



CITY OF CAMPBELL
Community Development Department

November 7, 2014

NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

File No.:	PLN2014-71
Applicant:	J.R. Beard
Project Address:	2140 S. Winchester Blvd.
Property Owner:	Dave Mordick
Zoning District:	P-D (Planned Development)
General Plan:	Central Commercial
Project Description:	Administrative Planned Development Permit to remodel an existing 1,050 sq. ft. convenience store to add coolers, upgrade restroom accessibility, remove one exterior window and allow for a modification of an existing parking lot layout.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on November 8, 2014, and ends on November 18, 2014. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 18, 2014**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell City Clerk's Office, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Stephen Rose, Associate Planner, in the Community Development Department, at (408) 866-2142 or by email Stephenr@cityofcampbell.com.

Project Location Map

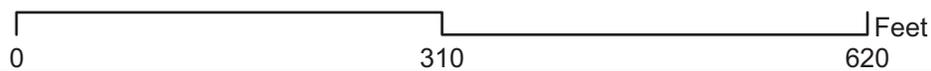


Project Location: 2140 S. Winchester Blvd.

Application Type: Admin. Planned Development Permit

Planning File No.: PLN2014-71

Description: Remodel an existing 1,050 sq. ft. convenience store and allow for a modification of an existing parking lot layout.



Community Development Department
Planning Division

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF REMODELING AN EXISTING 1,050 SQUARE FEET CONVENIENCE STORE. THIS WOULD INCLUDE UPGRADING THE RESTROOM ACCESSIBILITY AND INSTALLING A PRE-MANUFACTURED WALK-IN COOLER BOX.

SITE STATISTICS

SITE ADDRESS: 2140 SOUTH WINCHESTER BOULEVARD
 GOVERNING JURISDICTION: CITY OF CAMPBELL
 A.P.N.: 412-05-071
 EXISTING SITE: 11,914 SQUARE FEET OR 0.27 ACRES
 EXISTING BUILDING: 1,050 SQUARE FEET
 FUELING POSITIONS: 6 DISPENSERS; 12 POSITIONS
 PARKING: PROVIDED = 4 SPACES
 BUILDING FRONTAGE: 42 LINEAL FEET
 28 LINEAL FEET SECTIONAL DOOR TO BE REPLACED (67%)
 14 LINEAL FEET WINDOW TO BE REPLACED (33%)

SHEET INDEX

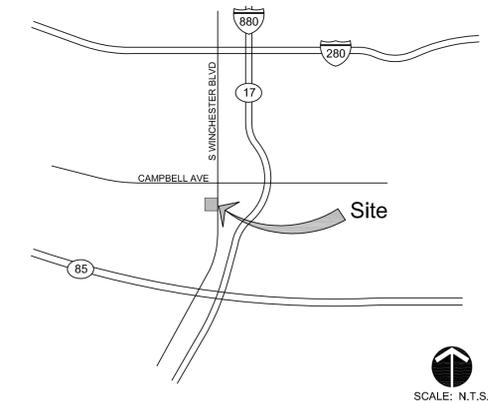
C1.1 PRELIMINARY SITE PLAN AND TRASH ENCLOSURE PLAN AND ELEVATIONS
 A1.1 PRELIMINARY FLOOR PLAN AND EXTERIOR ELEVATIONS
 PH1.1 PHOTO EXHIBIT

PROJECT DIRECTORY

APPLICANT: ROBINSON OIL
 955 MARTIN AVENUE
 SANTA CLARA, CALIFORNIA 95050
 CONTACT: DAVE MORDICK
 TEL: (408) 327-4300

ENGINEER / AGENT: LHB & ASSOCIATES
 867 PACIFIC STREET, SUITE 120
 SAN LUIS OBISPO, CALIFORNIA 93401
 CONTACT: J.R. BEARD
 TEL: (805) 540-5240
 FAX: (805) 540-5241

VICINITY MAP



PROJECT SUMMARY

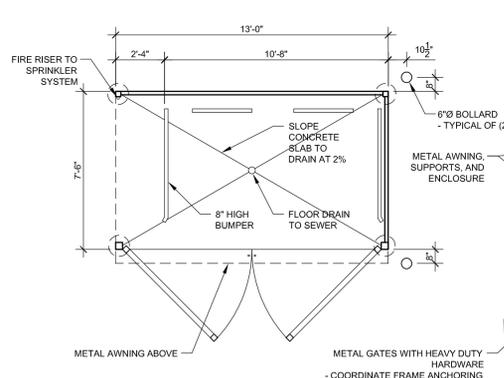
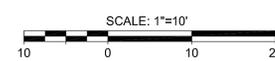
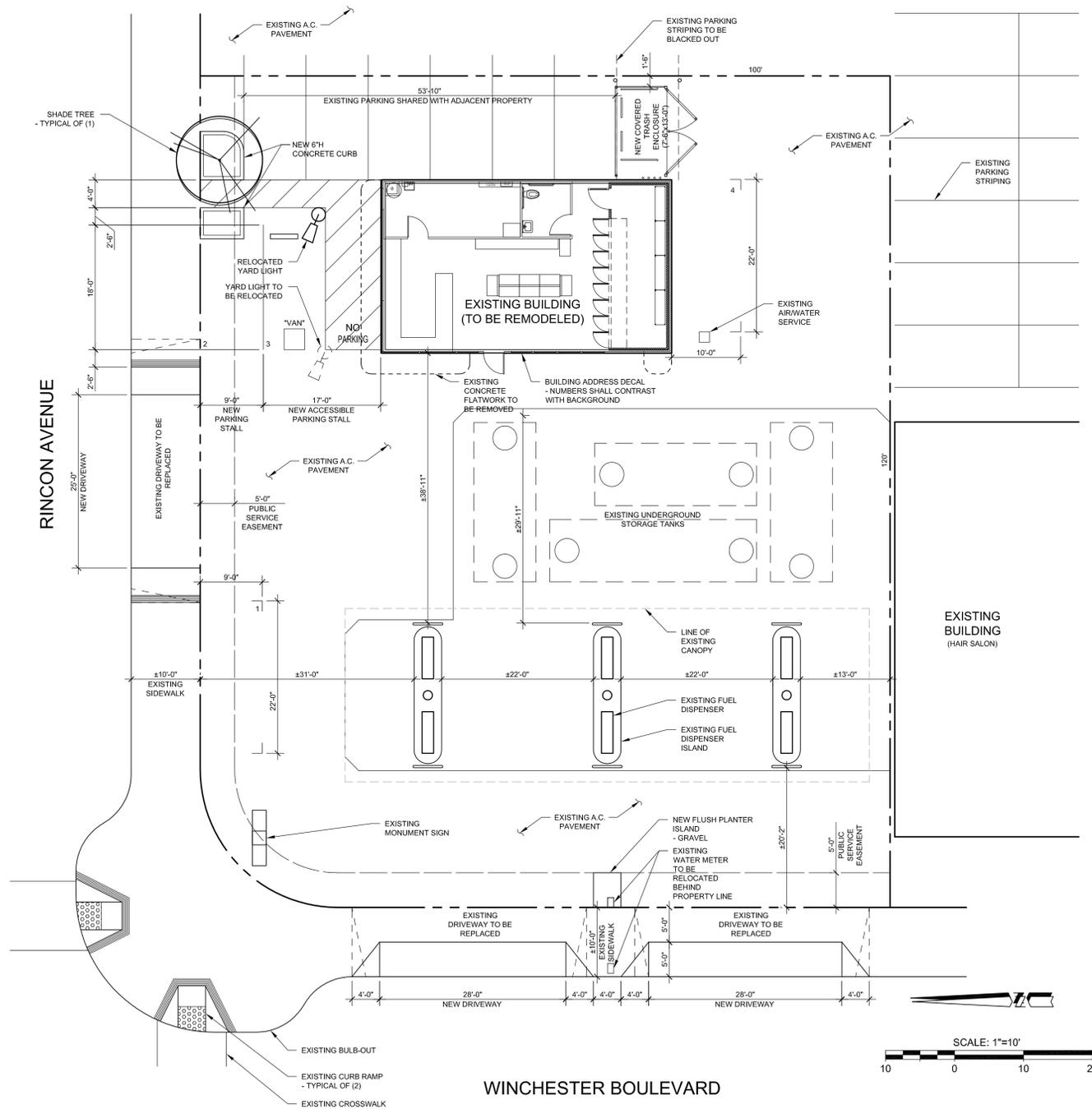
A.P.N.: 412-05-071
 LOT SIZE: 11,914 SQUARE FEET

DEVELOPMENT DATA:	SQUARE FEET		PERCENT OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	1,050	0	8.8	0
LANDSCAPE COVERAGE	0	167	0	1.4
PAVING COVERAGE	10,697	0	89.8	0
FLOOR AREA RATIO	8.8%	0		

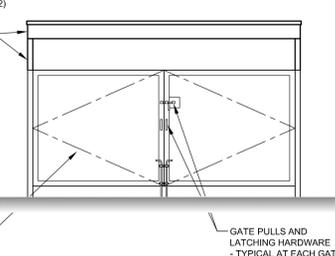
ADJACENT LAND USES:
 NORTH: COMMERCIAL
 SOUTH: RESIDENTIAL
 EAST: COMMERCIAL
 WEST: COMMERCIAL

PARKING:
 STANDARD SPACES: 7
 COMPACT SPACES: 0
 DISABLED SPACES: 1
 TOTAL PARKING: 8

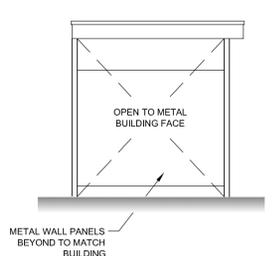
SANTA CLARA COUNTY FIRE DEPARTMENT NOTES:
 1. CONTAINERS: COMBUSTIBLE RUBBISH AND WASTE MATERIAL KEPT WITHIN OR NEAR A STRUCTURE SHALL BE STORED IN ACCORDANCE WITH SECTIONS 304.3.1 THROUGH 304.3.4 CFC SEC. 304.3R.
 2. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATIONS SI-7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATIONS SI-7 DURING CONSTRUCTION.
 3. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. CFC SEC. 505.



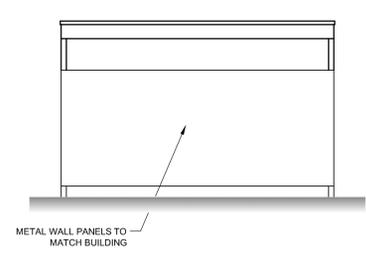
TRASH ENCLOSURE PLAN
 SCALE: 1/4"=1'-0"



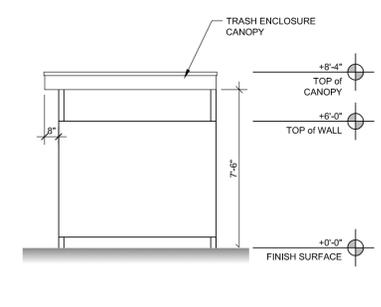
FRONT ELEVATION
 SCALE: 1/4"=1'-0"



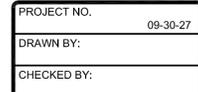
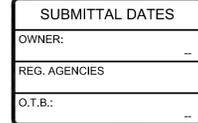
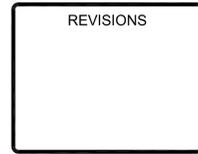
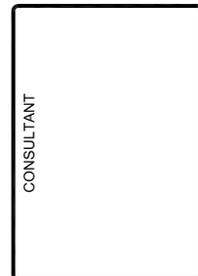
LEFT ELEVATION
 SCALE: 1/4"=1'-0"



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



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



G:\0530 Robinson Oil\27 Campbell\2-Exhibitions\Submittals\C1.1.dwg 10/06/14 06:12 PM J.R.



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 architecture
 engineering
 867 Pacific Street, Suite 120
 San Luis Obispo, CA 93401
 ph 805.540.5240
 fax 805.540.5241
 www.LHBassoc.com

CONSULTANT

REVISIONS

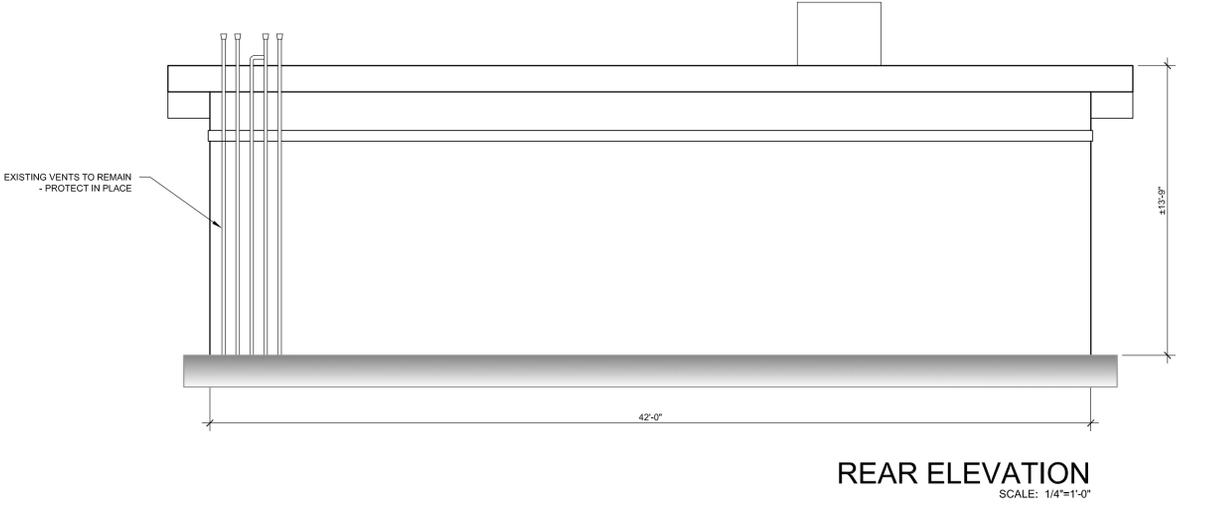
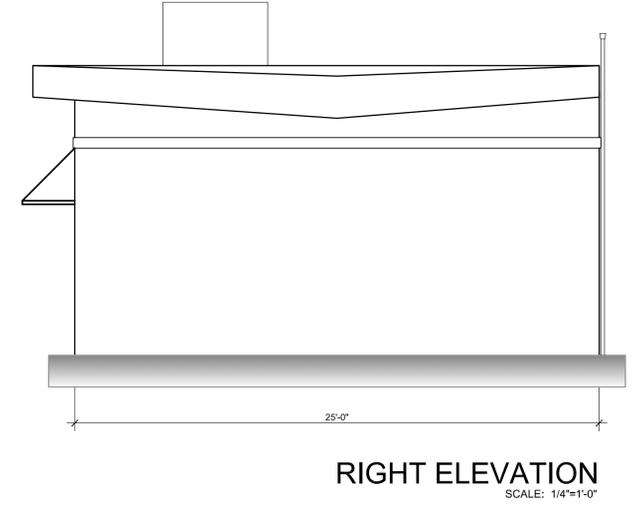
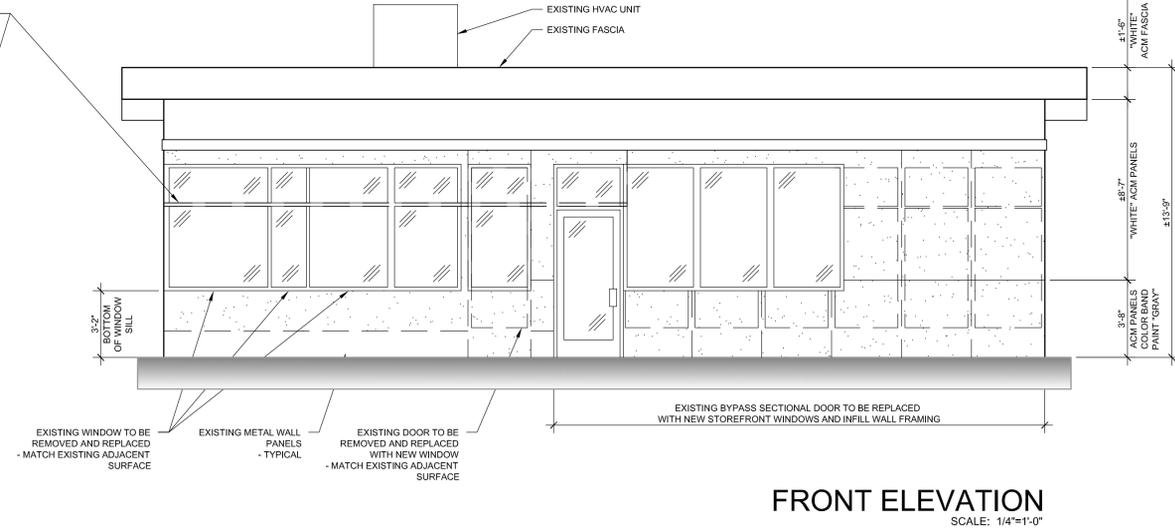
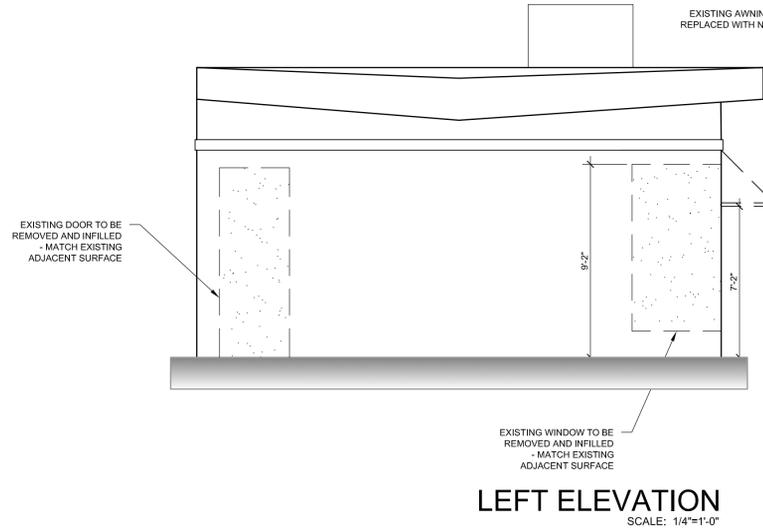
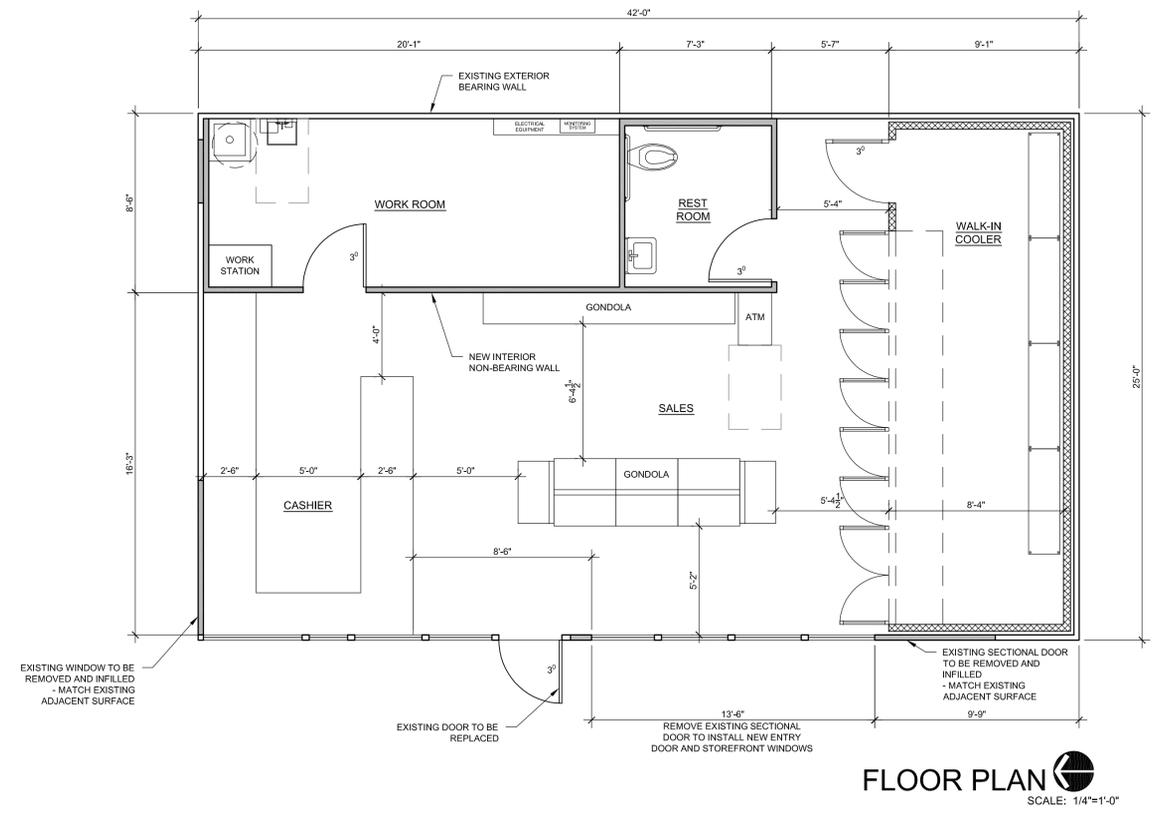
SUBMITTAL DATES
 OWNER: -
 REG. AGENCIES -
 O.T.B.: -

PROJECT NO. 09-30-27
 DRAWN BY:
 CHECKED BY:

ROTTEN ROBBIE #27
CAMPBELL, CALIFORNIA
 2140 S. WINCHESTER BOULEVARD
 CAMPBELL, CALIFORNIA 95008

SHEET TITLE
 PRELIMINARY
 FLOOR PLAN
 AND
 EXTERIOR
 ELEVATIONS

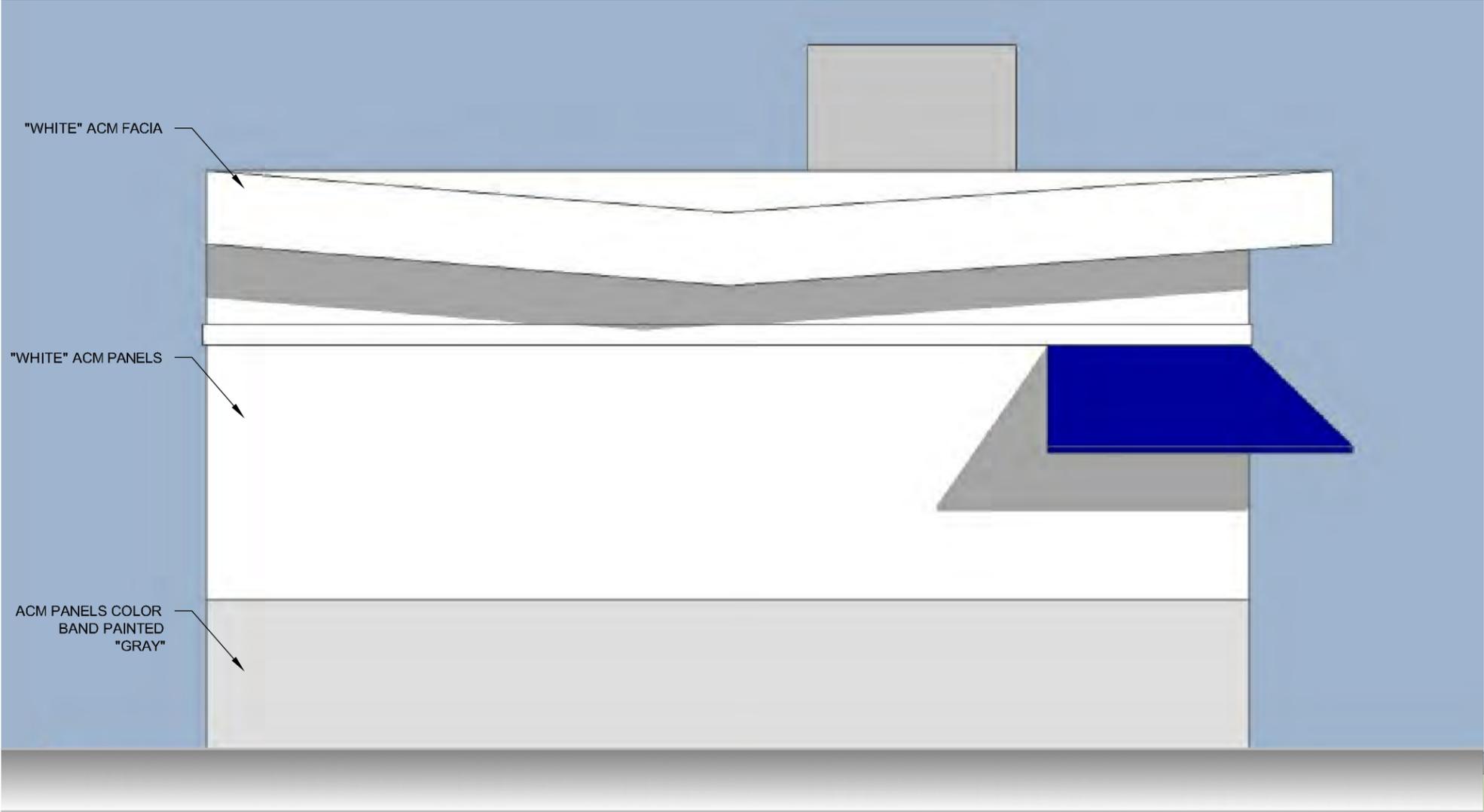
SHEET NO.
A1.1



G:\0930 Rotten Robbie 0927 Campbell2-Exterior\Submittal\027 A1.1.dwg 10/30/14 04:58 PM JLR



FRONT ELEVATION



LEFT ELEVATION



VIEW FROM WINCHESTER BLVD
SOUTHEAST



VIEW FROM WINCHESTER BLVD
LOOKING NORTHEAST



VIEW FROM WINCHESTER BLVD
LOOKING SOUTH



VIEW FROM WINCHESTER BLVD
LOOKING SOUTHWEST



VIEW FROM WINCHESTER BLVD
LOOKING NORTHWEST



VIEW FROM WINCHESTER BLVD
LOOKING NORTH



VIEW FROM WINCHESTER BLVD
LOOKING NORTHEAST



VIEW FROM E. RINCON AVENUE
LOOKING EAST



VIEW FROM E. RINCON AVENUE
LOOKING SOUTH

CONSULTANT

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REVISIONS

SUBMITTAL DATES

OWNER:	-
REG. AGENCIES	-
O.T.B.:	-

PROJECT NO.	09-30-27
DRAWN BY:	
CHECKED BY:	

ROTTEN ROBBIE #27
CAMPBELL, CALIFORNIA
2140 S. WINCHESTER BOULEVARD
CAMPBELL, CALIFORNIA 95008

SHEET TITLE

**PHOTO
EXHIBIT**

SHEET NO.

PH1.1

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