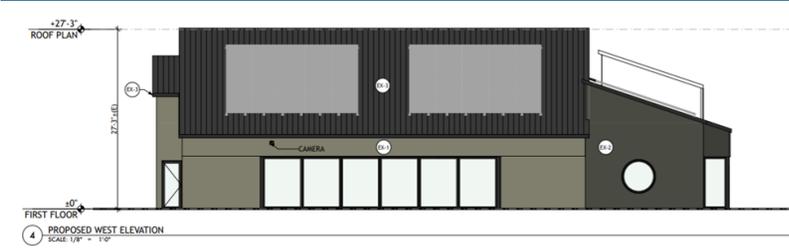



City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423

Project Image



Notice of Public Hearing

Dear Campbell Resident,

February 15, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday February 28th, 2022, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 2160 S Bascom Avenue
Zoning | Area Plan: C-2 | N/A
Neighborhood Association(s): N/A
Council District: 2
File No: PLN-2022-45
APN: 288-07-034
Applicant: Nielsen Studios
Property Owner: Norcal Management LLC
Application Type: Conditional Use Permit Modification with Site and Architectural Review
Project Planner: Tracy Tam, Associate Planner
Email Contact: tracyt@campbellca.gov
Phone Contact: (408) 871-5103

Project Description:

To allow the expansion of a medical services, clinics use (i.e. dental office) in the remaining portion of a commercial building and associated site and architectural modifications.

You may participate virtually or watch online:

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

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

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



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

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

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





1 WEST FACADE



2 NORTH FACADE BY WEST DRIVEWAY



3 NORTH FACADE AND PARKING STALLS



4 STORAGE, TRASH ENCLOSURE, AND PARKING STALLS



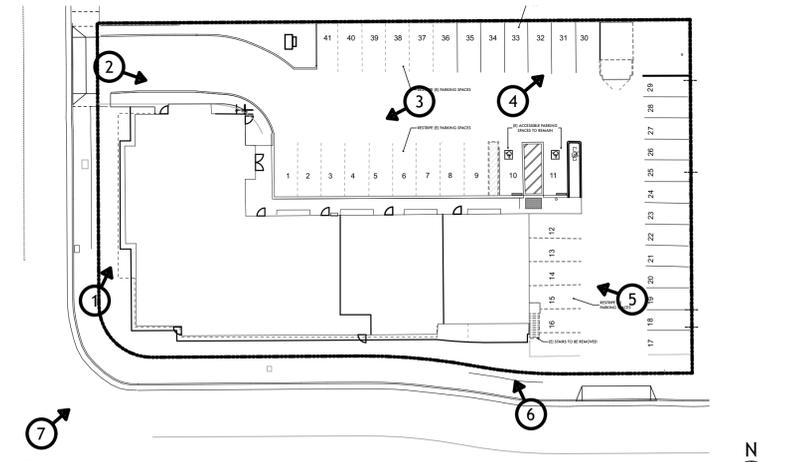
5 EAST FACADE AND PARKING STALLS



6 SOUTH FACADE



7 WEST & SOUTH FACADES



8 SITE PHOTOGRAPHY SHEET KEY PLAN
SCALE: 1/32" = 1'-0"

DISCRETIONARY
REVIEW ONLY

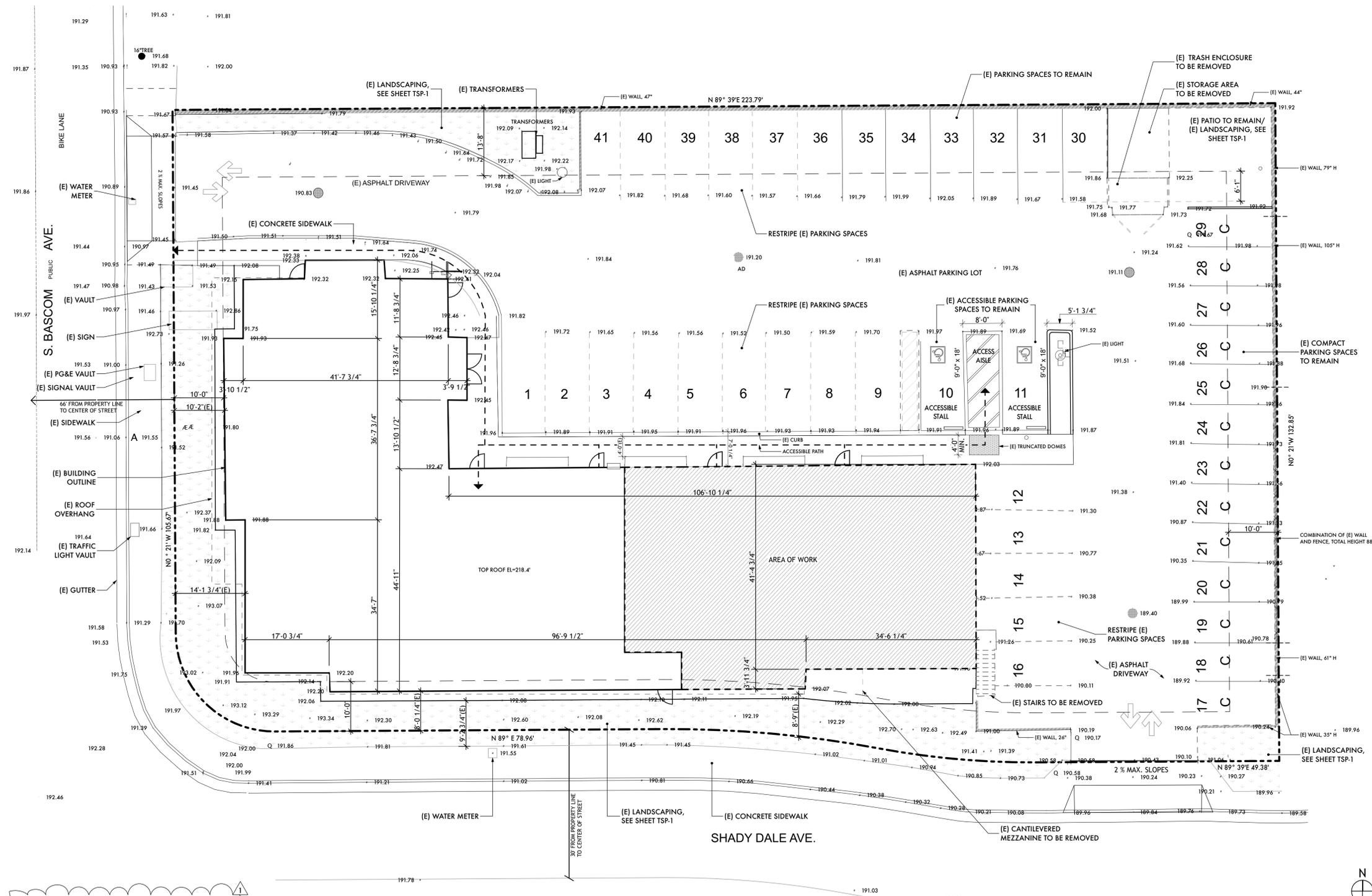
JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING PERMIT SHALL BE GUARANTEED AS A GUARANTEE THAT THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE COMPLETION OF ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

