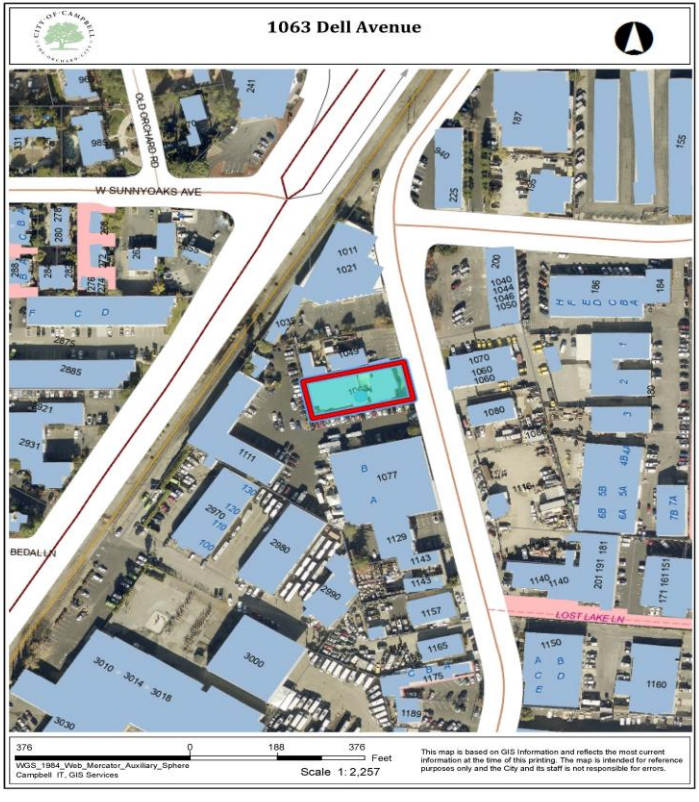
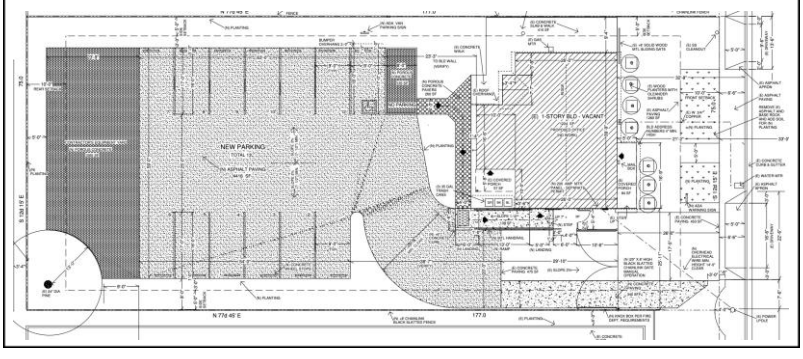
Location of Proposed Project



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

Project Image



Notice of Public Hearing

Dear Campbell Resident, **July 30, 2026**

The Planning Commission of the City of Campbell **will hold a Public Hearing at 7:00 p.m.**, or shortly thereafter, **on Tuesday August 11, 2026**,in the Campbell Community Center, Room # C-35, 1 W Campbell Avenue, Campbell, California, to consider the following item:

PROJECT INFO

Project Address: 1063 Dell Avenue
Zoning | Area Plan: LI | N/A
Neighborhood Association(s): N/A
Council District: 1
File No.: PLN-2026-58
APN: 424-39-006
Applicant: Flora Terra Landscape Maintenance
Property Owner: Kevin Ditto
Application Type: Conditional Use Permit and Tree Removal Permit
Project Planner: Daniel Fama, Senior Planner
Email: danielf@campbellca.gov
Phone: (408) 866-2193

PROJECT DESCRIPTION

Request to allow the establishment of a contractor's equipment yard for a landscape contracting business, including the continued professional office use of a former residential structure previously converted for use in association with an animal breeding and boarding kennel, together with related site, parking, and landscaping improvements authorized as minor changes to Site Approval "S" 16-61, and the removal of one pine 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.)

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the City Council Chambers. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, at least one week in advance of the meeting.

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 , Planning Division
planning@campbellca.gov | (408) 866-2140

Scan the QR code to view current project plans. Plans are subject to change.

**Asistencia en Español (408) 866-2140 pida traduccion en Español

CONSTRUCTION HARDSHIP FORM FOR PROJECTS LESS THAN OR EQUAL TO THE VALUATION THRESHOLD

Project Address: 1063 DELL AVENUE CAMPBELL, CA 95008	**Application No.:** PLN-2026-58
Project Description/Location: CONDITION USE PERMIT FLORA TERRA LANDSCAPE **Type** [X] **Alteration** [ ] **Structural Repair** [ ] **Addition**	**Permit Valuation:** $ 130,600

[1]PATH OF TRAVEL REQUIREMENTS FOR AREA OF ALTERATION, STRUCTURAL REPAIR, OR ADDITION

Accessible Features	Does the existing feature meet all accessibility standards of Chapter 11B of the current CBC? Yes	No	Will this feature be replaced or altered to meet CBC 11B-202.4, exception 8? Yes	Partial	No	If so, how much will be spent to make this feature accessible?
1. Accessible entrance	☐	[X]	[X]	☐	☐	$ 2.800
2. Accessible route to the altered area	☐	[X]	☐	☐	☐	$ 28.350
3. Accessible restroom for each sex or a unisex restroom serving the	☐	[X]	☐	☐	[X]	$
4. Accessible telephones	☐	[X]	☐	☐	[X]	$
5. Accessible drinking fountains	☐	[X]	☐	☐	[X]	$
6. Other (Any of the below)						
A. Accessible parking spaces	☐	[X]	☐	☐	[X]	$
B. Signs	☐	[X]	☐	☐	[X]	$
C. Alarms	☐	[X]	☐	☐	[X]	$
D. Other:	☐	[X]	☐	☐	[X]	$
Total cost of Accessible Features Nos. 1-6 replaced or altered to meet CBC 11B-202.4, exception 8 **(A)**						$ 31,150
[1]Adjusted Construction Cost **(B)** = [Permit Valuation – **(A)**]						$ 130,600
Percentage Upgrades Provided **(A / B)***100						23.9 %

Description of Access Feature[s] Provided:

(N) ACCESSIBLE PARKING, WALK, RAMP, RAILINGS, SIGNAGE ENTRANCE DOOR & HARDWARE.

Hardship Request:

ANY INTERIOR IMPROVEMENTS TO PATH-OF-TRAVEL, RESTROOM OR KITCHEN

Applicant Certification

I certify that the above Information is true and correct to the best of my knowledge and belief.

Signature:		Date: 6/29/2026	Company: MORELAN ASSOCIATES INC
Name: (print)	JIM D. MORELAN		Address: 1101 S. WINCHESTER BLVD G-181
Title:	ARCHITECT		City, State, Zip: SAN JOSE, CA 95128
Agent for:	☐ Owner [X] Architect ☐ Engineer ☐ Contractor		Phone No.: 408-464-4436

For Building Official Use Only

Approved by: *Title:* *Date:*

ADJUSTED COST OF CONSTRUCTION: All costs directly related to the construction of a project, including labor, material, equipment, services, utilities, contractor financing, contractor overhead and profit, and construction management costs. Does not include: Project management fees and expenses, architectural fees, engineering fees, testing and inspection fees, and utility connection or service district fees.
[1]When completing this form, only include accessibility features along the path of travel to the area of alteration, structural repair, or addition as part of your upgrade valuation (see item (A) Areas of alteration, structural repair, and addition are required to be fully compliant.
If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area (or a different area on the same path of travel) are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.

FIRE DEPARTMENT REQUIREMENTS

PLANNING PERMIT #: PLN-2026-58

LOCATION: 1063 DELL AVENUE

Project Name: FLORA TERRA

Scope of Work:

Proposed Conditional Use Permit for a new contractor yard and office.

All work shall be in accordance with the 2025 editions of NFPA Standards and 2025 Fire, Building, Residential, Electrical, and Mechanical Codes.

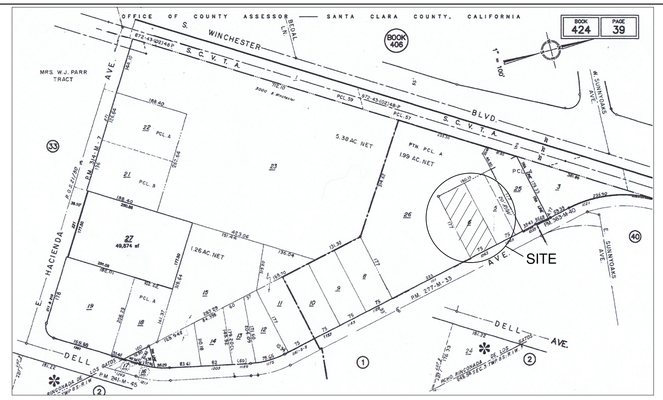
Status: APPROVED subject to compliance with the following comments, and field inspection.

Plan Review Comments:

1. Gate installations shall conform with Fire Department Standard Details and Specification G-1. Knox box to be provided.

