



CITY OF CAMPBELL
Community Development Department

COURTESY NOTICE OF NEW PLANNING APPLICATION

July 6, 2022

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

Project Address: 48 Civic Center Drive

Zoning | Area Plan: C-3 | Downtown Development Plan

Neighborhood Association(s): DCNA

File No.: PLN-2022-78

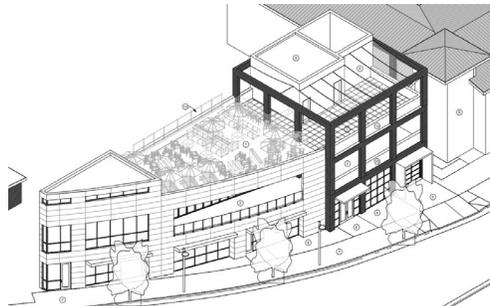
APN: 279-41-062

Applicant: Field to Barrel, LLC (OTB)

Property Owner: Field to Barrel, LLC (OTB)

Application Type: Preliminary Application

Project Description: Conceptual proposal for construction of an approximately 6,643 square-foot two story commercial building with an occupiable roof. The proposed building would be occupied by a "high-end taproom" (similar to a wine tasting bar) along with a small restaurant component, with interior and exterior seating areas, and a rooftop patio. The project proposes no on-site parking and will seek a waiver or an in-lieu of fee agreement.



Project Planner: Daniel Fama, Senior Planner

Email Contact: danielf@campbellca.gov

Phone Contact: (408) 866-2193

Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. To view the project plans, please scan the QR code:





Location Map for 48 Civic Center Drive



WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1: 564

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.

FIELD TO BARREL TAPROOM CAMPBELL PRELIMINARY PLANNING PACKAGE

48 CIVIC CENTER DR,
CAMPBELL, CA 95008

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A SINGLE NEW 6,643 SF TWO STORY + OCCUPIABLE ROOF BUILDING. THE CURRENT SITE IS UNDEVELOPED AND WILL BE COMPLETELY REWORKED TO ACCOMMODATE THE PROPOSED STRUCTURE ALONG WITH ACCESSIBLE PEDESTRIAN ACCESS AND A DRIVEWAY SERVING AN INTERNAL RECEIVING BAY AND TRASH ENCLOSURE.

THE PROPOSED BUILD OUT WILL CONSIST OF A HIGH-END TAPROOM (SIMILAR TO A WINE TASTING BAR) ALONG WITH A SMALL RESTAURANT COMPONENT, WITH INTERIOR AND EXTERIOR SEATING AREAS, A ROOFTOP PATIO, ACCESSIBLE RESTROOMS, AND ALL ATTENDANT BACK-OF-HOUSE COMPONENTS AND REQUIREMENTS.

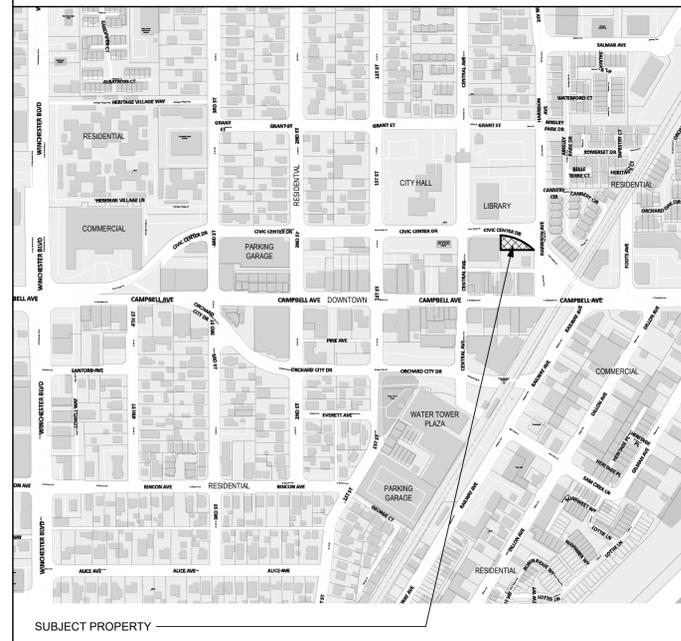
NO UTILITIES CURRENTLY SERVICE THE SITE, AND FULL SERVICES INCLUDING WATER, SEWER, AND ELECTRICITY WILL NEED TO BE PROVIDED.