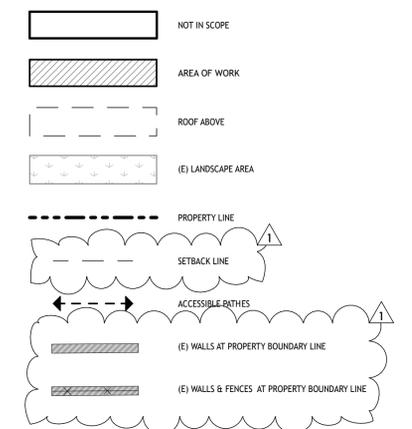
BY	REVISIONS	DATE
1	PLAN CHECK	8/11/22

Date: 8/11/22
Scale: AS NOTED
Drawn: BF/EU
Checked: CN
Job: 21-51
General Development Permit
G0.2
Plotted On: 8/11/22



1 EXISTING-DEMO SITE PLAN & UTILITY PLAN
SCALE: 3/32" = 1'-0"

SITE PLAN LEGEND

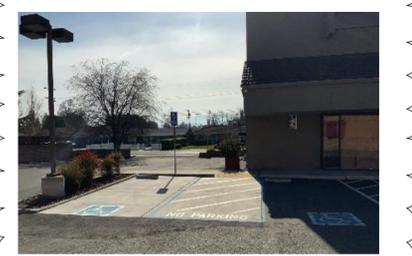


GENERAL NOTES

- ALL EXISTING CONDITIONS TO REMAIN U.N.C.
- CONTRACTOR TO PREVENT RUNOFF WITH EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.

DIMENSIONAL CONTROL	EXISTING (FT)	PROPOSED (FT)	REQUIRED (FT)
FRONT YARD SET BACK	10'-0"	NO PROPOSED CHANGE	10'-0"
SIDE YARD SET BACK	30'-5"	NO PROPOSED CHANGE	13'-8"
SIDE YARD SET BACK - STREET SIDE	8'-0"	NO PROPOSED CHANGE	10'-0"
REAR YARD SET BACK	61'-0"	NO PROPOSED CHANGE	10'-0"
HEIGHT	27'-3"	NO PROPOSED CHANGE	75'-0" MAX

EXISTING EXTERIOR LIGHTING



(E) PARKING LOT LIGHT FIXTURES HEIGHT: 18'-0" 20'-0" MAX. HEIGHT ALLOWED PER MUNICIPAL CODE, SECTION 21.18.090(D)(1)

DISCRETIONARY REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE SERVICES OF ARCHITECTURE AND ENGINEERING SHALL NOT BE CONSIDERED AS A GUARANTEE THAT ALL CONDITIONS AND REQUIREMENTS ARE REFLECTED IN THIS DOCUMENT. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THE PROJECT COMPLETION WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

