



CITY OF CAMPBELL
Community Development Department

March 3, 2021

NOTICE OF ADMIN. PLANNED DEVELOPMENT PERMIT APPLICATION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

Project Address: 2167-2175 S. Winchester Blvd.

Zoning/Area Plan: P-D / Winchester Blvd. Master Plan

Neighborhood Association(s): "Four C's" and Downtown Campbell Neighborhood Associations

File No.: PLN-2021-25

APN: 305-33-025

Applicant: Schwager Davis, Inc.

Property Owner: Blanca E Salcido

Application Type: Administrative Planned Development Permit

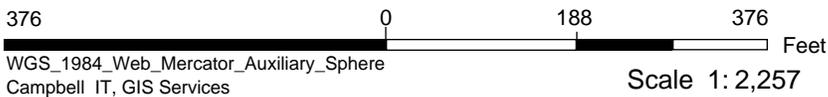
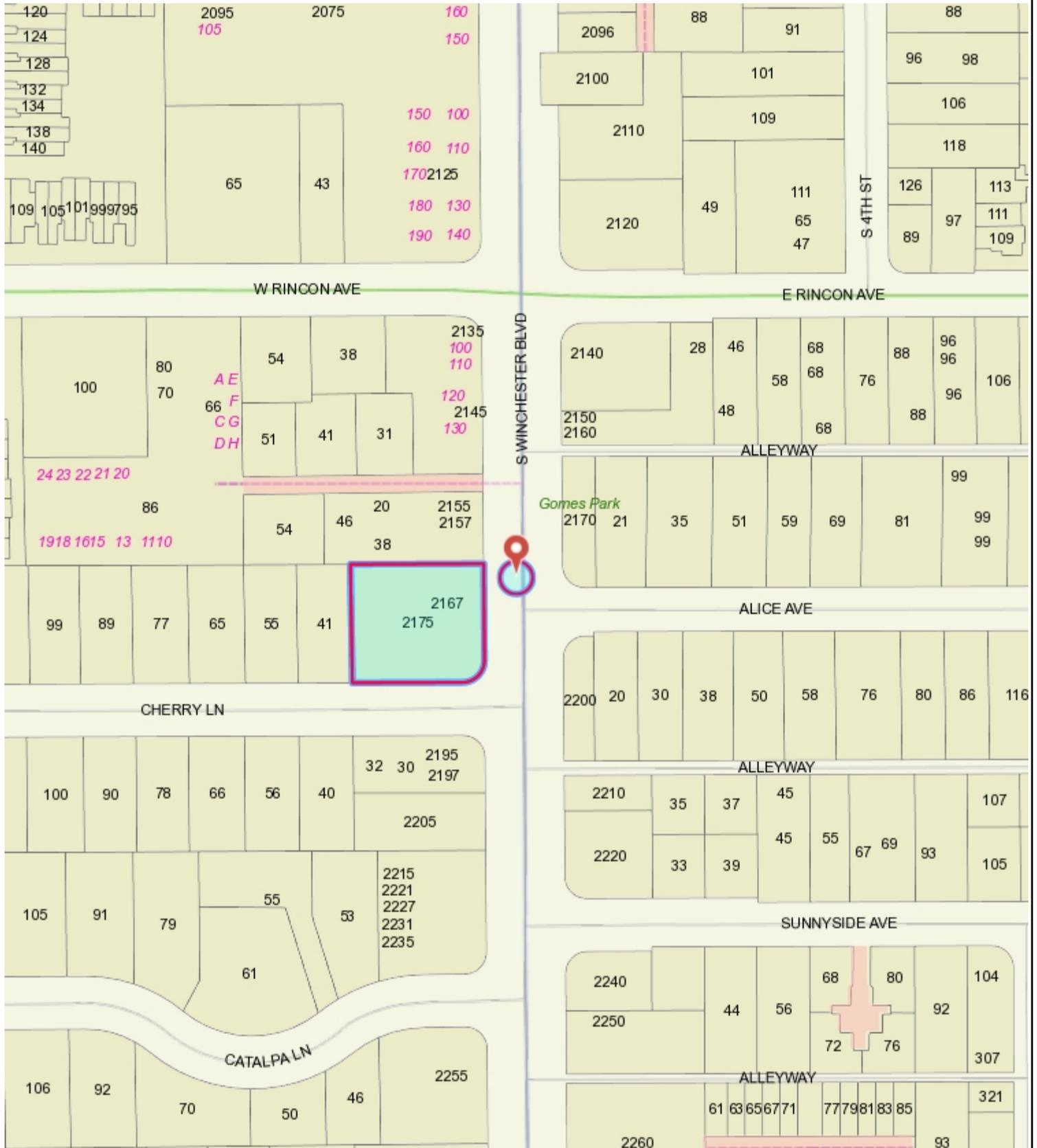
Project Description: Façade improvement to an existing commercial building.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on March 5, 2021 and ends on March 15, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 15, 2021**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at danielf@campbellca.gov.