THE PROJECT PROPOSES NO ONSITE PARKING AND WILL SEEK A WAIVER OR AN IN-LIEU OF FEE AGREEMENT.

THE PROJECT WILL REQUEST THE EXEMPTION UNDER CAMPBELL ZONING ORDINANCE 21.10.060 TABLE 2-11B TO INCREASE THE MAXIMUM ALLOWED FLOOR AREA RATIO FROM 1.25 TO 1.5.

THE PROJECT SITS ON THE GATEWAY OF CAMPBELL'S DOWNTOWN AND WILL SUPPORT THE CITY'S INTENTIONS AND GOALS OF THE DOWNTOWN DEVELOPMENT PLAN.

VICINITY MAP



PROJECT DATA

SITE AREA:	0.10 ACRES 4,480 SF
PROPOSED BUILDING AREA:	
FIRST FLOOR:	3,786 SF
SECOND FLOOR:	2,577 SF
ROOF PENTHOUSE:	280 SF
TOTAL:	6,643 SF
PROPOSED CONSTRUCTION TYPE:	V-B
PROPOSED STORIES:	2
PROPOSED OCCUPANCY:	A-2
BUILDING CODE:	2019 CBC
FIRE CODE:	2019 CFC
MECHANICAL CODE:	2019 CMC
ELECTRICAL CODE:	2019 CEC
PLUMBING CODE:	2019 CPC
ENERGY CODE:	2019 CA ENERGY CODE
GREEN CODE:	2019 CAL GREEN BLDG CODE
SPRINKLERED:	FULLY
PARCEL NUMBER:	279-41-062
ZONING CLASSIFICATION:	C-3
PROPOSED SITE COVERAGE:	0.85
PROPOSED FAR:	1.48

DRAWING INDEX

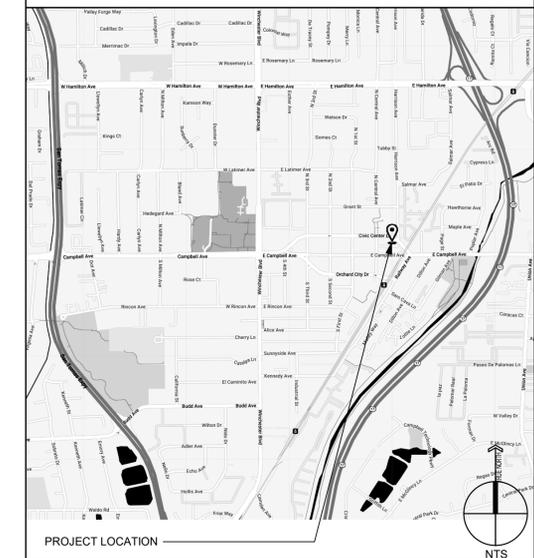
TITLE

PT.01 TITLE SHEET

ARCHITECTURAL

- PA0.1 PROPOSED SITE PLAN
- PA2.1 PROPOSED FLOOR PLANS
- PA2.2 PROPOSED ROOF PLAN
- PA3.1 PROPOSED EXTERIOR ELEVATIONS
- PA3.2 PROPOSED AXONOMETRIC
- PA3.3 PROPOSED RENDERINGS
- PA3.4 PROPOSED FINISHES
- PA4.0 REFERENCE SITE PHOTOS

PROJECT LOCATION



2022_048

architect

CAS Architects, Inc.
1987 Leghorn St, Ste 101
Mountain View, CA 94043
650.967.6600
www.casarch.com

Contact: Jose Cotto
Jose@casarch.com

owner

Field to Barrel, LLC (OTB)
1875 S Bascom Ave, Ste #560
Campbell, CA 95008
408.807.8619