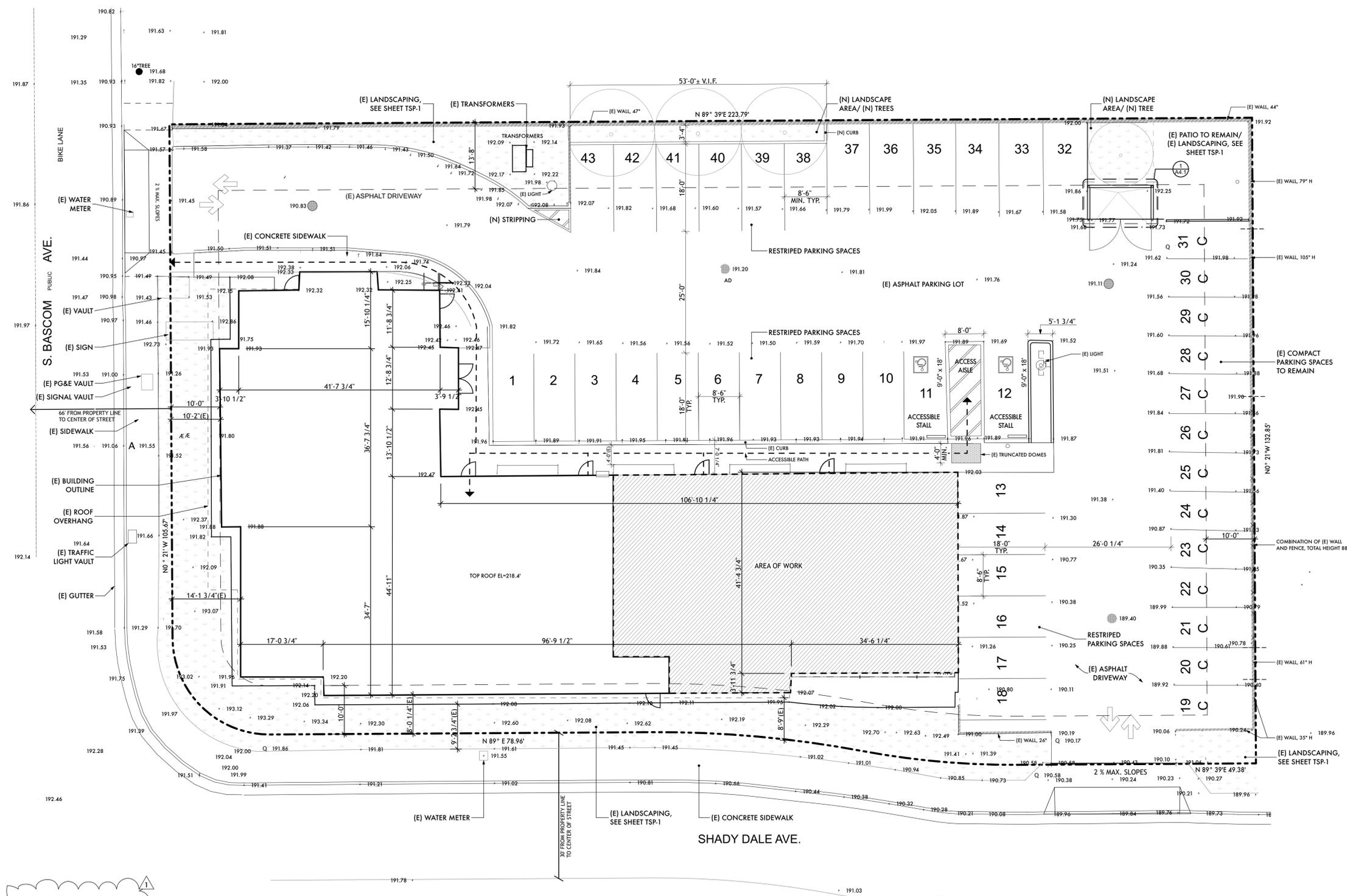
BY	REVISIONS	DATE
1	PLAN CHECK	8/11/22

Date: 8/11/22
Scale: AS NOTED
Drawn: BF/EU
Checked: CN
Job: 21-51

General Development Permit

A0.1

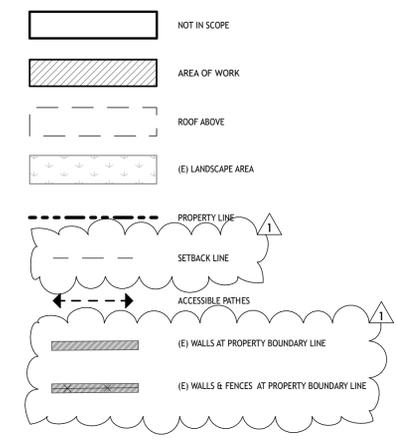
Plotted On: 8/11/22



1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

SITE PLAN KEYNOTES

SITE PLAN LEGEND



GENERAL NOTES

1. ALL EXISTING CONDITIONS TO REMAIN U.N.O.
2. CONTRACTOR TO PREVENT RUNOFF WITH EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.
3. NEW TREES SPECIES: PISTACIA CHINENSES

PARKING STALLS CALCULATION	
TOTAL FLOOR AREA	8,593
PARKING RATIO - DENTAL OFFICE	1/200 SF
REQUIRED PARKING SPACES	42,965
PROPOSED PARKING SPACES	43

DISCRETIONARY REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING PERMIT SHALL NOT BE GUARANTEED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL APPLICABLE REGULATIONS, LAWS AND CODE REQUIREMENTS, ARE COMPLIED WITH.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/11/22

Date: 8/11/22
Scale: AS NOTED
Drawn: BF/EU
Checked: CN
Job: 21-51

General Development Permit
A0.2
Plotted On: 8/11/22

PROPOSED SITE PLAN & UTILITY PLAN

PROPOSED FLOOR PLAN KEYNOTES

- 12.01 (N) APPLIANCES AND CABINETS
- 22.01 (N) PLUMBING FIXTURES

FLOOR PLAN LEGEND

-  (E) WALLS TO BE REMOVED
-  (E) WALLS TO REMAIN
-  (N) PARTIAL HEIGHT PARTITION (8'-8" AFF)
-  (N) PARTITION - ABOVE CEILING PLAN OR TO ROOF
-  KEY NOTE

GENERAL NOTES

1. EXISTING CONDITIONS TO REMAIN U.N.O.

nielsen studios
 ARCHITECTURE + DESIGN
 228-B Fern Street Santa Cruz 831 621 3926
 1727 64th Street Emeryville 925 324 4247
 info@nielsenarchitects.com
 www.nielsenarchitects.com

DISCRETIONARY
 REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING CONTRACTOR'S WORK SHALL BE GUARANTEED AS A GUARANTEE THAT THE CONTRACTOR'S WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL CONTRACT DOCUMENT. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE PROJECT COMPLETION COMPLES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

