



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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

May 12, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday May 23, 2023, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 2201 S. Bascom Avenue
Zoning | Area Plan: C-2 | N/A
Neighborhood Association(s): N/A
Council District: 2
File No: PLN-2022-140
APN: 412-19-020
Applicant: Quality Choice Construction
Property Owner: Drummond Dennis Trustee & Et Al
Application Type: Conditional Use Permit with Site and Architectural Review
Project Planner: Larissa Lomen, Assistant Planner
Email Contact: larissal@campbellca.gov
Phone Contact: (408) 866-2144

Project Description:

To allow site improvements and the remodel of the exterior of an existing commercial building to allow for the establishment of a restaurant (Denny's), with late night activities (open 24 hours, daily)

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

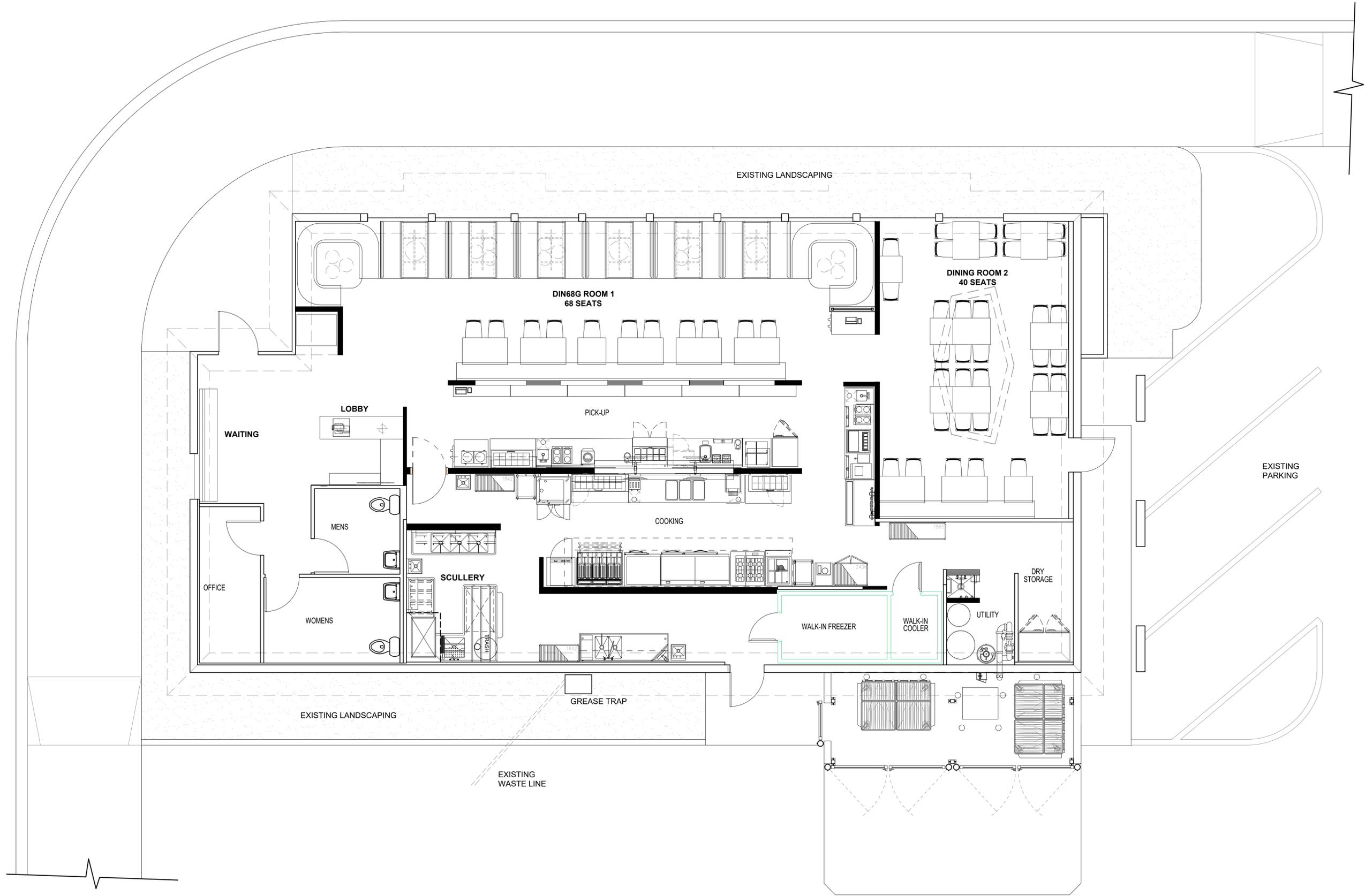
Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

****Asistencia en Español disponible, Simplemente marque (408) 866-2140 y pida traduccion en Español**



S. BASCOM AVE.

APRICOT AVE.



