Planning Commission
REGULAR MEETING AGENDA
Tuesday, September 22, 2026 | 7:00 PM
Police Department Emergency Operations Center – 100 N First Street, Campbell, CA

CALL TO ORDER / ROLL CALL

This Planning Commission meeting will be conducted in person and virtually via video teleconferencing (Zoom) in compliance with the provisions of the Brown Act. Commissioner Aquilina will be joining remotely from Hilton Grand Vacation, Ocean Tower Waikoloa, 69-425 Waikato's Beach Dr., Waikoloa, HI, 96738. A quorum of the Planning Commission will be in attendance at the Campbell Community Center. Members of the public may attend this meeting in person at Campbell Community Center or virtually via Zoom at https://campbellca.gov/PCSignup. The meeting will also be live streamed on Channel 26, the City's website, and on YouTube at https://www.youtube.com/@CityofCampbell.

Written correspondence will be accepted via email at planning@campbellca.gov until 12:00 PM on the day of the meeting, and thereafter may be delivered in-person at the public hearing. Written correspondence will be posted to the City's website and distributed to the Planning Commission. If you choose to email your comments, please indicate in the subject line "FOR PUBLIC COMMENT" and indicate the item number.

Members of the public may be allotted up to two (2) minutes to comment on any public hearing or study session item. Applicants/Appellants and their representatives may be allotted up to a total of five (5) minutes for opening statements and up to a total of three (3) minutes maximum for closing statements. Items requested/recommended for continuance are subject to Planning Commission's consent at the meeting.

APPROVAL OF MINUTES

1. **Approval of Minutes of August 25, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of August 25, 2026.

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to five minutes. Please be aware that State law prohibits

the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

PUBLIC HEARING

2. **1581 W Campbell Avenue – Conditional Use Permit w/Site and Architectural Review** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of Devendra Deshwal on behalf of Apni Mandi Farmers Market to allow the establishment of an approximately 26,000-square-foot grocery store with off-site alcohol sales and 24-hour operation, including construction of an approximately 920-square-foot mezzanine, tenant-related building façade alterations, and associated parking lot modifications, within an existing commercial building on property located at **1581 W Campbell Avenue**. The application under consideration is a Conditional Use Permit with Site and Architectural Review. File No.: PLN-2025-167. Staff is recommending that this item be deemed Categorically Exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. P*roject Planner: Daniel Fama, Senior Planner.*

   Recommended Action: Adopt a Resolution approving a Conditional Use Permit with Site and Architectural Review.

STAFF AND COMMITTEE REPORTS

3. **Planning Commission Subcommittee Reports**

   - **Housing Permits Streamlining Ad Hoc Subcommittee –** *Commissioners Buchbinder and Kamkar*

     This subcommittee will interview developers and other stakeholders to identify production, bottlenecks and propose policies.

   - **Permitting Process for Streamlining to Benefit Economic Development Ad Hoc Subcommittee –** *Commissioners Zisser and Aquilina*

     This Subcommittee is researching permit streamlining actions the City could enact to support economic and business development, focusing on Conditional Use Permits.

4. **Report of the Community Development Director** – *Rob Eastwood, Community Development Director*

   The Community Development Director will provide a verbal update on matters of interest to the Planning Commission.

ADJOURNMENT

Adjourn to the Planning Commission meeting of **October 8, 2026**, at 7:00 PM, in the Police Department Emergency Operations Center, 100 North First Street, Campbell, California and via telecommunication.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact the City Clerk's Office at ClerksOffice@campbellca.gov or 408-866-2117 in advance of the meeting.

