



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

June 11, 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 22, 2021**, for a Public Hearing to consider the Application (PLN-2021-60) of Boulder Associate Architects for a Minor Modification to a previously approved Planned Development Permit (PD 82-04) to allow establishment of an Ambulatory Surgical Center ("medical services, clinic") with "late-night activities" (operational hours of 5:00 AM to 8:00 PM, daily), within an existing approximately 24,000 square-foot commercial building, including associated site alterations and minor architectural improvements; and a Parking Modification Permit to allow a reduction to the required number of parking stalls, for property located at **2605 S. Winchester Boulevard**. Staff is recommending that this item be deemed Categorical Exempt under CEQA.

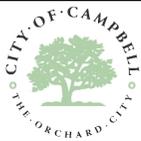
While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>).

Interested persons may register to electronically participate in this Zoom PC meeting at <https://campbellca-gov.zoom.us/j/89420852164?pwd=Z3BUbXpHRDI3SGw1WjNvNFQvQU5VZz09>. After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, June 18<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, June 11<sup>th</sup>, on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

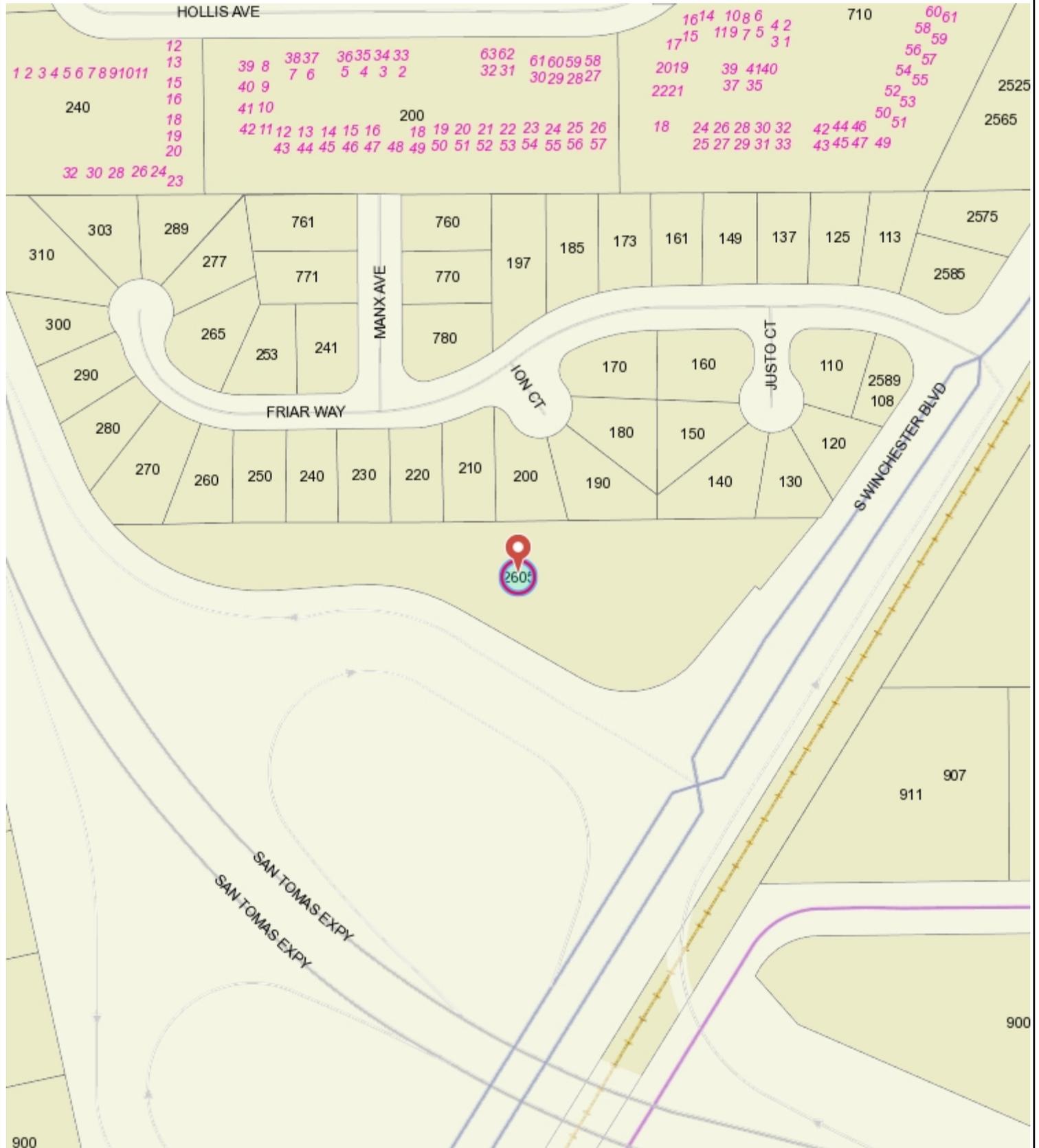
In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign 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 **2605 S. Winchester Blvd.**



