



CITY OF CAMPBELL
Community Development Department

April 12, 2022

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Campbell has set the hour of 7:30 p.m., or shortly thereafter, on **Tuesday, April 26, 2022**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the following item:

1. Public Hearing to consider the application (PLN-2021-137) of Brad Cox for a Conditional Use Permit to allow a new veterinarian clinic and animal hospital use within an existing building located at **2020 South Bascom Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days Project Planner: *Tracy Tam, Associate Planner*

This public hearing will be conducted in person as well as telecommunication and is compliant with provisions of the Brown Act.

Interested persons may appear and be heard in person or virtually at this hearing. Register to participate virtually in the Zoom City Council meeting at: <https://campbellca.gov/PCSignup>. This meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>.)

Please be advised that if you challenge the nature of the above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the Planning Division at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the Community Development Department at 70 N. First Street, Campbell, CA 95008, (408) 866-2140 or planning@campbellca.gov at least one week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

For more information you can contact the Community Development Department at (408) 866-2140 or planning@campbellca.gov.

PLANNING COMMISSION
CITY OF CAMPBELL
ROB EASTWOOD
SECRETARY

PLEASE NOTE: When calling on this please refer to: **2020 South Bascom**



Location Map for 2020 S Bascom Ave



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

DRY CREEK ANIMAL HOSPITAL

TENANT IMPROVEMENTS

2020 S. BASCOM AVE. CAMPBELL, CA 95008

PROJECT INFORMATION

PROJECT DIRECTORY

ARCHITECT
BRAD COX, ARCHITECT, INC.
1155 MERIDIAN AVE., SUITE 208
SAN JOSE, CA 95125
CONTACT: BRAD COX
(408) 838-3667

OWNER'S AGENT
BRAD COX, ARCHITECT, INC.
1155 MERIDIAN AVE., SUITE 208
SAN JOSE, CA 95125
CONTACT: BRAD COX
(408) 838-3667

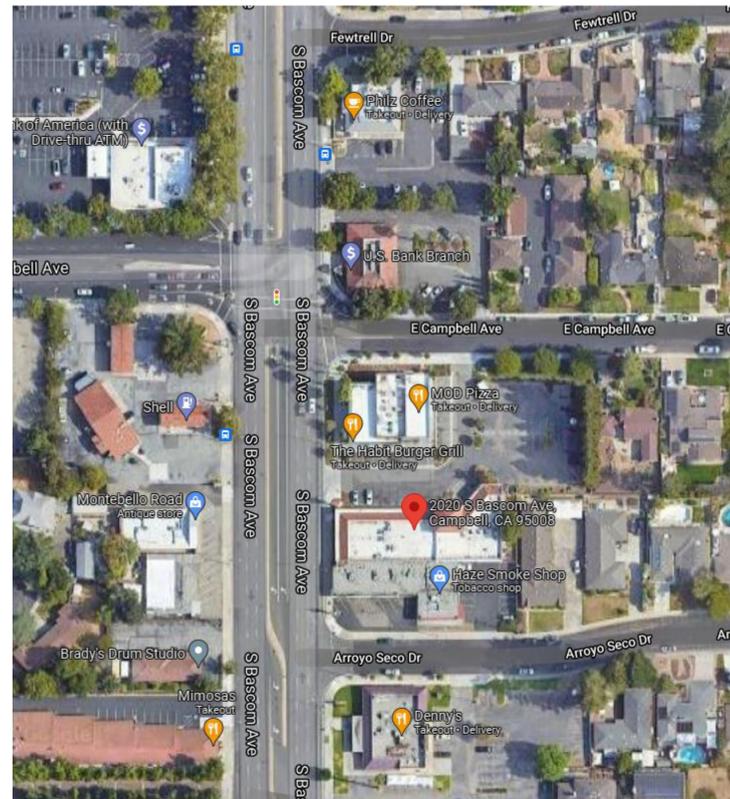
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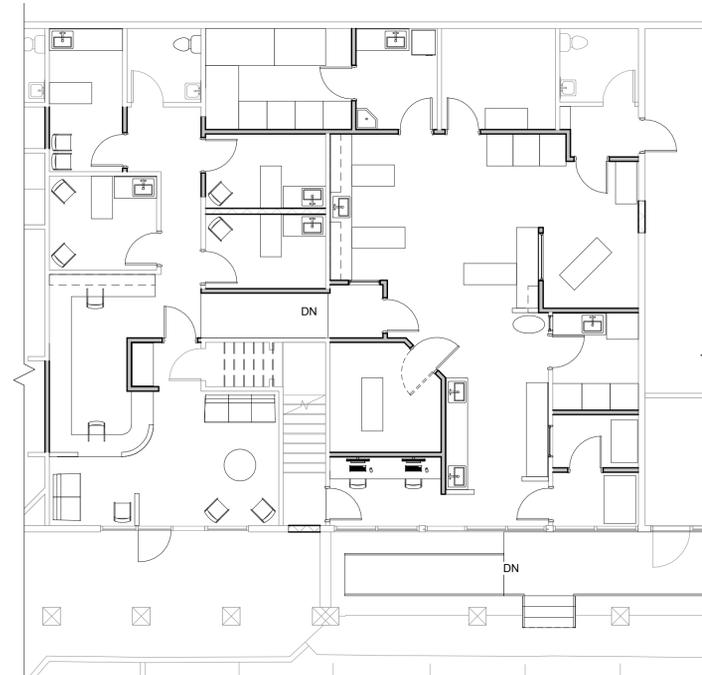
ABBREVIATIONS

