



CITY OF CAMPBELL
Community Development Department

October 14, 2016

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **October 25, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Kaiser Foundation Health Plan, Inc., for a Conditional Use Permit (PLN2016-140) to allow the establishment of a medical services clinic and pharmacy within the Vasona Technology Park (Building 'G') on property located at **250 E. Hacienda Avenue**. Staff is recommending that this item be deemed Categorical Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project 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 City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

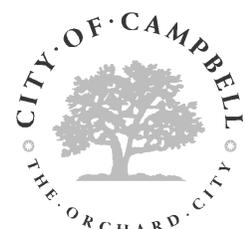
PLEASE NOTE: When calling about this Notice,
please refer to: **250 E. Hacienda Avenue**

Project Location Map

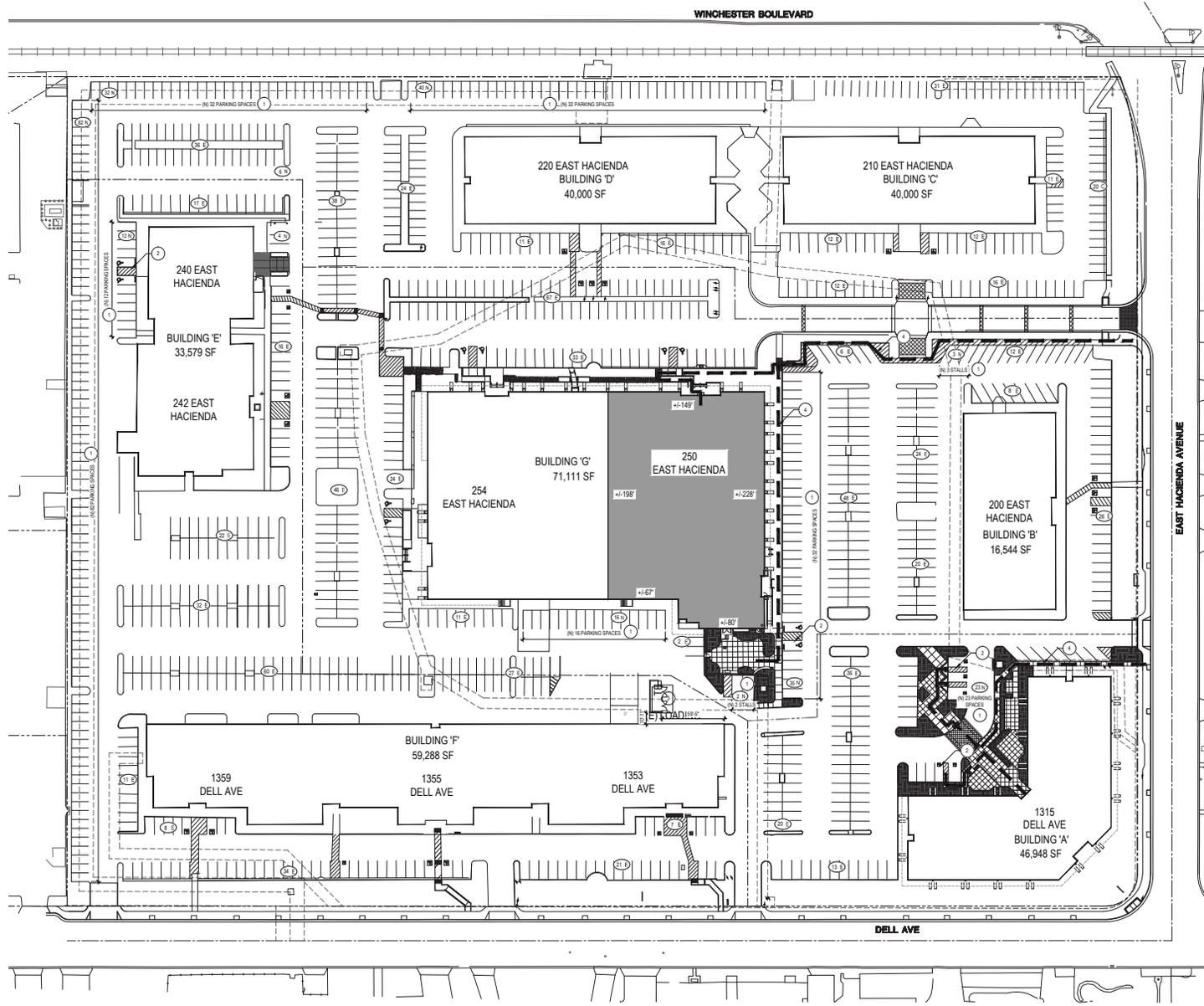


Project Location: 250 E. Hacienda Ave.
Application Type: Conditional Use Permit
Planning File No.: PLN2016-140
Description: Kaiser Medical Clinic

0 550 1,100 Feet



Community Development Department
Planning Division



GENERAL NOTES

