

# Location of Proposed Project



271 E. Hacienda Ave.



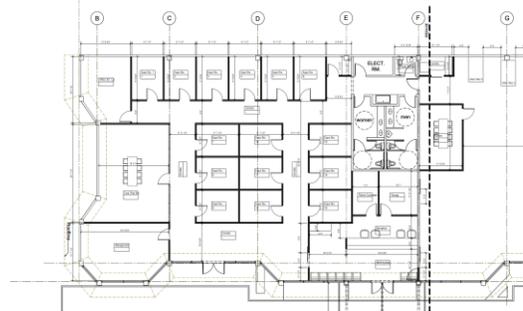
376 0 188 376  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Campbell IT, GIS Services  
Scale 1: 2,257

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.



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

# Project Image



# Courtesy Notice

Dear Campbell Resident,

January 28, 2026

The City of Campbell Planning Division has received an application for a proposed project near you.

To learn more, scan the QR code below to view the project plans or contact the Project Planner listed. You will receive another notice before the City makes a decision on the project.

## PROJECT INFO

**Project Address:** 271 E Hacienda Ave

**Zoning | Area Plan:** RD | N/A

**Neighborhood Association(s):** N/A

**Council District:** 1

**File No.:** PLN-2026-11

**APN:** 424-39-022

**Applicant:** Anderson Architects

**Property Owner:** HAMM FAM LLC

**Application Type:** Conditional Use Permit

## PROJECT DESCRIPTION

Establishment of a medical services clinic providing outpatient neuro-acupuncture and physical rehabilitation services within an existing commercial tenant space.

## CONTACT

**Project Planner:** Daniel Fama, Senior Planner

[daniel.fama@campbellca.gov](mailto:daniel.fama@campbellca.gov)

(408) 866-2193

**No decision is being made at this time.** This notice is provided as a courtesy only. Before a decision is reached, you will receive a formal notice with another opportunity to submit public comments. For project status, contact the Project Planner.



City of Campbell, Planning Division  
[planning@campbellca.gov](mailto:planning@campbellca.gov) | (408) 866-2140

Scan the QR code to view current project plans. Plans are subject to change.

\*\*Asistencia en Español (408) 866-2140 pida traducción en Español



TENANT IMPROVEMENT  
271 E. HACIENDA , CAMPBELL CA. 95008



PROJECT LOCATION

**Anderson Architects INC**

kanderson@andarchinc.com  
Cell 408.202.5462

Kurt B. Anderson, AIA  
Principal

1925 S. Winchester Blvd. Suite 103  
Campbell, CA 95008

Tel. 408.371.1269  
Fax. 408.371.1276

www.andarchinc.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:  
**HOPE NUERO-ACUPUNCTURE REHAB.**

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

Project:  
**TENANT IMPROVEMENT**

271 E. HACIENDA  
CAMPBELL, CA. 95008

- DESIGN REVIEW SUBMITTAL     BUILDING DEPARTMENT     PLAN CHECK SUBMITTAL     APPROVED FOR CONSTRUCTION

VICINITY MAP

SHEET INDEX

CONSULTANTS

PROJECT SCOPE

PROJECT DATA

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  
KURT B. ANDERSON, AIA  
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

SCOPE OF WORKS:  
1. INTERIOR REMODEL & DEMOLITION.

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

- SURVEY  
XXX - 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  
A4.0 PROPOSED ELEVATIONS

PROJECT DESCRIPTION

APPLICABLE CODES

"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."

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



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Initial Submittal Date: 1-22-2026

Scale: NTS

Drawn By: CDR

Checked By: KBA

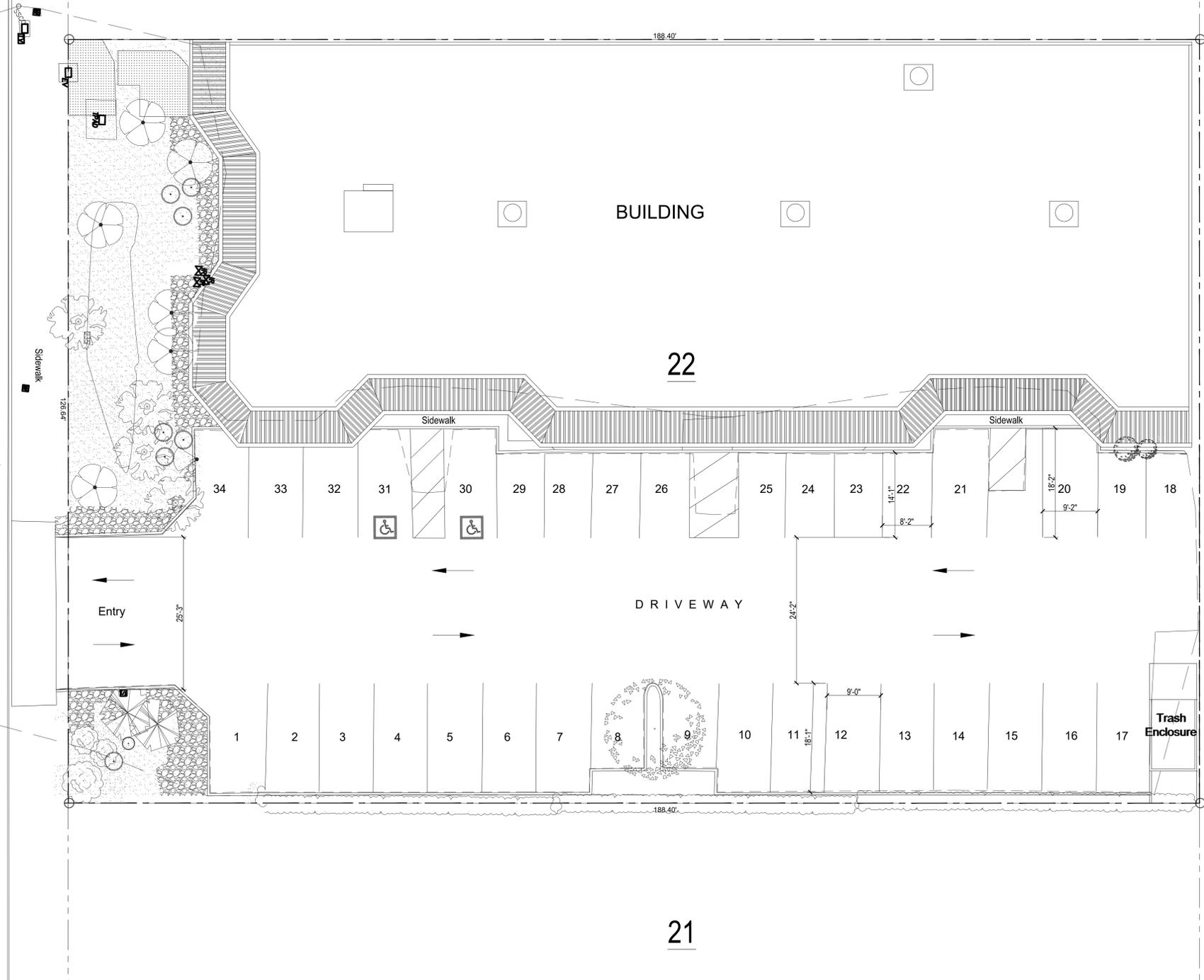
Sheet Title:

