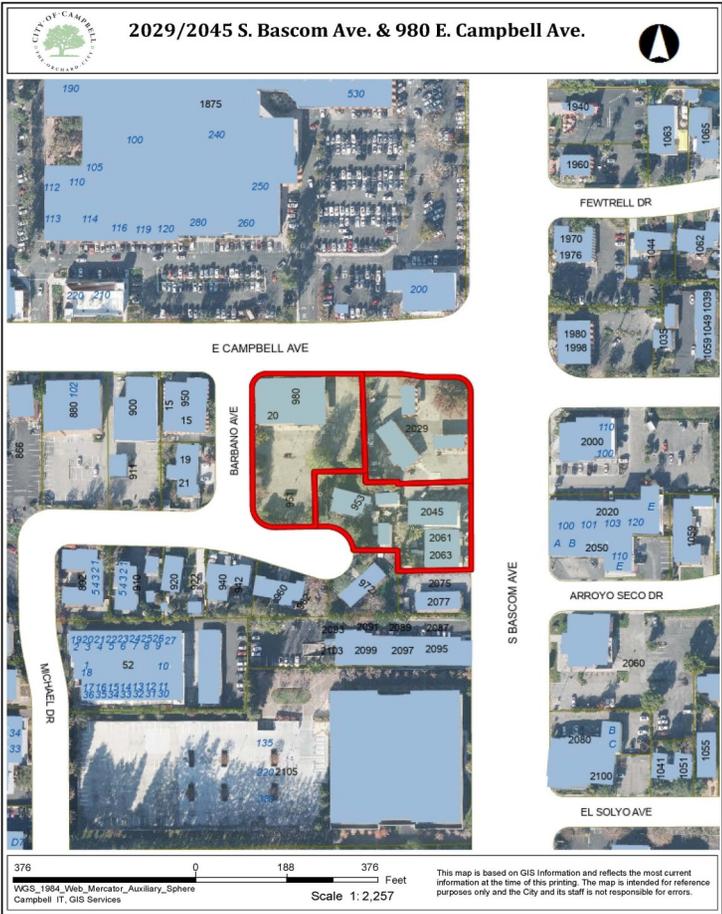


Location of Proposed Project





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

Project Image



Courtesy Notice

Dear Campbell Resident,

August 29, 2024

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 2029/2045 S. Bascom Ave. & 980 E. Campbell Ave.

Zoning | Area Plan: CC-MU | N/A

Neighborhood Association(s): N/A

Council District: 2

File No.: PLN-2024-118

APN: 412-10-042, 412-10-063, 412-10-062

Applicant: John Pringle

Property Owner: E. Barbano Enterprises LLC & Steven J. Sordello

Application Type: Preliminary Application

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To present preliminary plans for a 7-story (205 unit) mixed-use building and a 7-story (149-unit) hotel building.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- 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 traducción en Español





CANNERY MIXED-USE

PRELIMINARY APPLICATION 08/01/2024

PROJECT TEAM

CLIENT

E. BARBANO ENTERPRISES LLC
990 COMMERCIAL ST.
SUITE 110,
PALO ALTO, CA 94303

PROJECT ARCHITECT

BAR ARCHITECTS & INTERIORS INC.
77 GEARY ST, #200,
SAN FRANCISCO, CA 94108

CIVIL ENGINEER

KIER & WRIGHT
3350 SCOTT BLVD.
BUILDING 22
SANTA CLARA, CA 95054

LANDSCAPE DESIGN

THE GUIZZARDO PARTNERSHIP INC.
PIER 9, SUITE 115,
SAN FRANCISCO, CA 94111

MEP ENGINEERS

ALTER ENGINEERS
66 FRANKLIN STREET,
SUITE 300
OAKLAND, CA 94607

FIRE PROTECTION

COFFMAN ENGINEERS
1939 HARRISON ST. #320
OAKLAND, CA 94612,
USA

PARKING

WATRY DESIGN, INC.
2099 GATEWAY PLACE,
SUITE 550
SAN JOSE, CA 95110

ACOUSTICAL

CHARLES M. SALTER ASSOCIATES, INC.
130 SUTTER STREET, FLOOR 5
SAN FRANCISCO, CA 94104

REFUSE DISPOSAL

AMERICAN TRASH MANAGEMENT, INC.
1900 POWELL STREET
SUITE 220
EMERYVILLE, CA 94608

STRUCTURAL ENGINEER

KPFF
45 FREMONT STREET,
28TH FLOOR
SAN FRANCISCO, CA 94105

ACCESSIBILITY CONSULTANT

ENDELMAN & ASSOCIATES PLLC
600 UNIVERSITY ST, SUITE 1515,
SEATTLE, WA 98101

COVER SHEET

CANNERY PLACE | CAMPBELL
DATE: 08.01.2024

E. Barbano Enterprises LLC

BAR architects
& interiors

GO.00

GENERAL INFORMATION

ZONING ANALYSIS

PROJECT DATA & CODE SUMMARY

PROJECT ADDRESS: CAMPBELL, CA 19004

ZONING: CCMU, COMMERCIAL CORRIDOR MIXED-USE
 GENERAL PLAN LAND USE: COMMERCIAL CORRIDOR MIXED-USE
 LOT AREA: 2.445 ACRES
 FLOOR AREA RATIO: 4.23
 BUILDING LOT COVERAGE: 83.14%

BUILDING AREA PROPOSED: SEE SHEET G0.02 FOR AREA DATA

PARKING PROPOSED: SEE SHEET G0.02 FOR PARKING DATA

SITE AREA: 2.445 ACRES

RESIDENTIAL BUILDING

FLOORS: 7
 HEIGHT: 75'-3"
 UNITS: 205

HOTEL BUILDING

FLOORS: 7
 HEIGHT: 75'-3"
 KEYS: 149

PARKING

TOTAL: 495

PROJECT SITE



SHEET INDEX

NO	NAME
G0.00	COVER SHEET
G0.01	PROJECT INFORMATION
G0.02	PROJECT DATA
G0.03	SITE PHOTOS
G0.04	BUILDING AREA DIAGRAM
G0.05	BUILDING AREA DIAGRAM
PR1.01	SITE PLAN
PR2.00	GARAGE FLOOR
PR2.01	GROUND FLOOR AND LEVEL 02
PR2.02	FLOOR PLAN - LEVEL 03 AND 04
PR2.03	FLOOR PLAN - LEVEL 05 AND 06
PR2.04	FLOOR PLAN - LEVEL 07
PR3.01	IMAGERY / VIEWS
PR3.02	ELEVATIONS
PR3.21	SECTIONS

CANNERY

BAR Architecture & Interiors

PARKING REQUIRED BY CAMPBELL ZONING										
	PHASE 1						PHASE 2			
	RESIDENT STUDIO	RESIDENT < 625	RESIDENT 2BR +	GUEST	RESTAURANT	GENERAL RETAIL	HOTEL ROOMS	HOTEL EMPLOYEE	RESTAURANT	GENERAL RETAIL
RATIO	1	1.5	2	1 per 10	1 per 3 seats	1 to 200	1	1		1 to 200
UNITS SF	9	109	87		60		149	20		
Subtotal	9	163.5	174	35	20	0	149	20		0
By Use	347			55			169		0	
				SHARED REDUCTION						
				-17						
				37						
By Phase	384						169			
Total	553									

PARKING PROVIDED					
	PHASE 1			PHASE 2	
	RESIDENT ONLY	PUBLIC		PUBLIC	
LEVEL 2	133			23	
LEVEL 1	48	67		19	
B1	156			54	
Subtotal	337 1.64	-10	67	30	96 -43
By Phase	404			96	
Total	500				

ACCESSIBLE PARKING REQUIRED			
	PHASE 1		
	Stalls	Accessible Stalls	
		2%	Table 11B-208.2
RESIDENT	337	6.74	
PUBLIC	67		3
PHASE 2			
PUBLIC	96		4

EV PARKING PROVIDED						
	PHASE 1					
	Stalls	EVCS	L2 Rec 40amp	L2 Rec 20amp	L1 Rec	EV Capable
RESIDENT		10%	30%	10%	50%	NA
	337	33.7	101.1	33.7	168.5	
PUBLIC		Table 5.106.5.3.1	na	na	providng EVCS in lieu	Table 5.106.5.3.1
	67	10				13
PHASE 2						
PUBLIC		10%	na	40%	na	
	96	9.6		38.4		

