




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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

May 13, 2025

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday May 27, 2025, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 148 N. San Tomas Aquino Rd
Zoning | Area Plan: CC-MU | N/A
Neighborhood Association(s): San Tomas West Neighborhood Assoc.
Council District: 4
File No: PLN-2025-30
APN: 307-50-083
Applicant: United Sign Systems (Michele Richmond)
Property Owner: US BWG San Tomas Plaza LLC
Application Type: Sign Permit
Project Planner: Tracy Tam, Associate Planner
Email Contact: tracyt@campbellca.gov
Phone Contact: (408) 871-5103

Project Description:

To allow an approximately 97 square-foot, 36-inch-tall wall sign reading "Dollar Tree,".

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**



DOLLAR TREE®

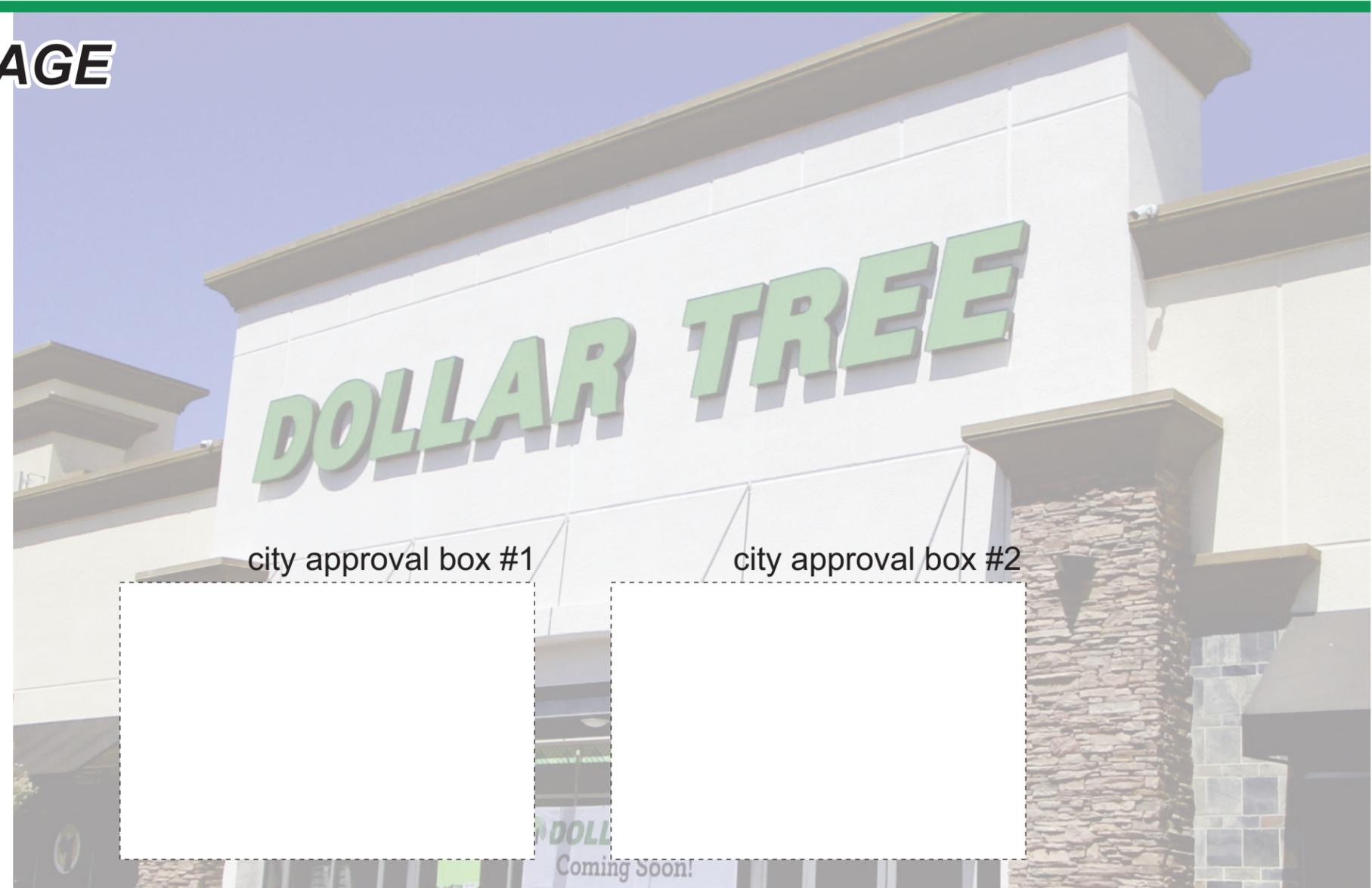
EXTERIOR SIGN PACKAGE

148 San Tomas Aquino Blvd
Campbell, CA 95008

Index:

- pg 1) Cover page
- pg 2) Sign A - Wall Sign (photo elev.)
- pg 3) Sign A - Wall Sign (constr. details)
- pg 4) Signs B,C - Mnmnt Signs (reface)
- pg 5) Site Plan

For Sign Permit:



5201 Pentecost Dr. • Modesto, CA 95356
(209) 543-1320

David Randolph: David@unitedsign.net 916-361-3200 / Cell: 916-804-9000
Marco Ospina: Marco@unitedsign.net 916-361-3200 / Cell: 530-400-1094
Brenda Zapien: Brenda@unitedsign.net 916-361-3200 / Cell: 916-947-6173

see next page (3 of 5) for construction details



Sign A: Led Illum. Pan Channel Sign

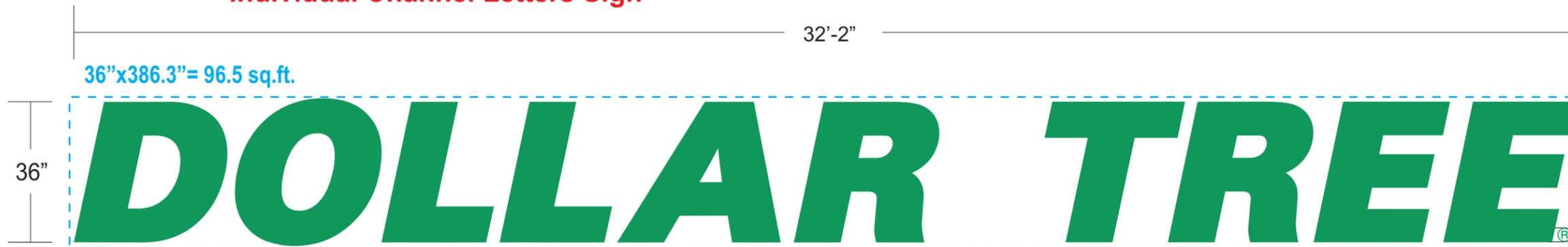


Photo Elevation (front view)

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Article 600.6 (A)(1) of the National Electrical Code. 3) All work to be done IAW 2022, CBC, CEC, CFC Compliant.

 <p>USS UNITED SIGN SYSTEMS The Industry Leader for Over 50 Years! SINCE 1967</p>	<p>5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326</p> <p>C.S.C.L. # 718965</p>	<p>JOB INFO</p> <p>JOB #: 20728 DEAL #46346 CLIENT: DOLLAR TREE S-3203 CONTACT: DATE: 9-30-24 PROJECT LOCATION: 148 San Tomas Aquino Blvd CAMPBELL, CA 95008</p>		<p>SALESPERSON: MARCO OSPINA DRAWN BY: bam PAGE 2 OF 5</p> <p>CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____</p>		<p>REVISIONS: 4-2-25 bam 5-27-16 bam</p>		<p>SCALE: NOTED</p> <p>FILE NAME: DOLLAR TREE- campbell CA san tomas 36 IN</p>		<p>ELECT.</p> <p>120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/></p> <p>one box above MUST be checked prior to any mfg.</p>		<p>SPECIFICATIONS</p> <p>See Drawing for Spec's</p>		<p>CITY CODE</p> <p>Wall: 1 sq.ft. per ea. 1 lin. ft. of frontage. Max 50 sq.ft. per sign freestanding: reface existing tenant panel on 2 mmnt signs</p>	
		<p><small>This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2000 USS United Sign Systems This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems</small></p>													

Individual Channel Letters Sign

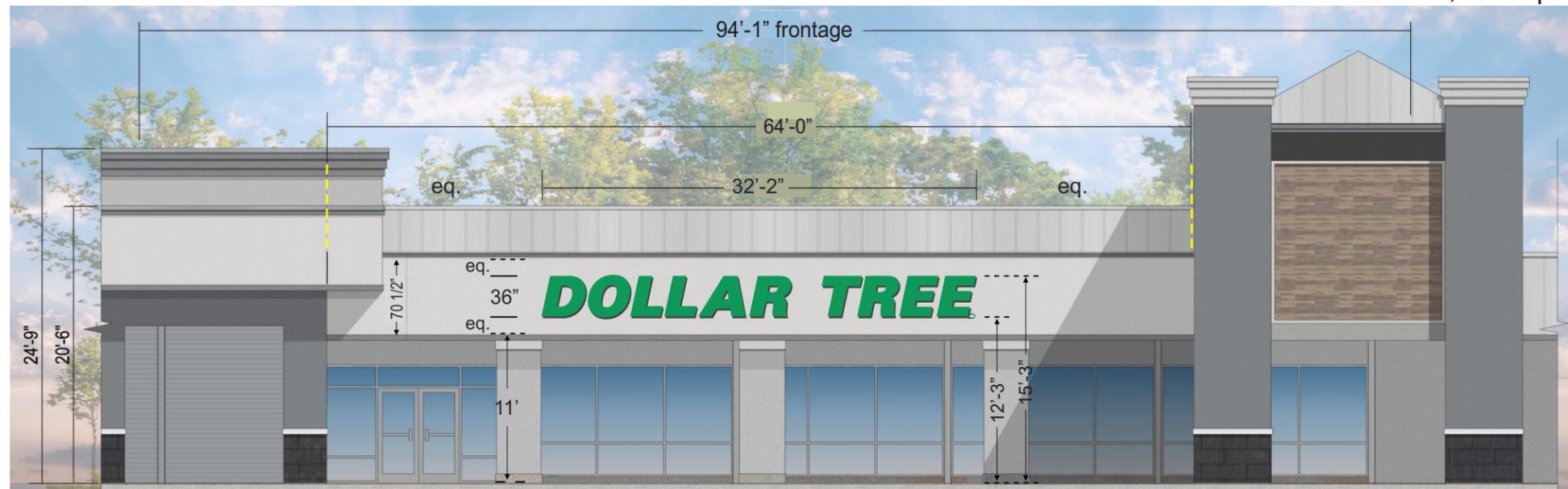


Sign A:
Led Illum. Pan Channel Sign
 Scale: 3/8"=1'-0"

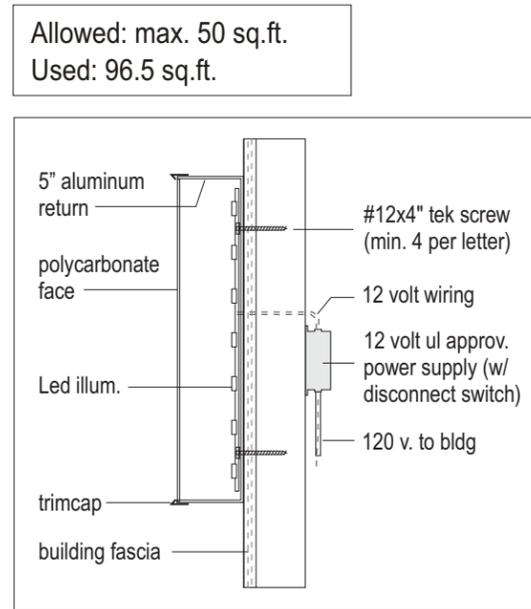
- Vivid Green 3M 3630-156
- Bronze (pre-finished) Returns/Trimcap

3/16" clear solar grade polycarbonate letter faces with 2nd surface decoration. vivid green #156 with white diffuser.
 Note: vivid green & white diffuser pre-applied by 3M. (item # VTL 19222 48" roll).
 5" deep bronze returns with 1" bronze trimcap. ul approved green Led illumination.
 Note: interior of letter returns/backs pnt'd MAP matte white.
 Registar Mark:
 non-illum. 1/8" clear acrylic w/ vivid green & white vinyl attach to back of letter "E"

Lease Area: 15,215 sq.ft.



Building Front Elevation (facing parking lot)



Led P/C Letter Mount Detail

Allowed: max. 50 sq.ft.
 Used: 96.5 sq.ft.

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removing of existing copy required

provide vinyl only & apply bkgd vinyl @ site



Sign B: (reface)
 Existing D/F Illum. Mnmnt **Sign #1**
 Scale: 1 1/2"=1'-0"

cabinet:
 existing @ site - no work required

sign face:
 re-use existing white bkgd - vivid green #156 vinyl bkgd overlay
 (white weed-away copy)

Note: (both signs)
 sign faces (bkgd's) are 1 piece



removing of existing copy required

provide vinyl only & apply bkgd vinyl @ site



Sign C: (reface)
 Existing D/F Illum. Mnmnt **Sign #2**
 Scale: 1 1/2"=1'-0"

cabinet:
 existing @ site - no work required

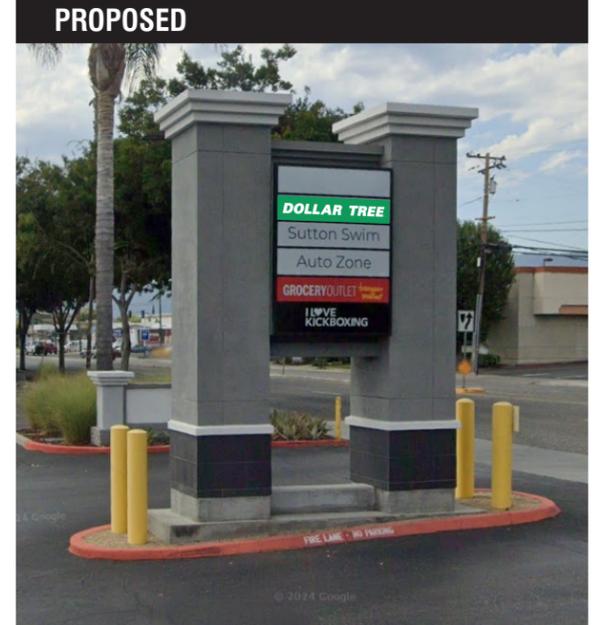
sign face:
 re-use existing white bkgd - vivid green #156 vinyl bkgd overlay
 (white weed-away copy)



Photo Elevation (reface/mnmnt #1)



Photo Elevation (reface/mnmnt #2)



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SITE PLAN

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