FLOOR PLAN

1/4" = 1'-0"

SPARC
DESIGN

24910 LAS BRISAS RD. STE 112 MURRIETA, CA 92582
WWW.SPARCDISIGNGROUP.COM | 951.293.4528

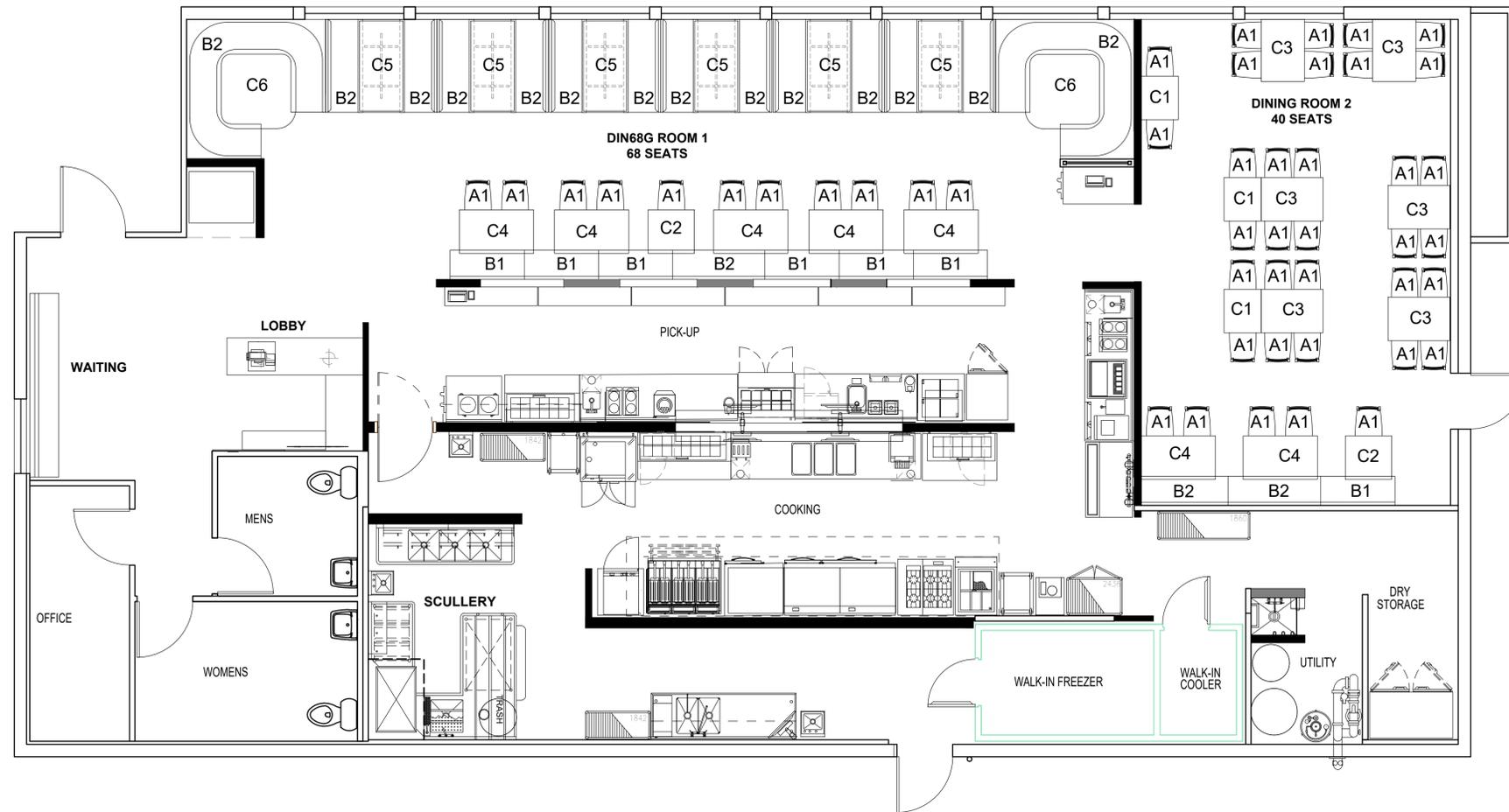
PROJECT: **DENNY'S REMODEL**
AT
2201 S. BASCOM AVE.
CAMPBELL, CALIFORNIA 95008

MARK	DATE	DESCRIPTION

ISSUE: 20 FEBRUARY 2023
 PROJECT NO:
 FILE:
 DRAWN BY: W.N.R.
 CHECKED BY: -

FLOOR PLAN

A-2.0



FURNITURE PLAN

1/4" = 1'-0"

FURNITURE LIST			
ITEM	QTY.	PLAN	DESCRIPTION
A1	61		CHAIR
B1	7		60" BENCH SEAT
B2	15		60" BENCH SEAT
B3	2		CORNER BOOTH
C1	3		24" X 30" TABLE
C2	2		30" X 30" TABLE
C3	6		40" X 30" TABLE
C4	7		48" X 30" TABLE
C5	6		60" X TABLE
C6	2		48" X 48" TABLE

