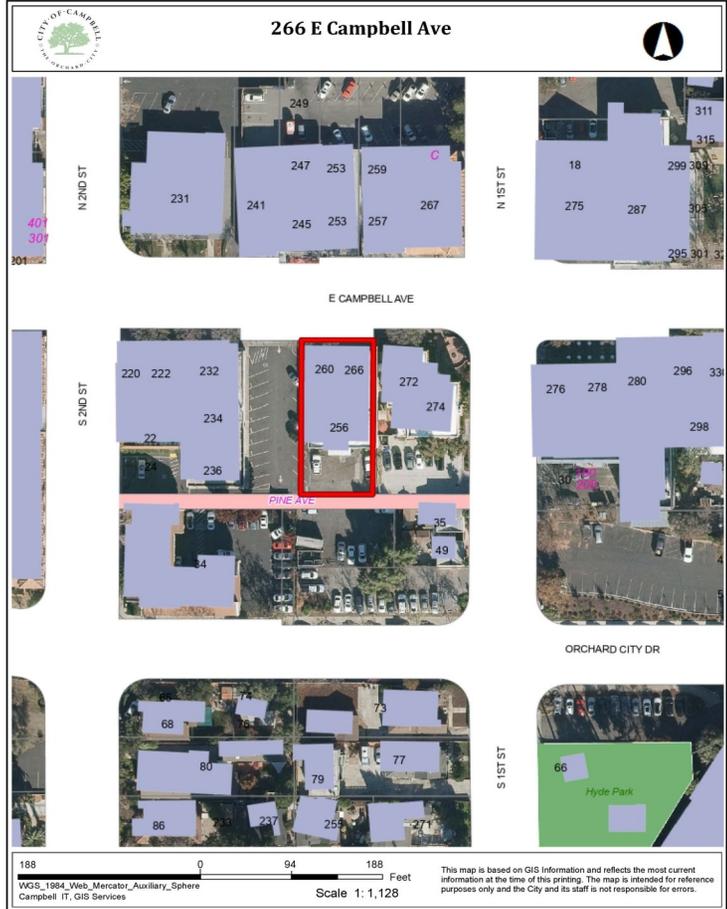


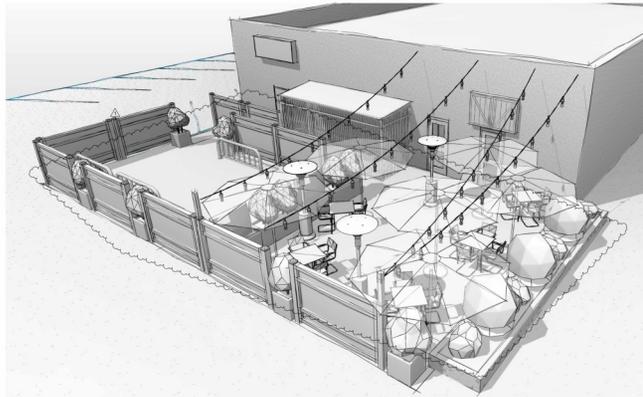
Location of Proposed Project





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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

July 11, 2024

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday July 23, 2024, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 266 E Campbell Ave
Zoning | Area Plan: CB-MU | DCDP
Neighborhood Association(s): DCNA
Council District: 3
File No: PLN-2023-129
APN: 412-06-033
Applicant: TOPA Architecture
Property Owner: Margery Rartanti
Application Type: Conditional Use Permit Modification
Project Planner: Larissa Lomen, Assistant Planner
Email Contact: larissal@campbellca.gov
Phone Contact: (408) 866-2144

Project Description:

Public Hearing to consider the request of TOPA Architecture on behalf of Margery Rartanti to formalize outdoor seating within a rear patio of an existing quick service restaurant with onsite alcohol sales and late-night hours (El Guapo's), on property located at 266 E. Campbell Avenue.

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



DIRECTORY

CLIENT

DAVE POWELL
266 E CAMPBELL AVE
CAMPBELL, CA 95008
PH: (408)313-7355

ARCHITECTURE

TOPA ARCHITECTURE
1150 NORTH 1st ST #140
SAN JOSE, CA 95112
PH: (408)320-0248

DEFERRED SUBMITTALS

SYMBOLS

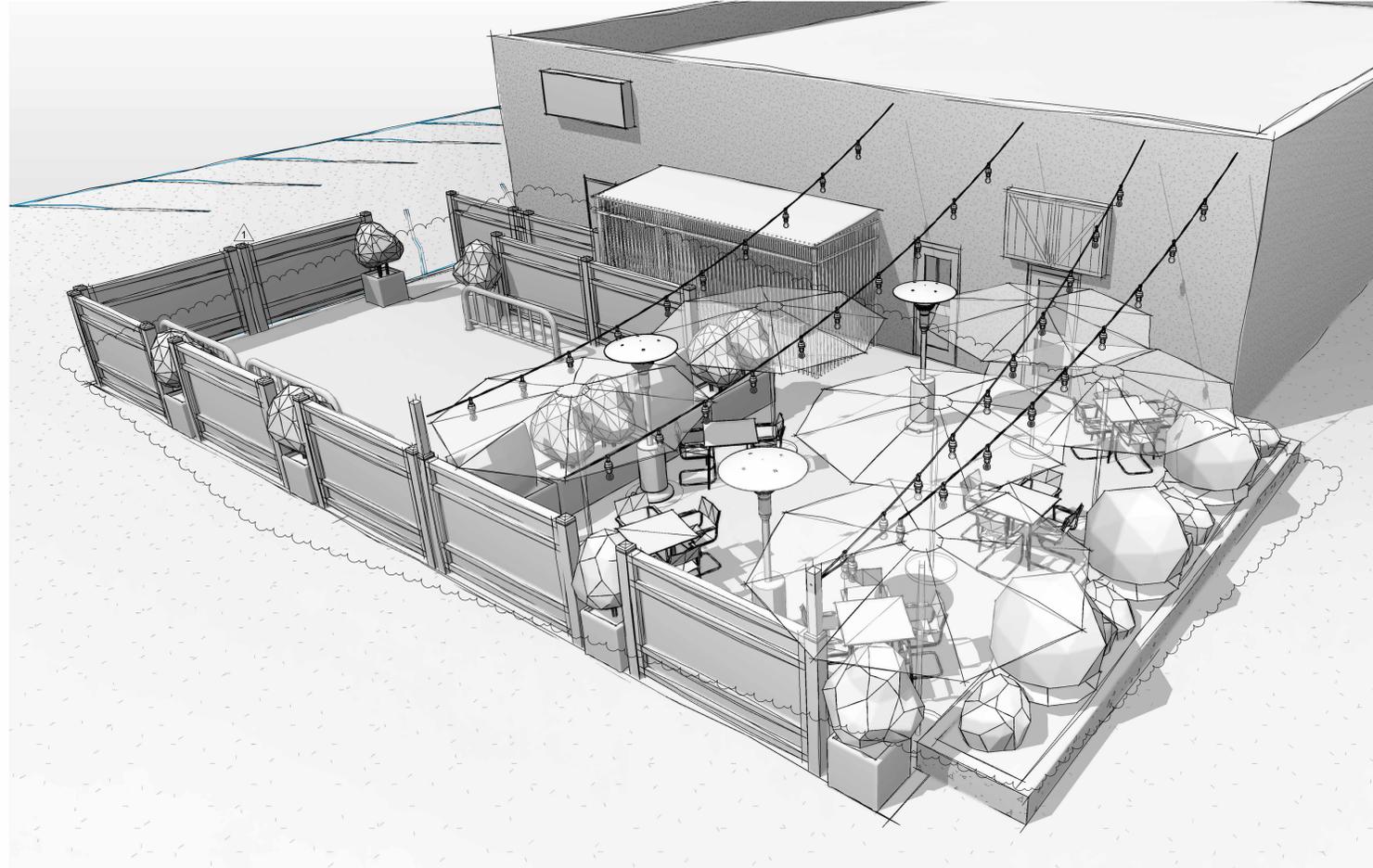
-  SECTION CALLOUT (SECTION #/SHEET #)
-  DETAIL CALLOUT (DETAIL #/SHEET #)
-  LEVEL MARKER (LEVEL NAME/ELEVATION IN FEET)
-  SURFACE FINISH TAG
-  WALL TYPE TAG
-  DOOR TAG (DOOR #)
-  WINDOW TAG (WINDOW TYPE #)
-  ROOM TAG (ROOM NAME/ROOM #/ROOM AREA)
-  GRID NUMBER
-  CEILING HEIGHT TAG
-  ELEVATION MARK (ELEVATION #/DETAIL #/ SHEET #)

