



CITY OF CAMPBELL
Community Development Department

June 14, 2019

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, **June 25, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Strike Brewing Company for a Conditional Use Permit and Administrative Planned Development Permit (PLN2019-67) to allow a brewery-tasting room ("liquor establishment") with "late-night activities" (11:00 PM public closing time) and a Parking Modification Permit to allow a reduction in the number of required parking stalls, on property located at **469 E. Campbell Avenue**. Staff is recommending that this project 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: **469 E. Campbell Avenue**

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.

OCCUPANCY & PLUMBING FIXTURES ANALYSIS

OCCUPANCY CALC. PER TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANCY

	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	OCCUPANCY COUNT
(P) TASTING FLOOR	627.74 SF	15 GROSS	42 OCC
(P) POINT OF SALE	101.04 SF	60 GROSS	2 OCC
(P) STORAGE	449.06 SF	300 GROSS	2 OCC
			46 OCC

MINIMUM # OF REQUIRED PLUMBING FIXTURES, PER TABLE 2002.1

	CLASSIFICATION	OCCUPANCY	WATER CLOSETS	LAVATORIES	DRINKING FOUNT.
			MALE FEMALE	MALE FEMALE	
(P) SALES FLOOR	ASSEMBLY	B	1 PER 25	1 PER 40	1 PER 1000
(P) POINT OF SALE	MERCANTILE	M	1 PER 500	1 PER 750	1 PER 1000
(P) STORAGE	STORAGE	S-1, S-2	1 PER 100	1 PER 100	1 PER 1000

NOTE

303.1.2 SMALL ASSEMBLY SPACES

- 1) A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.
- 2) A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

FOR ROOMS WITH B - OCCUPANCY

- 1) WATER CLOSETS: 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
- 2) LAVATORIES: 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80

SECTION 419 URINALS

419.1 APPROVAL. URINALS SHALL CONFORM TO ASME A112.19.2 / CSA B45.1, ASME A112.19.19 OR CSA B45.5/APMO Z124. URINALS SHALL CONFORM TO THE WATER CONSUMPTION REQUIREMENTS OF SECTION 604.4 WATER - SUPPLIED URINALS SHALL CONFORM TO THE HYDRAULIC PERFORMANCE REQUIREMENTS OF ASME A112.19.2/CSA B45.1, OR CSA B45.5/APMO Z124.

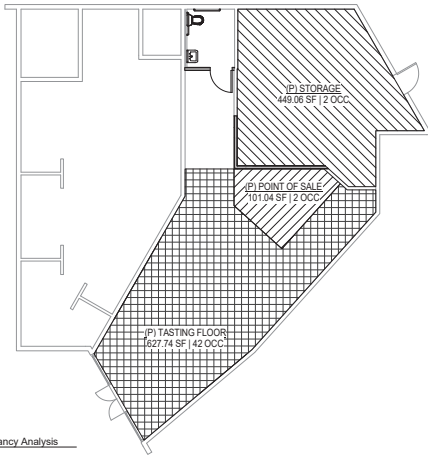
419.2 SUBSTITUTION FOR WATER CLOSETS. IN EACH BATHROOM OR TOILET ROOM, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67 PERCENT OF THE REQUIRED WATER CLOSETS IN ASSEMBLY AND EDUCATIONAL OCCUPANCIES. URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50 PERCENT OF THE REQUIRED WATER CLOSETS IN ALL OTHER OCCUPANCIES.

419.3 SURROUNDING MATERIAL. WALL AND FLOOR TO A POINT 2 FEET (610 MM) IN FRONT OF A URINAL LIP AND 4 FEET (1219 MM) ABOVE THE FLOOR AND AT LEAST 2 FEET (610 MM) TO EACH SIDE OF THE URINAL SHALL BE WATERPROOFED WITH A SMOOTH, READY CLEANABLE, NONABSORBENT MATERIAL.