# Location Map - 2605 S. Winchester Blvd.



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.

## PROJECT SYMBOL LEGEND

VIEW REFERENCES	
<p><b>DRAWING TITLES</b></p>	
<p><b>SECTIONS</b></p>	<p><b>DETAIL SECTION</b></p>
<p><b>PLAN/DETAIL CALLOUTS</b></p>	<p><b>ELEVATIONS</b></p>
<p><b>DATUM SYMBOLS</b></p>	<p><b>PROJECT SYMBOLS AND ANNOTATION</b></p>
<p><b>NOTE:</b> SEE INDIVIDUAL SHEETS FOR ADDITIONAL SYMBOLS.</p>	

## PROJECT DIRECTORY

<p><b>OWNER</b> HAMMES PARTNERS 1400 N. WATER ST, STE 500 MILWAUKEE, WI 53202 PHONE: -414.509.2500</p>	<p><b>CIVIL ENGINEER</b> SIEGFRIED ENGINEERING 111 N. MARKET ST, SUITE 300 SAN JOSE, CA 95113 PHONE: 408.754.2021</p>
<p><b>CONSTRUCTION MANAGEMENT</b> JTECH HCM, INC 510 3RD ST, STE 201 OAKLAND, CA 94607 PHONE: 510.444.7111</p>	<p><b>STRUCTURAL ENGINEER</b> MIYAMOTO INTERNATIONAL, INC 3150 ALMADEN EXPRESSWAY SAN JOSE, CA, 95118 PHONE: 408.513.1939</p>
<p><b>ARCHITECT</b> BOULDER ASSOCIATES, INC. 26 O'FARRELL ST, SUITE 700 SAN FRANCISCO, CA 94108 PHONE: 415.796.6720</p>	<p><b>MECHANICAL &amp; PLUMBING DESIGN/BUILD</b> SOUTHLAND INDUSTRIES 33225 WESTERN AVE UNION CITY, CA 94587 PHONE: 510.477.3300</p>
<p><b>CONTRACTOR</b> MILLIE &amp; SEVERSON 5635 W. LAS POSITAS BLVD, SUITE 406 PLEASANTON, CA 94588 PHONE: 925.227.0703</p>	<p><b>ELECTRICAL DESIGN/BUILD</b> CUPERTINO ELECTRIC, INC. 1132 N 7TH ST SAN JOSE, CA 95112 PHONE: 408.808.8000</p>