- A. ALL NOTES, DIMS AND FINISHES ARE EXISTING, VERIFY IN FIELD REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- B. REFER TO DRAWINGS A1.02 THROUGH A1.05 AND DETAILS ON SHEET A1.02 FOR SITE ACCESSIBILITY PATH OF TRAVEL REQUIREMENTS AND ACCESSIBLE PARKING REQUIREMENTS.
- C. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND BIWAYS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. THESE MORE THAN ONE ROUTE IS PROVIDED. ALL ROUTES MUST BE ACCESSIBLE. EXCEPT AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN SITE ARRIVAL POINTS AND THE BUILDING OR FACILITY ENTRANCE IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.

PROJECT DATA

ASSESSOR'S PARCEL NO.: APN 424-33-118
 424-33-119
 424-33-120
 424-33-121
 C-44

ZONING: (009.726 S.F. +/-) 18.98 +/- ACRES
 C-44

EXISTING PARKING: 489 SPACES 248 SPACES
 NEW PARKING ADDED:

TOTAL PARKING AFTER IMPROVEMENT: 1,147 SPACES

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

- 1 NEW PARKING STRIP, SEE DETAILS ON SHEET A1.02
- 2 NEW ADA PARKING, SEE DETAILS ON SHEET A1.02
- 3 RELOCATED TRASH ENCLOSURE
- 4 PATH OF TRAVEL

SYMBOL KEY

PATH OF TRAVEL DESIGNATION

EXISTING AND NEW PATHS OF TRAVEL ARE IN COMPLIANCE WITH CBC CHAPTER 11B, PER SHEET A1.04



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CONDITIONAL USE PERMIT
FOR KAISER
 250 EAST HACIENDA
 Campbell, CA 95008