Contact: Evan Jaques
Evan@outofthebarrelbeer.com

FIELD TO BARREL TAPROOM CAMPBELL

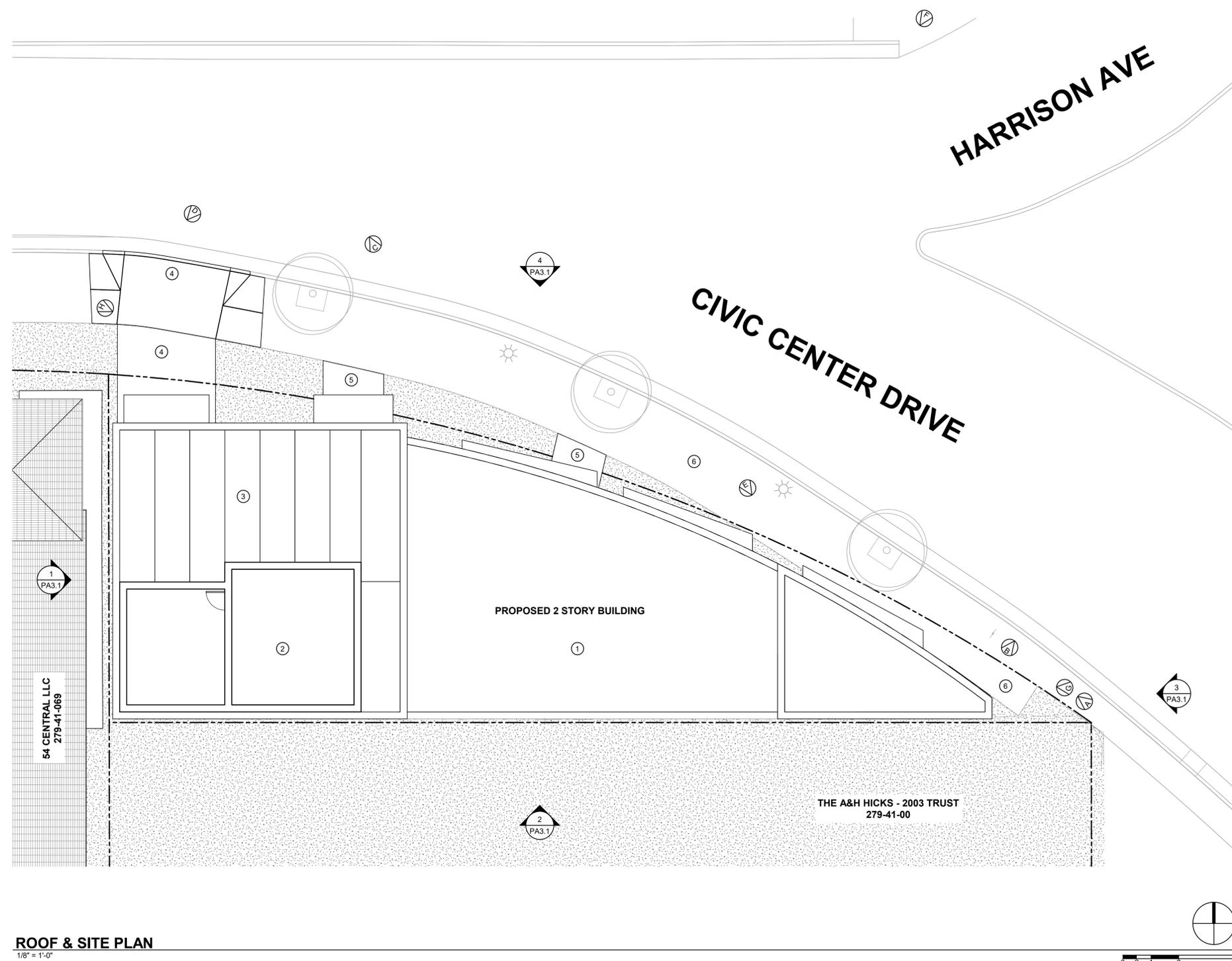
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07.01.2022 - Preliminary Planning Submittal

