

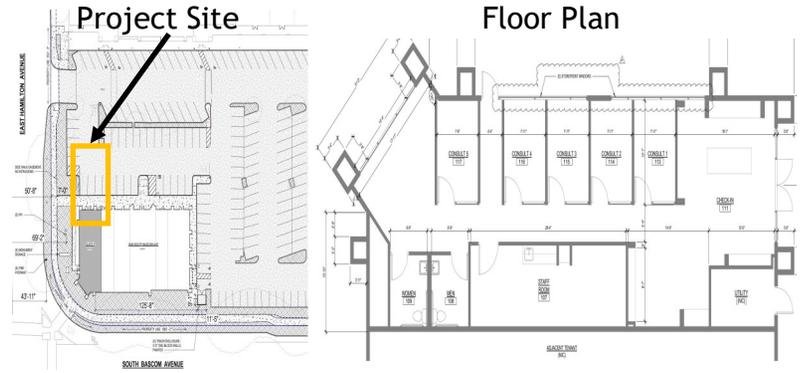
Location of Proposed Project



CITY OF CAMPBELL
ONE ORCHARD CITY

City of Campbell
70 North First Street
Campbell, CA 95008 -1423

Project Image



Notice of Public Hearing

Dear Campbell Resident,

October 11, 2022

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday October 25, 2022, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 1640 South Bascom Avenue

Zoning | Area Plan: C-2 | N/A

File No.: PLN-2022-85

Neighborhood Association(s): Pruneyard and Dry Creek Neighborhood Association

APN: 288-11-061

Applicant: SGPA Architecture and Planning

Property Owner: Hamilton Plaza Investors LLC

Application Type: Conditional Use Permit

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow a new medical service (clinic) use within an existing commercial building.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español





Conditional Use Permit Application
August 30, 2022
B12 LOVE - 2,014 SF

HAMILTON PLAZA
B12 LOVE C.U.P. PLN-2022-85
GALLEGOS NATUROPATHIC GROUP

HAMILTON PLAZA

B12 LOVE C.U.P.

PLN-2022-85

GALLEGOS NATUROPATHIC GROUP

SHEET INDEX

SGPA

ARCHITECTURE AND PLANNING

200 PINE STREET, STUDIO 500
SAN FRANCISCO, CA 94104
415.983.0131
WWW.SGPA.COM



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GALLEGOS NATUROPATHIC GROUP

37 MILLER AVENUE
MILL VALLEY, CA 94541

HAMILTON PLAZA

B12 LOVE C.U.P.

1640 S. BASCOM AVE, SUITE F
CAMPBELL, CA 95008

DRAWING SUBMITTAL SCHEDULE	
C.U.P. APPLICATION	07/12/2022
RESUBMITTAL	08/30/2022

PROJECT NO: 21945-P-60

TITLE SHEET / SHEET INDEX

TS-1

SHEET NO.	SHEET NAME	ISSUE
		C.U.P. APPLICATION

TITLE SHEETS	
TS-1	TITLE SHEET / SHEET INDEX

ARCHITECTURAL	
A-001	FIRE ACCESS / ACCESSIBILITY / SIGNAGE SITE PLAN
A-101	PARTIAL SITE PLAN
A-102	SCHEMATIC SITE PLAN
A-202	FLOOR PLAN
A-301	SITE PHOTOS

SYMBOLS LEGEND

LOBBY	ROOM NAME & ROOM NUMBER	☒	CENTER LINE
256B			



PROJECT DATA

OCCUPANCIES	Type M (MERCANTILE) & B (BUSINESS)
TYPE CONSTRUCTION	Type V-B
SPRINKLERED	YES
APN	288-11-061
ZONING CLASSIFICATION	C-2 GENERAL COMMERCIAL
NET LOT SIZE	513,877 SF (11.797 ACRES)
NET PAD BUILDING SIZE	9,973 SF
NUMBER OF STORIES	1
TENANT SUITE SIZE	2,014 SF
NUMBER OF PARKING STALLS	691 (SHARED WITH REST OF RETAIL CENTER)