ACCESSIBLE EV PARKING REQUIRED				
	PHASE 1			
	Charger	Accessible	VAN	Standard
RESIDENT		2%	Table 11B-228.3.2.1	Table 11B-228.3.2.1
EVCS	33.7	0.674	1	
L2 Rec 40amp	101.1	2.022	1	2
L2 Rec 20amp	33.7	0.674	1	
L1 Rec	168.5	3.37	1	3
PUBLIC			Table 228.3.2.1	Table 228.3.2.1
	10		1	1
PHASE 2				
PUBLIC			Table 228.3.2.1	Table 228.3.2.1
	10		1	1

TABLE A - UNIT COUNT/MIX BY FLOOR						
	STUDIO	1 BR	1BR IC	2BR	3BR	TOTAL
	18' x 30'	24' x 30'		35' x 30'	46' x 30'	
LEVEL 1						0
LEVEL 2		4				4
LEVEL 3	1	15	4	14	2	36
LEVEL 4	2	16	6	16	2	42
LEVEL 5	2	16	6	16	2	42
LEVEL 6	2	16	6	16	2	42
LEVEL 7	2	14	6	16	1	39
TOTAL	9	81	28	78	9	205
UNIT MIX	4%	53%		38%	4%	100%

TABLE B - HOTEL ROOMS BY FLOOR	
	ROOMS
	15' x 27'
LEVEL 1	
LEVEL 2	
LEVEL 3	21
LEVEL 4	25
LEVEL 5	35
LEVEL 6	35
LEVEL 7	33
TOTAL	149
UNIT MIX	100%

PHASE 1 - CONCEPTUAL BUILDING AREA TABULATIONS							
Level	Circulation	Amenity (Interior)	Leasing/Lobby	Retail	MEP/Sevices	Parking	Residential
B1						67,600	
L1	600	860	3,550	1,800	8,000	52,000	3,350
L2	600		1,800			54,000	31,750
L3	7,150	5,000					37,000
L4	6,200						37,000
L5	6,200						37,000
L6	6,200						37,000
L7	5,850						34,000
Total	32,800	5,860	5,350	1,800	8,000	173,600	180,100

PHASE 2 - CONCEPTUAL BUILDING AREA TABULATIONS						
Level	Circulation	Amenity (Interior)	Leasing/Lobby	MEP/Sevices	Parking	Hotel
B1					20,300	
L1	360		6,350	4,230	10,800	8,800
L2	380		1,100	1,500	10,800	
L3	3,700	5,000				7,400
L4	3,500					8,800
L5	3,700					12,300
L6	3,700					12,300
L7	3,600					11,600
Total	18,940	5,000	7,450	5,730	41,900	52,400

