

## Location of Proposed Project



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

## Project Image



# Notice of Public Hearing

Dear Campbell Resident,

October 22, 2024

The Historic Preservation Board of the City of Campbell will hold a Public Hearing at 5:00 p.m., or shortly thereafter, on Monday November 4, 2024, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

**Project Address:** 35 S. First Street  
**Zoning | Area Plan:** CB-MU |  
**Neighborhood Association(s):** Downtown Campbell Neighborhood Association  
**Council District:** 3  
**File No.:** PLN-2024-62  
**APN:** 412-06-036  
**Applicant:** Candice Stevensen  
**Property Owner:** Mark Stevensen  
**Application Type:** Historic Zoning Exception and Conditional Use Permit  
**Project Planner:** Larissa Lomen, Assistant Planner  
**Email Contact:** larissal@campbellca.gov  
**Phone Contact:** (408) 866-2144

Public Hearing to consider the request of Mark Stevenson to allow the operation of a chiropractic and acupuncture office ("Medical Services, Clinics" use) on the ground floor of an existing commercial tenant space (otherwise restricted to an upper floor) within a historic "structure of merit" commonly known as the Grizzle Court Duplex on property located at **35 S. First Street.**

#### You may participate virtually or watch online:

- ◇ Register online to speak via Zoom: (<http://campbellca.gov/HPBsignup> .)
- ◇ 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](mailto: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



# Coversheet

**Project Site Address:** 35 S. 1st Street, Campbell 95008-2909 - Grizzle Court Duplex

**APN:** 412-06-036 01

**Zoning District:** CB-MU

**Project Title:** Conditional Use Permit Modification, Historic Zoning Exception

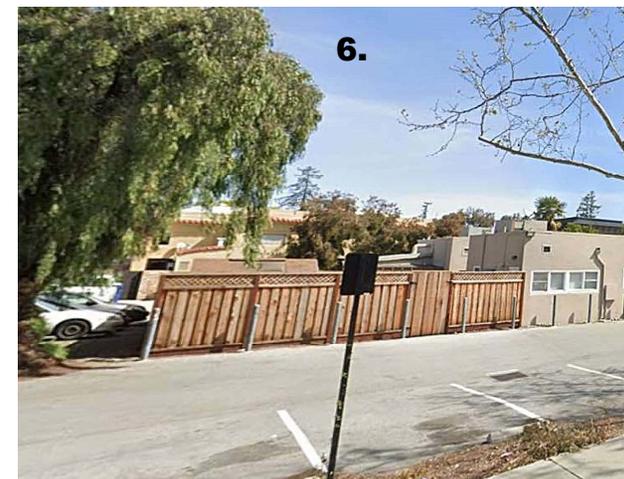
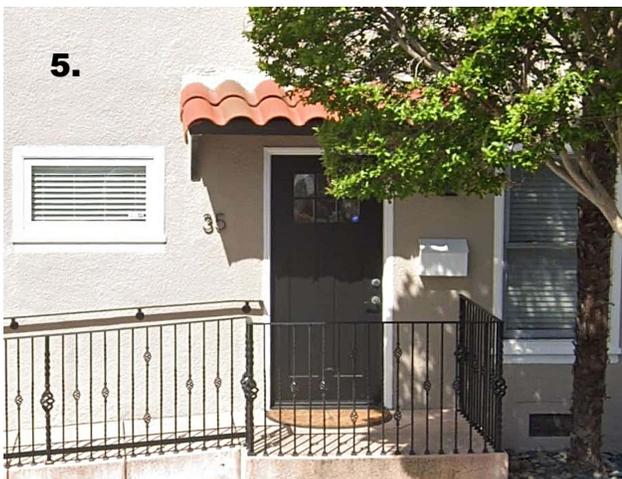
**Scope of Work:** Modify previous commercial service use and provide variance to allow medical services on 1<sup>st</sup> floor of historical building. Current city plan requires medical services to be on the 2<sup>nd</sup> floor.

**Sheet Index:** 1. Coversheet; 2. Site Photography; 3-7. Site Plan with Floor Plan, Furniture and Accesibility, Project Description; 8. Preliminary Title Report

**Project Data Table:** Net Lot Size: 1200 SF subject unit; Gross 2400 SF for duplex property; Floor Area Ratio 50%; Building SF: 600; Parking: No onsite parking, see adjacent city parking lot.

