Planning Commission
REGULAR MEETING AGENDA
Tuesday, April 14, 2026 | 7:00 PM
City Hall Council Chamber – 70 N. First Street

CALL TO ORDER / ROLL CALL

This Planning Commission meeting will be conducted in person and virtually via video teleconferencing (Zoom) in compliance with the provisions of the Brown Act. A quorum of the Planning Commission will be in attendance at the city of Campbell City Hall. Members of the public may attend this meeting in person at Campbell City Hall or virtually via Zoom at https://campbellca.gov/PCSignup. The meeting will also be live streamed on Channel 26, the City's website, and on YouTube at https://www.youtube.com/@CityofCampbell.

Written correspondence will be accepted via email at planning@campbellca.gov until 12:00 PM on the day of the meeting, and thereafter may be delivered in-person at the public hearing. Written correspondence will be posted to the City's website and distributed to the Planning Commission. If you choose to email your comments, please indicate in the subject line "FOR PUBLIC COMMENT" and indicate the item number.

Members of the public may be allotted up to two (2) minutes to comment on any public hearing or study session item. Applicants/Appellants and their representatives may be allotted up to a total of five (5) minutes for opening statements and up to a total of three (3) minutes maximum for closing statements. Items requested/recommended for continuance are subject to Planning Commission's consent at the meeting.

APPROVAL OF MINUTES

1. **Approval of Minutes of March 10, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of March 10, 2026.

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

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.

PUBLIC HEARING

2. **271 E Hacienda Avenue – Conditional Use Permit** (Resolution/Roll Call Vote)
Public Hearing to consider the application of Anderson Architects to allow the establishment of a medical services, clinic, providing outpatient neuro-acupuncture and physical rehabilitation services, within an existing commercial building on property located at **271 E Hacienda Avenue**. The application under consideration includes a Conditional Use Permit. File No.: PLN-2026-11. Staff recommends 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. Project Planner: Daniel Fama, Senior Planner.

Recommended Action: Adopt a Resolution, approving a Conditional Use Permit

3. **1460 White Oaks Road, Suites G, H, I, J, and K – Conditional Use Permit**
(Resolution/Roll Call Vote)

Public Hearing to consider the application of G&C Auto Body to allow the establishment of a motor vehicle body shop with a spray booth, within an existing industrial building on property located at **1460 White Oaks Road, Suites G, H, I, J, and K**. The application under consideration includes a Conditional Use Permit. File No.: PLN-2025-145. Staff recommends 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. Project Planner: Daniel Fama, Senior Planner.

Recommended Action: Adopt a Resolution, approving a Conditional Use Permit

NEW BUSINESS

4. **Planning Commissioner / Subcommittee Reports**
5. **Report of the Community Development Director**

ADJOURNMENT

Adjourn to the Planning Commission meeting of **April 28, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact the City Clerk's Office at ClerksOffice@campbellca.gov or 408-866-2117 in advance of the meeting.

PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, March 10, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of March 10, 2026, was called to order at 7:00 pm by Chair Kamkar, and the following proceedings were followed

ROLL CALL

Planning Commissioners Present:
Davis Fields, Chair
Matt Kamkar
Adam Buchbinder
Alan Zisser

Planning Commissioners Absent:
Gary Aquilina, Vice Chair
Phil Alne

Staff Present:
Victoria Thompson, City Attorney's Office
Rob Eastwood, Director
Daniel Fama, Senior Planner
Nathan Donato-Weinstein, Economic Development Manager

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 February 24, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of February 24, 2026.

   Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve the regular meeting minutes of February 24, 2026, by the following roll call**

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

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

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.

PUBLIC HEARING

2. **278 E Campbell Avenue – Conditional Use Permit** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of Fatih Ulas to allow the on-site sale of beer and wine in association with a quick service restaurant (dba Sultan's Kebab) on property located at **278 E Campbell Avenue**. The application under consideration includes a Conditional Use Permit. File No.: PLN-2026-19. Staff recommends 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. Project Planner: Daniel Fama, Senior Planner.

   Recommended Action: Adopt a Resolution, approving a Conditional Use Permit

   Senior Planner Daniel Fama presented presentation to allow the on-site sale of beer and wine in association with quick service restaurant (dba Sultan’s Kebab)

   Applicant gave Planning Commission input about their experience during the application. Commissioners expressed support for project.

Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve a Conditional Use Permit to allow ancillary onsite alcohol sales in conjunction with a pedestrian-oriented activity operating as a quick service restaurant with outdoor seating, on property located at 278 E. Campbell Avenue. File No.: PLN-2026-19., by the following roll call:**

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

STUDY SESSION

Note: A study session meeting of the Planning Commission is held to discuss specific planning topics or preliminary development proposals. No formal action or decision may be made by the Planning Commission.

3. **Economic Development Study Session**

Economic Development Study Session, including an overview of Campbell's Economic Development Plan and current economic conditions. *Project Manager: Nathan Donato-Weinstein, Economic Development Manager*

Economic Development Manager held a Study Session for Planning Commission on the Economic Development process, objectives, goals and priorities for the City of Campbell.

The following topics were discussed during the Study Session:

- What is Economic Development?
- Economic Development: Tools in the Toolbox
- Our Economic Development Plan
- Where the Money Comes From
- What Generates Sales Tax?
- Major Sales Tax Categories
- Where the Job Are
- Campbell Employment Makeup
- Revenue and Jobs
- Retail Market Status and Context
- Office Market Status and Context
- Hotel Market Status and Context
- Dell Ave. – Campbell's Innovation 'Miracle Mile'
- Real Estate Trends
- Industrial Matters
- Potential Streamlining Efforts

John Razumich provided public comment on the Economic Development Study Session and shared some insights with the Planning Commission.

Commission stated their appreciation for the thorough and informative Economic Development Study Session.

NEW BUSINESS

4. **Planning Commissioner / Subcommittee Reports**

- Commissioner Zisser presented Preliminary Plan on the "Subcommittee on Permitting Process for Streamlining to Benefit Economic Development"
- Commissioner Buchbinder presented Subcommittee report on "Improving Housing Production in Campbell"

5. **Report of the Community Development Director**

- Attending Planning Commissioners Academy and will be presenting Bill Fulton.
- A few applications have been received by the City Clerk for Planning Commissioner vacancy**.**

ADJOURNMENT

Adjourned at 9:40pm to the Planning Commission meeting of **April 14, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication

Americans with Disabilities Act (ADA)

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PREPARED BY: _____
Ken Ramirez, Administrative Analyst

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

ITEM NO. 2

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · April 14, 2026

PLN-2025-145

G&C Auto Body

Public Hearing to consider the application of G&C Auto Body to allow the establishment of a motor vehicle body shop with a spray booth, within an existing industrial building on property located at **1460 White Oaks Road, Suites G, H, I, J, and K**. The application under consideration is a Conditional Use Permit. File No.: PLN-2025-145.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution** (reference **Attachment A**), approving a Conditional Use Permit to allow establishment of a motor vehicle body shop with a spray booth, within an existing industrial building.

ENVIRONMENTAL (CEQA) DETERMINATION

Staff recommends that the Planning Commission accept the determination that the project is Categorically Exempt under CEQA Section 15301, pertaining to the operation, permitting, and minor alteration of an existing private structure involving negligible or no expansion of use.

PROJECT DATA

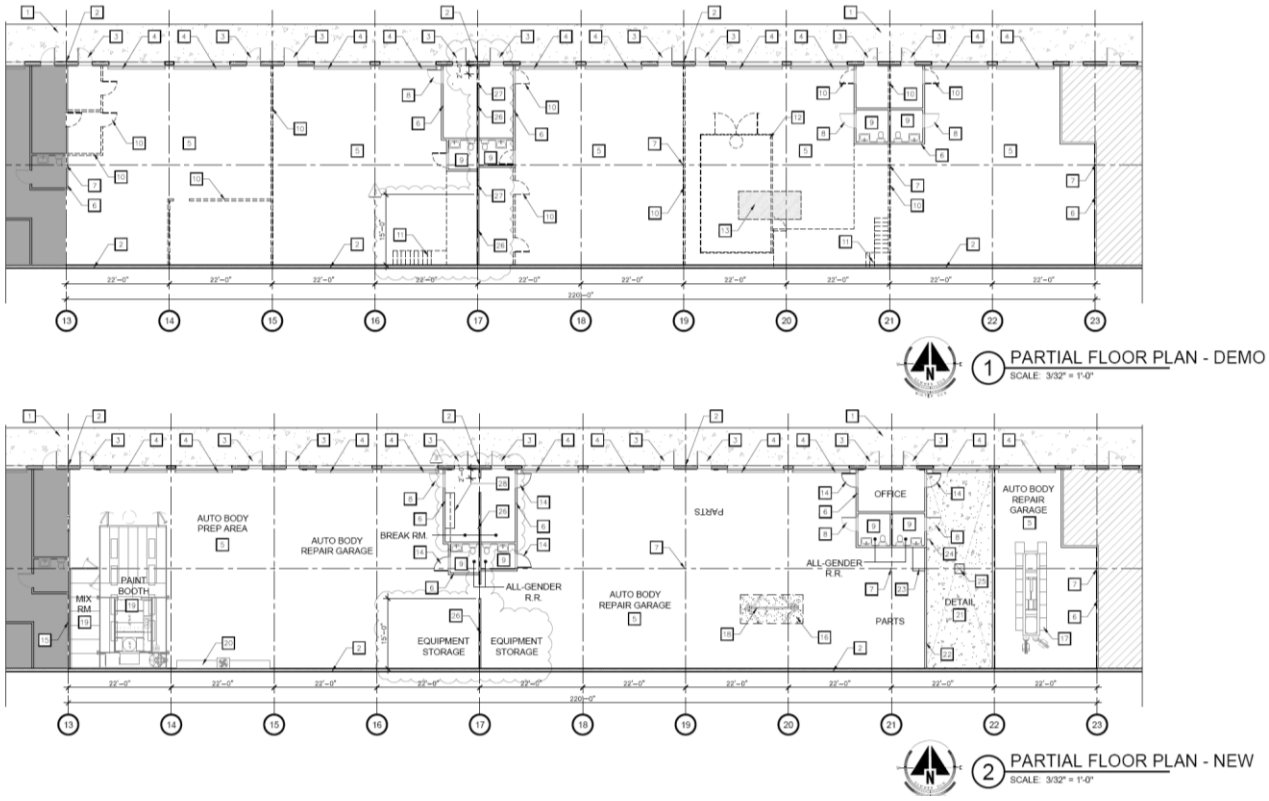
Zoning/GP Designation:	LI | Light Industrial
Lot Size:	1.23 acres
Building Area:	21,933 square feet (total building)
	9,522 square feet (tenant area)
Parking:	48 stalls (Center-wide)

DISCUSSION

Project Site: The project site is an industrial property located along the easterly side of White Oaks Road, between Redding Road and the northbound Highway 17 off-ramp. The property consists of an approximately 22,000 square-foot industrial building constructed in 1981, pursuant to Site Approval 'S" 77-52. The building has historically been occupied by various motor vehicle-related uses, largely anchored by Wheel Works at the front of the property. The site is bordered by industrial uses to the north and residential properties to the south and east.



Project Description: The submitted application for a Conditional Use Permit would allow operation of an auto-body repair facility within an existing industrial tenant space, as described in the applicant's Project Description (reference **Attachment B**) and depicted in the Project Plans (reference **Attachment C**). The proposed use would involve collision repair activities including removal and replacement of damaged vehicle components, body and structural repair, painting, welding, and minor mechanical work. The project also includes installation of a spray booth to accommodate on-site vehicle painting. Operations are proposed to occur Monday through Friday from 7:30 AM to 5:00 PM, with no weekend hours (other than ordinary administrative work). The motor vehicle body shop would be located toward the rear portion of the building and would occupy portions of several existing tenant spaces, which would be merged, as depicted below:



The proposed project also includes several site modifications to support the operational needs of the auto-body repair use, as depicted on the proposed site plan, below. These improvements include construction of a new trash enclosure, installation of an interior gate to secure portions of the site, designated fire department turnaround area to ensure adequate emergency vehicle access, and associated modifications to parking stalls. Additionally, the project proposes removal of existing unpermitted cargo storage containers currently located at the rear of the property.



ANALYSIS

Findings for Approval: To grant a land use permit, the decision-making body must determine that the project satisfies all codified findings for approval. These findings form the evidentiary basis for approving or denying a land use request and for imposing conditions necessary to support the findings. The applicable findings vary by the type of approval under consideration (e.g., Site and Architectural Review, Tree Removal Permit). The following analysis presents each applicable finding in *italics*, followed by an explanation of how the proposed project satisfies it.

A. *The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;*

Yes. The subject property is located within the Light Industrial (LI) Zoning District, where "motor vehicle repair and maintenance, minor and major" and "motor vehicle painting" are each allowed uses subject to approval of a Conditional Use Permit. As defined in CMC Chapter 21.72, below, motor vehicle repair facilities include establishments that provide collision repair and other body work, while motor vehicle painting facilities involve painting of entire vehicles within a completely enclosed and soundproofed structure.

> "Motor vehicle painting" means motor vehicle repair facilities dealing with entire vehicles, but only within a completely enclosed and soundproofed structure. These establishments customarily provide towing, collision repair, other body work, and painting services.
>
> "Motor vehicle repair and maintenance, minor and major" means major vehicle repair facilities deal with the entire vehicle; minor repair facilities generally specialize in limited aspects of repair (e.g., muffler and radiator shops, tire shops.) All repair activities (minor and major) are conducted within a completely enclosed and soundproofed structure. Does not include: motor vehicle dismantling yards which are included under "motor vehicle dismantling." Motor vehicle repair facilities shall comply with the provisions of Section 21.36.140.

Both uses are subject to the operational requirements of CMC Section 21.36.140 (Motor Vehicle Repair Facilities), which establishes standards related to indoor operations, vehicle storage, and site layout to ensure compatibility with surrounding uses. The proposed project is consistent with these requirements, as all repair and painting activities, including operation of the spray booth, would occur entirely within an enclosed building. No outdoor repair or storage is proposed, and conditions of approval will ensure continued compliance with applicable operational standards.

The subject tenant spaces have historically been occupied by motor vehicle repair businesses. These uses are considered legal nonconforming due to the absence of an approved Conditional Use Permit. Pursuant to CMC Sec. 21.58.040.G, any expansion or intensification of a nonconforming use requires discretionary approval. The proposed consolidation of multiple tenant spaces into a single operation, together with the introduction of on-site vehicle painting via a spray booth, constitutes an expansion of the existing use. Accordingly, approval of a Conditional Use Permit is required. The proposed project is consistent with the applicable use regulations of the Zoning Code, subject to such approval.

B. *The proposed use is consistent with the General Plan;*

Yes. The proposed use is consistent with the General Plan. The subject property is designated Light Industrial, which is intended to accommodate a broad range of light manufacturing, service, and industrial processing uses, while protecting such uses from encroachment by

incompatible development. The proposed motor vehicle repair and maintenance use, inclusive of motor vehicle painting conducted within an enclosed spray booth, is consistent with this designation as it represents a typical industrial use that is appropriately located within an established industrial area. The project also supports the continued utilization of existing industrial tenant space for auto-oriented services and does not introduce a use that would conflict with surrounding industrial operations.

The project further advances the following General Plan policies by reinforcing the viability of the City's industrial areas, supporting the continued operation and expansion of an existing business, and maintaining a mix of service-oriented uses that meet community needs

Policy LU-4.8: Safeguard industry's ability to operate effectively by limiting the establishment of incompatible uses in industrial neighborhoods and encouraging compatible uses.

Policy ED-2.5: Encourage retention and expansion of local businesses as appropriate to provide a range of jobs and services to residents, to retain revenue in the city, and respond to community needs for key amenities and services.

Policy LU-1.10: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services, and entertainment for residents and visitors.

C. *The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;*

Yes. The subject site is accessed from White Oaks Road and is adequately served by an existing public street network capable of accommodating the type and volume of traffic associated with the proposed use. The project does not alter site access points or increase demand on the surrounding roadway system, as the property has historically been utilized for automotive repair activities. While the proposal consolidates multiple tenant spaces and introduces a spray booth, the overall traffic generation is expected to remain comparable to prior operations, consisting primarily of customer vehicle drop-off and pick-up activity typical of such uses.

The site provides adequate on-site circulation, including a designated fire apparatus turnaround, which improves internal maneuverability without affecting ingress or egress. No outdoor repair, storage, or staging of vehicles is proposed, and all activities would occur within the enclosed building. The project also includes construction of a new trash enclosure sized to accommodate the operational needs of the site. The addition of the spray booth is not expected to result in a substantial increase in waste generation, and all hazardous materials associated with painting operations would be stored and handled indoors in compliance with applicable regulations. Accordingly, the site is adequately served by streets and infrastructure of sufficient capacity to support the proposed use.