A.B.	ANCHOR BOLT	G.A.	GAUZE	REM	REMOVE
A.C.	ASPHALT CONCRETE	GALV.	GALVANIZED	RAD.	RADIUS
ACOUS	ACOUSTICAL	GB.	GRAB BAR	R.D.	ROOF DRAIN
A.D.	AREA DRAIN	GLS.	GLASS	R.E.	RIM ELEVATION
ADJ.	ADJUSTABLE	GRD.	GRADE	REV.	REVISION
ALUM.	ALUMINUM	G.S.	GALVANIZED STEEL	RSR.	RISER
∠	ANGLE	GYP.	GYP SUM	REINF.	REINFORCING
@	AT	GALV.	GALVANIZED	RM.	ROOM
A.P.	ACCESS PANEL	SHEET	SHEET	REQ.	REQUIRED
ARCH.	ARCHITECT	METAL	METAL	R.H.	RIGHT HAND
		H.B.	HOSE BIBB	R.O.	ROUGH OPENING
BRD.	BOARD	H.C.	HOLLOW CORE	RWD.	REDWOOD
BET.	BETWEEN	HDR.	HEADER	RWL.	RAIN
BLDG.	BUILDING	HDW.	HARDWARE		WATER LEADER
BLKG.	BLOCKING	HORIZ.	HORIZONTAL		SINK
B.M.	BENCH MARK	HR.	HOUR	SNK.	SINK
BOT.	BOTTOM	HT.	HEIGHT	S.C.	SOLID CORE
B.S.	BOTH SIDES	HWD.	HARDWOOD	S.D.	SASH DIMENSION
BSMT.	BASEMENT	H.M.	HOLLOW MTL.	SDU.	SECOND DWELLING
B.W.	BOTH WAYS			SHT.	UNIT
		I.D.	INSIDE DIAMETER	SHTG.	SHEET
CAB.	CABINET	INCL.	INCLUDE	SIM.	SIMILAR
COL.	CHALK BOARD	INSUL.	INSULATION	S.M.	SHEET METAL
CER.	CERAMIC	INT.	INTERIOR	SPEC.	SPECIFICATION
CF.	COUNTER FLASHING	INV.	INVERT	SQ.	SQUARE
C.B.	CATCH BASIN	JAN.	JANITOR	S.S.	STAINLESS STEEL
CBLT.	COUNTER BOLT	J.H.	JOIST HANGER	S/S.	SERVICE SINK
C.L.	CENTER LINE			STR.	STRUCTURAL
C.G.	CORNER GUARD			STOR.	STORAGE
C.H.	CHANNEL	K.D.	KILN DRIED	STL.	STEEL
CHT.	CEILING HEIGHT			SUS.	SUSPENDED
CONST.	CONSTRUCTION	LVR.	LOUVER	TRD.	TREAD
CLG.	CEILING	LAM.	LAMINATED	TACKBOARD	TOP OF CURB
C.I.	CAST IRON	LAV.	LAVATORY	T.C.	TOP OF CURB
C.J.	CONSTRUCTION JOINT	L.D.	LOUVER DIMENSION	TEL.	TELEPHONE
		LAM.	LAMINATED PLASTIC	T&G.	TONGUE & GROOVE
CLR.	CLEAR	PLAST.	PLASTIC	T.J.	TOP OF JOIST
COL.	COLUMN			TRPL.	TRIPLE
COM.	COMMON	M.	MEN	TYP.	TYPICAL
CONC.	CONCRETE	MAS.	MASONRY	TEMP.	TEMPERED
CONT.	CONTINUOUS	MAX.	MAXIMUM		
CORR.	CORRUGATED	MAT.	MATERIAL	U.L.	UNDERWRITERS LABEL
CTRSK.	COUNTERSINK	M.B.	MACHINE BOLT	U.O.S.	UNLESS OTHERWISE SHOWN
C.A.H.R.	CLEAR ALL HEART CERAMIC TILE	MECH.	MECHANICAL	U.N.O.	UNLESS NOTED OTHERWISE
		M.E.	METAL EDGE		
		MTL.	METAL	V.C.T.	VINYL COMPOSITION TILE
		MFR.	MANUFACTURER	V.B.	VINYL BASE
D.	DRAIN	MIN.	MINIMUM	V.I.F.	VERIFY IN FIELD
DBL	DOUBLE	MISC.	MISCELLANEOUS	V.G.	VERTICAL GRAIN
DET.	DETAIL	M.L.	MACHINE LATH	V.C.P.	VITRIFIED CLAY PIPE
DF.	DOUGLAS FIR	MUL.	MULLION	VERT.	VERTICAL
D.F.	DRINKING FOUNTAIN	M.S.	MACHINE SCREW	V.C.P.	VITRIFIED CLAY PIPE
DIA.	DIAMETER	M.T.	METAL THRESHOLD	V.T.R.	VENT TO ROOF
DIAG.	DIAGONAL			V.T.W.	VENT TO WALL
DIM.	DIMENSION	N.	NORTH	W/	WITH
DR.	DOOR	N.I.C.	NOT IN CONTRACT	W.C.	WATER CLOSET
D.S.	DOWNSPOUT	NO.	NO	W.D.	WINDOW DIMENSION
DWG.	DRAWING	NOM.	NOMINAL	WD.	WOOD
		NTS.	NOT TO SCALE	W.P.	WATERPROOF
				W.S.	WOOD SCREW
				WSCT.	WAINSCOT
				W.W.F.	WELDED WIRE FABRIC
EA.	EACH	OBSC.	OBSCURE		
EB.	EXPANSION BOLT	O.C.	ON CENTER		
E.J.	EXPANSION JOINT	O.D.	OUTSIDE DIAMETER/ DIMENSION		
EL.	ELEVATION	O.F.	OVERFLOW DRAIN		
ELEC.	ELECTRICAL	O.F.S.	OUTSIDE FACE OF STUD		
ELEV.	ELEVATOR	OPP.	OPPOSITE		
EMER.	EMERGENCY EQUIPMENT	PARTN.	PARTITION		
EQUIP.	EQUIPMENT	P.B.	PANIC BOLT		
(E)	EXISTING	P.L.	PLATE LINE		
EXH.	EXHAUST	PLAS.	PLASTER		
EXP.	EXPOSED	PL.	PLATE		
EXT.	EXTERIOR	P.L.	PROPERTY LINE		
EQ.	EQUAL	PLWD.	PLYWOOD		
		P.T.	PRESSURE TREATED		
F.A.	FIRE ALARM	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR		
F.B.	FACE BRICK				
F.D.	FLOOR DRAIN	QT.	QUARRY TILE		
F.E.	FIRE EXTINGUISHER				
FIN.	FINISH				
FLR.	FLOOR				
FLRG.	FLOORING				
FND.	FOUNDATION				
F.O.C.	FACE OF CONCRETE				
F.O.F.	FACE OF FINISH				
F.O.S.	FACE OF STUD				
F.P.	FIRE PLACE	F.P.	FOOTING		
FTG.	FOOTING	FTG.	FIXED GLASS		
FG.	FIXED GLASS	FG.			

GENERAL NOTES



AERIAL PHOTO



FLOOR PLAN CONCEPT

PROJECT DESCRIPTION

HOURS OF OPERATION:

DRY CREEK ANIMAL HOSPITAL WILL HAVE HOURS OF OPERATION THAT MEET OUR CLIENTS' WORKLIFE SCHEDULES WHILE LIMITING THE IMPACTS ON OTHER BUSINESSES IN THE IMMEDIATE AREA. THE HOSPITAL WILL START WITH LIMITED HOURS AND EXTEND THEM OVER TIME AS STAFFING AND DEMAND INCREASES.

