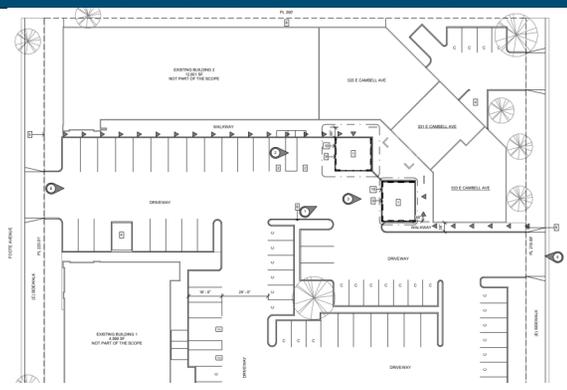




CITY OF CAMPBELL
ORCHARD CITY

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

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

August 10, 2023

The Community Development Director will be rendering a decision on the following project.

Project Address: 525 E. Campbell Avenue

Zoning | Area Plan: HD-MU | ECAMP

Voting District: 2

Neighborhood Association(s): Downtown Campbell Neighborhood Association

File No: PLN-2023-108

APN: 279-43-020

Applicant: B & C Properties

Property Owner: Cullen Bowen

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To allow the installation of an outdoor dining patio and allowance for outdoor seating for an existing retail shopping center.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **August 10, 2023**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **August 20, 2023**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- 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



SCOPE OF WORK:

CONVERTING PARKING LOT INTO OUTDOOR DINING AREA
 JALISCO'S TAQUERIA, 526 E CAMPBELL AVE, 300 SF DINING SPACE
 BEST ARTISAN EMPANADA, 533 E CAMPBELL AVE, 198 SF DINING SPACE

PROJECT DATA

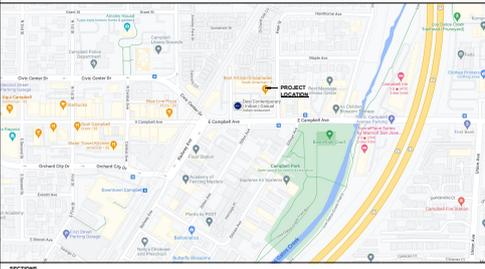
PROJECT ADDRESS	526 E CAMPBELL AVE, CAMPBELL, CA 95008 533 E CAMPBELL AVE, CAMPBELL, CA 95008
APN	279000
TYPE OF CONSTRUCTION	V-B
FLOOD ZONE	X
ZONING	P-D
LAND USE	COMMERCIAL
FIRE DEPARTMENT	155
BUILDING HEIGHT	28 FT
EASEMENTS	NO RECORDS OF EASEMENTS
LOT SIZE	81541

Sheet List	
Sheet Number	Sheet Name
A000	Cover Sheet, Site Plan & Sections
A005	Site Plans

