



**CITY OF CAMPBELL**  
Community Development Department

October 31, 2017

**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.:** PLN2017-335  
**Applicant:** Meraki Studio  
Attn: Lydia Agustin  
**Project Address:** 2135 S. Winchester Blvd., Ste. 110  
**Property Owner:** 2145 S Winchester LLC  
**Zoning District:** P-D (Planned Development)  
**General Plan:** Central Commercial / Winchester Blvd. Master Plan  
**Project Description:** Establishment of a hair salon ("personal services" use) within an existing commercial building.

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 October 31, 2017 and ends on November 10, 2017. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 10, 2017**. 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 Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$750 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 Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email [danielf@cityofcampbell.com](mailto:danielf@cityofcampbell.com).

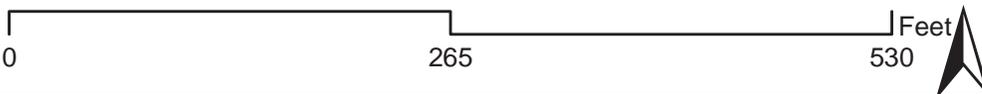
# Project Location Map



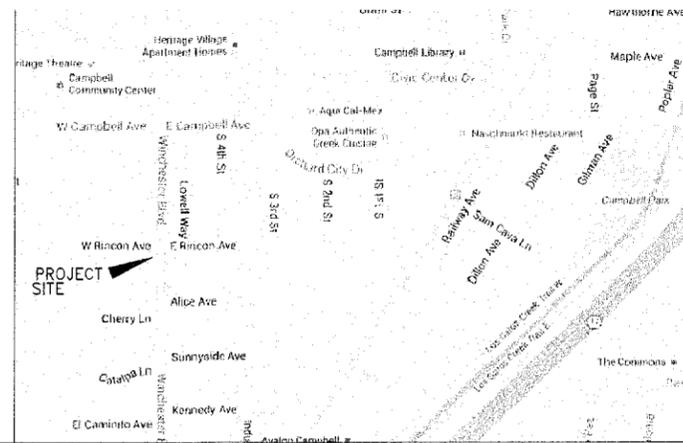
**Project Location:** 2135 S. Winchester Blvd., Ste. 110

**Application Type:** Admin., P-D Permit

**Planning File No.:** PLN2017-335



Community Development Department  
Planning Division



APN: 305-33-100  
 ZONING: COMMERCIAL  
 CONSTRUCTION TYPE: V-B  
 SITE AREA: +/- 0.39 AC  
 PARKING: EXISTING  
 PROJECT AREA: +/- 840 SF (NET)  
 SPRINKLERED: YES  
 EXTERIOR CHANGE: NO

THE LAYOUT UNDER THIS PERMIT IS IN FULL COMPLIANCE OF CBC SECTION 11B-604.3.1

**CODE REFERENCE**

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- 2016 CALIFORNIA ENERGY CODE
- CITY OF CAMPBELL MUNICIPAL CODE

**EXISTING SITE PLAN**

**PROJECT DESCRIPTION**

- SITE NOTE:**
1. SURFACE SLOPE OF EXTERIOR PAVING SHALL NOT EXCEED 1/4" PER FOOT (2%) UP TO DOOR'S THRESHOLD FOR A MIN. DISTANCE OF 5 FEET OUT FROM THE EXTERIOR DOOR OPENINGS
  2. APPROVED NUMBERS OR ADDRESS SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRACT WITH THEIR BACKGROUND.
  3. ALL PROJECT RELATED SIGNAGE SHALL BE REVIEWED AND APPROVED UNDER A SEPARATE SUBMITTAL AND SHALL CONFORM TO THE APPROVAL SITE DEVELOPMENT REVIEW FOR THE PROJECT MANAGEMENT.
  4. PATH OF ACCESSIBLE TRAVEL SHALL HAVE MAX 5% SLOPE OF THE RAMP IN DIRECTION OF TRAVEL. SURFACE SLOPE OF EXTERIOR PAVING SHALL NOT EXCEED 1/4" PER FOOT (2%) UP TO DOOR'S THRESHOLD FOR A MIN. DISTANCE OF 5 FEET OUT FROM THE EXTERIOR DOOR OPENINGS