TITLE SHEET

PT.01



LEGEND	
DRAWING CONVENTIONS	
	EXISTING CONSTRUCTION TO REMAIN (DASHED LINEWORK)
	NEW CONSTRUCTION (SOLID LINEWORK)
LEGEND	
	PROPERTY LINE
	LANDSCAPE AREA
	VIEW DIRECTION
	EXTERIOR ELEVATION NUMBER
	SHEET WHERE OCCURS
	PHOTOGRAPH LOCATION (REFER TO SHEET PA4.0)

SITE PLAN REMARKS	
①	ROOFTOP PATIO. REFER TO SHEET PA2.2
②	ELEVATOR AND STAIR CORE. REFER TO SHEET PA2.2
③	FABRIC AWNINGS OVER ROOFTOP PATIO. REFER TO SHEET PA2.2
④	NEW DRIVEWAY.
⑤	NEW BUILDING WALK.
⑥	EXISTING SIDEWALK.

ROOF & SITE PLAN
1/8" = 1'-0"

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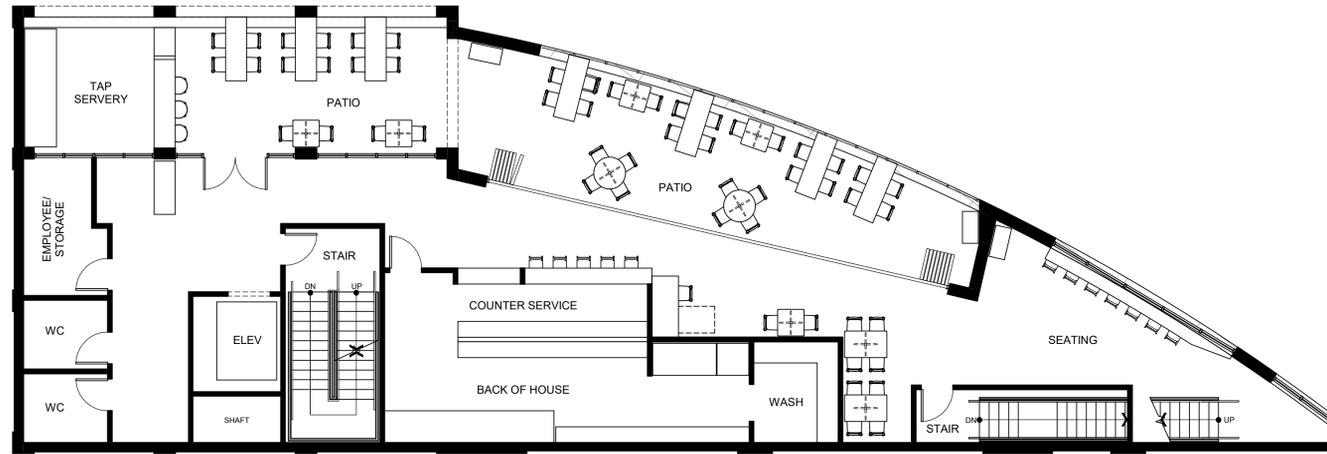
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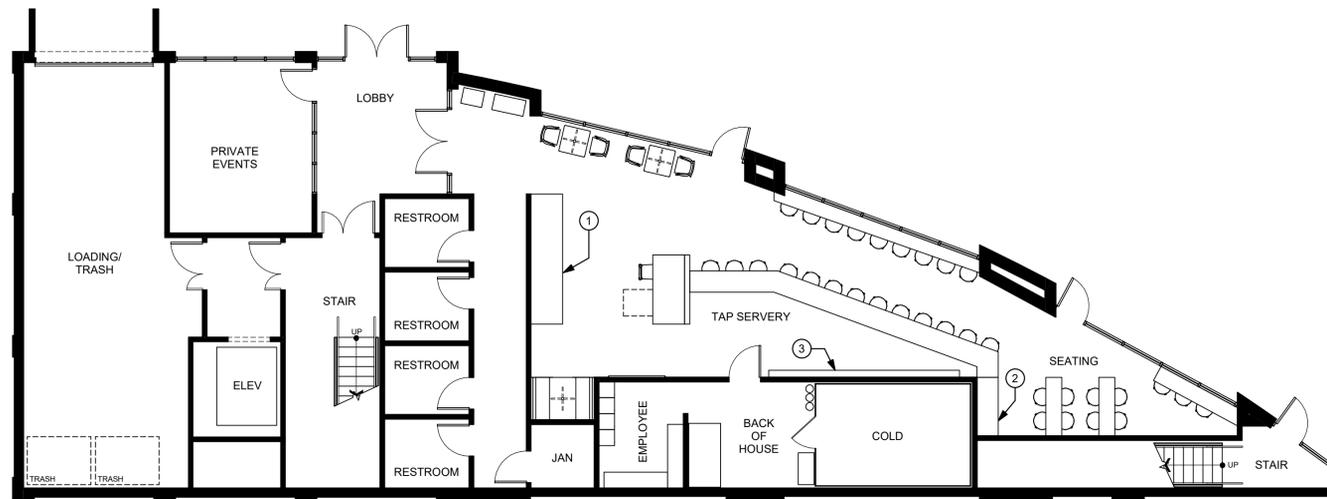
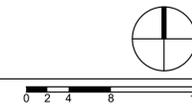
PROPOSED SITE PLAN