PROJECT DATA

CANNERY PLACE | CAMPBELL
DATE: 08.01.2024

E. Barbano Enterprises LLC



G0.02

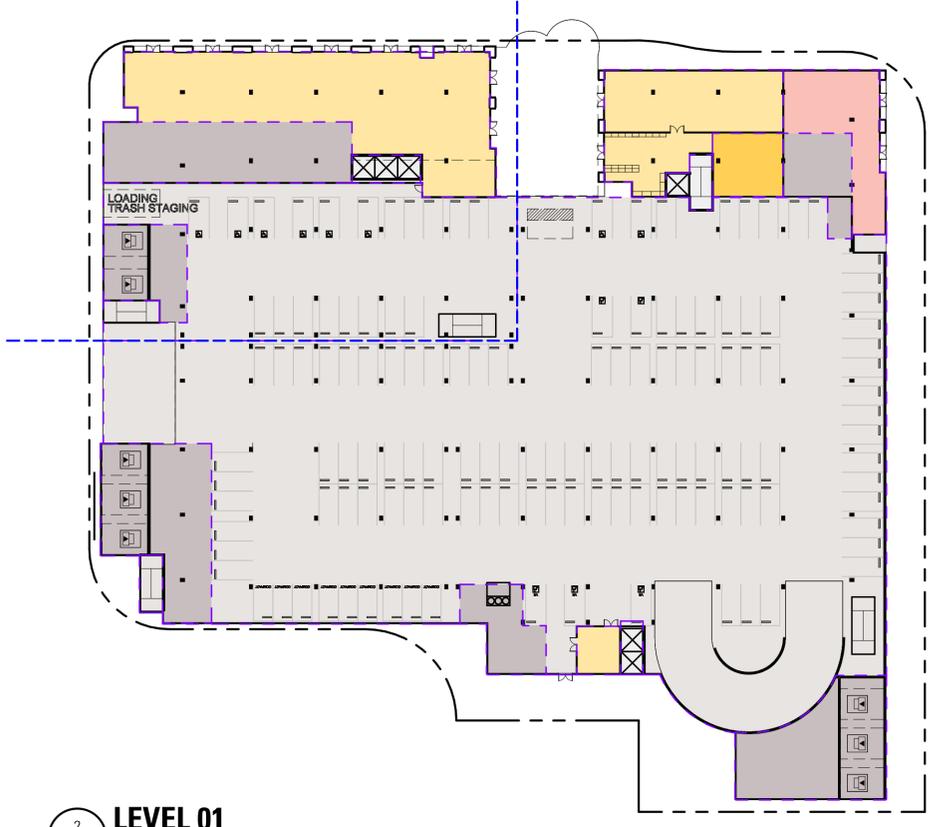


AREA DIAGRAM LEGEND

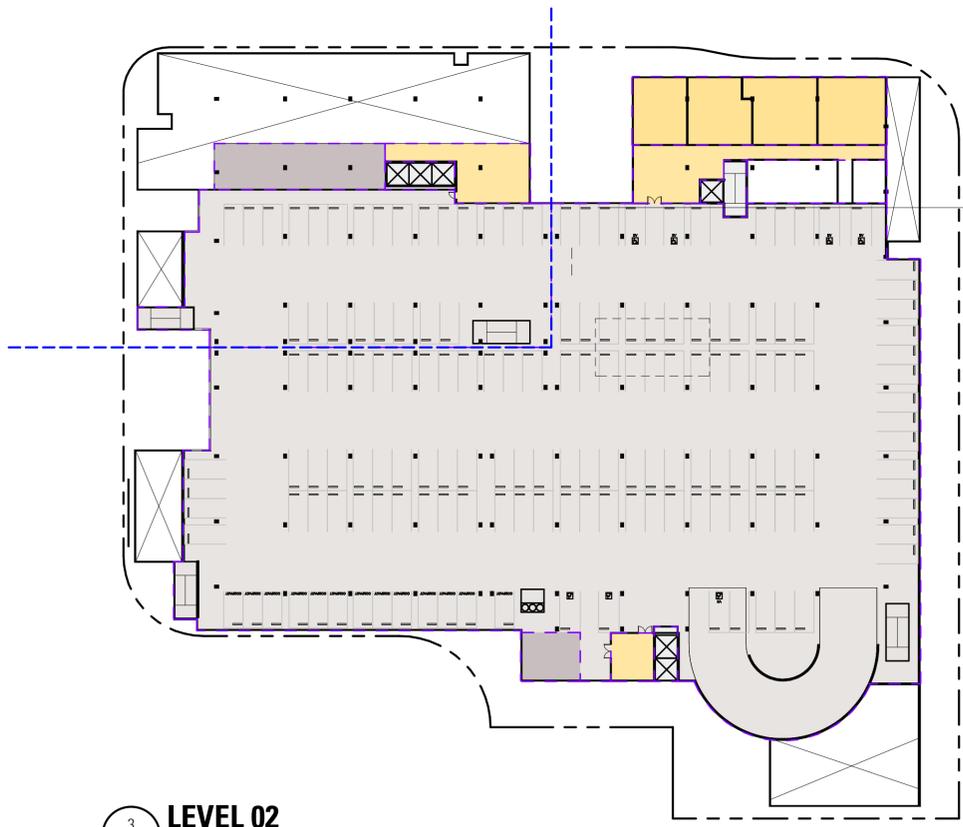
	LOBBY
	HOTEL
	AMENITY
	MEP
	RETAIL
	RESIDENTIAL
	CORRIDOR
	GARAGE