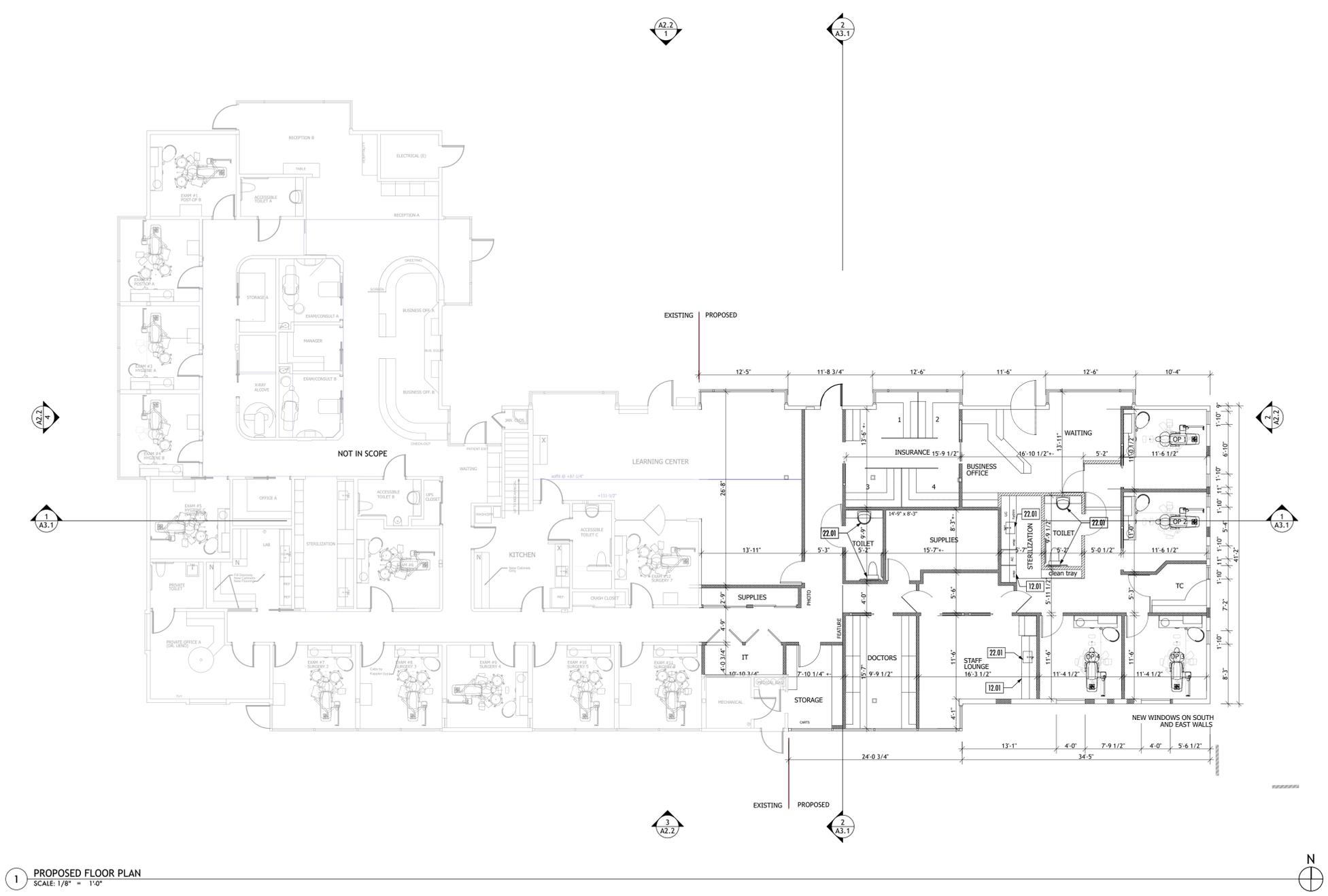
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/11/22