2. Fire apparatus access roadway required: Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. (CFC Sec. 503).

3. Any proposed interior improvements shall be subject to furhter review at Building permit.



APN 424-38-006 PM 277-M-33

ASSESSOR'S PARCEL MAP

PROJECT DATA

APPLICANT:	CITY II ENTERPRISES DBA: FLORA TERRA LANDSCAPE MAINTENANCE 1702 MERIDIAN AVENUE STE L SAN JOSE, CA 95125 EUGENE EBERTOWSKI JR. 0: 408-275-1200 gebertowski@floraterra.com CLB 543720 C-27 EXP.08/03/27
OWNER:	KELLY DITTO 1618 E. LAKE DRIVE FORT LAUDERDALE, FL 33316

ASSESSOR'S PARCEL NO.	424-39-006
PARCEL MAP -RECORD OF SURVEY:	PM 277-M-33
ZONING:	LI LIGHT INDUSTRIAL
ZONING OVERLAYS:	NONE
HOUSING OPPORTUNITY SITE:	NO
HISTORIC PROPERTY:	NO
FORM BASED ZONE:	
OPEN SUB-ZONE:	NO
GROUND FLOOR REQ:	NO
WALKABLE OVERLAY	NO
FEMA FLOOD ZONE:	X / 0239
PREVIOUS USE:	DOG BOARDING FACILITY
PROPOSED USE - OCCUPANCY	B - OFFICE CONTRACTOR'S EQUIPMENT YARD
BUILDING SETBACKS:	
FRONT:	10'
REAR:	10'
SIDE INTERIOR:	5'
FLOOR AREA RATIO (FAR)	0.09
TYPE CONSTRUCTION	V-B (NO CHANGE)
BUILT	1951
NO. STORIES:	0.09
FIRE SPRINKLERS:	NO
EXISTING USE - OCCUPANCY	VACANT
LOT AREA	13,274 SF
BUILDING AREA - EXISITNG:	1,224 SF (NO CHANGE)
PARKING REQUIRED:	
1 / 225 SF OFFICE	1224 / 225 = 6
PARKING PROPOSED	
STANDARD: SPACE:	12
ADA SPACE(VAN)	1
	13 > 6 OK

LOT IMPERVIOUS COVERAGE

ITEM:	EXISTING:	PROPOSED:	TOTAL:	
1. PUBLIC CONC DRIVEWAY:	98 SF	-0-	98 SF	
2. PUBLIC CONC SIDEWALK	-0-	-0-	-0-	
3. CONC WALKS / PAVING	928 SF	340 SF	1,268 SF	
3.1 CONC CURB & GUTTER	NA	34 SF	34 SF	
4. ASPHALT PAVING	394 SF	4,383 SF	4,777 SF	
5. BUILDING:	1,224 SF	-0-	1,224 SF	*
6. COVERED PORCHES:	141 SF	-0-	141 SF	*
7.ACCESSORY STRUCT	-0-	-0-	-0-	
8. ADA RAMP & LANDING	-0-	138 SF	138 SF	
TOTAL:	2,785 SF	4,895 SF	** 7,680 SF	

* DEDUCTED 242 SF MTL COVERED ROOF TO BE REMOVED

** DOES NOT INCLUDE PERVIOUS CONCRETE. PAVERS OR PERVIOUS CONCRETE PAVING

*** NEW IMPERVIOUS COVERAGE 4,895 SF IS LESS THAN 5,000 SF (OK)

LANDSCAPING COVERAGE

REQUIRED 8% OF LOT AREA: .08 X 13,275 SF = 1,062 SF

EXISITNG & PROPOSED COVERAGE:

1. EXISTING IMPERVIOUS COVERAGE:	2,775 SF
2. PROPOSED IMPERVIOUS ASPHALT PAVING	4,383 SF
3. PROPOSED PERVIOUS CONCRETE: PAVING:	1,400 SF
4. PROPOSED PERVIOUS CONC: ADA UNLOADING:	135 SF
5. PROPOSED PERVIOUS CONCRETE PAVERS:	260 SF
TOTAL:	8,953 SF SF

LANDSCAPE AREA PROPOSED:

1. SITE AREA	13,275 SF
2. LOT COVERAGE:	-8,953 SF
TOTAL:	4,322 SF

4,322 SF / 13,275 SF = 32.5 % > 8% (OK)



1063 DELL AVENUE
CAMPBELL, CA 95008

N

VICINITY MAP

SCOPE OF WORK

CONDITIONAL USE PERMIT APPLICATION FOR:

USE & BUILDING / SITE:
CHANGE OF USE FROM EXISTING DOG KENNEL TO CONTRACTOR'S EQUIPMENT YARD, INCLUDING USE OF EXISTING BUILDING (NO CHANGES) FOR OFFICE, SITE IMPROVEMENTS TO INCLUDE NEW PAVED PARKING LOT, PERIMETER FENCING AND LANDSCAPING

GRADING:
NO GRADING REQUIRED EXCEPT FOR NEW PAVED PARKING LOT.
NEW IMPERVIOUSI COVERAGE COVERAGE TO BE LESS THAN TO 5,000 SF.

UTILITIES:
NO CHANGE TO EXISTING ELECTRICAL, GAS, WATER OR SANITARY SEWER REQUIRED.

EASEMENTS:
NO EASEMENT ARE LOCATED ON THE PROPERTY.

TREE REMOVAL:
REMOVE (E) 24" DIA. (75" C) PINE TREE WITH THIS SUBMITTAL.

PROJECT DIRECTORY

ARCHITECT	OWNER
MORELAN ASSOCIATES, INC. 1101 S. WINCHESTER BLVD STE. G-181 SAN JOSE, CA 95128 CONTACT: JIM MORELAN, AIA CELL: 408-464-4436 jim@morelan.net	KELLY DITTO 1618 E. LAKE DRIVE FORT LAUDERDALE, FL 33316 TEL: 954-224-6565 kelleyditto@gmail.com
JURISDICTION	**APPLICANT - BUYER**
CITY OF CAMPBELL BUILDING DIVISION 70 NORTH FIRST STREET CAMPBELL, CA 95008 TEL: 408-866-2120	EUGENE EBERTOWSKI JR. 9600 RUTH LANE MORGAN HILL, CA 95037 TEL: 408-313-9695 gebertowski@floraterra.com

JURISDICTION APPROVALS

DRAWING LEGEND

- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- (N) WALL
- SLIDING DOOR
- POCKET DOOR
- SWINGING DOOR 3080 = 36" W X 96" HIGH
- WINDOW — SL = SLIDING, DH = DOUBLE-HUNG, C = CASEMENT, F = FIXED
- SD — SMOKE DETECTOR ALARM
- CO — CARBON MONIXIDE DETECTOR ALARM
- ENTRANCE
- 2 / A9 — VIEW DIRECTION, SECTION NUMBER, SHEET WHERE OCCURS
- 1 / A9 — DETAIL NUMBER, SHEET WHERE OCCURS
- ALIGN
- NORTH ARROW
- 1 — GENERAL NOTE
- [1] — DRAWING KEY NOTE
- (E) EXISTING ITEM
- (N) NEW ITEM
- (R) REMODELED ITEM

DRAWING INDEX

A0.0 COVER SHEET
A0.1 SITE PHOTOGRAPHS
A0.2 ACCESSIBILITY DETAILS
A1.0 EXISTING SITE PLAN
A1.1 PROPOSED SITE PLAN
A2.0 EXISTING FLOOR PLAN
A2.1 PROPOSED FLOOR PLAN
A3.0 EXISTING EXTERIOR ELEVATIONS
A3.1 PROPOSED EXTERIOR ELEVATIONS

REVISIONS	DATE
1 C.U.P. REVIEW COMMENTS	6/29/26

The plans, ideas, arrangements and designs indicated or represented by these drawings are owned by, and are the property of the Architect and were developed solely for use on this project and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from JIM D. MORELAN, A.I.A. ARCHITECT

MORELAN ASSOCIATES, INC.
ARCHITECTURE CONSTRUCTION
JIM D. MORELAN, A.I.A. - ARCHITECT. C-5471
1101 S. WINCHESTER BLVD., SUITE G-181, SAN JOSE, CALIFORNIA 95128-3917
O: (408) 247-3222 C: 408-464-4436 FAX: (408) 247-3580
jim@morelan.net

LICENSED ARCHITECT JIM D. MORELAN No. C-5471 Ren 12/31/27 STATE OF CALIFORNIA

COVER SHEET

CONDITIONAL USE PERMIT APPLICATION FOR

FLORA TERRA LANDSCAPE MAINTENANCE

1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/01/2026
SCALE	AS NOTED
JOB NO.	2026.01
SHEET	A0.0

FIRE DEPARTMENT
SANTA CLARA COUNTY
14700 Winchester Blvd., Los Gatos, CA. 95032 1818
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org

Internationally Accredited Agency

STANDARD DETAILS & SPECIFICATIONS	Spec No A-1
	Rev. Date 06/01/09
SUBJECT: Fire Department Apparatus Access	Eff. Date 01/23/97
	Approved By
	Page 1 of 5

SCOPE

Applicable to Fire Department apparatus access roadways serving commercial buildings and three or more single-family dwellings. Note that the specifications contained in this Standard apply only to properties located within the service area of the Santa Clara County Fire Department.