*COVER SHEET*

Sheet No.:

*A0.0*

E. HACIENDA AVENUE



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



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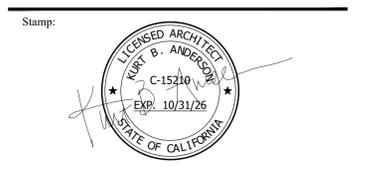
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Client:  
**HOPE NUERO-ACUPUNCTURE REHAB.**  
3425 S. BASCOM AVE, SUITE 101  
CAMPBELL, CA. 95008

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

PROJECT DESCRIPTION  
TENANT IMPROVEMENT 2026-1-22



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Initial Submittal Date: 1-22-2026  
Scale: AS NOTED  
Drawn By: CDR  
Checked By: KBA  
Sheet Title:

*Existing Site Plan*

Sheet No.:  
**A0.1**

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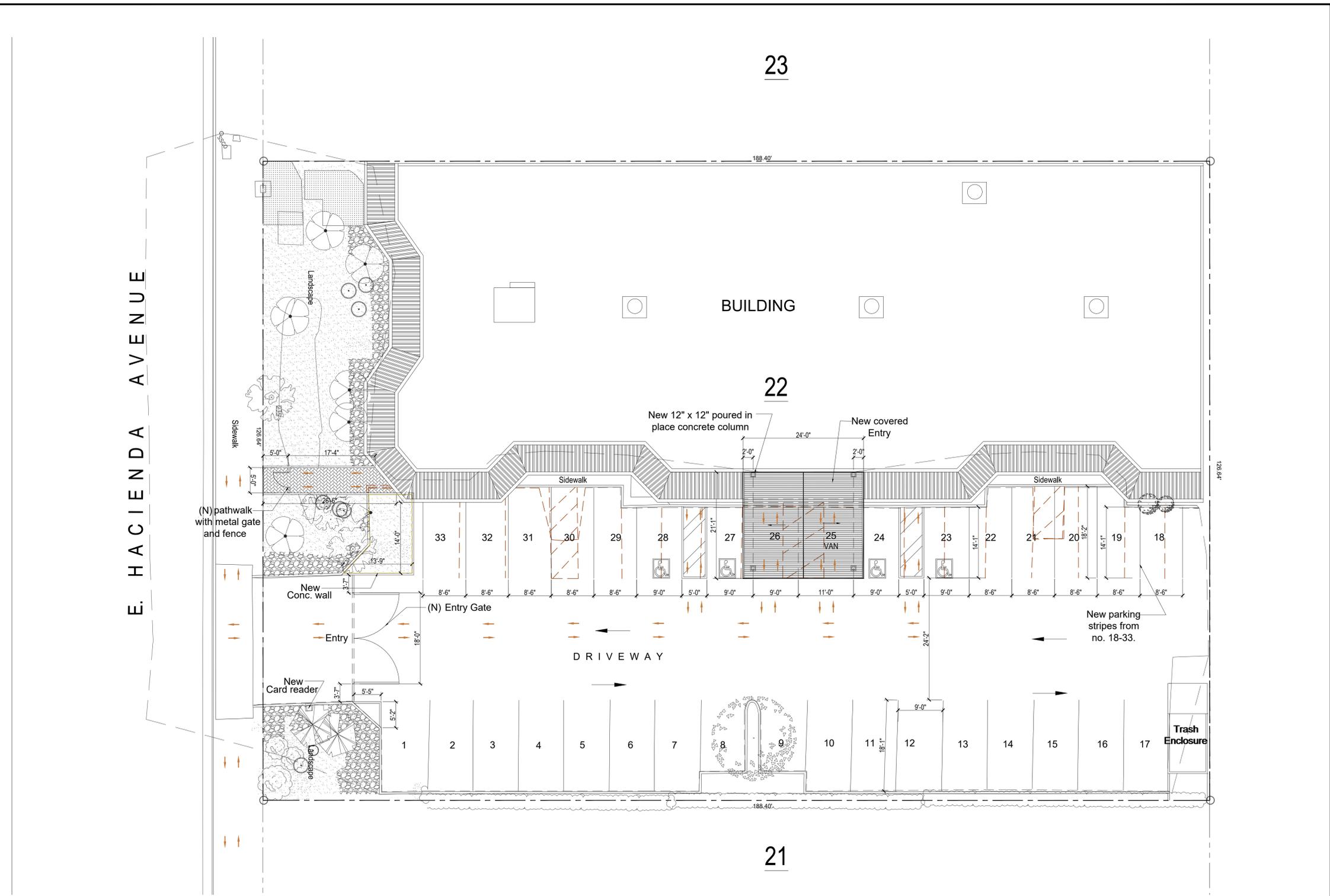
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Initial Submittal Date: 1-22-2026  
Scale: AS NOTED  
Drawn By: CDR  
Checked By: KBA  
Sheet Title:

*Proposed  
Site Plan*

Sheet No.: **A0.2**



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



- SITE PLAN LEGEND:**
- Existing parking stripes to be removed.
  - New parking stripes.
  - Accessible path of travel
  - (N) pathwalk with metal gate and fence

**(E) SITE COVERAGE CALCULATIONS**

DESCRIPTION	EXISTING	TOTAL
LOT COVERAGE	23,482 SF.	23,482 SF.
BUILDING AREA	9,456 SF.	9,456 SF.
PAVING COVERAGE		
OPEN AREA		
<b>TOTAL SITE COVERAGE:</b>	<b>23,482 SF.</b>	
<b>F. A. R. CALCULATION:</b>		
9,456 SF.	=	.40 SF. F.A.R.
23,482 SF.		



VIEW 4



VIEW 5



VIEW 6



VIEW 3



KEY MAP



VIEW 7



VIEW 2



VIEW 1

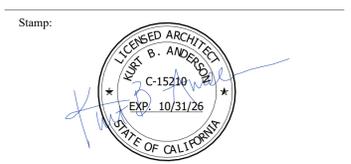


VIEW 8

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Initial Submittal Date: 4-8-2025  
 Scale:  
 Drawn By: CDR  
 Checked By: KBA  
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*Existing Site Photos*

Sheet No.:  
**A0.3**

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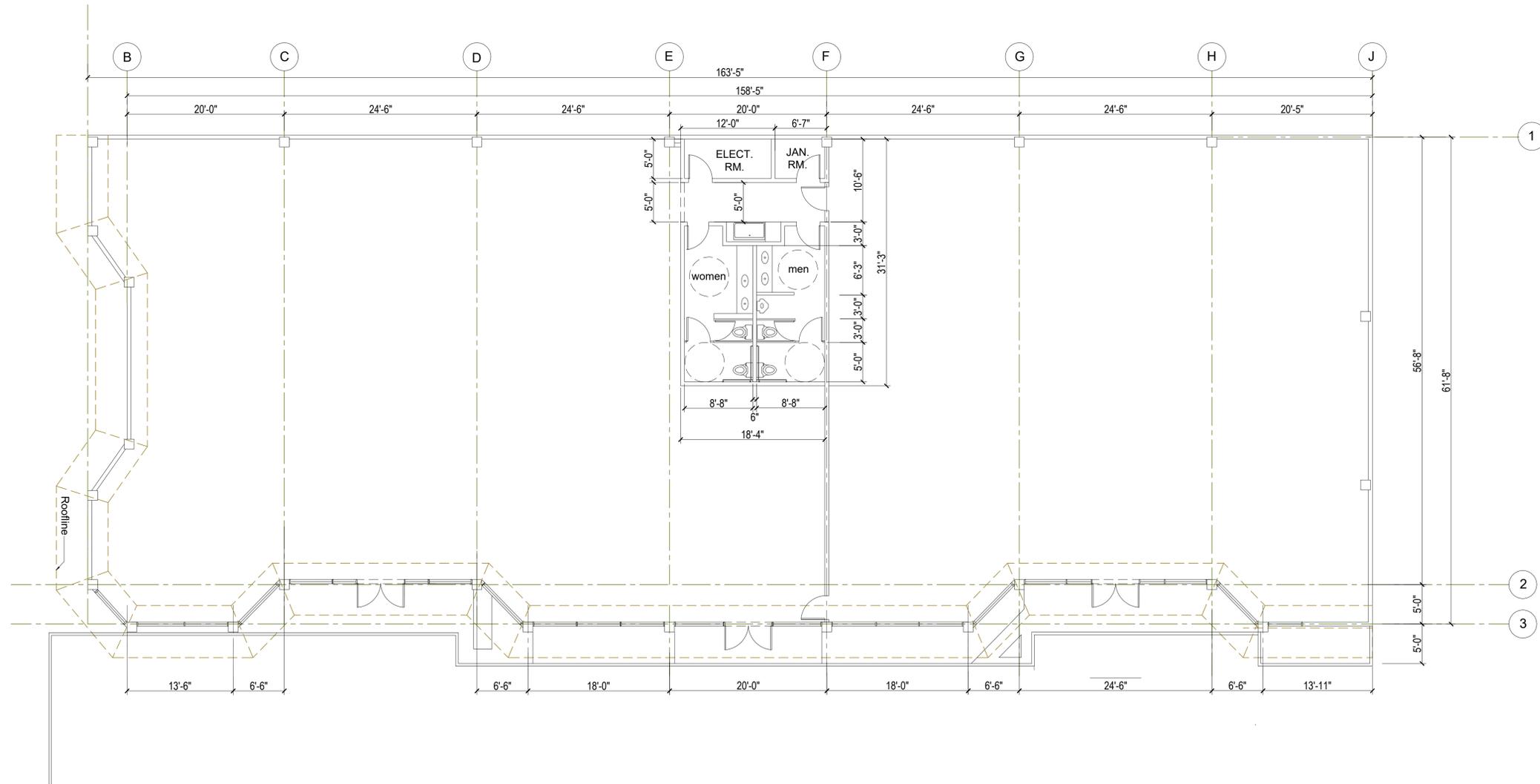
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Initial Submittal Date: 4-8-2025  
Scale: AS NOTED  
Drawn By: CDR  
Checked By: KBA