Ken Ramirez

From: noreply@civicplus.com
Sent: Friday, August 21, 2026 1:27 PM
To: Planning Division
Subject: Online Form Submittal: Contact Us (Dropdown)

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

Contact Us (Dropdown)

First Name	Stacie
Last Name	Wolny
Address1	1776 Regina Way
Address2	*Field not completed.*
City	Campbell
State	California
Zip	95008
Phone Number	*Field not completed.*
Email Address	
Whom would you like to contact?	Planning & Zoning
Question / Comment	Dear planning commission - I have been living in the Westmont area of Campbell for over 10 years now, and am horrified to watch it rapidly turning into a land of excessively large unaffordable houses, with lots filled with almost nothing but concrete and plastic. The little bit of land that is not covered by house is increasingly being covered in either plastic "weed barrier" or, even more alarmingly, plastic turf. These lots are effectively dead. Their soil is starved and suffocated, no bees, butterflies or birds can live there, no water can infiltrate, they are barren wastelands. Even worse, all that plastic is leaching toxins into our collective air, soil, water supply, creeks, and the few creatures who dare cross its path, including human children and pets. This is not just a "personal

choice". This is a choice that affects everyone, human and non, and future generations, including children who will be raised thinking this is somehow normal and desirable, when it's actually a nightmare for their future.

The poster child for this insanity is the grotesque new house at the corner of Hacienda Ave and Burrows. 99% of that land is now under a thick layer of concrete and plastic. It's like someone told an AI to design a dystopian suburban American house of the future, and that's what it came up with. No life, just humans isolating in their large sterile house surrounded by plastic. Is that seriously what we want Campbell to be? I do not.

Why is this legal? How did this get approved? We should be enforcing and normalizing not only smaller homes that are affordable to normal people, but also landscaping for living soil and beautiful, resilient, life-giving native habitat in every garden. Campbell has been putting together its Climate Action Plan, how the heck does it reconcile allowing this kind of toxic, life-destroying development with the Plan's goal of fostering "a healthier and more resilient future"? Ain't no future without functioning soil, hydrology, biodiversity, shade, pollinators, carbon sequestration and everything else that our landscapes could provide if we would normalize bringing life back to the land, instead of doing everything we can think of to poison and erase it.

Please stop this madness before it goes any further. You have an important power to guide things in a wiser direction. Stop approving this kind of development. Make plastic turf illegal. Make plastic weed barrier illegal. Require native landscaping in all new development. Set an example that teaches people to revive their soil, restore habitat, and teach people how to be responsible residents of the patch of land they are fortunate enough to live on. Every single parcel could be directly contributing to a healthier future full of life instead of toxic sterility. How have we forgotten this?

Thank you.

~ Stacie Wolny, Regina Way, Campbell

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PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, August 25, 2026 I 7:00pm
Campbell Community Center, Room # C-35

CALL TO ORDER

The Regular Planning Commission meeting of August 25, 2026, was called to order at 7:00 pm by Chair Fields, and the following proceedings were followed

ROLL CALL

Planning Commissioners Present:
Davis Fields, Chair
Gary Aquilina, Vice Chair
Matt Kamkar
Adam Buchbinder (arrived at 7:11pm)
Alan Zisser
Phil Alne

Planning Commissioners Absent:

Staff Present:
Victoria Thompson, City Attorney's Office
Rob Eastwood, Director
Nathan Donato-Weinstein, Economic Development Manager
Daniel Fama, Senior Planner

COMMUNICATIONS

None.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None.

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest of time, the

Chair may limit speakers to five minutes. Please be aware that State law prohibits the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

Susan Landry provided comments related to Home Occupation permits and the work of the Economic Development Ad Hoc Subcommittee

A representative from the housing advocacy group YIMBY discussed housing targets, park impact fees, and inclusionary zoning, suggesting that the commission explore alternative funding sources for parks

APPROVAL OF MINUTES

1. **Approval of Minutes of August 11, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of August 11, 2026.

   Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve the regular meeting minutes of August 11, 2026, with corrections outlined, by the following roll call:**

   AYES: **Zisser, Fields, Kamkar, Alne, Buchbinder**
   NOES: **None**
   ABSTAIN: **Aquilina**
   ABSENT: **None**

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

Community Development Director reported no agenda modifications or postponements

PUBLIC HEARING

2. **1875, 1887, 1901, 1919, 1995, and 1999 S. Bascom Avenue and 777 E. Campbell Avenue – Master Use Permit Amendment and Extension of Time** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of the Pruneyard Center Association for an Amendment to the Pruneyard Master Use Permit to extend the approved phasing deadlines for Phases 3 and 4, which provide for construction of a five-story office building, expansions of the existing parking structure, additional commercial buildings, and related site improvements; and for an Extension of Time for the related Tentative Parcel Map allowing creation of a fourth parcel for the office building approved as part of Phase 3, so that the phasing deadlines and map expiration date would extend to December 31, 2031, on property located at **1875, 1887, 1901, 1919, 1995, and 1999 S. Bascom Avenue and 777 E. Campbell Avenue**. File No.: PLN-2026-82. Staff recommends that the proposed actions be found within the scope of the Mitigated Negative Declaration adopted in October 2016, as supplemented by an April 2021 Addendum, and that no further environmental review be

required under CEQA. Tentative City Council Date: October 6, 2026. Project Planner: Daniel Fama, Senior Planner.