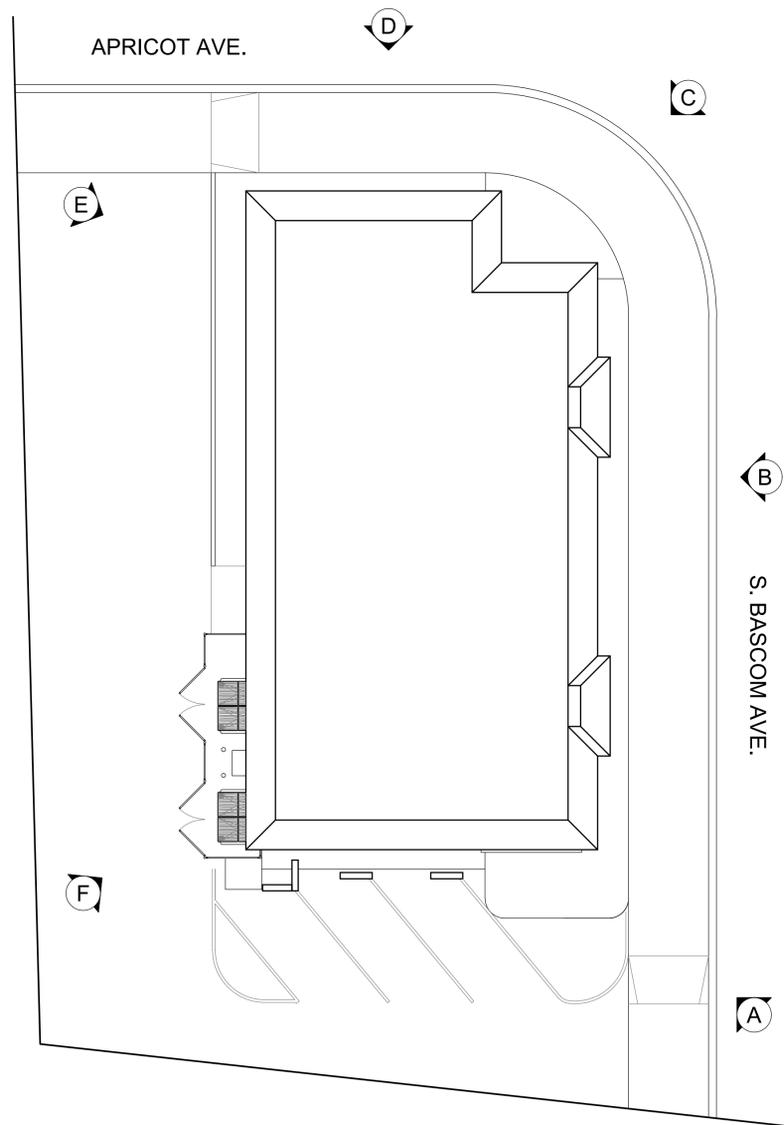
FURNITURE NOTES	
A.	ACCESSIBLE WHEELCHAIR SEATING FOR MIN. 5% OF TOTAL SEATS. AT LEAST (1) PER FUNCTIONAL AREA OF THE RESTAURANT. MIN. 36" W/CLEAR AISLE & SEATS. SHALL PROVIDE A TABLE OR COUNTER HEIGHT OF 28" TO 34" A.F.F. W/ 27" H X 30" W X 19" KNEE SPACE BELOW.
B.	ALL INTERIOR TABLES AND CHAIRS TO BE PROVIDED BY FURNITURE VENDOR. ALL BOOTH BENCHES AND BANQUETTE BENCHES TO BE PROVIDED BY MILLWORK VENDOR.
C.	ALL TABLES AND CHAIRS ARE NOT TO BE FIXED.

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FURNITURE PLAN

A-3.0



SITE PHOTOGRAPHY PLAN



SOUTHEAST CORNER "A"



EAST ELEVATION "B"



NORTHEAST CORNER "C"



NORTH ELEVATION "D"



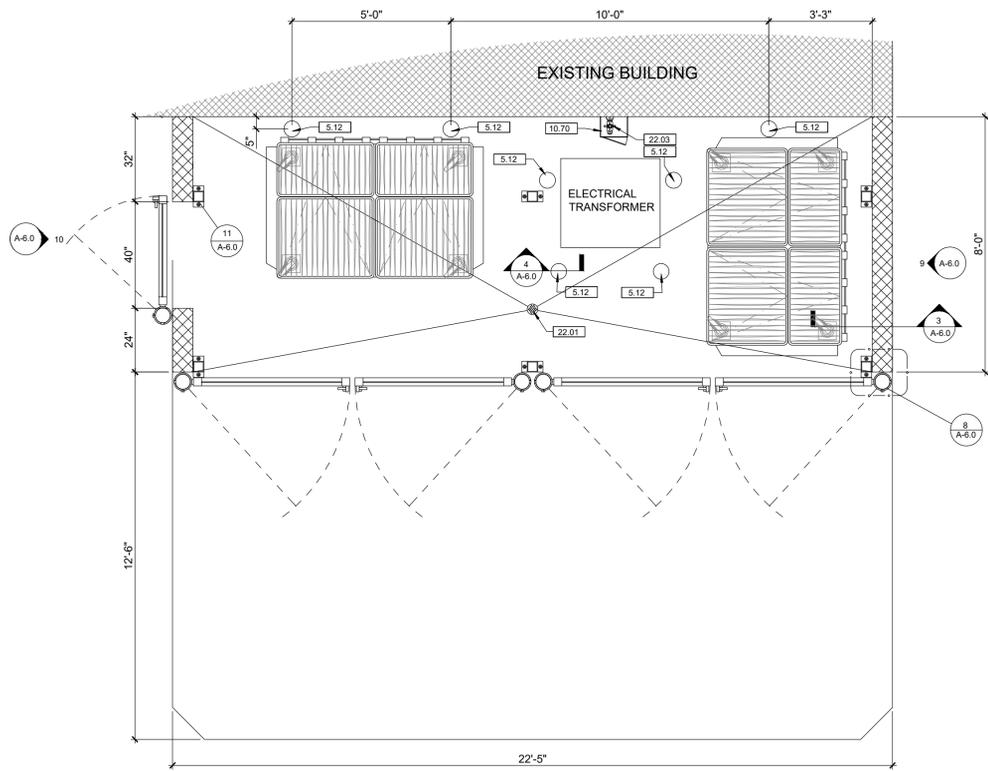
WEST ELEVATION "E"