HOURS AT CLINIC OPENING: 8AM TO 6PM, MONDAY THROUGH SATURDAY

FULL OPERATIONS (MAXIMUM): 7AM TO 8PM, SUNDAY THROUGH SATURDAY

THE OFFICE COULD ALSO CLOSE BETWEEN 12-1 IN ORDER TO HELP REDUCE PARKING CONFLICT WITH THE RESTAURANTS IN THE AREA DURING LUNCH TIME.

PROJECT GOALS:

DRY CREEK ANIMAL HOSPITAL WILL EXPAND ACCESS TO LONG-TERM, HIGH QUALITY, RELIABLE VETERINARY CARE FOR CAMPBELL AND SURROUNDING COMMUNITIES.

PUBLIC BENEFITS:

THIRTY PERCENT OF US HOUSEHOLDS GOT A NEW PET IN THE LAST 18 MONTHS WITH MINIMAL CORRESPONDING INCREASE IN VETERINARY CARE. LOCALLY, THERE ARE BACKLOGS FOR BOTH PRIMARY CARE AND EMERGENCY SERVICES. CREATING ADDITIONAL STRESS FOR BOTH PET OWNERS AND VETERINARY SERVICE PROVIDERS.

THE HOSPITAL WILL PROVIDE A NEW VETERINARY CARE PRACTICE IN ONE OF CAMPBELL'S PRIMARY BUSINESS DISTRICTS, AND MAINTAIN A STRONG BOND WITH THE COMMUNITY THROUGH LOCAL PRACTICE OWNERSHIP AND A LONG HISTORY IN THE CAMPBELL AREA.

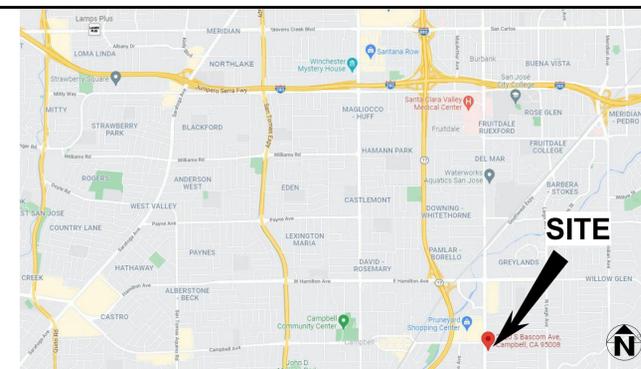
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SHEET INDEX

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VICINITY MAP



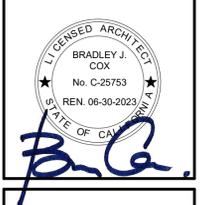
DRY CREEK ANIMAL HOSPITAL
TENANT IMPROVEMENTS
2020 S. BASCOM AVE. CAMPBELL, CA 95008

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REVISIONS		
NO.	DATE	DESCRIPTION

10/04/21
DATE
COVER SHEET
A-0.0
SHEET

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A WEST PARKING LOT OFF OF BASCOM AVE.



B VIEW FROM NORTH OF BASCOM AVE.



C VIEW FROM SOUTH OF BASCOM AVE.



D VIEW OF CORNER BUILDING FROM PARKING LOT



E TRASH ENCLOSURE AT REAR PARKING LOT ON THE EAST



F VIEW OF PROPOSED LOCATION FROM PARKING LOT



G VIEW OF TOWER FROM WEST PARKING LOT



H LANDSCAPING AT BUILDING ON CORNER OF BASCOM AVE. AND CAMPBELL AVE.



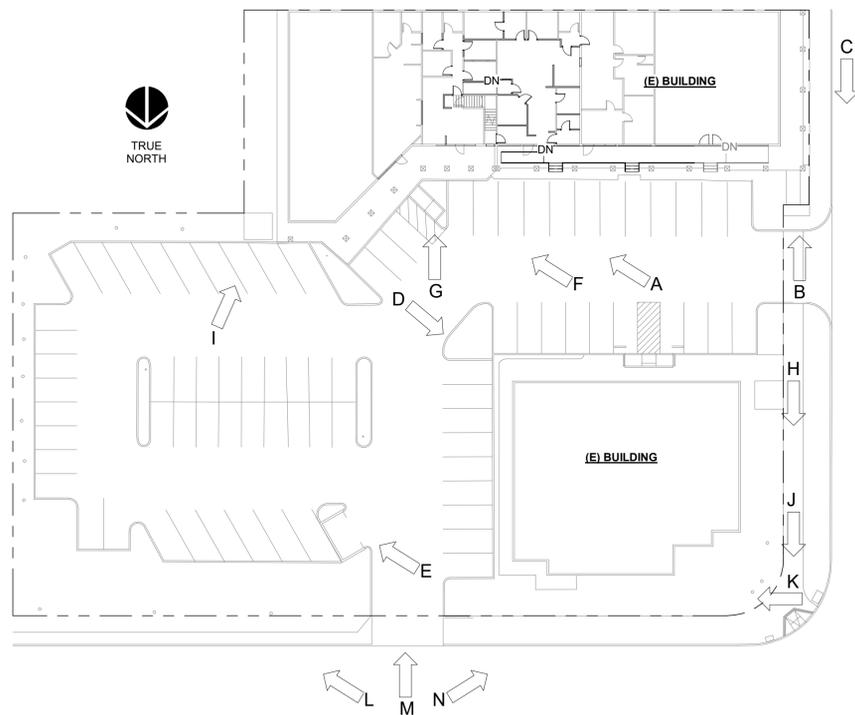
I SECOND TRASH ENCLOSURE AT REAR PARKING LOT ON THE EAST



J VIEW OF CORNER AT BASCOM AVE. AND CAMPBELL AVE.



K VIEW TOWARDS EAST ON CAMPBELL AVE.



1 SITE PLAN PHOTO ANGLES
1" = 30'-0"



L VIEW OF PROPERTY AND EAST PARKING FROM CAMPBELL AVE.



M ENTRANCE FROM CAMPBELL AVE.



N VIEW OF CORNER BUILDING FROM CAMPBELL AVE.