Recommended Action: (1) Adopt a Resolution, recommending that the City Council approve an Amendment to the Pruneyard Master Use Permit to extend the approved phasing deadlines for Phases 3 and 4 for an additional five years, from December 31, 2026, to December 31, 2031; and (2) Adopt a Resolution, recommending that the City Council approve an Extension of Time for the Tentative Parcel Map associated with Phase 3 of the Pruneyard Master Use Permit to extend its expiration date for an additional five years, from December 31, 2026, to December 31, 2031.

Senior Planner Daniel Fama provided the staff presentation, indicating that The Pruneyard Shopping Center is seeking a five-year extension for its remaining development phases and a tentative map, moving the expiration date from December 31, 2026, to December 31, 2031.

Phases one and two of the master use permit have been completed, and the applicant has demonstrated a good faith effort through financial contributions and ongoing project management despite economic challenges like high interest rates and construction costs.

The site is currently divided into three parcels under separate ownership, managed by an association similar to a homeowners association that coordinates redevelopment efforts.

City staff is also preparing a broader amendment to the master use permit for future review to address updated zoning codes, housing requirements, and expanded outdoor dining areas.

If the requested extension for the Pruneyard project is not approved, phases three and four will expire by the end of the year, requiring the developer to restart the entitlement process under current city standards.

Economic Development Manager Nathan Donato-Weinstein expressed support a five-year extension, noting that current commercial real estate market conditions and the time required for office construction viability align with this timeline.
The Pruneyard Center Association representative stated that the ownership group is currently focused on improving existing assets and increasing occupancy, noting that rent growth is necessary before new office and retail construction becomes economically viable.

Parking garage expansion remains a requirement to maintain necessary ratios for the proposed office and retail developments, though the specific cost allocation and construction necessity are subject to evolving regulations.

Planning Commissioner discussion and feedback included concerns regarding current parking enforcement, citing employee misuse of retail spaces and safety hazards for

pedestrians, which the applicant committed to addressing with the association's management.

The proposed project involves a horizontal expansion of the existing parking garage rather than a vertical one.

Commissioners expressed support for the five-year extension, noting that the project remains a valuable asset and that developers will likely proceed when market demand and financial feasibility improve.

In response to Commission questions, the applicant confirmed that Regency Centers is coordinating the installation of 20 to 30 Tesla electric vehicle chargers near the existing parking garage.

Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Buchbinder, the Planning Commission motioned to adopt resolutions recommending that the City Council approve an Amendment to the Pruneyard Master Use Permit and an Extension of Time to the Phase 3 Tentative Parcel Map (PLN-2026-82) to extend the approved phasing deadlines for Phases 3 and 4 from December 31, 2026, to December 31, 2031, for property Located at 1875, 1887, 1901, 1919, 1995, and 1999 South Bascom Avenue and 777 East Campbell Avenue. File no.:PLN-2026-82, by the following roll call:**

AYES: **Zisser, Aquilina, Fields, Kamkar, Buchbinder**
NOES: **Alne**
ABSTAIN: **None**
ABSENT: **None**

Chair Fields closed Public Hearing for a brief break.

Chair Fields opened Public Hearing.

STAFF AND COMMITTEE REPORTS

3. **Planning Commission Subcommittee Reports**

- **Housing Permits Streamlining Ad Hoc Subcommittee –** *Commissioners Buchbinder and Kamkar*

  This subcommittee will interview developers and other stakeholders to identify production, bottlenecks and propose policies.

  Commissioner Buchbinder briefly discussed background research done about changing the inclusionary zoning rate.