DEFINITIONS

Roadway: A vehicular access roadway greater than or equal to 20 feet in width.

Driveway: A vehicular access roadway less than 20 feet in width and serving no more than two, single-family dwellings.

Temporary Access Roadway: A temporary vehicular access road or driveway that is provided until such time that the permanent road or driveway is installed.

REQUIREMENTS

ROAD DESIGN

1. **Minimum clear width:** The minimum clear width of fire department access roads shall be 20 feet. Modifications to the design or width of a fire access road, or additional access road(s) may be required when the fire code official determines that access to the site or a portion thereof may become compromised due to emergency operations or nearby natural or manmade hazards (flood prone areas, railway crossings, bridge failures, hazardous material-related incidents, etc.)

   The width of secondary access roads may be reduced to less than 20 feet provided turnouts are installed adjacent to the roadway every 500 feet with a minimum dimension of 10 feet wide and 40 feet long or as otherwise determined by the fire code official.
2. **Access and loading:** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road (including bridges and culverts) with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34050 kg) or as otherwise determined by the fire code official.

3. **Minimum clear height:** Vertical clearance over required vehicular access roads and driveways shall be 13'6".
4. **Grade:** Maximum grade shall not exceed 15% (6.75 degrees).
5. **Turn Radius (circulating):** The minimum outside turning radius is 42 feet for required access roadways. Greater radius up to 60 feet may be required where the Fire Department determines that Ladder Truck access is required. Circulating refers to travel along a roadway without dead ends.
6. **Turning Radius (Cul-de-sacs):** The minimum outside turning radius is 36 feet. Use of cul-de-sacs is not acceptable where it is determined by the Fire Department that Ladder Truck access is required, unless greater turning radius is provided.
7. **Turnarounds:** Turnarounds are required for all dead end roadways with a length in excess of 150 feet. The turnaround details shown in this document are intended to provide a general design concept only. Modifications or variations of these designs may be approved by the Fire Department on a case-by-case basis. All turnaround designs submitted for Fire Department review shall meet all previously stated requirements. These details are applicable when a 36-foot minimum turning radius for dead ends is specified. These details are not applicable where turning radius greater than 36 feet is specified or when a circulating radius is specified.
8. **Dead ends:** Dead-end fire apparatus access roads in excess of 150 feet (45720 mm) shall be provided with width and turnaround provisions as determined by the fire code official.
9. **Parking:** When parking is permitted on streets, in both residential/commercial applications, it shall conform to the following:
   - parking is permitted both sides of the street with street widths of 36 feet or more
   - parking is permitted on one side of the street with street widths of 28 – 35 feet
   - no parking is permitted when street widths are less than 28 feet

   NOTE: Rolled curbs can be part of the curb/sidewalk and used to increase the roadway width with approval from the fire code official. Additional requirements may apply for buildings 30 feet in height or greater. See requirements under **AERIAL FIRE APPARTUS ACCESS ROADS.**
10. **Access to a hydrant:** Fire hydrants located on a public or private street, or on-site, shall have an unobstructed clearance of not less than 30 feet (15 feet either side of hydrant), in accordance with California vehicle code 22514. Marking shall be per California vehicle code 22500.1
11. **Traffic calming:** Traffic calming devices and the design thereof shall be approved by the fire code official prior to installation.

12. **Alternate paving material:** Alternative paving materials such as 'Grass Crete', turf block or similar type material may be used for emergency vehicle access (EVA) under certain conditions. The submittal shall include the design criteria based upon the imposed load of fire apparatus as identified in item 2, Access and Loading. The EVA shall:
    - Be marked. The lane at the curb delineated with lights, bollards, paint, contrasting material, etc.
    - Be structurally sound to preclude movement or disbanding with soil movement.
    - Be field tested by the contractor in the presence of the fire code official Testing may include driving the EVA by a weight verified vehicle. Prior to final approval, the engineer of record (civil or soils engineer) shall certify the installation.

FIRE APPARATUS ROADWAY SIGNS

Where required by the Fire Code Official, fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code. The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE'.

NUMBER OF ACCESS ROADS REQUIRED

Commercial and Industrial Developments

1. **Buildings exceeding three stories or 30 feet in height.** Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have a least two means of fire apparatus access for each structure.
2. **Buildings exceeding 62,000 square feet in area.** Buildings or facilities having a gross building area of more than 62,000 square feet (5760 mm) shall be provided with two separate and approved fire apparatus access roads.

   Exception: Projects having a gross building area of up to 124,000 square feet (11520 mm) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

Multi-Family Residential Developments (R-1 & R-2 occupancies)

1. Multi-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

One-or-Two Family Residential Developments

1. Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements listed under; separation of access roads.

   Exception: When approved by the fire code official, where there are more than 30 dwellings units on a single public or private fire apparatus road and all dwellings units are equipped throughout with an approved automatic sprinkler system in accordance with California Fire Code Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

REQUIREMENTS FOR SECONDARY ACCESS ROADS

1. **Separation of access roads.** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses (from centerline to centerline).
2. **Connection to other roads:** Where a secondary access roadway connects to a public or private street there shall be either; no curb, a rolled curb or a driveway cut as approved by the fire code official.
3. **Easements:** Only lands owned or in control of the property owner, held in common with adjacent properties or publicly owned may be used for secondary access. Secondary access roadways shall not be located in easements through private property unless specifically approved by the fire code official. When easements are required for secondary access roadways, they shall be recorded as Emergency Vehicle Ingress Egress Easements (E.V.I.E.E) granted to the Fire Department.
4. **Marking and Identification:** When necessary, signs or other approved notices shall be posted at secondary access roadways to prevent obstruction by parked vehicles. Such signs or notices shall be in accordance with Fire Department Standards.
5. **Maintenance:** Secondary access roadways shall be maintained at all times by the property owner. The roadway surface gates/locks and vertical and horizontal clearances shall be maintained in serviceable condition. Maintenance of secondary access roadways on commonly held lands shall be clearly stated in the Covenant, Conditions, and Restrictions (CC&R) or Landscape Maintenance

agreements of the development project. The CC&Rs shall mandate that the owners association shall retain professional management to oversee maintenance responsibilities.

AERIAL FIRE APPARATUS ACCESS ROADS

1. **Where required:** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
2. **Width:** Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.
3. **Proximity to building:** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572) and a maximum of 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building, as approved by the fire code official.

TEMPORARY ACCESS ROADS

1. When approved by the Chief, a temporary access road may be installed for fire department access to buildings under construction until such time that the permanent road or driveway is in place. A written request along with detailed plans for the temporary access road shall be submitted to the fire department for review and approval prior to installation. The plan submittal shall also include timelines for use of the temporary roadway and acknowledgment that the integrity of the roadway will be maintained at all times.
2. The width and turn radius dimensions of a temporary access road shall be the same as for the required permanent roadway. As a minimum, the roadway shall consist of a compacted sub base and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95%. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric underlayment or soils lime-treatment may be required if so determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary.
3. Engineering certification of the temporary roadway construction shall be documented and submitted to the Fire Department prior to or at the time of the acceptance inspection of the roadway.



① VIEW FRONT FROM DELL AVENUE



② VIEW LEFT SIDE

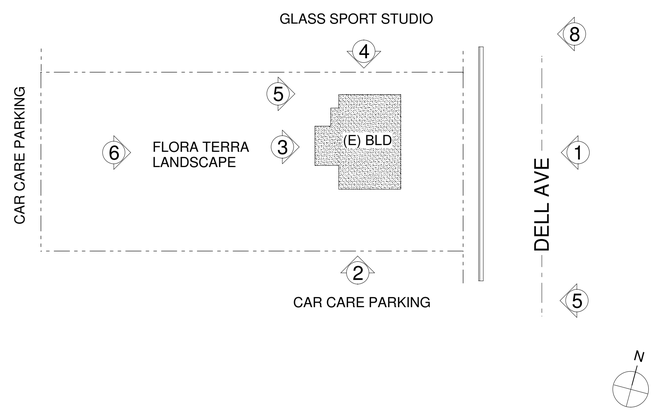


PHOTO KEY MAP



② VIEW REAR



③ VIEW RIGHT SIDE



⑤ VIEW DELL AVE. LEFT ADJACENT PROPERTY CARE CALRE PARKING ENTRANCE



⑥ VIEW REAR EXISTING CARPORT



⑦ VIEW REAR YARD



⑧ VIEW DELL AVE.RIGHT T ADJACENT PROPERTY GLASS SPORT STUDIO

REVISIONS	DATE

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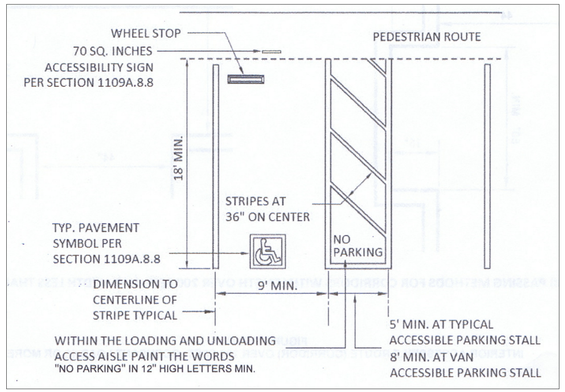
MORELAN ASSOCIATES, INC.
ARCHITECTURE CONSTRUCTION
JIM D. MORELAN, A.I.A. - ARCHITECT. C-5471
1101 S. WINCHESTER BLVD., SUITE G-161, SAN JOSE, CALIFORNIA 95128-3917
O: (408) 247-3222 C: 408-464-4435 jim@morelan.net FAX: (408) 247-3560