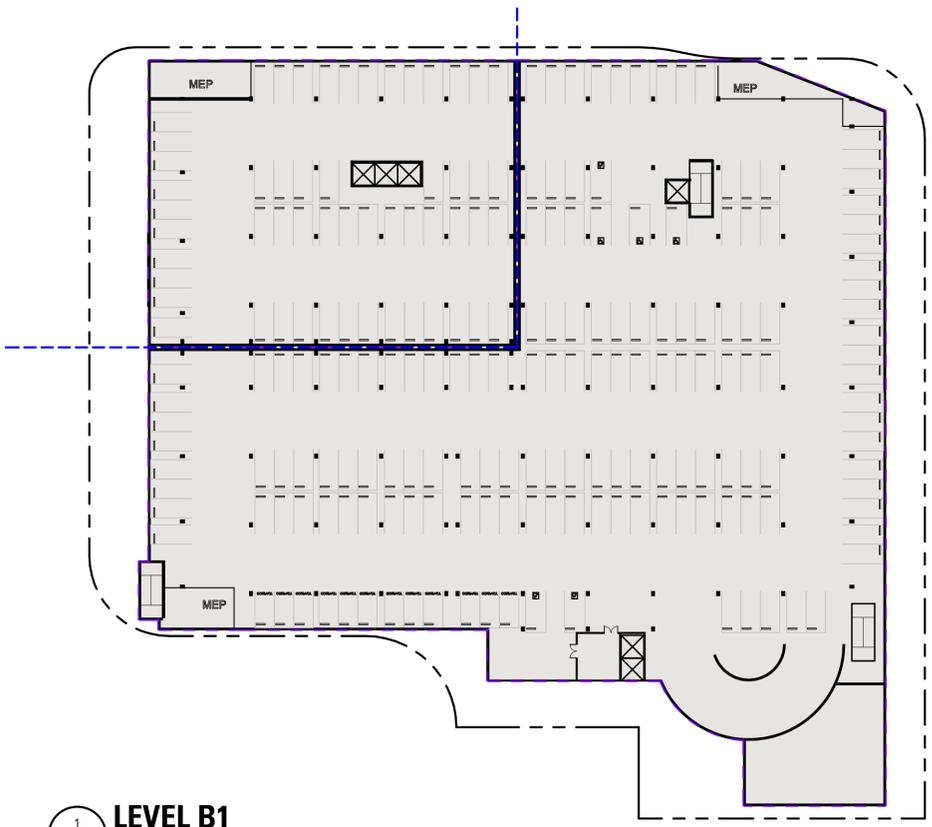
4
G0.04
LEVEL 03
1" = 40'-0"



2
G0.04
LEVEL 01
1" = 40'-0"



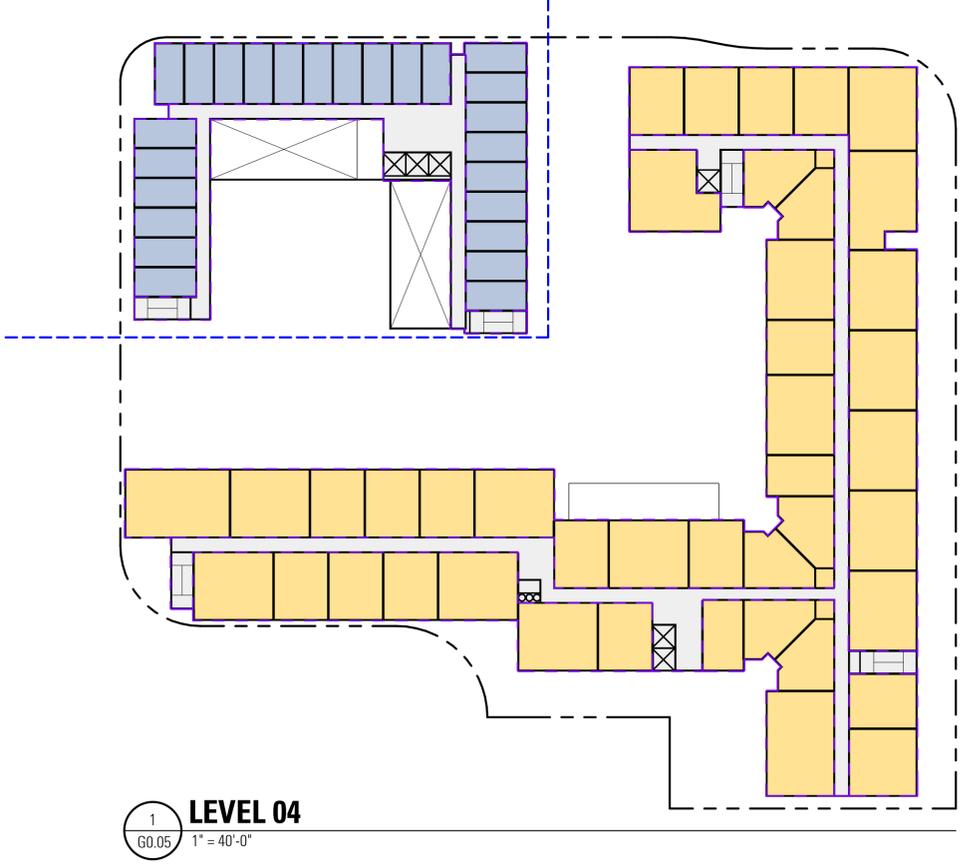
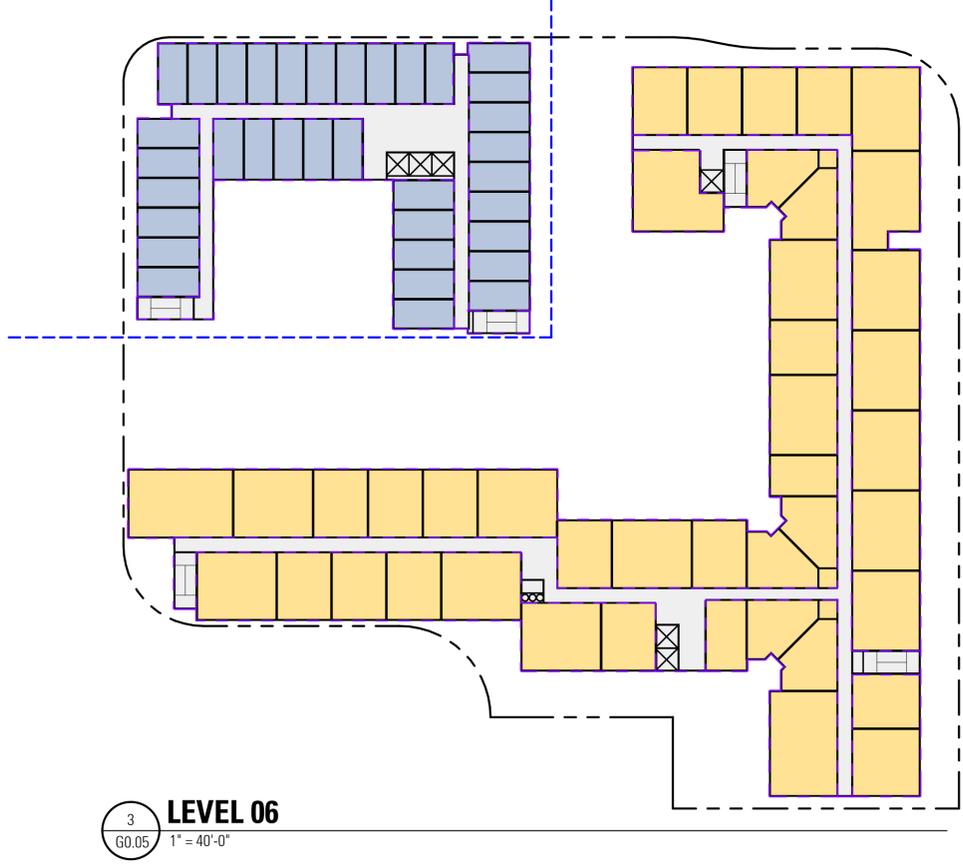
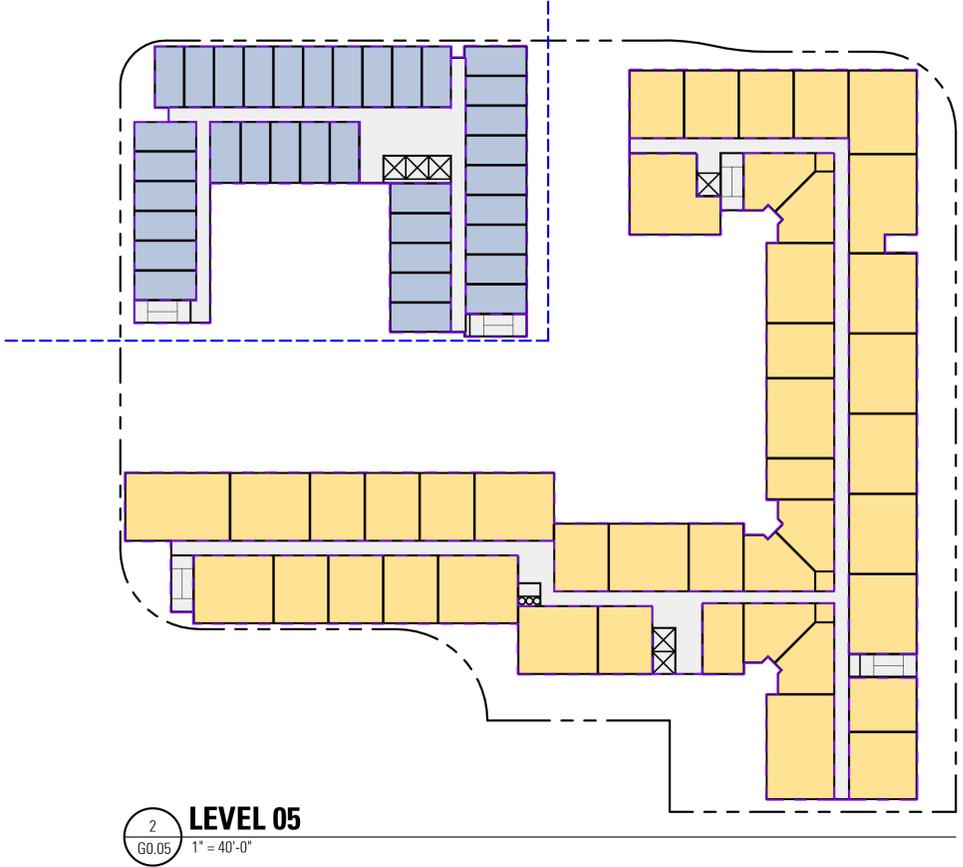
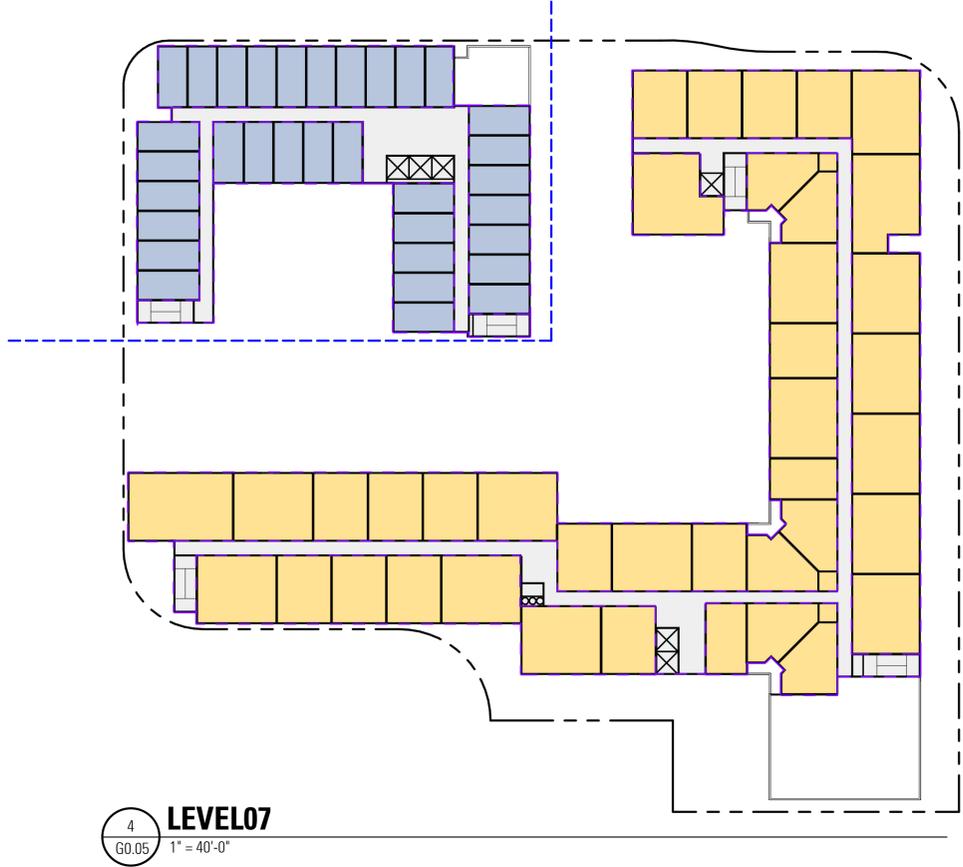
3
G0.04
LEVEL 02
1" = 40'-0"