APPLIED CODES

2022 CALIFORNIA GREEN BUILDING STANDARDS
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

PLANNING SUBMITTAL EL GUAPO'S REAR PATIO IMPROVEMENT

266 E CAMPBELL AVE. CAMPBELL, CA 95008



* NOTE : THIS IMAGE IS FOR CHARACTER PURPOSES ONLY. USE THIS ENTIRE SET FOR COMPLETE CONSTRUCTION INFORMATION *

SHEET LIST

ARCHITECTURE

- A0.1 COVERSHEET
- A0.2 GENERAL NOTES
- A0.3 EXISTING PATIO PHOTOS
- A1.0 PROPERTY PLAN
- A1.1 SITE PLAN
- A1.3 EXISTING/DEMO PLAN
- A2.1 PROPOSED FLOOR PLAN
- A2.2 PROPOSED FURNITURE
- A3.1 EXTERIOR ELEVATIONS



1150 North First St. Ste. 140,
San Jose, CA 95112
Tel: 408.320.0248

GENERAL NOTES:
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3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

STAMP:

PROJECT:

EL GUAPOS PATIO

266 E CAMPBELL AVE. CAMPBELL, CA 95008

CONTRACTOR

SHEET TITLE:

COVERSHEET

REVISIONS

No.	Description	Date
1	PLANNING COMMENTS	08/16/2023

DRAWN: GC
CHECKED: RT - JC
DATE: 00-00-0000
SCALE: AS NOTED
JOB No.: 20-3-03-ELGUAPOS
SHEET No.:

A0.1

PROJECT DESCRIPTION

1. LEGALIZE EXISTING BACK PATIO FOR UP TO (19) SEATS
2. NO NEW BUILDING AREA PROPOSED
3. (E) TRASH ENCLOSURE TO REMAIN
4. (N) BIKE RACKS TO BE INSTALLED

VICINITY MAP



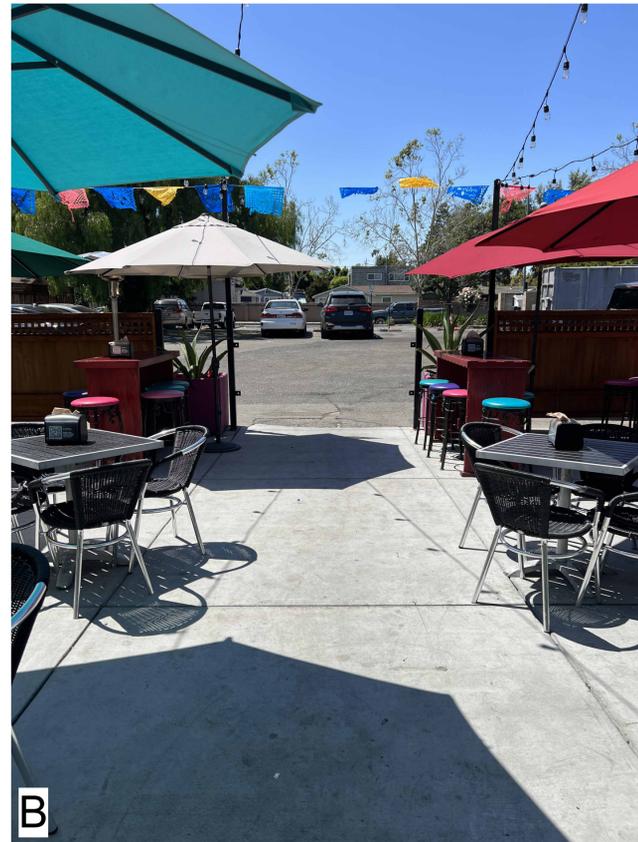
PROJECT ANALYSIS

APN	412-06-033
CONST. TYPE	V-B
OCCUPANCY	A-2
ZONING	C-3 CENTRAL BUSINESS DISTRICT
SPRINKLED	NO
PATIO AREA	730 SQFT
TOTAL AREA OF WORK	1,745 SQFT
STORIES	1
LOT AREA	± 6,037.5 SQFT
SEATS	19 TOTAL (INCLUDING 1 ACCESSIBLE)

