

# Notice of Public Hearing

Dear Campbell Resident,

October 30, 2024

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday November 12, 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 | Downtown Development Plan  
**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

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:  
(<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](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 traduccion en Español**



## Location of Proposed Project



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

## Project Image



# 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

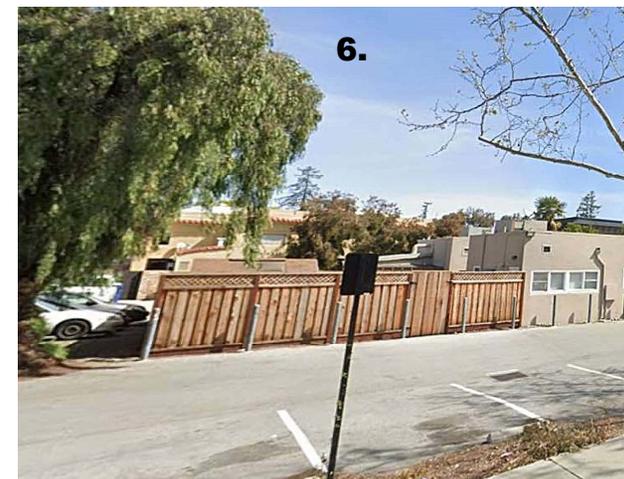
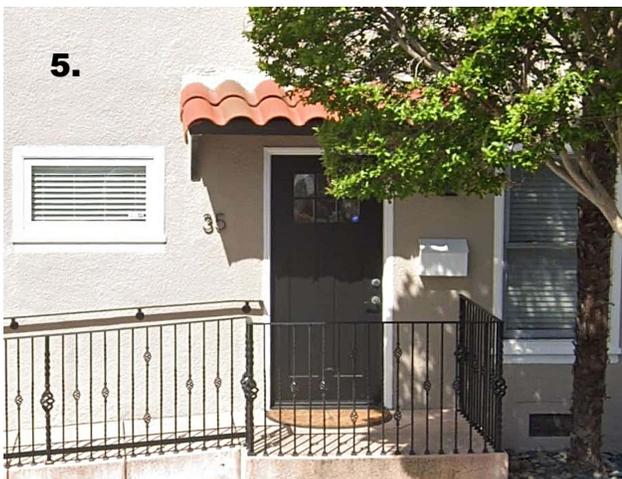
**Scope of Work:** Modify previous commercial service use and provide variance to allow medical services on 1<sup>st</sup> floor of historical building. Current city plan requires medical services to be on the 2<sup>nd</sup> floor.

**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

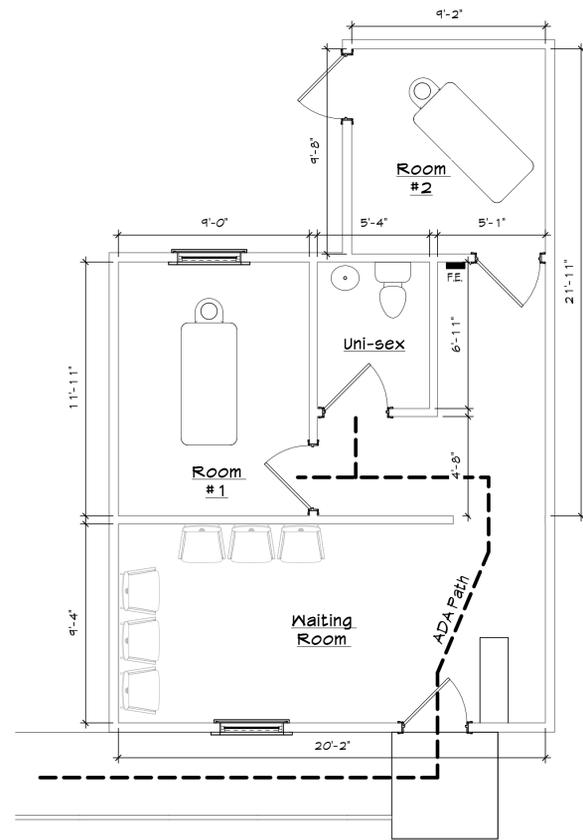
2. Rear of Property-Showing private parking