THE CARLYLE GROUP
 GLOBAL ACQUISITION GROUP MANAGEMENT

DATE: 04.14.16 DESCRIPTION: CUP

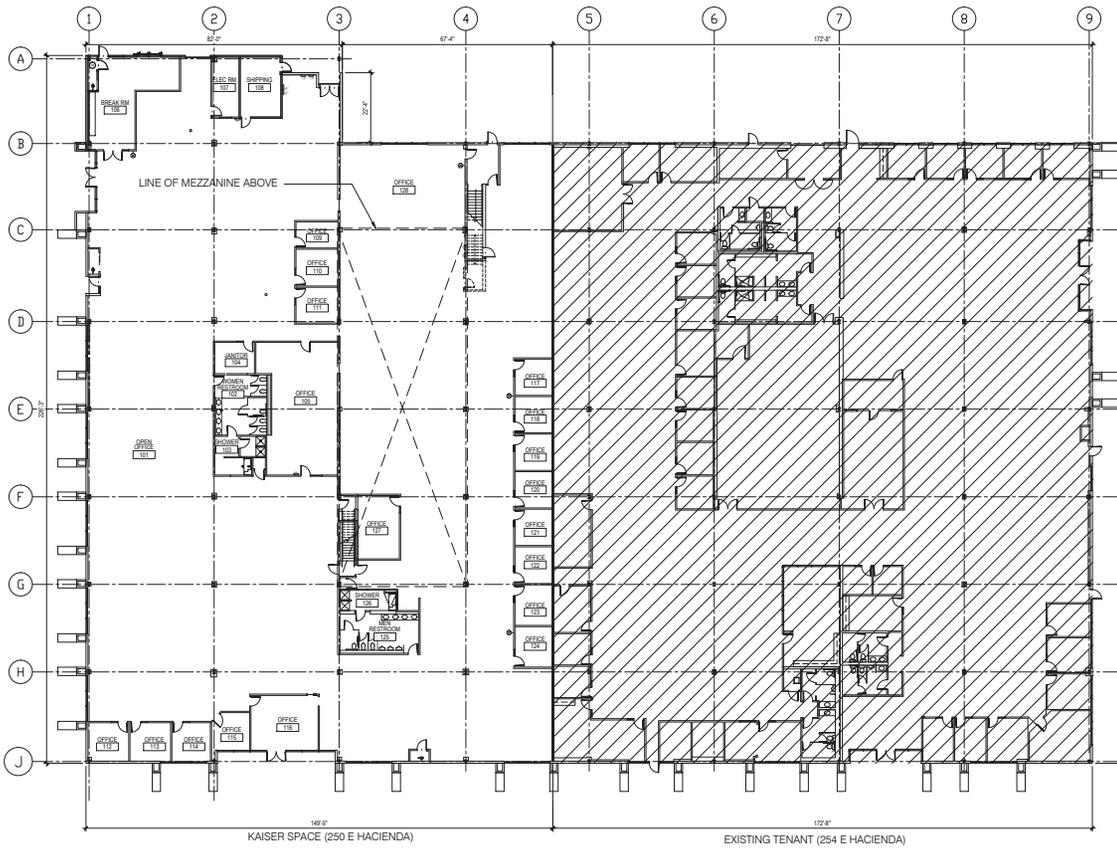


IMPROVEMENT SITE PLAN

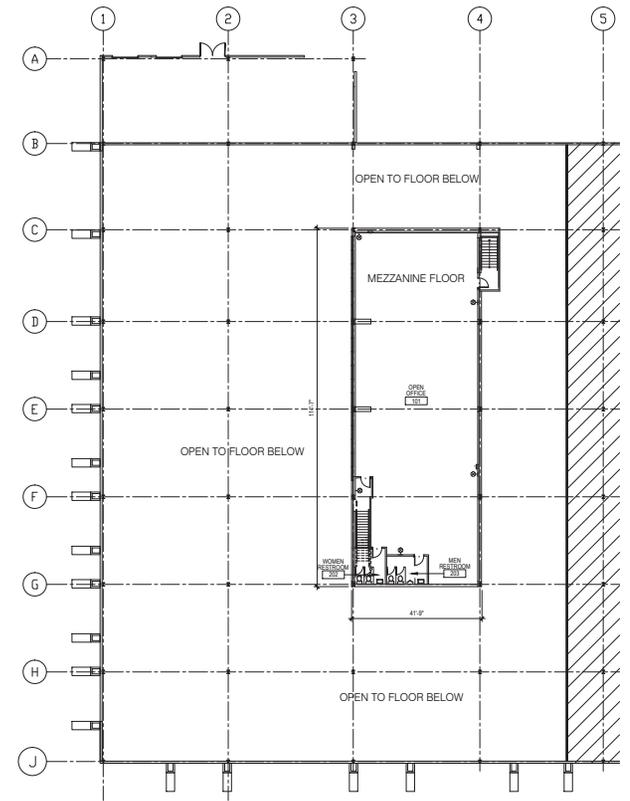
A1.01
 PROJECT NO: 143929

1 IMPROVEMENT SITE PLAN
 SCALE: 1" = 40'

PROJECT: 143929 - 250 EAST HACIENDA - IMPROVEMENT SITE PLAN - SHEET A1.01 OF 01 - 04/14/16 - 11:58 AM - 11:58 AM - 11:58 AM



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



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



CONDITIONAL USE PERMIT
FOR KAISER
250 EAST HACIENDA
Campbell, CA 95008

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In Association with:

THE CARLYLE GROUP
FLOW, ATTITUDE AND ALIGNMENT

DATE: 04.14.18 DESCRIPTION: CUP



FLOOR PLANS
A2.01
PROJECT NO. 143929

**Kaiser Permanente Conditional Use Permit
250 East Hacienda Avenue, Campbell
Project Description
(revised 6/23/16)**

Kaiser Permanente (Kaiser) is requesting the approval of a Conditional Use Permit (CUP) for “Medical Services, Clinics” uses at 250 E. Hacienda Avenue, located in the Controlled Manufacturing zoning district. Kaiser occupies the adjacent buildings at 200 and 220 East Hacienda, both of which are subject to existing CUPs (see attached Site Plan). The requested CUP will allow Kaiser to address its growing membership base in Campbell and the surrounding communities. Since 2013, Kaiser’s Santa Clara service area, where Campbell is located, has grown over 31,800 members or 10% to approximately 343,000 members. The Kaiser E. Hacienda Avenue facilities are estimated to serve approximately 56,000 of those members that live in the surrounding area, including the City of Campbell.

Proposed Uses

Kaiser will occupy about half of the existing building at 250 E. Hacienda Avenue, or approximately 36,750 gross square feet of lease space, to add 17 primary care provider offices, with 31 exam rooms; eight (8) behavioral health offices and two (2) group rooms, serving both adult and children members; and a pharmacy. The uses will be similar in operations as the two existing Kaiser facilities at 200 and 220 E. Hacienda. All proposed uses at 250 E. Hacienda Avenue will operate within the existing building shell and will not generate noise in excess of typical office uses. The attached floor plan provides the proposed layout of 250 East Hacienda Avenue.

Hours of Operations

The hours of operation are being finalized, but would generally occur between the hours of 8:00 AM to 9:00 PM, Monday through Saturday.

The majority of the uses at the facility would only occur during normal business hours of 8:00 AM to 5:00 PM, Monday through Friday. The pharmacy would stay open later on weeknights and on Saturdays. There may also be occasional classes and other activities in the evening and on Saturday.

Staffing

Kaiser estimates that there will be approximately an average of 65 full time employees (FTE's) on site.

Parking

There will be adequate parking on-site to meet City requirements for the proposed use once the parking lot has been redesigned. The following Table 1 shows the parking demand for the entire Vasona Tech Park, including the proposed Kaiser use of 250 E. Hacienda (Building G). Once the parking lot has been redesigned, there will be 1,150 total parking spaces, four more than required to meet the parking demand of 1,146.

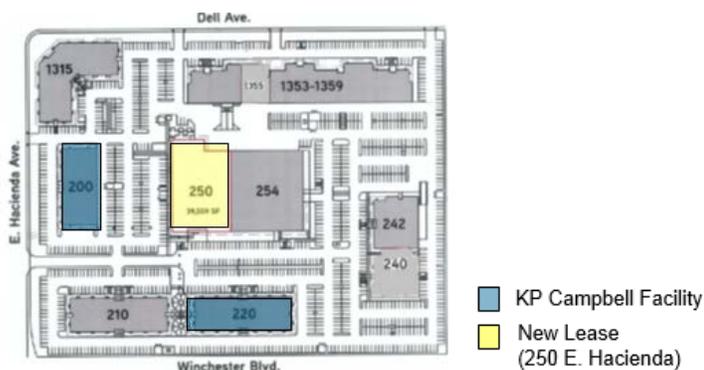
Table 1

Vasona Tech. Parking				
Building	Use	Gross SF	Required	Standard
A	R&D	46,948	156	1/300 sf
B	Medical	16,544	72	Per CUP
C	Prof. Office	40,000	178	1/225 sf
D	Medical	40,000	132	Per CUP
E	R&D	33,579	112	1/300 sf
F	R&D	59,288	198	1/300 sf
G - R&D	R&D	34,358	115	1/300 sf
G - Kaiser	Medical	36,750	184	1/200 sf
Total Required		307,467	1146	Spaces