1
G0.04
LEVEL B1
1" = 40'-0"

AREA DIAGRAM LEGEND

	LOBBY
	HOTEL
	AMENITY
	MEP
	RETAIL
	RESIDENTIAL
	CORRIDOR
	GARAGE

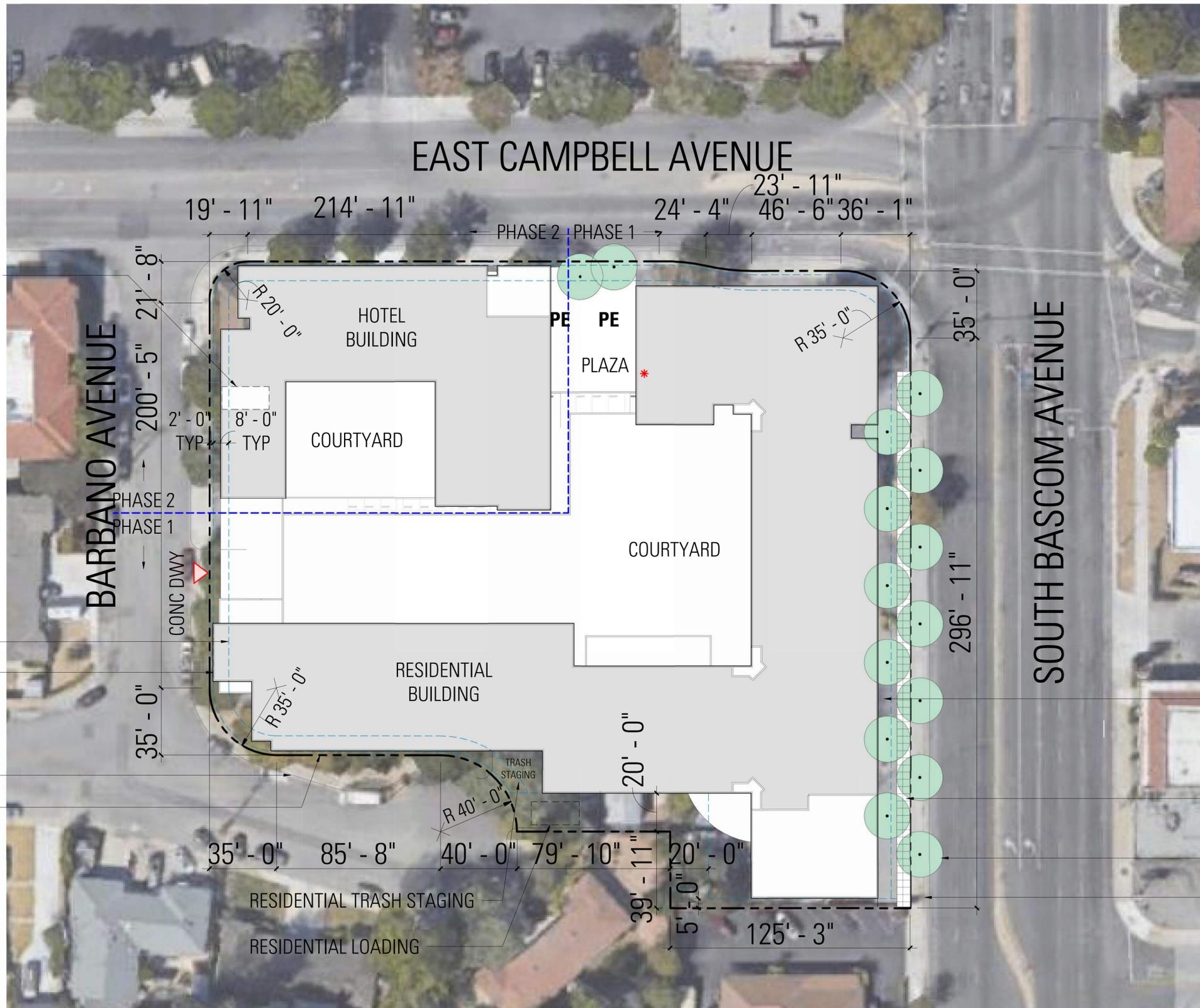


SITE PLAN LEGEND	
	PRIMARY PEDESTRIAN ENTRANCE
PE	PRIMARY PUBLIC ENTRANCE
	VEHICULAR ENTRY
	PROPERTY LINE
	ROOF

HOTEL TRASH STAGING AND LOADING AREA (UNDER BUILDING)