## VICINITY MAP



## PROJECT DATA

<b>BUILDING ADDRESS:</b>	2605 S. WINCHESTER BLVD. CAMPBELL, CA 95008	
<b>APN:</b>	305-39-049	
<b>PROJECT DESCRIPTION:</b>	NEW AMBULATORY SURGERY CARE CENTER (ASC) TO REPLACE EXISTING FACILITY W/ MINOR EXTERIOR MODIFICATIONS	
<b>ZONING DISTRICT:</b>	PLANNED DEVELOPMENT (P-D)	
<b>OCCUPANCY:</b>	'B' OCCUPANCY (CURRENT) 'I2.1' (PROPOSED CHANGE)	
<b>CONSTRUCTION TYPE:</b>	V-B (CURRENT) III-A (PROPOSED CHANGE) EXISTING CONCRETE WALLS W/ WOOD ROOF	
<b>SPRINKLERED:</b>	YES; EXISTING (NFPA 13 - 2002 EDITION) COVERAGE SHALL BE EXTENDED TO (N) TRASH ENCLOSURE	
<b>FIRE ALARM:</b>	YES	
<b>NET LOT SIZE:</b>	83,496 SF (1.917 ± ACRES)	
<b>LANDSCAPING:</b>	AREA: 19,819 SF COVERAGE: 23%	
<b>GROSS BUILDING AREA:</b>	<b>NEW</b>	<b>EXISTING</b>
	FIRST FLOOR 24,095 GSF	24,095 GSF
	<b>TOTAL</b> 24,095 GSF	24,095 GSF
<b>FLOOR AREA RATIO:</b>	29%	
<b>PROJECT TENANT AREA:</b>	23,807 SF	
<b>FLOOR TO FLOOR HEIGHTS:</b>	FIRST FLOOR: 18'-0"	
<b>PARKING:</b>	<p><b>(CAMPBELL MUNICODE 21.28.040 (TABLE 3-1))</b> 1 SPACE FOR EACH 200 SQ. FT. OF GROSS FLOOR AREA TOTAL REQUIRED: 121 PARKING SPACES TOTAL PROVIDED: 96 PARKING SPACES</p> <p><b>*ACCESSIBLE (CBC 2019 TABLE 11B-208.2):</b> 76 - 100 PARKING SPACES = 4 REQUIRED ACCESSIBLE SPACES</p> <p><b>*NOTE:</b> THE FACILITY IS NEITHER, PROVIDING HOSPITAL OUTPATIENT CLINICAL SERVICES, NOR REHABILITATION/OUTPATIENT PHYSICAL THERAPY SERVICES. AS SUCH THE FACILITY IS EXEMPT FROM CBC 2019 SECTIONS 11B-208.2.1 &amp; 11B-208.2.2</p>	
<b>OSHPD:</b>	THIS PROJECT WILL COMPLY WITH OSHPD 3 STANDARDS.	
<b>HAZARDOUS MATERIALS:</b>	HAZARDOUS MATERIALS ARE NOT USED, STORED OR TRANSPORTED WITHIN THIS BUILDING IN QUANTITIES SUFFICIENT TO REQUIRE PROTECTION.	
<b>APPLICABLE CODES:</b>	2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA FIRE CODE (CFC) 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS	
<b>DEFERRED SUBMITTALS:</b>	FIRE HYDRANT GENERATOR	

## SHEET INDEX

0 - GENERAL	COVER SHEET
G0.00	SITE PHOTOGRAPHY SHEET
G0.01	
1 - CIVIL	FIRE ACCESS PLAN
C1.0	
5 - ARCHITECTURAL	ARCHITECTURAL SITE PLAN
A1.10	FLOOR PLAN
A2.10	
A3.10	EXTERIOR ELEVATIONS

**BOULDER ASSOCIATES**

**ARCHITECTS**

Boulder Associates, Inc.  
Architecture + Interior Design  
26 O'Farrell Street, Suite 700  
San Francisco, California 94108  
415.796.6720  
www.boulderassociates.com  
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PROJECT

**WINCHESTER SURGERY CENTER**

2605 S. WINCHESTER BLVD  
CAMPBELL, CA, 95008

CITY APPROVAL STAMP

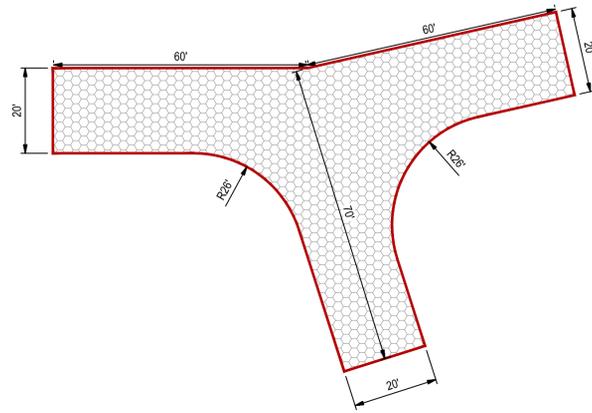
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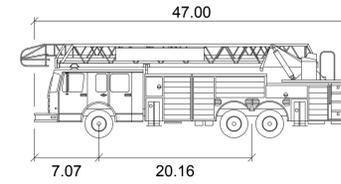
**COVER SHEET**