LICENSED ARCHITECT
JIM D. MORELAN
No. C-5471
Ren 12/31/27
STATE OF CALIFORNIA

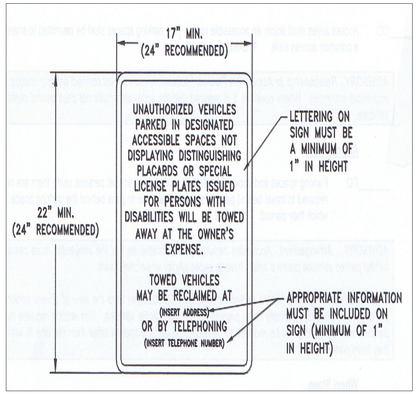
SITE PHOTOGRAPHS

CONDITIONAL USE PERMIT APPLICATION FOR
FLORA TERRA LANDSCAPE MAINTENANCE
1063 DELL AVENUE - CAMPBELL, CA 95008

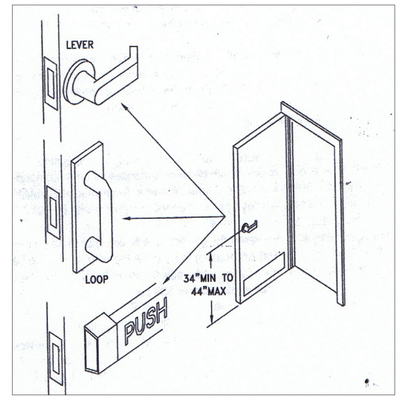
DRAWN	JDM
DATE	05/01/2026
SCALE	AS NOTED
JOB NO.	2026.01
SHEET	**A0.1**



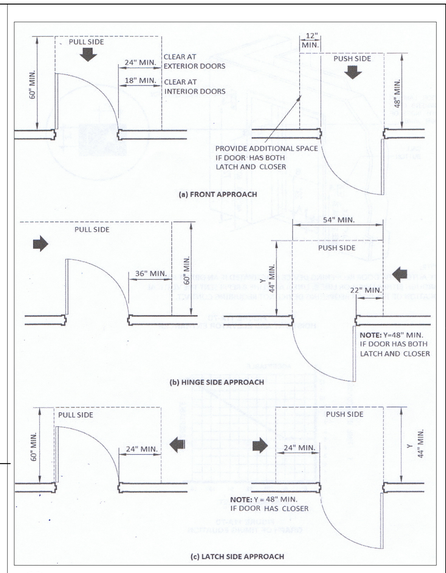
1 ACCESSIBLE PARKING SPACE



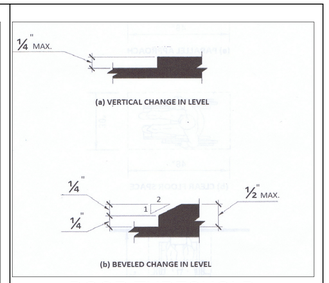
2 PARKING LOT ENTRY WARNING SIGN



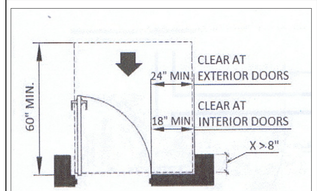
3 DOOR HARWARE



4 DOOR CLEARANCES



5 DOOR THRESHOLD CHANGE IN LEVEL

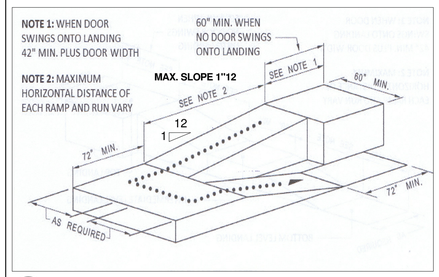


6 DOOR CLEARANCES

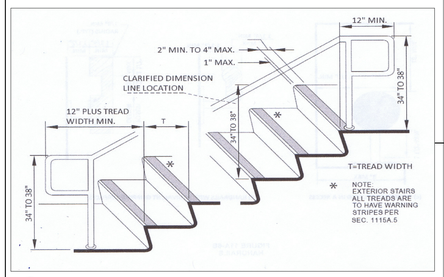
TABLE 11B-208.2
PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

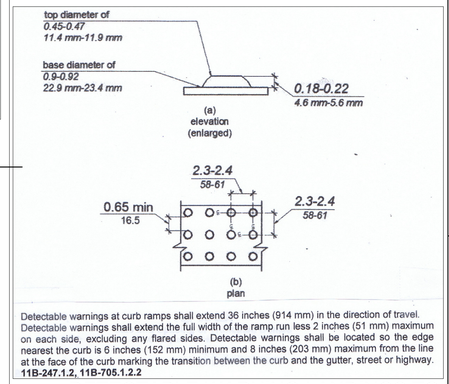
7 REQUIRED ACCESSIBLE PARKING SPACES



8 RAMP & LANDING DIMENSIONS



9 STAIRS & RAILINGS

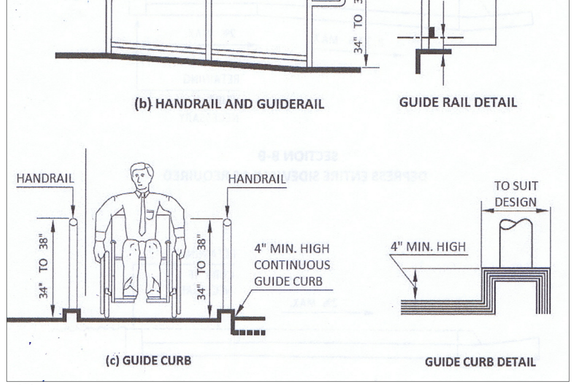


Detectable warnings at curb ramps shall extend 36 inches (914 mm) in the direction of travel. Detectable warnings shall extend the full width of the ramp run less 2 inches (51 mm) maximum on each side, excluding any flared sides. Detectable warnings shall be located so the edge nearest the curb is 6 inches (152 mm) minimum and 8 inches (203 mm) maximum from the line at the face of the curb marking the transition between the curb and the gutter, street or highway. **11B-247.1.2, 11B-705.1.2.2**