Location Map - 2167-2175 S. Winchester Blvd



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.

RETAIL BUILDING RENOVATION FOR:
2165-2175 SOUTH WINCHESTER BLVD.
 CAMPBELL, CA



PERSPECTIVE VIEW

PLANNING SUBMITTAL SET: 2.5.2021
 FOR: SCHWAGER DEVELOPMENT



PROJECT LOCATION



SCOPE OF WORK

THE PROJECT CONSISTS OF FACADE RENOVATION/ IMPROVEMENT WORK FOR AN EXISTING ONE-STORY 8,337 SQUARE FOOT RETAIL BUILDING. SCOPE OF WORK WILL INCLUDE NEW STOREFRONT DOORS AND WINDOWS, METAL ACCENT PANELS, RECLAIMED WOOD SIDING, STEEL CANOPIES AND NEW PAINTING SCHEME.

BUILDING INFORMATION AND SITE DATA

LOCATION 2165-2175 SOUTH WINCHESTER BLVD.
 CAMPBELL, CA 95008
 SITE AREA +/- 19,985 S.F.

GROSS FLOOR AREA 8,337 S.F.
 ZONING P-D
 PARCEL NUMBER 305-33-025
 OCCUPANCY M (MERCANTILE)
 CONSTRUCTION TYPE VB

NUMBER OF STORIES 1
 VEHICLE PARKING 21 STALLS (1 VAN ACCESSIBLE)

ADOPTED CODES 2019 CALIFORNIA BUILDING CODE
 (ACCESSIBILITY COMPLIANCE PER CBC CHAPTER 11B)
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
 2019 CALIFORNIA ENERGY CODE
 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE
 2010 ADA STANDARDS FOR ACCESSIBILITY
 CITY OF CAMPBELL MUNICIPAL CODE

SHEET INDEX

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A0.3	SITE PLAN AND EMERGENCY ACCESS PLAN
A2.1	DEMOLITION PLAN AND PROPOSED FLOOR PLAN
A3.1	PROPOSED ELEVATIONS
A4.1	3D VIEWS/COLOR AND MATERIAL SHEET

PROJECT CONTACT

ARCHITECT
 BANDUCCI ASSOCIATES ARCHITECTS, INC.
 7011 KOLL CENTER PARKWAY, SUITE 100
 PLEASANTON, CA 94566
 CONTACT: DAVID BANDUCCI AIA
 T 925.426.4701 x102
 EMAIL: d.banducci@baarchitects.com

OWNER
 SCHWAGER DEVELOPMENT
 198 HILSDALE AVE
 SAN JOSE, CA 95136
 T 408.281.9300
 CONTACT: MIKE SCHWAGER
 EMAIL: mikeschwager@davis.com

CITY
 CITY OF CAMPBELL
 COMMUNITY DEVELOPMENT DEPARTMENT
 70 NORTH FIRST STREET
 CAMPBELL, CA 95008
 T 408.866.2180
 CONTACT: DANIEL FAMA
 EMAIL: danief@cityofcampbell.com





1. SURROUNDING SITE CONTEXT
SCALE: N.T.S.

NOTE: ① KEYS SHOWN ON PLAN FOR PHOTOS AT RIGHT.