MAX SETBACK LINE
MIN SETBACK LINE

CURB LINE
PROPERTY LINE



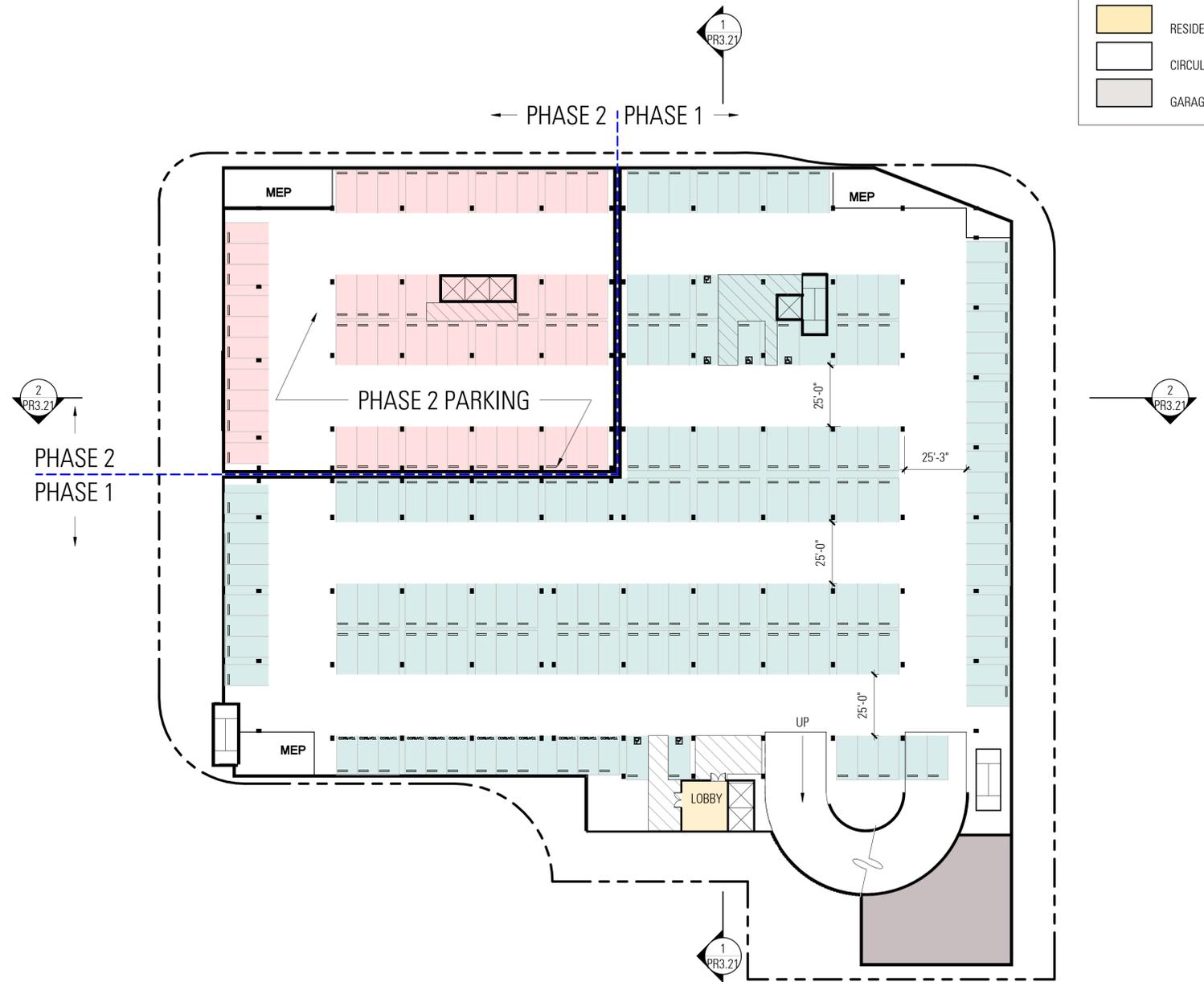
10' WIDE BUFFER

7' WIDE DETACHED SIDEWALK

STREET TREES

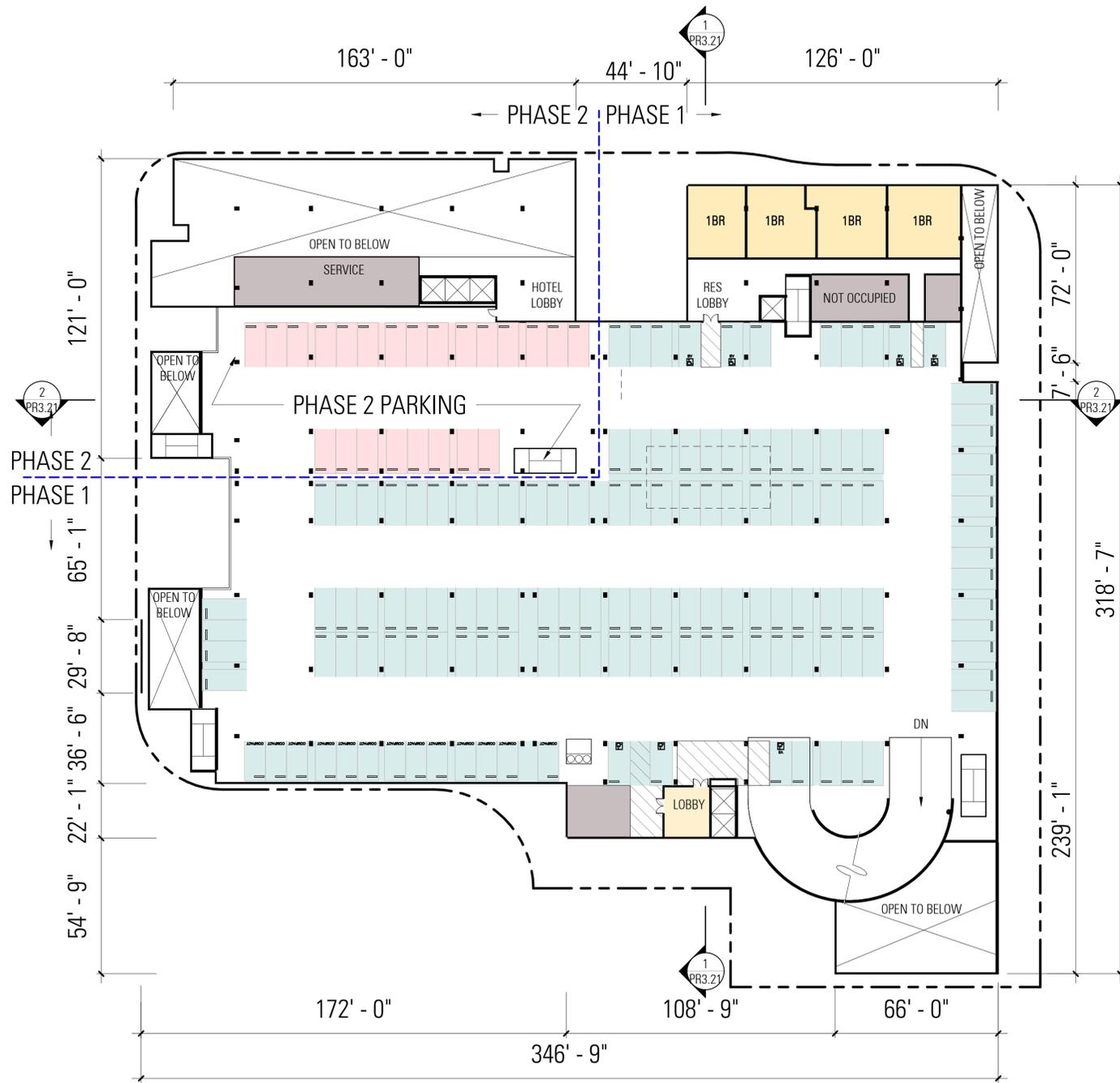
10' WIDE PARKWAY TURF

LEGEND	
	LOBBY
	HOTEL
	AMENITY
	MEP
	RETAIL
	RESIDENTIAL
	CIRCULATION
	GARAGE

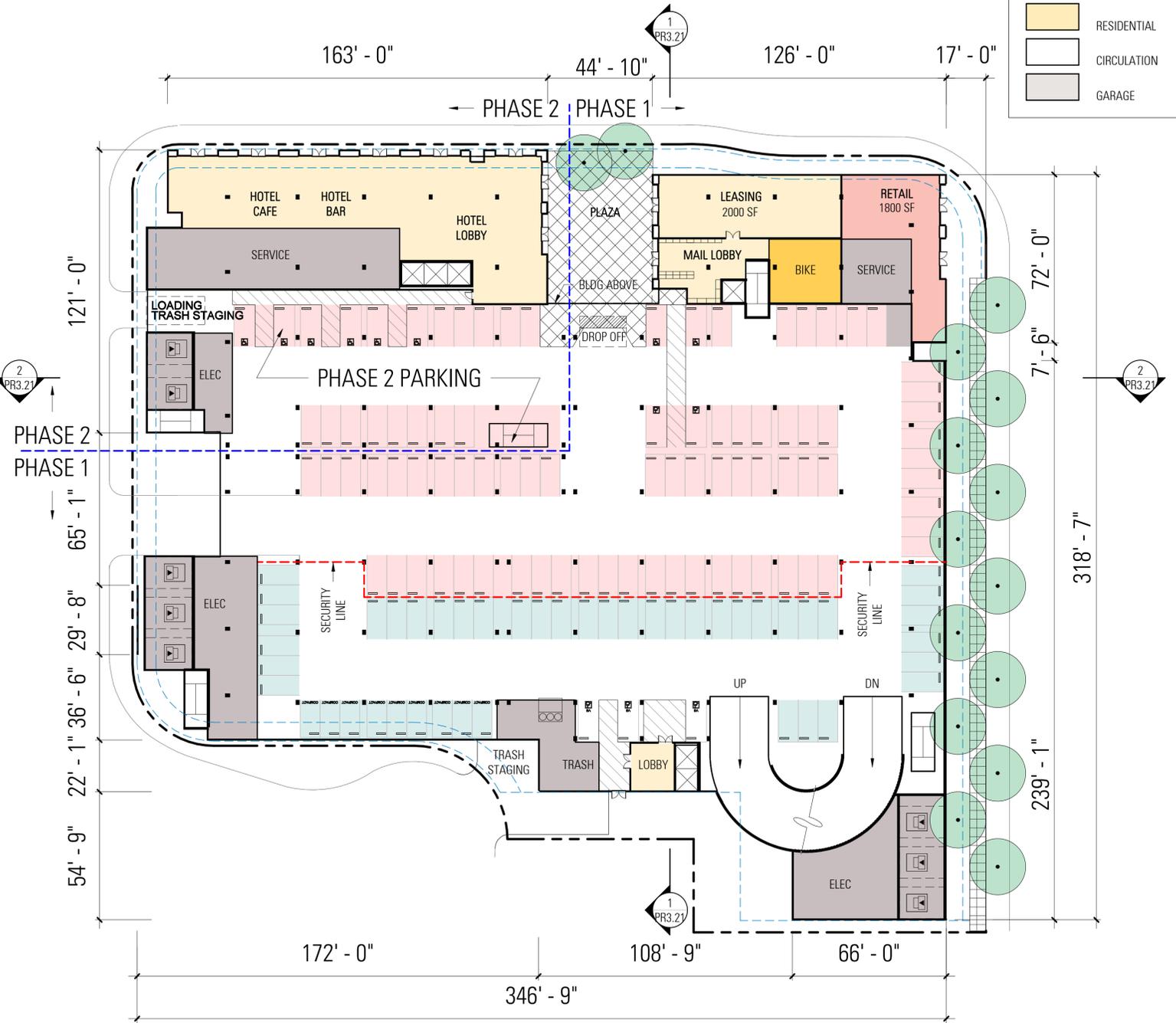


LEVEL B1

LEGEND	
	LOBBY
	HOTEL
	AMENITY
	MEP
	RETAIL
	RESIDENTIAL
	CIRCULATION
	GARAGE

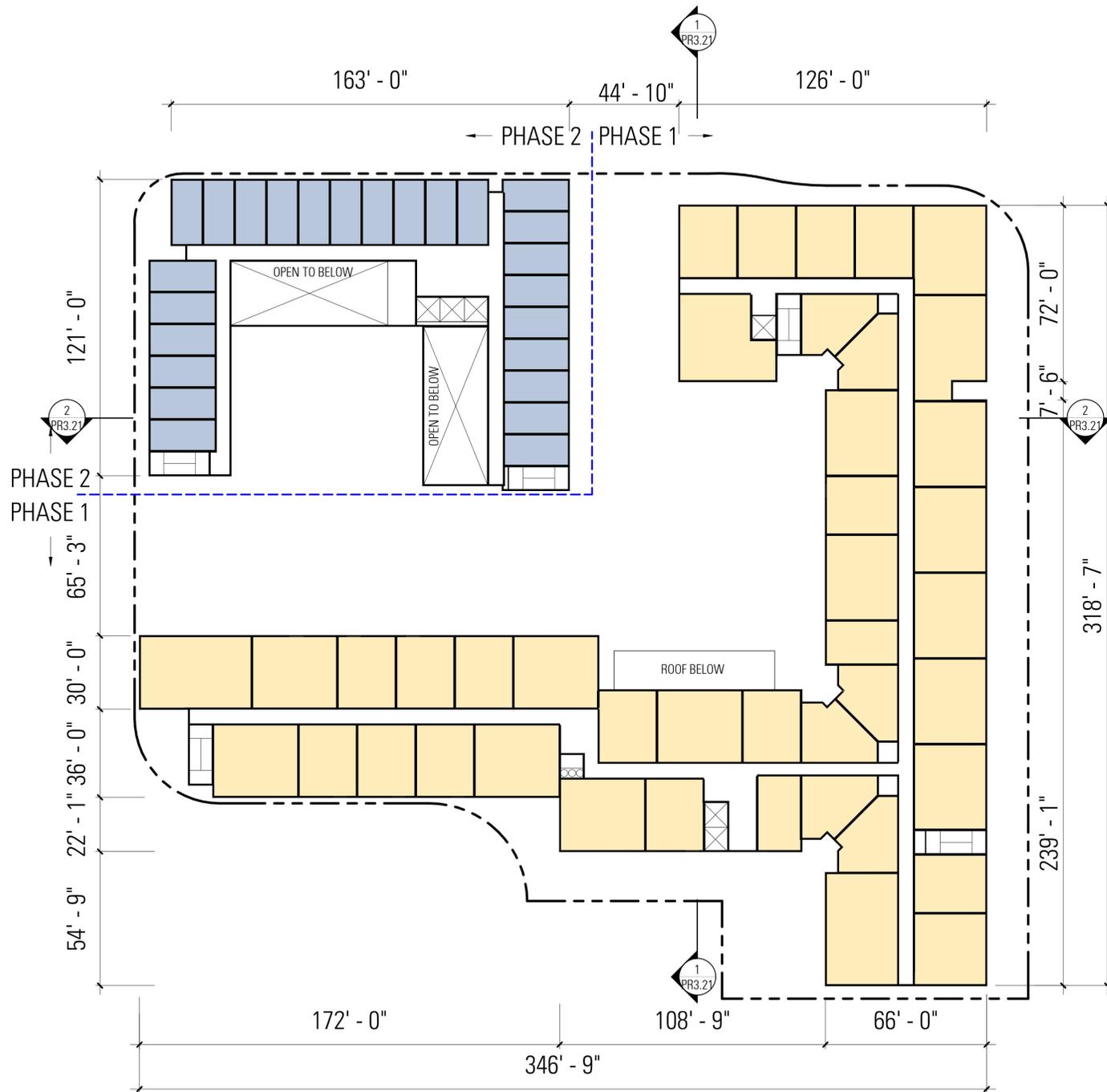


LEVEL 02 - PARKING