SHEET NUMBER

**G0.00**



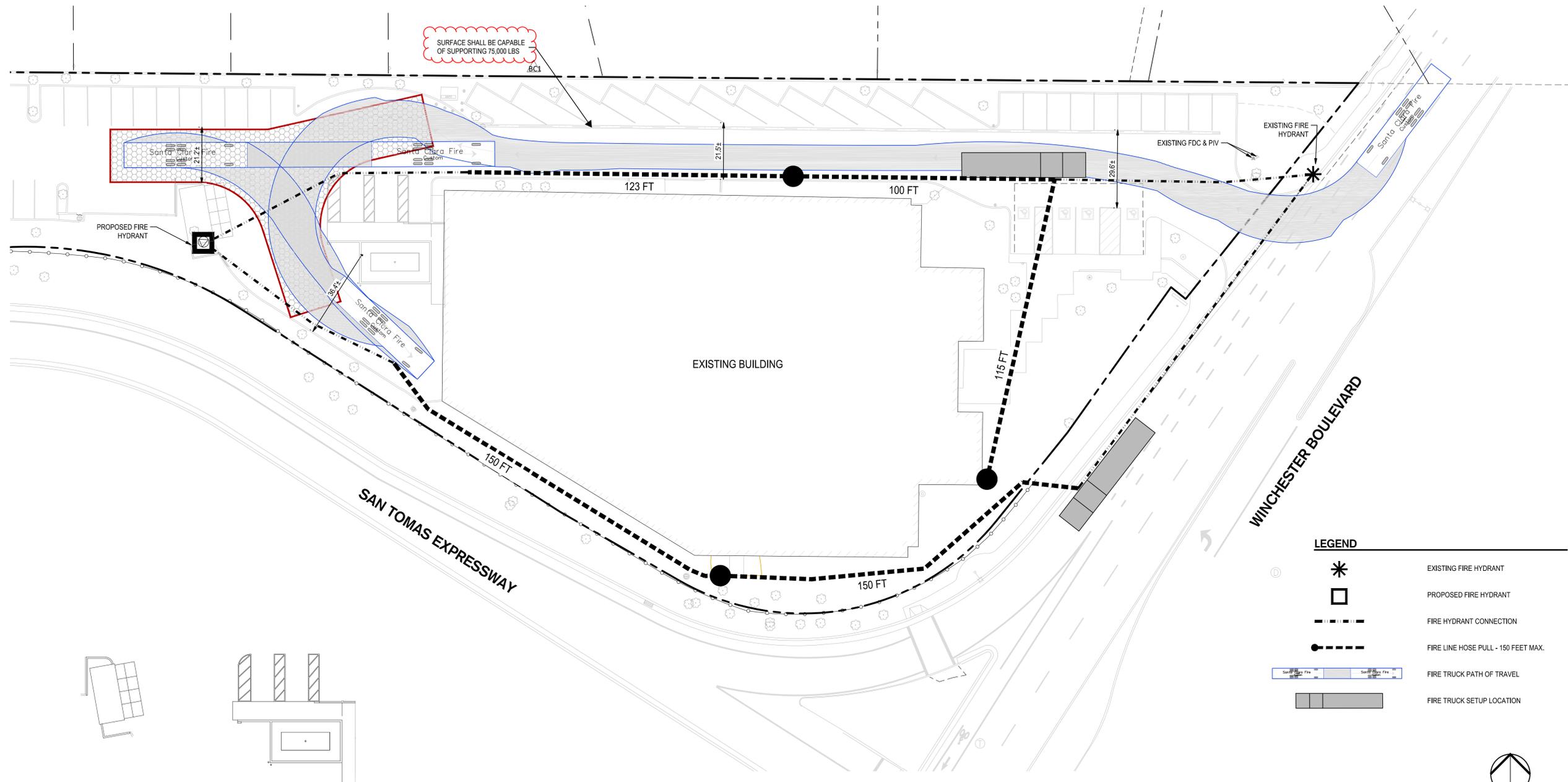
**1 DEAD-END FIRE APPARATUS ACCESS TURNAROUND (60-FOOT "Y") PER 2019 CFC - FIGURE D1.031**  
NOT TO SCALE