①



②



③



④



⑤



⑥



⑦



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EXTERIOR IMPROVEMENTS FOR:
**2165-2175 SOUTH
WINCHESTER BLVD**

CAMPBELL, CA



REVISIONS
PLANNING SUBMITTAL SET 2.5.2021

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David B. Banducci, AIA, Architect

SHEET TITLE
**SURROUNDING SITE
CONTEXT MAP AND
SITE PHOTOS**

SCALE	N.T.S.
PROJECT NO.	20.43
DATE	2.5.2021
DRAWN BY	VDC

SHEET NO. **A0.2**

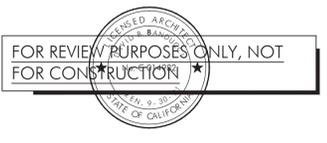
EXTERIOR IMPROVEMENTS FOR:
**2165-2175 SOUTH
WINCHESTER BLVD**

CAMPBELL, CA



REVISIONS	
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SHEET TITLE

**SITE PLAN AND
EMERGENCY ACCESS PLAN**

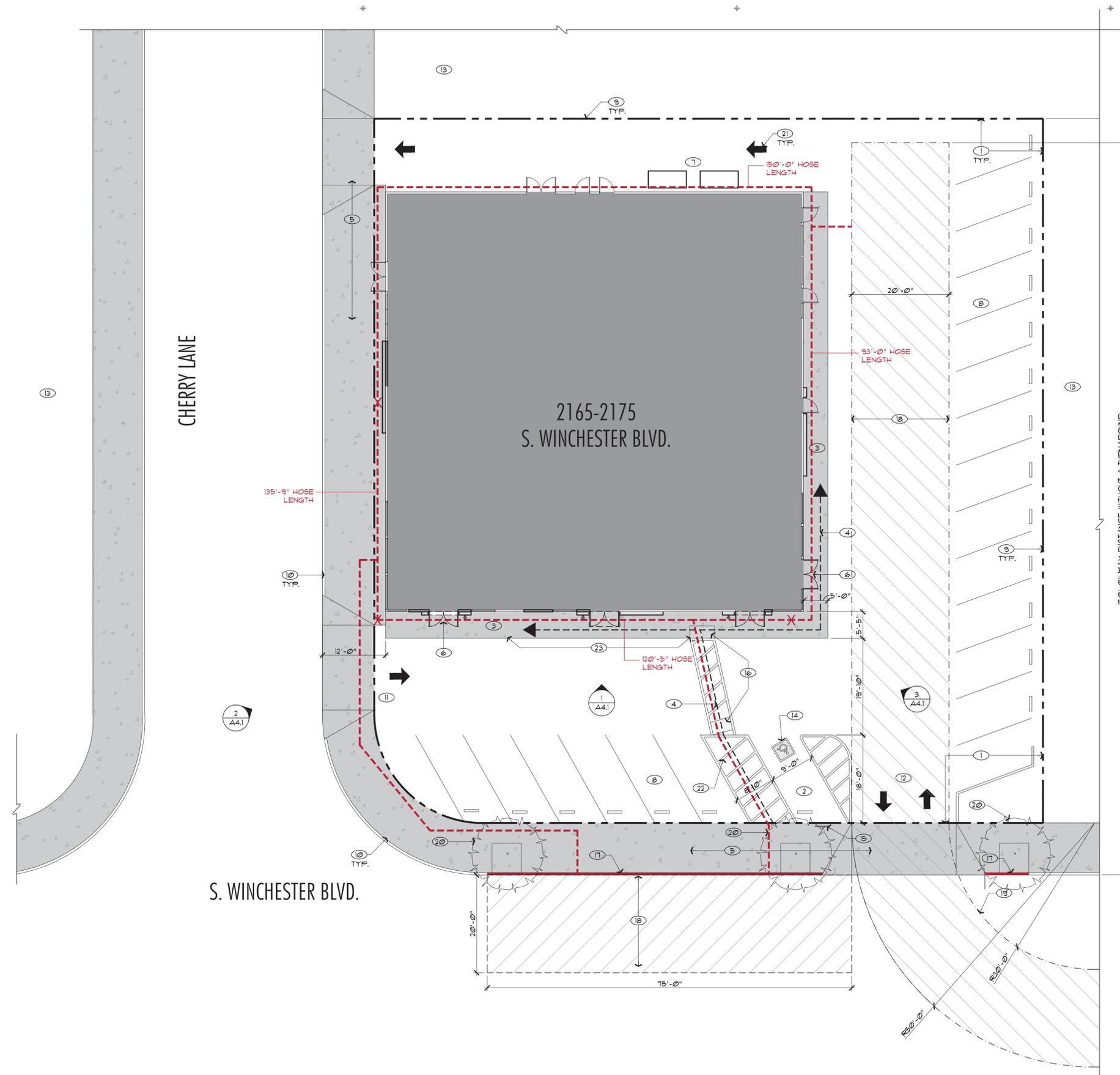
SCALE	3/32"=1'-0"
PROJECT NO.	20.43
DATE	2.5.2021
DRAWN BY	VDC