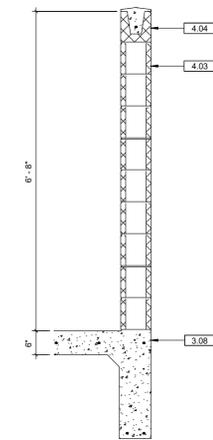
SOUTHWEST CORNER "F"

MARK	DATE	DESCRIPTION

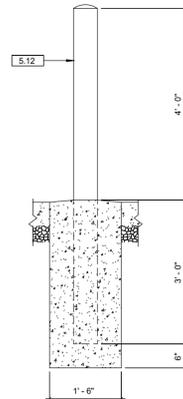
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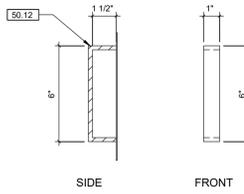
1 TRASH ENCLOSURE PLAN
A-6.0 1-1/2" = 1'-0"



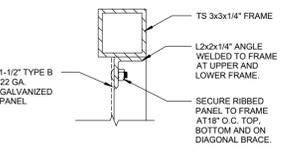
3 WALL SECTION
A-6.0 3/4" = 1'-0"



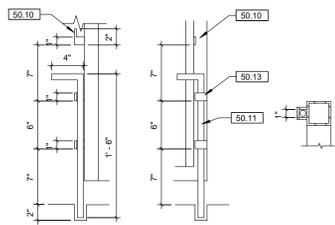
4 BOLLARD
A-6.0 3/4" = 1'-0"



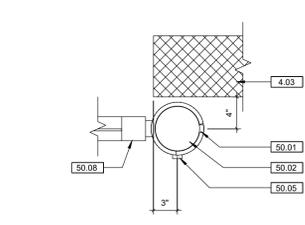
5 PULL DETAIL
A-6.0 3" = 1'-0"



6 GATE FRAME DETAIL
A-6.0 3" = 1'-0"



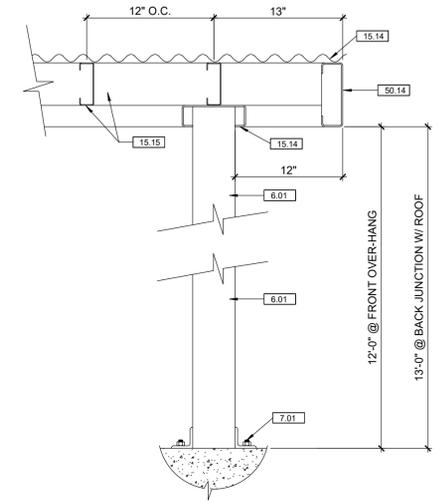
7 CANE BOLT DETAILS
A-6.0 3" = 1'-0"



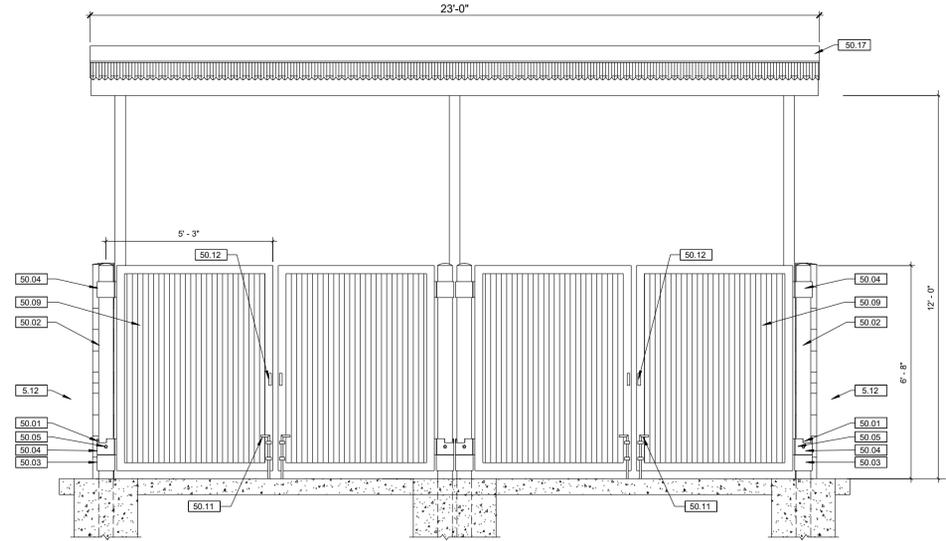
8 GATE POST DETAIL
A-6.0 3" = 1'-0"

MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
EP-01	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 6670 GOLD CREST; SATIN	
EP-02	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7044 AMAZING GRAY; SATIN	
EP-03	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7041 VAN DYKE BROWN; SATIN	
EP-05	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7675 SEALSkin	INTERIOR SIDE OF WALLS IN TRASH ENCLOSURE.
EP-07	EXTERIOR PAINT	SHERWIN WILLIAMS	DTM GLOSS, PACKAGED S-W BLACK	

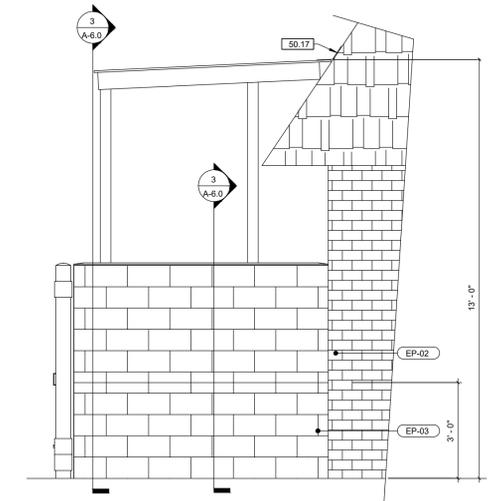
- KEYNOTES**
- 3.08 6" CONCRETE SLAB AND APRON AT TRASH ENCLOSURE. SLOPE AS REQUIRED FOR PROPER DRAINAGE. REFER TO CIVIL DRAWINGS.
 - 4.03 8 X 8 X 16 STANDARD CMU BLOCK TRASH ENCLOSURE WALL. REFER TO CIVIL DRAWINGS.
 - 4.04 CMU BOND BEAM. GROUT SOLID. PROVIDE 1" HIGH CONCRETE WASH. SLOPE TO DRAIN. TROWEL SMOOTH.
 - 5.12 HSS 6" X 3/8" GALVANIZED PIPE BOLLARD. GROUT SOLID. PAINT SAFETY YELLOW.
 - 6.01 4" X 4" X 1/2" STEEL PIPE COLUMN W/ 2" X 2" MOUNTING ANGLES WELDED ON OPPOSITE SIDE OF COLUMN.
 - 7.01 2" X 4" CONCRETE ANCHOR BOLT WITH WASHER.
 - 22.01 FLOOR DRAIN. REFER TO PLUMBING DRAWINGS.
 - 22.03 HOSE BIB. REFER TO PLUMBING DRAWINGS.
 - 50.01 1" X 1" STOPPING BLOCK WELDED TO GATE POST.
 - 50.02 HSS 5.563" X 0.375" GALVANIZED GATE POST. GROUT SOLID. PAINT EP-02.
 - 50.03 HSS 8.625" X 0.5" FULLY WELDED TO GATE POST PIPE.
 - 50.04 HSS 8.625" X 0.5" GATE COLLAR WELDED TO GATE DOOR. DO NOT WELD TO GATE POST PIPE.
 - 50.05 ZERK GREASE FITTING.
 - 50.08 TS 2 X 2 X 1/4" TRASH ENCLOSURE DOOR FRAME. CAP ALL OPEN TUBE ENDS. BUILD WELDS FLUSH AND GRIND SMOOTH.
 - 50.09 1-1/2" TYPE B 22 GA. RIBBED METAL PANEL. ATTACH TO STEEL FRAME ALONG TOP, BOTTOM AND DIAGONAL BRACINGS (NOT SHOWN). 18" OC.
 - 50.10 1/4" STEEL PLATE CANE BOLT RECEIVER PLATE.
 - 50.11 3/4" DIA. METAL CANE BOLT WITH 1/4" STEEL RECEIVER PLATE. PROVIDE 2" DEEP RECEIVING HOLE IN PAVEMENT AT DOOR CLOSED AND OPEN POSITIONS.
 - 50.12 1/4" WELDED PLATE METAL HANDLE AND CHAIN LOOP ON EXTERIOR SIDE OF DOOR FRAME.
 - 50.13 1/4" STEEL PLATE CANE BOLT GUIDE.
 - 50.14 2" X 6" STEEL "C" BEAM PERIMETER FRAME. WELD AS NEEDED.
 - 50.15 1" X 4" STEEL "C" BEAM RAFTER & SPACER. WELD AS NEEDED.
 - 50.16 24" WIDE G.I. STEEL CORRUGATED ROOFING PANELS.
 - 50.17 6" X 6" GALVANIZED ROOF FLASHING.
 - 50.20 3/8" X 1/2" GALVANIZED CHAIN LINK GATE AND POSTS.