PA0.1



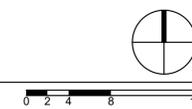
PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"



FLOOR PLAN REMARKS	
①	GRAB AND GO.
②	MERCHANDISE.
③	TAPS.

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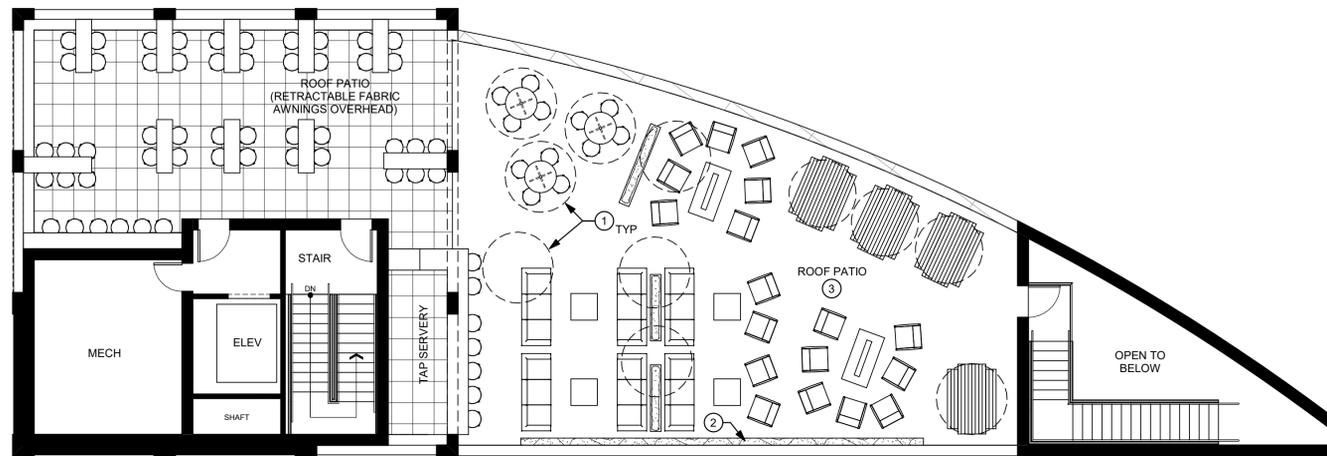
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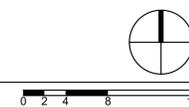
PROPOSED FLOOR PLANS

PA2.1



PROPOSED OCCUPIED ROOF PLAN

1/8" = 1'-0"



FLOOR PLAN REMARKS	
①	UMBRELLA.
②	PLANTED GREEN WALL ELEMENT W/ HOPS GRAPHIC.
③	ARTIFICIAL TURF.