GROUND FLOOR PLAN

LEGEND	
	LOBBY
	HOTEL
	AMENITY
	MEP
	RETAIL
	RESIDENTIAL
	CIRCULATION
	GARAGE

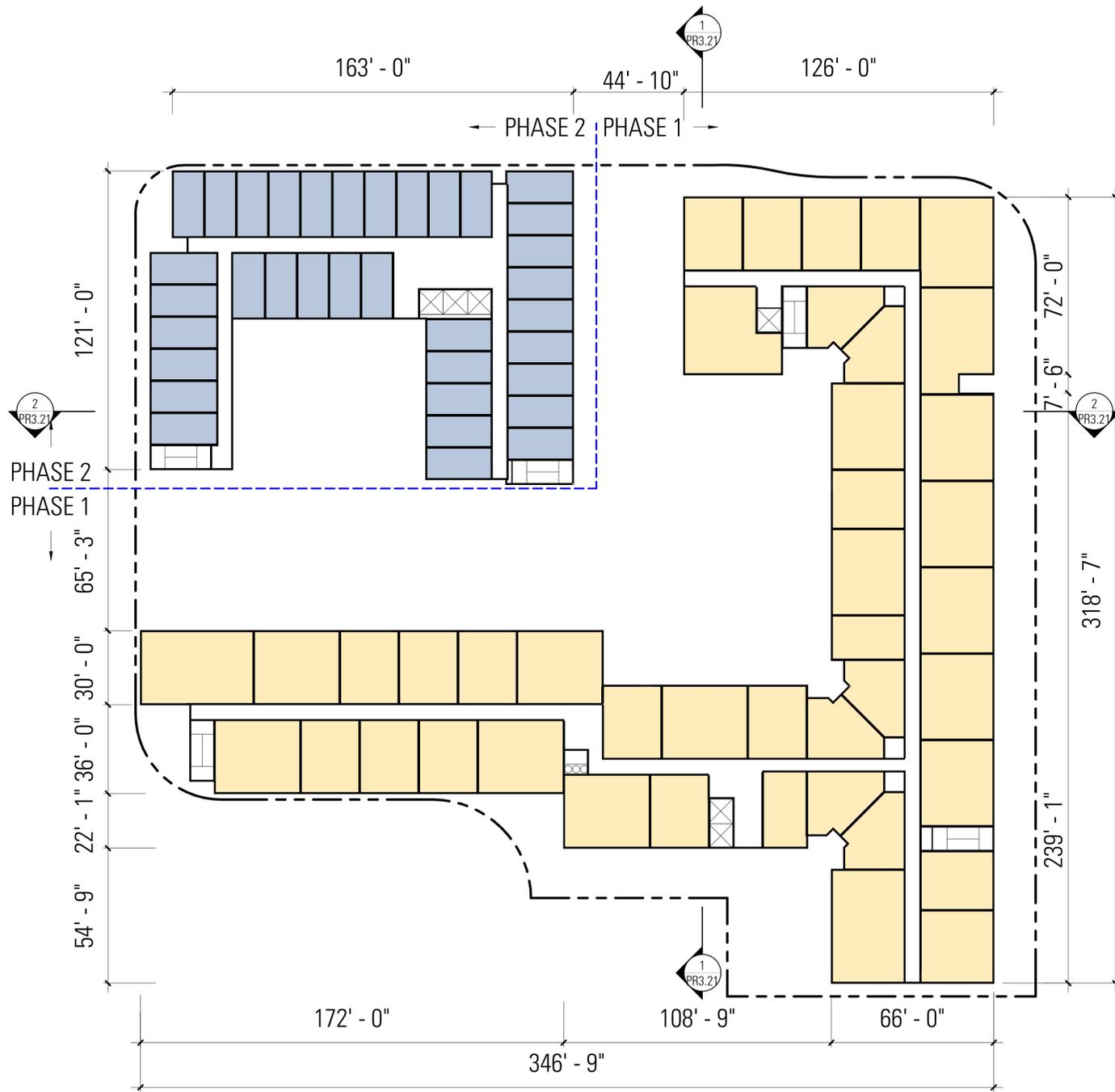


LEVEL 04

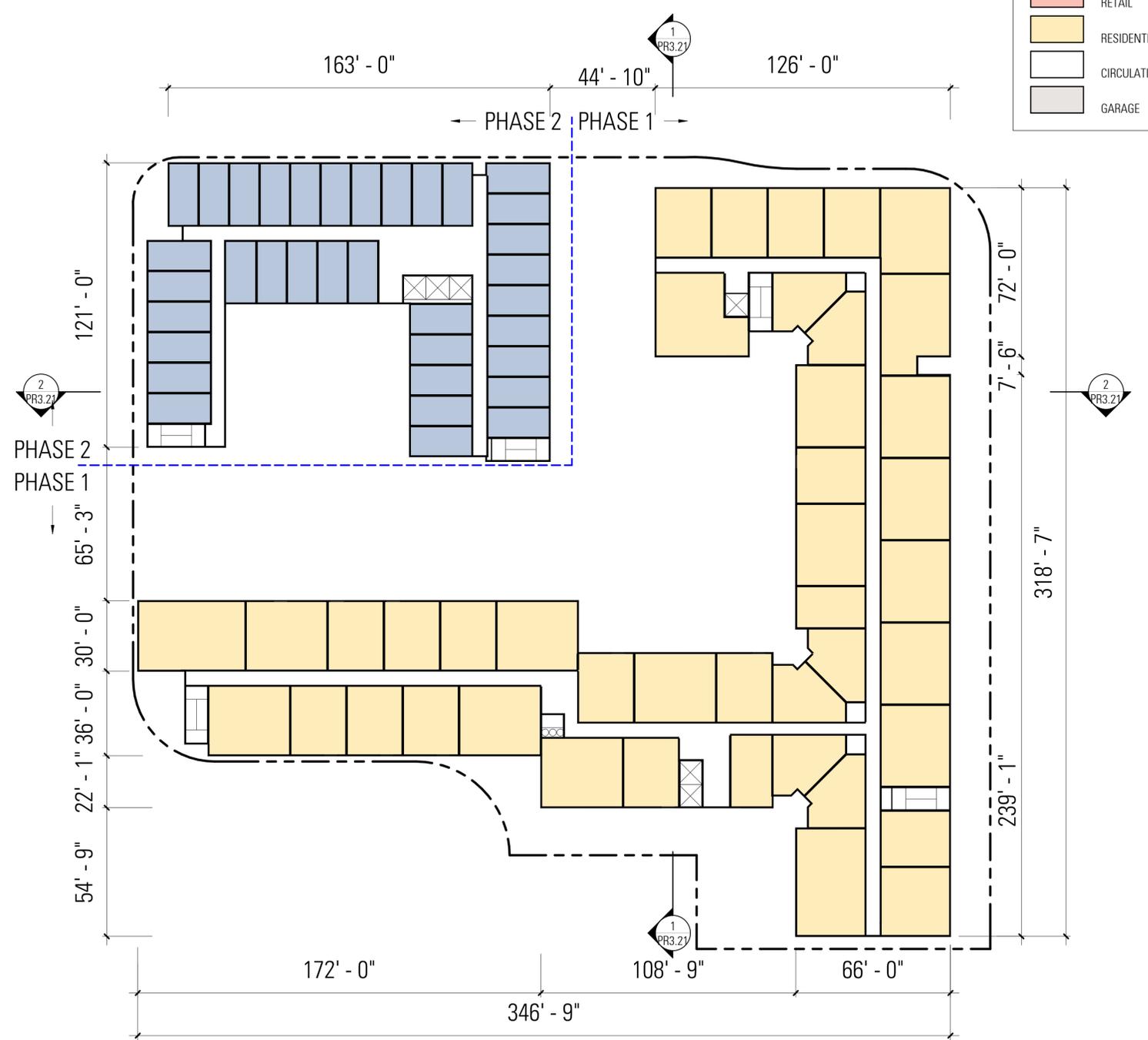


LEVEL 03 - COURTYARD

LEGEND	
	LOBBY
	HOTEL
	AMENITY
	MEP
	RETAIL
	RESIDENTIAL
	CIRCULATION
	GARAGE



LEVEL 06



LEVEL 05

FLOOR PLAN - LEVEL 05 AND 06

CANNERY PLACE | CAMPBELL

DATE: 08.01.2024



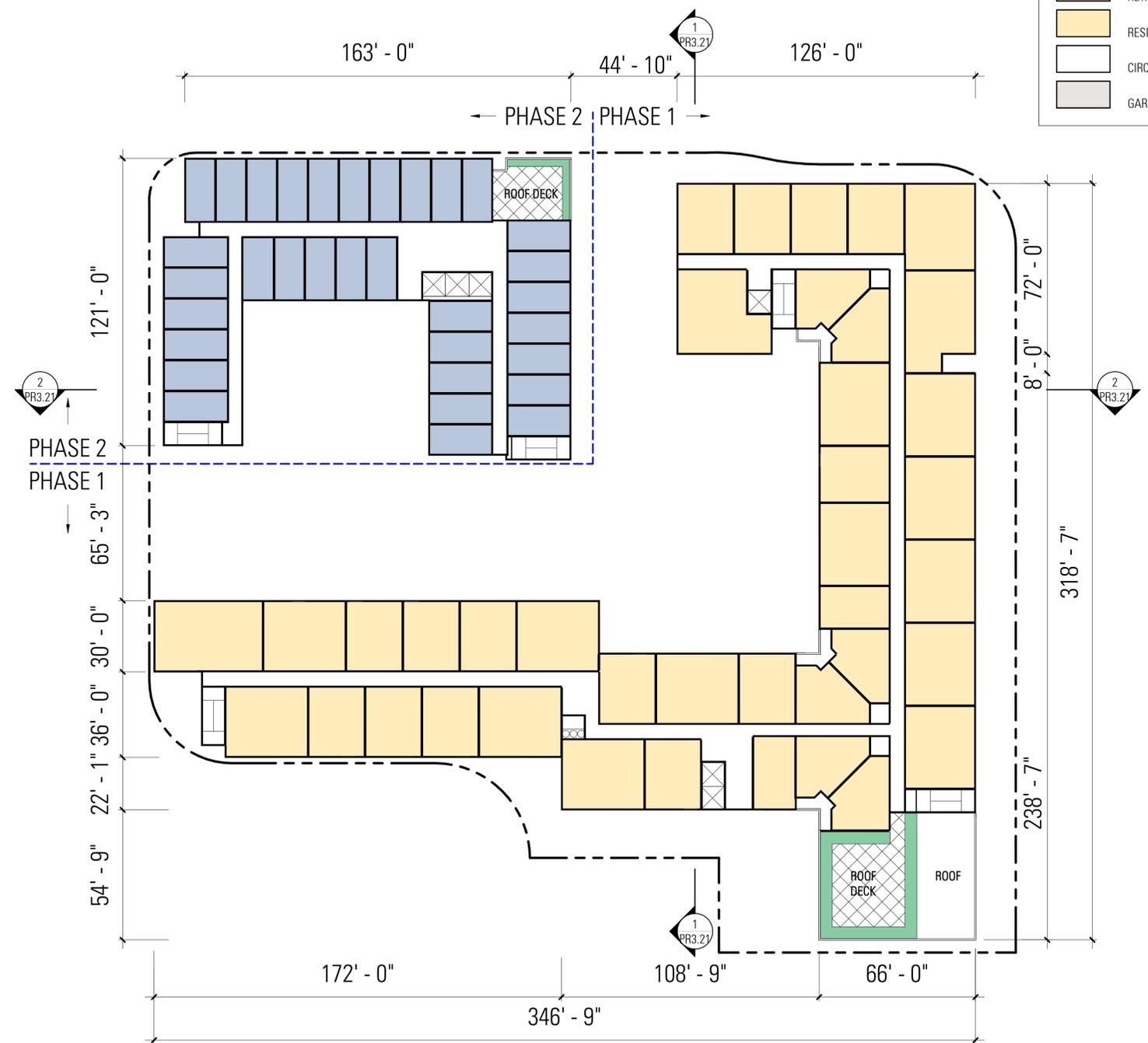
E. Barbano Enterprises LLC

BAR architects & interiors