TENANT IMPROVEMENT PROJECT FOR AN EXISTING VACANT SHELL BUILDING. PROPOSED USE IS TO BE A BEAUTY SALON. SCOPE OF WORK INCLUDES:

1. NEW INTERIOR PARTITION
2. NEW RETAIL AREA
3. NEW STYLING AREA - (6) STATIONS
4. NEW SHAMPOO AREA - (2) STATIONS
5. EXISTING HVAC TO REMAIN
6. EXISTING FACADE TO REMAIN
7. EXISTING RESTROOM TO REMAIN

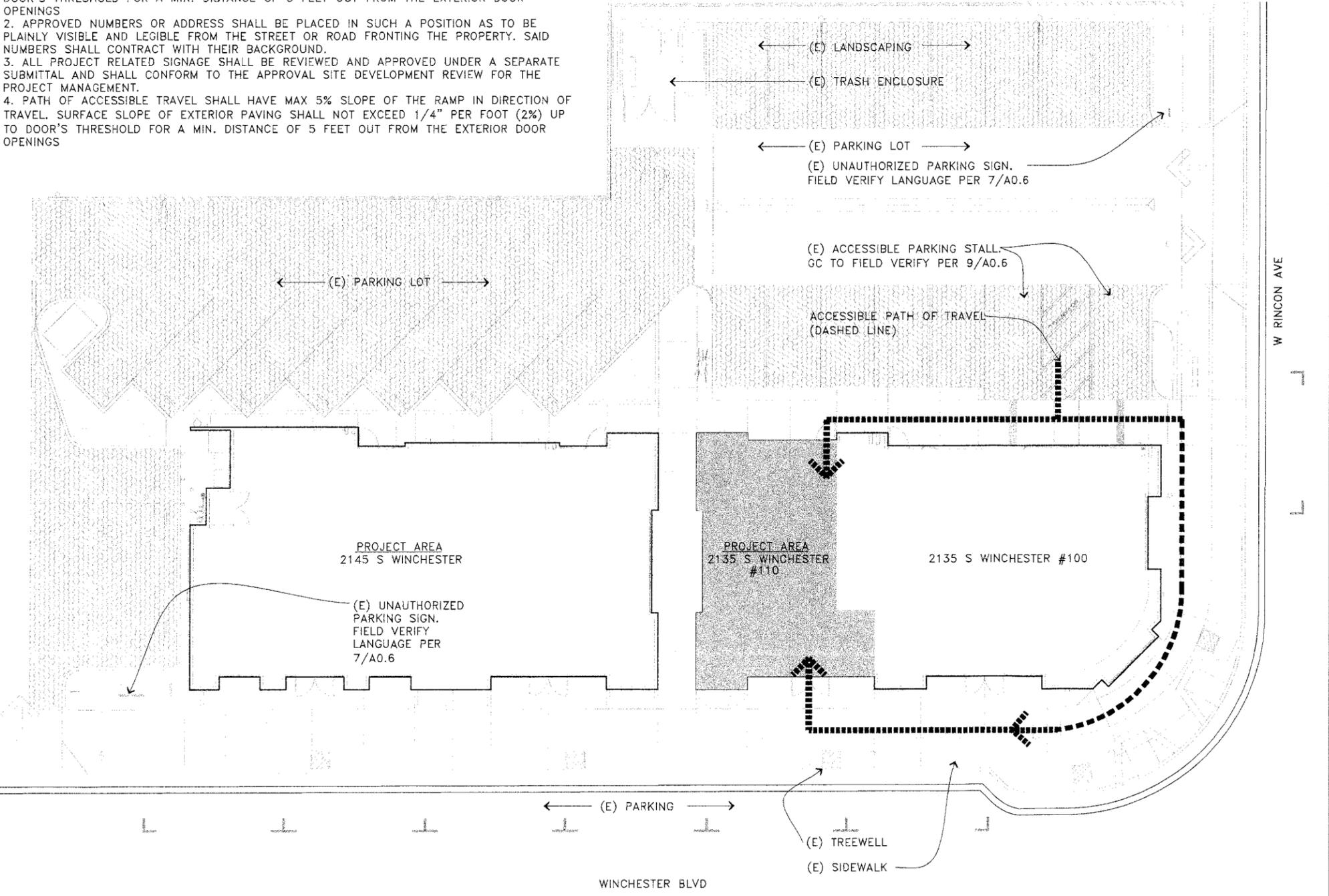
RECEIVED  
 OCT 17 2017  
 CITY OF CAMPBELL