D. *The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;*

Yes. The subject site is of sufficient size and configuration to accommodate the proposed use and all required development features, including parking, circulation, refuse collection, and site improvements, in a manner that is compatible with surrounding industrial uses. The property is an existing developed site that has historically supported automotive repair activities, and the proposed project represents a continuation and consolidation of that use within the existing building footprint.

The site provides adequate parking to serve the proposed operation. Pursuant to CMC requirements, a total of 42 parking spaces are required based on 19 service bays (two spaces per bay) and approximately 1,000 square feet of non-service area (four spaces required). The site provides 48 parking spaces, exceeding the minimum requirement and ensuring sufficient capacity for employees and customers.

E. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property; and

Yes. The proposed use is compatible with existing and future land uses on-site and in the surrounding area. The project consists of a motor vehicle body repair facility, inclusive of vehicle painting conducted within an enclosed spray booth, located entirely within an existing industrial building with no exterior modifications beyond minor site improvements.

The building is located adjacent to residential properties along the rear and easterly property lines. However, the structure is an existing concrete block building constructed at the property line, which functions a physical separation between the use and adjacent residences. All repair and painting activities would occur within the enclosed structure in compliance with applicable regulations, thereby limiting potential off-site impacts.

The use operates during standard weekday hours and is not expected to intensify activity beyond historic automotive repair operations at the site. Accordingly, the design, location, size, and operating characteristics of the proposed use are consistent with surrounding land uses.

F. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

Yes. The establishment, maintenance, and operation of the proposed use will not be detrimental to the comfort, health, safety, or general welfare of persons residing or working in the vicinity, nor injurious to property or improvements in the neighborhood. The proposed auto body repair use, inclusive of an enclosed spray booth, is subject to the performance standards set forth in CMC Chapter 21.16, which regulate air quality, odor, noise, lighting, and vibration.

All repair and painting activities would occur within an enclosed building and would be required to comply with applicable environmental regulations, including those of the Bay Area Air Quality Management District and the California Air Resources Board. The spray booth equipment is designed to contain and filter emissions, and is conditioned to operate in compliance with all applicable permitting requirements.

Given the enclosed nature of the operations, the industrial zoning of the site, and the building's construction, the project is not expected to generate off-site impacts that would affect nearby properties, including adjacent residential uses. The project will maintain compliance with applicable health and safety regulations and standard site maintenance practices. Accordingly, the proposed use will not be detrimental to the surrounding neighborhood or the general welfare of the City.

Public Comment: No public comment on this application has been received.

Site and Architectural Review Committee: As there are no exterior alterations to the building, the Site and Architectural Review Committee (SARC) did not review this application. The proposed site improvements, including installation of a new trash enclosure, interior gate, and reconfiguration of on-site circulation to accommodate a fire apparatus turnaround, are minor in nature and would otherwise be subject to administrative review.

Attachments:

A. Draft Resolution
B. Project Plans
C. Project Description

Prepared by: _____

Daniel Fama, Senior Planner

Approved by: _____

Rob Eastwood, Community Development Director

RESOLUTION NO. 2026-xx

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A MOTOR VEHICLE BODY SHOP WITH A SPRAY BOOTH, WITHIN AN EXISTING INDUSTRIAL BUILDING ON PROPERTY LOCATED AT **1460 WHITE OAKS ROAD, SUITES G, H, I, J, AND K**. FILE NO.: PLN-2025-145

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission did find as follows with regard to application PLN-2025-145:

1. The Project Site is an industrial property located along the easterly side of White Oaks Road, between Redding Road and the northbound Highway 17 off-ramp.

2. The Project Site is located within the LI (Light Industrial) Zoning District and designated *Light Industrial* by the General Plan Land Use Map.

3. The Proposed Project is an application for a Conditional Use Permit to allow the establishment of a motor vehicle body shop with a spray booth, within an existing industrial building.

4. Vehicle collision repair and other body work, with motor vehicle painting services, are consistent with the definition for "motor vehicle repair and maintenance, minor and major", and "motor vehicle painting."

   "Motor vehicle repair and maintenance, minor and major" means major vehicle repair facilities deal with the entire vehicle; minor repair facilities generally specialize in limited aspects of repair (e.g., muffler and radiator shops, tire shops.) All repair activities (minor and major) are conducted within a completely enclosed and soundproofed structure. Does not include: motor vehicle dismantling yards which are included under "motor vehicle dismantling." Motor vehicle repair facilities shall comply with the provisions of Section 21.36.140.

   "Motor vehicle painting" means motor vehicle repair facilities dealing with entire vehicles, but only within a completely enclosed and soundproofed structure. These establishments customarily provide towing, collision repair, other body work, and painting services.

5. Both uses are subject to the operational requirements of CMC Section 21.36.140 (Motor Vehicle Repair Facilities), which establishes standards related to indoor operations, vehicle storage, and site layout to ensure compatibility with surrounding uses. The proposed project is consistent with these requirements, as all repair and painting activities, including operation of the spray booth, would occur entirely within an enclosed building. No outdoor repair or storage is proposed, and conditions of approval will ensure continued compliance with applicable operational standards.

6. Applicable General Plan Policies considered by the Planning Commission included, but were not limited to, the following:

   Policy LU-4.8: Safeguard industry's ability to operate effectively by limiting the establishment of incompatible uses in industrial neighborhoods and encouraging compatible uses.

Policy ED-2.5: Encourage retention and expansion of local businesses as appropriate to provide a range of jobs and services to residents, to retain revenue in the city, and respond to community needs for key amenities and services.

Policy LU-1.10: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services, and entertainment for residents and visitors.

7. In review of the Proposed Project, the Planning Commission weighed the public need for, and the benefit to be derived from, the project, against any impacts it may cause.

8. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

9. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

Conditional Use Permit Findings (CMC Sec. 21.46.040):

1. The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;

2. The proposed use is consistent with the General Plan;

3. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;
4. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;

5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property;

6. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city;

Environmental Finding(s) (CMC Sec. 21.38.050):

7. The project is Categorically Exempt under Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), pertaining to the operation and leasing, and minor alteration of an existing private structure; and

8. There are no unusual circumstances that would prevent the project from qualifying as Categorically Exempt per Section 15300.2c of the CEQA Guidelines.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Conditional Use Permit to allow the establishment of a motor vehicle body shop with a spray booth, within an existing industrial building on property located at **1460 White Oaks Road, Suites G, H, I, J, and K**.

PASSED AND ADOPTED this April 14, 2026, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
PLN-2025-145

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Conditional Use Permit to allow the establishment of a motor vehicle body shop with a spray booth, within an existing industrial building on property located at **1460 White Oaks Road, Suites G, H, I, J, and K**. The project shall substantially conform to the Approved Project Plans included as Attachment C to the April 14, 2026, Planning Commission Staff Report, except as modified by the Conditions of Approval contained herein.

2. Permit Expiration: Approval of the Conditional Use Permit ("Approval") shall be valid for one (1) year from the effective date of the Planning Commission action. Within this period, a building permit shall be issued to "establish" the approved use in accordance with CMC Section 21.56.030.B.1 (Issuance of building permit). If a building permit is not issued within this period, or if an issued permit expires after the one-year approval period, the Approval shall expire and be void without further action by the City.

   Once established, the Approval shall run with the land and remain valid, subject to the continued operation of the use, except upon revocation pursuant to Condition of Approval No. 6 (Modification or Revocation of Permit). Discontinuation of the use for a continuous period of twelve (12) months shall void the Approval upon an affirmative determination by the Planning Commission, made at a public hearing, that the use has been discontinued or abandoned.

3. Minor Changes: Minor changes to the Approved Project Plans may be administratively reviewed and approved by the Community Development Director in accordance with CMC Section 21.56.060.C (Minor changes).

4. Trash Enclosure: The trash enclosure shown on the Approved Plans shall be constructed in accordance with Community Development Director's Interpretation No. 6 and all applicable City standards. The enclosure shall be roofed and shall include a concrete slab graded toward an interior trapped drain connected to the sanitary sewer, with a trap primer, such that all wash water and spillage are directed to the sanitary sewer and not discharged to the storm drainage system. The enclosure shall be constructed and operational prior to final inspection or issuance of a certificate of occupancy for the motor vehicle body shop.

5. Operational Standards: Consistent with the submitted Project Description and applicable City standards, the motor vehicle body shop with a spray booth authorized by this Approval shall conform to the following operational standards, including those set forth in CMC Section 21.36.140 (Motor vehicle repair facilities). Changes to these standards shall require approval of a Modification to the Conditional Use Permit:

    a. **Approved Use**: The approved use is a "motor vehicle repair and maintenance, minor and major" facility with ancillary "motor vehicle painting" activity, limited to a single-vehicle painting booth, as defined in CMC Section 21.72.020, and further limited by the operational standards set forth herein. The approved use shall not be operated as a “motor vehicle dismantling” establishment.

    b. **Indoor Operation**: All repair and related automobile work shall be conducted entirely within the building.

    c. **Hours of Operation**: Hours of operation shall be limited to 7:30 AM to 5:00 PM, Monday through Friday. Activities outside these hours are prohibited, except for emergency repairs and administrative activities that do not involve the use of equipment, vehicle repair, or customer service.

    d. **Floor Plan**: The layout of the approved use shall conform to the Approved Plans. Any changes to the internal layout that affect the operation of the motor vehicle repair or painting areas, including but not limited to the location of the spray booth, mixing room, office space, or circulation pathways, shall require review and approval by the Community Development Director.

    e. **Noise**: Regardless of decibel level, operation of the approved motor vehicle body shop shall not create noise that results in a disturbance or nuisance to neighboring properties. In the event verified complaints are received by the City, the Community Development Director may require preparation of a noise mitigation plan to address such complaints through operational changes or installation of soundproofing features. No noise from tools, equipment, or other operations shall be audible from any residentially zoned or occupied property outside the approved hours of operation.

    f. **Vehicle Identification**: All vehicles awaiting or undergoing repair shall be clearly identified with a label placed on the dashboard of each vehicle. The label shall be a minimum of five and one-half inches by eight and one-half inches (5.5" × 8.5") in size and shall be visible through the windshield.

    g. **Vehicle Ledger**: The operator shall maintain a current and accurate ledger of all vehicles under the care, custody, or control of the motor vehicle repair facility. The ledger shall be made available to City staff for inspection upon request during business hours. The ledger shall be sufficient to identify vehicles on-site and to verify compliance with on-site parking and storage requirements.

    h. **Service Bay Doors**: Service bay doors shall remain closed at all times except when necessary for vehicle ingress and egress and shall not be propped open.

i. **Outdoor Speakers**: Outdoor speakers and any other exterior sound amplification devices are prohibited.

j. **Vehicle Washing**: Vehicle washing, including rinsing or detailing activities involving water, is prohibited.

k. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC Section 6.11.060.

l. **Lighting**: Artificial light shall be designed and installed to reflect away from adjoining properties. The final design, fixture type, and intensity of any exterior lighting shall be subject to review and approval by the Community Development Director for compliance with CMC Section 21.18.090 (Lighting design standards).

m. **Business License:** The operator shall obtain and maintain a City business license at all times.

n. **Trash Disposal and Clean-Up:** Refuse and recycling receptacles shall be kept within the enclosure except during collection in compliance with Chapter 6.04 of the Campbell Municipal Code.

o. **Hazardous Materials:** All hazardous materials associated with vehicle repair and painting operations, including paints, solvents, and waste products, shall be stored, handled, and disposed of in compliance with all applicable local, state, and federal regulations, including but not limited to those enforced by the Santa Clara County Department of Environmental Health, Bay Area Air Quality Management District (BAAQMD), and the Campbell Municipal Code. The operator shall obtain all required permits and approvals prior to the storage or use of hazardous materials and shall ensure that Material Safety Data Sheets (MSDS) are maintained onsite and accessible at all times. Any changes to the type or quantity of hazardous materials used onsite shall be reported to the appropriate regulatory agencies and may require additional review and approval.

p. **Outdoor Storage**: No outdoor storage is permitted on the subject property. No equipment, materials, and/or refuse may be stored outside the building or within the adjacent parking lot area.

q. **Outdoor Display**: No outdoor display of merchandise is allowed on the subject property.

r. **Circulation**: The motor vehicle repair facility shall maintain adequate vehicular circulation to ensure free ingress and egress, and safe and unimpeded on-site circulation.

s. **Vehicle Parking:** Motor vehicles associated with the subject use shall not be parked or stored on a public street or alley.

t. **Sale of Vehicles**: Motor vehicles shall not be stored at the site for purposes of sale.

u. Property Maintenance: All exterior areas of the business shall be kept free from graffiti, trash, rubbish, and litter placed on the property, in compliance with CMC Section 21.16.110 (Site Maintenance).

6. Modification or Revocation of Permit: Operation of a motor vehicle repair facility with motor vehicle painting pursuant to this Approval is subject to Chapter 21.46 of the Campbell Municipal Code authorizing the appropriate decision-making body to modify or revoke a Conditional Use Permit if it is determined that its operation has become a nuisance to the City's public health, safety, or welfare or for violation of the Conditional Use Permit or any standards, codes, or ordinances of the City of Campbell. At the discretion of the Community Development Director, if the establishment generates three (3) verifiable complaints related to violations of conditions of approval and/or related to its operation within a twelve (12) month period, a public hearing may be scheduled to consider modifying conditions of approval or revoking the Conditional Use Permit. The Community Development Director may commence proceedings for the revocation or modification of permits upon the occurrence of less than three (3) complaints if the Community Development Director determines that the alleged violation warrants such an action. The Director may also at such time immediately restrict the establishment's hours of operation. In exercising this authority, the decision-making body may consider the following factors, among others:
    a. The number of complaints received concerning the operation of an establishment regarding noise, and/or other operational impacts; and
    b. Violation of conditions of approval.

Building Division

7. Accessibility: The break room and customer office and customer restrooms shall be fully accessible, including outside parking. The dimensioned details shall be required in the drawings submitted for a building permit.

SANTA CLARA COUNTY FIRE DISTRICT

8. Fire Department Apparatus Turnaround Required: Installations shall conform with Fire Department Standard Details and Specifications D-1 [CFC Section 503.2.5]. The Turnaround shall remain unobstructed and shall be identified through signage or red paint.

9. Fire Lane Identification: The minimum clear width of fire department access roads shall be 20 feet. Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code.

10. Tenant Improvement (TI) Review: T.I. shall be further reviewed at time of building permit review and may result in additional comments.

11. Hazardous Materials Review: Project shall be subject to HazMat review for any flammable or combustible liquids/gases that are stored on site.

G&C Auto Body

We Listen. We Promise. We Deliver.

10/13/25

City of Campbell
Planning Division
70 N First Street
Campbell, CA 95008

Subject:

Re: Use Permit – Project Description

To Whom It May Concern,

G&C Auto Body was founded in Santa Rosa in 1972 by my father. He got his start painting Jeeps in Airforce, at Castle Airforce base in Merced. He has since passed, and the business is run by me, my two brothers, my mother and my sister. We are largest family-owned auto body shop in the US with 42 locations.

We will be operating an auto body shop, where we will be repairing vehicles after a collision. This will include repairing and replacing parts on vehicles, painting those parts, welding structural parts, doing collision related mechanical and washing the vehicle after repairs. Our hours of operations will be Monday – Friday 7:30am to 5pm. We are closed on the weekends. We will start with 8 employees and hope to grow the business to 15 employees over the year.

We will be taking up approximately 10,000 SF of the existing Auto-related building of 22,000 SF. We will making minor tenant improvements, but making no changes to the façade with exception of the new signage.

We feel that our use is compatible with that of the neighboring businesses and feel we can have a positive impact on the Campbell community!