Date:	8/11/22
Scale:	AS NOTED
Drawn:	BF/EU
Checked:	CN
Job:	21-51

General Development Permit
A1.2
 Plotted On: 8/11/22

PROPOSED FLOOR PLAN

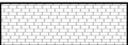


1 PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROPOSED ROOF PLAN KEYNOTES

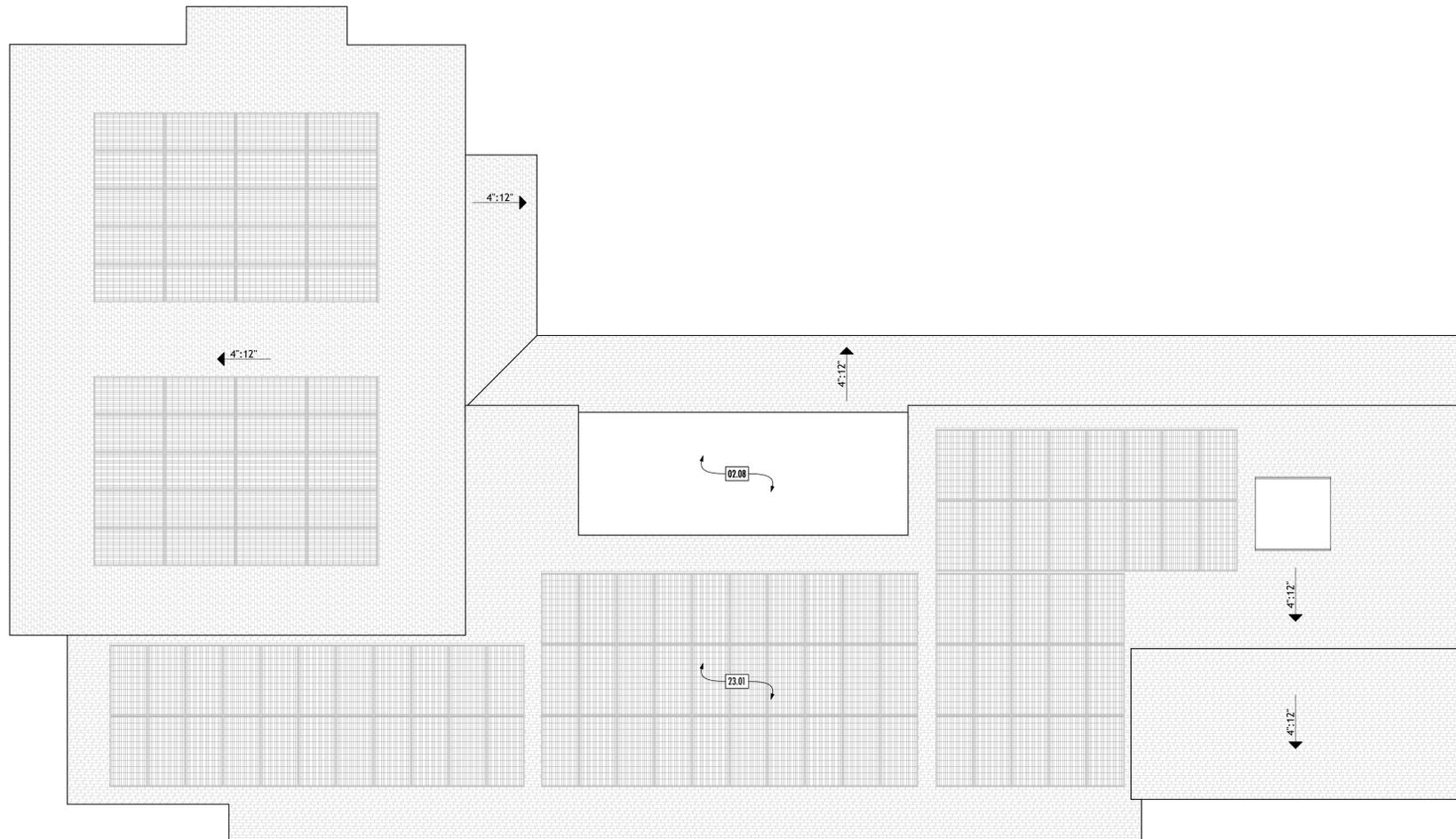
- 02.08 (E) MECHANICAL EQUIPMENT AREA TO REMAIN
- 23.01 APPROX. LOCATION AND (N) SOLAR PANELS, TYP.

ROOF PLAN LEGEND

-  (E) ROOF AREA TO REMAIN
-  KEY NOTE

GENERAL NOTES

1. EXISTING CONDITIONS TO REMAIN U.N.O.



1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

nielsen studios
ARCHITECTURE + DESIGN
228-B Fern Street Santa Cruz 831 821 3926
1727 64th Street Emeryville 925 324 4247
info@nielsenarchitects.com
www.nielsenarchitects.com

DISCRETIONARY
REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING
CONSTRUCTED AS A GUARANTEE
AND THE QUALITY OF THE
CONSTRUCTION SHALL BE THE
RESPONSIBILITY OF THE
CONTRACTOR. THE GENERAL
CONTRACTOR SHALL BE ULTIMATELY
RESPONSIBLE FOR ENSURING
THAT THE PROJECT COMPLETION
COMPLIES WITH ALL
REGULATIONS, LAWS AND CODE
REQUIREMENTS.

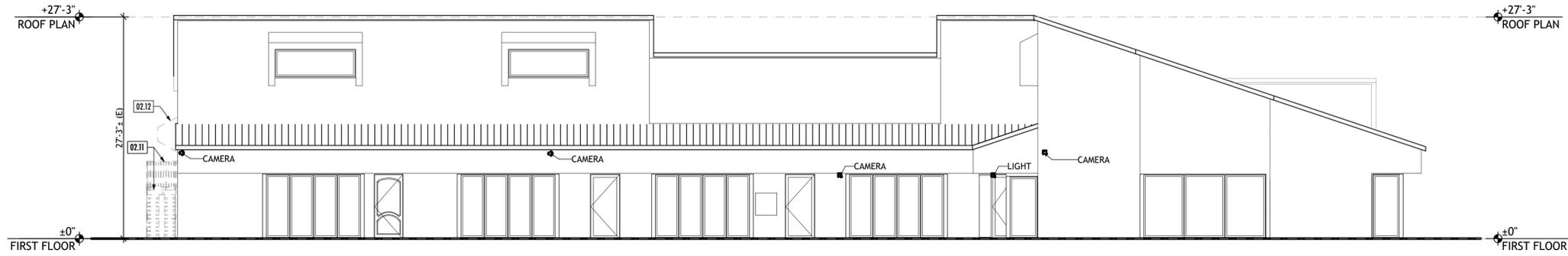
ACTUAL
IF THE ABOVE DIMENSION DOES NOT
MEASURE ONE INCH (1") EXACTLY,
THIS DRAWING WILL HAVE BEEN
ENLARGED OR REDUCED,
AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/11/22