PROJECT DIRECTORY

PROJECT	CLIENT
HAMILTON PLAZA SHEL IMPROVEMENTS 1640 SOUTH BASCOM AVE. CAMPBELL, CA 95008	GALLEGOS NATUROPATHIC GROUP, INC. 37 MILLER AVENUE MILL VALLEY, CA 94541 Tel: (919) 989-2725 Fax - Contact: ARMANDO GALLEGOS Email: ARMANDO@B12LOVE.COM
ARCHITECT	
SGPA ARCHITECTURE & PLANNING 200 PINE STREET, SUITE 500 SAN FRANCISCO, CA 94104 Tel: (415) 983-0131 Fax: (415) 294-9534 Contact: TOM TARN Email: nsears@sgpa.com	

PROJECT DESCRIPTION

B12 LOVE IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT (PLN-APP688) ALLOWING THE ESTABLISHMENT OF A NEW MEDICAL SERVICE USE WITHIN AN EXISTING COMMERCIAL TENANT SPACE ON PROPERTY LOCATED AT 1640 S. BASCOM AVE, SUITE F. THIS APPLICATION DOES NOT PROPOSE ANY EXTERIOR IMPROVEMENTS, OR THE ADDITION OF NEW SITE FURNITURE OR AMENITIES.

B12 LOVE SHALL LEASE THE SPACE IN AN AS-IS CONDITION. THIS APPLICATION DOES NOT PROPOSE ANY TENANT IMPROVEMENTS. TENANT SHALL ONLY UNDERTAKE LIGHT REFURBISHMENT OF THE EXISTING SUITE, INCLUDING: PAINTING, CLEANING, AND FURNISHING OF TENANT'S BRANDING, SUPPLIES, AND OPERATIONAL EQUIPMENT.

EXISTING STOREFRONTS SHALL RECEIVE NO WINDOW TREATMENTS OR OTHER OBSCURING FEATURES.

OPERATIONS

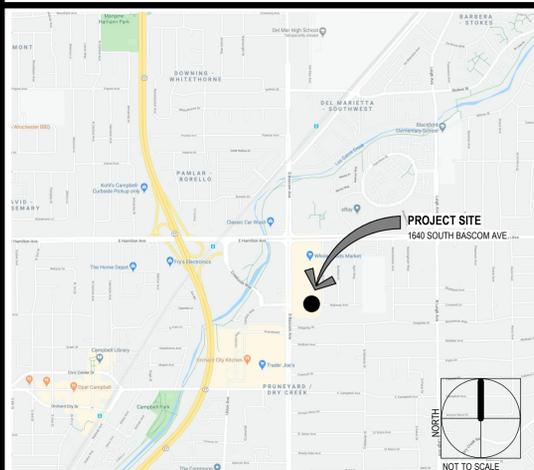
HOURS AT LOUNGE OPENING: 10AM TO 6PM, TUESDAY THROUGH SATURDAY
FULL OPERATIONS (MAXIMUM): 10AM TO 6PM, TUESDAY THROUGH SUNDAY

MAXIMUM EMPLOYEES: 5 AT PEAK OPERATIONS
MAXIMUM CUSTOMERS: 5 AT PEAK OPERATIONS

APPLICABLE CODES

BUILDING CODE	CALIFORNIA BUILDING CODE TITLE 24 PART 2	2019 EDITION
ELECTRICAL CODE	CALIFORNIA ELECTRICAL CODE TITLE 24 PART 3	2019 EDITION
MECHANICAL CODE	CALIFORNIA MECHANICAL CODE TITLE 24 PART 4	2019 EDITION
PLUMBING CODE	CALIFORNIA PLUMBING CODE TITLE 24 PART 5	2019 EDITION
ENERGY CODE	CALIFORNIA ENERGY CODE TITLE 24 PART 6	2019 EDITION
FIRE CODE	CALIFORNIA FIRE CODE TITLE 24 PART 9	2019 EDITION
GREEN CODE	CALIFORNIA GREEN BUILDING CODE TITLE 24 PART 11	2019 EDITION
FIRE SPRINKLERS	NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS	2019 EDITION
FIRE ALARM	NFPA 72 - NATIONAL FIRE ALARM CODE (CA. AMEND.)	2019 EDITION
FIRE DOORS	NFPA 80 - FIRE DOOR AND OPENING PROTECTIVES	2019 EDITION
CITY	MUNICIPAL CODE - CITY OF CAMPBELL	