LEGEND

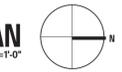
- EXISTING PROPERTY LINE
- X-X- FIRE DEPARTMENT HOSE DISTANCE-150' MAX LENGTH ("X" DENOTES END OF PATH)
- [Hatched Box] FIRE DEPARTMENT ACCESS - 20' WIDE MIN. 13'-6" CLEAR HEIGHT
- [Grey Box] EXISTING BUILDING FOOTPRINT
- [Stippled Box] EXISTING CONCRETE SIDEWALK
- [Circle with X and AXXX] 3D VIEW KEY

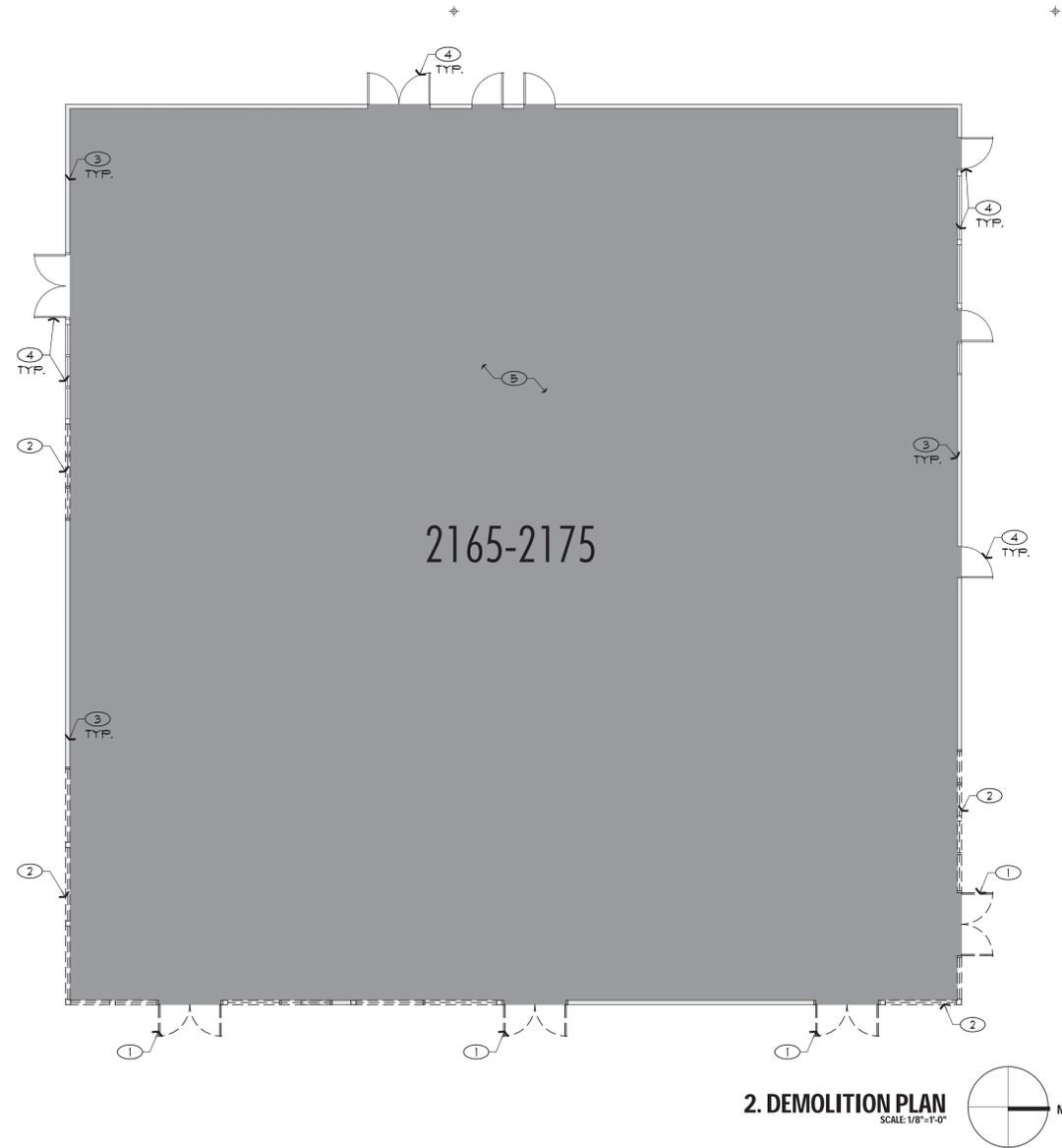
SITE PLAN KEYNOTES

- INDICATED BY (X) ON THE DRAWINGS.
1. PROPERTY LINE TYPICAL.
 2. EXISTING VAN ACCESSIBLE PARKING STALL.
 3. EXISTING CONCRETE SIDEWALK AT TENANT ENTRIES.
 4. EXISTING ADA PATH OF TRAVEL.
 5. EXISTING CITY OF CAMPBELL SIDEWALK WITH EXISTING CURB CUT/DRIVEWAY.
 6. EXISTING TENANT ENTRIES.
 7. EXISTING TRASH CONTAINER LOCATIONS.
 8. EXISTING PARKING STALLS, TYP.