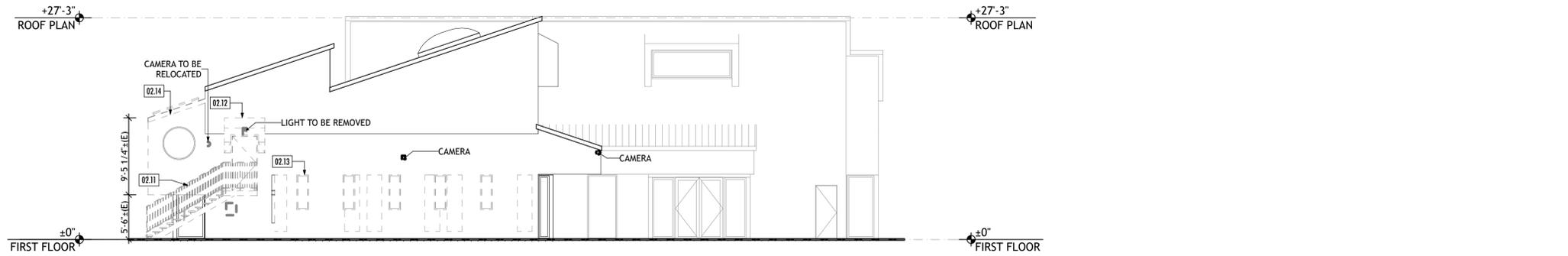
Date:	8/11/22
Scale:	AS NOTED
Drawn:	BF/EU
Checked:	CN
Job:	21-51

General Development
Permit
A1.5
Plotted On: 8/11/22

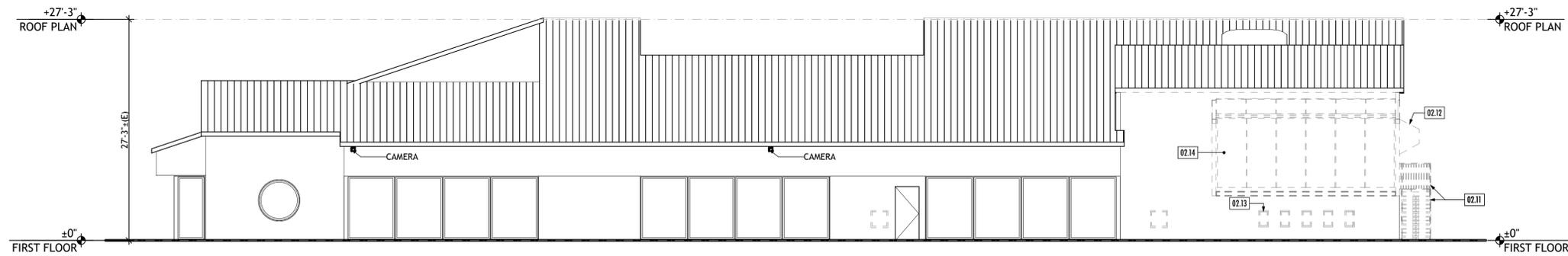
PROPOSED ROOF PLAN



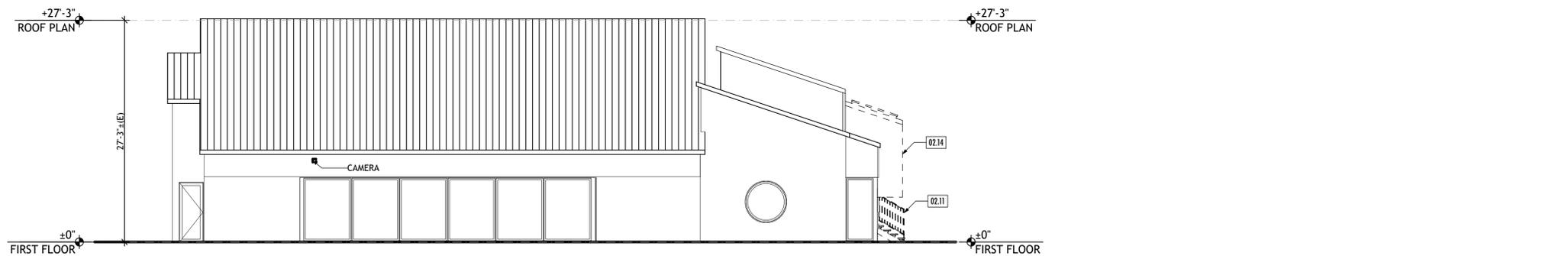
1 EXISTING-DEMO NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING-DEMO EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING-DEMO SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING-DEMO WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXIST-DEMO ELEVATION KEYNOTES

02.11	(E) STAIRS & RAILING TO BE REMOVED
02.12	(E) CONC. AWNING AND ROOF TO BE REMOVED
02.13	(E) WINDOWS TO BE REMOVED, TYP. OF 5
02.14	(E) CANTILEVERED MEZZANINE TO BE REMOVED

ELEVATION LEGEND

	DATUM AND HEIGHT OF STRUCTURE
	KEYNOTE

GENERAL NOTES

- EXISTING CONDITIONS TO REMAIN U.N.O.
- NO CHANGE TO EXTERIOR OF BUILDING U.N.O. GC TO MATCH EXISTING MATERIALS AT AREAS OF PATCHING, FINISH FINISH & COLOR REF. FINISH SCHEDULE
- CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT ON REMOVING EXTRANEIOUS ITEMS FROM THE EXTERIOR WALLS SUCH AS UNUSED CONDUIT, PIPING, UTILITY BOXES, PLYWOOD PANELS, ETC. CONTRACTOR TO PATCH SIDING TO MATCH EXISTING ADJACENT CONDITIONS.
- CONTRACTOR TO PAINT UTILITY BOXES, CONDUIT, PIPING, AND VENTS TO MATCH ADJACENT WALL.

nielsen studios
ARCHITECTURE + DESIGN
228-B Fern Street Santa Cruz 831 821 3926
1727 64th Street Emeryville 925 324 4247
info@nielsenarchitects.com
www.nielsenarchitects.com

DISCRETIONARY
REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 2888-07-034