VICINITY MAP



C:\Users\lhamm\Documents\P-60 B12 Love C.U.P. - lhamm.rvt 8/30/2022, 10:22:28 AM



GALLEGOS NATUROPATHIC GROUP

37 MILLER AVENUE
MILL VALLEY, CA 94541

HAMILTON PLAZA

B12 LOVE C.U.P.

1640 S. BASCOM AVE., SUITE F
CAMBELL, CA 95008

DRAWING SUBMITTAL SCHEDULE

C.U.P. APPLICATION	07/12/2022
RESUBMITTAL	08/30/2022

PROJECT NO. 21945-P-60

FIRE ACCESS / ACCESSIBILITY / SIGNAGE SITE PLAN

A-001

ACCESSIBILITY NOTES

1. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM THE WALL AND ABOVE 27" AND LESS THAN 87" (11B-307.2). CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 11B-DIVISION 4.
2. PROVIDE SITE DIRECTIONAL ACCESSIBLE ROUTE SIGNAGE (SDS-1) AT ALL MAJOR JUNCTIONS PER CBC SEC. 11B-216.6.
3. RELOCATED ADA PARKING SPACE AND ALL WORK PROPOSED BY THIS PERMIT WILL BE IN FULL COMPLIANCE WITH CALIFORNIA ACCESSIBILITY REQUIREMENTS CHAPTER 11, CBC AND ANY ADDENDUMS SUBSEQUENT TO THE DATE OF PERMIT ISSUE.

LEGEND

	EXISTING FIRE HYDRANT LOCATION
	FIRE LANE - 20'-0" WIDE MINIMUM
	ACCESSIBLE PATH OF TRAVEL 4'-0" WIDE MIN. CONCRETE OR A.C. PAVED. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON MATERIAL, SLOPES AND ELEVATIONS.

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR SITE EXCAVATION, GRADING, DRAINAGE, WATER, SEWER, PAVING, HORIZONTAL AND VERTICAL CONTROL, AND ADDITIONAL SITE AND CONSTRUCTION INFORMATION.

LOCAL FIRE AUTHORITY

ACCESS ROADS AND GATE ENTRANCES WILL MEET TITLE 19, CALIFORNIA CODE OF REGULATIONS, SUBCHAPTER 1, ARTICLES 3.05 ACCESS ROADS AND 3.16 GATE ENTRANCES TO SCHOOL GROUNDS.

FIRE FLOW AND HYDRANT LOCATION AND DISTRIBUTION WILL MEET CALIFORNIA FIRE CODE APPENDIX II-AA FIRE FLOW REQUIREMENTS AND APPENDIX II-B FIRE HYDRANT LOCATION AND DISTRIBUTION. APPENDICES FROM 1991 U.F.C. WITH CSFM AMENDMENTS.

LOCATION OF INDICATING VALVE ASSEMBLY(S) AND FIRE DEPARTMENT CONNECTION(S) IS SHOWN AND APPROVED.

APPROVAL ISSUED BY:

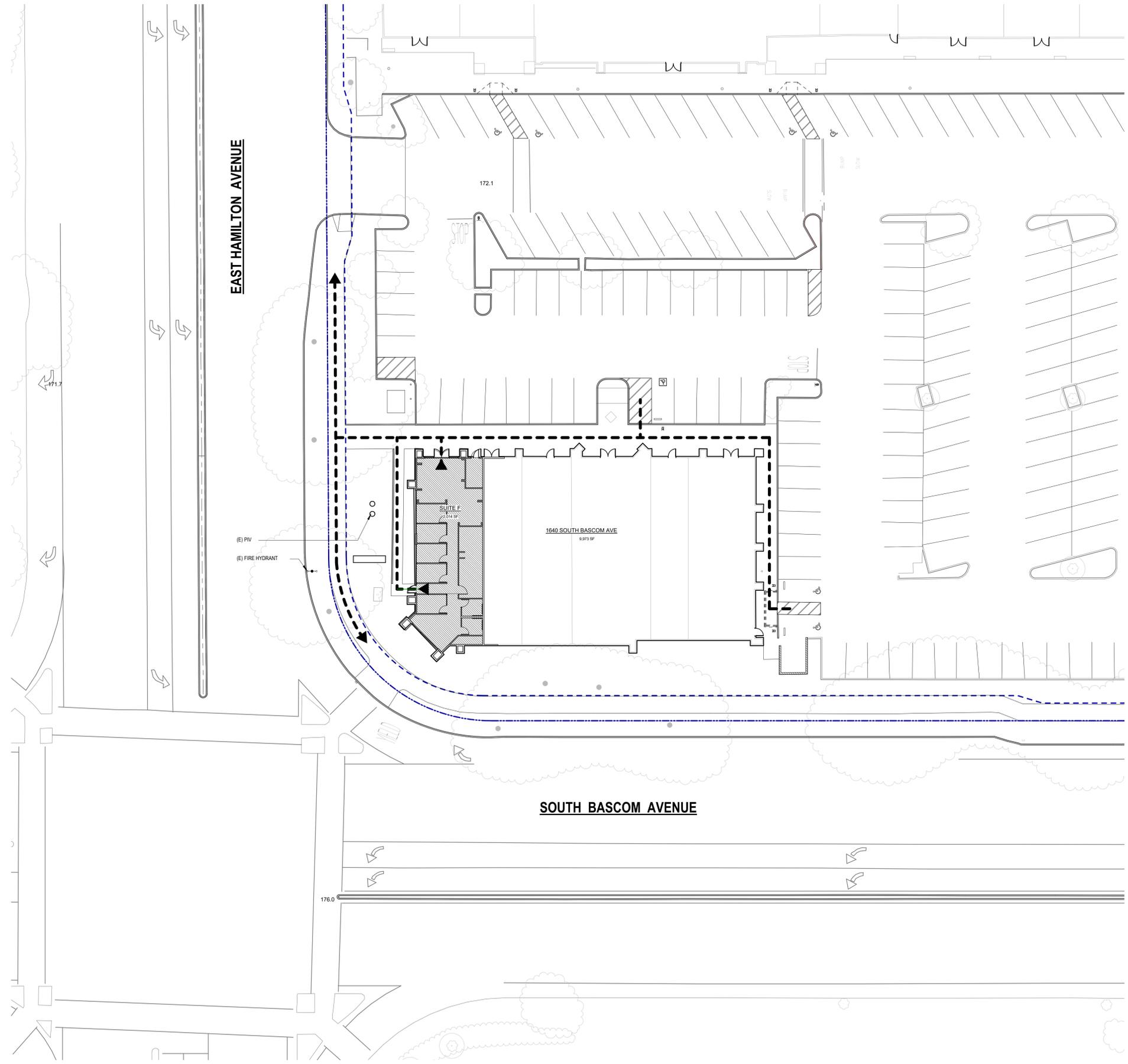
RANK / TITLE: _____

DATE: _____

PHONE: _____

SANTA CLARA COUNTY FIRE DEPARTMENT NOTES

1. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SCOP'S SPECIFICATION SI-7 - CONSTRUCTION SITE FIRE SAFETY.
2. AT ANY TIME THE FIRE SPRINKLER SYSTEM AND/OR THE FIRE DETECTION & ALARM SYSTEM IS IMPAIRED, A FIRE WATCH IS TO BE PROVIDED. THE SYSTEM IS TO BE TAGGED, AND A CORRESPONDING IMPAIRMENT PROGRAM IS TO BE PROVIDED, IN ACCORDANCE WITH CFC CHAPTER 9.
3. INTEGRITY OF THE FIRE-RATED CONSTRUCTION SHALL BE MAINTAINED, IN ACCORDANCE WITH CFC AND CBC CHAPTER 7.
4. FIRE DEPARTMENT ACCESS TO THE SITE, THE BUILDING, AND TO ALL FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED AT ALL TIMES, IN ACCORDANCE WITH CFC CHAPTER 5.