**DRAWING INDEX**

- ARCHITECTURAL**
- A0.0 PROJECT INFORMATION / SITE PLAN
  - A1.0 PROPOSED FLOOR PLANS

**TENANT IMPROVEMENT**  
**MERAKI STUDIO**  
 2135 S WINCHESTER BLVD #110  
 CAMPBELL, CA 95008

10.16.17 ISSUED FOR PL



**PROJECT TEAM**

**PROPERTY OWNER**  
 2145 SOUTH WINCHESTER LLC  
 PO BOX 1090 . LOS GATOS . CA 95031-1090  
 CONTACT: SCOTT PLAUTZ  
 (T) 408.655.2356 (E) SCOTTPLAUTZ@GMAIL.COM

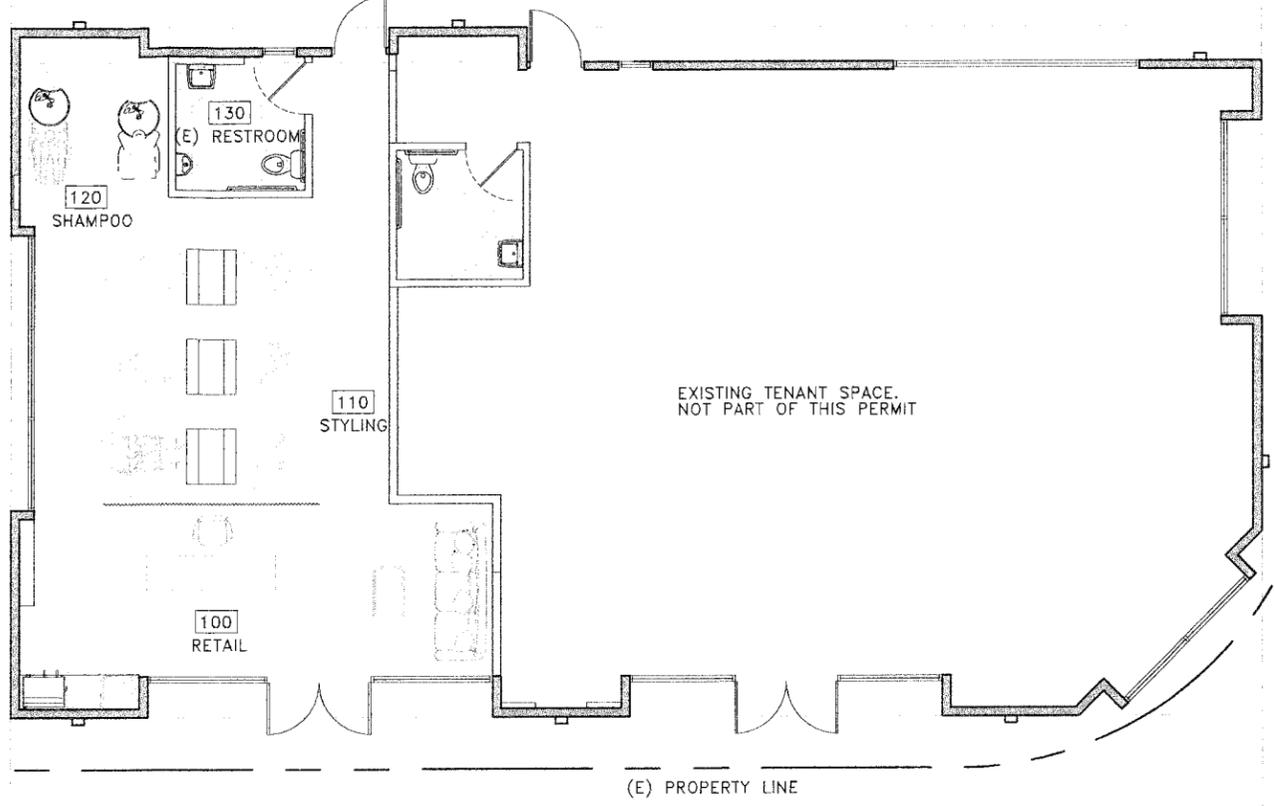
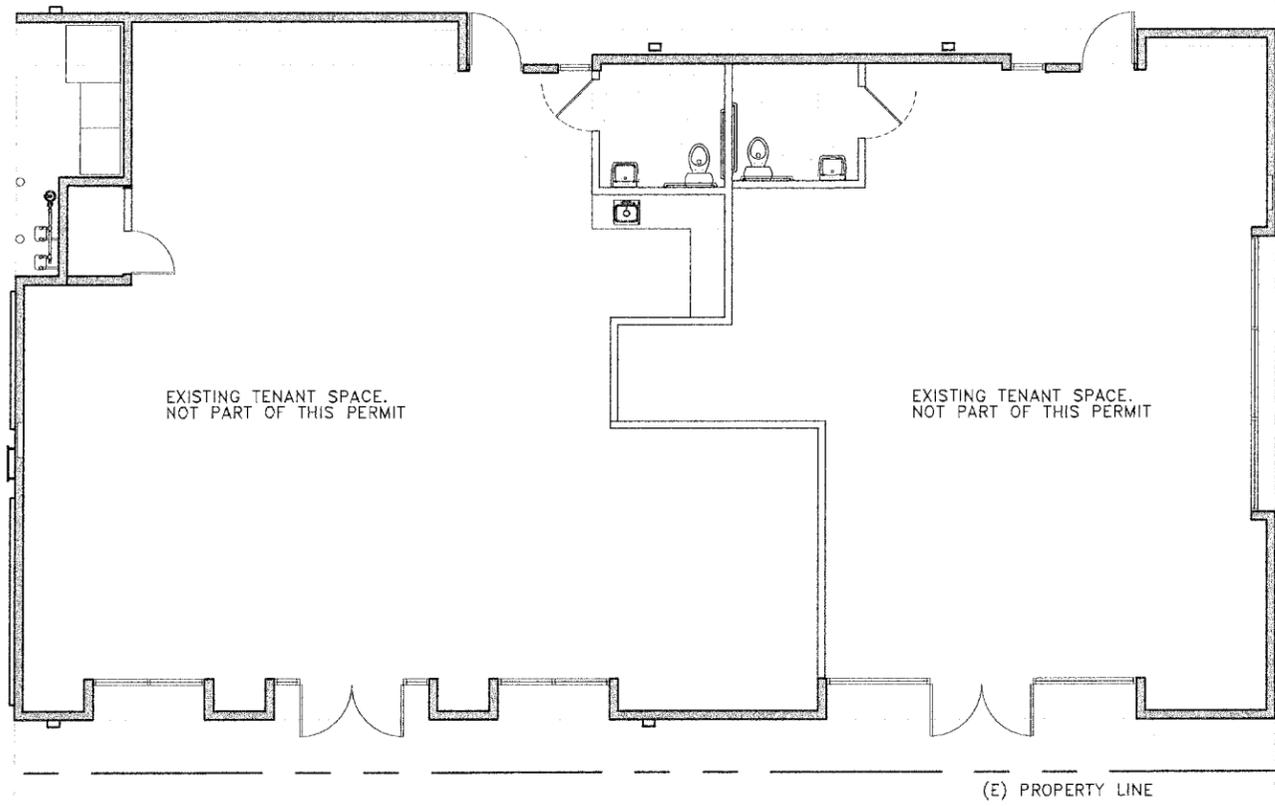
**TENANT**  
 MERAKI STUDIO  
 275 UNION AVE . CAMPBELL, CA 95008  
 CONTACT: LYDIA AGUSTIN  
 (T) 408.398.0652 (E) LYDIAA7@GMAIL.COM

**ARCHITECT**  
 STUDIO 02 INC.  
 1230 OAKMEAD PWKY . STE 303 . SUNNYVALE . CA 94085  
 CONTACT: SUNNY TAM AIA LEED BD+C

PROJECT NO.: 17-6050

PROJECT INFORMAT





WINCHESTER BLVD

OVERALL BUILDING PLAN 3/16" 1

TENANT IMPROVEMENT  
**MERAKI STUDIO**  
 2135 S WINCHESTER BLVD #110  
 CAMBRIDGE, CA 95908

10.16.17 ISSUED FOR PL

PROJECT NO.: 17-6050

PROPOSED FLOOR P



A