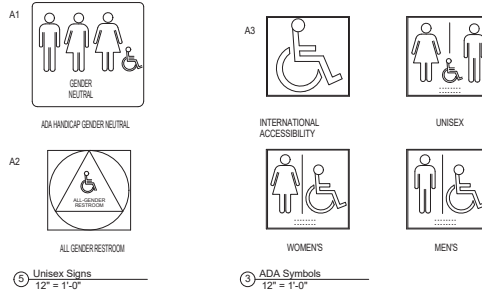
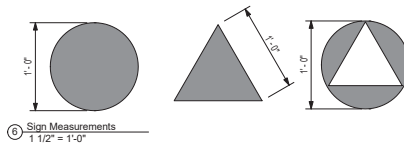
422.2 SEPARATE FACILITIES. IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

MINIMUM REQUIRED PLUMBING FIXTURES

WATER CLOSETS:	1
LAVATORIES:	1



7 Floor Plan, Occupancy Analysis
1/8" = 1'-0"



(E) SITE PHOTOS



ADA NOTES FOR ALL ADA RESTROOMS

CLEARANCE NOTES:

- A. 28" CLR. BETWEEN LAVATORY AND EDGE OF WATER CLOSET TANK LID WHEN TANK WATER CLOSET OCCURS.
- B. 28" MIN. CLR. TO EDGE OF BOWL WHEN FLUSH VALVE WATER CLOSET OCCURS. (28" MIN. CLR. BETWEEN LAVATORY TO FURTHEST PROTRUDING EDGE OF WATER CLOSET, TYPICAL.)
- C. 48" MIN. WHEN FRONT ENTRY DOOR OR 60" MINIMUM WHEN SIDE ENTRY DOOR

GRAB BAR NOTES: CBC 11B-604.5.2:

1. REAR WALL GRAB BAR SHALL BE A MINIMUM LENGTH OF 36"
2. EXTENDING A MINIMUM OF 12 INCHES ON ONE SIDE.
3. 24 INCHES MINIMUM ON THE OTHER SIDE
4. MOUNTING HEIGHT OF GRAB BAR TO BE 33 INCHES TO 36 INCHES ABOVE THE SHOWER FLOOR, MEASURED FROM THE FINISHED FLOOR TO THE TOP OF THE GRIPPING SURFACE PER CBC 11B-609.4.

PER CBC 11B-604.3

A 60" MINIMUM CLEARANCE IS REQUIRED MEASURED PERPENDICULAR FROM THE SIDE WALL OF THE WATER CLOSET.

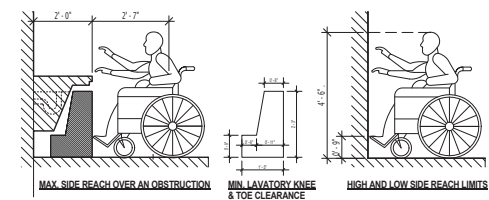
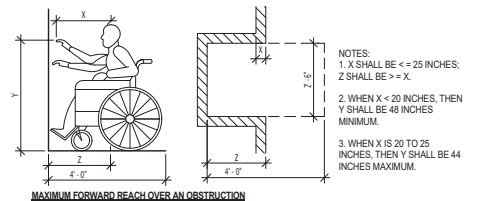
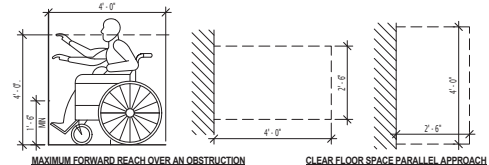
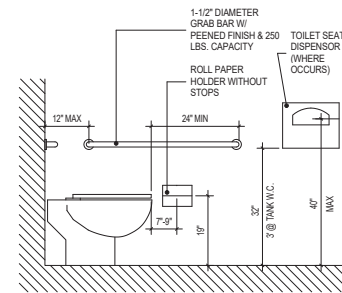
LAVATORY NOTES: CBC 11B-606.6

1. 18" MIN. FROM THE CENTER LINE OF THE LAVATORY TO THE ADJACENT WALL.
2. PROVIDE CLEAR FLOOR SPACE IN ACCORDANCE WITH CBC 11B-305 FOR A FORWARD APPROACH. CBC 11B-606.2
3. PROVIDE KNEE AND TOE CLEARANCE IN ACCORDANCE WITH CBC 11B-306.3.
4. SPECIFY HEIGHT OF LAVATORY TO BE 34" INCHES MAXIMUM MEASURED FROM HIGHER OF THE ROM OR COUNTER SURFACE. CBC 11B-606.3
5. SPECIFY EXPOSED PIPING UNDERNEATH THE LAVATORY TO BE INSULATED. CBC 11B-606.5.

MOUNTING HEIGHTS FOR ACCESSIBLE RESTROOM ITEMS

NOTE: ANY ITEM WITHIN DRAWINGS WHOSE MOUNTING LOCATION IS NOT DEFINED OR HAVING CONFLICTING LOCATION, SHALL BE LOCATED BY THE ARCHITECT

DIMENSION	INCHES
TOILET CENTERING FROM WALL	18
TOILET SEAT HEIGHT	17-19
GRAB BAR HEIGHT	33
TOILET PAPER IN FRONT OF TOILET	12 MAX
NAPKIN DISPOSAL IN FRONT OF TOILET	12 MAX
DISPENSER OF MIRROR HEIGHT	40 MAX
LAVATORY SINK TOP	34 MAX
LAVATORY / SINK KNEE CLEARANCE	29 MAX
URINAL LIP HEIGHT	17 MAX
URINAL FLUSH HANDLE HEIGHT	44 MAX
DRINKING FOUNTAIN BUBBLER HEIGHT	36 MAX
DRINKING FOUNTAIN KNEE CLEARANCE	27 MIN
RAMP / STAIR HANDRAIL HEIGHT	34-36



6 ADA Reach Requirements
1/2" = 1'-0"

Occupancy & Accessibility Details, Interior



PROJECT: STRIKE BREWING CO. & STRIKE
469 E CAMPBELL AVE
CAMPBELL, CA 95008
RENEWAL: 01/01/2025
RENEWAL: 01/01/2025

GORDON WONG ARCHITECT, LLP 3445
15TH AVENUE, SUITE 100
CAMPBELL, CA 95008
GORDONWONGARCHITECTS.COM



STRIKE BREWING CO.
469 E CAMPBELL AVE
CAMPBELL, CA 95008

Revision Schedule

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/25/2019
2	FOR CONSTRUCTION	11/25/2019
3	FOR CONSTRUCTION	11/25/2019
4	FOR CONSTRUCTION	11/25/2019
5	FOR CONSTRUCTION	11/25/2019
6	FOR CONSTRUCTION	11/25/2019
7	FOR CONSTRUCTION	11/25/2019
8	FOR CONSTRUCTION	11/25/2019
9	FOR CONSTRUCTION	11/25/2019
10	FOR CONSTRUCTION	11/25/2019

Occupancy & Accessibility
Details, Interior

A002

SCALE As indicated

6/7/2019 11:25:46 AM



6/7/2019 11:25:48 AM



① MEP
1/4" = 1'-0"

ELECTRICAL & LIGHTING KEYNOTES/SYMBOLS

- | | |
|---|------------------------------------|
|  | RECESSED, 2" LED OR APPROVED EQUAL |
|  | RECESSED, 3" LED OR APPROVED EQUAL |
|  | RECESSED, VAPOR PROOF |
|  | PENDANT LIGHT |
|  | WALL SCONCE |
|  | 1W LED COOL |
|  | 2W LED COOL |
|  | FAN W/ LIGHT |
|  | SWITCH/ SINGLE POLE |
|  | SPEAKER |
|  | SMOKE DETECTOR |
|  | CARBON MONOXIDE DETECTOR |
|  | THERMOSTAT |
|  | PHONE OUTLET |
|  | DATA OUTLET |
|  | OUTLET, DUPLEX |
|  | ARCH FAULT |
|  | GROUND FAULT |
|  | GFCI, NFP GROUND FAULT, WATERPROOF |
|  | 220 OUTLET, 3 PHASE |
|  | OUTLET, FOOD DISPOSAL |
|  | OUTLET, REFRIGERATOR |
|  | OUTLET, DISHWASHER |

MECHANICAL / PLUMBING KEYNOTES & SYMBOLS

- | | |
|---|------------------|
|  | AIR, DIFFUSER |
|  | AIR, CHASE |
|  | AIR, CONDENSER |
|  | HOT & COLD WATER |
|  | GAS STUB |
|  | CLEAN OUT |

MEP, Existing

STRIKE BREWING CO.

469 E CAMPBELL AVE
CAMPBELL, CA 95008

Revision Schedule

MEP, Existing

E1

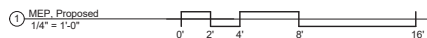
SCALE 1/4" = 1'-0"

6/7/2019 11:25:59 AM



GORDON K WONG, ARCHITECT LDC 30445
1701 MCCLARY LANE SUITE 100
CAMPBELL, CA 95008 (408) 395-2125
GORDONKWONG@GOWARCHITECTS.COM





6/7/2019 11:25:59 AM