 9. EXISTING FENCE TO REMAIN AT PROPERTY LINE - TYPICAL.
 10. EXISTING CURB AND GUTTER TO REMAIN - TYPICAL.
 11. RIGHT-IN ONLY.
 12. RIGHT-IN WITH RIGHT-OUT.
 13. FOR DESCRIPTION OF ADJACENT PROPERTIES, SEE SURROUNDING SITE CONTEXT MAP SHEET A02.
 14. EXISTING ACCESSIBLE SYMBOL.
 15. EXISTING VAN ACCESSIBLE PARKING SIGN.
 16. EXISTING TRUNCATED DOME/DETECTABLE WARNING BUMPS.
 17. PAINT AND MARK ALL CURBS RED ALONG FIRE LANES, VERBIAGE TO READ: FIRE LANE-NO PARKING. THIS AREA MUST REMAIN CLEAR AT ALL TIMES (SHOWN SHADED ON PLAN).
 18. FIRE DEPARTMENT ACCESS ROAD.
 19. FIRE TRUCK TURNING RADIUS.
 20. EXISTING STREET TREES.
 21. TRAFFIC FLOW (INDICATED BY ARROWS).
 22. EXISTING STRIPED ACCESS AISLE.
 23. EXISTING FLUSH CONDITION FROM ASPHALT TO CONCRETE SIDEWALK.