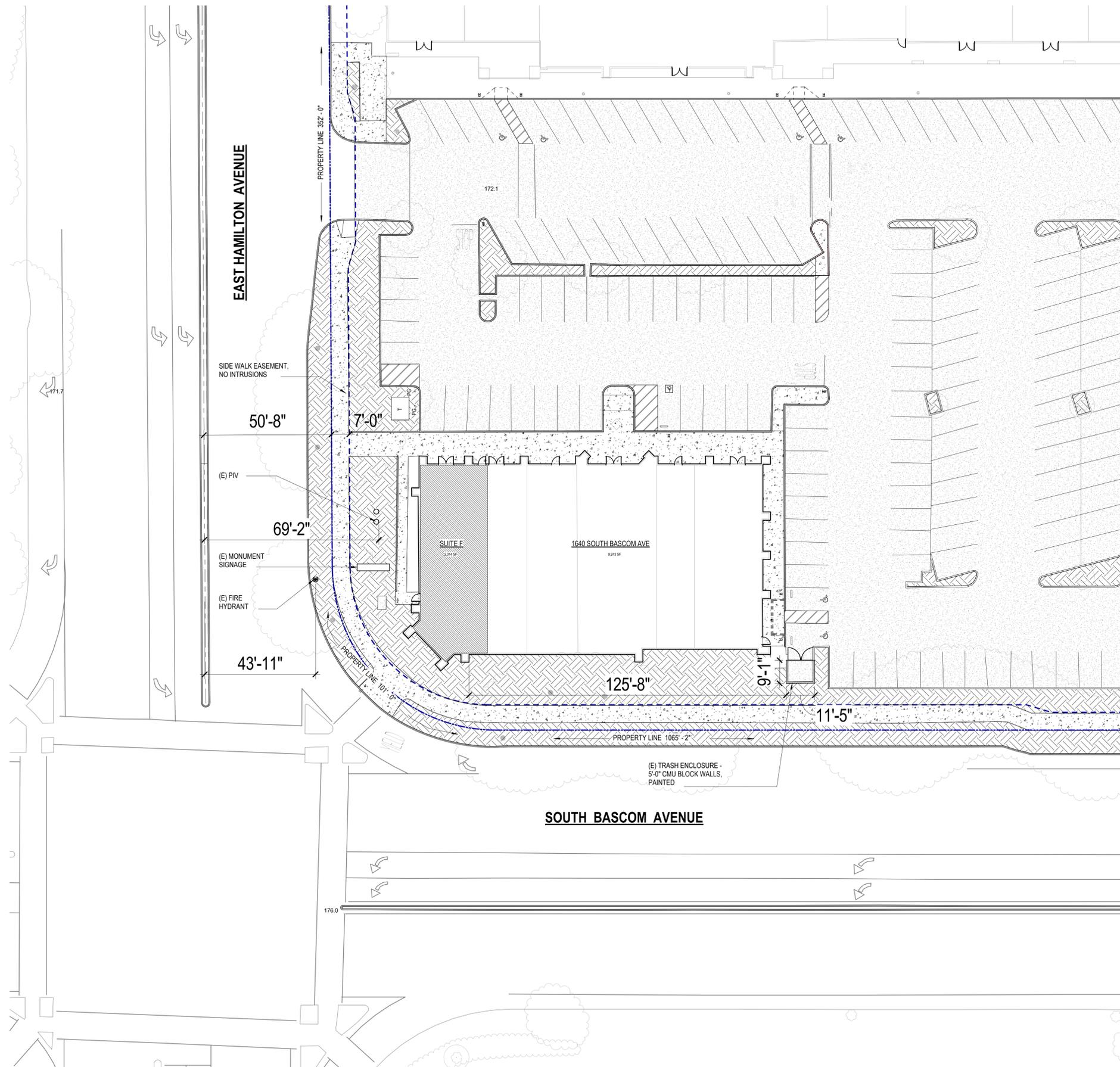


ACCESSIBILITY / SIGNAGE SITE PLAN

1" = 20'-0"