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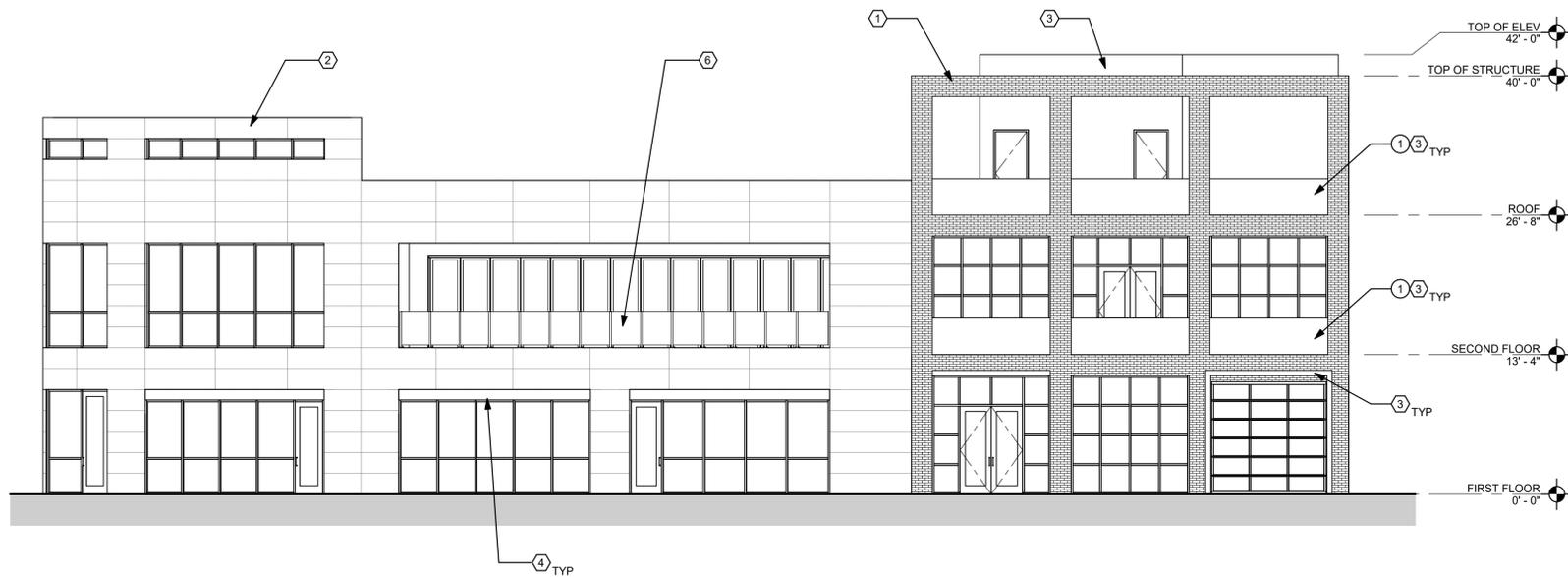
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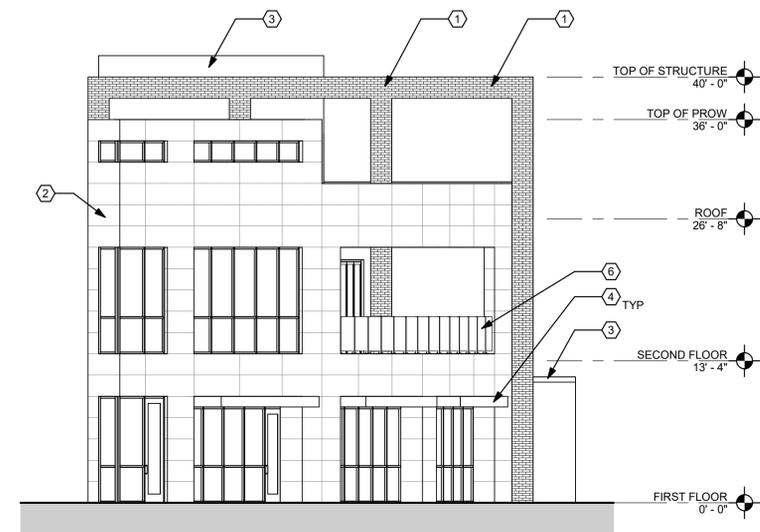
PROPOSED ROOF PLAN