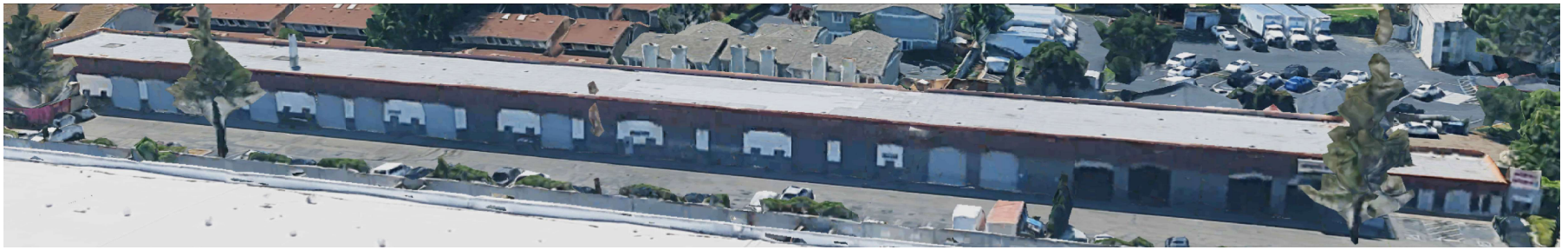
Shawn D. Crozat
Shawn Crozat
CEO

G & C AUTO BODY

CONDITIONAL USE PERMIT

1460 WHITE OAKS ROAD, SUITE 7 (2)

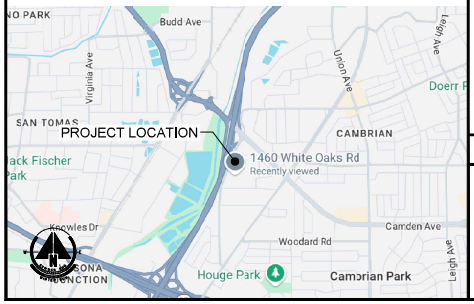
CAMPBELL, CA



DRAWING INDEX

DR-1.0 COVER SHEET
DR-2.0 EXISTING SITE PHOTOS
DR-2.1 SITE PLAN
DR-2.2 ACCESSIBILITY PLAN
DR-2.3 TRASH ENCLOSURE DETAILS (1)
DR-3.0 OVERALL EXISTING FLOOR PLAN
DR-3.1 PARTIAL FLOOR PLANS – DEMO AND NEW

VICINITY MAP



SUBMITTED FOR

CONDITIONAL USE PERMIT - PLANNING PERMIT
DECEMBER 2025

SUBMITTED TO

CITY OF CAMPBELL PLANNING DIVISION
70 N 1ST ST.
CAMPBELL, CA 95008

OWNER

G and C AUTO BODY, LLC
100 STONY POINT RD. SUITE 210
SANTA ROSA, CA 95401
TEL: (707) 525-3520
CONTACT: SHAWN COZART
scozart@gandcautobody.com

ARCHITECT

TOM WILSON
TWA ARCHITECTS
5055 BUSINESS CENTER DR.
SUITE 108 / PMB 344
FAIRFIELD, CA 94534
TEL: (707) 747-1231
tom@tw-architects.com

SITE DATA

JURISDICTION:	COUNTY OF SANTA CLARA
SITE AREA:	± 53,579 SF (± 1.23 ACRES)
APN/PARCEL ID	228-0291-006
CITY ZONING:	LI – LIGHT INDUSTRIAL ZONING (EXISTING NO CHANGE)
CONSTRUCTION TYPE:	TYPE II-B (EXISTING, NO CHANGE)
FIRE SPRINKLERS:	NO
EXISTING OCCUPANCY GROUP:	S-1 (SHOP) / B (OFFICE)
NOTE:	AUTOMOBILE REPAIR SHOP WILL NOT INCLUDE ENGINE REPAIR OR REBUILDING.
ALLOWED BUILDING HEIGHT:	75'-0" TO HIGHEST POINT
EXISTING BUILDING HEIGHT:	20'-0" TO HIGHEST POINT (EXISTING, NO CHANGE)
ALLOWED NUMBER OF STORIES:	4
EXISTING NUMBER OF STORIES:	1 (EXISTING, NO CHANGE)
ALLOWED BUILDING AREA:	70,000 SF
EXISTING BUILDING AREA:	21,933 SF
PROPOSED TENANT AREA:	9,552 SF
BUILDING COVERAGE:	41%
ALLOWED F.A.R.:	1.0
EXISTING F.A.R.:	0.4

SITE AREA BREAKDOWN:

LANDSCAPING =	3,468 S.F.
PEDESTRIAN HARDSCAPE =	4,198 S.F.
TRASH ENCLOSURE =	51 S.F.
SIGNAGE =	12 S.F.
PAVING AREA =	21,913 S.F.
BUILDING AREA =	21,933 S.F.
TOTAL AREA	51,575 S.F.

(2) (3)

PARKING REQUIRED:	42 SPACES
2 SPACES PER BAY	38 SPACES (19 WORK BAYS X 2 = 38)
1 SPACE PER 225 SF OF NON-SERVICE AREA	4 SPACES (1,040 SF/225 SF = 4)
PARKING PROVIDED:	
NEW STANDARD =	5 SPACES
EXISTING STANDARD =	41 SPACES
EXISTING ACCESSIBLE =	2 SPACES
TOTAL PARKING PROVIDED =	48 SPACES < 42 SPACES (COMPLIES)

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	11-25-2025	CUP PLANNING COMMENTS 1
2	12-10-2025	CUP PLANNING COMMENTS 2
3	02-24-2026	PLAN REVISIONS

STAMPS

TOM WILSON ARCHITECT, INC.
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C-24971
01-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

G&C Auto Body

G & C AUTO BODY
CONDITIONAL USE PERMIT
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CAMPBELL, CA

DATE: 10-06-2025

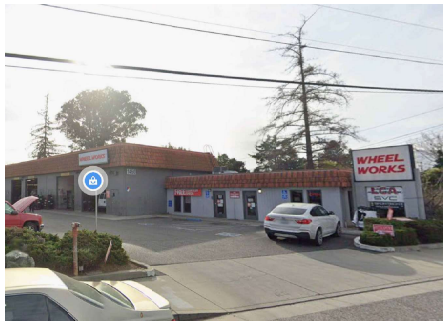
REV. NO.	REV. DATE
1	11-25-2025
2	12-10-2025
3	02-24-2026

COVER SHEET

DR-1.0

JOB NO.: GNC37

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PARTIAL
10 SOUTHEASTERN SIDE ELEVATION
SCALE: N.T.S.



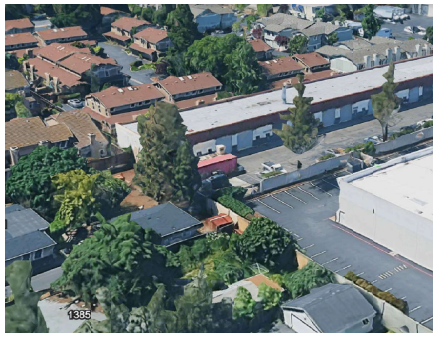
AERIAL SITE PHOTO
7 LOOKING IN WEST DIRECTION
SCALE: N.T.S.



AERIAL SITE PLAN
SCALE: N.T.S.



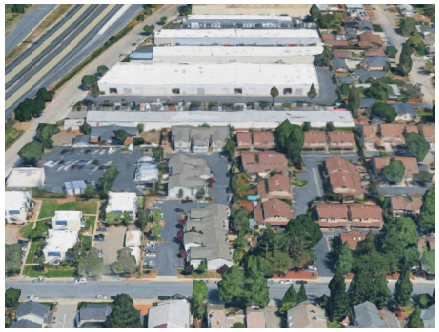
STREET LEVEL SITE PHOTO
11 LOOKING IN NORTHEAST DIRECTION
SCALE: N.T.S.



AERIAL SITE PHOTO
8 LOOKING IN SOUTHWEST DIRECTION
SCALE: N.T.S.



AERIAL SITE PHOTO
5 LOOKING IN SOUTH DIRECTION
SCALE: N.T.S.



AERIAL SITE PHOTO
2 LOOKING IN NORTH DIRECTION
SCALE: N.T.S.



PARTIAL
12 SOUTHEASTERN SIDE ELEVATION
SCALE: N.T.S.



AERIAL SITE PHOTO
9 LOOKING IN NORTHWEST DIRECTION
SCALE: N.T.S.



6 EAST SIDE FRONT STEET ELEVATION
SCALE: N.T.S.

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G&C Auto Body

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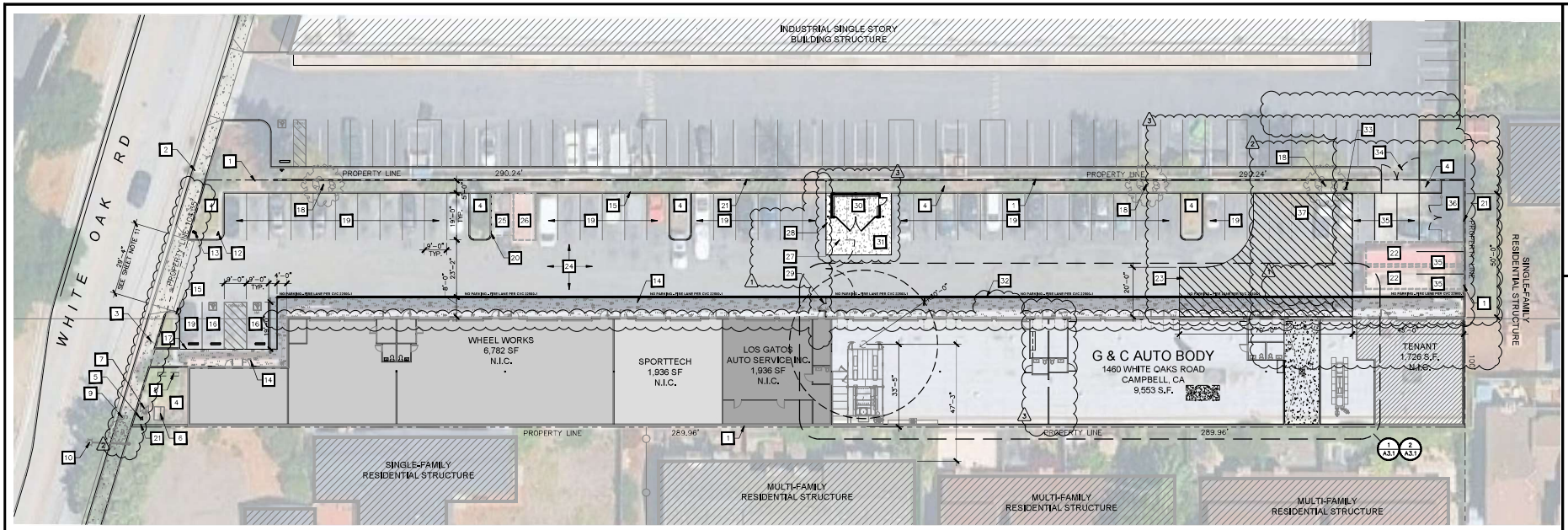
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EXISTING
SITE PHOTOS

DR-2.0

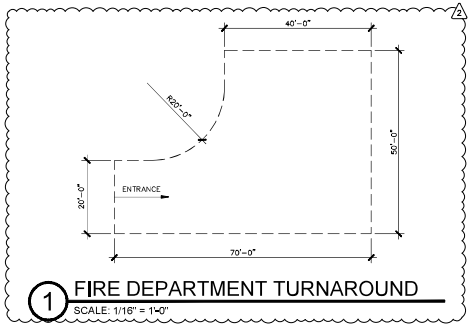
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OVERALL SITE PLAN

SCALE: 1" = 20'-0"

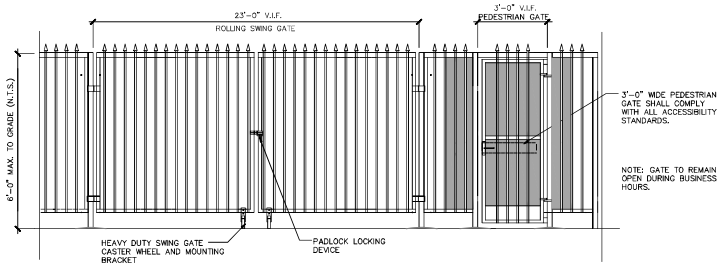


1 FIRE DEPARTMENT TURNAROUND

SCALE: 1/16" = 1'-0"

PARKING REQUIRED:	42 SPACES
2 SPACES PER BAY	38 SPACES (19 WORK BAYS X 2 = 38)
1 SPACE PER 225 SF OF NON-SERVICE AREA	4 SPACES (1,040 SF/225 SF = 4)
PARKING PROVIDED:	
NEW STANDARD =	5 SPACES
EXISTING STANDARD =	41 SPACES
EXISTING ACCESSIBLE =	2 SPACES
TOTAL PARKING PROVIDED =	48 SPACES > 42 SPACES (COMPLIES)

FENCE / VEHICLE AND PEDESTRIAN GATE DETAIL



* VEHICULAR GATE IS OPENED MANUALLY

SHEET NOTES

1. EXISTING PROPERTY LINE.
2. EXISTING 6" CURB AND GUTTER TO REMAIN.
3. EXISTING PUBLIC SIDEWALK TO REMAIN.
4. EXISTING LANDSCAPE TO REMAIN.
5. EXISTING FIRE HYDRANT TO REMAIN.
6. EXISTING TRANSFORMER TO REMAIN.
7. EXISTING WATER METER TO REMAIN.
8. EXISTING PYLON / MONUMENT SIGNAGE TO REMAIN.
9. EXISTING POWER POLE TO REMAIN.
10. EXISTING STREET LIGHT TO REMAIN.
11. EXISTING DRIVEWAY TO REMAIN.
12. EXISTING UNAUTHORIZED PARKING TO REMAIN.
13. EXISTING FDC CONNECTION TO REMAIN.
14. EXISTING ACCESSIBLE CONCRETE WALKWAY TO REMAIN.
15. EXISTING 6" CURB TO REMAIN.
16. EXISTING ACCESSIBLE PARKING STALL TO REMAIN.
17. EXISTING ZERO TRANSITION CURB TO REMAIN.
18. EXISTING TREE TO REMAIN.
19. EXISTING PARKING STRIPING TO REMAIN.
20. EXISTING CHAIN-LINK SLIDING GATE TO REMAIN.
21. EXISTING 6'-0" HIGH MASONRY WALL TO REMAIN.
22. REMOVE (2) EXISTING CARGO SHIPPING CONTAINERS.
23. EXISTING FIRE DEPARTMENT TURNAROUND, SEE DETAIL 1/DR2.1.
24. EXISTING ASPHALT PAVING TO REMAIN.
25. EXISTING ENCLOSED FENCED TRASH ENCLOSURE AREA TO BE REMOVED.
26. EXISTING STORAGE CONTAINER TO BE REMOVED.
27. NEW 23'-0" WIDE WROUGHT IRON ROLLING SWING GATE. SEE GENERAL NOTE 5.
28. NEW 6'-0" HIGH WROUGHT IRON FENCE.
29. NEW 3'-0" PEDESTRIAN ENTRY GATE. G.C. TO VERIFY AND PROVIDE LEVEL LANDING MANEUVERING CLEARANCES AT BOTH SIDES OF GATE. PATCH, REPAIR, OR REPLACE EXTERIOR CONCRETE LANDING AS REQUIRED.
30. NEW TRASH ENCLOSURE, SEE DETAILS ON SHEET DR2.3.
31. NEW 6" CONCRETE SLAB (3000 PSI) WITH #4 REINF. AT 12" O.C. EACH WAY AT MID-DEPTH OVER COMPACTED CLASS 2 AGGREGATE BASE OVER PREPARED SUBGRADE
32. NEW 6" WIDE PAINTED RED FIRE-LANE STRIP ALONG CONCRETE EDGE WITH "NO PARKING – FIRE LANE PER CVC 22550.1" LETTERING PAINTED EVERY 75'-0".
33. NEW "NO PARKING EMERGENCY VEHICLE TURNAROUND" POLE MOUNTED SIGN.
34. EXISTING VEHICLE DOUBLE SWING GATE TO THE ADJACENT PROPERTY TO REMAIN.
35. NEW 9'-0" X 19'-0" PARKING STALL STRIPING.
36. EXISTING FENCED TRASH ENCLOSURES WITH DOUBLE SWING GATE TO REMAIN
37. NEW 4" WIDE WHITE STRIPING, ANGLED 45 DEGREES WITH 12" HIGH "NO PARKING" WHITE LETTERS AT EMERGENCY VEHICLE TURNAROUND.

GENERAL NOTES

1. KNOX BOXES SHALL BE PROVIDED AND INSTALLED AT MAIN ENTRANCE PER 2022 CFC SECTION 506.
2. G.C. TO PROVIDE ILLUMINATED BUILDING ADDRESS NUMBERS THAT WILL BE CLEARLY VISIBLE FROM THE PUBLIC ROAD PER 2022 CFC 505. VERIFY EXACT STYLE AND LOCATION WITH LOCAL FIRE DEPARTMENT.
3. EXTERIOR SIGNAGE IS TO BE SUBMITTED UNDER A SEPARATE PERMIT.
4. PAINT BOOTH EXHAUST DUCT WILL BE OFFSET WITH 180 DEGREE BOOT SO THAT IT IS 30'-0" MIN. FROM PROPERTY LINE AND 6'-0" MIN. FROM EXTERIOR WALL. EXHAUST WILL TERMINATE 6'-0" ABOVE ROOF DECK.
5. G.C. TO PROVIDE KNOX PADLOCKS ON THE VEHICLE GATES.
6. G.C. TO PROVIDE KNOX BOX AT PEDESTRIAN GATES.
7. BUSINESS HOURS TO BE CLEARLY LABELED ON THE VEHICLE GATES.