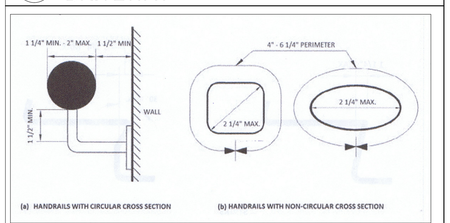
10 DETECTABLE WARNING LANDINGS TO DRIVEWAY



11 ACCESSIBLE DOOR SIGN



12 RAMP HANDRAIL & GUIDE RAIL



13 HANDRAIL SIZING & SHAPES

JURISDICTION APPROVALS

REVISIONS	DATE
1 C.U.P REVIEW COMMENTS	6/29/26

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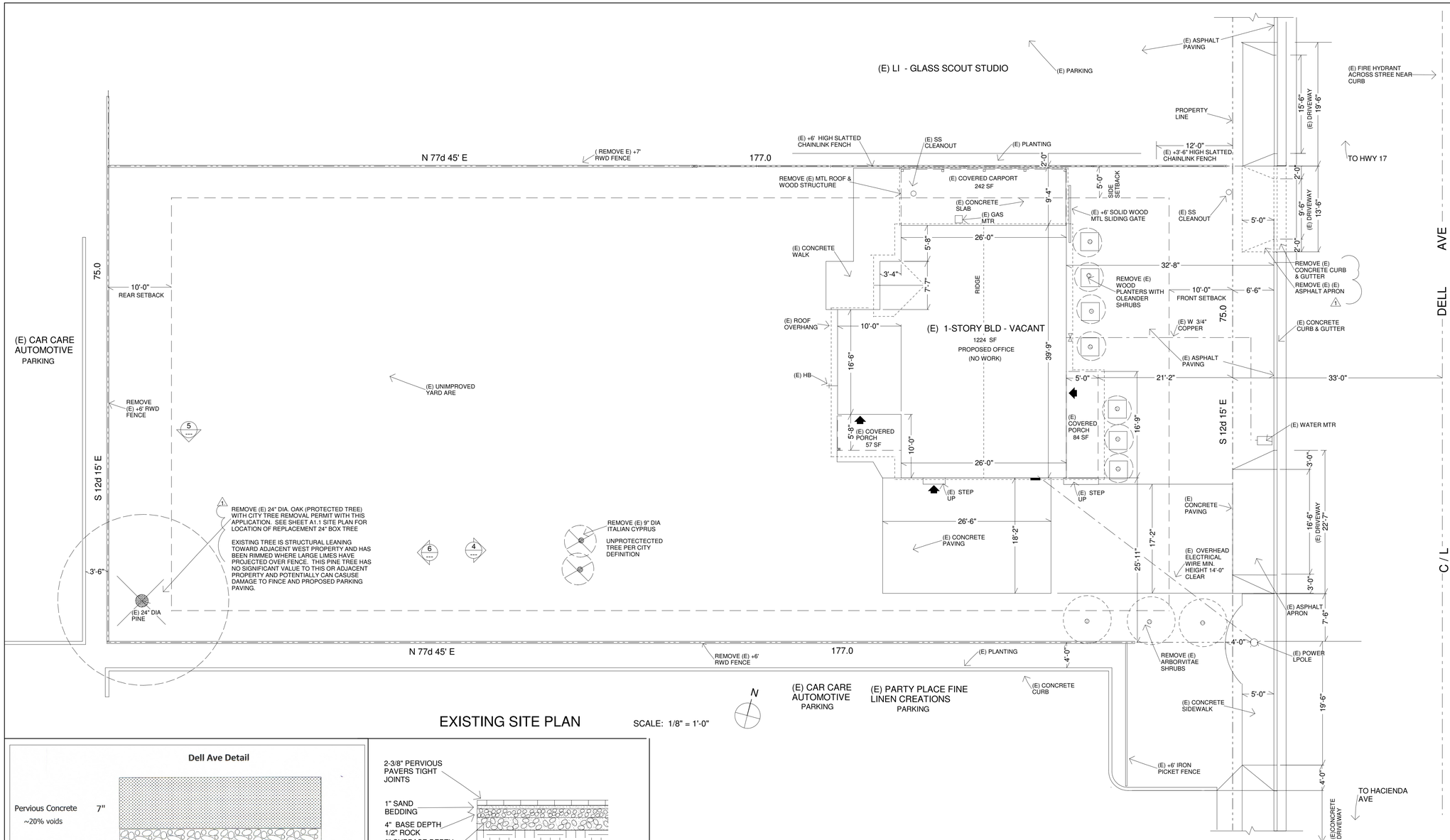
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ARCHITECTURE CONSTRUCTION
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LICENSED ARCHITECT JIM D. MORELAN No. C-5471 Ren 12/31/27 STATE OF CALIFORNIA

ACCESIBILITY DETAILS

CONDITIONAL USE PERMIT APPLICATION FOR
FLORA TERRA LANDSCAPE MAINTENANCE
1063 DELL AVENUE - CAMPBELL, CA 95008

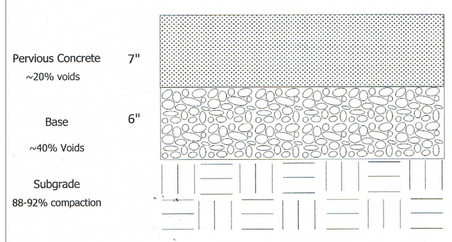
DRAWN	JDM
DATE	05/01/2026
SCALE	AS NOTED
JOB NO.	2026.01
SHEET	A0.2



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

Dell Ave Detail

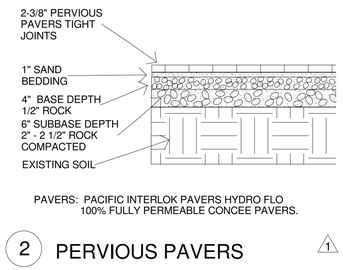


ASTM C1701 Pavement Infiltration rate: 400-800" per hour
100% capture and infiltration

Base:
Open graded crushed rock with min 35% voids, i.e:
3/4" crushed drain rock/ ASTM #57 stone/ Caltrans Class I type B permeable.
If more than 6", use aggregate described above for top 3" over ASTM #2 or similar.
Make two passes with vibratory plate or roller. Adjust grade as needed.
Section thickness may be adjusted or deleted based on soil conditions and runoff restrictions

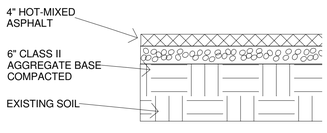
Subgrade:
Shall be flat for maximum performance.
88- 92% compaction. Over compaction reduces soil infiltration capacity.
If overcompacted from heavy equipment traffic, scarify and recompact top 6".
Geotextile fabric over high plasticity soils and or slopes greater than 6%.

1` PERVIOUS CONCRETE PAVING



PAVERS: PACIFIC INTERLOK PAVERS HYDRO FLO
100% FULLY PERMEABLE CONCEE PAVERS.

2 PERVIOUS PAVERS



3 ASPHALT PAVING



(2) 8" DIA CYPRUS TO BE REMOVED. NO TREE REMOVAL PERMIT REQUIRED

4 (E) ITALIAN CYPRUS



24" DIA PINE TO BE REMOVED. SHOWS ANGLED UNSTABLE CONDITION LEANING TOWARD WEST FENCE LINE. UPPER BRANCES HAVE BEEN TRIMED TO ELIMINATE WEIGHT. TREE REMOVAL PERMIT REQUIRED.

5 (E) PINE - LOWER TRUNK



24" DIA PINE SHOWING UPPER LIMBS LEANING TOWARD WEST FENCE LINE

6 (E) PINE - UPPER LIMBS

JURISDICTION APPROVALS

REVISIONS	DATE
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LICENSED ARCHITECT JIM D. MORELAN No. C-5471 Ren 12/31/27 STATE OF CALIFORNIA

EXISTING SITE PLAN

CONDITIONAL USE PERMIT APPLICATION FOR
FLORA TERRA LANDSCAPE MAINTENANCE
1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
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SHEET	A1.0

FIRE DEPARTMENT REQUIREMENTS

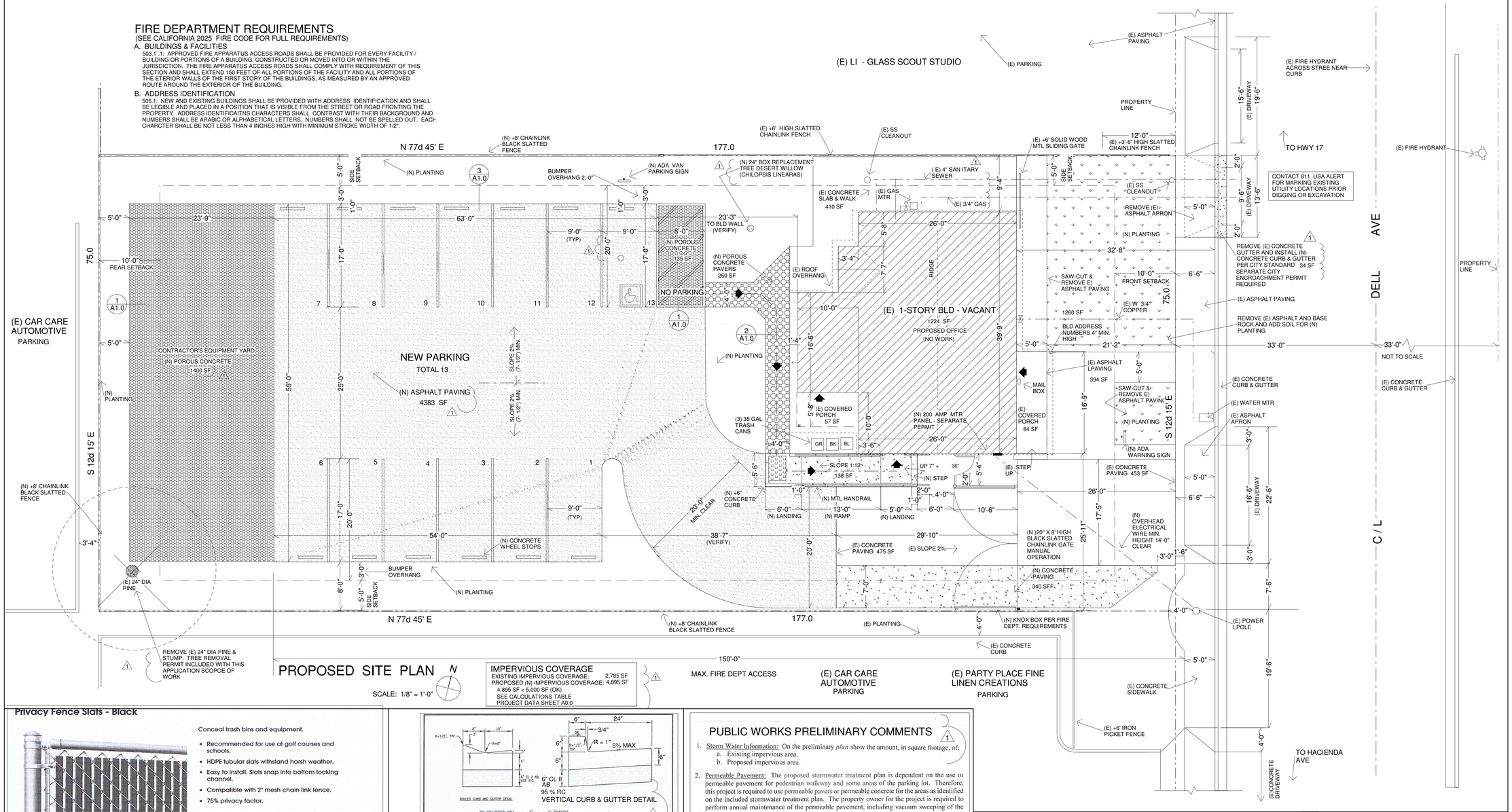
(SEE CALIFORNIA 2025 FIRE CODE FOR FULL REQUIREMENTS)

A. BUILDINGS & FACILITIES

503.1.1: APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY / BUILDING OR PORTIONS OF A BUILDING, CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH REQUIREMENT OF THIS SECTION AND SHALL EXTEND 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE ETERIOR WALLS OF THE FIRST STORY OF THE BUILDINGS, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.