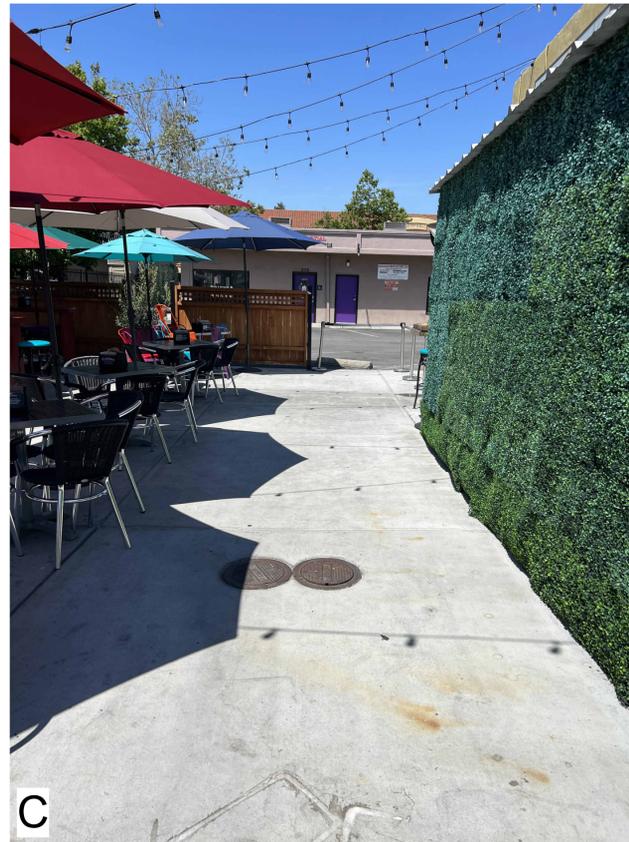
CITY STAMPS



A



B



C



G



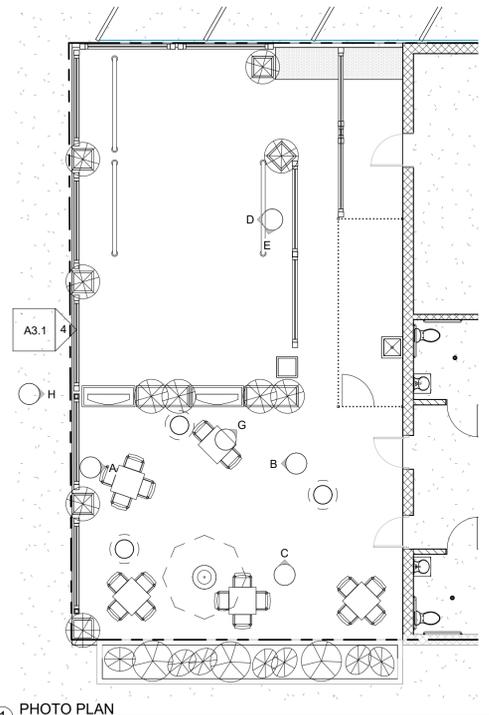
D



E



H



1 PHOTO PLAN
1/8" = 1'-0"

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EL GUAPOS PATIO

266 E CAMPBELL AVE. CAMPBELL, CA 95008

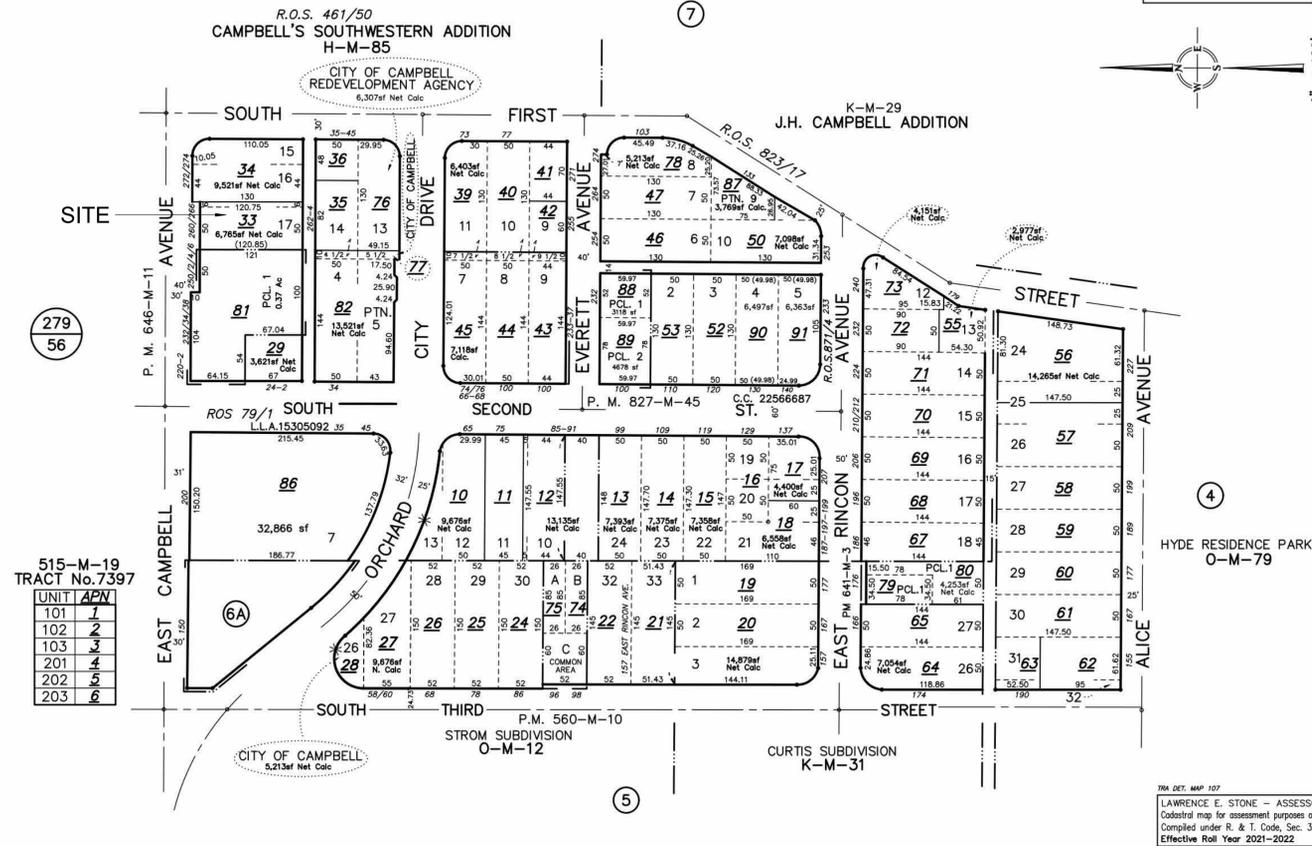