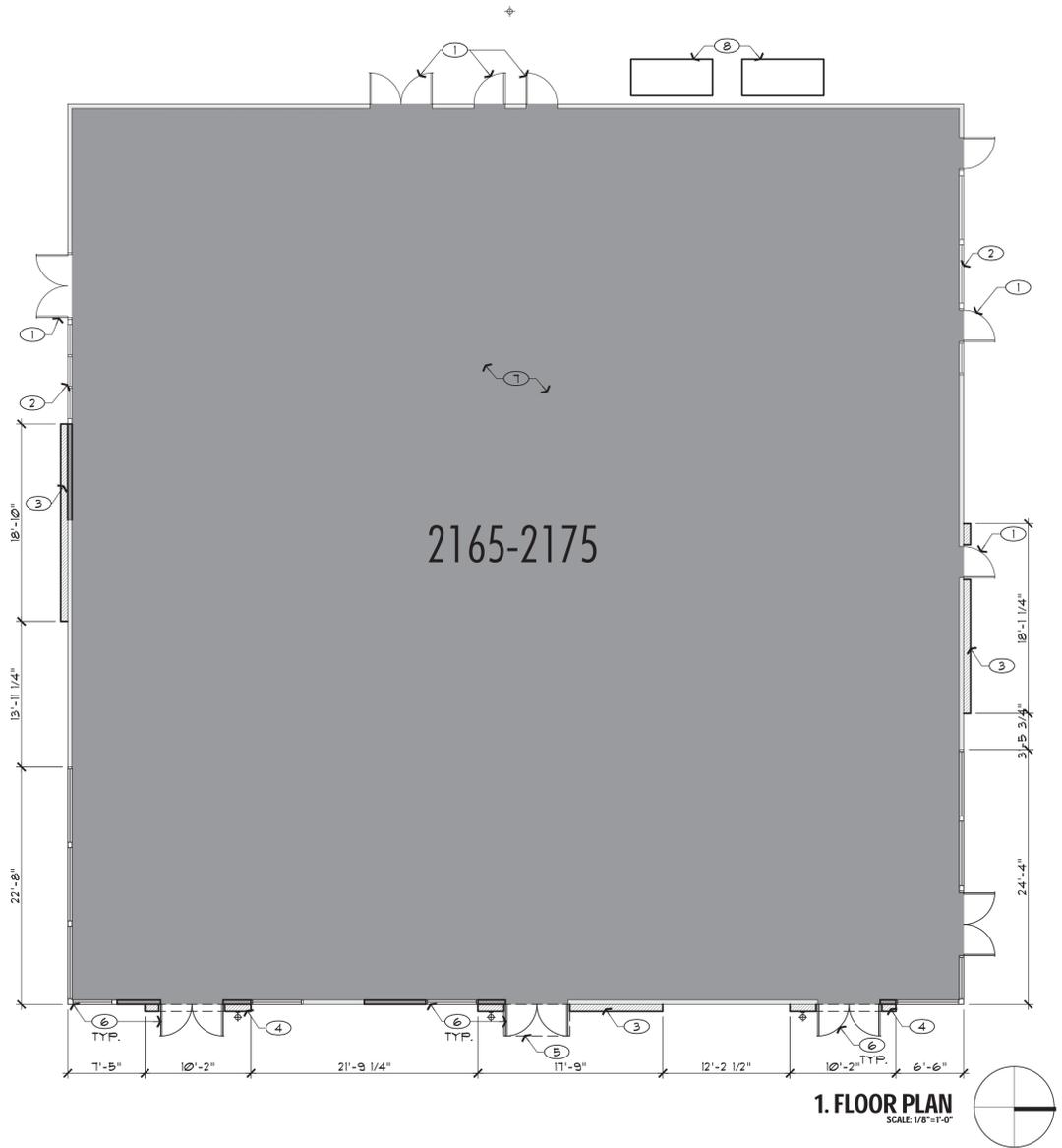
1. SITE PLAN
SCALE: 3/32"=1'-0"





DEMOLITION PLAN KEYNOTES

- INDICATED BY (X) ON THE DRAWINGS.
- EXISTING DOORS TO BE REMOVED, SHOWN DASHED.
 - EXISTING GLASS WINDOWS TO BE REMOVED, SHOWN DASHED.
 - EXISTING WALL TO REMAIN, TYP.
 - EXISTING DOORS AND/OR WINDOWS TO REMAIN, TYP.
 - NO WORK IN THIS AREA.



FLOOR PLAN KEYNOTES

- INDICATED BY (X) ON THE DRAWINGS.
- EXISTING STOREFRONT DOORS TO REMAIN.
 - EXISTING STOREFRONT WINDOWS TO REMAIN.
 - NEW RECLAIMED WOOD CLAD BUILD-OUT. SEE SHEET A31 FOR MORE INFO.
 - NEW METAL PANEL GLAD BUILD-OUT. SEE SHEET A31 FOR MORE INFO.
 - NEW STEEL C-CHANNEL CANOPY ABOVE.
 - NEW STOREFRONT GLASS AND DOORS, TYP. UON.
 - NO WORK IN THIS AREA.
 - EXISTING TRASH DISPOSAL TO REMAIN.