Sheet Title:  
**Existing Floor Plan**

Sheet No.:  
**A1.0**



**(E) FLOOR PLAN AREA = 9,456 SF.**  
SCALE: 1/8" = 1'-0"

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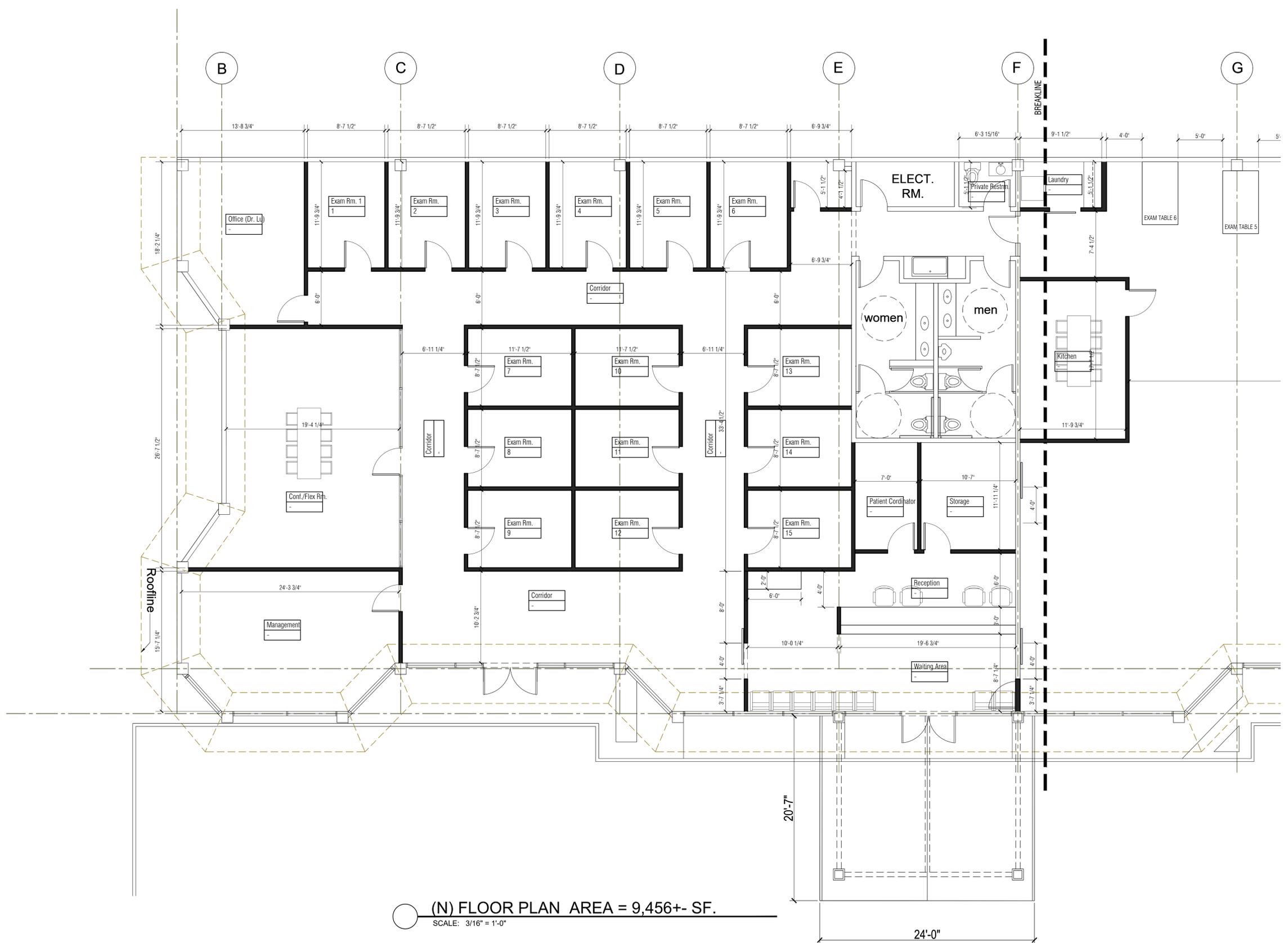
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Scale: AS NOTED  
Drawn By: CDR  
Checked By: KBA  
Sheet Title:

*New*  
**Floor Plan**  
*1 of 2*

Sheet No.:

# A2.0

File: Z\ 271 E. HACIENDA    Job: XXX



(N) FLOOR PLAN AREA = 9,456+- SF.  
SCALE: 3/16" = 1'-0"