PA2.2



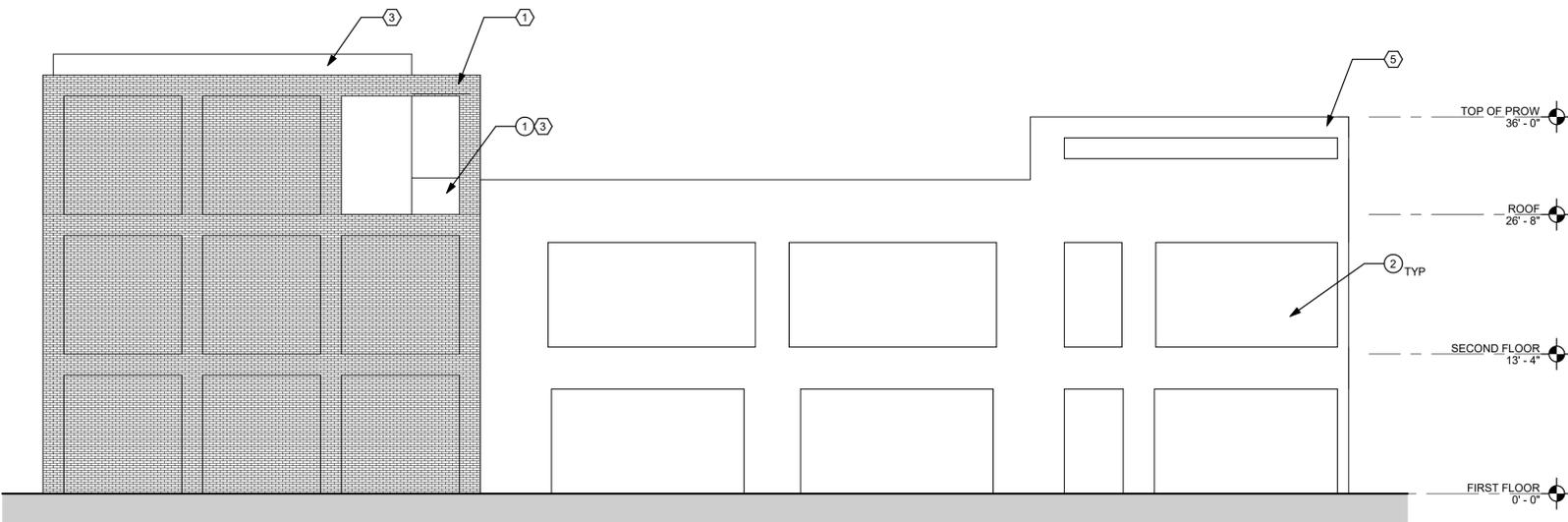
NORTH ELEVATION

1/8" = 1'-0"



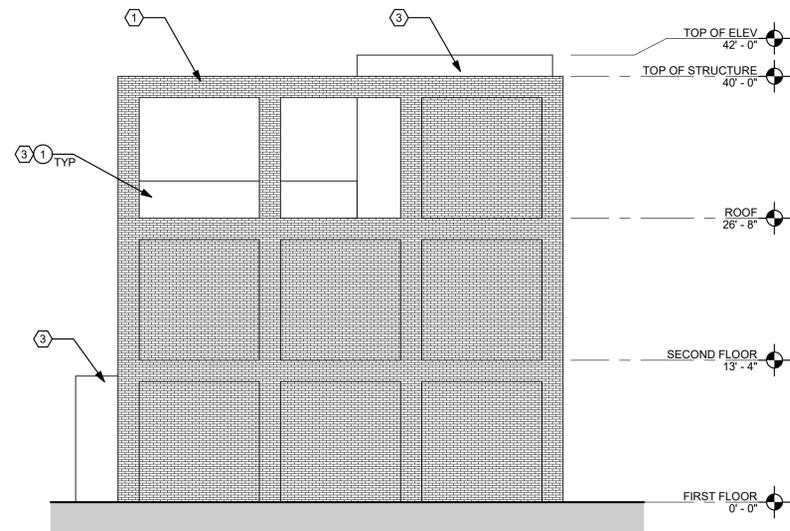
EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



MATERIALS

- ① BRICK.
- ② WOOD PANELS.
- ③ AGED/WEATHERED STEEL.
- ④ ALUMINUM COMPOSITE PANEL.
- ⑤ STUCCO
- ⑥ METAL AND GLASS RAILING.