LEGEND

PROPERTY LINE

EXISTING CONCRETE

TWA ARCHITECT
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Fairfield, CA 94534
Tel: (707) 747-1231
www.tw-architects.com

LICENSED ARCHITECT
THOMAS ROBERT WILSON
C-24971
RENEWAL DATE 01-31-2026
STATE OF CALIFORNIA

G & C AUTO BODY
CONDITIONAL USE PERMIT
1460 WHITE OAKS ROAD, SUITE 7
CAMPBELL, CA

DATE: 10-06-2025

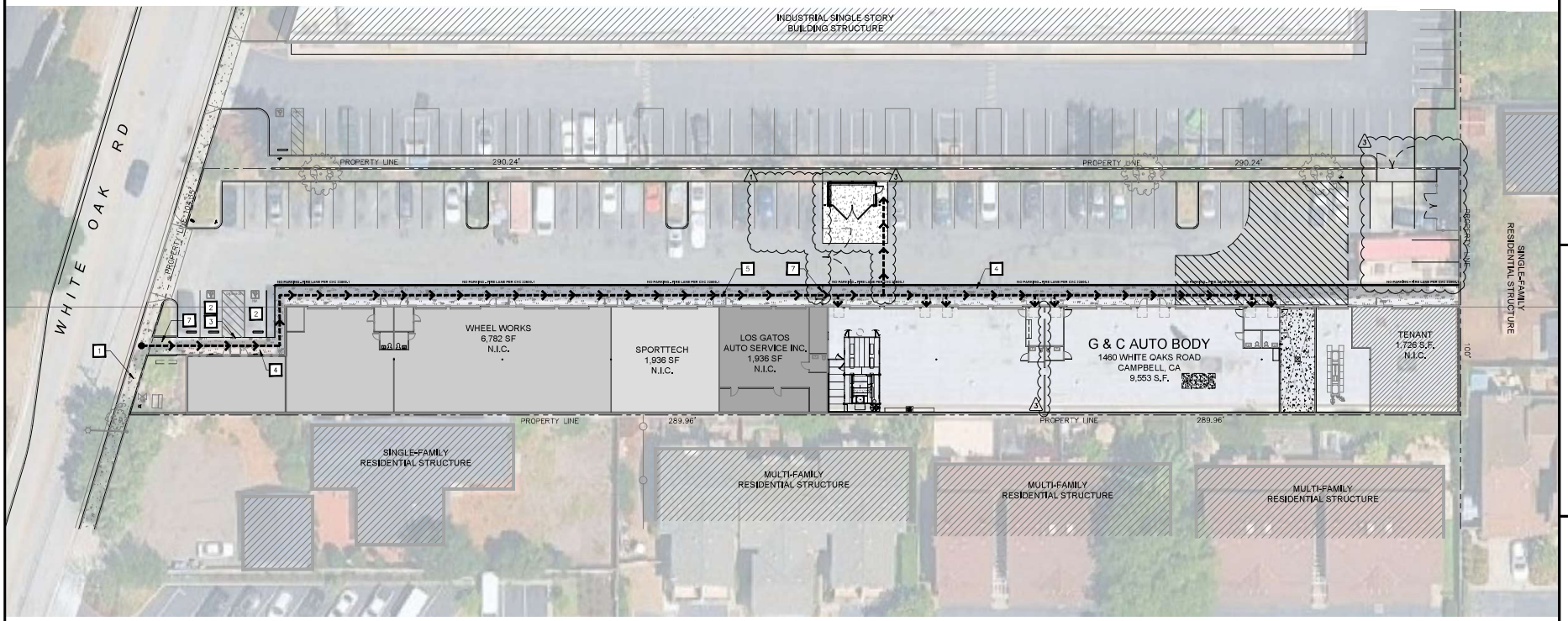
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2	12-10-2025
3	02-24-2026

OVERALL SITE PLAN

DR-2.1

JOB NO.: GNC37

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ACCESSIBILITY PLAN

SCALE: 1" = 20'-0"

SHEET NOTES

1. EXISTING PUBLIC SIDEWALK TO REMAIN.
2. EXISTING ACCESSIBLE PARKING STALL TO REMAIN.
3. EXISTING ZERO TRANSITION CURB TO REMAIN.
4. EXISTING ACCESSIBLE CONCRETE WALKWAY TO REMAIN.
5. ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK AND ACCESSIBLE PARKING TO MAIN BUILDING ENTRANCE. PATH SHALL BE 4'-0" MINIMUM WIDE WITH 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS-SLOPE, UNLESS AN ACCESSIBLE RAMP IS PROVIDED.
6. NEW 3'-0" WIDE ACCESSIBLE CONCRETE WALKWAY WITH 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS-SLOPE, UNLESS AN ACCESSIBLE RAMP IS PROVIDED.
7. NEW 3'-0" PEDESTRIAN ENTRY GATE. G.C. TO VERIFY AND PROVIDE LEVEL LANDING MANEUVERING CLEARANCES AT BOTH SIDES OF GATE. PATCH, REPAIR, OR REPLACE EXTERIOR CONCRETE LANDING AS REQUIRED.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY THAT ALL EXISTING WALKWAYS ARE MINIMUM 4'-0" WIDE, MAXIMUM 5% RUNNING SLOPE, AND MAXIMUM 2% CROSS-SLOPE. REPLACE ANY NON-COMPLIANT PORTIONS IF NEEDED.
2. ALL NEW CONCRETE WALKWAYS SHALL BE MINIMUM 4'-0" WIDE, MAXIMUM 5% RUNNING SLOPE, AND MAXIMUM 2% CROSS-SLOPE.
3. ALL EXISTING ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO THE BUILDING AND ITS FACILITIES ARE ACCESSIBLE AND FUNCTIONAL TO PERSONS WITH DISABILITIES PER CBC 2022.

LEGEND

PROPERTY LINE

ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK AND ACCESSIBLE PARKING TO MAIN BUILDING ENTRANCE. PATH SHALL BE 4'-0" MINIMUM WIDE WITH 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS-SLOPE

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DATE: 10-06-2025

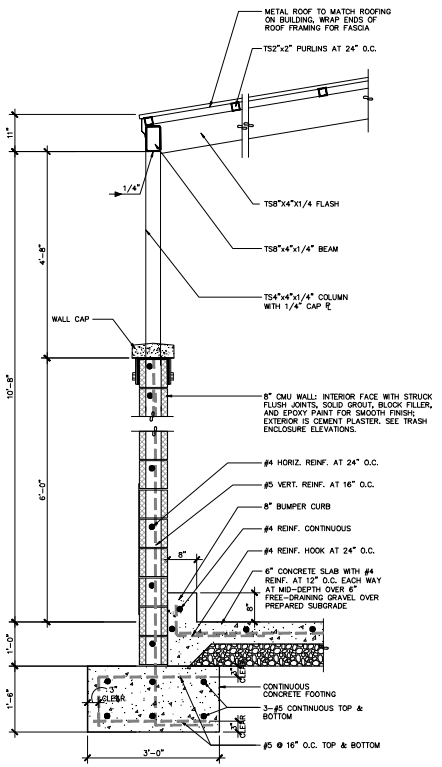
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ACCESSIBILITY PLAN

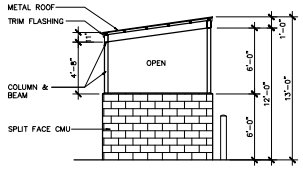
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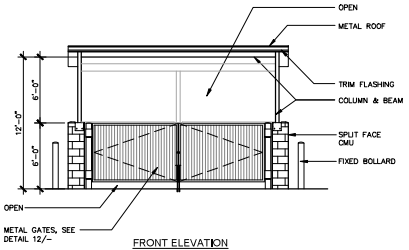


11 TRASH ENCLOSURE SECTION
SCALE: 3/4" = 1'-0" _SD-TRASH-SEC



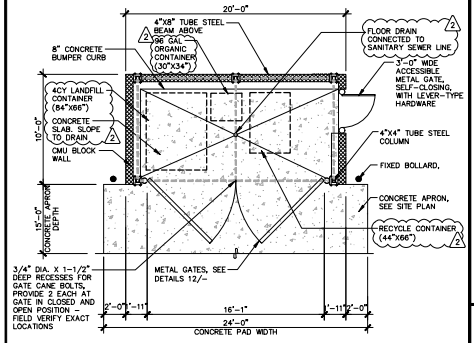
LEFT SIDE ELEVATION

7 TRASH ENCLOSURE ELEVATION
SCALE: 3/16" = 1'-0" _SD-TRASH-ENCL-ELEV-LEFT



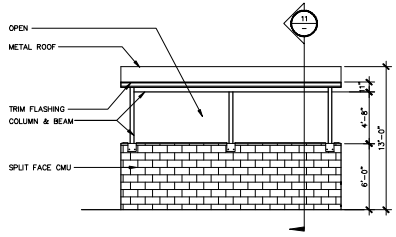
FRONT ELEVATION

4 TRASH ENCLOSURE ELEVATION
SCALE: 3/16" = 1'-0" _SD-TRASH-ENCL-ELEV-FRONT



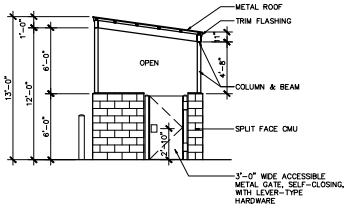
FLOOR PLAN

1 TRASH ENCLOSURE PLAN
SCALE: 3/16" = 1'-0" _SD-TRASH-ENCL-PLAN



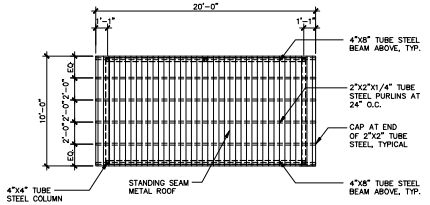
REAR ELEVATION

8 TRASH ENCLOSURE ELEVATION
SCALE: 3/16" = 1'-0" _SD-TRASH-ENCL-ELEV-REAR



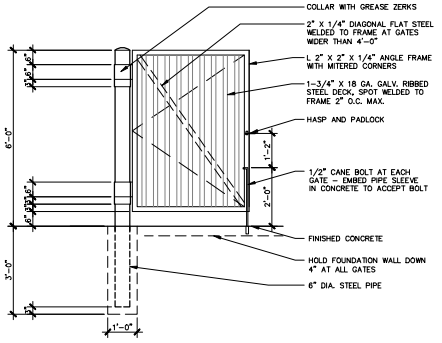
RIGHT SIDE ELEVATION

5 TRASH ENCLOSURE ELEVATION
SCALE: 3/16" = 1'-0" _SD-TRASH-ENCL-ELEV-RIGHT



ROOF PLAN

2 TRASH ENCLOSURE ROOF PLAN
SCALE: 3/16" = 1'-0" _SD-TRASH-ENCL-ROOF



12 GATE ELEVATION
SCALE: 1/2" = 1'-0" _SD-TRASH-GATE-EL2

9

6

3

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LICENSED ARCHITECT
C-24971
01-31-2026
RENEWAL DATE
STATE OF CALIFORNIA

G & C AUTO BODY
CONDITIONAL USE PERMIT
1460 WHITE OAKS ROAD, SUITE 7
CAMPBELL, CA

DATE: 10-06-2025

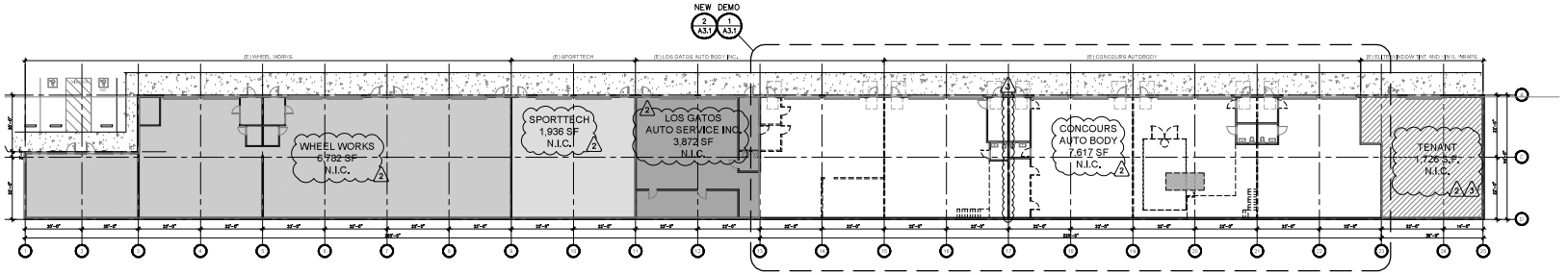
REV. NO.	REV. DATE
1	11-25-2025
2	12-10-2025

TRASH ENCLOSURE DETAILS

DR-2.3

JOB NO.: GNC37

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OVERALL EXISTING FLOOR PLAN

SCALE: 1" = 20'-0"

LEGEND

- EXISTING PRIMARY EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALLS AND DOORS TO BE REMOVED

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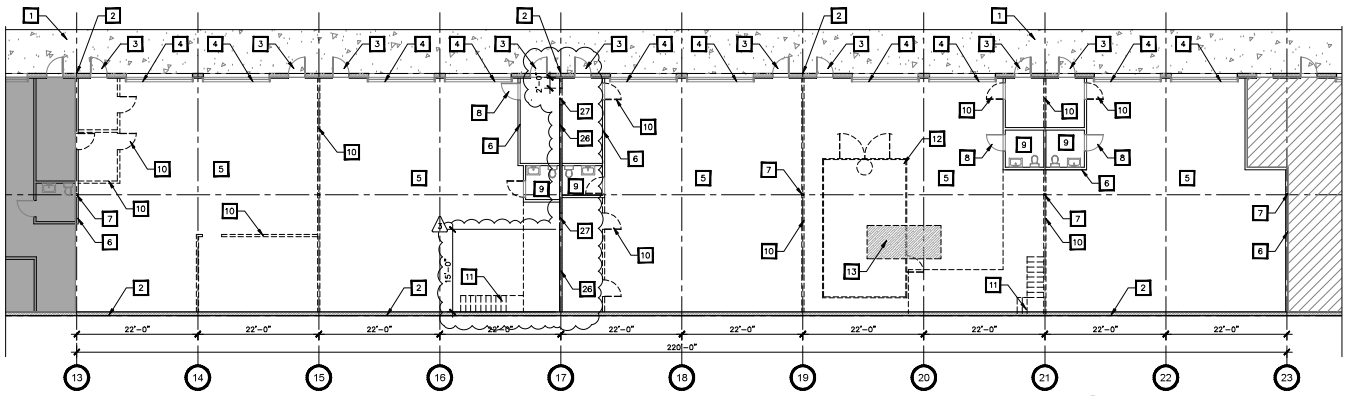
REV. NO.	REV. DATE
2	12-10-2025
3	02-24-2026

OVERALL EXISTING FLOOR PLAN

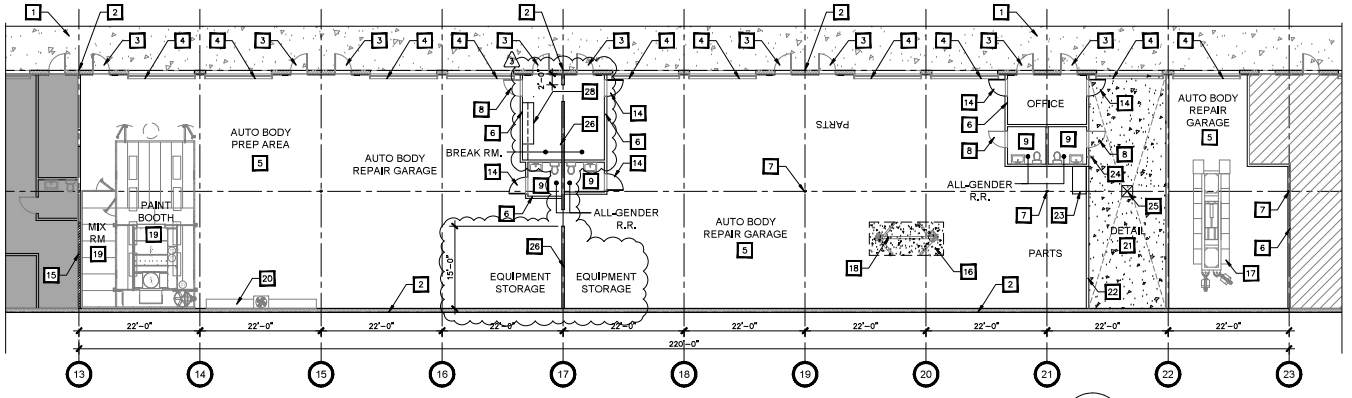
DR-3.0

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1 PARTIAL FLOOR PLAN - DEMO
SCALE: 3/32" = 1'-0"