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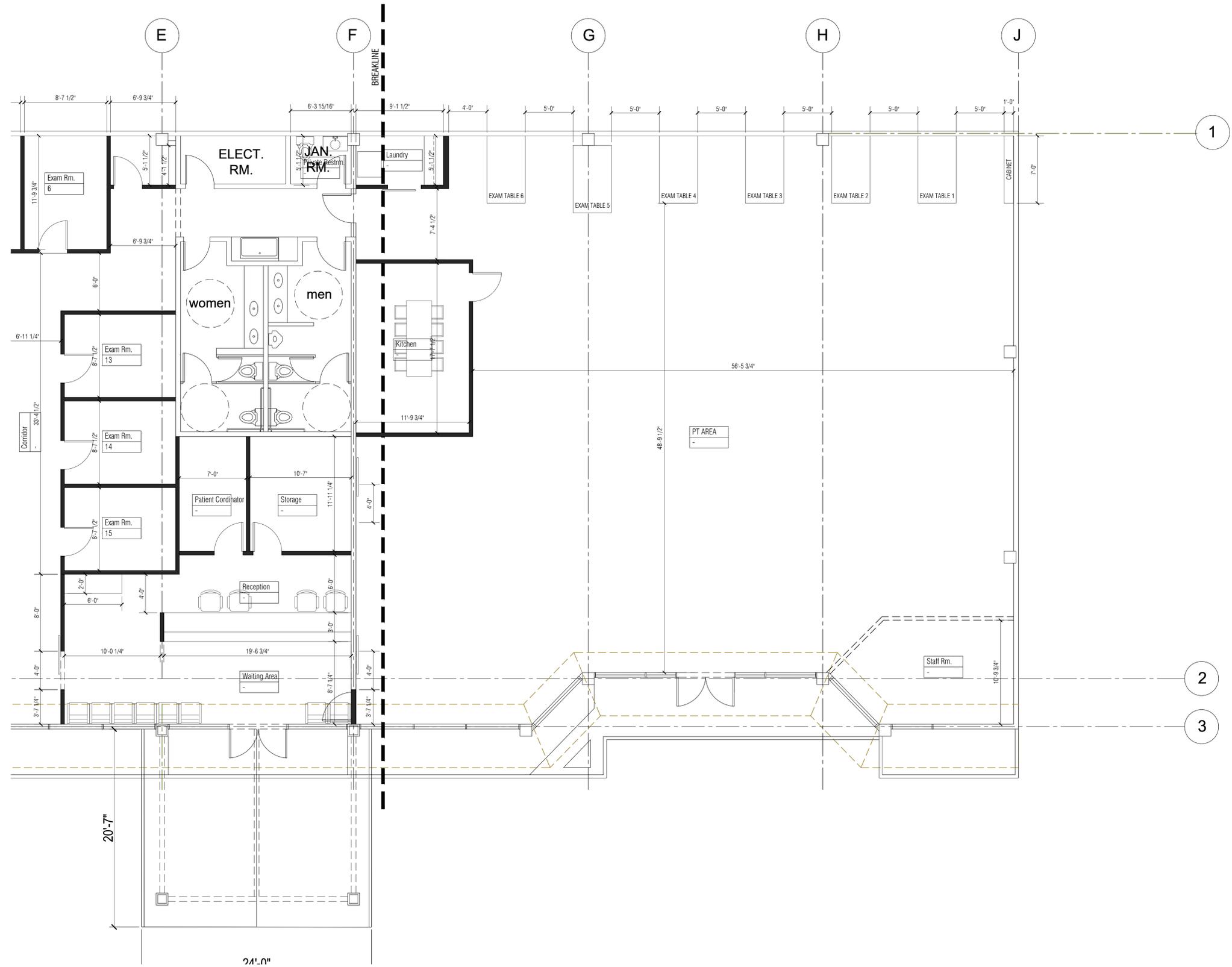
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Initial Submittal Date: 1-22-2026  
Scale: AS NOTED  
Drawn By: CDR  
Checked By: KBA  
Sheet Title:

*New  
Floor Plan  
2 of 2*

Sheet No.:

**A2.1**



(N) FLOOR PLAN    AREA = 9,4566+- SF.  
SCALE: 3/16" = 1'-0"

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Initial Submittal Date: 1-22-2026

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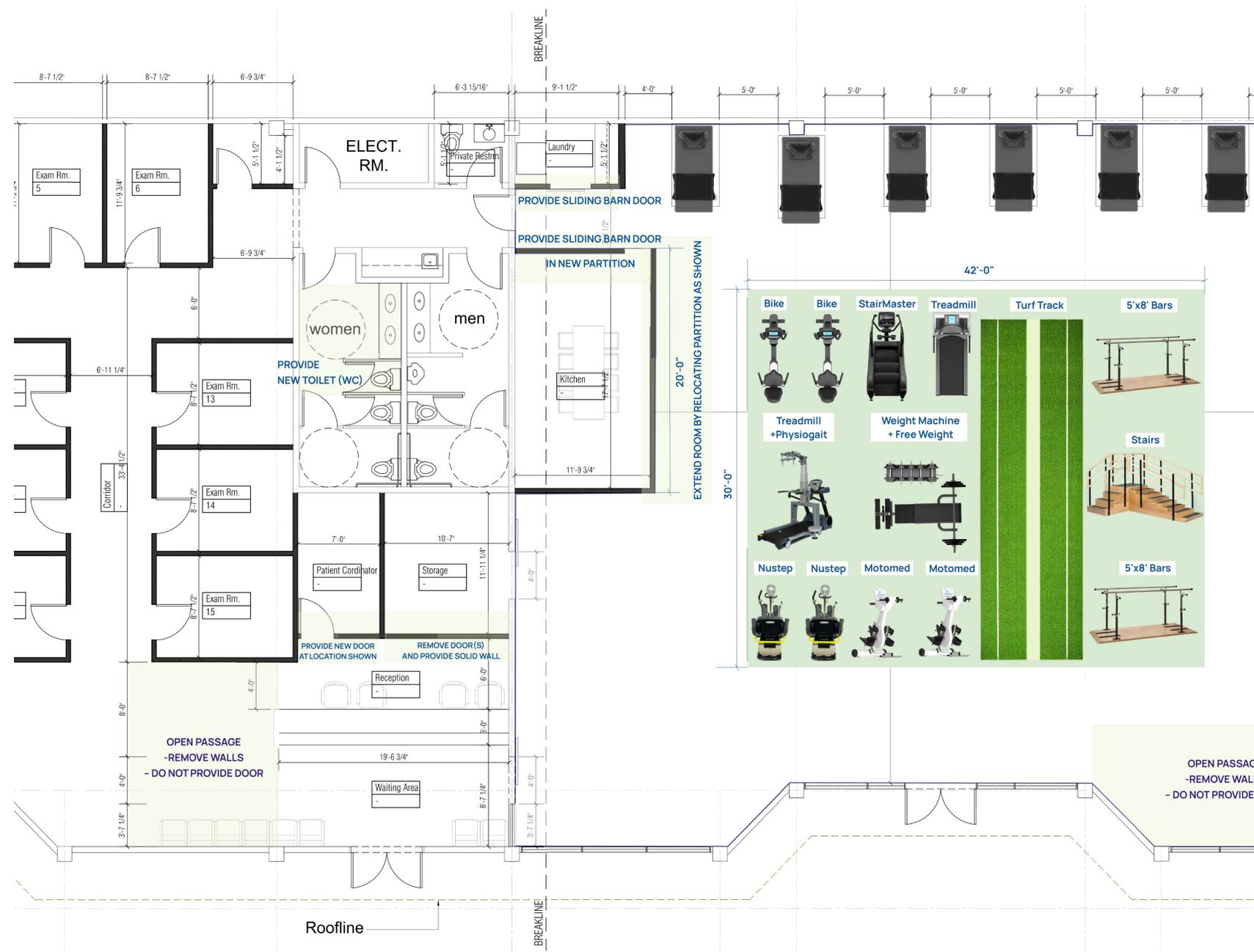
Checked By: KBA