PR2.03

LEGEND

- LOBBY
- HOTEL
- AMENITY
- MEP
- RETAIL
- RESIDENTIAL
- CIRCULATION
- GARAGE



LEVEL 07

FLOOR PLAN - LEVEL 07

CANNERY PLACE | CAMPBELL

DATE: 08.01.2024



E. Barbano Enterprises LLC

BAR architects & interiors

PR2.04



VIEW FROM THE CORNER OF BASCOM AVE AND CAMPBELL AVE

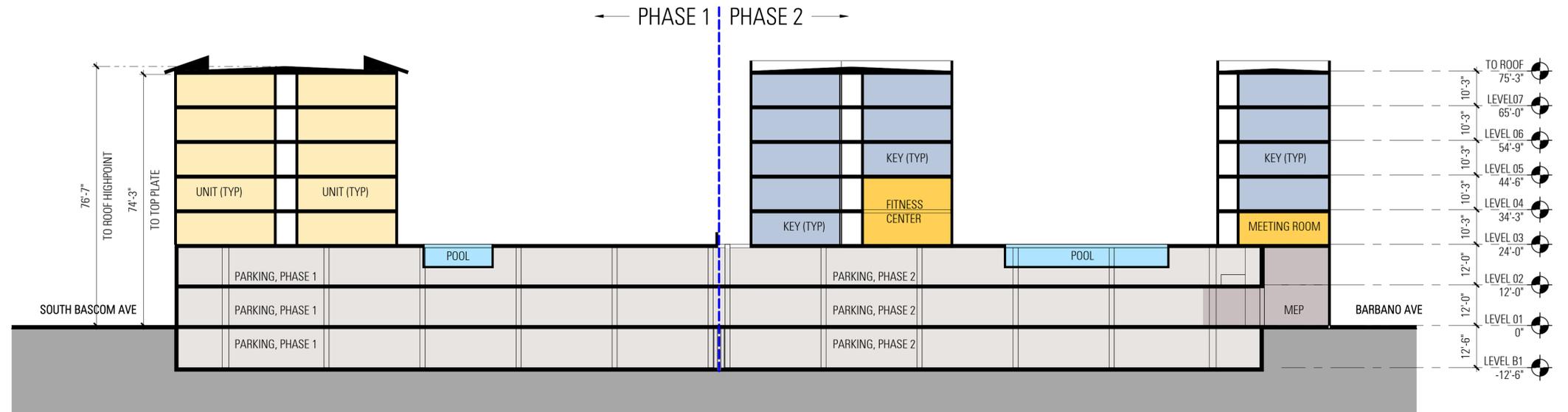


S BASCOM AVE ELEVATION

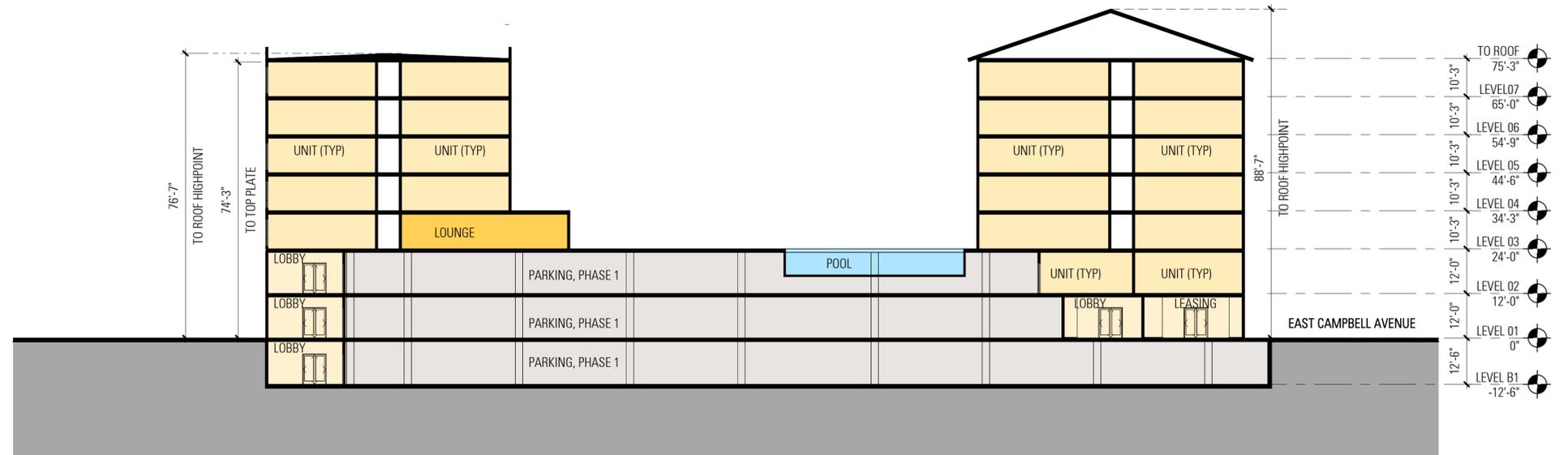
ALUMINUM STOREFRONT/ LOUVER SYSTEM



CAMPBELL AVE ELEVATION



E-W SECTION



N-S SECTION