2 PARTIAL FLOOR PLAN - NEW
SCALE: 3/32" = 1'-0"

SHEET NOTES

1. EXISTING ACCESSIBLE CONCRETE WALKWAY TO REMAIN.
2. EXISTING EXTERIOR WALL TO REMAIN.
3. EXISTING EXTERIOR DOOR AND FRAME REMAIN.
4. EXISTING ROLL UP DOOR TO REMAIN. PROVIDE SIGNAGE AT EACH DOOR LOCATIONS STATING DOORS TO REMAIN OPEN DURING BUSINESS HOURS AND TIMES THAT THE FANS ARE IN OPERATION.
5. EXISTING EXPOSED CONCRETE FLOOR TO REMAIN.
6. EXISTING INTERIOR WALL TO REMAIN. PATCH AND REPAIR AREAS AFFECTED BY NEW CONSTRUCTION.
7. EXISTING INTERIOR COLUMN TO REMAIN.
8. EXISTING INTERIOR DOOR AND FRAME TO REMAIN.
9. EXISTING PLUMBING FIXTURES TO REMAIN, EXISTING NON-COMPLIANT TO BE REPLACED. GC TO VERIFY THE FOLLOWING:
   1. ALL EXISTING WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
   2. ALL EXISTING WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH.
   3. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.5 GALLONS PER MINUTE AT 60 PSI.
10. EXISTING INTERIOR WALL AND DOORS SHOWN DASHED TO BE REMOVED.
11. EXISTING INTERIOR STAIRS AND ABOVE STRUCTURE SHOWN DASHED TO BE REMOVED.
12. EXISTING PAINT BOOTH SHOWN TO BE REMOVED.
13. PORTION OF EXISTING SLAB TO BE REMOVED FOR NEW CONCRETE FOOTING.
14. NEW INTERIOR DOOR AND FRAME.
15. NEW INTERIOR WALL WITH LEVEL 4 FINISH. MATCH EXISTING WALL CONSTRUCTION AND ALIGN INTERIOR FINISH FOR SEAMLESS TRANSITION.
16. NEW CONCRETE FOOTING.
17. NEW VEHICULAR RACK.
18. NEW 2-POST CAR LIFT.
19. NEW PAINT BOOTH ENCLOSURE.
20. NEW EXHAUST WORKBENCH.
21. NEW 6" CONCRETE PAD (2500 PSI) WITH #4's @ 24" O.C. OVER 4" CRUSHED ROCK. SLOPE TO DRAIN 1/8" PER FOOT.
22. NEW 6"H X 6"W CONCRETE CURB.
23. NEW OIL/WATER SEPARATOR. INSTALL SO THAT EQUIPMENT IS CLEAR OF DOOR OPENING AND HOSE BIB, V.I.F EXACT LOCATION IN FIELD.
24. NEW HOSE BIB.
25. NEW 24"x24"x24" SAND INTERCEPTOR D.I. BOX WITH AUTOMATIC SUMP PUMP (110V).
26. EXISTING CONCRETE BEARING WALL TO REMAIN.
27. PORTION OF EXISTING CONCRETE BEARING WALL TO BE REMOVED FOR NEW 3'-4"x7'-4".
28. NEW UPPER AND LOWER BASE CABINETS WITH ACCESSIBLE SINK.

GENERAL NOTES

1. SEAL ALL CRACKS, CREVICES, AND HOLES.
2. ALL EXISTING INTERIOR WALLS TO RECEIVE LEVEL 4 FINISH. PATCH AND REPAIR DAMAGED AREAS AS REQUIRED.
3. EXISTING EXTERIOR HOSE BIBS TO REMAIN.
4. ALL INTERIOR STRUCTURAL COLUMNS TO REMAIN, VIF LOCATIONS DURING DEMOLITION.
5. PROVIDE MINIMUM RATED 2A-10B:C FIRE EXTINGUISHERS SUCH THAT AN EXTINGUISHER IS LOCATED WITHIN 75-FOOT TRAVEL DISTANCE FROM ANY POINT IN THE TENANT SPACE. MOUNT SUCH THAT TOP OF EXTINGUISHER IS NO MORE THAN 5'-0" ABOVE THE FLOOR. THE NUMBER, TYPE, AND LOCATION ARE TO BE DETERMINED BY THE LOCAL FIRE DEPARTMENT.
6. EMERGENCY ILLUMINATION WILL BE PROVIDED OUTSIDE EACH EXTERIOR EXIT DOOR.

LEGEND

- EXISTING PRIMARY EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALLS AND DOORS TO BE REMOVED
- NEW INTERIOR WALL WITH LEVEL 4 FINISH

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DATE: 10-06-2025

REV. NO.	REV. DATE
2	12-08-2025
3	02-24-2026

PARTIAL FLOOR PLANS - DEMO AND NEW

DR-3.1

JOB NO.: GNC37

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ITEM NO. 2

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · April 14, 2026

PLN-2026-11

Anderson Architects

Public Hearing to consider the application of Anderson Architects to allow the establishment of a medical services, clinic, providing outpatient neuro-acupuncture and physical rehabilitation services, within an existing commercial building on property located at **271 E Hacienda Avenue**. The application under consideration includes a Conditional Use Permit. File No.: PLN-2026-11

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution** (reference **Attachment A**), approving a Conditional Use Permit to allow establishment of a medical services, clinic, providing outpatient neuro-acupuncture and physical rehabilitation services.

ENVIRONMENTAL (CEQA) DETERMINATION

Staff recommends that the Planning Commission accept the determination that the project is Categorically Exempt under CEQA Section 15301, pertaining to the operation, permitting, and minor alteration of an existing private structure involving negligible or no expansion of use.

PROJECT DATA

Zoning/GP Designation:	RD | Research and Development
Lot Size:	23,482 square feet
Building Area:	9,456 square feet
Parking:	31 stalls

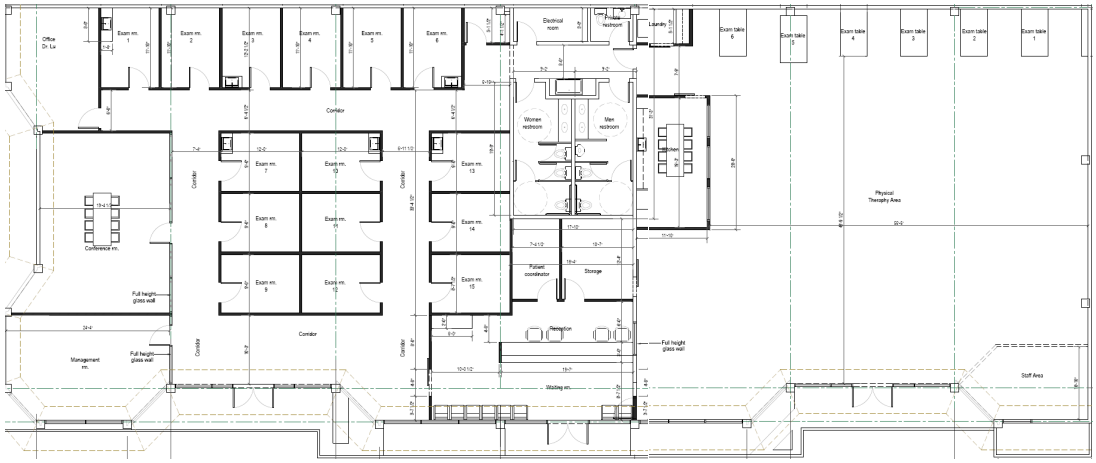
DISCUSSION

Project Site: The project site is an industrial property located along the northerly side of Hacienda Avenue, between Winchester Boulevard and Dell Avenue. The property consists of an approximately 9,500 square-foot research and development (R&D) building constructed in 1985, pursuant to Site Approval 'S" 84-03. The building was most recently occupied by a robotics laboratory, Relay Robotics. The site is bordered by industrial and commercial uses on all sides.



Project Description: The submitted application for a Conditional Use Permit would allow establishment of a medical services clinic within an existing R&D building, as described in the applicant's Project Description (reference **Attachment B**) and depicted in the Project Plans (reference **Attachment C**). The proposed use would consist of outpatient neuro-acupuncture and physical rehabilitation services, including acupuncture treatments and physical therapy administered by appropriately licensed practitioners in accordance with applicable State regulations.

The proposed clinic layout is designed to accommodate both individualized treatment and open rehabilitation activities, with the building divided between enclosed examination rooms and an open physical therapy area. As depicted in the floor plan, excerpt below, approximately one-half of the floor area is allocated to private treatment rooms and related clinical support spaces, with the remaining area dedicated to an open rehabilitation space for physical therapy activities.



ANALYSIS

Findings for Approval: To grant a land use permit, the decision-making body must determine that the project satisfies all codified findings for approval. These findings form the evidentiary basis for approving or denying a land use request and for imposing conditions necessary to support the findings. The applicable findings vary by the type of approval under consideration (e.g., Site and Architectural Review, Tree Removal Permit). The following analysis presents each applicable finding in *italics*, followed by an explanation of how the proposed project satisfies it.

A. *The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;*

Yes. The subject property is located within the Research and Development (RD) Zoning District, where a "medical services, clinic" use is allowed subject to approval of a Conditional Use Permit. As defined in CMC Chapter 21.72, below, medical services clinic includes outpatient facilities that provide diagnostic, therapeutic, and rehabilitative services by licensed practitioners. The proposed use, which consists of outpatient acupuncture and physical rehabilitation services, is consistent with this definition.

> "Medical services, clinics" means facilities primarily engaged in furnishing outpatient medical, mental health, surgical, and other personal health services. These include: medical, dental, and psychiatric offices (counseling services by other than medical doctors or psychiatrists are included under "offices"); outpatient care facilities; emergency room services; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included.

B. The proposed use is consistent with the General Plan;

Yes. The General Plan land use designation for the project site is *Research and Development* (R&D), which is intended to accommodate campus-like environments for corporate headquarters, research and development facilities, and office uses, as well as supporting functions that enable business growth and employment opportunities. Although not a traditional research and development use, the proposed medical services clinic is consistent with the broader office and service-oriented uses contemplated within the designation.

The General Plan emphasizes fostering employment-generating uses and maintaining compatibility among uses within R&D areas. The proposed clinic is an appointment-based use that would not generate operational impacts that would conflict with surrounding uses, consistent with Policy LU-2.2. Additionally, the project supports Policy LU-1.10 by providing a service that contributes to the range of amenities available to employees and the broader community.

Policy LU-2.2: Prohibit the establishment or encroachment of incompatible uses into Industrial and R&D designated lands and prohibit new uses which would result in the imposition of additional operational restrictions and/or mitigation requirements on industrial and R&D uses due to land use incompatibility.

Policy LU-1.10 Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services, and entertainment for residents and visitors.

C. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;

Yes. The proposed medical services clinic is an appointment-based use that is not expected to result in a significant increase in traffic volume (i.e., a traffic study is not required). Moreover, the project site is located near the intersection of East Hacienda Avenue and Winchester Boulevard, both of which are commercial roadways designed to accommodate moderate to high traffic volumes, including regional traffic along Winchester Boulevard. The site has existing vehicular access and on-site parking consistent with the prior R&D use. Given the scale of the building and the operational characteristics of the proposed use, the surrounding street network has sufficient capacity to accommodate the project.

D. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;

Yes. The subject property is developed with a commercial building that includes established parking, circulation, and landscaping improvements designed to accommodate a range of tenant uses. The proposed clinic would occupy the entirety of the building, but would not require expansion of the building footprint or modification to the site's overall layout. A new trash enclosure is proposed to support site operations, along with installation of a new entry gate.

While parking standards would typically be evaluated for a new or intensified use, pursuant to Assembly Bill (AB) 2097, the City may not impose minimum automobile parking requirements for this project, based on the location of a future Hacienda light-rail station (see City Map). Nonetheless, following restriping of the parking lot, a total of 31 vehicle parking stalls will be available, in addition to the installation of new bicycle racks.

E. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property; and

Yes. The area surrounding the project site includes a mix of research and development, office, and light industrial uses. Across Hacienda Avenue, the Vasona Technology Park is developed with multiple office and medical tenants, including Kaiser Permanente facilities. Immediately adjacent properties include auto repair and warehouse-type uses to the west and north, and service commercial and medical office uses to the south. Given this context, the proposed clinic is comparable in scale and intensity to other professional and service uses in the vicinity and would not introduce operational conflicts with surrounding development. Accordingly, the project is compatible with the existing and planned land use pattern of the area.

F. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

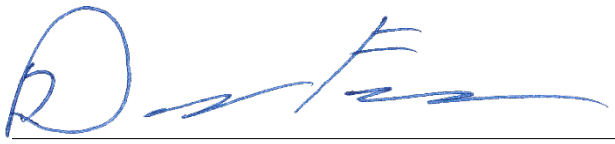
Yes. The proposed medical services clinic would operate entirely within an existing building and would not involve exterior modifications or expansion of the building footprint. The use is appointment-based and conducted indoors, resulting in minimal noise, traffic, or other potential disturbances to surrounding properties. Medical and therapeutic services are subject to licensing and oversight by applicable State regulatory agencies, which establish standards for health, safety, and sanitation. The proposed operations do not involve hazardous materials or industrial processes that would pose risks to nearby uses. Given the low-intensity nature of the use and its compatibility with surrounding office, research and development, and light industrial uses, the project would not be detrimental to persons or property in the vicinity or to the general welfare of the City.

Public Comment: No correspondence has been received on this application.

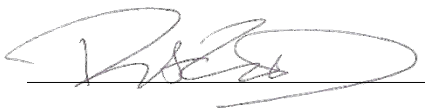
Site and Architectural Review Committee: As there are no exterior alterations to the building, the Site and Architectural Review Committee (SARC) did not review this application. The proposed site improvements, including installation of a new trash enclosure, interior gate, and parking lot restriping are minor in nature and would otherwise be subject to administrative review.

Attachments:

A. Draft Resolution
B. Project Plans
C. Project Description

Prepared by: 

Daniel Fama, Senior Planner

Approved by: 

Rob Eastwood, Community Development Director

RESOLUTION NO. 2026-xx

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW ESTABLISHMENT OF A MEDICAL SERVICES, CLINIC, PROVIDING OUTPATIENT NEURO-ACUPUNCTURE AND PHYSICAL REHABILITATION SERVICES, WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED AT **271 E HACIENDA AVENUE**. FILE NO.: PLN-2026-11

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission did find as follows with regard to application PLN-2026-11:

1. The Project Site is an industrial property located along the northerly side of Hacienda Avenue, between Winchester Boulevard and Dell Avenue.

2. The Project Site is located within the RD (Research and Development) Zoning District and designated *Research and Development* by the General Plan Land Use Map.

3. The Proposed Project is an application for a Conditional Use Permit to allow the establishment of a medical services clinic providing outpatient neuro-acupuncture and physical rehabilitation services.

4. Outpatient neuro-acupuncture and physical rehabilitation services, including acupuncture treatments and physical therapy administered by appropriately licensed practitioners in accordance with applicable State regulations, are consistent with the definition for medical services, clinics:

   > "Medical services, clinics" means facilities primarily engaged in furnishing outpatient medical, mental health, surgical, and other personal health services. These include: medical, dental, and psychiatric offices (counseling services by other than medical doctors or psychiatrists are included under "offices"); outpatient care facilities; emergency room services; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included.

5. The operational characteristics of the Proposed Project are sufficiently defined and limited such that any future expansion to include additional medical or therapeutic services would be limited to services that are similar in nature, intensity, and operational characteristics to neuro-acupuncture and physical rehabilitation services and would not result in a material change to the approved floor plan layout.

6. Applicable General Plan Policies considered by the Planning Commission included, but were not limited to, the following:

   Policy LU-2.2: Prohibit the establishment or encroachment of incompatible uses into Industrial and R&D designated lands and prohibit new uses which would result in the imposition of additional operational restrictions and/or mitigation requirements on industrial and R&D uses due to land use incompatibility.

Policy LU-1.10: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services, and entertainment for residents and visitors.

7. The proposed medical services clinic is a low-intensity, indoor use that will not impose operational constraints on surrounding industrial or research and development uses and therefore does not constitute an incompatible encroachment within the Research and Development designation.

8. In review of the Proposed Project, the Planning Commission weighed the public need for, and the benefit to be derived from, the project, against any impacts it may cause.

