumbing/HVAC materials	10,104	N/A	1/400SF	25.3
180 SO #6						
A	Vacant		2,403	N/A	1/400 SF	6
B	Owner Use	Storage	2,442	N/A	1/400 SF	6.1
180 SO #7						
A	Art & Clay	Storage	1,650	N/A	1/400 SF	4.1
B	Flower Garden of Los Gatos	Office, Storage and Distribution of Floral Items	1,650	N/A	1/400 SF	4.1
C	Griffith Stair	Stair/flooring warehousing, distribution and sales	1,650	N/A	1/400 SF	4.1
Subtotal			34,899			(87.2)
Total Building SF			49,401			
Total Parking Required						(142.45)
Total Parking Provided						(84)
Deficit/Surplus						

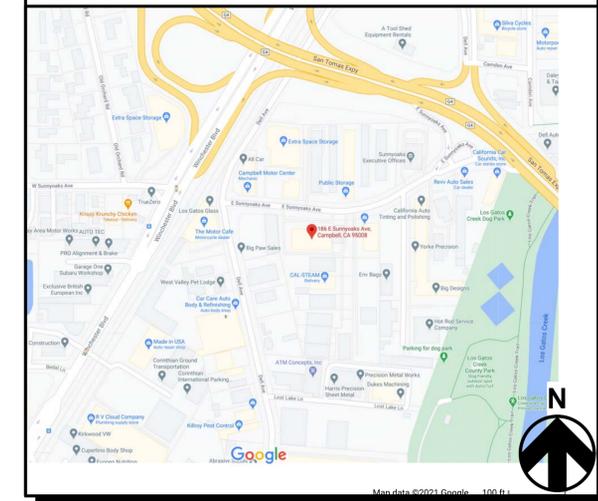
## SITE INFORMATION

ACCESSOR'S PARCEL NUMBER(S):	424-01-077 424-01-078 424-01-097 424-01-098 424-01-099 424-01-100 424-01-117 424-01-118
NET LOT SIZE:	±3.25 ACRES
GROSS LOT SIZE:	±141,179 SF
FLOOR AREA RATIO:	.35
BUILDING LOT COVERAGE:	.35
LANDSCAPING/PERVIOUS COVERAGE:	±476 SF
PAVING/IMPERVIOUS COVERAGE:	±140,703 SF
EXISTING BUILDING SF/MAX. BLDG. HEIGHT:	
180 SO #1	5,000 SF / ±22.7'
180 SO #2	5,000 SF / ±22.6'
180 SO #3	5,000 SF / ±22.7'
180 SO #4/5	10,104 SF / ±22.9'
180 SO #6	4,845 SF / ±22.8'
180 SO #7	4,950 SF / ±22.8'
184	2,237 SF / ±17.5'
186	12,265 SF / ±14.5'
ZONING DISTRICT:	M-1/LIGHT INDUSTRIAL
NUMBER OF PARKING STALLS:	84
FIRE PREVENTION/SUPPRESSION:	NONE



**EXISTING SITE PLAN**  
Scale: 1/32" = 1'-0"

## VICINITY MAP



### PARKING COUNT

1. Total Existing Parking Stalls = 84
2. Total Existing ADA Stalls = 1 Van, 1 Standard

### SCOPE OF WORK

- Conditional Use Permitted
1. South Bay Dog Training

### SHEET INDEX

- A0.0 COVER SHEET & SITE PLAN  
A0.1 PARTIAL SITE PLAN & FLOOR PLAN

PROJECT:  
SB DOG TRAINING  
SB Dog Training  
186 E Sunnyoaks Av, C  
Campbell, CA 95008

DATE: Mar 5, 21 DRAWN: JM/G

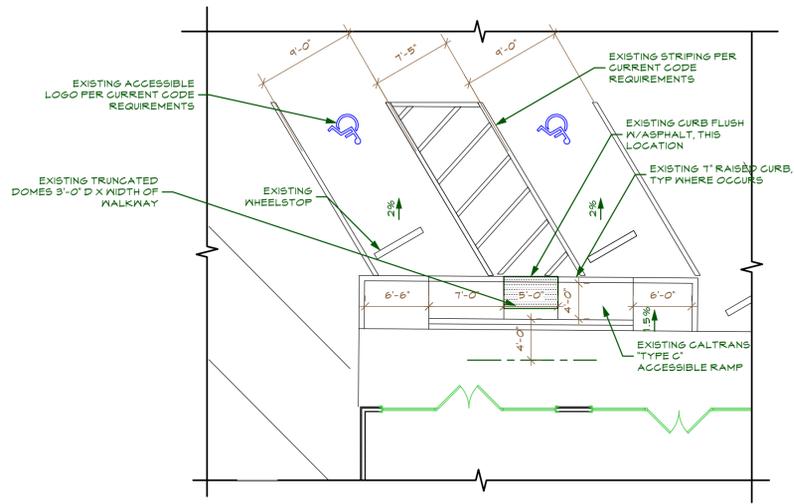
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**COVER SHEET & SITE PLAN**