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

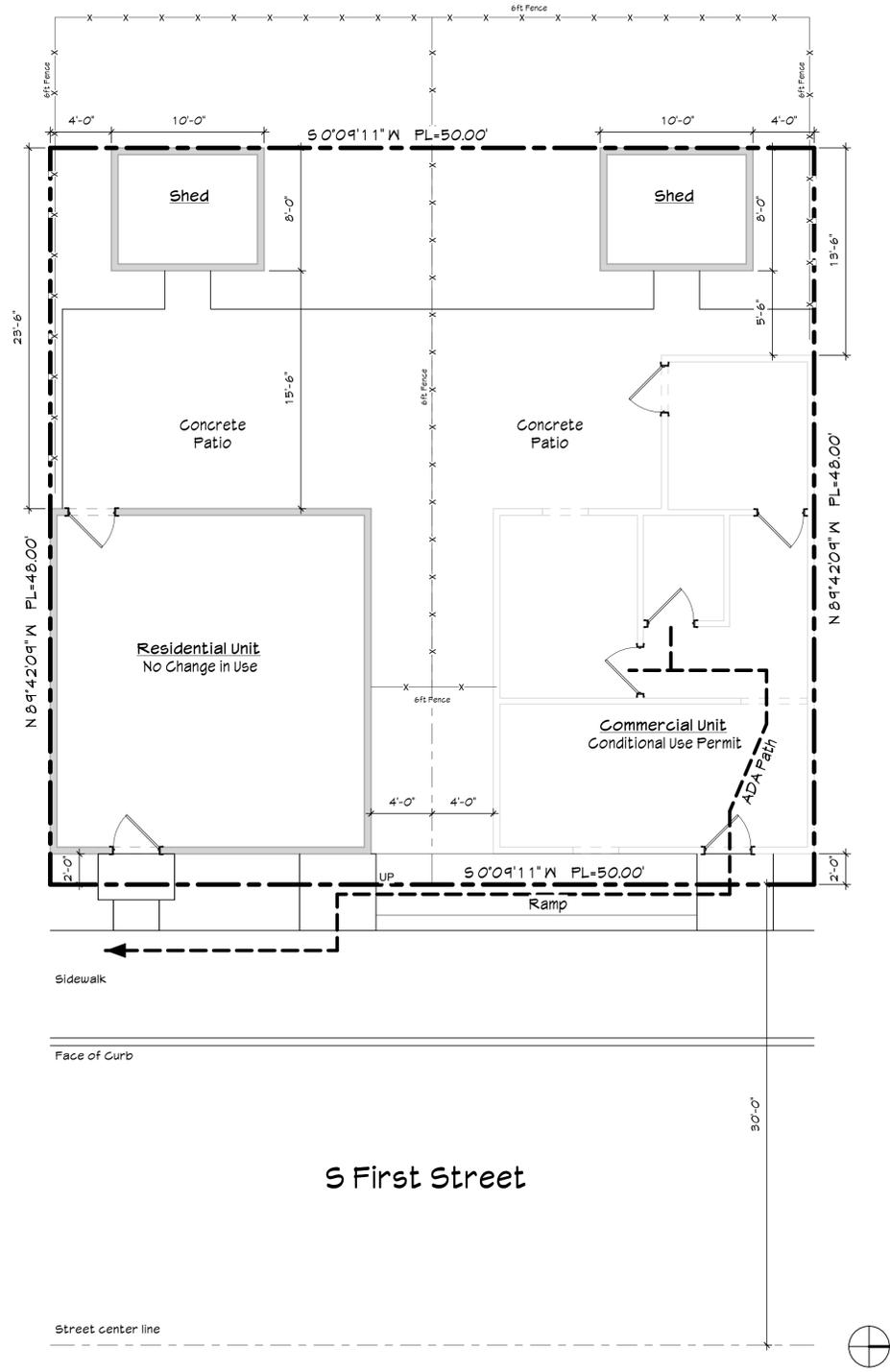
4. Left Side-Showing City Parking Lot

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

6. Left side and Rear of Propety

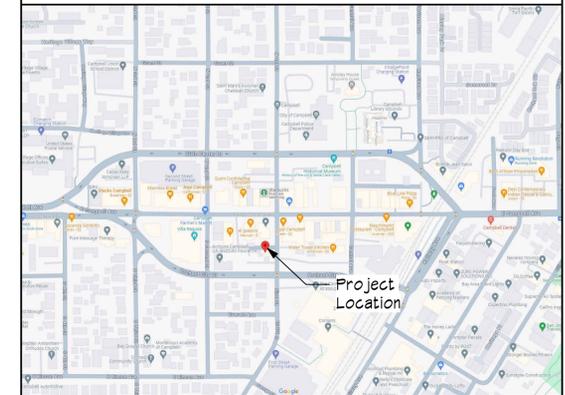


**2 Proposed Floor Plan**  
1/4" = 1'-0"



**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:**

**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.
<b>Total:</b>	<b>1,204 S.F.</b>	<b>0 S.F.</b>	<b>0 S.F.</b>	<b>1,204 S.F.</b>

**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**