B. ADDRESS IDENTIFICATION

505.1: NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH ADDRESS IDENTIFICATION AND SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICAITNS CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMBERS SHALL BE ARABIC OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARCTER SHALL BE NOT LESS THAN 4 INCHES HIGH WITH MINIMUM STROKE WIDTH OF 1/2".



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

IMPERVIOUS COVERAGE

EXISTING IMPERVIOUS COVERAGE: 2,785 SF
PROPOSED (N) IMPERVIOUS COVERAGE: 4,895 SF
4,895 SF < 5,000 SF (OK)
SEE CALCULATIONS TABLE
PROJECT DATA SHEET A0.0

Privacy Fence Slats - Black

Conceal trash bins and equipment.

- Recommended for use at golf courses and schools.
- HDPE tubular slats withstand harsh weather.
- Easy to install. Slats snap into bottom locking channel.
- Compatible with 2" mesh chain link fence.
- 75% privacy factor.

Swing manual operated gates to have locking lasp for pad lock.

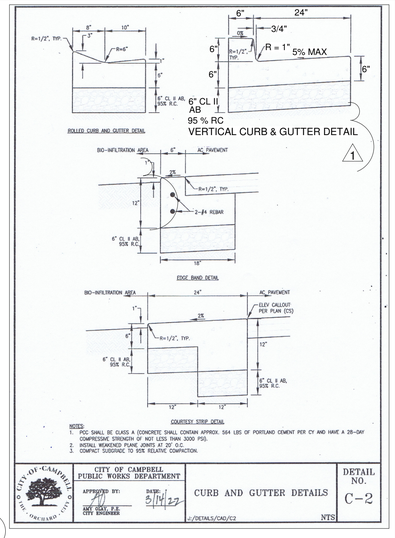
Metal posts, rails and assessories to be galvinized zine coated.

Height Maximum: 8'-0"

SPECIFY COLOR: BLK

MODEL NO.	DESCRIPTION	SLAT SIZE W x H	HORIZONTAL COVERAGE	QTY./ CTN.	PRICE PER CARTON 1	PRICE PER CARTON 3+	COLOR	IN STOCK SHIPS TODAY
Verify #, With Manuf.	Fence Slats	1 1/10 x 91/2"	10'	VERIFY	VERIFY	VERIFY	☐ Black	1 ADD

1 NEW 8' HIGH BLACK SLATTED CHAINLINK FENCE



2

PUBLIC WORKS PRELIMINARY COMMENTS

1

1. Storm Water Information: On the preliminary *plan* show the amount, in square footage, of:
   a. Existing impervious area.
   b. Proposed impervious area.
2. Permeable Pavement: The proposed stormwater treatment plan is dependent on the use of permeable pavement for pedestrian walkway and some areas of the parking lot. Therefore, this project is required to use permeable pavers or permeable concrete for the areas as identified on the included stormwater treatment plan. The property owner for the project is required to perform annual maintenance of the permeable pavement, including vacuum sweeping of the permeable pavement prior to the beginning of the rainy season.
3. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.
4. Plans / Encroachment Permit / Fees / Deposits: *Prior to issuance of any grading or building permits for the site*, the applicant shall cause plans for public street improvements to be prepared, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:
   a. Reference City of Campbell 2026 Standard Specifications and Details, available here: https://www.campbellca.gov/210/Specifications-Details
   b. Show location of all existing utilities within the new and existing public right of way.
   c. Removal of existing driveway approach and necessary sidewalk, curb and gutter.
   d. Installation of City standard curb and gutter.
   e. Construction of conforms to existing public and private improvements, as necessary.
5. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required *street improvements* installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.
6. Utility Encroachment Permit: Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

FIRE DEPARTMENT PRELIMINARY COMMENTS

1

PLANNING PERMIT #: PLN-2026-58
LOCATION: 1063 DELL AVENUE
Project Name: FLORA TERRA
Scope of Work:

Proposed Conditional Use Permit for a new contractor yard and office.

All work shall be in accordance with the 2025 editions of NFPA Standards and 2025 Fire, Building, Residential, Electrical, and Mechanical Codes.

Status: APPROVED subject to compliance with the following comments, and field inspection.

Plan Review Comments:

1. Gate installations shall conform with Fire Department Standard Details and Specification G-1. Knox box to be provided.
2. Fire apparatus access roadway required: Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. (CFC Sec. 503).
3. Any proposed interior improvements shall be subject to furhter review at Building permit.

JURISDICTION APPROVALS

PLANNING PRELIMINARY COMMENTS

1. ACCESSIBILITY (ARCHITECT REVISED COMMENT NOTE)

ACCESSIBILITY REQUIREMENTS SHALL BE IN ACCORDANCE WITH TITLE 24, CBC 11˙B-202.4 EXCEPTION 8: 20% OF ADJUSTED CONSTRUCTION COSTS OF ALTERATIONS. SEE SCHEDULE SHEET A0.0.

2. FINAL LANDSCAPING

PERSUANT TO CMC SEC. 21.26.020 D.2 "CONTINOUS LANDSCAPE AREAS A MINIMUM OF TEN (10;) FEET WIDE SHALL BE REQUIRED ALONG THE PUBLIC STREET FRONTAGES OF ALL DEVELOPMENTS, EXCLUDING DRIVEWAYS". AND THE APPLICATION MUST SATISFY THIS REQUIREMENT TO THE "GREATEST EXTENT FEASIBLE" PERSUANT TO CMC SEC 21.26.020 A.I

3. GENERAL LANDSCAPE NOTE

ALL LANDSCAPING WILL COMPLY WITH THE CALLIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (LMWELO) AND THE REQUIREMENTS OF CMC SECTION 21.26.030.

4. HVAC EQUIPMENT

NO EXISTING OR PROPOSED HVAC EQUIPMENT IS PROPOSED. BUILDING HAS THRGH-WINDOW UNITS.

5. TREE PROTECTION / ARBORIST REPORT

EXISTING PINE TREE IS TO REMOVED WITH TREE PERMIT INCLUDED WITH THIS SUBMITTAL.
REPLACEMENT TREE INDICATED OF PROPOSED SITE PLAN.

REVISIONS	DATE
1 C.U.P REVIEW COMMENTS	6/29/26

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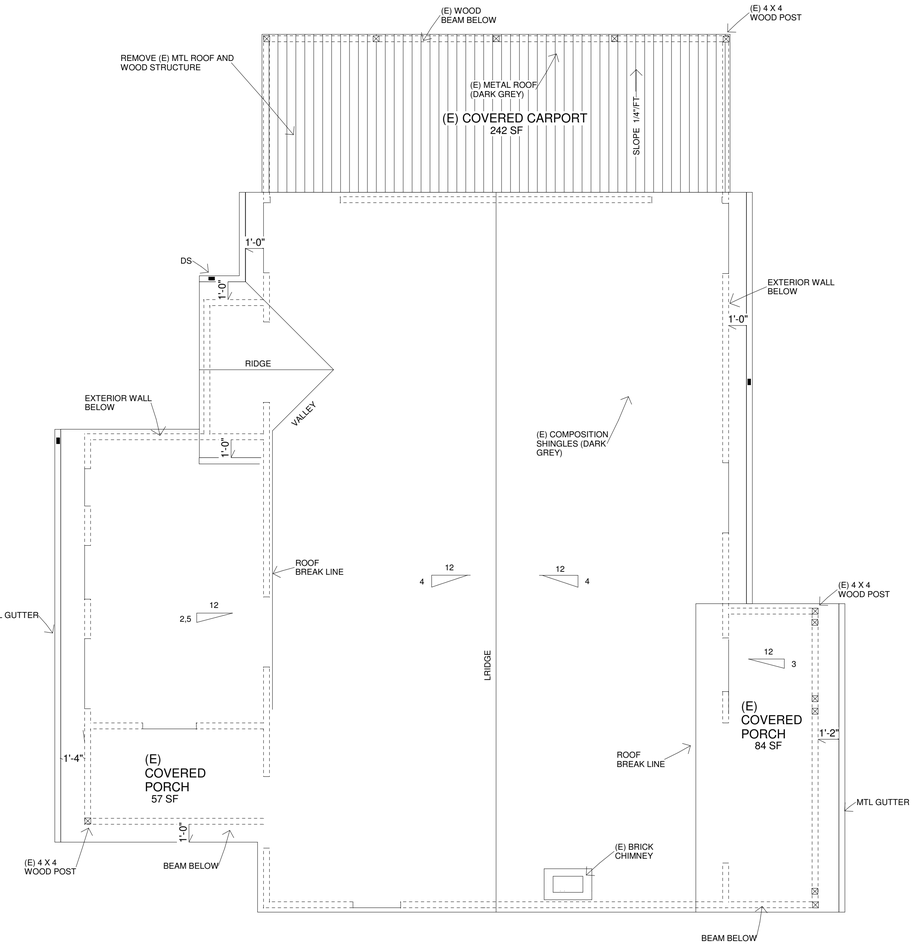
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PROPOSED SITE PLAN