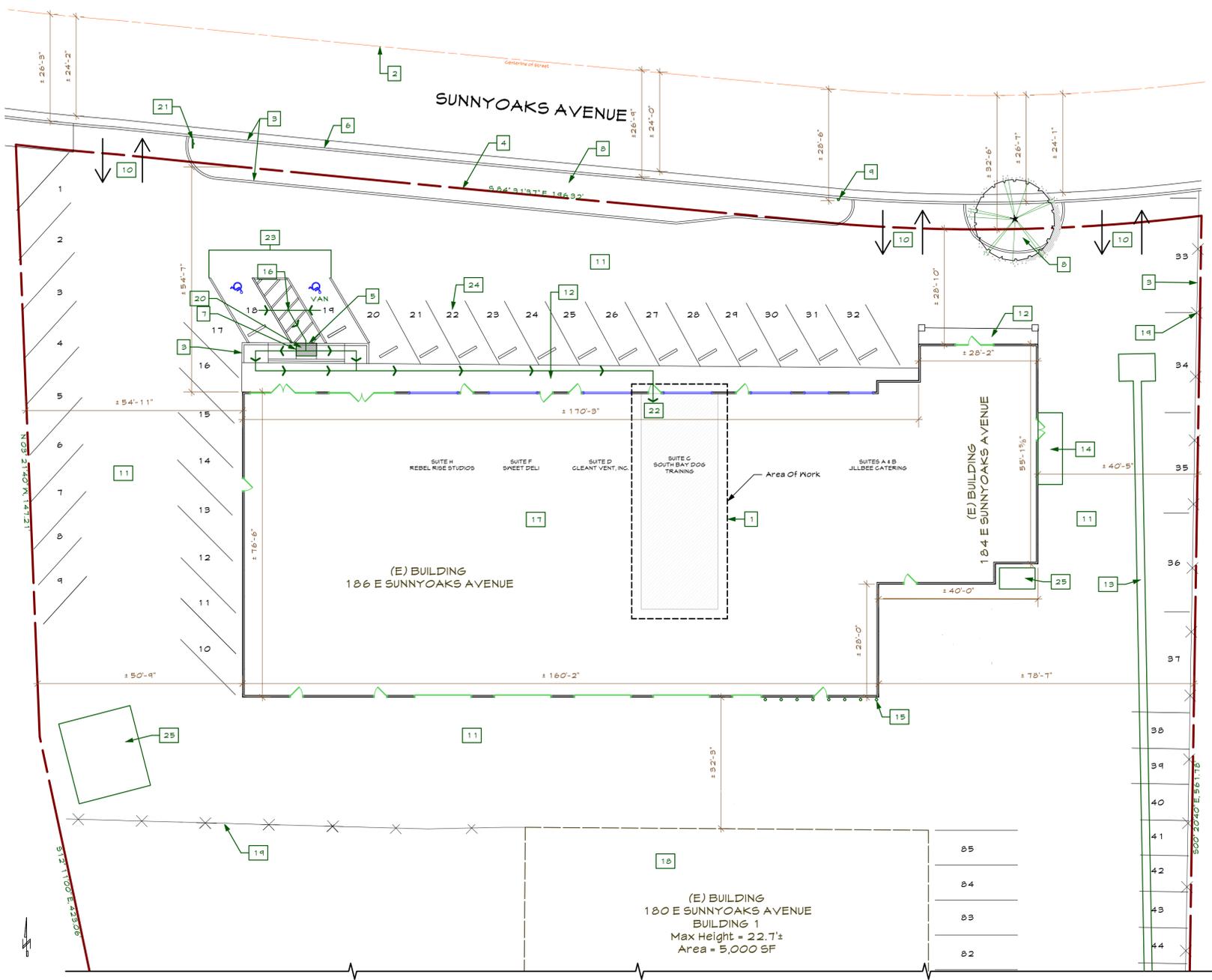
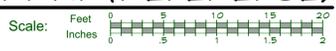
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Sheet 1 of 0 Sheets