THE QUALITY OF THE BUILDING SHALL BE GUARANTEED AS A GUARANTEE THAT ALL WORK SHALL BE IN ACCORDANCE WITH THE GENERAL CONTRACT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK SHALL COMPLY WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/11/22

Date:	8/11/22
Scale:	AS NOTED
Drawn:	BF/EU
Checked:	CN
Job:	21-51

General Development
Permit
A2.1
Plotted On: 8/11/22

EXISTING-DEMO ELEVATIONS

ELEVATION LEGEND

DISCRETIONARY REVIEW ONLY

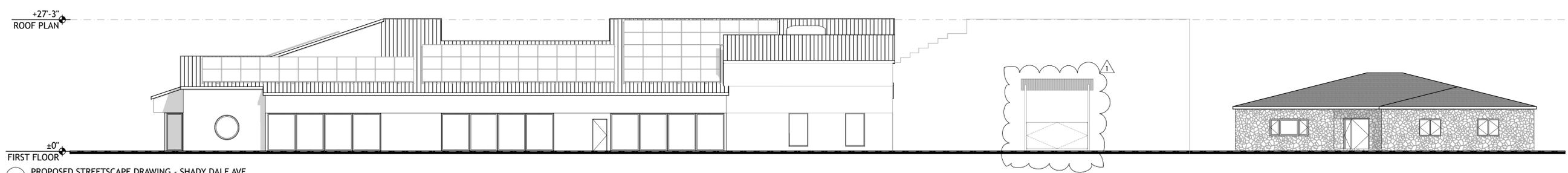
JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

GENERAL NOTES

THE QUALITY OF A BUILDING SHALL BE CONSIDERED AS A GUARANTEE FROM THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR ENSURING THAT THE BUILDING COMPLES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/11/22



1 PROPOSED STREETSCAPE DRAWING - SHADY DALE AVE
 SCALE: 3/32" = 1'-0"

Date:	8/11/22
Scale:	AS NOTED
Drawn:	BF/EU
Checked:	CN
Job:	21-51

General Development Permit

A2.3

Plotted On: 8/11/22

DISCRETIONARY
REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING
 CONSTRUCTED AS A GUARANTEE
 FROM SHALL NOT BE
 GUARANTEED BY THE ARCHITECT
 UNLESS SPECIFICALLY STATED
 IN THE GENERAL CONTRACT
 DOCUMENT. THE GENERAL
 CONTRACTOR SHALL BE ULTIMATELY
 RESPONSIBLE FOR ENSURING
 THE PROJECT COMPLETION
 COMPLES WITH ALL
 REGULATIONS, LAWS AND CODE
 REQUIREMENTS.

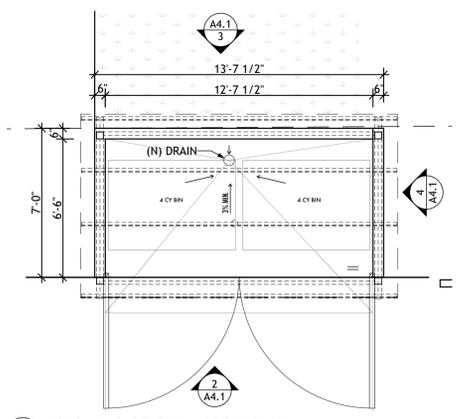
IF THE ABOVE DIMENSION DOES NOT
 MEASURE ONE INCH (1") EXACTLY,
 THIS DRAWING WILL HAVE BEEN
 ENLARGED OR REDUCED,
 AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/11/22

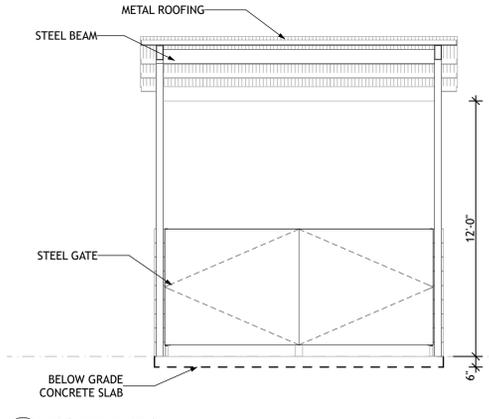
Date:	8/11/22
Scale:	AS NOTED
Drawn:	BF/EU
Checked:	CN
Job:	21-51

General Development
 Permit
A4.1
 Plotted On: 8/11/22

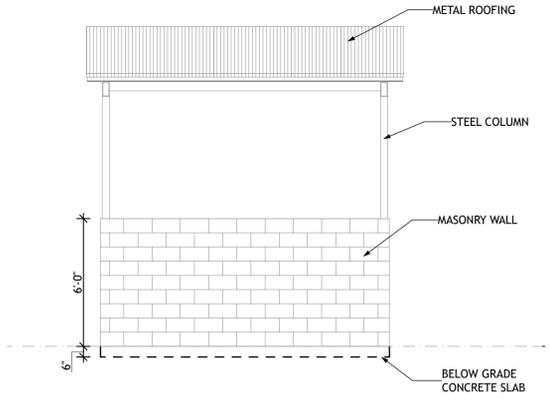
TRASH ENCLOSURE ENLARGED PLAN AND ELEVATIONS



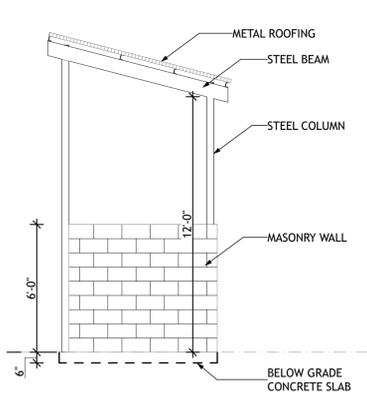
1 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