CONTRACTOR

SHEET TITLE:
EXISTING PATIO PHOTOS

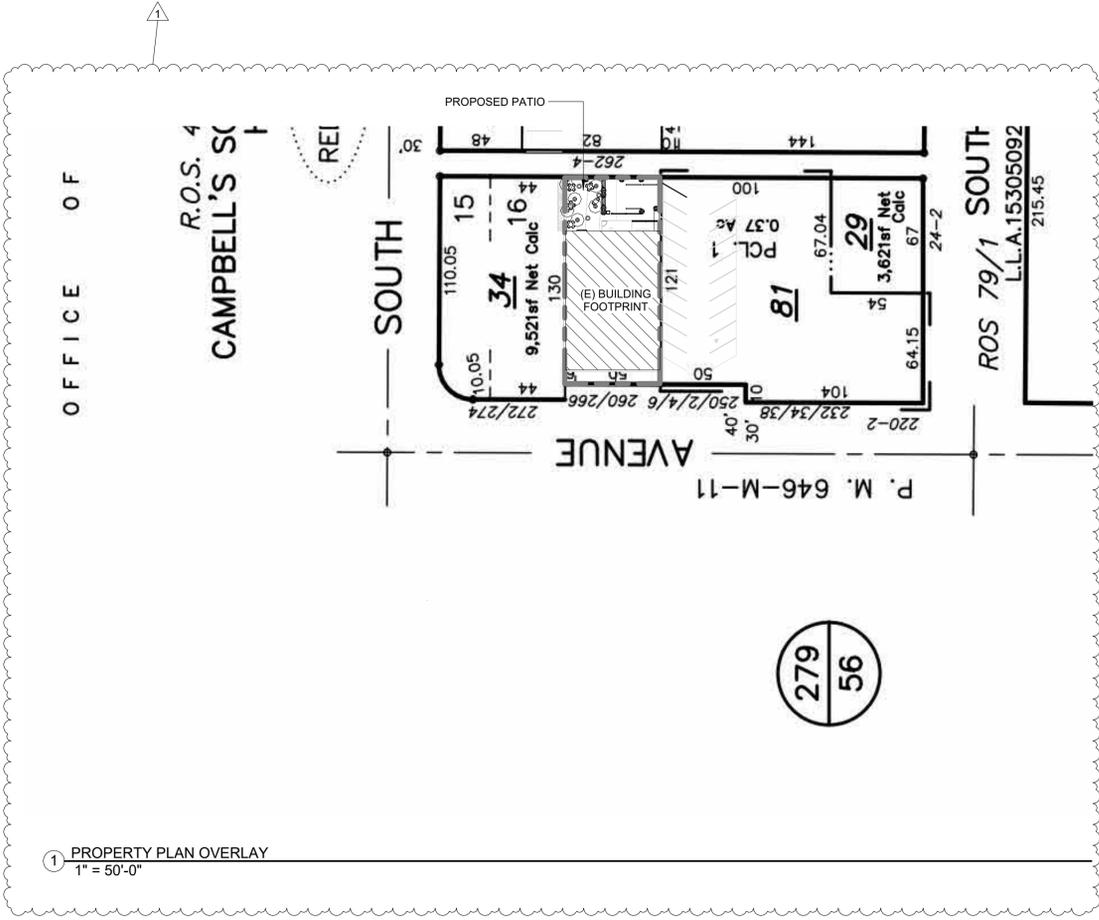
REVISIONS

No.	Description	Date
1	PLANNING COMMENTS	08/16/2023

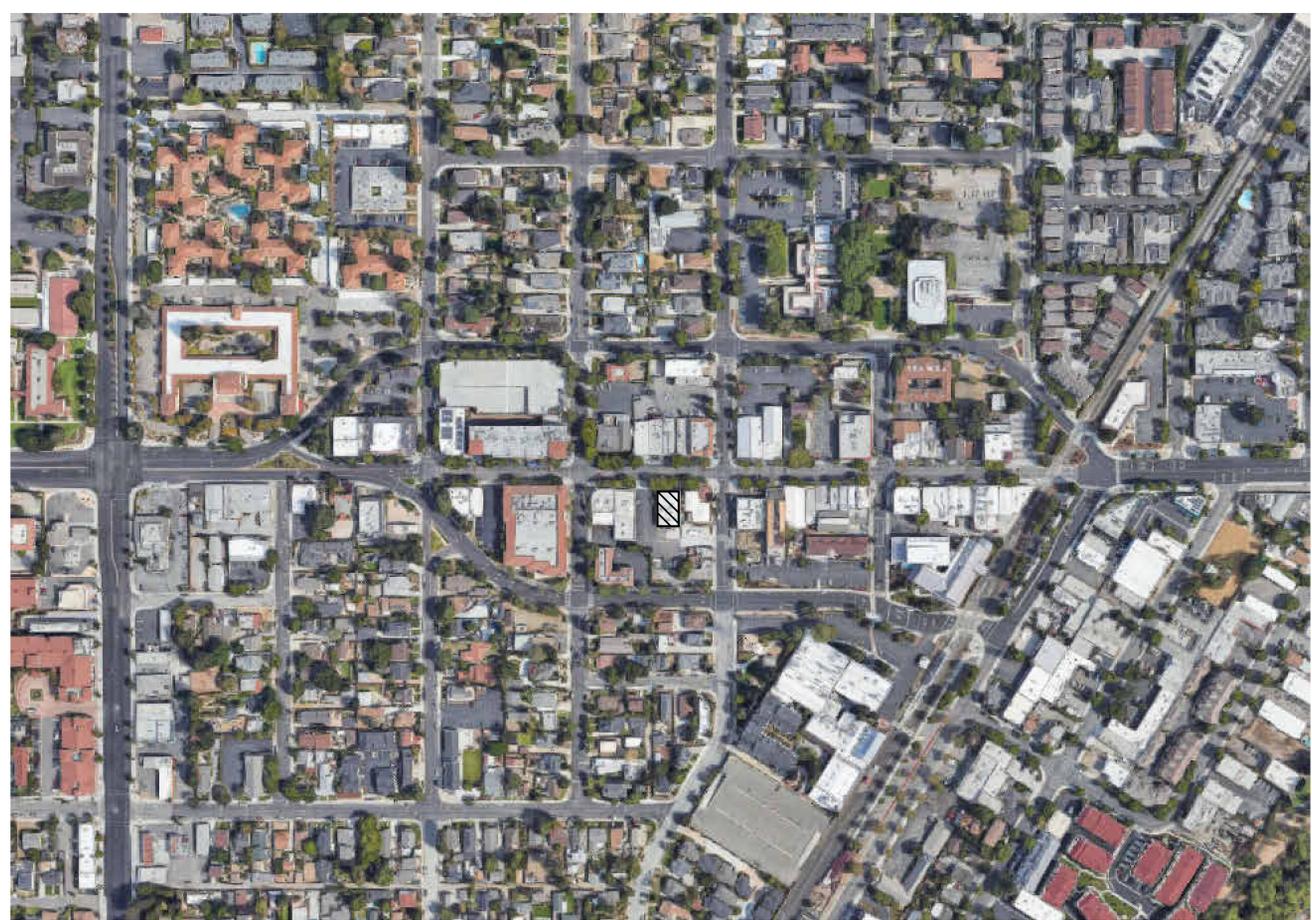
DRAWN: GC
CHECKED:
DATE: 00-00-0000
SCALE: 1/8" = 1'-0"
JOB No.: 20-3-03-ELGUAPOS
SHEET No.:



TRA DET. MAP 107
LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2021-2022



1 PROPERTY PLAN OVERLAY
1" = 50'-0"



topa architecture
1150 North First St. Ste. 140,
San Jose, CA 95112
Tel: 408.320.0248

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PROJECT:
EL GUAPOS PATIO
266 E CAMPBELL AVE. CAMPBELL, CA 95008

CONTRACTOR

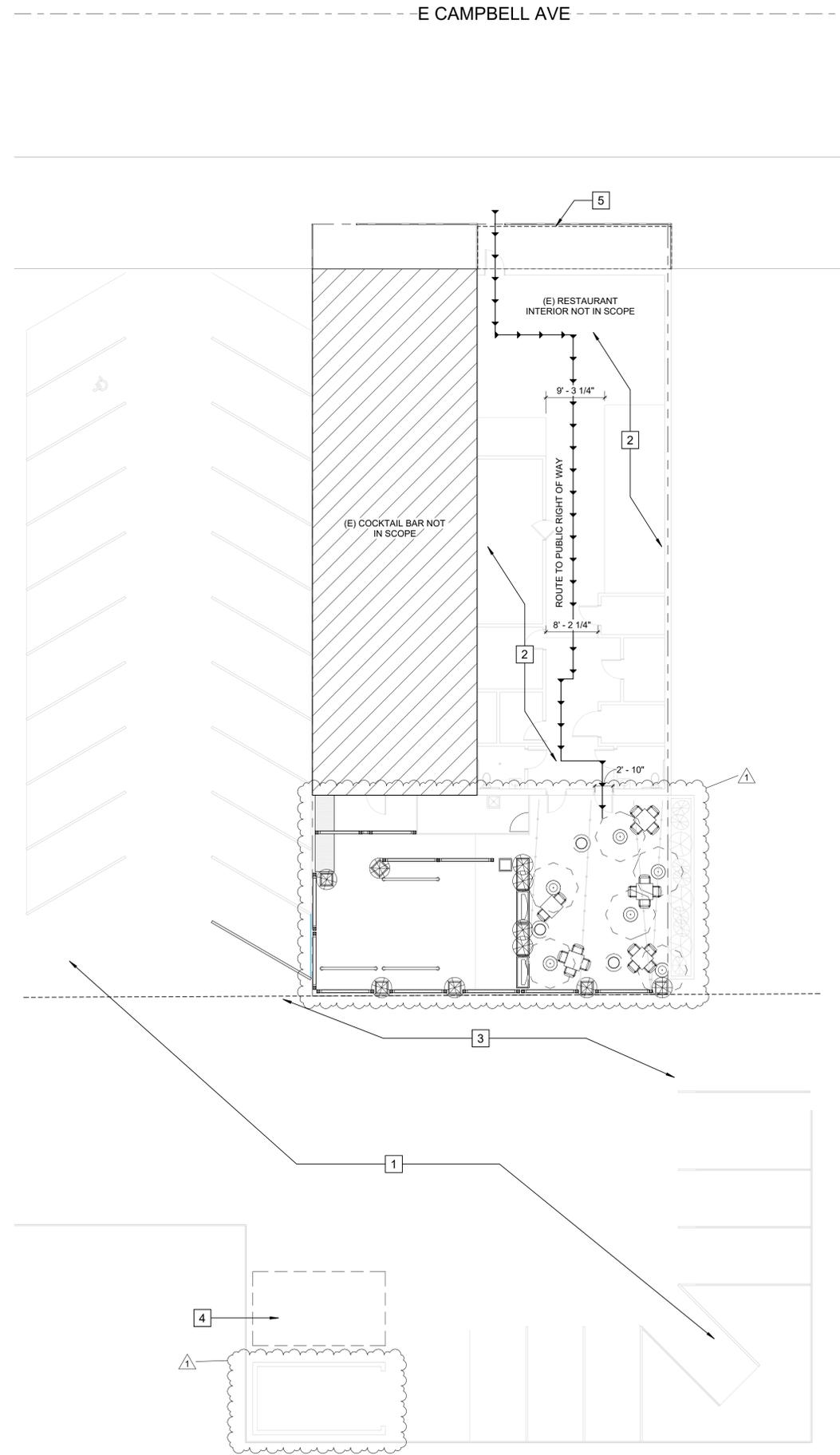
SHEET TITLE:
PROPERTY PLAN

REVISIONS

No.	Description	Date
1	PLANNING COMMENTS	08/19/2023

DRAWN: GC
CHECKED: Checker
DATE: 00-00-0000
SCALE: 1" = 50'-0"
JOB No.: 20-3-03-ELGUAPOS
SHEET No.:

A1.0



SITE KEYNOTES

- 1 (E) PARKING LOT TO REMAIN
- 2 (E) INTERIOR TO REMAIN. NO SCOPE
- 3 (E) EASEMENT
- 4 (E) STORAGE CONTAINER TO BE REMOVED
- 5 (E) CANOPY TO BE REMOVED

LEGEND

ACCESSIBLE PATH OF TRAVEL, PER CBC 11B-403

- NOTES:**
- MUST BE CONTINUOUSLY ACCESSIBLE WITH WALKING
 - DIRECTIONAL SLOPE MAX OF 5% AND CROSS SLOPE MAX OF 2%
 - MUST HAVE A MAX SLOPE OF 2% IN ANY DIRECTION IN LOADING AREAS AND AT EACH TURN OR INTERSECTION OF PATHS OF TRAVEL
 - HAVE A MAXIMUM OF 1/4" CHANGE IN ELEVATION WITHOUT BEVELED EDGE. 1/2" CHANGE IN ELEVATION WITH BEVELED EDGE
 - NOT STEEPER THAN 1:2
 - IS MINIMUM OF 48" IN WIDTH
 - WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5%, SHALL HAVE PEDESTRIAN RAMPS

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STAMP:

PROJECT:

EL GUAPOS PATIO

266 E CAMPBELL AVE. CAMPBELL, CA 95008

CONTRACTOR

SHEET TITLE:

SITE PLAN

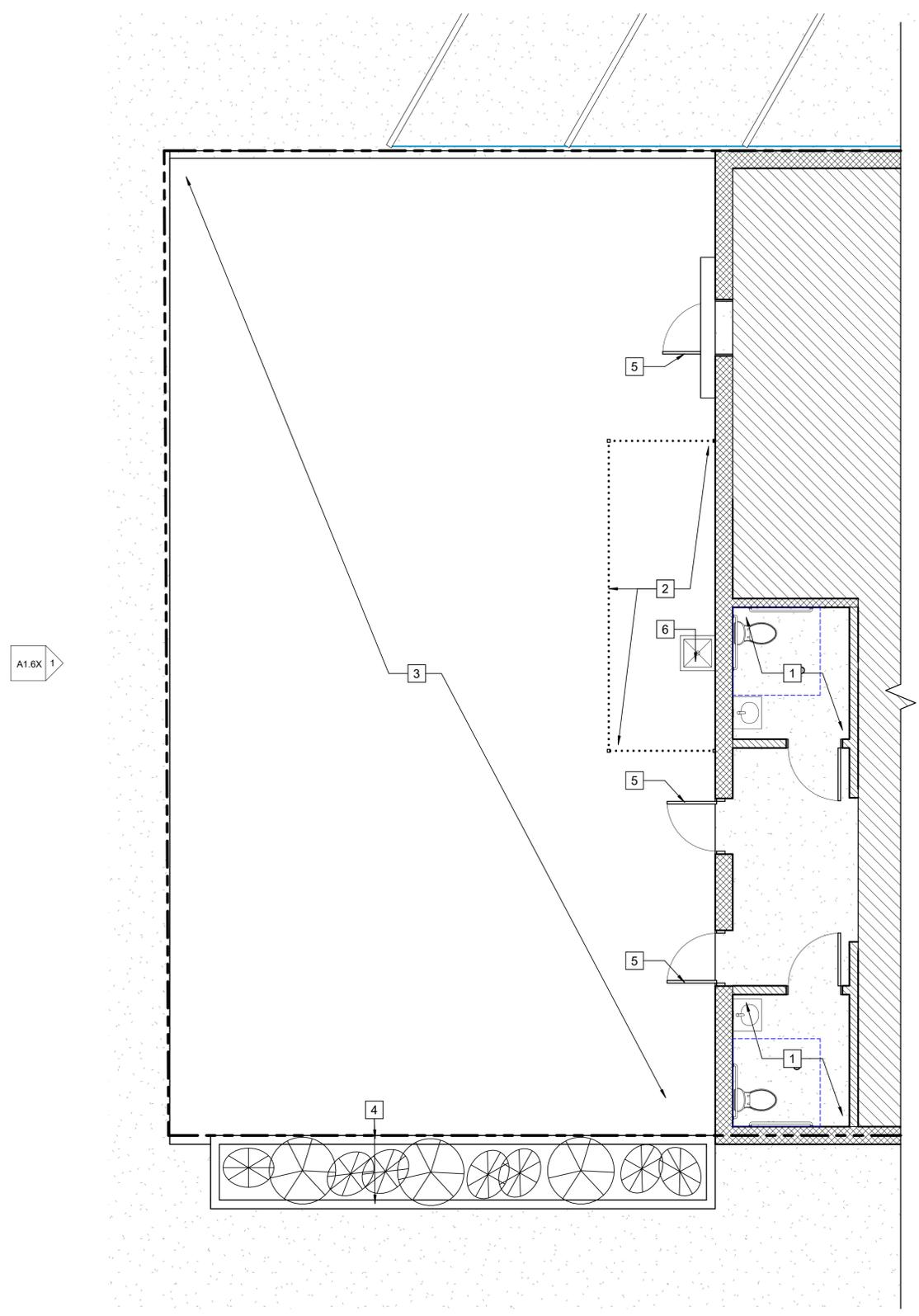
REVISIONS

No.	Description	Date
1	PLANNING COMMENTS	08/16/2023

DRAWN: GC
 CHECKED: -
 DATE: 00-00-0000
 SCALE: As indicated
 JOB No.: 20-3-03-ELGUAPOS
 SHEET No.:



1 SITE PLAN
3/32" = 1'-0"



② DEMO FLOOR PLAN
1/4" = 1'-0"

DEMO PLAN KEYNOTES

- 1 (E) ACCESSIBLE RESTROOM TO REMAIN
- 2 (E) METAL FENCE AND ROOF ABOVE TO REMAIN
- 3 (E) SLAB ON GRADE TO REMAIN
- 4 (E) CONCRETE CURB TO REMAIN
- 5 (E) DOOR TO REMAIN
- 6 (E) MOP SINK TO REMAIN.
- 7 NOT USED

GENERAL NOTES

- NO SCOPE ON INTERIOR OF BUILDING
- ALL FINISHES ARE EXISTING TO REMAIN

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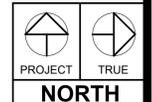
PROJECT:
EL GUAPOS PATIO
 266 E CAMPBELL AVE. CAMPBELL, CA 95008