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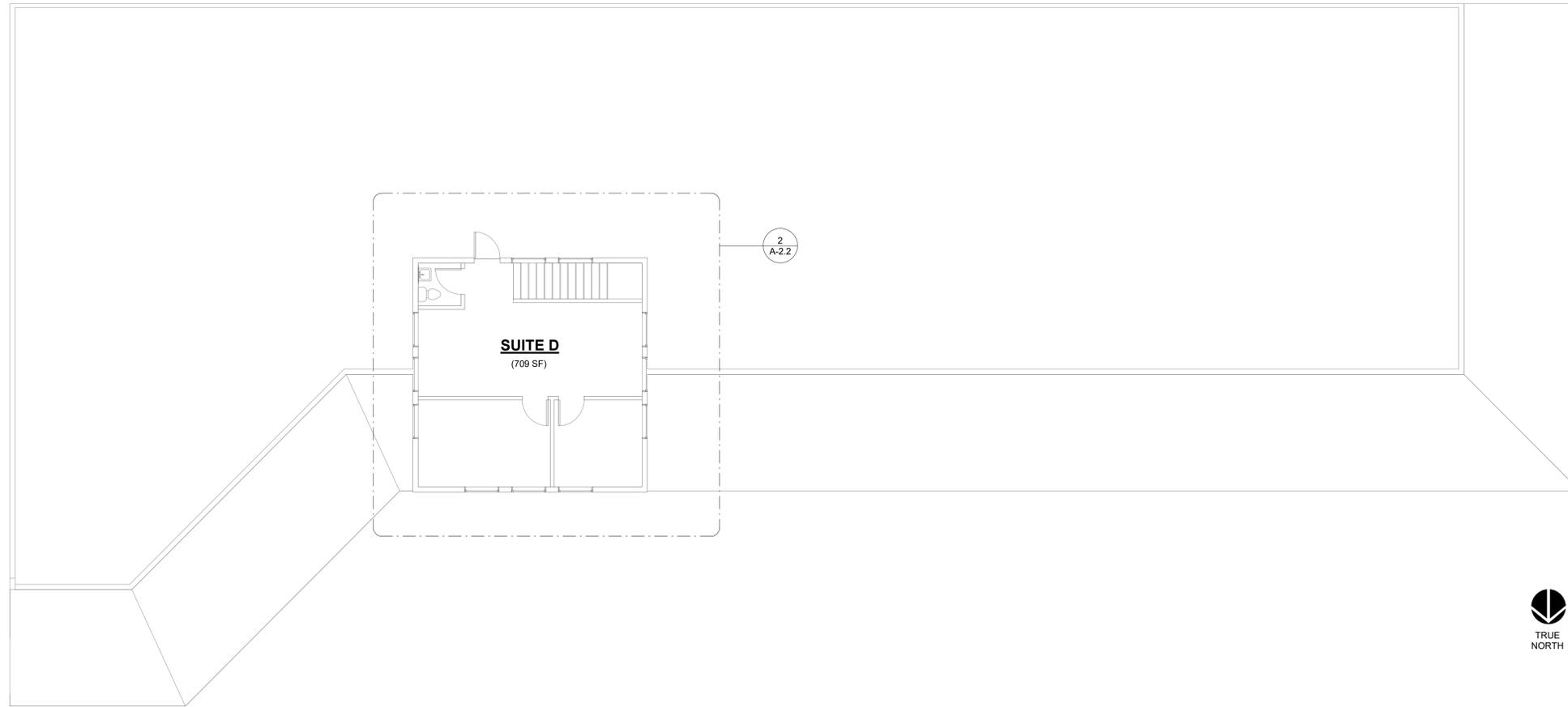
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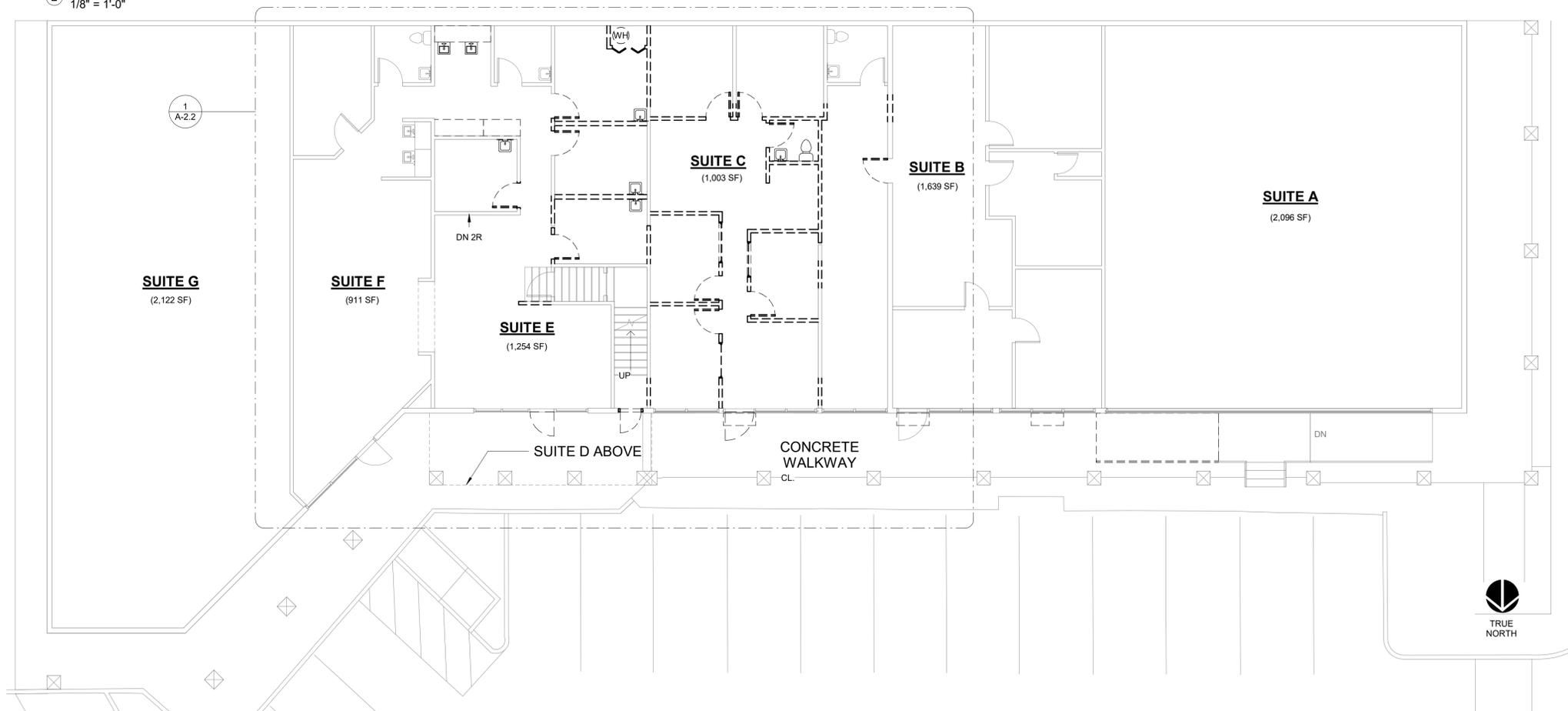
10/04/21
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BUILDING &
SITE PHOTOS

A-0.6
SHEET

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2 SECOND FLOOR PLAN DEMOLITION
1/8" = 1'-0"

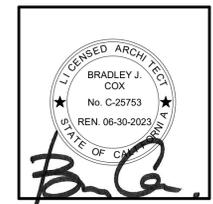


1 FIRST FLOOR PLAN DEMOLITION
1/8" = 1'-0"

NO.	KEYNOTES	NOTE
REGULATORY APPROVAL STAMP		

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DRY CREEK ANIMAL HOSPITAL
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2020 S. BASCOM AVE. CAMPBELL, CA 95008

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FLOOR PLAN
DEMOLITION

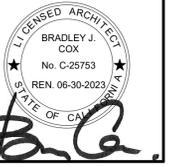
A-2.1
SHEET

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KEYNOTES
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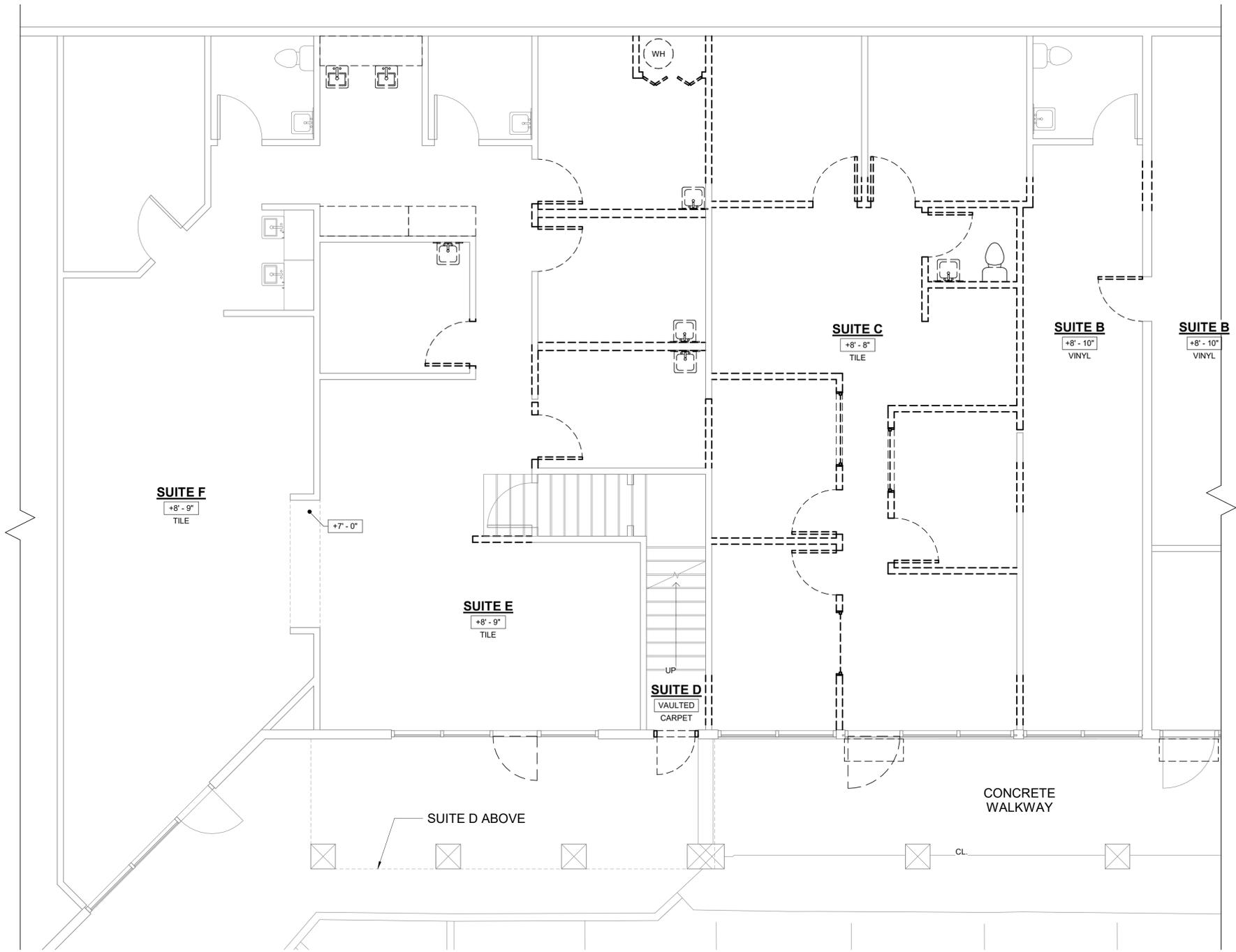
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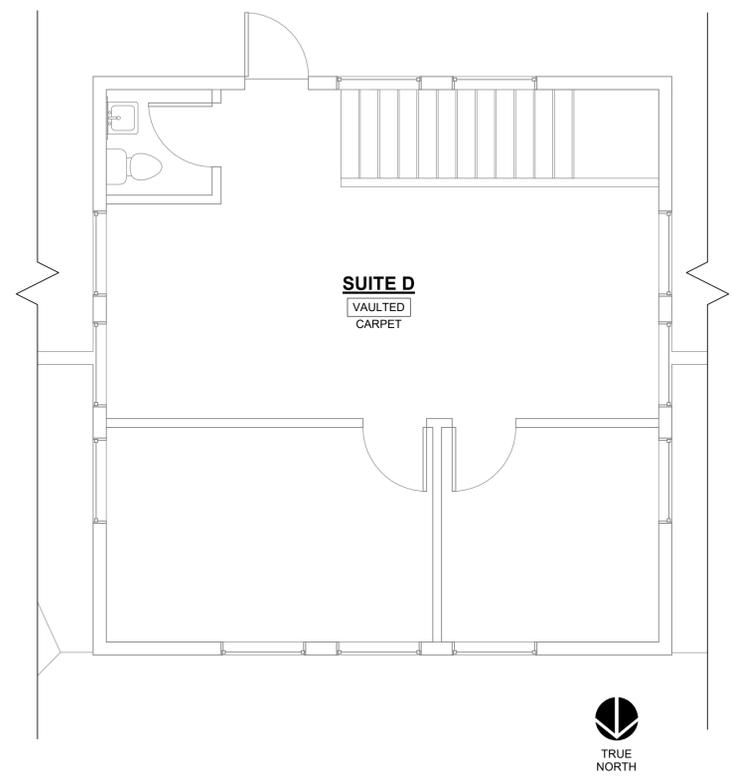
ENLARGED
FLOOR PLAN
DEMOLITION