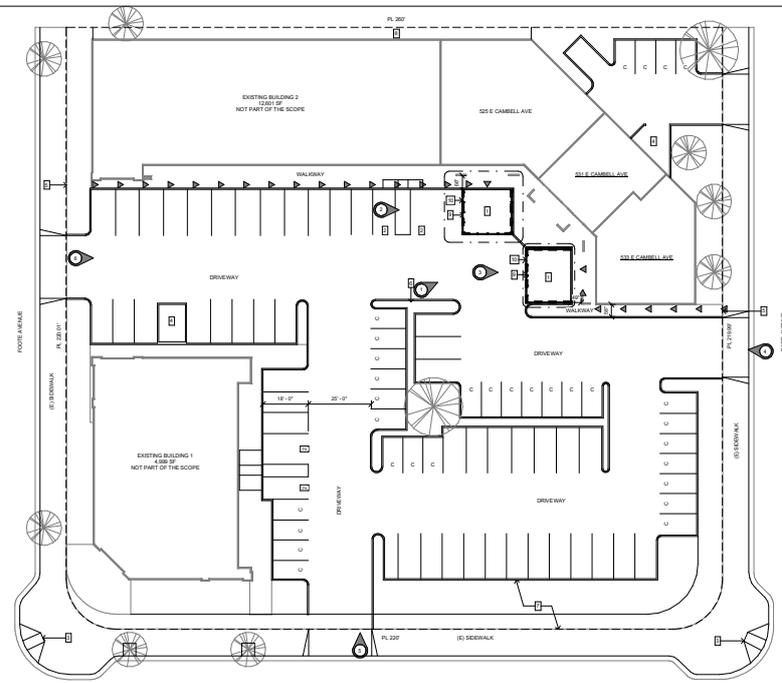
APPLICABLE CODES

CALIFORNIA BUILDING CODE 2022	CALIFORNIA REFERENCED STANDARDS CODE 2022
CALIFORNIA ELECTRICAL CODE 2022	CALIFORNIA ENERGY CODE 2022
CALIFORNIA EXISTING BUILDING CODE 2022	
CALIFORNIA FIRE CODE 2022	
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022	
CALIFORNIA MECHANICAL CODE 2022	
CALIFORNIA PLUMBING CODE 2022	
CALIFORNIA STRUCTURAL BUILDING CODE 2022	
CALIFORNIA UTILITIES CODE 2022	
CALIFORNIA WASTEWATER CODE 2022	

VELOCITY MAP



SECTIONS



Site Plan
 1/8" = 1'-0"

NOTE:
 NO WORK WILL BE PERFORMED AT INTERIORS
 CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL
 DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION



REMARKS	LEGEND	# OF PARKING
DINING AREA	PATHWAY: MAX SLOPE OF 4.8%	PARKING: 46
ACCESSIBLE PARKING	LIGHT POLE	CONCRETE: 31
HC CURB RAMP	28" LANDSCAPE & PUBLIC SERVICE EASEMENT	JOB: 4
TRASH ENCLOSURE	SERVICE WALKWAY	TOTAL: 46
	(P) METAL CURBING, OWNER FURNISHED CONTRACTOR INSTALLED	
	(F) CONCRETE DECK, F'	
	ACCESSIBLE PATH-OF-TRAVEL	
	CONCRETE FINISH	
	PROPERTY LINE	

105 E. WOODCLIFF LN. STE. 200
 CAMPBELL, CA 95008
 408 WESTGATE BLVD.
 WOODCLIFF PERFORMING ARTS
 TEL: # 917012

WOODCLIFF PERFORMING ARTS

DATE: 11/20/23
 DESCRIPTION: COVER SHEET

Special Use Permit - Outdoor Dining Area
 526 & 533 E CAMPBELL AVE
 CAMPBELL, CA 95125

THESE DRAWINGS AND THE DATA THEREON ARE THE SOLE PROPERTY OF WOODCLIFF PERFORMING ARTS. NO PART OF THESE DRAWINGS OR DATA IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE CONTRACTOR.

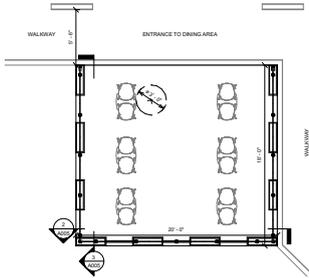
DESIGNED BY:
 P. DESIGNER

MANAGED BY:
 P. MANAGER

SHEET TITLE:
 Cover Sheet, Site Plan & Sections

SHEET NO:
 A000

525 E CAMPBELL AVE, SECTIONS AND DETAILS

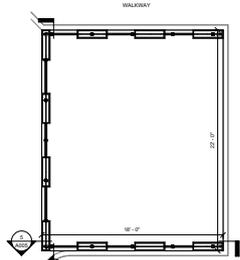


1 Site Plan - Dining Area 1, Cabout
1/4" = 1'-0"

KEYNOTES CALLOUT PROPOSED:

- 1
 - 2
 - 3
 - 4
 - 5
- 1 METAL GUARDRAIL, OWNER FURNISHED CONTRACTOR INSTALLED
- 2 PLANTER BOX, OWNER FURNISHED CONTRACTOR INSTALLED
- 3 STRING LIGHT POLE, OWNER FURNISHED CONTRACTOR INSTALLED
- 4 STRING LIGHTS, OWNER FURNISHED CONTRACTOR INSTALLED