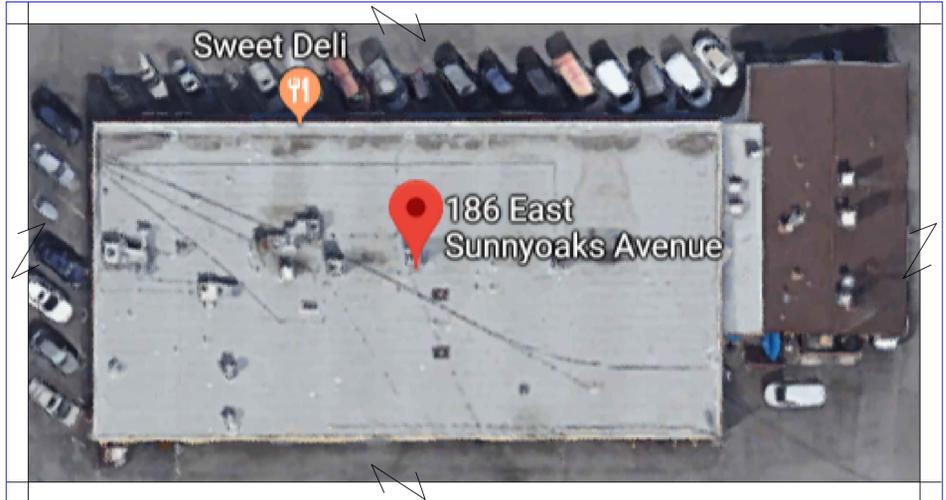
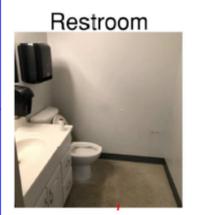
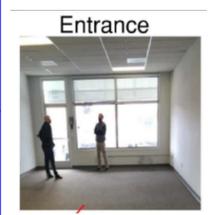
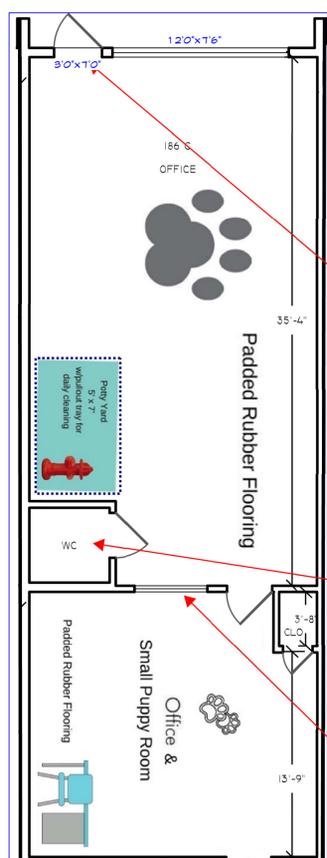
SB DOG TRAINING



**EXISTING ACCESSIBLE PARKING/ ACCESS AISLE/RAMP (REFERENCE)**  
Scale: 1/8" = 1'-0"



**EXISTING PARTIAL SITE PLAN**  
Scale: 1/16" = 1'-0"



**SITE KEYNOTES**

1. PROJECT SITE (186 EAST SUNNYOAKS AVENUE, #C)
2. EXISTING CENTERLINE OF SUNNYOAKS AVENUE
3. EXISTING CURB (RAISED) TO REMAIN
4. EXISTING PROPERTY LINE WITH DIMENSIONS
5. EXISTING CURB (FLUSHED WITH ASPHALT) TO REMAIN
6. EXISTING CURB GUTTER TO REMAIN
7. EXISTING RAMP FROM ACCESSIBLE PARKING TO PRIVATE SIDEWALK COMPLIES WITH CURRENT CODE REQUIREMENTS
8. EXISTING LANDSCAPIN TO REMAIN, LAWN, BUSHES, LOW GROUND COVER, ONE TREE WHERE INDICATED (DBH=8" / DRIPLINE @ CANOPY = 10' DIA.)
9. EXISTING PUBLIC FIRE HYDRANT TO REMAIN
10. EXISTING DRIVEWAY (ASPHALT PAVING) TO REMAIN
11. EXISTING PRIVATE PARKING LOT AND DRIVE ISLES (ASPHALT PAVING) TO REMAIN
12. EXISTING PRIVATE WALKWAY (CONCRETE) TO REMAIN
13. EXISTING VALLEY GUTTER (CONCRETE) TO REMAIN
14. EXISTING CONCRETE PAD TO REMAIN
15. EXISTING BOLLARD TYP. TO REMAIN
16. EXISTING PATH OF TRAVEL FROM ACCESSIBLE PARKING STALLS TO PRIMARY ENTRY OF PROJECT, SITE COMPLIES WITH CURRENT CODE REQUIREMENTS
17. EXISTING PRIMARY BUILDING TO REMAIN
18. EXISTING ADJACENT BUILDING TO REMAIN
19. EXISTING CHAINLINK FENCING WITH WOODEN SLATS TO REMAIN, 6'-0" H TYP, WHERE OCCURS
20. EXISTING TRUNCATED DOMES TO REMAIN COMPLY WITH CURRENT CODE REQUIREMENTS
21. EXISTING SITE SIGNAGE TO REMAIN COMPLIES WITH CURRENT CODE REQUIREMENTS
22. EXISTING MAIN POINT OF BUILDING ENTRY TO REMAIN AND COMPLIES WITH CURRENT CODE REQUIREMENTS
23. EXISTING ACCESSIBLE PARKING AND LOADING ZONE IS TO REMAIN AND COMPLIES WITH CURRENT CODE REQUIREMENTS
24. SYMBOL MAKES REFERENCE TO THE NUMBER OF PARKING STALLS
25. EXISTING TRASH ENCLOSURE TO REMAIN