1





LEGEND			
T	(E) TRANSFORMER PAD	♿	(E) ACCESSIBLE ACCESS SYMBOL
P	(E) ACCESSIBLE PARKING SIGN		
V	(E) ACCESSIBLE VAN PARKING SIGN		
S	(E) STOP SIGN		
PG	(E) PIPE GUARD / BOLLARD		
	(E) PARKING SPACES		
	(E) ACCESSIBLE RAMP		
	(E) WHITE PAINTED TRAFFIC DIRECTION ARROWS TYPICAL		
BUILDING ID	BUILDING IDENTIFICATION DESIGNATION		
	(E) NO PARKING ZONE		
	TENANT SPACE SUBJECT TO LAND USE CHANGE APPLICATION		
	(E) ASPHALT PAVING		
	(E) LANDSCAPING		
	(E) CONCRETE SIDEWALK		
	(E) CURBS		
	EASEMENT		
	PROPERTY LINE		

GENERAL NOTES

KEYNOTES

SGPA
ARCHITECTURE AND PLANNING
 200 PINE STREET, STUDIO 500
 SAN FRANCISCO, CA 94104
 415.983.0131
 WWW.SGPA.COM



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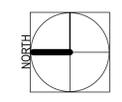
PROJECT NO. 21945-P-60

PARTIAL SITE PLAN

A-101

SITE PLAN

1" = 20'-0" **1**





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**GALLEGOS
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GROUP**

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**HAMILTON
PLAZA**

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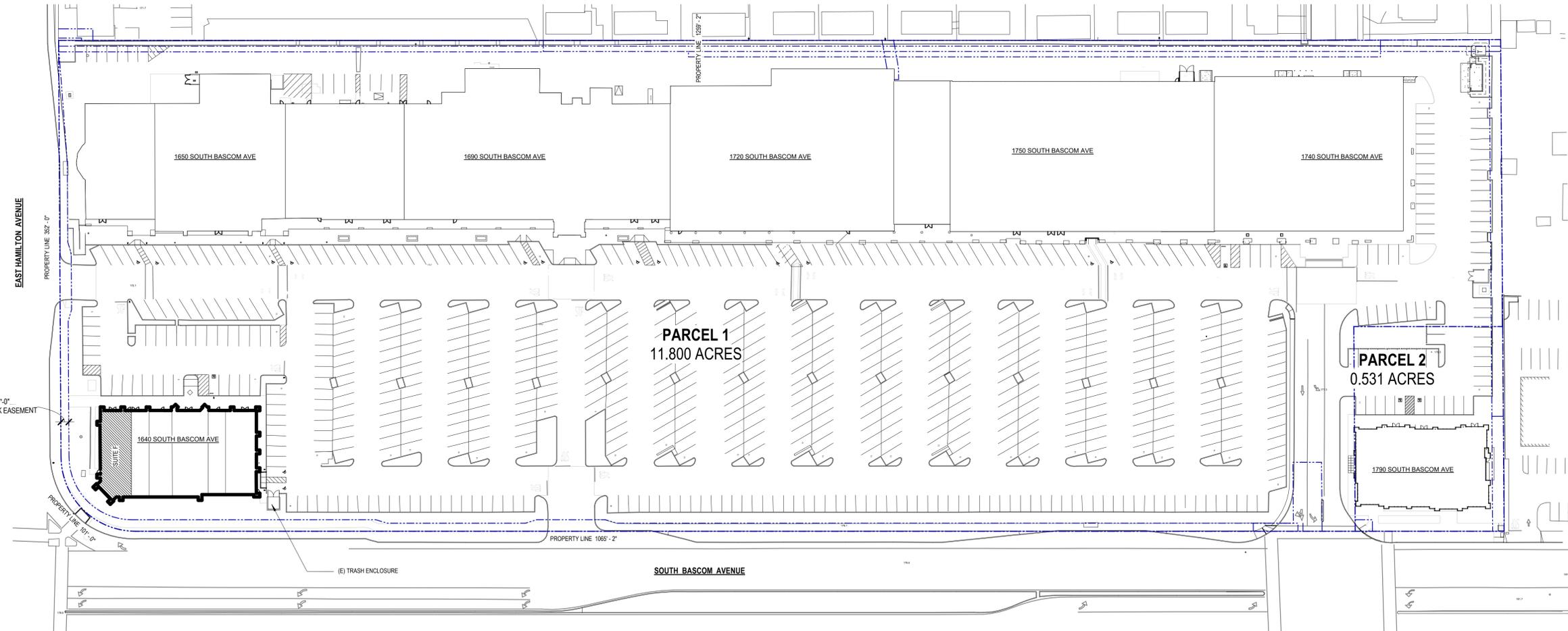
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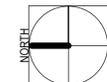
**SCHEMATIC SITE
PLAN**