533 E CAMPBELL AVE, SECTIONS AND DETAILS



1 Site Plan - Dining Area 2, Cabout
1/4" = 1'-0"

KEYNOTES CALLOUT PROPOSED:

- 1
 - 2
 - 3
 - 4
 - 5
- 1 METAL GUARDRAIL, OWNER FURNISHED CONTRACTOR INSTALLED
- 2 PLANTER BOX, OWNER FURNISHED CONTRACTOR INSTALLED
- 3 STRING LIGHT POLE, OWNER FURNISHED CONTRACTOR INSTALLED
- 4 STRING LIGHTS, OWNER FURNISHED CONTRACTOR INSTALLED

525 E. WOOLCLOFF LN. SITE
CAMPBELL, CA. 95008
408-983-0111
WOODCLIFFPERDOLLS.COM
LIC. # 870162



DATE	DESCRIPTION
1	CONCEPTS

Special Use Permit - Outdoor Dining Area
525 & 533 E CAMPBELL AVE
CAMPBELL, CA 95125

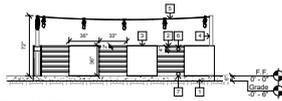
THESE DRAWINGS AND THE INSTALLATION THEREOF SHALL BE IN ACCORDANCE WITH THE CITY OF CAMPBELL'S SPECIAL USE PERMIT REGULATIONS AND THE CITY OF CAMPBELL'S ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMPBELL AND THE CALIFORNIA DEPARTMENT OF PUBLIC SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMPBELL AND THE CALIFORNIA DEPARTMENT OF PUBLIC SAFETY.

DESIGNED BY:
P. DESSNER

MANAGED BY:
P. MANAGER

REVISION TITLE:
Updated

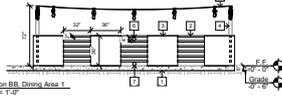
SHEET NO.
A005



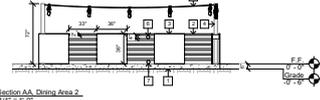
1 Section AA, Dining Area 1
1/4" = 1'-0"

KEYNOTES SECTIONS PROPOSED:

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
- 1 CONCRETE DECK, 4"
- 2 METAL GUARDRAIL, OWNER FURNISHED CONTRACTOR INSTALLED
- 3 PLANTER BOX, OWNER FURNISHED CONTRACTOR INSTALLED
- 4 STRING LIGHT POLE, OWNER FURNISHED CONTRACTOR INSTALLED
- 5 STRING LIGHTS, OWNER FURNISHED CONTRACTOR INSTALLED
- 6 GUARDS ON THE OPEN SIDE SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF 4" SPHERE
- 7 REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF 4" SPHERE



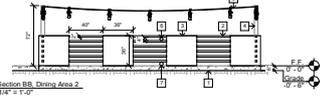
1 Section BB, Dining Area 1
1/4" = 1'-0"



1 Section AA, Dining Area 2
1/4" = 1'-0"

KEYNOTES SECTIONS PROPOSED:

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
- 1 CONCRETE DECK, 4"
- 2 METAL GUARDRAIL, OWNER FURNISHED CONTRACTOR INSTALLED
- 3 PLANTER BOX, OWNER FURNISHED CONTRACTOR INSTALLED
- 4 STRING LIGHT POLE, OWNER FURNISHED CONTRACTOR INSTALLED
- 5 STRING LIGHTS, OWNER FURNISHED CONTRACTOR INSTALLED
- 6 GUARDS ON THE OPEN SIDE SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF 4" SPHERE
- 7 REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF 4" SPHERE



1 Section BB, Dining Area 2
1/4" = 1'-0"

MATERIALS & DETAILS



GRAY, STEEL PLANTER BOX, 30" X 30"



HORIZONTAL RAILING CONNECTORS



LED STRING LIGHTS