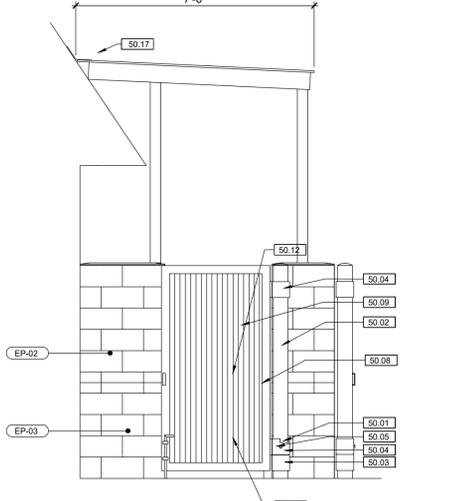
11 ROOF COLUMN DETAIL
A-6.0 3" = 1'-0"



2 ENCLOSURE GATE ELEVATION
A-6.0 1-1/2" = 1'-0"



9 TRASH ENCLOSURE NORTH ELEVATION
A-6.0 1-1/2" = 1'-0"



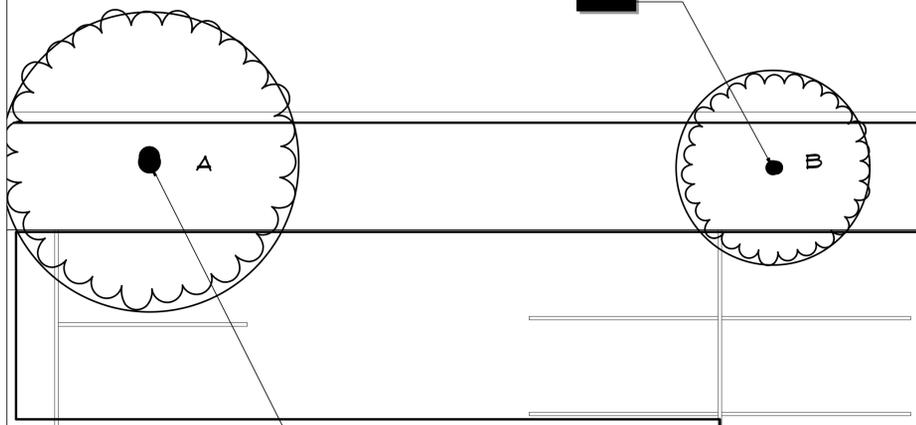
10 TRASH ENCLOSURE SOUTH ELEVATION
A-6.0 1-1/2" = 1'-0"

MARK	DESCRIPTION	DATE
1	BLDG. DEPT. CORRECTIONS	01 DEC. 2022

ISSUE: 20 FEBRUARY 2023
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TRASH ENCLOSURE PLAN

APRICOT AVENUE

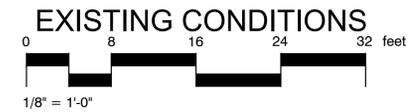
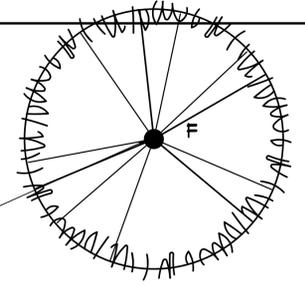
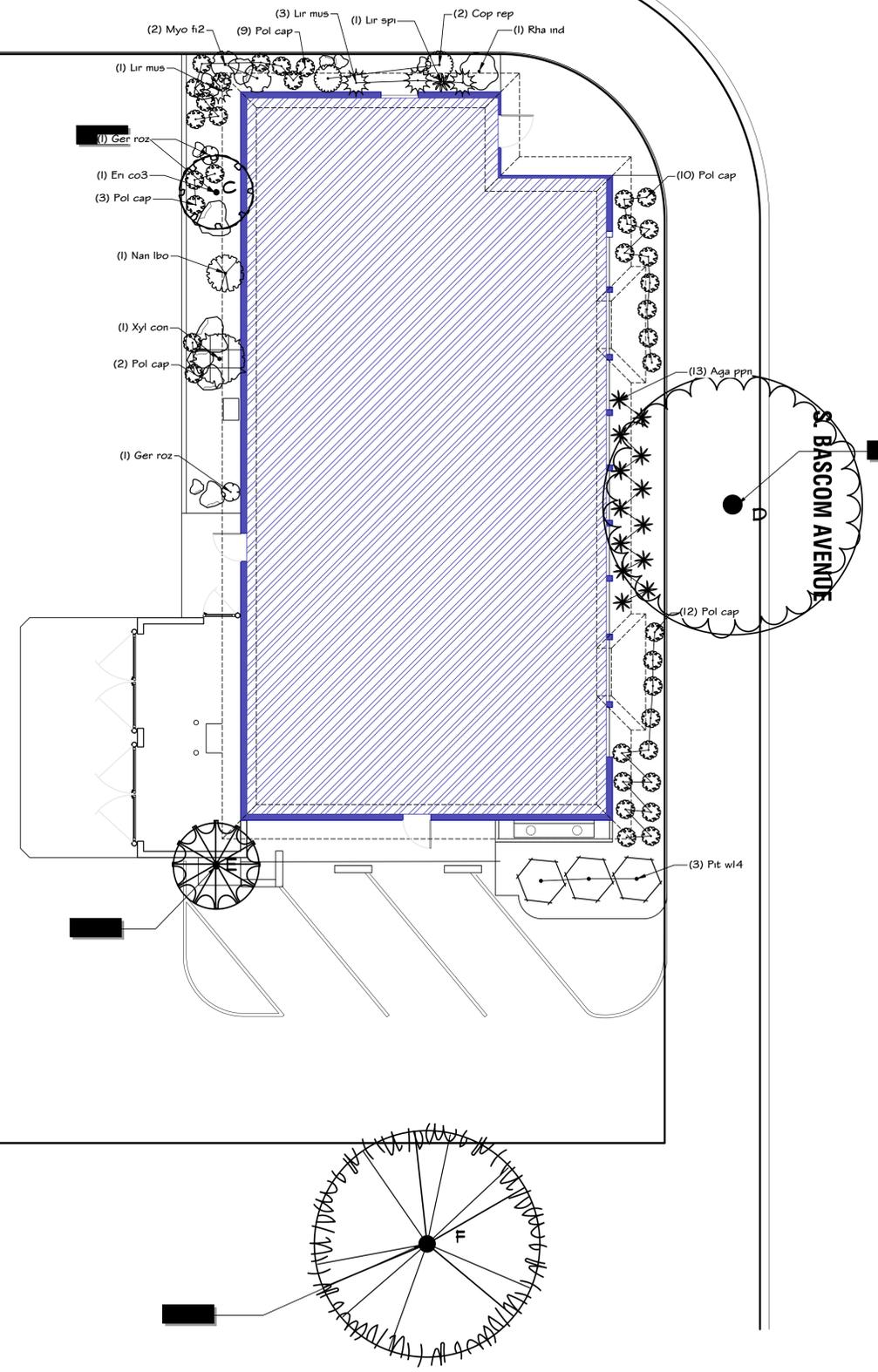
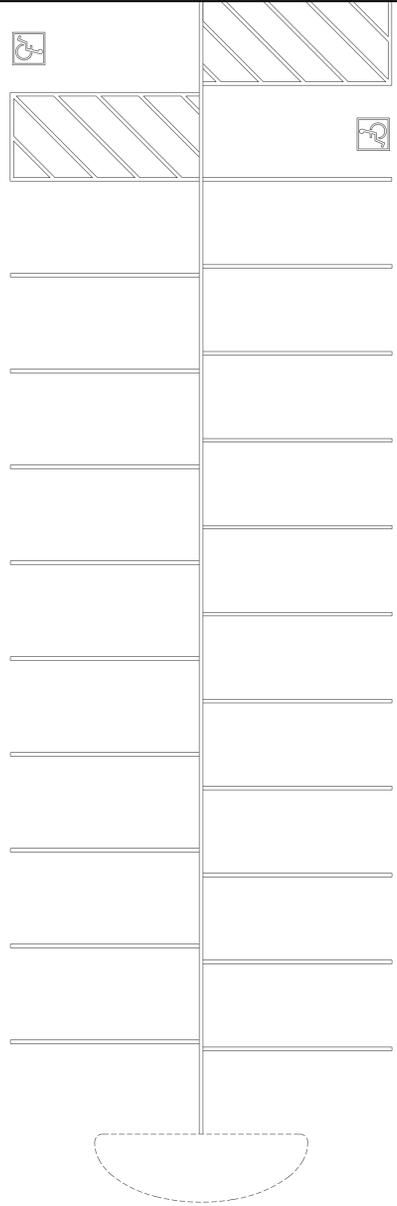
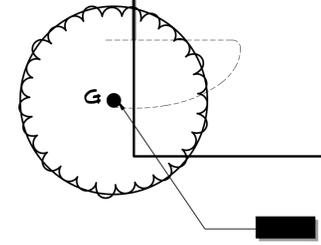