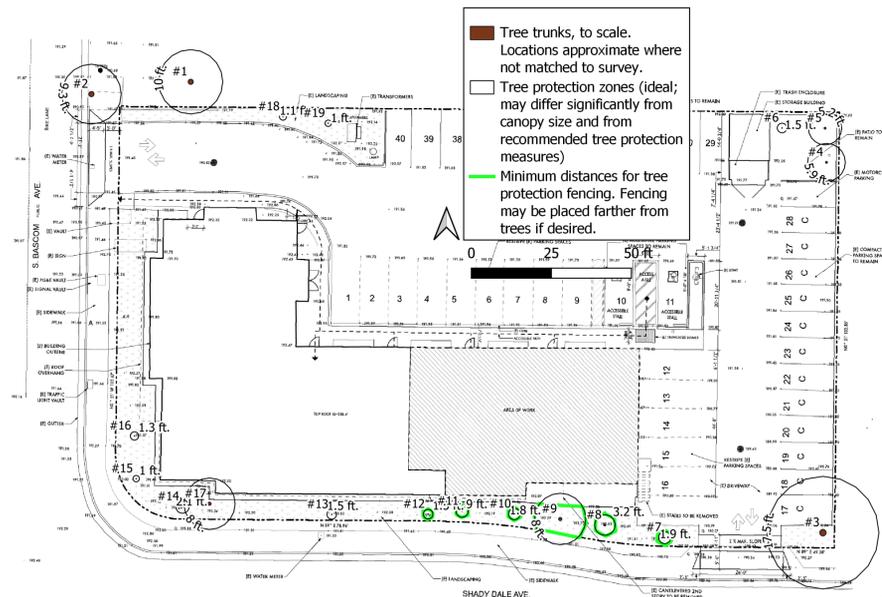


3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

TREE SURVEY AND PROTECTION PLAN



2160 S Bascom Tree Table

Aesculus Arboricultural Consulting

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Protected Private Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3) Remove?	Species Construction Tolerance (1 = poor, 3 = good)	TPZ radius (ideal, ft. from center of trunk)	Expected Impacts	Notes
7	Crabapple	Malus, sp.	2.5	3				3	2.0	1.9	Minor from construction access to existing stairs to be demolished	-
8	Italian stone pine	Pinus pinea	6.4	3				3	3.0	3.2	Minor from construction access to cantilevered second story to be demolished	-
9	Mexican fan palm	Washingtonia robusta	12.0	3				3	N/A	8.0	Minor from construction access to cantilevered second story to be demolished	About 7' tall, no clear brown trunk. Monocot - protect 2' beyond root ball
10	Swamp myrtle	Tristanopsis laurinum	2.4	3				3	2.0	1.8	Minor from construction access to cantilevered second story to be demolished	-
11	Swamp myrtle	Tristanopsis laurinum	2.5	3				3	2.0	1.9	Minor from construction access to cantilevered second story to be demolished	DBH estimated due to planting stake at trunk
12	African fern pine	Afroparpus falcatus	3.0	3				3	3.0	1.5	Minor from construction access to cantilevered second story to be demolished	DBH estimated due to planting stake at trunk
13	African fern pine	Afroparpus falcatus	3.0	3				3	3.0	1.5	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	DBH estimated due to planting stake at trunk

3/15/2022

2

2160 S Bascom Tree Table

Aesculus Arboricultural Consulting

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Protected Private Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3) Remove?	Species Construction Tolerance (1 = poor, 3 = good)	TPZ radius (ideal, ft. from center of trunk)	Expected Impacts	Notes
1	London plane	Platanus x acerifolia	20.0	3	X			3	3.0	10.0	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	Neighbor tree. DBH estimated.
2	London plane	Platanus x acerifolia	18.5	3	X	X		3	3.0	9.3	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	Neighbor street tree
3	Mulberry	Morus alba	23.3	3	X			2	2.0	17.5	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	Poor structure, with many leaders (trunks)
4	Mandarin	Citrus reticulata	7.8	3				3	2.0	5.9	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-
5	Lemon	Citrus limon	6.9	3				3	2.0	5.2	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-
6	Unknown	Unknown	1.5	3				3	1.0	1.5	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-

3/15/2022

1

2160 S Bascom Tree Table

Aesculus Arboricultural Consulting

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Protected Private Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3) Remove?	Species Construction Tolerance (1 = poor, 3 = good)	TPZ radius (ideal, ft. from center of trunk)	Expected Impacts	Notes
14	Chinese pistache	Pistacia chinensis	4.2	3				3	3.0	2.1	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-
15	Chinese pistache	Pistacia chinensis	1.9	3				3	3.0	1.0	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-
16	Chinese pistache	Pistacia chinensis	2.6	3				3	3.0	1.3	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-
17	Mexican fan palm	Washingtonia robusta	12.0	3				3	N/A	8.0	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	About 6' tall, no clear brown trunk. Monocot - protect 2' beyond root ball
18	Chinese pistache	Pistacia chinensis	2.2	3				3	3.0	1.1	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-
19	Chinese pistache	Pistacia chinensis	2.0	3				3	3.0	1.0	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	DBH estimated due to planting stake at trunk

3/15/2022

3

DISCRETIONARY
REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING PERMIT SHALL NOT BE GUARANTEED AS A GUARANTEE THAT ALL REGULATIONS ARE REFLECTED IN THE DOCUMENT. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/11/22

Date: 8/11/22
Scale: AS NOTED
Drawn: BF/EU
Checked: CN
Job: 21-51

General Development Permit
TSP-1
Plotted On: 8/11/22

TREE SURVEY AND PROTECTION PLAN