**Santa Clara Fire**

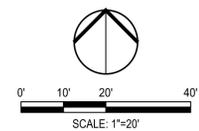
	feet
Width	: 9.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 29.5

**2 SANTA CLARA COUNTY FIRE APPARATUS**  
NOT TO SCALE



**LEGEND**

	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	FIRE HYDRANT CONNECTION
	FIRE LINE HOSE PULL - 150 FEET MAX.
	FIRE TRUCK PATH OF TRAVEL
	FIRE TRUCK SETUP LOCATION



PROJECT NUMBER  
P204691.00

DRAWN BY  
Author

DATE

REVISIONS  
REV DESCRIPTION DATE

Boulder Associates, Inc.  
Architecture + Interior Design  
26 O'Farrell Street, Suite 700  
San Francisco, California 94108  
415.796.6720  
www.boulderassociates.com  
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3428 Brookside Road  
Stockton, California 95219  
209-943-2021  
Fax: 209-942-0214  
www.siegfriedeng.com

PROJECT

**WINCHESTER SURGERY CENTER**

2605 S. WINCHESTER BLVD  
CAMPBELL CA, 95008

CITY APPROVAL STAMP

CITY APPROVAL STAMP

SHEET TITLE  
**FIRE ACCESS PLAN**

SHEET NUMBER

**C1.0**



1.) VIEW HEADING SW ON S WINCHESTER TOWARD SITE ENTRANCE



2.) VIEW SW TOWARDS BUILDING ENTRANCE



3.) VIEW EAST TOWARDS WINCHESTER



4.) VIEW EAST TOWARDS BACK OF BUILDING



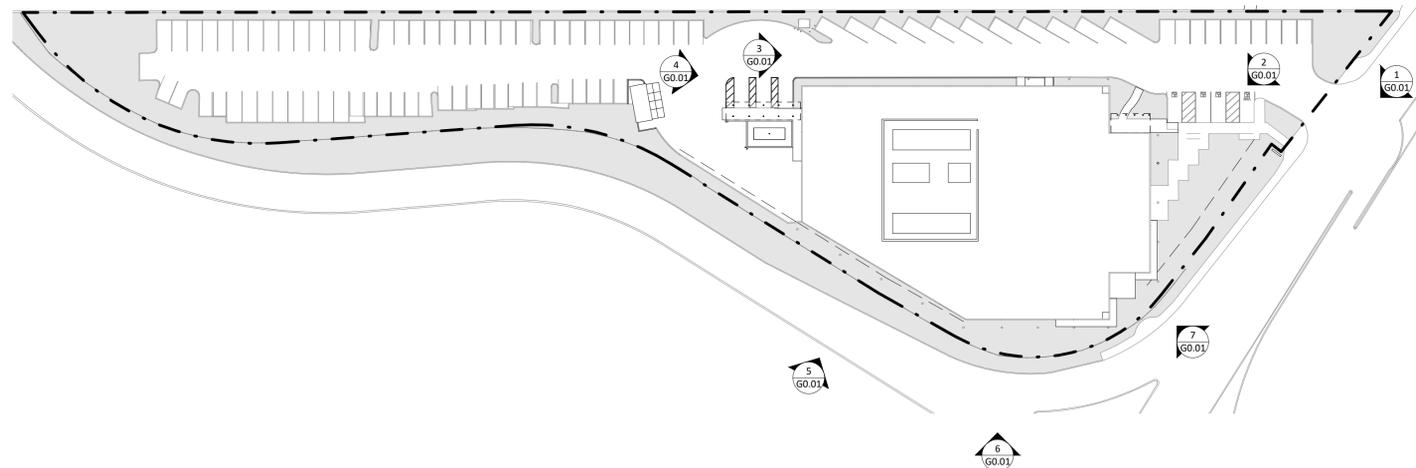
5.) VIEW NE FROM SAN TOMAS ACCESS RAMP



6.) VIEW NORTH FROM SAN TOMAS RAMP



7.) VIEW FROM NW WINCHESTER & SAN TOMAS ACCESS RAMP



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PROJECT  
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CITY APPROVAL STAMP