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	Eri co3	1	Eriobotrya x 'Coppertone'	Coppertone Loquat Multi-Trunk	---	---
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	Aga ppn	13	Agapanthus africanus 'Peter Pan'	Peter Pan African Lily	---	Existing
	Cop rep	2	Coprosma repens	Mirror Plant	---	Existing
	Ger roz	2	Geranium x 'Rozanne'	Rozanne Cranesbill	---	Existing
	Lir mus	4	Liriope muscari	Lilyturf	---	Existing
	Lir spi	1	Liriope spicata 'Silver Dragon'	Silver Dragon Creeping Lilyturf	---	Existing
	Myo fl2	2	Myoporum parvifolium 'Fine Leaf Form'	Fine Leaf Trailing Myoporum	---	Existing
	Nan lbo	1	Nandina domestica	Heavenly Bamboo	---	Existing
	Pit w14	3	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum	---	Existing
	Pol cap	37	Polygonum capitatum	Pink Head Knotweed	---	Existing
	Rha ind	1	Rhaphiolepis indica	Indian Hawthorn	---	Existing
	Xyl con	1	Xylosma congestum	Shiny Xylosma	---	Existing

EXISTING TREES

SYMBOL	DESCRIPTION	Botanical Name	Trunk Circumference	Canopy Diameter
	TREE - A	Magnolia grandiflora	42 inches	28 feet
	TREE - B	Magnolia grandiflora	36 inches	18 feet
	TREE C	Eriobotrya deflexa	30 inches	8 feet
	TREE D	Magnolia grandiflora	36 inches	28 feet
	TREE E	Arborvitae occidentalis	18 inches	9 feet
	TREE F	Sequoia sempervirens	60 inches	24 feet
	TREE G	Magnolia grandiflora	24 inches	18 feet