CONDITIONAL USE PERMIT APPLICATION FOR

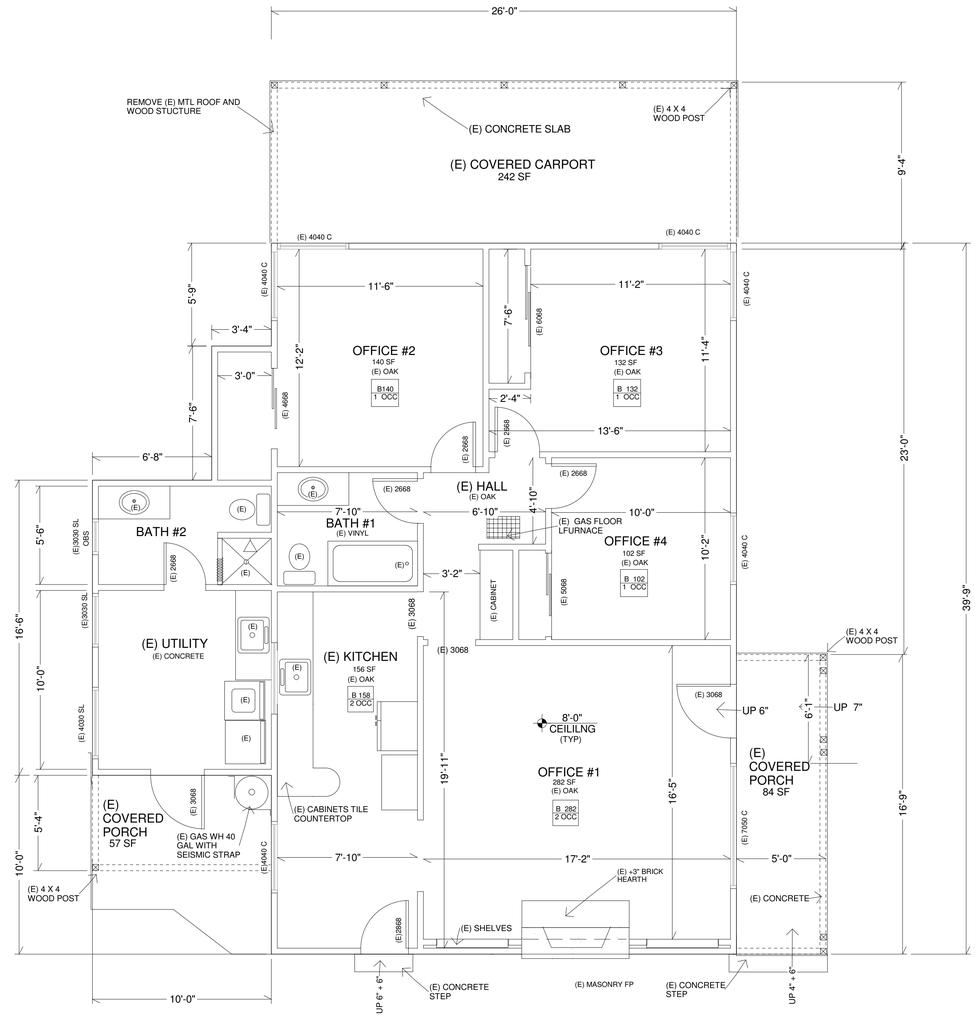
FLORA TERRA LANDSCAPE MAINTENANCE
1063 DELL AVENUE - CAMPBELL, CA 95008

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EXISTING ROOF PLAN

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



1224 SF

EXISTING FLOOR PLAN

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

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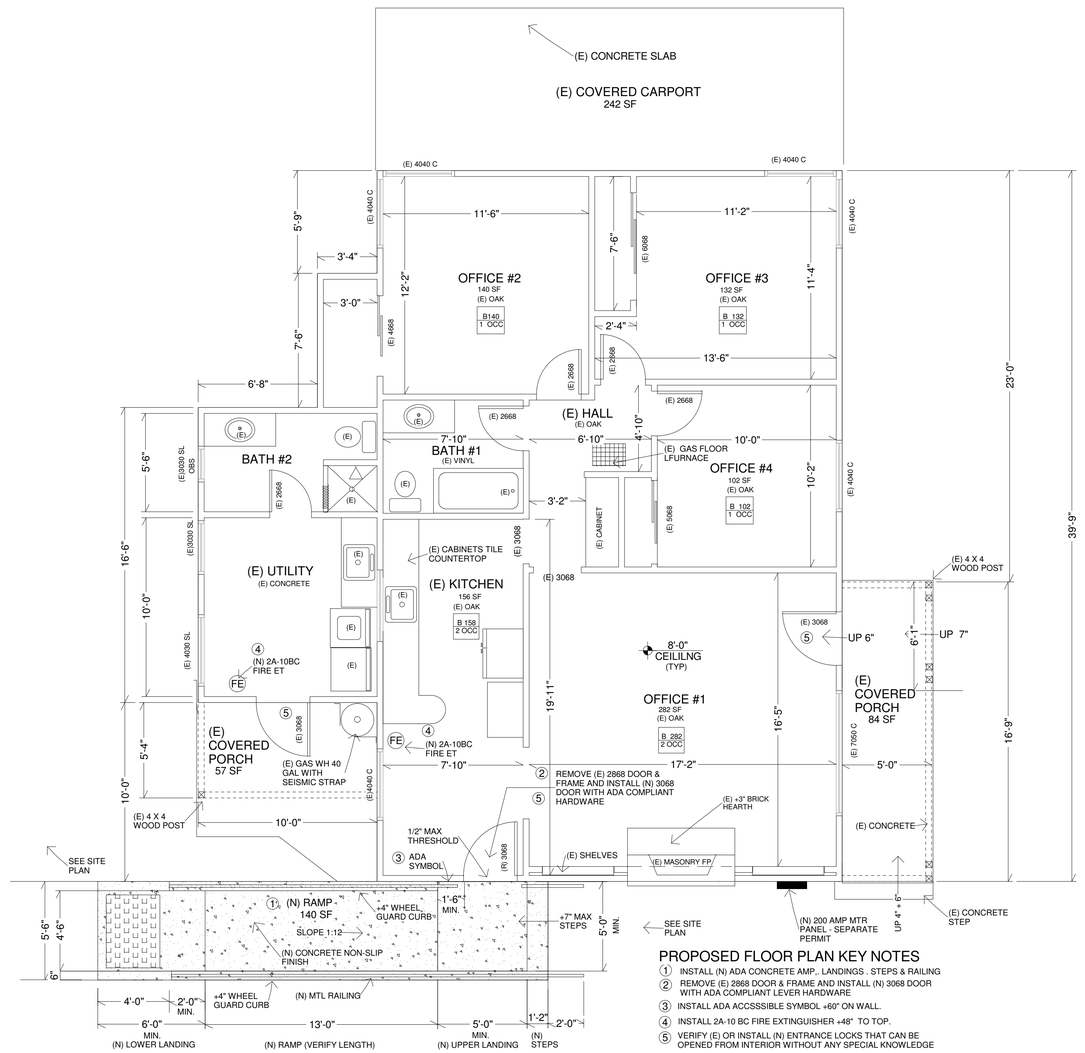
EXISTING FLOOR & ROOF PLANS

CONDITIONAL USE PERMIT APPLICATION FOR

FLORA TERRA LANDSCAPE MAINTENANCE

1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/01/2026
SCALE	AS NOTED
JOB NO.	2026.01
SHEET	A2.0



PROPOSED FLOOR PLAN

1224 SF

PROPOSED FLOOR PLAN KEY NOTES

1. INSTALL (N) ADA CONCRETE AMP., LANDINGS , STEPS & RAILING
2. REMOVE (E) 2868 DOOR & FRAME AND INSTALL (N) 3068 DOOR WITH ADA COMPLIANT LEVER HARDWARE
3. INSTALL ADA ACCSSSIBLE SYMBOL +60" ON WALL.
4. INSTALL 2A-10 BC FIRE EXTINGUISHER +48" TO TOP.
5. VERIFY (E) OR INSTALL (N) ENTRANCE LOCKS THAT CAN BE OPENED FROM INTERIOR WITHOUT ANY SPECIAL KNOWLEDGE .