Sheet Title:

*New Floor Plan  
2 of 2  
Gym Equipment*

Sheet No.:

**A2.2**



(N) FLOOR PLAN  
SCALE: 1/4" = 1'-0"

GYM EQUIPMENT LAYOUT  
SCALE: 3/16" = 1'-0"

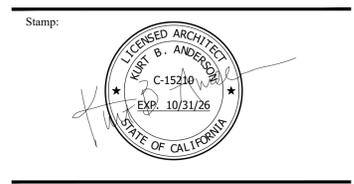
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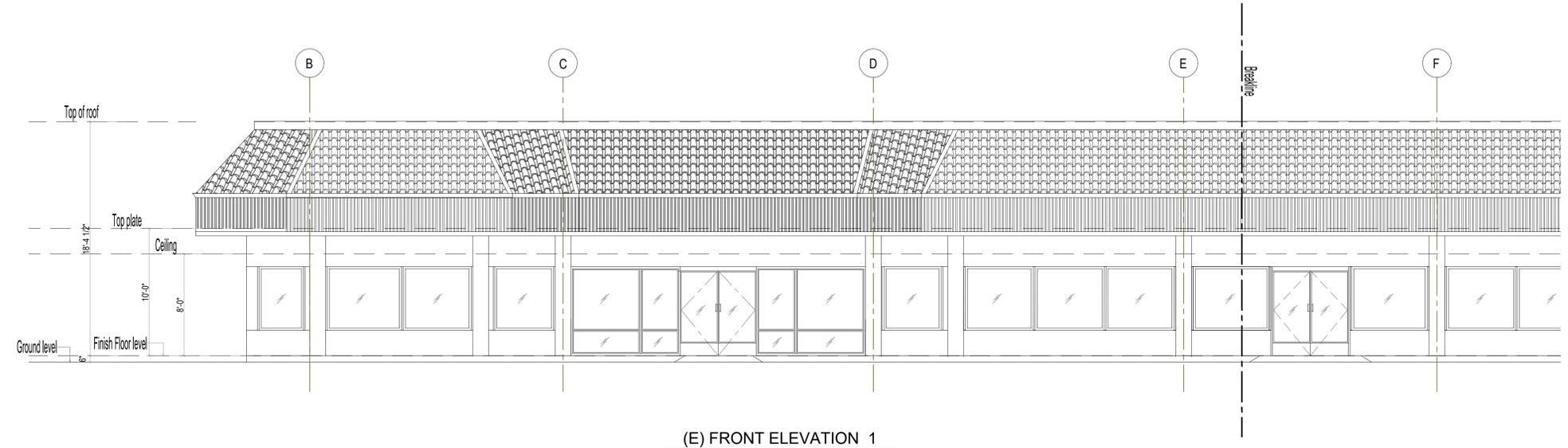
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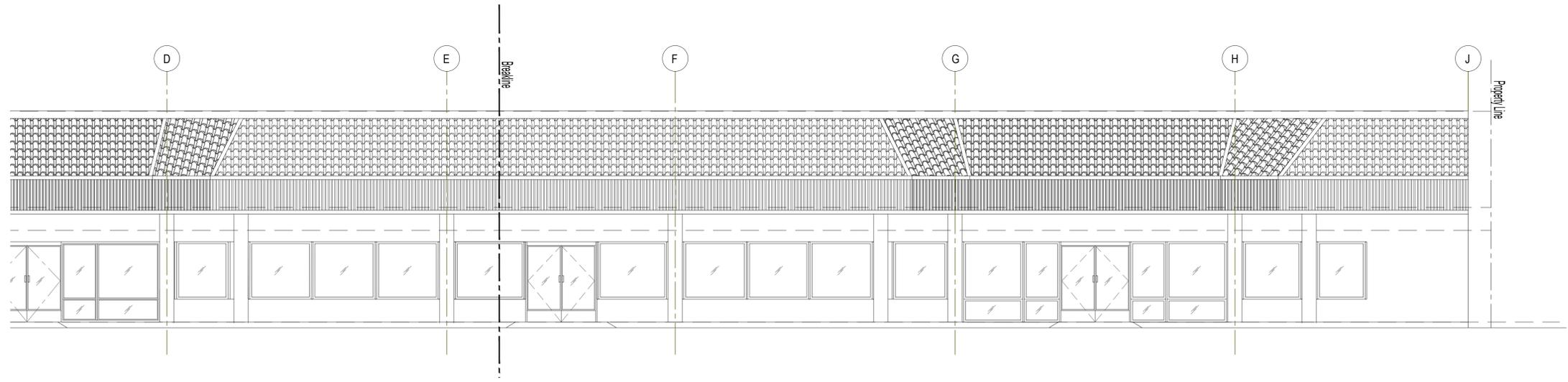
*Existing Elevations*