LITTLE LANDSCAPE DESIGNS
 littlescapedesigns@msn.com
 (916) 812-7632

EXISTING CONDITIONS
 DENNY'S REMODEL
 2201 S. BASCOM AVENUE
 CAMPBELL, CA 95006

FEBRUARY 10, 2023
 DATE
 AS NOTED
 SCALE
 CONCEPTUAL PLANTING PLAN
 AREA & SCOPE
 PL
 DESIGNER
 SHEET NUMBER

L1.1

APRICOT AVENUE

PLANT SCHEDULE

SHRUBS	WUCOLS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	Very Low	3	Agave x 'Blue Flame'	Blue Flame Agave	5 gal.	
	Low	37	Arctotis x 'Cherry Frost'	The Ravens Cherry Frost African Daisy	1 gal.	
	Low	2	Banksia praemorsa 'Red'	Cut-leaf Banksia	5 gal.	
	Low	14	Diets iridioides 'Variegata'	Variegated Fortnight Lily	1 gal.	
	Low	26	Euonymus japonicus 'Microphyllus'	Boxleaf Euonymus	5 gal.	
	Low	6	Juniperus communis 'Pencil Point'	Pencil Point Common Juniper	5 gal.	
	Low	8	Loropetalum chinense rubrum 'Peack'	Purple Pixie® Dwarf Fringe Flower	2 gal.	
	Very Low	16	Mimulus x 'Pumpkin'	Pumpkin Monkeyflower	1 gal.	
	Low	1	Nandina domestica	Heavenly Bamboo	---	Existing
	Low	37	Senecio serpens	Blue Chalksticks	1 gal.	
	Very Low	15	Teucrium cossonii majoricum	Germander	1 gal.	



Agave x 'Blue Flame'



Arctotis x 'Cherry Frost'



Banksia praemorsa 'Red'



Diets iridioides 'Variegata'



Euonymus japonicus 'Microphyllus'



Juniperus communis 'Pencil Point'



Loropetalum chinense rubrum 'Peack'



Mimulus x 'Pumpkin'



Nandina domestica



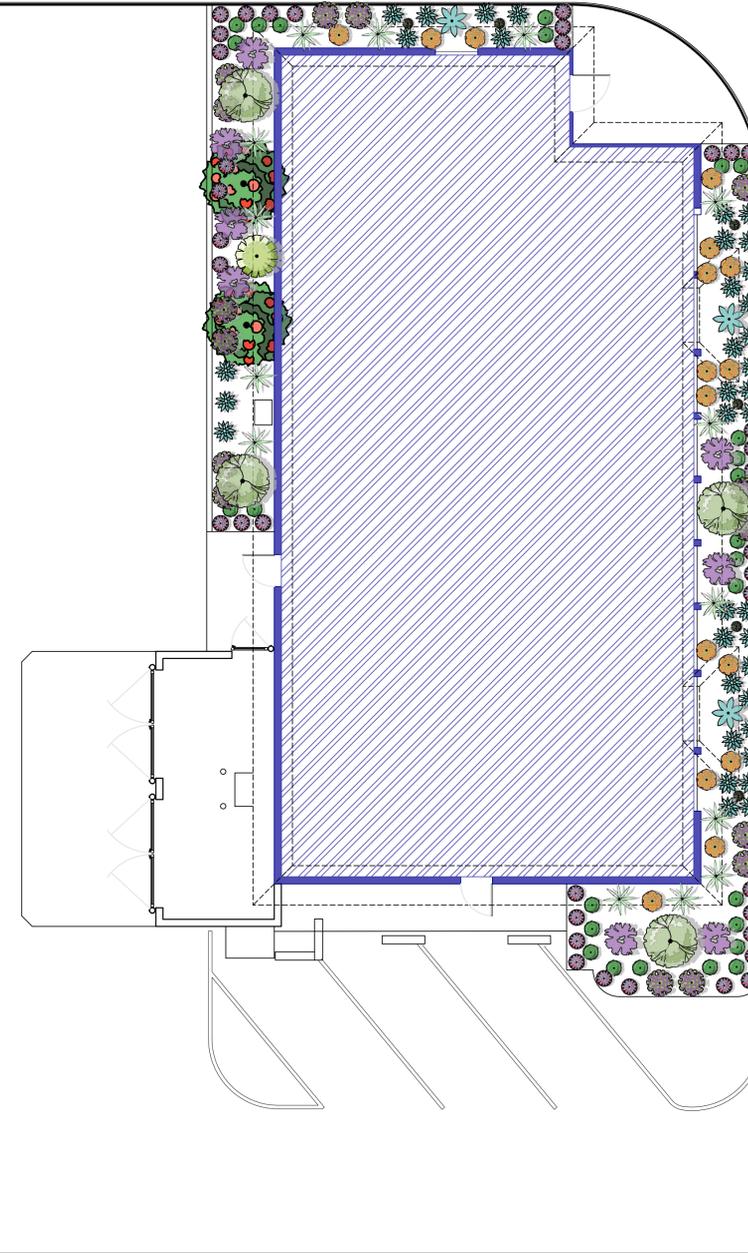
Olea europaea 'Montra'



Senecio serpens



Teucrium cossonii majoricum



S. BASCOM AVENUE

LITTLE LANDSCAPE DESIGNS

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LANDSCAPE PLAN
DENNY'S REMODEL

2201 S. BASCOM AVE.
CAMPBELL, CA 95008

FEBRUARY 10, 2023

DATE

AS NOTED

SCALE

CONCEPTUAL PLANTING PLAN
AREA & SCOPE

PL

DESIGNER

SHEET NUMBER



L2.1