LEGEND

- (E) WALL CONSTRUCTION TO REMAIN
- (E) CONSTRUCTION TO BE REMOVED
- (N) WALL CONSTRUCTION
- (N) GLASS WINDOW
- (N) WALL SCONCE LIGHT FIXTURE



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EXTERIOR IMPROVEMENTS FOR:

**2165-2175 SOUTH
WINCHESTER BLVD**

CAMPBELL, CA



REVISIONS

PLANNING SUBMITTAL SET	2.5.2021

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SHEET TITLE

**DEMOLITION PLAN AND
FLOOR PLAN**

SCALE 1/8"=1'-0"

PROJECT NO. 20.43

DATE 2.5.2021

DRAWN BY VDC

SHEET NO. **A2.1**

EXTERIOR IMPROVEMENTS FOR:

**2165-2175 SOUTH
WINCHESTER BLVD**

CAMPBELL, CA



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PLANNING SUBMITTAL SET 2.5.2021

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David B. Banducci, AIA, Architect

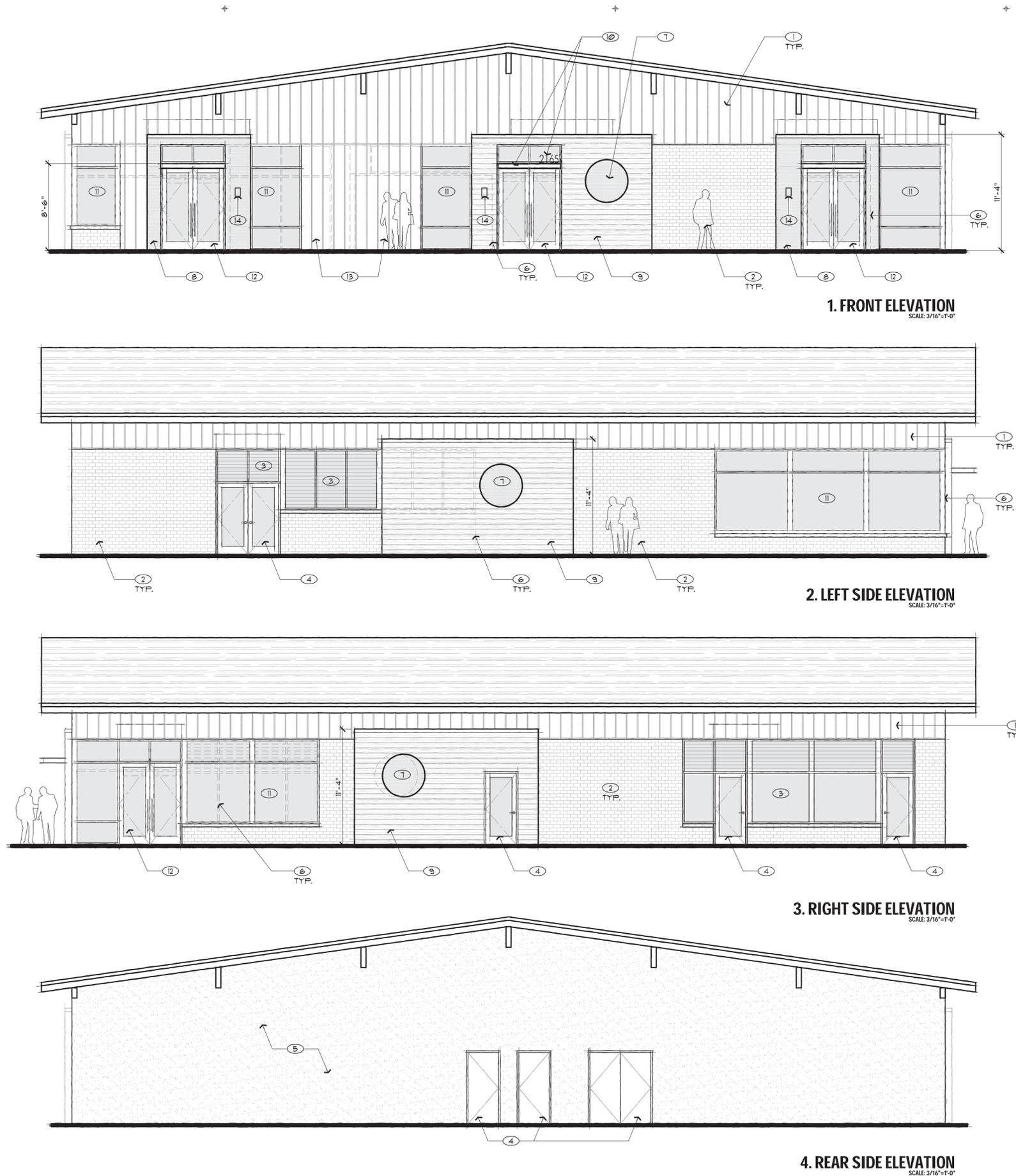
SHEET TITLE

**EXTERIOR
ELEVATIONS**

SCALE	3/16"=1'-0"
PROJECT NO.	20.43
DATE	2.5.2021
DRAWN BY	VDC

SHEET NO.