**FLOOR PLAN (186 E SUNNYOAKS #C) ROOF EQUIPMENT PLAN (REFERENCE)**

**PROJECT:**  
SB Dog Training  
SB Dog Training  
186 E Sunnyoaks Av, C  
Campbell, CA 95008

DATE: Mar 5, 21 DRAWN: JM/G  
SCALE: AS NOTED FILE: 21-00

**PARTIAL SITE & FLOOR PLAN**

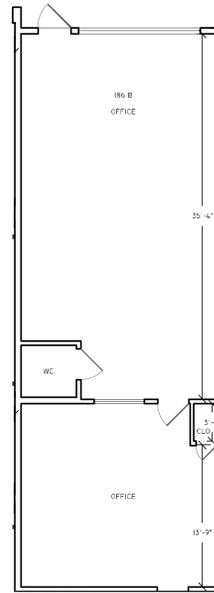
**AO.1**

Sheet 2 of 0 Sheets  
SB DOG TRAINING

Date: 3/10/21  
Filename: 21-005 SouthBayDogTraining(McCarthy)\_1-1.vux

① EXISTING ENTRY LEVEL FLOOR PLAN 186 EAST SUNNYOAKS / SUITE 186 C

SHEET SIZE: 24x36  
SCALE: 1/8"=1'-0"



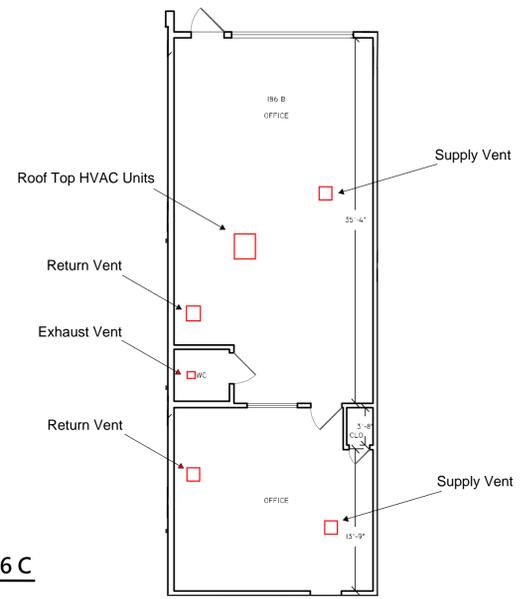
PROJECT:  
SE DOX TRAINING  
SE DOX Training  
186 E Sunnyoak, Av C  
Campbel CA 95008

DATE	Mar 5, 21	DRAWN	JM/CS
SCALE	AS NOTED	FILE	21-09

FLOOR PLAN  
**A0.3**  
Sheet 3 of 3 Sheets

1 EXISTING ENTRY LEVEL FLOOR PLAN 186 EAST SUNNYOAKS / SUITE 186 C

SHEET SIZE: 24x36  
SCALE: 1/8" = 1'-0"



HVAC Description

The existing Energy Star 4 Ton dedicated Carrier Air Conditioner provides Heating and Air Condition distribution for the space, the suite has two (2) 2 x 2 supply vents, two (2) 24 x 24 return air return vent, associated ducting and roof top condenser and fan unit. The roof top equipment has been designed utilizing Carrier's Puron refrigerant, with an environmentally sound rating level of 78db, a 1/4 HP condenser motor.

PROJECT:  
SE DOA TRAINING  
SE DOA Training  
186 E Sunnyoaks Av C  
Campbell CA 95008

DATE	Mar 5, 21	DRAWN	JM/CS
SCALE	AS NOTED	FILE	21-09

HVAC PLAN  
**AO.4**  
Sheet 3 of 4 Sheets