(REFER TO MATERIAL BOARD ON SHEET PA3.4)

ELEVATION REMARKS

- ① PLANTERS.
- ② MURALS OR OTHER ART. (REFER TO SHEET PA3.3)

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PROPOSED EXTERIOR ELEVATIONS

PA3.1



AXONOMETRIC REMARKS	
①	ROOFTOP PATIO.
②	SECOND FLOOR PATIO.
③	ELEVATOR AND STAIR CORE.
④	RETRACTABLE FABRIC AWNINGS.
⑤	PROPOSED DRIVEWAY.
⑥	PRIMARY BUILDING ENTRY.
⑦	EXISTING SIDEWALK.
⑧	LANDSCAPE & PLANTING.
⑨	EXISTING ADJACENT BUILDING.
⑩	PLANTERS.
⑪	ROOFTOP PATIO W/ ARTIFICIAL TURF.
⑫	PLANTED GREEN WALL ELEMENT W/ HOPS GRAPHIC.

PROPOSED AXONOMETRIC

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PROPOSED AXONOMETRIC

PA3.2



VIEW ALONG CIVIC CENTER DRIVE SIDEWALK APPROACHING SITE
(NOTE: MURALS SHOWN ARE ILLUSTRATIVE)



VIEW ALONG SIDEWALK TOWARDS HARRISON



VIEW DOWN CIVIC CENTER DRIVE AT HARRISON



VIEW FROM ACROSS CIVIC CENTER DRIVE

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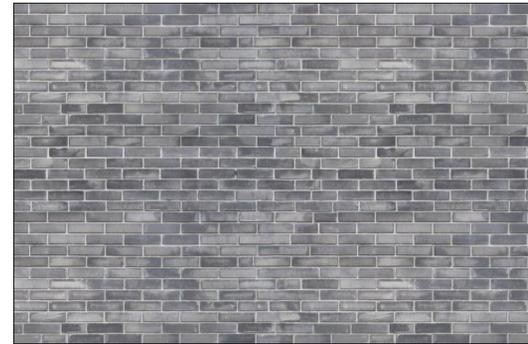
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PROPOSED RENDERINGS

MATERIAL BOARD



① BRICK



④ ALUMINUM COMPOSITE PANEL



② WOOD PANELS



⑤ STUCCO



③ AGED/WEATHERED STEEL



⑥ METAL AND GLASS RAILING

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PROPOSED FINISHES

PA3.4



H VIEW EAST FROM PROPERTY CORNER
12" = 1'-0"



G VIEW WEST FROM PROPERTY CORNER
12" = 1'-0"



F VIEW SOUTH FROM HARRISON
12" = 1'-0"



E VIEW OF ADJACENT PROPERTY
12" = 1'-0"



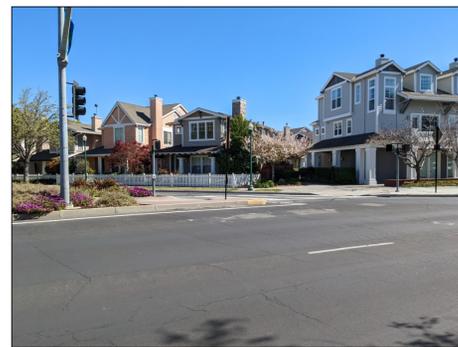
D VIEW OF ADJACENT PROPERTY
12" = 1'-0"



1 AERIAL OF PROJECT SITE
12" = 1'-0"



C VIEW OPPOSITE CIVIC CENTER
12" = 1'-0"



B VIEW OPPOSITE CIVIC CENTER
12" = 1'-0"



A VIEW DOWN CIVIC CENTER
12" = 1'-0"

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OUT OF THE BARREL
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REFERENCE SITE PHOTOS

PA4.0