**Fire Prevention:** Smoke and heat detectors that are monitored 24/7 by the ADT commercial monitoring service. Fire extinguishers have appropriate signage and are inspected annually.

**Reserved Area for City date and Approval Stamps:**



1. Right Side-showing Pine Avenue alleyway

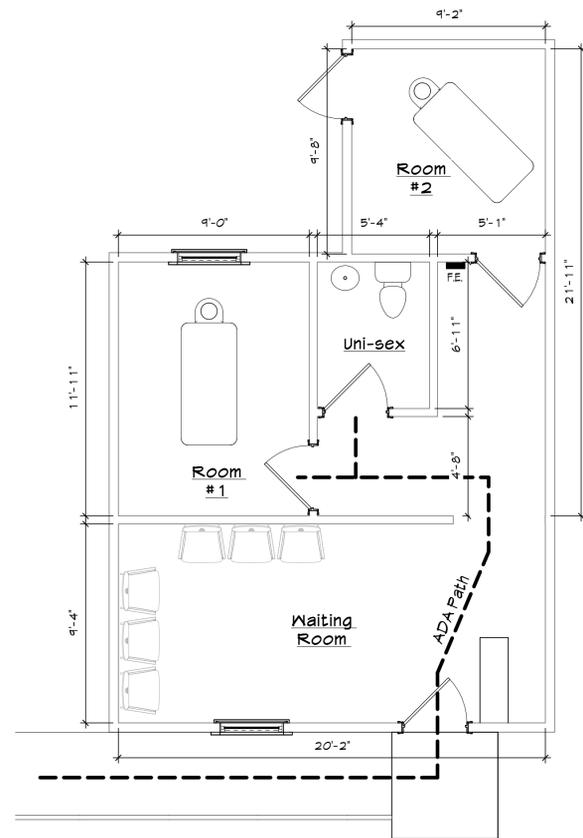
2. Rear of Property-Showing private parking