A-102



SCHEMATIC SITE PLAN

1" = 50'-0" **1**



PARKING SUMMARY (BOTH PARCELS)

EXISTING	
STANDARD PARKING:	673
ACCESSIBLE PARKING:	18
TOTAL:	691



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DRAWING SUBMITTAL SCHEDULE

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PROJECT NO. 21945-P-60

FLOOR PLAN

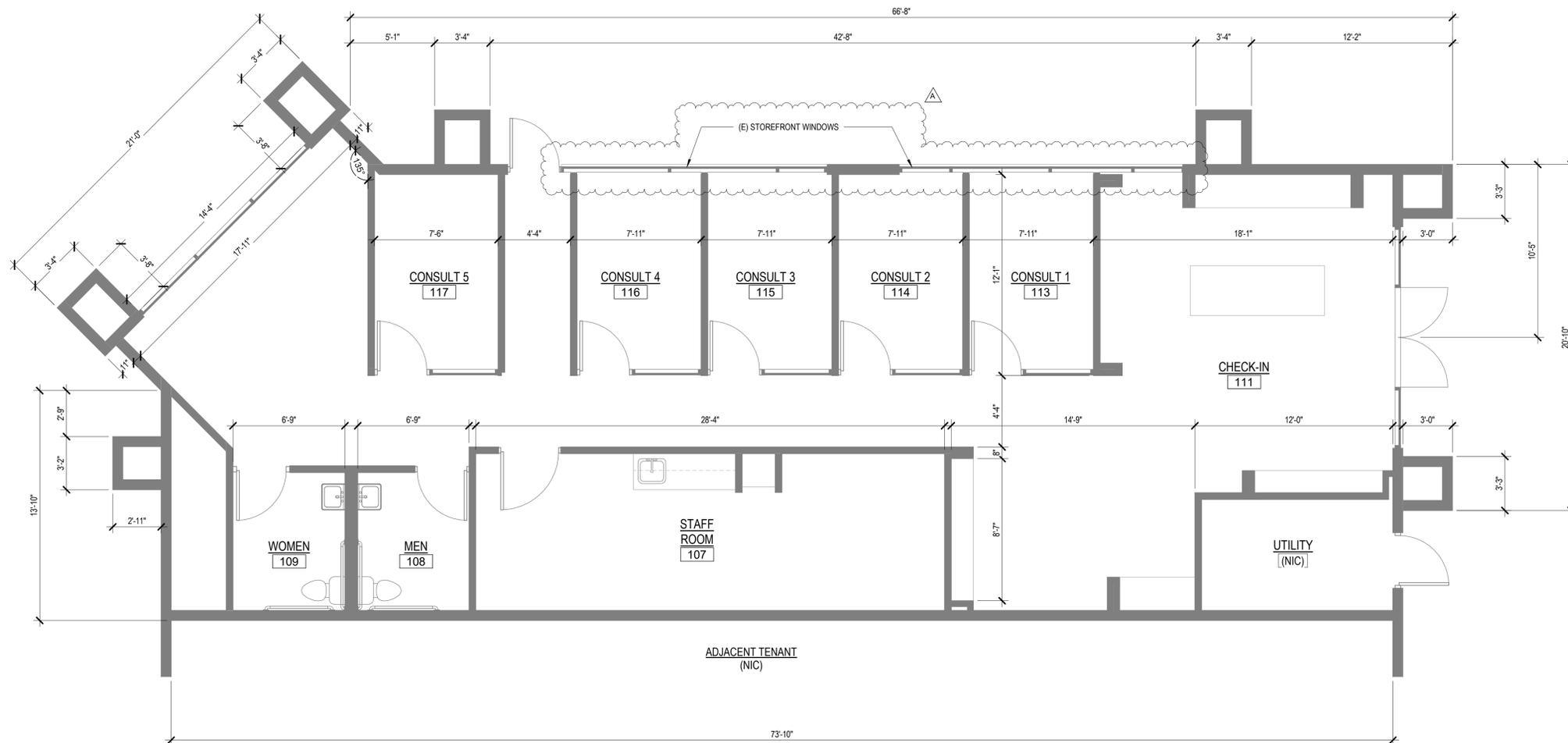
A-202

LEGEND

-  (E) WALL TO REMAIN
-  (E) DOOR TO REMAIN

GENERAL NOTES

1. ALL WALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