9. No substantial evidence has been presented from which a reasonable argument could be made that shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

10. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

Conditional Use Permit Findings (CMC Sec. 21.46.040):

1. The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;

2. The proposed use is consistent with the General Plan;

3. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;
4. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;

5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property;

6. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city;

Environmental Finding(s) (CMC Sec. 21.38.050):

7. The project is Categorically Exempt under Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), pertaining to the operation and leasing, and minor alteration of an existing private structure; and

8. There are no unusual circumstances that would prevent the project from qualifying as Categorically Exempt per Section 15300.2c of the CEQA Guidelines.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Conditional Use Permit to allow establishment of a medical services, clinic, providing outpatient neuro-acupuncture and physical rehabilitation services, within an existing commercial building on property located at **271 E Hacienda Avenue**.

PASSED AND ADOPTED this April 14, 2026, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

CONDITIONS OF APPROVAL
PLN-2026-11

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Conditional Use Permit to allow establishment of a medical services, clinic, providing outpatient neuro-acupuncture and physical rehabilitation service, within an existing commercial building on property located at **271 E Hacienda Avenue**. The project shall substantially conform to the Project Plans included as Attachment No. B in the April 14, 2026 Planning Commission Staff Report, except as may be modified by conditions of approval contained herein.

2. Permit Expiration: Approval of the Conditional Use Permit ("Approval") shall be valid for one (1) year from the effective date of the Planning Commission action. Within this period, a building permit shall be issued to establish the approved use in accordance with CMC Section 21.56.030.B.1 (Issuance of building permit). If a building permit is not issued within this period, or if an issued permit expires after the one-year approval period, the Approval shall expire and be void without further action by the City. Once established, the Approval shall run with the land and remain valid, subject to the continued operation of the use, except upon revocation pursuant to Condition of Approval No. 6 (Modification or Revocation of Permit). Discontinuation of the use for a continuous period of twelve (12) months shall void the Approval upon an affirmative determination by the Planning Commission, made at a public hearing, that the use has been discontinued or abandoned.

3. Minor Changes: Minor changes to the Approved Project Plans may be administratively reviewed and approved by the Community Development Director in accordance with CMC Section 21.56.060.C (Minor changes).

4. Trash Enclosure: The trash enclosure shown on the Approved Plans shall be constructed in accordance with Community Development Director's Interpretation No. 6 and all applicable City standards. The enclosure shall be roofed and shall include a concrete slab graded toward an interior trapped drain connected to the sanitary sewer, with a trap primer, such that all wash water and spillage are directed to the sanitary sewer and not discharged to the storm drainage system. The enclosure shall be constructed and operational prior to final inspection or issuance of a certificate of occupancy for the medical services clinic.

5. Operational Standards: The approved medical services clinic authorized by this Approval shall conform to the following operational standards. Significant deviations from these standards, as determined by the Community Development Director, shall require approval of a Modification to the Conditional Use Permit.

    a. **Approved Use**: The approved use is a "medical services, clinic" use as defined in Campbell Municipal Code Section 21.72.020, as in effect on the date of approval, limited to acupuncture and physical therapy services provided by practitioners appropriately licensed by the applicable division or entity of the California Department of Consumer Affairs, and as further limited by the operational standards set forth herein.

    Additional medical services may be permitted subject to review and approval by the Community Development Director, provided such services are similar in nature, intensity, and operational characteristics to the approved acupuncture and physical therapy services and do not result in a material change to the approved floor plan layout pursuant to Condition of Approval No. 5(b). Such services may include, but are not limited to, occupational therapy, sports medicine, or other comparable outpatient rehabilitation or therapeutic services, as well as ancillary clinical services that directly support such rehabilitation or therapeutic services.

    b. **Floor Plan Layout**: The layout of the clinic shall be maintained in substantial conformance with the Approved Project Plans, which allocate approximately one-half of the building area to examination rooms and related clinical support areas, and approximately one-half to an open physical therapy treatment area. Any modification that materially alters this allocation, including conversion of physical therapy area to additional examination rooms or related clinical space, shall require approval of a Modification to this Conditional Use Permit.

    c. **Massage Services**: Massage services, if provided, shall be permitted only when performed as an incidental component of acupuncture or physical therapy services and under the authority of a practitioner licensed under California law and acting within the scope of that license. Such services shall be provided in a manner consistent with the exemptions set forth in CMC Chapter 5.48 (Massage Establishments and Therapists). Massage services shall not be offered or operated as a separate principal use of the establishment.

    d. **Retail Sales**: Ancillary on-site retail sales shall be limited to physical therapy-related equipment and shall be restricted to patients of the clinic.

    e. **Hours of Operation:** The clinic shall operate only between the hours of 6:00 a.m. and 10:00 p.m., daily. These hours shall apply to all operations, including employee activity and client services.

    f. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC Sec. 6.11.060.

g. **Trash Disposal and Clean-Up**: Refuse and recycling receptacles shall be kept within the trash enclosure except during collection in compliance with CMC Chapter 6.04 (Garbage and Rubbish Disposal). All medical waste shall be properly disposed of as required by the Santa Clara County Department of Environmental Health and/or the California Department of Public Health.

h. **Business License**: The business shall obtain and maintain a valid City business license at all times.

6. Modification or Revocation of Permit: Operation of the approved use pursuant to this Approval is subject to Chapter 21.46 of the Campbell Municipal Code, authorizing the appropriate decision-making body to modify or revoke a Conditional Use Permit if it is determined that its operation has become a nuisance to the City's public health, safety, or welfare, or for violation of the Conditional Use Permit or any standards, codes, or ordinances of the City of Campbell.

Building Division

7. Permit Required: A building permit application shall be required for the proposed project. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

8. Conditions of Approval: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

FIRE DEPARTMENT

9. Gate Width: Revise plans to show a gate that conforms the G-1 standard. Gate shall meet minimum width of 20 feet and be equipped with a Knox product.

10. Trash Enclosure: Trash enclosure will need to comply with 2022 CFC section 304. If trash size exceeds 1.5 cubic yards then either a sprinkler system is required or the enclosure will need to be type IA or IIA construction. Trash enclosure will be reviewed during building permit submittal.

11. Further Review: Tenant Improvement (TI) shall be evaluated further at Building Permit submittal.

TENANT IMPROVEMENT
271 E. HACIENDA , CAMPBELL CA. 95008





PROJECT LOCATION

☑ DESIGN REVIEW SUBMITTAL ☐ BUILDING DEPARTMENT ☐ PLAN CHECK SUBMITTAL ☐ APPROVED FOR CONSTRUCTION

VICINITY MAP

CONSULTANTS

OWNER: HOPE NUERO-ACUPUNCTURE REHAB.
3425 S. BASCOM AVE. SUITE 101
CAMPBELL, CA 95008
TEL: (408) 480-8875 , FAX: (408)716-1958
DR. JAMES LU
EMAIL: www.NeuroAcupunctureRehab.com

ARCHITECT: ANDERSON ARCHITECTS INC.
1925 S. WINCHESTER BLVD.
CAMPBELL, CA 95008
TEL: (408) 371-1269 , FAX: (408) 370-1276
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EMAIL: KANDERSON@ANDARCHINC.COM

CIVIL: V & H ENGINEERING , LLP
1295 E. DUNNE AVE. #230
MORGAN HILL, CA 95037
TEL: (408) 472-5222 , FAX: (408) 370-1276
DAVID VOORHIES
EMAIL: dave@vandheng.com

SURVEY: WOOD RODGERS INC.
4670 WILLOW ROAD, SUITE 125
PLEASANTON, CA 94588
TEL: (925) 847-1556 , FAX: (925) 847-1557
RYAN SEXTON
EMAIL: rsexton@WoodRodgers.com

PROJECT SCOPE

SCOPE OF WORK:

1. Revise parking layout to accommodate the new bicycle parking and entry gates.
2. Install new entry gates with fire approved lock box.
3. Construct new trash enclosure with roof as required by Campbell City Code.
4. Paint the exterior of the building.
5. Demolish the interior partitions and reconstruct the new walls to meet the tenant's requirements.
6. Refresh the bathroom core with some minor modifications.
7. Modify landscaping accordingly.

COMPANY LETTER

"**Hope Neuro-Acupuncture Rehab** in Campbell, CA, distinguishes itself through a specialized, high-touch rehabilitation model that merges advanced Neuro-Acupuncture with intensive physical therapy. Unlike high-volume clinics, this center prioritizes a low-patient volume to guarantee undivided one-on-one attention, allowing practitioners to focus deeply on complex neurological and musculoskeletal conditions such as stroke recovery, Bell's Palsy, and chronic pain. By integrating scalp acupuncture—which targets neuroplasticity—with personalized rehabilitative care, the clinic provides a calm, boutique environment where treatment plans are meticulously tailored to each individual's progress. This dedication to a private, practitioner-led experience ensures that every patient receives the consistent, specialized oversight necessary to achieve significant functional breakthroughs."

PROJECT DATA

A.P.N. :	424-39-022
LOT SIZE :	23,482 SF.
GENERAL PLAN DESIGNATION:	RESEARCH & DEVELOPMENT
ZONING DESIGNATION:	RD - RESEARCH & DEVELOPMENT (1)
CONSTRUCTION TYPE:	V-B
PROPOSED OCCUPANCY GROUP:	B
FIRE SPRINKLERS:	NO
PROJECT AREA	9,456+- SF.
FIRE ALARM / SMOKE ALARM:	YES
BUILDING GROSS AREA:	9,456 S.F.+-
NUMBER OF STORIES:	1 STORY
BUILDING HEIGHT:	18'-5"+-
PARKING SPACE:	33
STANDARD PARKING:	27 SPACES
ACCESSIBLE PARKING:	6 SPACES
TOTAL:	33 SPACES

APPLICABLE CODES

CALIFORNIA BUILDING CODE (CBC) 2025,
CALIFORNIA ELECTRICAL CODE (CEC) 2025,
CALIFORNIA MECHANICAL CODE (CMC) 2025,
CALIFORNIA PLUMBING CODE (CPC) 2025,
CALIFORNIA ENERGY CODE 2025,
CALIFORNIA FIRE CODE (CFC) 2025,
CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2025,
SANTA CLARA COUNTY FIRE DEPARTMENT
SCCFD SPECIFICATIONS.

DEFERRED SUBMITTAL

SHEET INDEX

SURVEY

TOPOGRAPHIC SURVEY

ARCHITECTURAL

A0.0 COVER SHEET
A0.1 (E) SITE PLAN
A0.2 PROPOSED SITE PLAN
A0.3 (E) SITE PHOTOS
A1.0 (E) FLOOR PLAN
A2.0 PROPOSED FLOOR PLAN (1 of 2)
A2.1 PROPOSED FLOOR PLAN (2 of 2)
A2.2 GYM EQUIPMENT LAYOUT
A3.0 (E) ELEVATIONS

Anderson Architects

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Client:
HOPE NUERO-ACUPUNCTURE REHAB.
3425 S. BASCOM AVE, SUITE 101
CAMPBELL, CA. 95008

Project:
TENANT IMPROVEMENT
271 E. HACIENDA
CAMPBELL, CA. 95008

Stamp:
LICENSED ARCHITECT KURT B. ANDERSON C-15269 REN. 10/31/26 STATE OF CALIFORNIA

Issued For

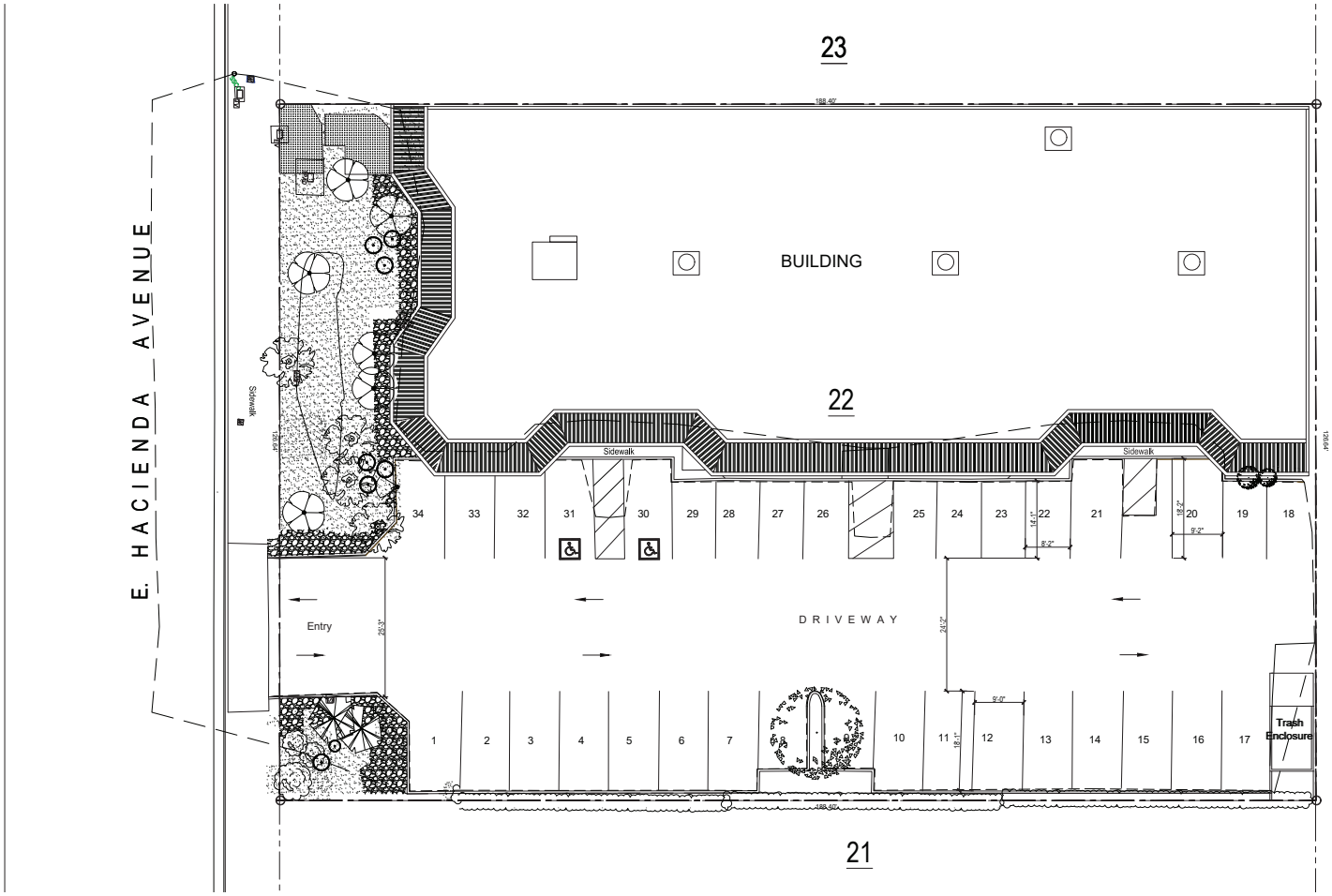
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Scale: NTS
Drawn By: CDR
Checked By: KBA

Sheet Title:
COVER SHEET

Sheet No.:
A0.0

File: Z:/ 271 E. HACIENDA Job:XXX



1 (E) SITE PLAN
SCALE: 1"=10'-0"

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Client:

HOPE NUERO-ACUPUNCTURE REHAB.

3425 S. BASCOM AVE, SUITE 101
CAMPBELL, CA. 95008

Project:

TENANT IMPROVEMENT

271 E. HACIENDA
CAMPBELL, CA. 95008

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
No. C-15200
EXP. 10/31/26
STATE OF CALIFORNIA

Issued For

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Drawn By: CDR

Checked By: KBA

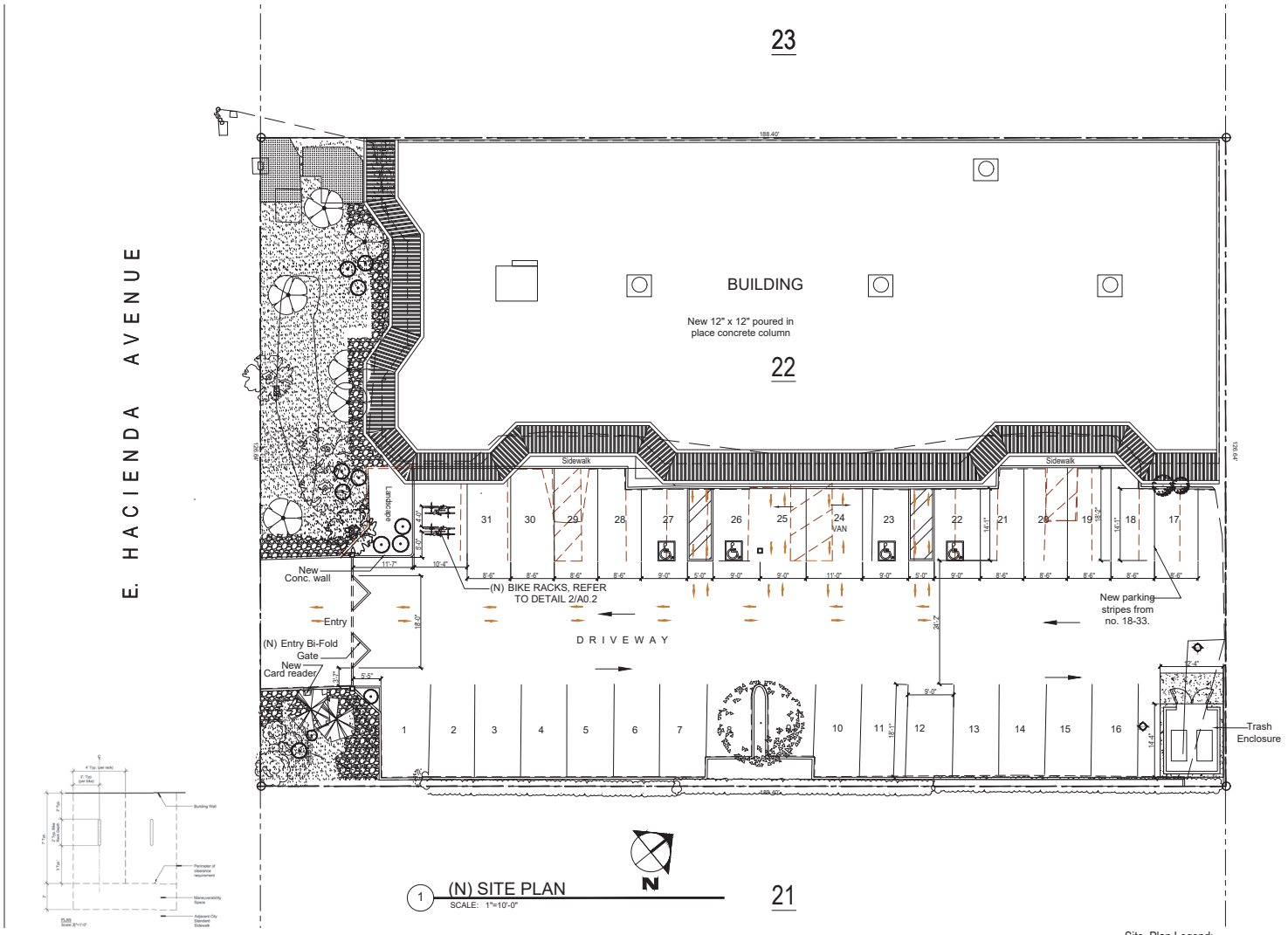
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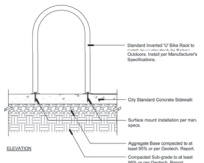
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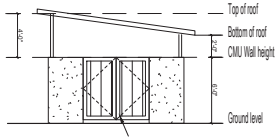
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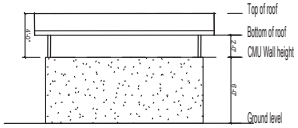
1 (N) SITE PLAN
SCALE: 1"=10'-0"



2 TYPICAL BIKE RACK DETAIL
SCALE: 1/4"=1'-0"



3 (N) FRONT ELEVATION @ TRASH ENCLOSURE
SCALE: 3/16"=1'-0"



4 (N) SIDE ELEVATION @ TRASH ENCLOSURE
SCALE: 3/16"=1'-0"

Site Plan Legend:

- Existing parking stripes to be removed.
- New parking stripes.
- Accessible path of travel

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Client:

XXX

271 E. HACINEDA
CAMPBELL, CA. 95008

Project:

TENANT IMPROVEMENT

271 E. HACIENDA
CAMPBELL, CA. 95008

Stamp:

LICENSED ARCHITECT KURT B. ANDERSON No. C-15206 REN. 10/31/25 STATE OF CALIFORNIA

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Initial Submittal Date: 4-8-2025

Scale: AS NOTED

Drawn By: CDR

Checked By: KBA

Sheet Title:

Proposed Site Plan

Sheet No.:

A0.2

File: Z:/ 271 E. HACIENDA | Job:XXX



VIEW 4



VIEW 5



VIEW 6



VIEW 3



KEY MAP



VIEW 7



VIEW 2



VIEW 1



VIEW 8

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Client:

HOPE NUERO-ACUPUNCTURE REHAB.

271 E. HACIENDA
CAMPBELL, CA. 95008

Project:

TENANT IMPROVEMENT

271 E. HACIENDA
CAMPBELL, CA. 95008

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
C-15201
REN 10/31/25
STATE OF CALIFORNIA

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Initial Submittal Date: 4-8-2025

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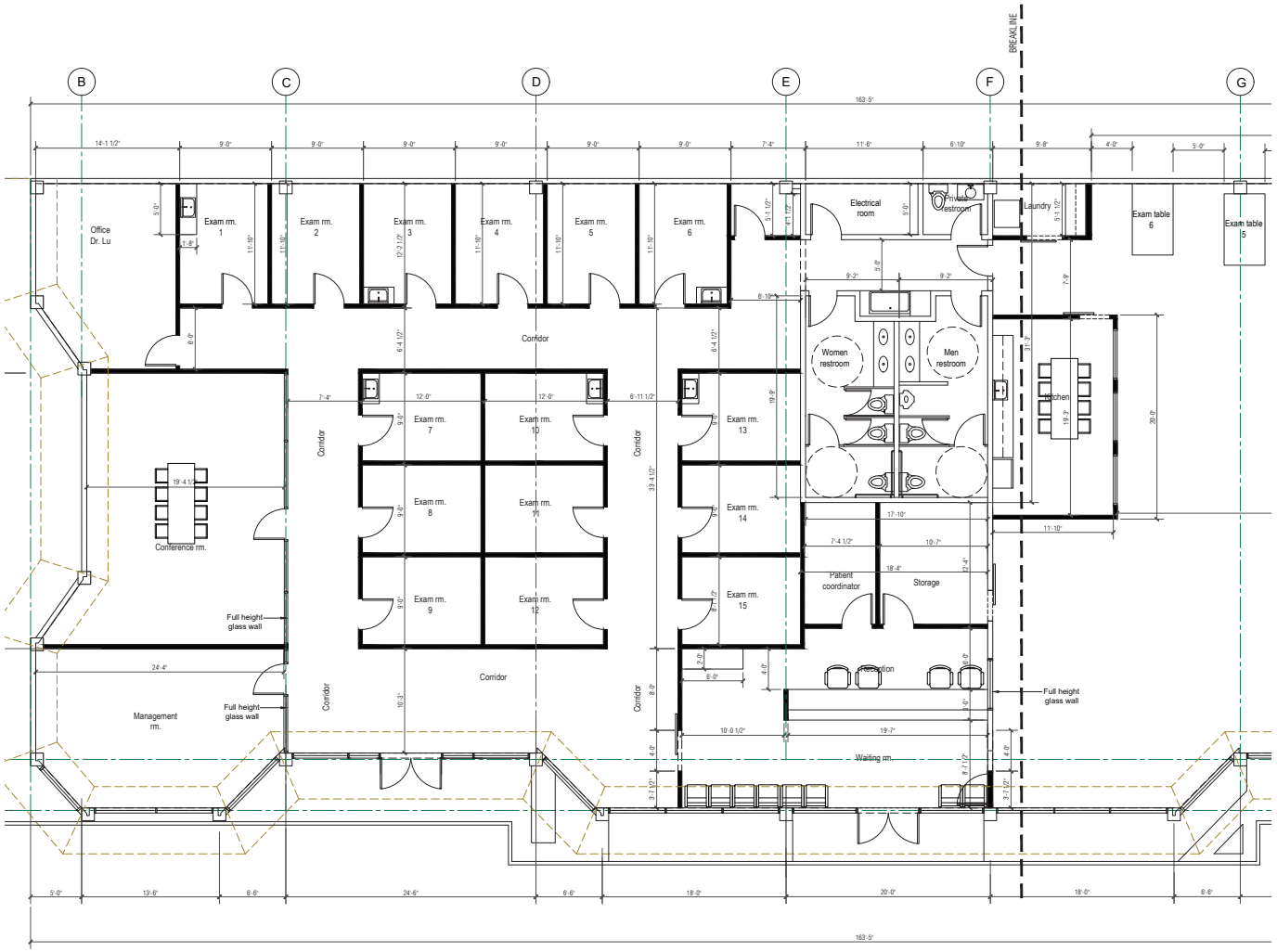
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Existing Site Photos

Sheet No.:

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(N) FLOOR PLAN AREA (1 of 2)= 9,456+- SF.

SCALE: 3/16" = 1'-0"

LEGEND

- EXISTING STUD WALLS TO REMAIN
- NEW 2 X 4 INTERIOR STUD WALLS
- NEW DOORS SEE SCHEDULE
- NEW WINDOWS SEE SCHEDULE
- NEW FULL HEIGHT GLASS WALL SEE SCHEDULE

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Client:

HOPE NUERO-ACUPUNCTURE REHAB.

3425 S. BASCOM AVE, SUITE 101
CAMPBELL, CA. 95008

Project:

TENANT IMPROVEMENT

271 E. HACIENDA
CAMPBELL, CA. 95008

Stamp:



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Initial Submittal Date: 3-11-2026

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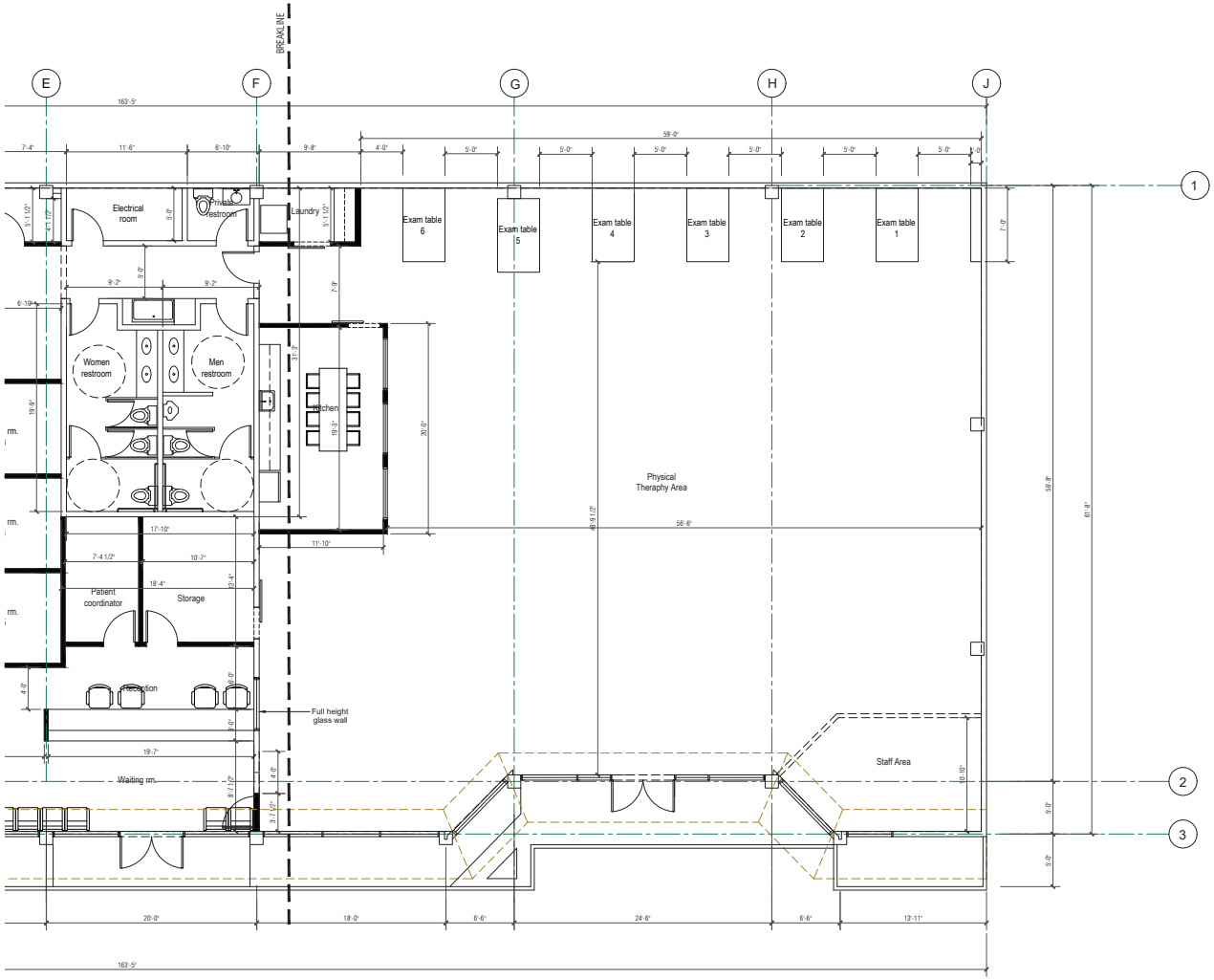
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New Floor Plan 1 of 2

Sheet No.:

A2.0

File: Z:/ 271 E. HACIENDA | Job:XXX



(N) FLOOR PLAN (2 of 2)

SCALE: 3/16" = 1'-0"

LEGEND

- EXISTING STUD WALLS TO REMAIN
- NEW 2 X 4 INTERIOR STUD WALLS
- NEW DOORS SEE SCHEDULE
- NEW WINDOWS SEE SCHEDULE
- NEW FULL HEIGHT GLASS WALL SEE SCHEDULE

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Client:

HOPE NUERO-ACUPUNCTURE REHAB.

3425 S. BASCOM AVE, SUITE 101
CAMPBELL, CA. 95008

Project:

TENANT IMPROVEMENT

271 E. HACIENDA
CAMPBELL, CA. 95008

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
No. C-15206
REN. 10/31/26
STATE OF CALIFORNIA

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Drawn By: CDR

Checked By: KBA

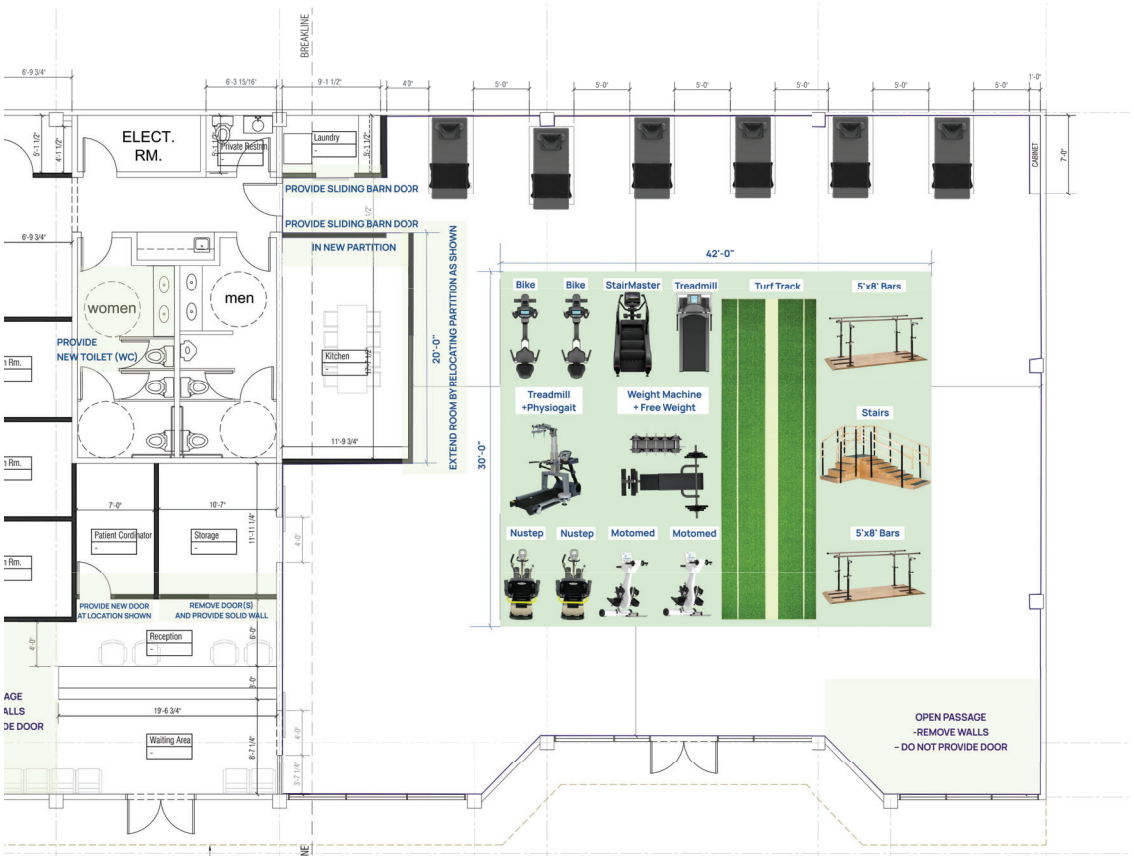
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New Floor Plan 2 of 2

Sheet No.:

A2.1

File: Z:/ 271 E. HACIENDA | Job:XXX



GYM EQUIPMENT LAYOUT

SCALE: 3/16" = 1'-0"

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Client:

HOPE NUERO-ACUPUNCTURE REHAB.

3425 S. BASCOM AVE, SUITE 101
CAMPBELL, CA. 95008

Project:

TENANT IMPROVEMENT

271 E. HACIENDA
CAMPBELL, CA. 95008

Stamp:

LICENSED ARCHITECT KURT B. ANDERSON No. C-15206 REN. 10/31/26 STATE OF CALIFORNIA

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Initial Submittal Date: 3-11-2026

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Checked By: KBA

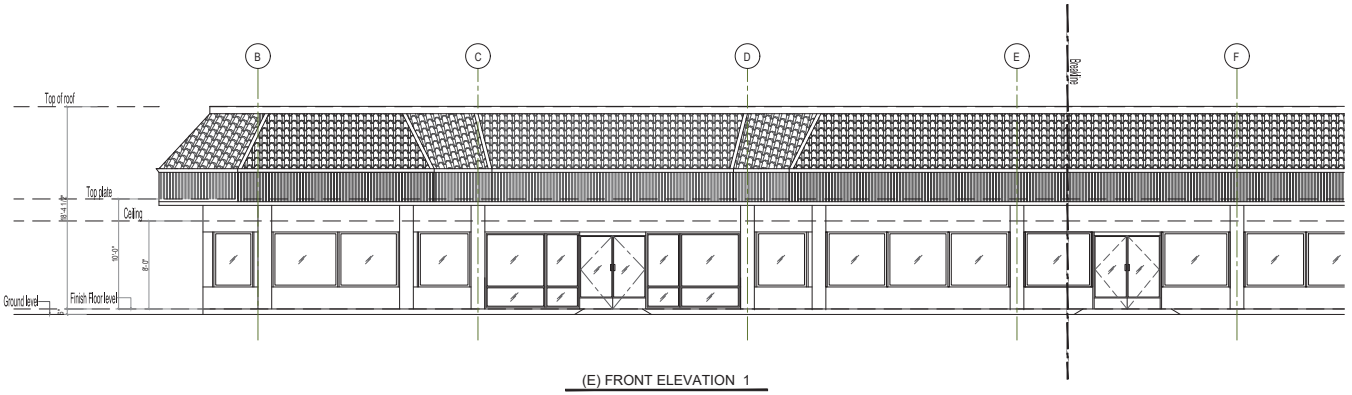
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New Floor Plan
2 of 2
Gym Equipment

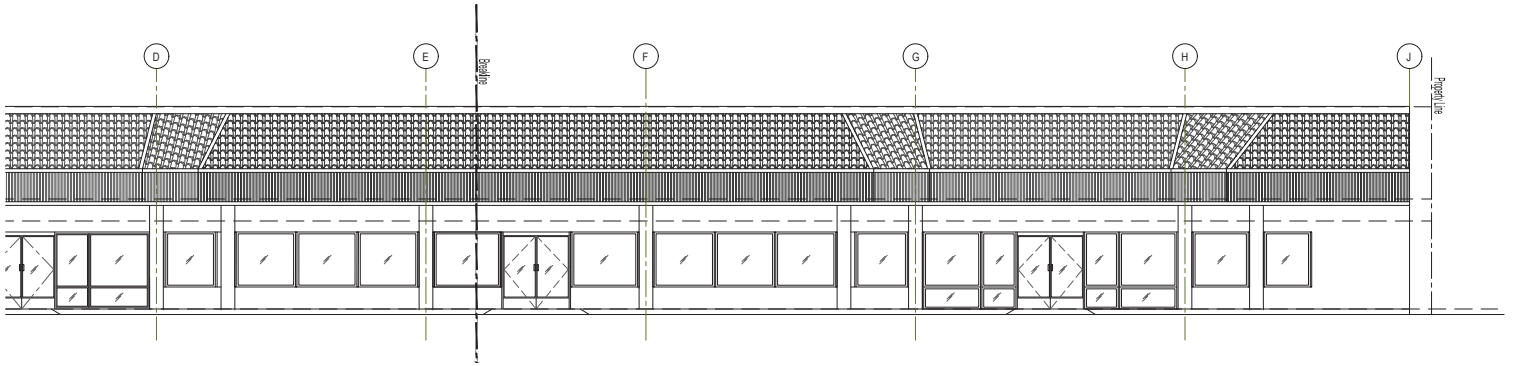
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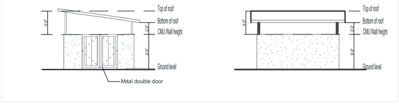
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(E) FRONT ELEVATION 1

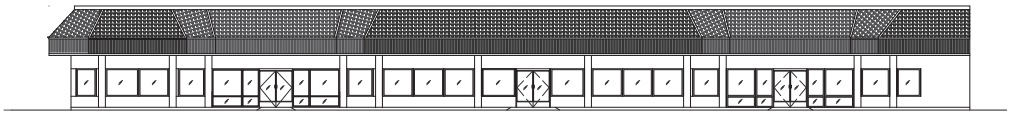


(E) FRONT ELEVATION 2



(N) FRONT ELEVATION
@ TRASH ENCLOSURE

(N) SIDE ELEVATION
@ TRASH ENCLOSURE



KEY ELEVATION VIEW PLAN (E)

EXISTING ELEVATIONS
SCALE: 3/16" = 1'-0"

Anderson Architects

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3425 S. BASCOM AVE, SUITE 101
CAMPBELL, CA. 95008

Project:

TENANT IMPROVEMENT

271 E. HACIENDA
CAMPBELL, CA. 95008

Stamp:



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Initial Submittal Date: 3-11-2026

Scale: AS NOTED

Drawn By: CDR

Checked By: KBA

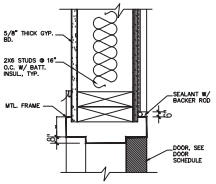
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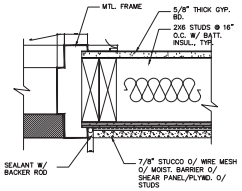
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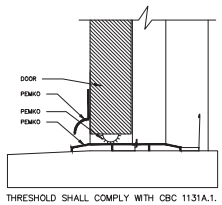
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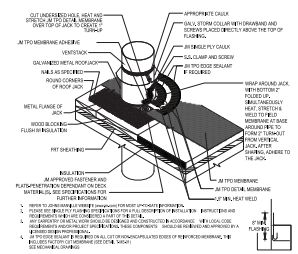
DOOR HEAD DETAIL
SCALE: NTS
11



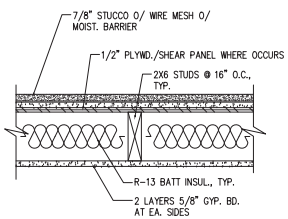
DOOR JAMB DETAIL
SCALE: NTS
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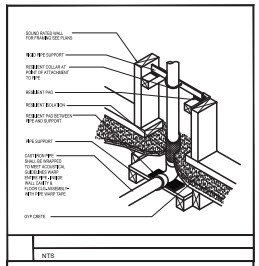
DOOR TRESHOLD DETAIL
SCALE: NTS
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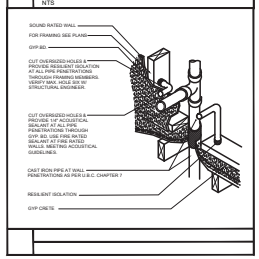


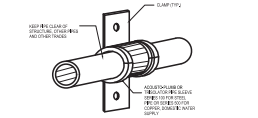
VENT PENETRATION THRU ROOF
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5



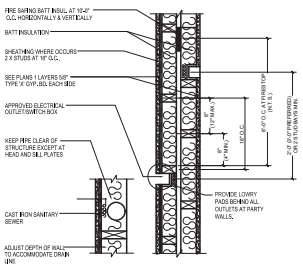
1 HOUR FIRE RATED WALL
SCALE: NTS
1



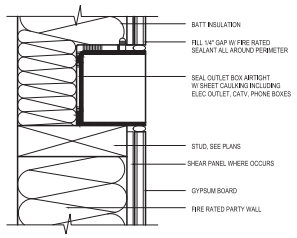




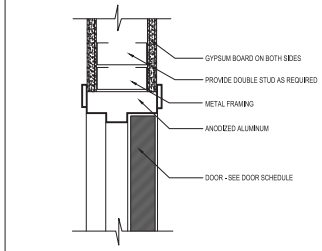
PLUMBING ISOMETRIC
SCALE: NTS
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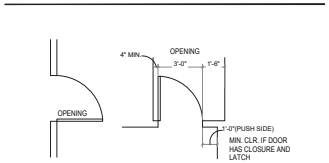
ELECTRICAL BOX LOCATION
SCALE: NTS
2



ELECTRICAL BOX
SCALE: NTS
3

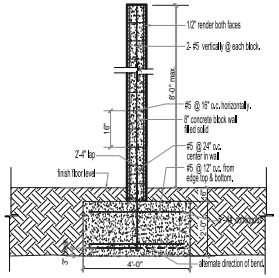


INTERIOR DOOR JAMB DETAIL
SCALE: NTS
9

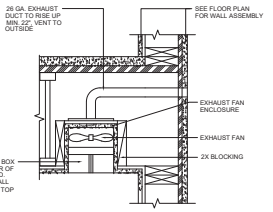


DOOR OPENING LOCATION

ELECTRICAL BOX
SCALE: NTS
10



(N) 8'-0" HIGH 8" CONCRETE BLOCK WALL DETAIL
SCALE: NTS
7



NOTE:
FOR MORE INFO SEE STRUCTURAL

EXHAUST FAN
SCALE: NTS
4

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Client:

HOPE NUERO-ACUPUNCTURE REHAB.

3425 S. BASCOM AVE, SUITE 101
CAMPBELL, CA. 95008

Project:

TENANT IMPROVEMENT

271 E. HACIENDA
CAMPBELL, CA. 95008

Stamp:



Issued For

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Initial Submittal Date: 3-11-2026

Scale: AS NOTED

Drawn By: CDR

Checked By: KBA

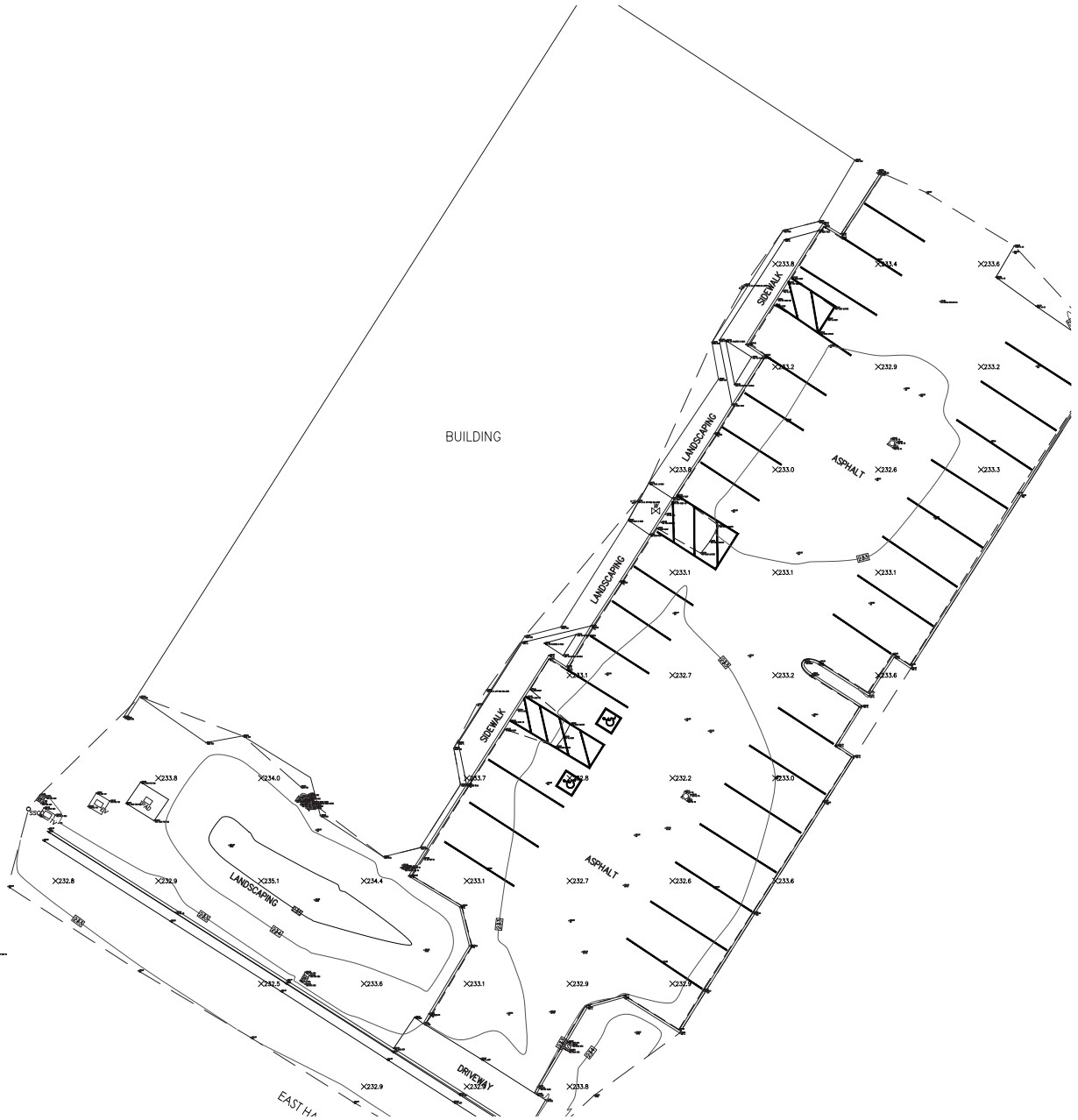
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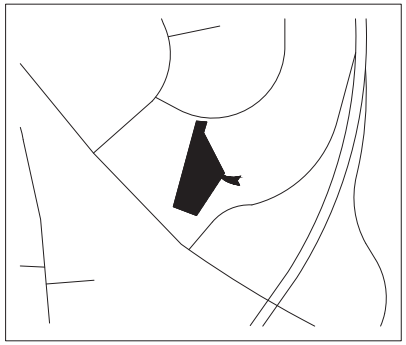
DETAILS

Sheet No.:

AD-1

File: Z:/ 271 E. HACIENDA | Job:XXX





VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BEARING XXXX XX°XX'XX" XXXX BETWEEN FOUND MONUMENTS ON XXXX AS ON THE XXXX MAP FILED XXXX IN BOOK XXXX OF MAPS AT PAGES XX-XX WAS USED AS THE BASIS OF BEARINGS.

BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS A XXXX SET INTO XXXX AT THE INTERSECTION OF XXX AND XXXX.

CITY DESIGNATION: XXXX
ELEVATION: XXX.XX
DATUM: NAVD88

UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEYOR NOTES

THE HORIZONTAL COORDINATES ARE APPROXIMATE STATE PLANE ZONE 3. US SURVEY FEET, GROUND DISTANCES

DATE OF SURVEY: XXX XX, 2021

NO.	DESCRIPTION	ENGR INIT	BY	DATE COUNTY APPROVED

DATE:
SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, STE 125 TEL: 925.847.1956
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TOPOGRAPHIC SURVEY
PROJECT NAME

CITY OF XXXXXX
XXXXXXXXX COUNTY CALIFORNIA

\\workhorse-777\ExtensisShare\PROJECTS\271 E. Hacienda, Campbell\Planning\275 HACIENDA TOPO.dwg 1/21/2026 2:06 PM Carlo De Los Reyes

Project Description

"**Hope Neuro-Acupuncture Rehab** in Campbell, CA, distinguishes itself through a specialized, high-touch rehabilitation model that merges advanced Neuro-Acupuncture with intensive physical therapy. Unlike high-volume clinics, this center prioritizes a low-patient volume to guarantee undivided one-on-one attention, allowing practitioners to focus deeply on complex neurological and musculoskeletal conditions such as stroke recovery, Bell's Palsy, and chronic pain. By integrating scalp acupuncture—which targets neuroplasticity—with personalized rehabilitative care, the clinic provides a calm, boutique environment where treatment plans are meticulously tailored to each individual's progress. This dedication to a private, practitioner-led experience ensures that every patient receives the consistent, specialized oversight necessary to achieve significant functional breakthroughs."