3. Front side of Both Units-35 and 45 S. 1st

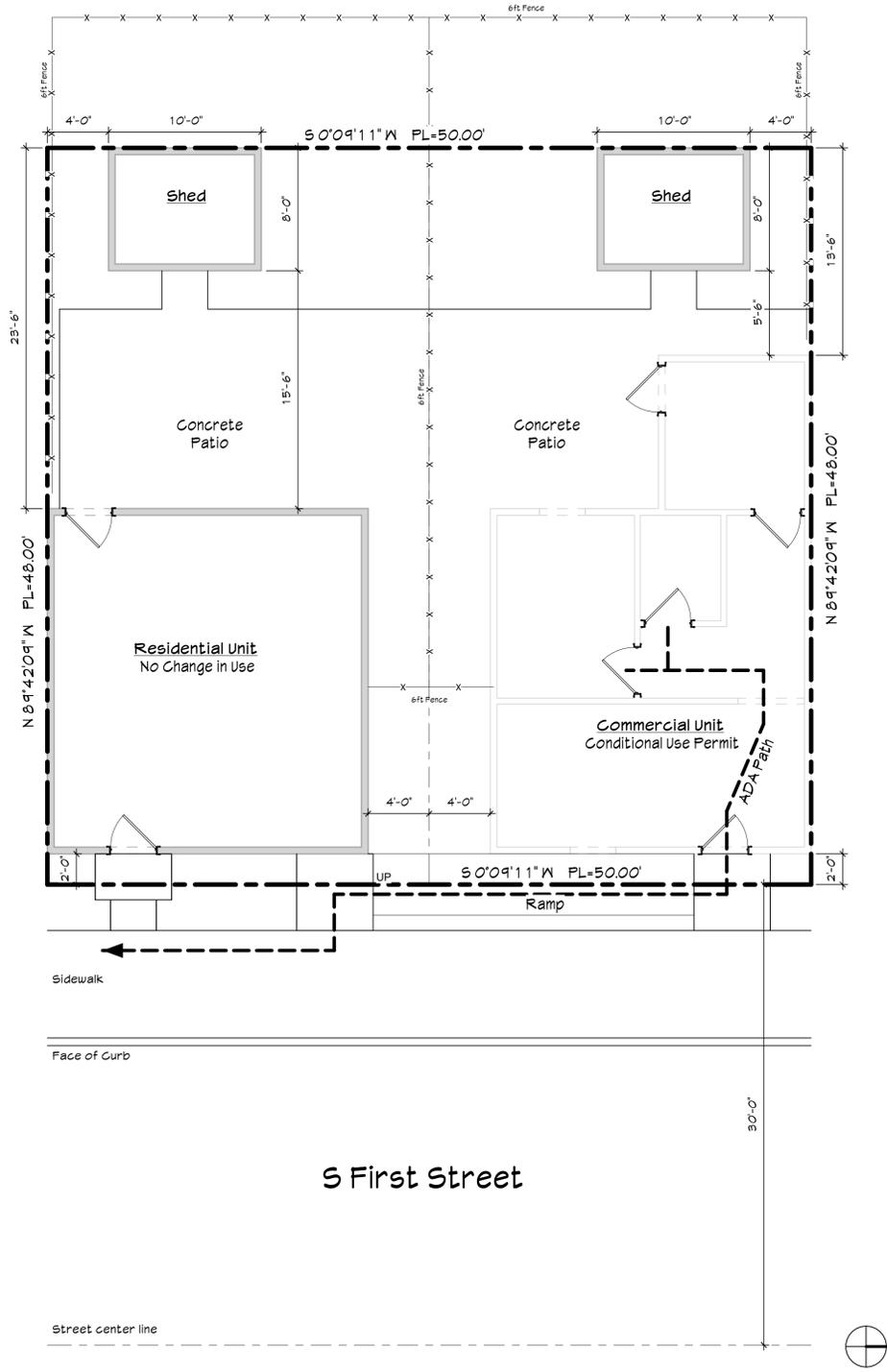
4. Left Side-Showing City Parking Lot

5. Front of Subject Property-35 S. 1st

6. Left side and Rear of Propety

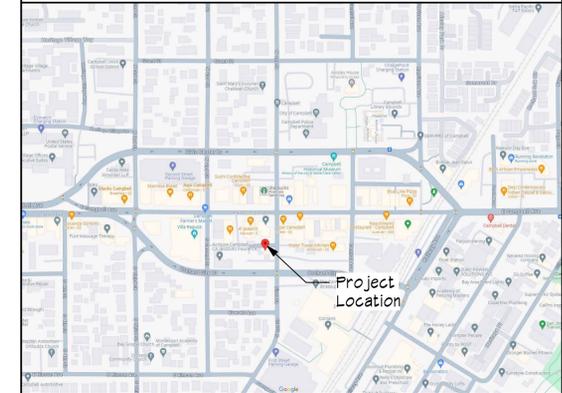


2 Proposed Floor Plan  
1/4" = 1'-0"



1 Site Plan  
3/16" = 1'-0"

Vicinity Map



Project Contacts

Project: 35 South First Street  
Campbell, CA 95008  
Owner: Mark Stevenson  
Ph: (408) 605-0986  
Email: mstevensen@yahoo.com  
Jurisdiction: City of Campbell  
Planning Department  
70 N 1st St, Campbell, CA 95008  
Ph: (408) 866-2100

Project Summary

Scope Of Work: Change of use  
Zoning: R-3/U  
Occupancy: R-3/U  
Type Of Construction: V-B / Non-Sprinklered  
Year Built: 1936  
APN: 412-06-036

Area Calculations

|             | Existing   | Demo   | Proposed | Total      |
|-------------|------------|--------|----------|------------|
| Lot:        |            |        |          | 2,400 S.F. |
| Unit 1 #35: | 572 S.F.   | 0 S.F. | 0 S.F.   | 572 S.F.   |
| Unit 2 #45: | 472 S.F.   | 0 S.F. | 0 S.F.   | 472 S.F.   |
| Shed:       | 160 S.F.   | 0 S.F. | 0 S.F.   | 160 S.F.   |
| Total:      | 1,204 S.F. | 0 S.F. | 0 S.F.   | 1,204 S.F. |

Project Description

Owner is requesting Conditional Use Permit Modification for Historic Zoning Exception. Variance needed to allow medical services on 1st floor of building as site is an Historical single story building. Medical services to include acupuncture, chiropractic, and orthopedic physical therapy. No modification to exterior or interior of building.

**Stevenson**  
CUP Submittal  
35 South First Street  
Campbell, CA 95008

DATE: Feb 26, 2024  
DRAWN BY: JM  
SHEET TITLE

Coversheet # Site Plan

SHEET NUMBER

**A0.0**