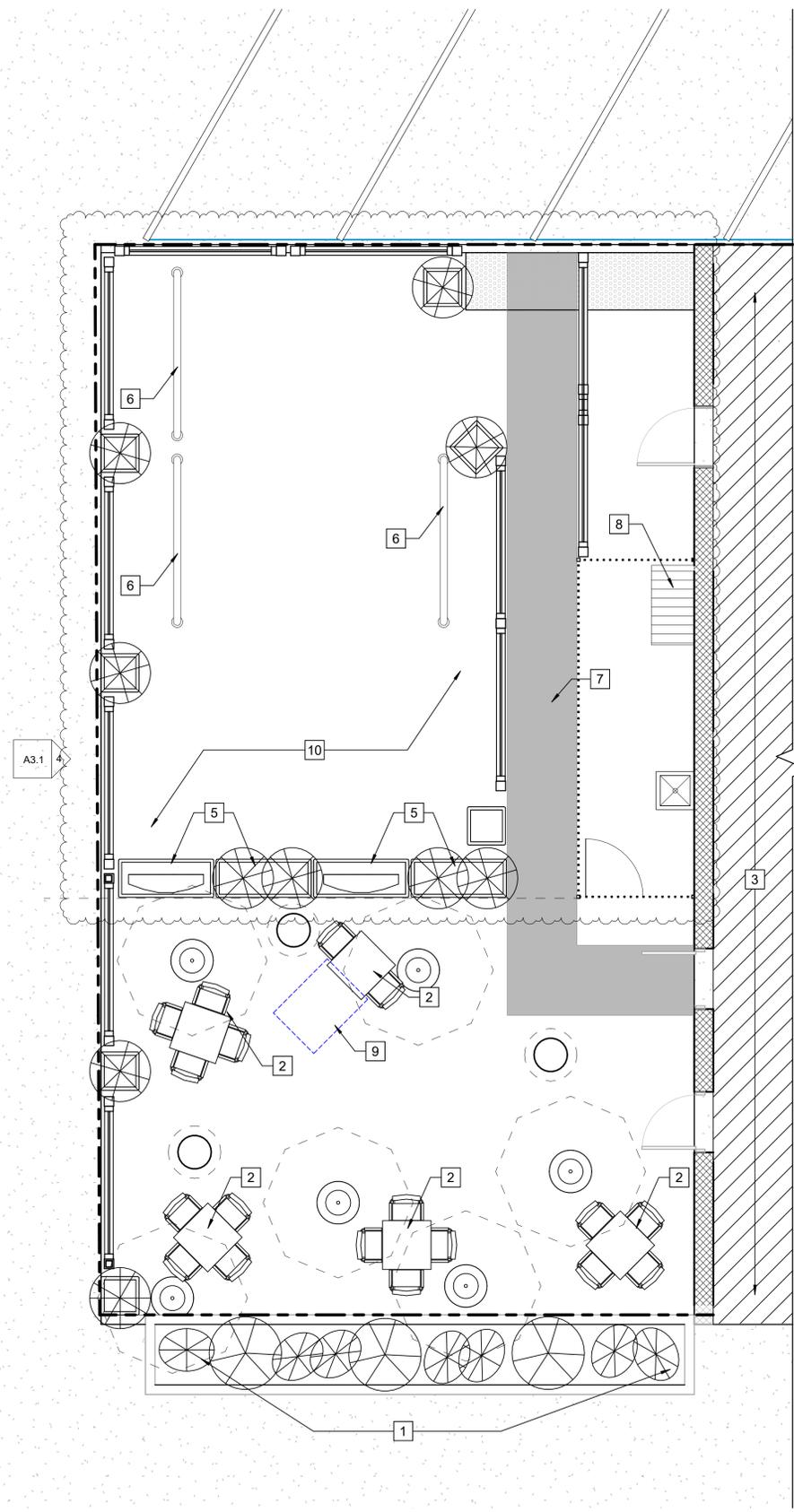
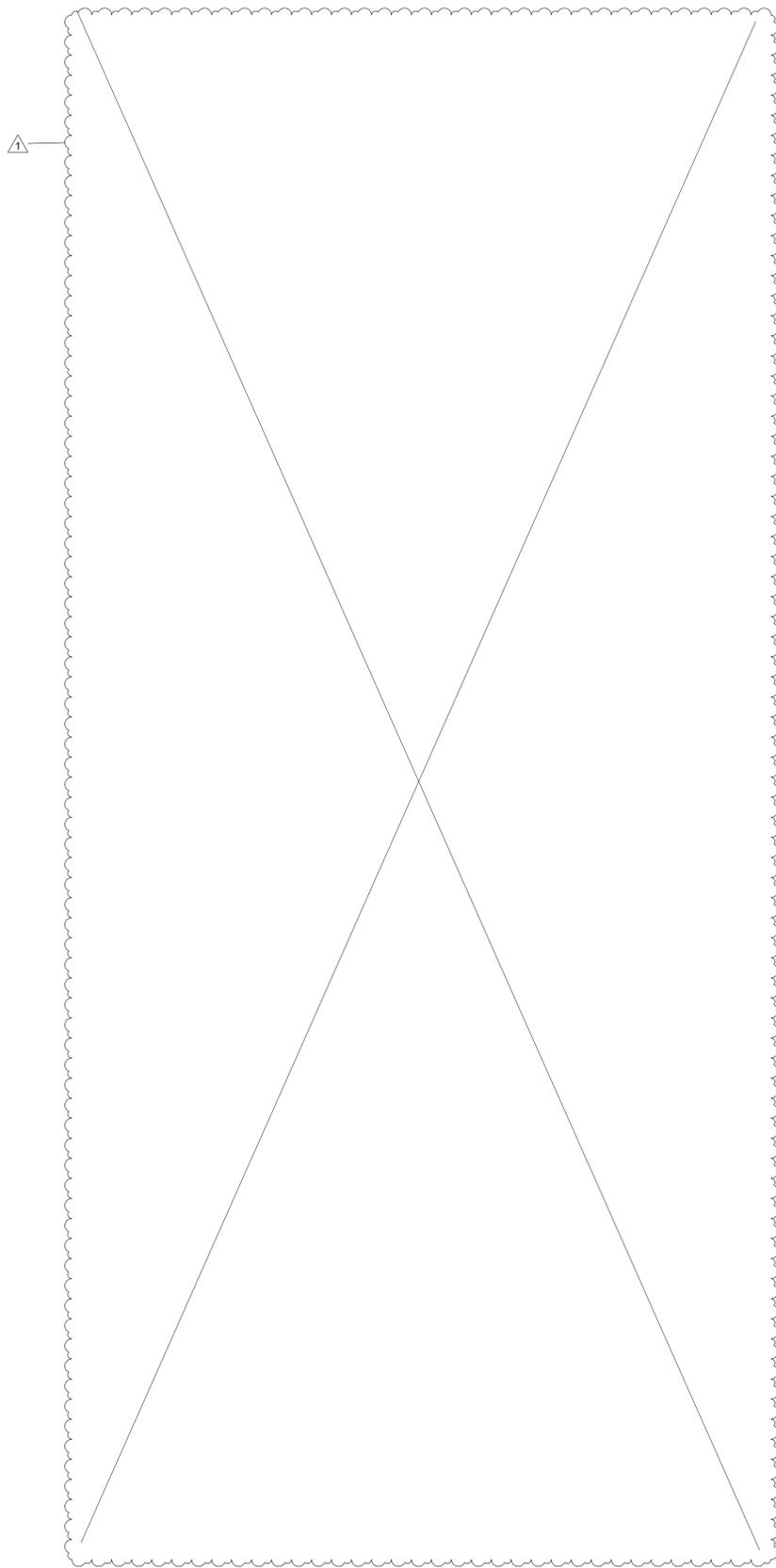
CONTRACTOR

SHEET TITLE:
EXISTING/DEMO PLAN

REVISIONS		
No.	Description	Date

DRAWN: JC
 CHECKED:
 DATE: 00-00-0000
 SCALE: 1/4" = 1'-0"
 JOB No.: 20-3-03-ELGUAPOS
 SHEET No.:





PROPOSED PLAN KEYNOTES

- 1 (E) PLANTING TO REMAIN
- 2 (E) MOVABLE FURNITURE
- 3 NO SCOPE IN (E) BUILDING
- 4 NOT USED
- 5 (N) PLANTER
- 6 (N) BIKE RACK
- 7 SHADED AREA DENOTES ACCESSIBLE PATH OF TRAVEL
- 8 HATCHED AREA DENOTES (E) PROPANE STORAGE FOR HEATERS
- 9 INDICATES ACCESSIBLE SEATING. 1 REQUIRED
- 10 NO WORK PROPOSED

PROPOSED PLAN LEGEND

	(E) PROPANE HEATER
	(E) CHAIR
	(E) STOOL
	(E) DECORATIVE PLANTERS
	(E) 4-TOP TABLE
	(E) 6-TOP TABLE
	(E) WOOD FENCE W/ LATTICE
	(E) SUNSHADE UMBRELLA - ENSURE MIN 7' CLEAR FROM FLOOR

GENERAL NOTES

- 1. PATIO IS FOR EL GUAPOS USE ONLY. CURRENT CUP DOES NOT ALLOW THEM TO MODIFY PERMIT TO ALLOW CARDIFF TO ACCESS ANY PART OF THE BACK PATIO.

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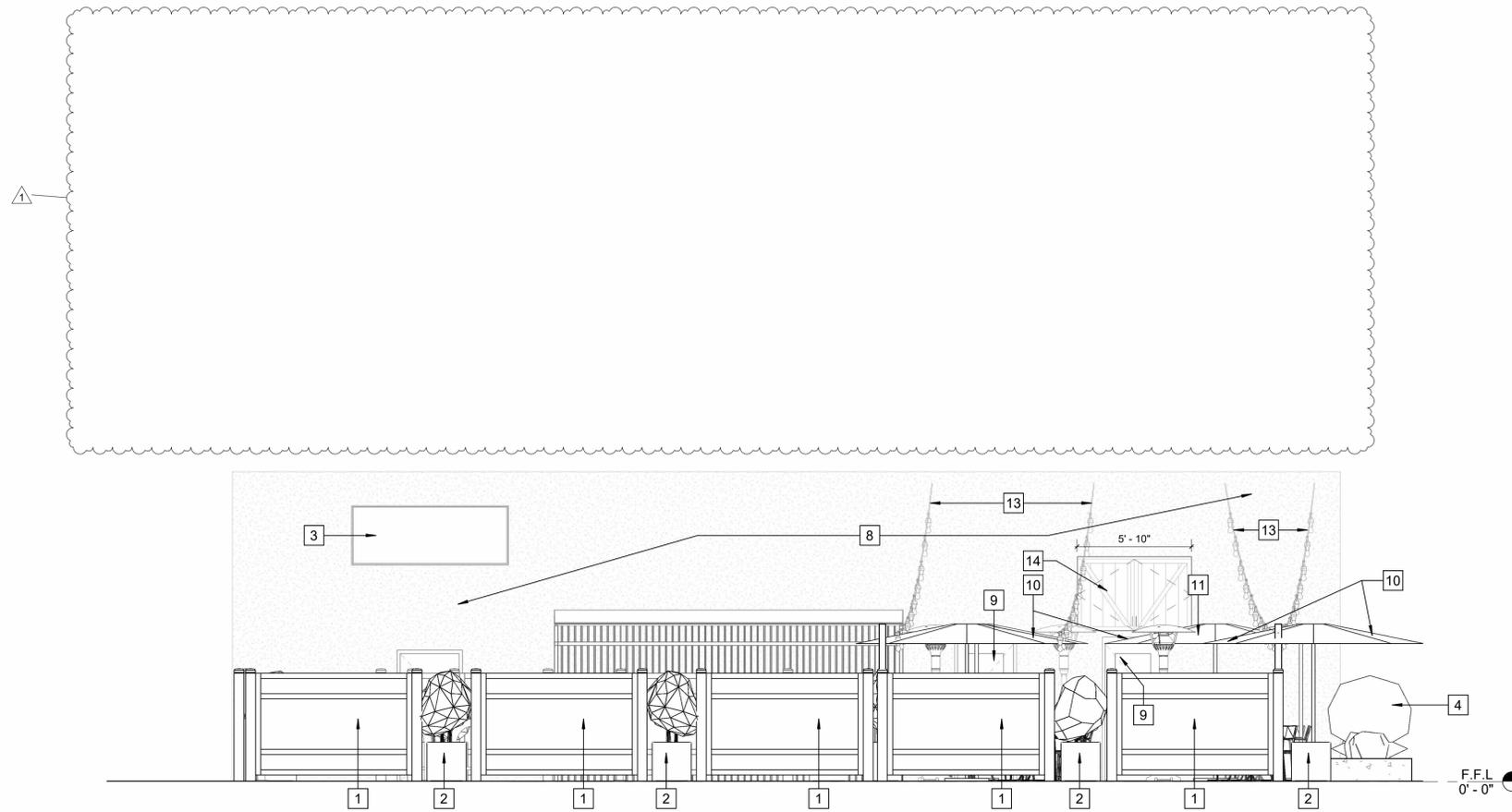
CONTRACTOR

SHEET TITLE:
PROPOSED FLOOR PLAN

REVISIONS

No.	Description	Date
1	PLANNING COMMENTS	08/16/2023

DRAWN: GC
CHECKED: -
DATE: 00-00-0000
SCALE: 1/4" = 1'-0"
JOB No.: 20-3-03-ELGUAPOS
SHEET No.:



4 PATIO EXTERIOR ELEVATION
1/4" = 1'-0"

ELEVATION KEYNOTES

- 1 (E) DECORATIVE FENCE TO REMAIN
- 2 (E) DECORATIVE PLANTER TO REMAIN
- 3 (E) CARDIFF COCKTAILS SIGNAGE NOT IN SCOPE
- 4 (E) PLANTS TO REMAIN
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 (E) BUILDING AND PAINT FINISH TO REMAIN
- 9 (E) DOOR TO REMAIN
- 10 (E) SUNSHADES TO REMAIN
- 11 (E) HEATING UNIT TO REMAIN
- 12 NOT USED
- 13 (E) STRING LIGHTING, TYP
- 14 TV CABINET

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STAMP:

PROJECT:

EL GUAPOS PATIO

266 E CAMPBELL AVE. CAMPBELL, CA 95008

CONTRACTOR

SHEET TITLE:

EXTERIOR ELEVATIONS

REVISIONS

No.	Description	Date
1	PLANNING COMMENTS	08/16/2023

DRAWN: GC

CHECKED: Checker

DATE: 00-00-0000

SCALE: 1/4" = 1'-0"

JOB No.: 20-3-03-ELGUAPOS

SHEET No.: