



# Courtesy Notice

Dear Campbell Resident,

October 7, 2025

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:** 201 Orchard City Drive

**Zoning | Area Plan:** CB-MU | Downtown Development Plan

**Neighborhood Association(s):** Downtown Campbell Neighborhood Association

**Council District:** 3

**File No.:** PLN-2025-135

**APN:** 412-07-032 / 412-07-024/ 412-07-022

**Applicant:** Milad Shaeghi

**Property Owner:** John and Evagelia Niktas Trustee, Karen Blancato Trustee, City of Campbell

**Project Planner:** Daniel Fama, Senior Planner

**Email Contact:** [daniel@campbellca.gov](mailto:daniel@campbellca.gov)

**Phone Contact:** (408) 866-2193

## Project Description:

Request to modify the existing Conditional Use Permit for Water Tower Kitchen to formalize the expansion of outdoor seating onto the adjacent patio and front sidewalk area (increasing overall seating count), and to allow live entertainment.

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.

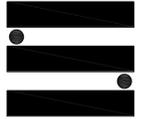


- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**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





**STOWERS ASSOCIATES**  
Creating Places for People

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# water tower kitchen

RESTAURANT CUP MODIFICATION  
200 Orchard City Drive, Campbell CA 95008

SEATING COUNT ANALYSIS

Water Tower Restaurant  
201 Orchard City Drive  
Campbell, California 95008

## PROJECT SUMMARY

ADDRESS 201 ORCHARD CITY DRIVE, CAMPBELL CA 95008  
TENANT SPACE 3,032 square feet  
AREA OF OUTDOOR PATIO 1,019 square feet  
OCCUPANT TYPE A-2 (Restaurant)

CONSTRUCTION TYPE: V-B Non-Rated  
FIRE SPRINKLERS: No  
NUMBER OF STORIES: Two

## PROJECT SCOPE

MODIFY THE EXISTING CONDITIONAL USE PERMIT FOR THE RESTAURANT AS REQUIRED TO:

- SEATING CAPACITY INCREASED TO 176.
- SIDEWALK SEATING ALLOWED ACROSS THE FRONT OF THE RESTAURANT
- HOURS OF OPERATION: UNCHANGED
- FOOD / DRINK MENU: UNCHANGED

## DIRECTORY

PROJECT ADDRESS 201 ORCHARD CITY DRIVE  
CAMPBELL, CA 95008

BLDG OWNER JOHN NIKTAS  
PO BOX 7422  
SAN JOSE, CA 95150

TENANT WATER TOWER KITCHEN  
CONTACT: MILAD SHAEGHI  
PHONE: 408.316.9021

DESIGN GREG STOWERS  
STOWERS ASSOCIATES  
155 E. CAMPBELL AVENUE, SUITE 114  
CAMPBELL, CA 95008  
PHONE: 408.358.5488  
CELL: 408.406.6048  
EMAIL: GREG@STOWERSASSOCIATES.COM

## DRAWING INDEX

A0 COVER SHEET / PROJECT INFORMATION  
A1 RESTAURANT SITE / BUILDING PLAN

## BUILDING CODE

2022 California Building Code, Vol 1 & 2  
2022 California Mechanical Code  
2022 California Plumbing Code  
2022 California Electrical Code  
2022 California Fire Code  
2022 California Green Buildings Standards Code  
2022 California Energy Code

## RESTAURANT SEATING:

1. MAIN DINING ROOM:	60
1. LOFT DINING ROOM:	36
2. MAIN LEVEL BAR:	8
3. UPPER LEVEL BAR:	6
INTERIOR SEATING:	110 SEATS
4. EXTERIOR UPPER PATIO:	36
5. EXTERIOR LOWER PATIO:	30
EXTERIOR SEATING:	66 SEATS
TOTAL RESTAURANT:	176 SEATS

## OCCUPANT LOAD DIAGRAMS

MAX OCCUPANT LOAD

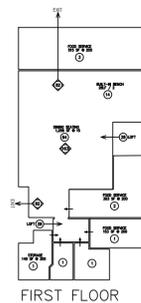
Interior Occupant Load 163

EXIT REQUIREMENTS FOR INTERIOR

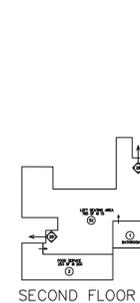
Exits Required 2  
Exits Provided 2

EXIT REQUIREMENTS FOR EXTERIOR PATIO

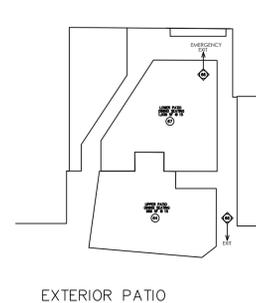
Exits Required 2  
Exits Provided 2



FIRST FLOOR



SECOND FLOOR



EXTERIOR PATIO

## VICINITY MAP



ISSUE DATE

Planning Submittal 09.27.2025



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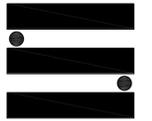
JOB NO. 2025.12

DRAWN BY GTS

SCALE AS NOTED

TITLE SHEET





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**SEATING COUNT ANALYSIS**

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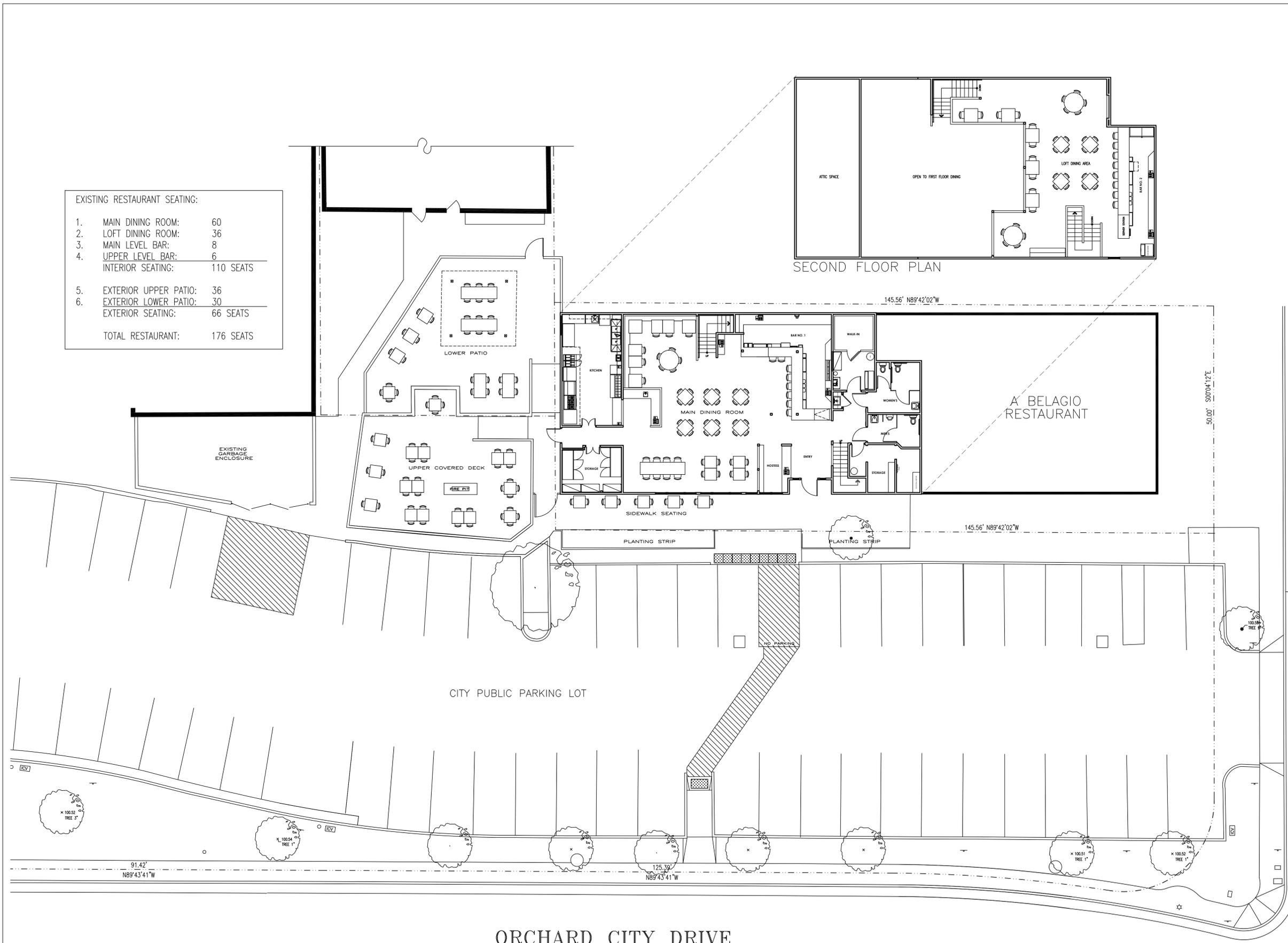
ISSUE	DATE
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JOB NO.	2025.12
DRAWN BY	GTS
SCALE	AS NOTED

**RESTAURANT FLOOR PLAN**



EXISTING RESTAURANT SEATING:

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**1 SITE / BUILDING PLAN / SEATING LAYOUT DIAGRAM**  
SCALE: 1" = 20'