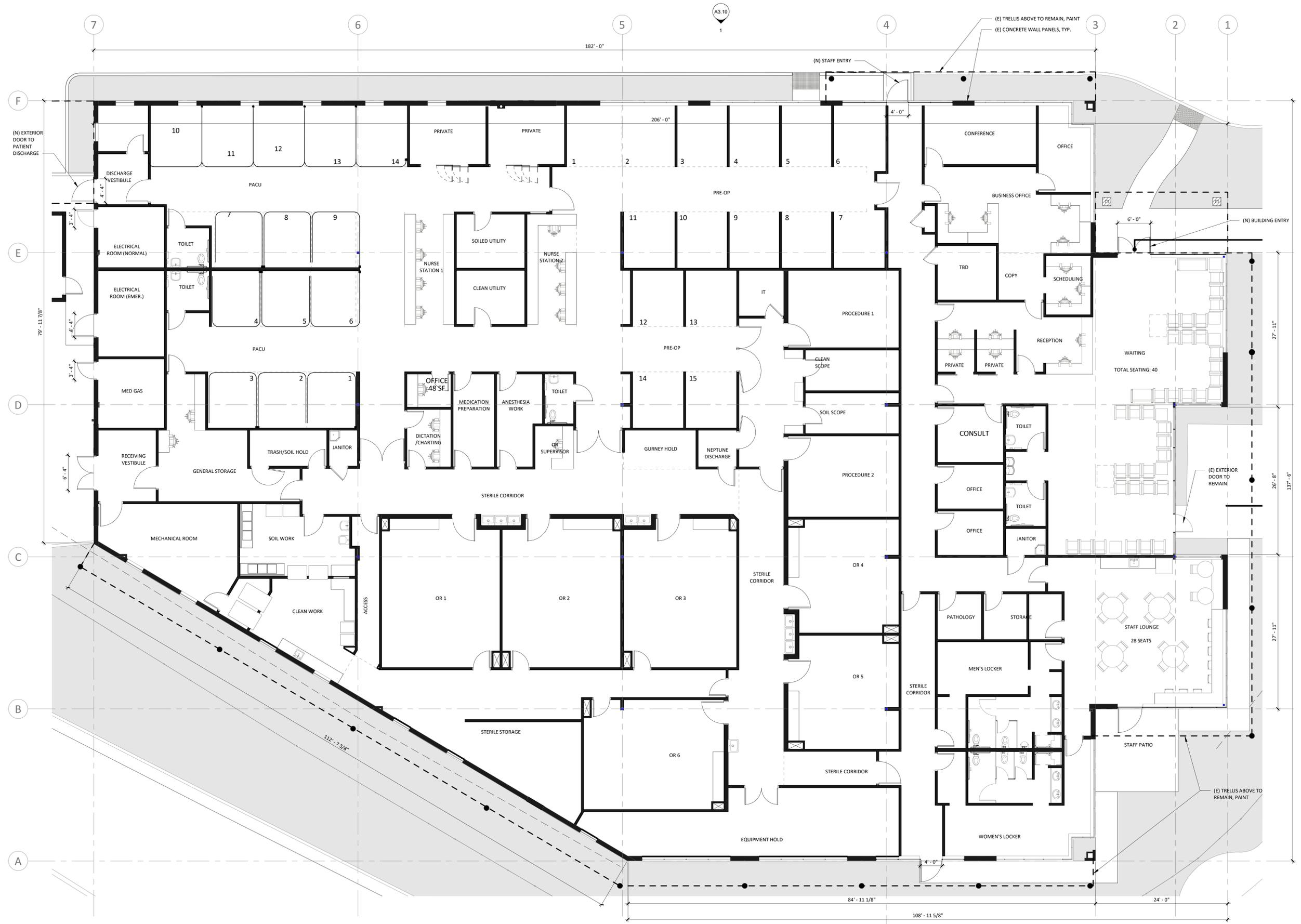
CITY APPROVAL STAMP

SHEET TITLE  
**SITE PHOTOGRAPHY SHEET**

SHEET NUMBER

**G0.01**





PROJECT NUMBER  
P204691.00

DRAWN BY

DATE

REV	DESCRIPTION	DATE



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Architecture + Interior Design  
26 O'Farrell Street, Suite 700  
San Francisco, California 94108  
415.796.6720  
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CAMPBELL CA, 95008

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CITY APPROVAL STAMP

SHEET TITLE  
**FLOOR PLAN**

SHEET NUMBER  
**A2.10**

TT19x-110221 3/18/2021 11:19:15 PM BIM 360//P204691.00 Hammes Campbell ASC/P204691.00 Hammes Campbell ASC A2.1.rvt

**1 FLOOR PLAN - OVERALL**  
A3.10 | A2.10 | 1/8" = 1'-0"



PROJECT NUMBER  
P204691.00

DRAWN BY

DATE

REV	DESCRIPTION	DATE



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**WINCHESTER SURGERY CENTER**  
 2605 S. WINCHESTER BLVD  
 CAMPBELL CA, 95008

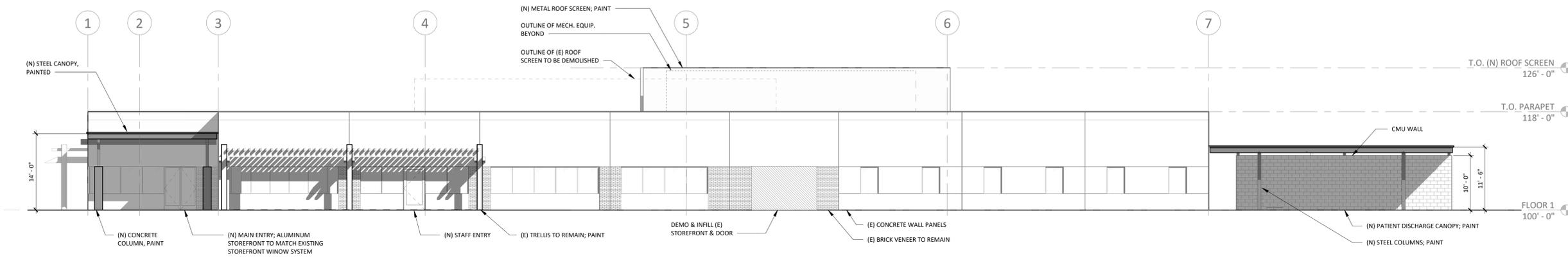
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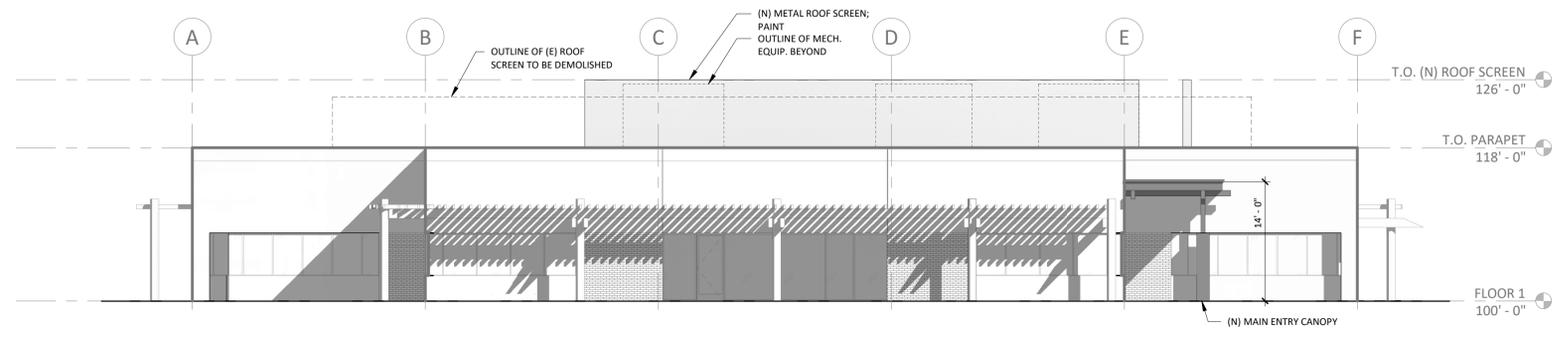
SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER

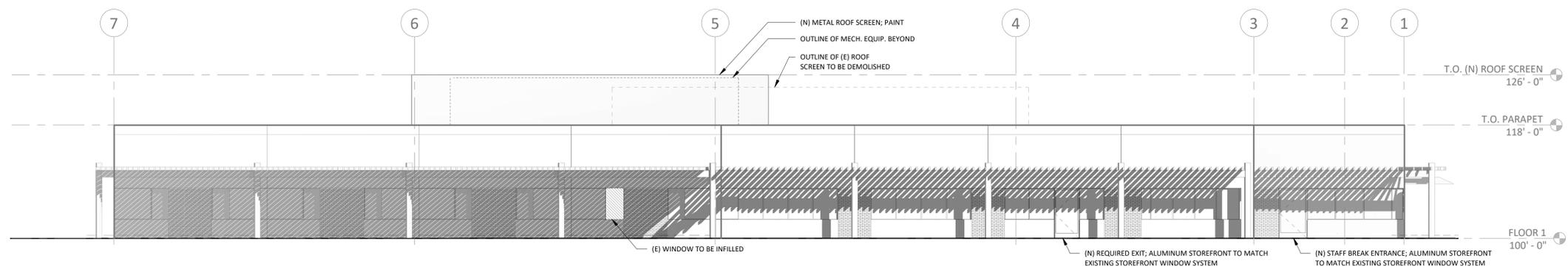
# A3.10



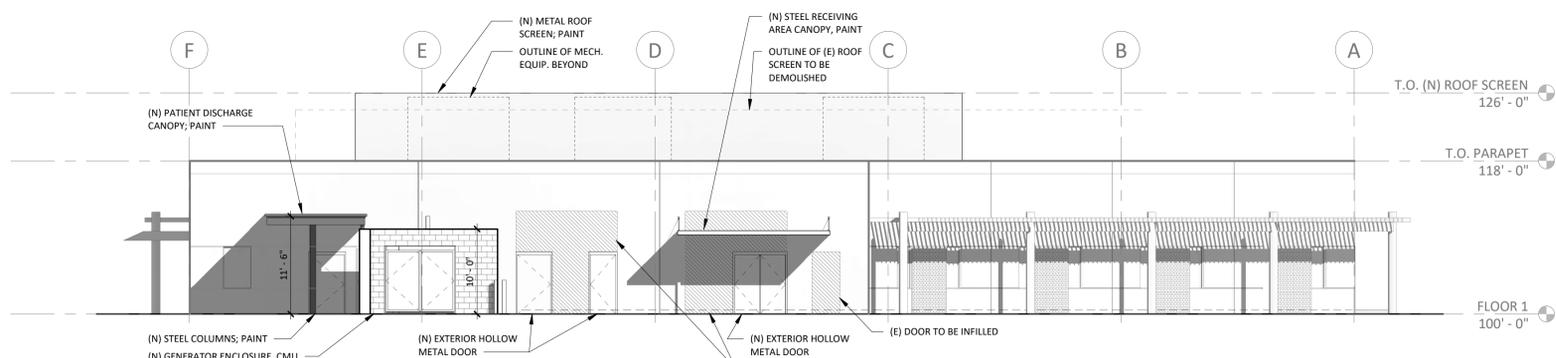
**1 NORTH ELEVATION**  
 A1.10 | A3.10 1" = 10'-0"



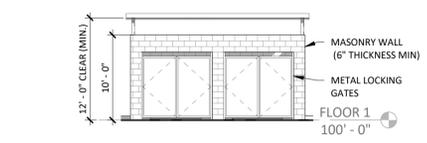
**4 EAST ELEVATION**  
 A1.10 | A3.10 1" = 10'-0"



**3 SOUTH ELEVATION**  
 A1.10 | A3.10 1" = 10'-0"



**2 WEST ELEVATION**  
 A1.10 | A3.10 1" = 10'-0"



**5 NEW TRASH ENCLOSURE**  
 A1.10 | A3.10 1" = 10'-0"

BIN 360/P204691.00 Hammes Campbell/ASC/P204691.00 Hammes Campbell/ASC\_A3.10.rvt  
 3/18/2021 11:57:03 PM  
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