A3.1



EXTERIOR ELEVATION GENERAL NOTES

A. FOR MATERIAL AND COLOR INFORMATION, SEE SHEET A4.1.

ELEVATION KEYNOTES

INDICATED BY (X) ON THE DRAWINGS.

1. EXISTING SIDING TO BE PAINTED, TYPICAL.
2. EXISTING BRICK WALL TO BE PAINTED, TYPICAL.
3. EXISTING WINDOWS TO REMAIN.
4. EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN.
5. EXISTING WALL TO BE PAINTED.
6. EXISTING CONSTRUCTION TO BE REMOVED, SHOWN DASHED, TYP.
7. NEW METAL ACCENT PANEL.
8. NEW METAL ACCENT PANEL BUILD-OUT.
9. NEW RECLAIMED WOOD SIDING BUILD-OUT.
10. NEW C-CHANNEL CANOPY W/ FIN MOUNTED ADDRESS NUMBERS.
11. NEW GLASS ALUMINUM STOREFRONT.
12. NEW DOOR, FRAME, AND HARDWARE.
13. NEW SIDING TO MATCH EXISTING, PAINT-OUT.
14. NEW WALL SCONCE LIGHTING FIXTURE.

NOTE: A SIGN PERMIT IS NOT PART OF THIS APPLICATION AND WILL BE SUBMITTED AT A LATER DATE.



REVISIONS	
PLANNING SUBMITTAL SET	2.5.2021

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SHEET TITLE

**3D VIEWS AND
COLOR/MATERIALS**

SCALE	N.T.S.
PROJECT NO.	20.43
DATE	2.5.2021
DRAWN BY	VDC



1. 3D PERSPECTIVE VIEW FROM S. WINCHESTER BLVD.
SCALE: N.T.S.



2. 3D PERSPECTIVE VIEW FROM CORNER AT CHERRY LANE
SCALE: N.T.S.



3. 3D PERSPECTIVE VIEW FROM CORNER AT RIGHT SIDE
SCALE: N.T.S.



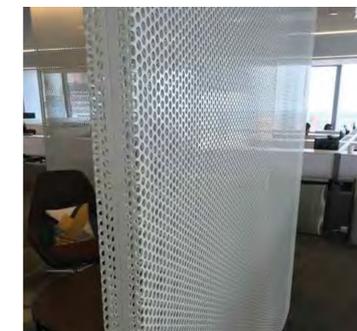
1 P-2 ACCENT PAINT COLOR
BENJAMIN MOORE AF-688
THUNDER



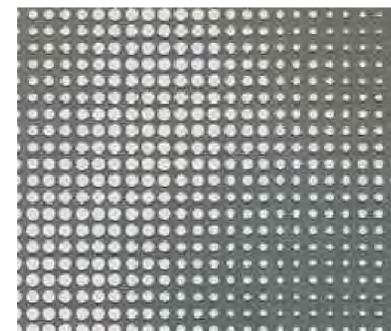
2 P-1 ACCENT PAINT COLOR
BENJAMIN MOORE HC-166
KENDALL CHARCOAL



3 A1111 CANOPY PAINT
BENJAMIN MOORE CSP-1195
FLAMENCO



4 METAL ACCENT PANELS AT WALLS:
MOZ DESIGNS DECORATIVE METAL
WHITE SAND POWDER (DOUBLE SIDED)
1/4" DIAM. PERFORATIONS-3/8" STG. CENTERS



5 METAL ACCENT PANELS AT CANOPIES:
MOZ LASER CUT ALUMINUM
MORPH PATTERN-DARK GREY
METALLIC POWDER



6 RECLAIMED WOOD ACCENT WALLS:
LBI-BOYD STACKED WOOD
VINTAGE COLLECTION LBI-1231
NATURAL-NO FINISH



1 CLEAR ANODIZED ALUMINUM
STOREFRONT DOOR



8 CLEAR ANODIZED ALUMINUM STOREFRONT



9 EXTERIOR WALL SCONCE
STONCO ROUGHLYTE WALL MOUNT