A-2.2
SHEET

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1 ENLARGED FIRST FLOOR PLAN DEMOLITION
1/4" = 1'-0"



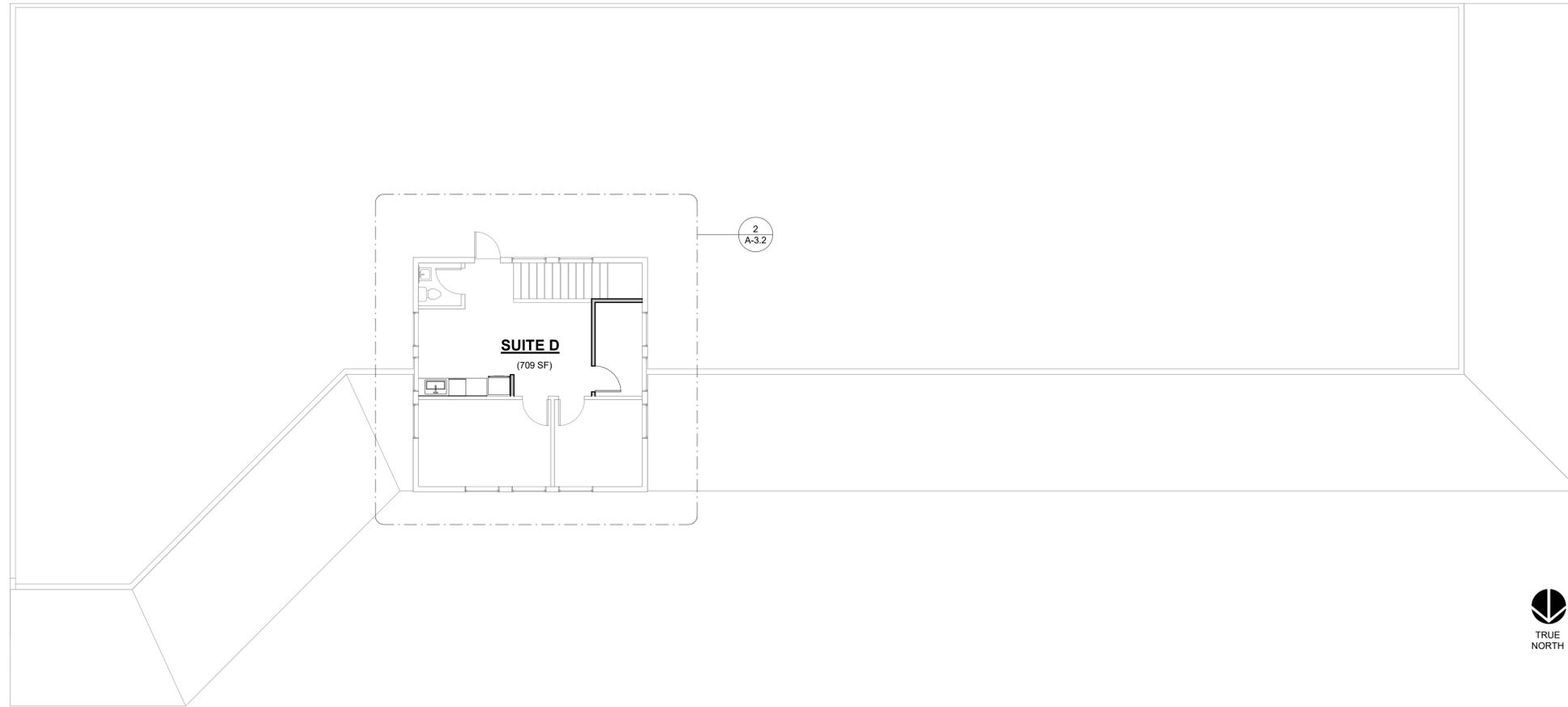
2 ENLARGED SECOND FLOOR PLAN
DEMOLITION
1/4" = 1'-0"

DEMOLITION PLAN LEGEND:

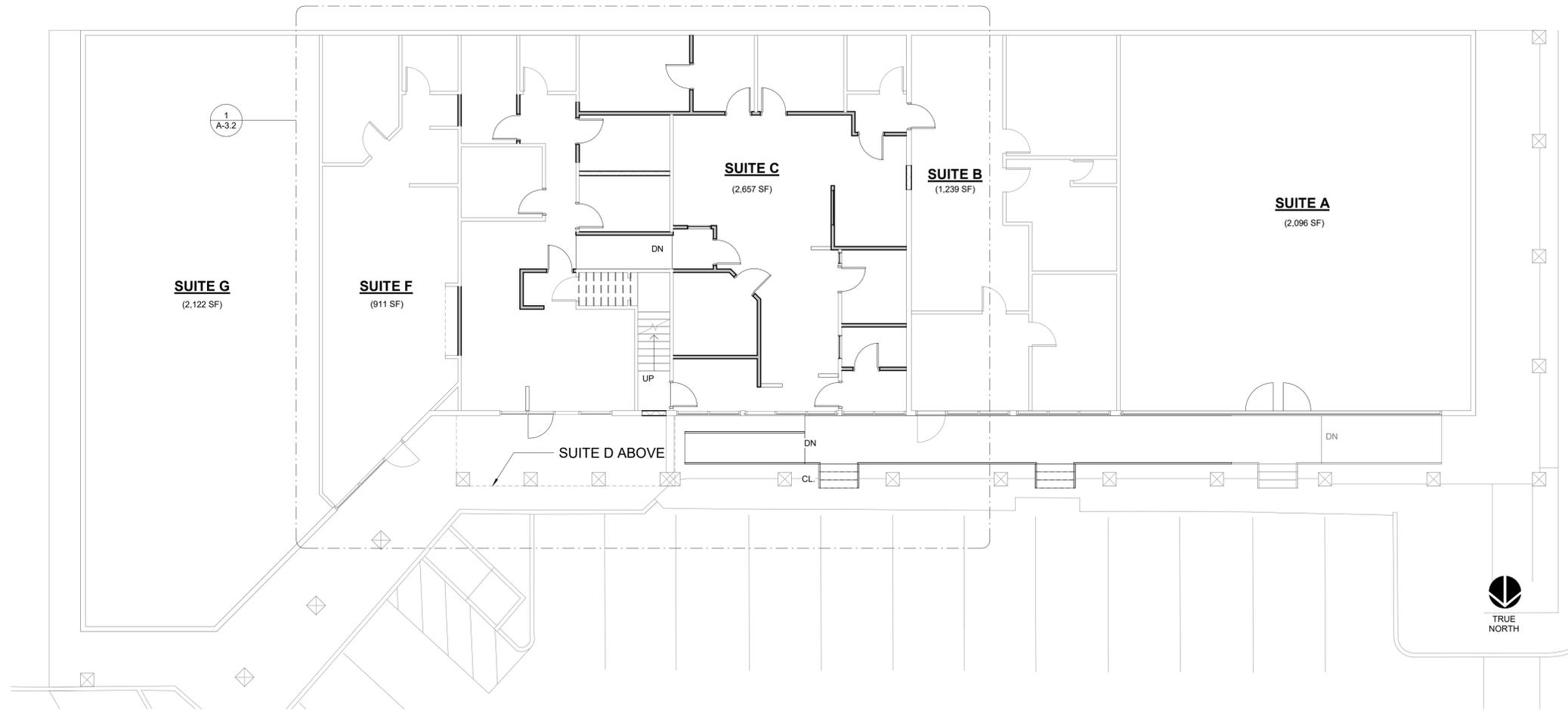
- EXISTING WALL TO REMAIN
- == WALL TO BE DEMOLISHED
- (E) XXXX EXISTING WINDOW OR DOOR TO REMAIN
(WHERE "XXXX" INDICATES THE SIZE)
- (R) XXXX RETROFIT WINDOW OR DOOR TO BE
REMOVED
(WHERE "XXXX" INDICATES THE SIZE)



TRUE
NORTH



② SECOND FLOOR PLAN DEMOLITION
1/8" = 1'-0"



① FIRST FLOOR PLAN DEMOLITION
1/8" = 1'-0"

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FLOOR PLAN

A-3.1
SHEET

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KEYNOTES
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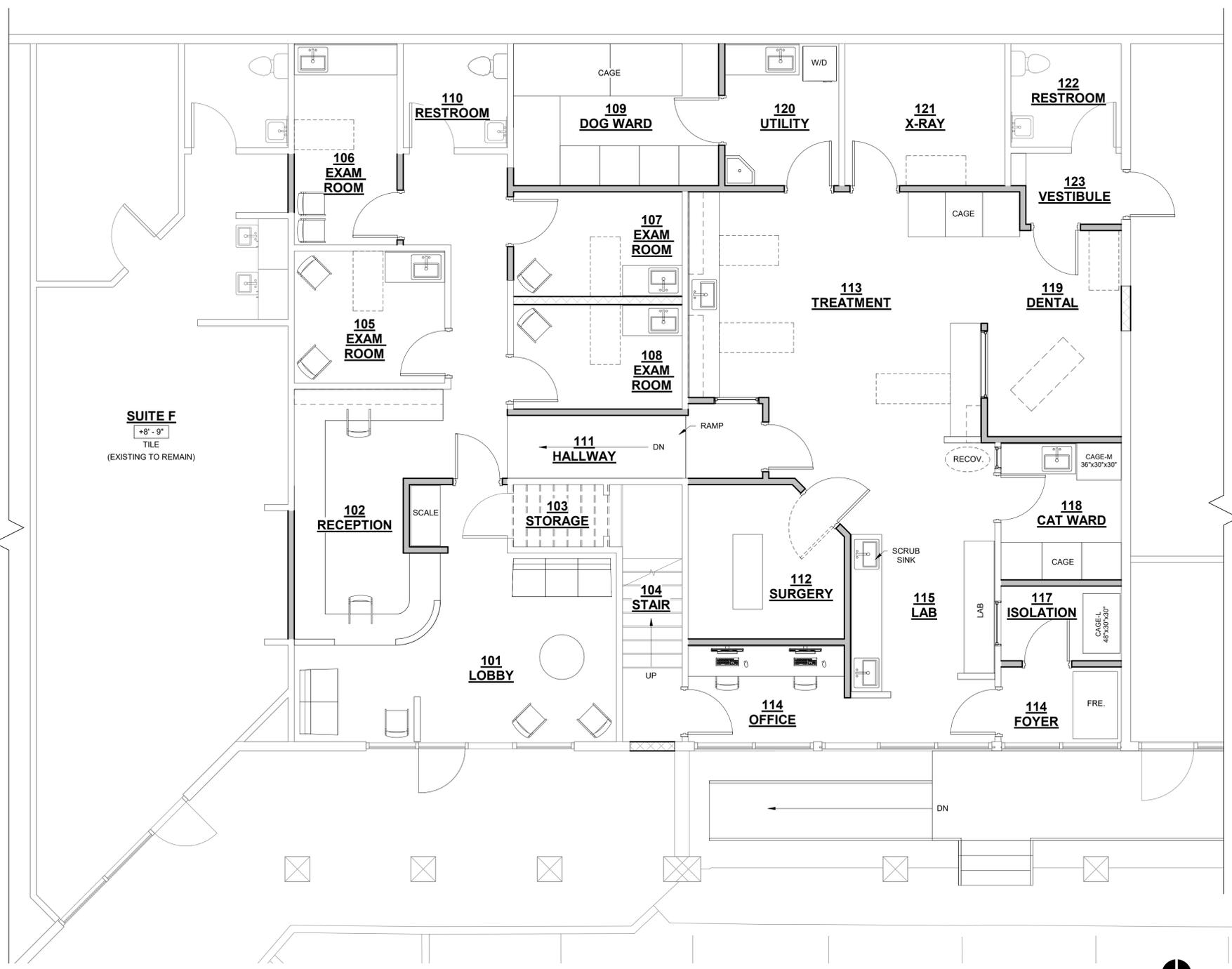
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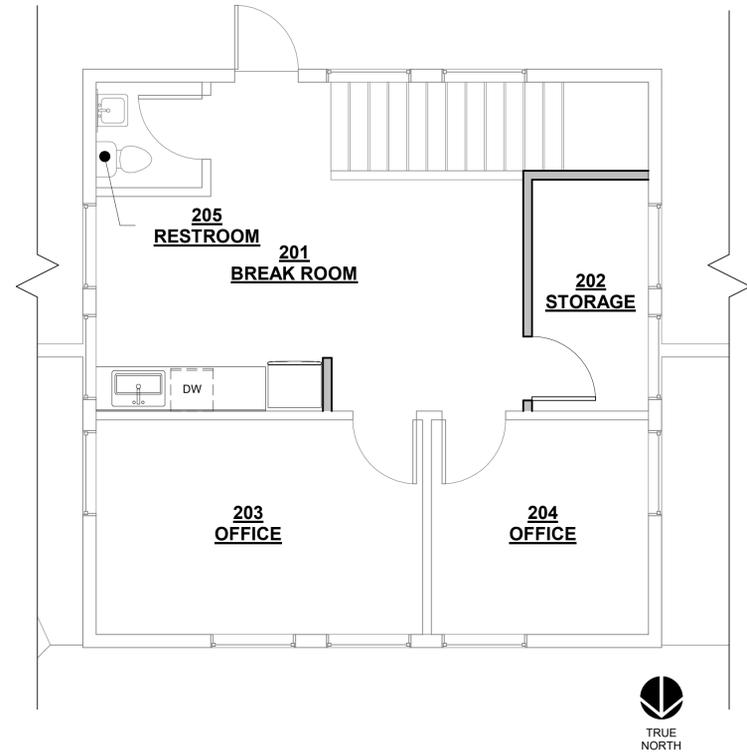
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NO.	DATE	DESCRIPTION

10/04/21
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ENLARGED FLOOR PLAN
A-3.2
SHEET

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① ENLARGED FIRST FLOOR PLAN
1/4" = 1'-0"



② ENLARGED SECOND FLOOR PLAN
1/4" = 1'-0"

PROPOSED PLAN LEGEND:

- EXISTING WALL TO REMAIN
- NEW 2x4 WALL
- NEW 2x6 WALL
- NEW 1-HOUR RATED WALL TO BE ADDED, OR (E) WALL TO BE VERIFIED IN FIELD





DRY CREEK ANIMAL HOSPITAL
 TENANT IMPROVEMENTS
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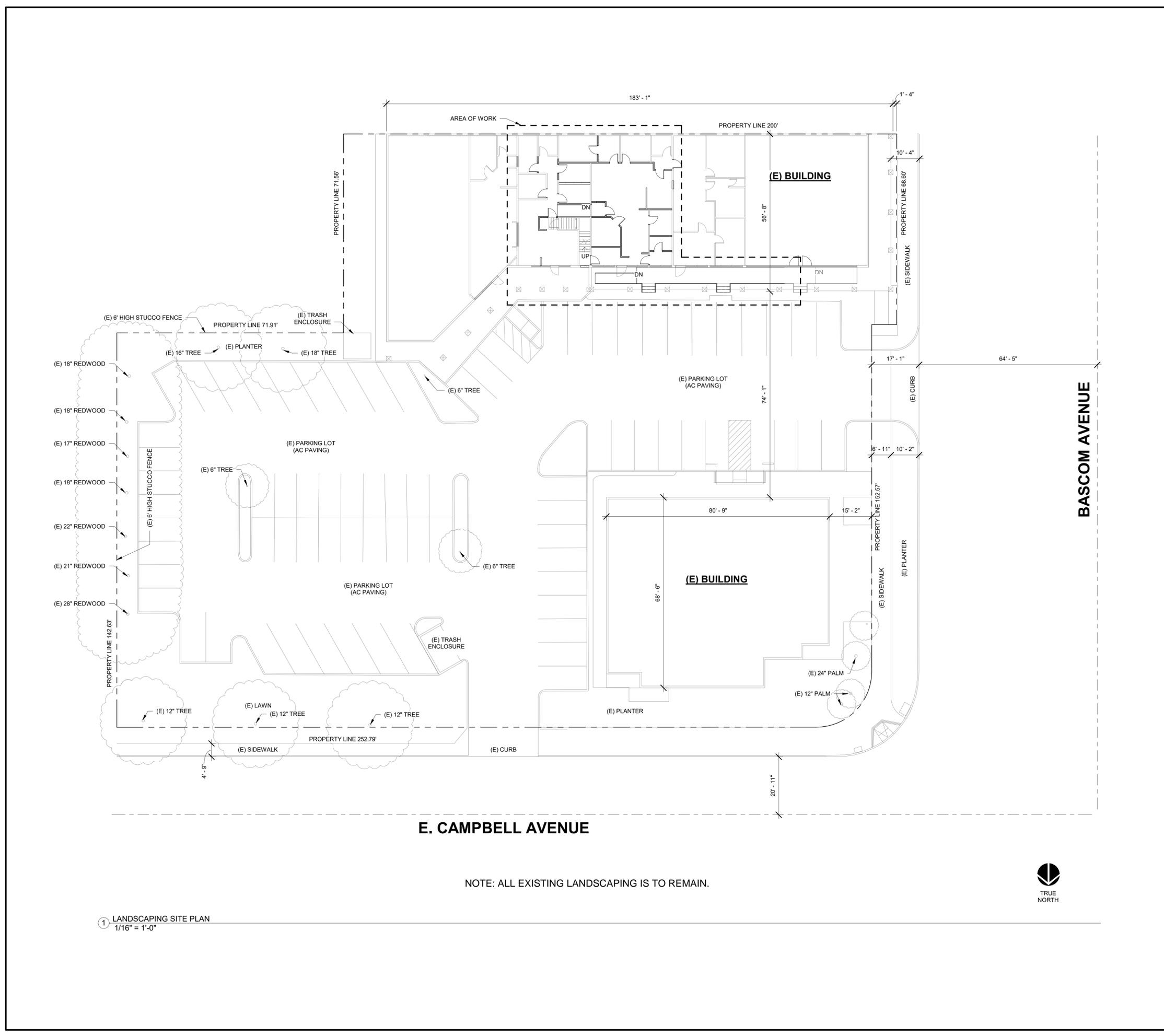
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10/04/21
 DATE

LANDSCAPE
 SITE PLAN

A-13.1
 SHEET

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1 LANDSCAPING SITE PLAN
 1/16" = 1'-0"