Sheet No.:

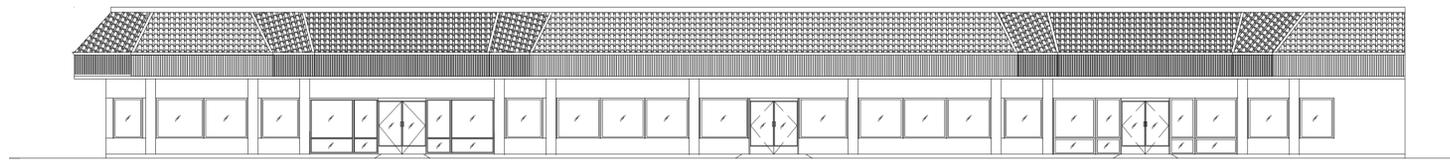
**A3.0**



(E) FRONT ELEVATION 1



(E) FRONT ELEVATION 2



KEY ELEVATION VIEW PLAN (E)

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

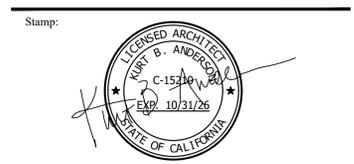
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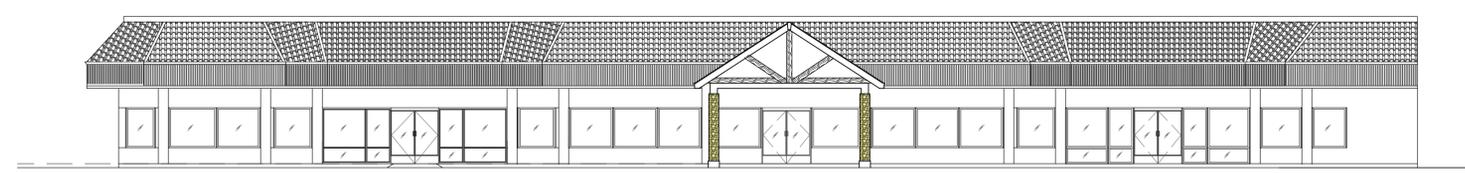
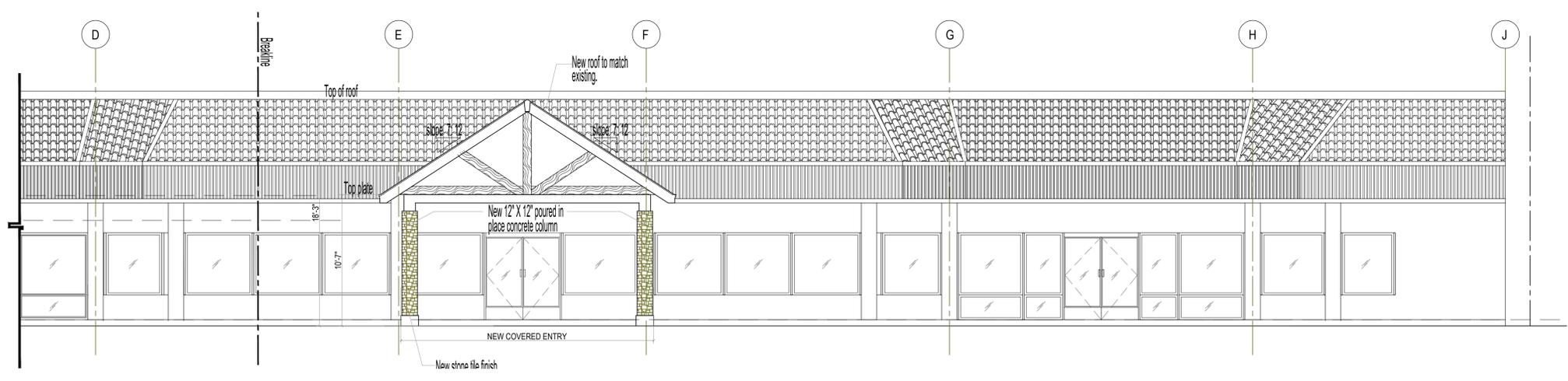
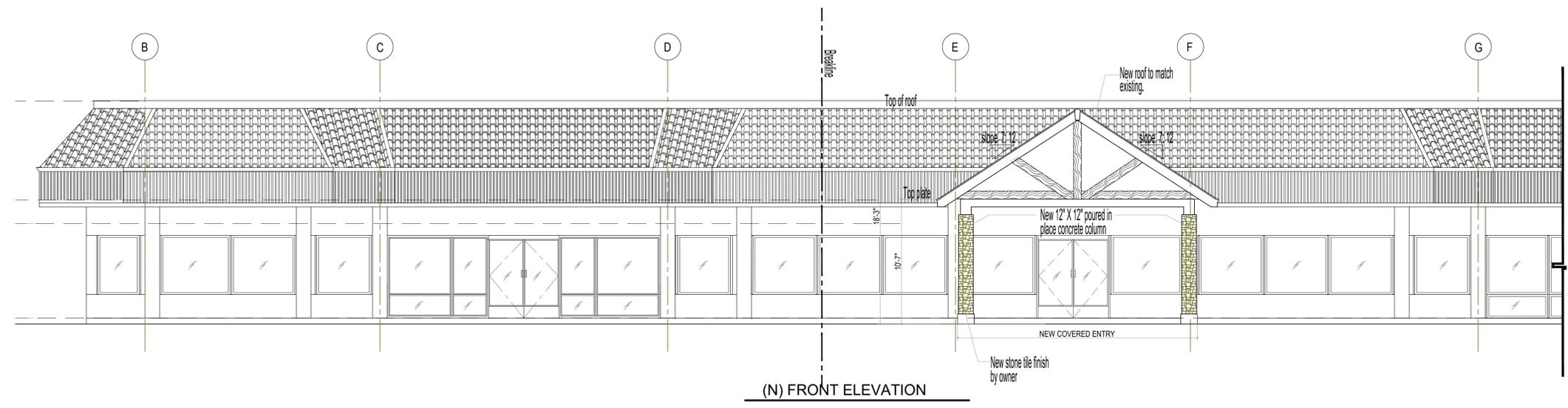
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Sheet Title:

*Proposed Elevations*

Sheet No.:

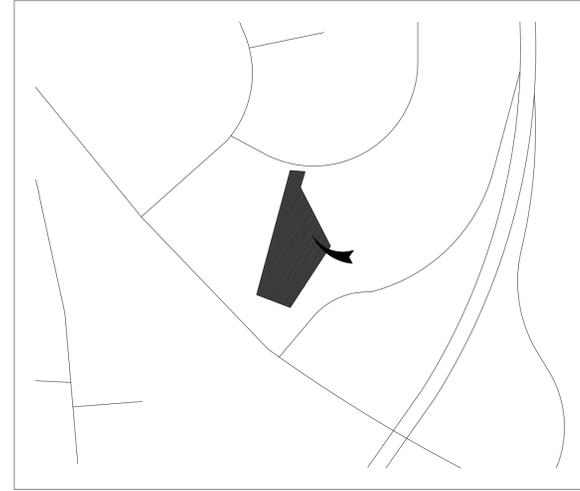
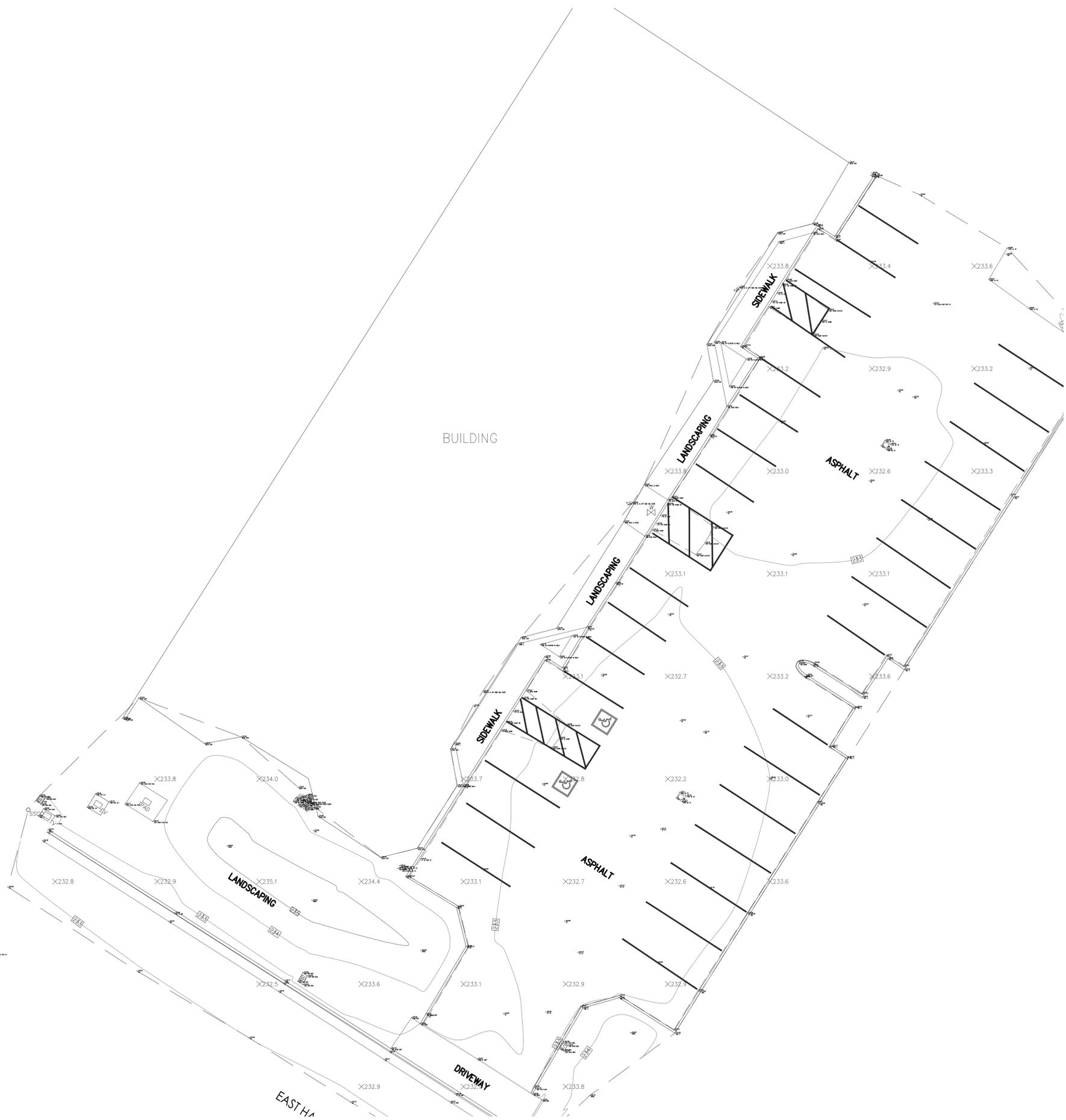
**A4.0**



KEY ELEVATION VIEW PLAN (E)

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

0 10 20 40  
SCALE: 1" = 20'



VICINITY MAP  
NOT TO SCALE

**BASIS OF BEARINGS**

THE BEARING XXXX XXXXXX° 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. INT.	BY	DATE

DATE: \_\_\_\_\_ SCALE: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_ DESIGNED BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

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XXXXXXXXXX COUNTY CALIFORNIA

CITY OF XXXXX

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