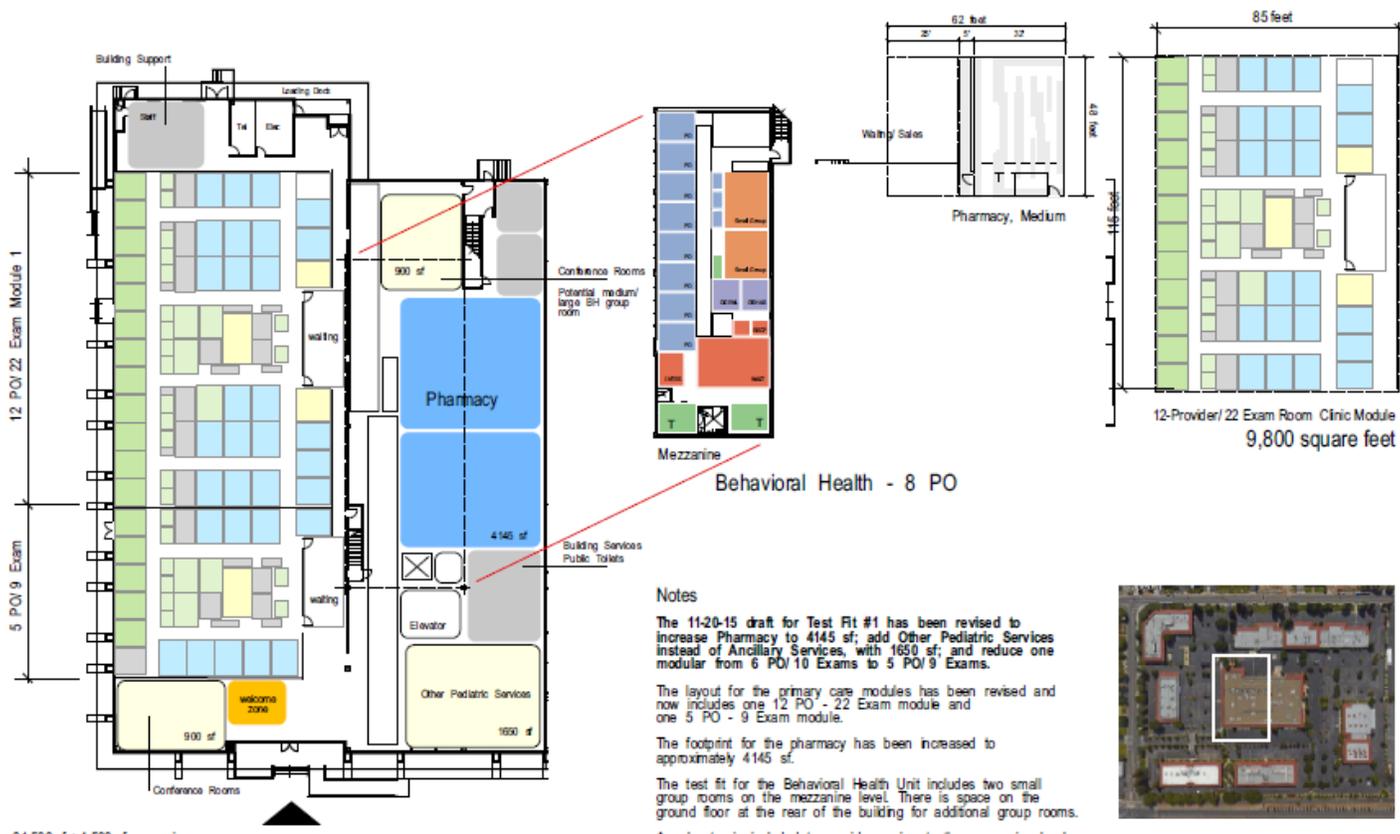
Note: There is a discrepancy of three feet between the current measurement of Building G (ie, 71,108 gsf) compared to the City's records of 71,111 gsf. This is due to technical changes in measuring compared to what existed when the building was built. The minor square footage difference does not change the parking requirement or traffic generation. There are no changes proposed that would change the gross square footage of the building.

Site Plan

Vasona Tech Park Campus



Proposed Floor Plan



250 E Hacienda