N

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

JURISDICTION APPROVALS

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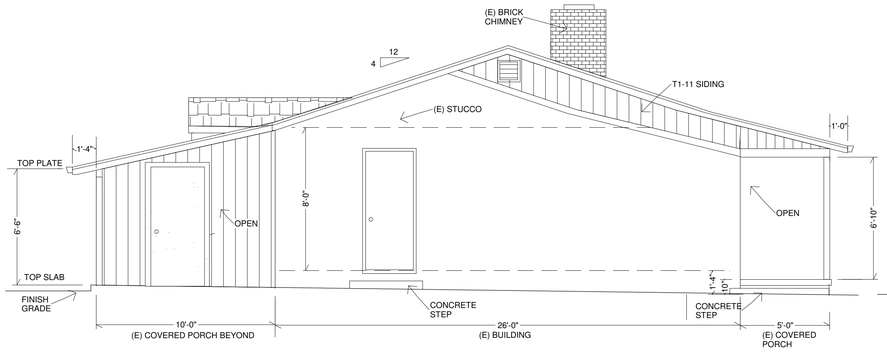
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No. C-5471
Ren 2/31/27
STATE OF CALIFORNIA

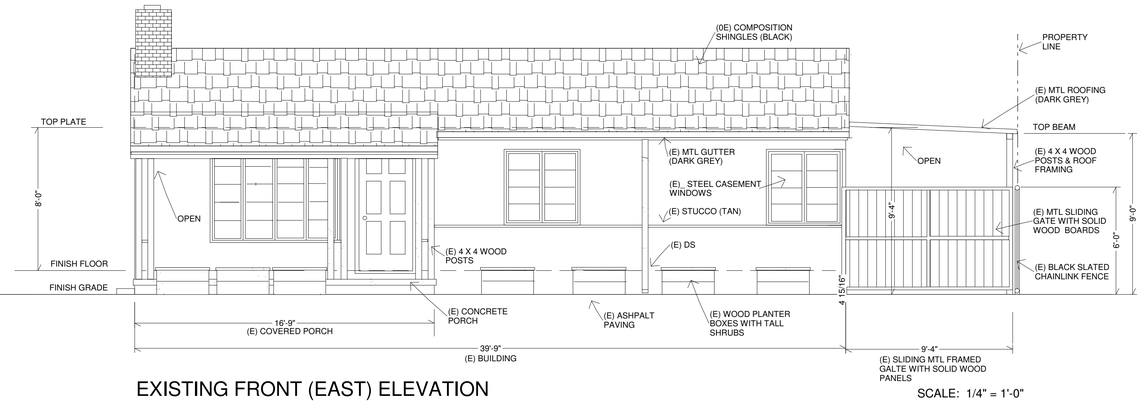
PROPOSED FLOOR PLAN

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SHEET	A2.1

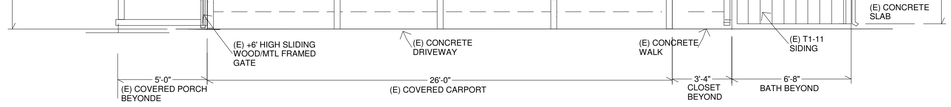


EXISTING LEFT (SOUTH) ELEVATION

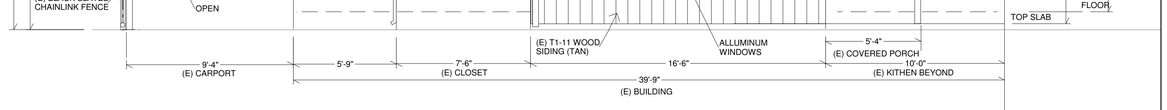


EXISTING FRONT (EAST) ELEVATION

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



EXISTING RIGHT (NORTH) ELEVATION



EXISTING REAR (WEST) ELEVATION

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LICENSED ARCHITECT JIM D. MORELAN No. C-5471 Ren 12/31/27 STATE OF CALIFORNIA

JURISDICTION APPROVALS

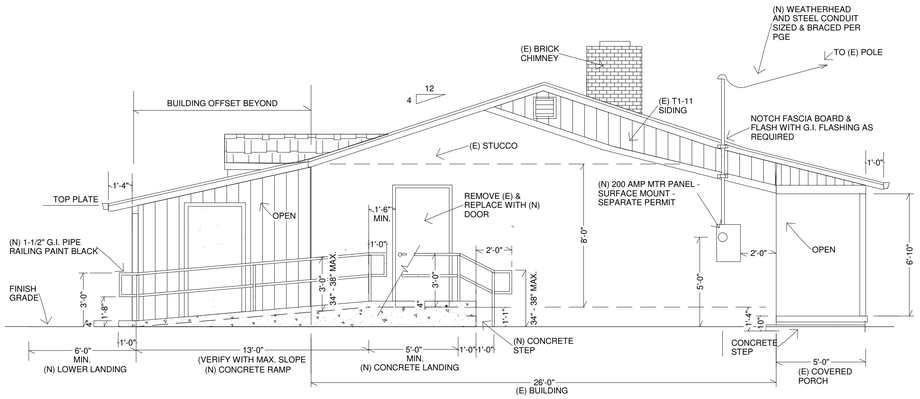
EXISTING EXTERIOR ELEVATIONS

CONDITIONAL USE PERMIT APPLICATION FOR

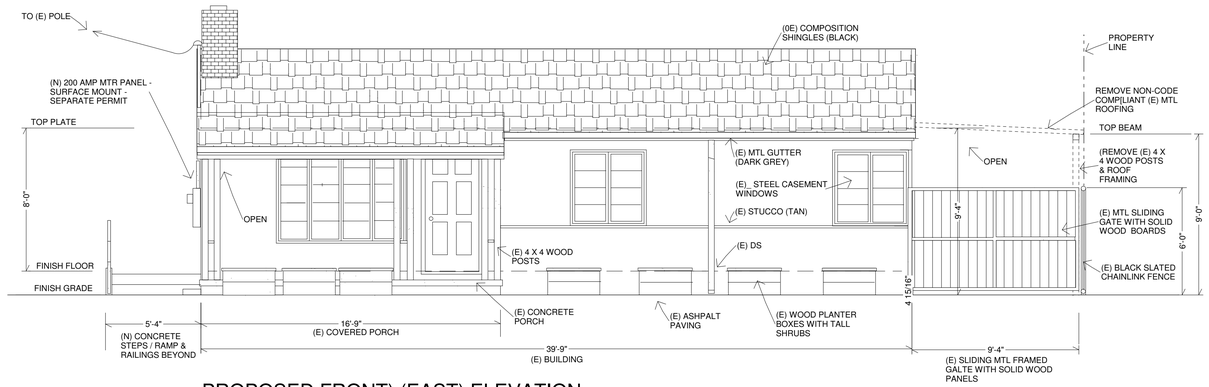
FLORA TERRA LANDSCAPE MAINTENANCE

1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/01/2026
SCALE	AS NOTED
JOB NO.	2026.01
SHEET	A3.0

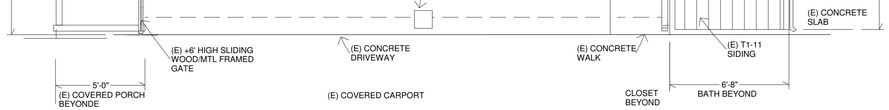


PROPOSED LEFT (SOUTH) ELEVATION

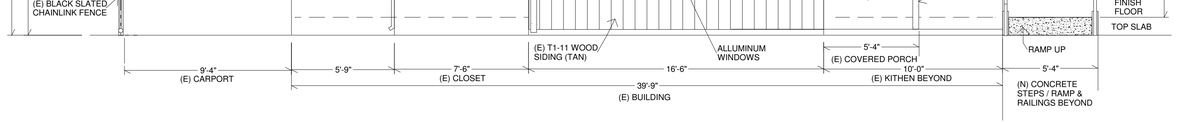


PROPOSED FRONT) (EAST) ELEVATION

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



PROPOSED RIGHT (NORTH) ELEVATION



PROPOSED REAR (WEST) ELEVATION

JURISDICTION APPROVALS

REVISIONS	DATE
1 C.U.P. REVIEW COMMENTS	6/29/26

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LICENSED ARCHITECT JIM D. MORELAN No. C-5471 Ren 12/31/27 STATE OF CALIFORNIA

PROPOSED EXTERIOR ELEVATIONS

CONDITIONAL USE PERMIT APPLICATION FOR

FLORA TERRA LANDSCAPE MAINTENANCE

1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/01/2026
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JOB NO.	2026.01
SHEET	A3.1