2. THIS APPLICATION PROPOSES NO NEW EXTERIOR CONSTRUCTION, OR INTERIOR TENANT IMPROVEMENTS. TENANT SHALL OCCUPY THE EXISTING LEASE SPACE IN AN "AS-IS" CONDITION.
3. THIS APPLICATION PROPOSES NO WINDOW TREATMENTS OR OTHER VISUAL OBSTRUCTIONS FOR THE EXISTING STOREFRONT WINDOWS.



SUITE F FLOOR PLAN

SCALE: 1/4" = 1'-0"

1





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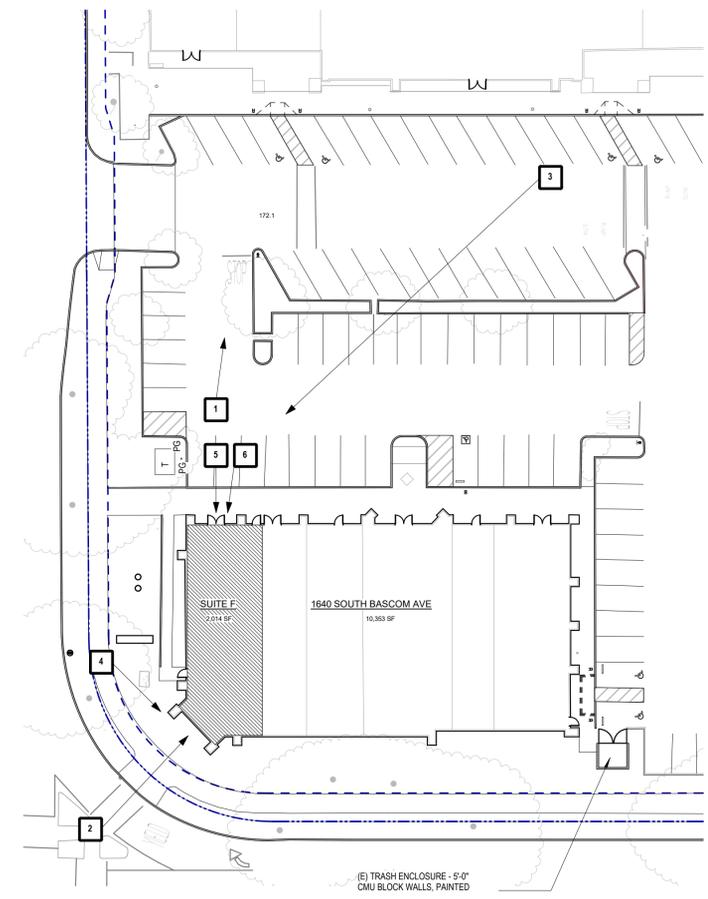
DRAWING SUBMITTAL SCHEDULE

C.U.P. APPLICATION	07/12/2022
A RESUBMITTAL	08/30/2022

PROJECT NO: 21945-P-60

SITE PHOTOS

A-301



KEY PLAN SCALE: 1" = 30'-0"