- **Permitting Process for Streamlining to Benefit Economic Development Ad Hoc Subcommittee –** *Commissioners Zisser and Aquilina*

  This Subcommittee is researching permit streamlining actions the City could enact to support economic and business development, focusing on Conditional Use Permits.

  Commissioner Aquilina met with Planning, Department Director, and Economic Development Manager. They are looking at later September to come up with a first draft report. Expressed gratitude for the City's Economic Development Manager and the input they provided during this process.

4. **Presentation on Community Development Department Workplan** – *Rob Eastwood, Community Development Director*

   The Community Development Director will provide a presentation on the current workplan of the department.

   Department Director discussed 5 divisions of the department and touch points for the Planning Commission regarding their respective workplan.

   <u>Workplan – Policy Development</u>

   - Finalize the CAAP
   - Continue preparation of Hamilton Avenue Precise Plan
   - Potential preparation of a Transit Oriented Alternative Plan for implementation of SB79
   - Support preparation of a Citywide Multimodal Plan

   SB 79 Transit Oriented Alternative Plan will come before the Planning Commission.

   <u>Workplan – Current Planning</u>

   - Implement code updates to comply with State Laws, address community issues (wireless/Tobacco) and conduct permit streamlining to support economic development
   - Pursuant to Council direction, pursue development of a Demolition Control Ordinance and options on implementation of Started Home Projects.

   <u>Workplan – Housing</u>

   - Implement BMR Housing Program Improvements
   - Develop procedures for use of Housing Trust Fund
   - Continue work on options for a Housing Commission
   - Pursue development of Task Fore or other actions to move forward with implementation of the West Valley Homeless Services Feasibility Study
   - Homelessness Programs – Motel Voucher Program

   <u>Workplan – timelines</u>

Fall – Demolition Control Ordinance, Campbell Tech park, wireless/tobacco ordinances

2027 – Hamilton Avenue Precise Plan, Potential SB 79 Alternative Plan
Zoning Ordinance Updates (Housing / Econ Dev)

5. **Report of the Community Development Director** – *Rob Eastwood, Community Development Director*

Department Director had no other updates to provide.

ADJOURNMENT

Adjourned at 8:38pm to the Planning Commission meeting of **September 8, 2026**, at 7:00 PM, in the multipurpose room of the Police Department Operations Building, 100 North First Street, Campbell, California and via telecommunication.

Americans with Disabilities Act (ADA)

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PREPARED BY: _____
Ken Ramirez, Administrative Analyst

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

ITEM NO. 2

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · September 22, 2026

PLN-2025-167

Apni Mandi Farmers Market

Public Hearing to consider the application of Devendra Deshwal on behalf of Apni Mandi Farmers Market to allow the establishment of an approximately 26,000-square-foot grocery store with off-site alcohol sales and 24-hour operation, including construction of an approximately 920-square-foot mezzanine, tenant-related building façade alterations, and associated parking lot modifications, within an existing commercial building on property located at **1581 W Campbell Avenue**. The application under consideration is a Conditional Use Permit with Site and Architectural Review. File No.: PLN-2025-167.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution** (reference **Attachment A**), approving a Conditional Use Permit with Site and Architectural Review to allow the establishment of an approximately 26,000-square-foot grocery store with off-site alcohol sales and 24-hour operation, including construction of an approximately 920-square-foot mezzanine, tenant-related building façade alterations, and associated parking lot modifications.

ENVIRONMENTAL (CEQA) DETERMINATION

Staff recommends that the Planning Commission find the project Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities), as the project involves the reestablishment of a commercial use within an existing shopping center, together with interior tenant improvements, exterior façade alterations, and minor site and parking modifications, with negligible or no expansion of the existing or former use.

PROJECT DATA

Zoning Designation:	NC (Neighborhood Commercial)
General Plan Designation:	*Neighborhood Commercial*
Net Lot Area:	3 acres
Building Area:	36,680 square-feet (main building) 5,820 square-feet (pad building) 42,500 square-feet (total building area)
Tenant Area:	26,085 square-feet 922 square-feet 27,007 square-feet (total tenant area)
Building Height:	29 feet
Parking Supply:	165 spaces (center-wide equivalent)

DISCUSSION

Project Site: The project site is the Wing Center, a three-acre shopping center located along West Campbell Avenue and South San Tomas Aquino Road, consisting of an approximately 37,000-square-foot primary building and a secondary approximately 6,000-square-foot building. The center is anchored by an approximately 26,000-square-foot tenant space most recently occupied by the Big Lots discount store, which has also been seasonally occupied by Spirit Halloween. Other tenants within the center include Taqueria Los Pericos, Little Caesars Pizza, Sherwin-Williams, and Freddie's Liquor.

The shopping center abuts office and retail properties to the north and a commercial daycare center to the west, with the Moreland West single-family residential neighborhood located farther west across La Pradera Drive. The center also surrounds a Chevron service station that is not part of the shopping center, as shown on the aerial map below. The property is designated *Neighborhood Commercial* by the General Plan Land Use Diagram and NC (Neighborhood Commercial) by the Zoning Map.



Proposed Project: The submitted application for a Conditional Use Permit with Site and Architectural Review would allow reestablishment of a grocery store within the approximately 26,000-square-foot anchor tenant space at the Wing Center. The proposed Apni Mandi Farmers Market would operate 24 hours a day and include off-site alcohol sales, with alcohol sales limited to the hours of 6:00 am to midnight. The project also includes construction of an approximately 922-square-foot mezzanine, substantial exterior alterations to the primary shopping center building, and related site improvements.

As depicted in the architectural renderings and elevations (reference **Attachment B** – Project Plans), the proposed remodel would retain the existing scale and horizontal form of the shopping center while creating a more prominent architectural identity for the grocery store. The principal improvements include a new raised architectural feature and rooftop screening above the center of the tenant space, reconfiguration of the primary storefront and entrance areas, new stucco finishes, decorative molding and accent materials, and modification of portions of the existing storefront glazing to incorporate areas identified as "still graphics." The project would also include outdoor merchandise display and shopping cart storage areas along the storefront and use of a new trash enclosure constructed under a separate building permit.

The existing site layout and vehicle circulation would remain largely unchanged, although several modifications to the parking configuration are proposed. Existing parallel parking spaces behind the building that encroach into the 20-foot-wide fire lane would be removed. To offset the loss of these spaces, the parking lot would be restriped to provide additional vehicle parking spaces, along with new motorcycle parking spaces along the rear of the building. With the motorcycle parking credit allowed by the Zoning Code, the shopping center would maintain an equivalent supply of 165 vehicle spaces.

Operationally, the grocery store is proposed to remain open to the public 24 hours a day, seven days a week (reference **Attachment C**). The store would include off-site alcohol sales as an ancillary component of the grocery store, with alcoholic beverages displayed and sold from a designated "liquor shop" room within the store. The project also includes a takeaway service window along the storefront, outdoor merchandise displays, and delivery and loading activities at the rear of the building. As further discussed below, the Conditions of Approval establish specific operating standards for these activities to address potential noise, security, maintenance, and other operational impacts associated with the use.

ANALYSIS

Consideration in Review of Applications: CMC Section 21.42.040 identifies various design, site planning, circulation, parking, landscaping, and related considerations applicable to the review of Site and Architectural Review Permits. These considerations are addressed in the August 25, 2026 Site and Architectural Review Committee (SARC) memorandum (reference **Attachment D**), which evaluates the proposed improvements in the context of the existing shopping center and the building's architectural evolution since its original construction in 1963. The SARC's recommendations resulting from that review are summarized at the end of this report.

As discussed in the SARC memorandum, the proposed remodel would update the building's appearance through a more defined central storefront composition, new architectural detailing and materials, and a raised architectural feature that would create a stronger focal point for the space while generally retaining the established scale and form of the shopping center. The proposed improvements represent an appropriate contemporary renovation of the existing commercial building and would improve the overall appearance and architectural character of the shopping center.

Findings for Approval: To grant a land use approval, the decision-making body must affirmatively establish that the project meets all codified findings for approval. Findings establish the evidentiary basis for a City's decision to grant or deny a land use approval and to impose conditions of approval as necessary to establish the findings. The applicable findings depend upon the type of land use approval under review. In this case, the Planning Commission must make findings for:

- **Site and Architectural Review** (related to the proposed building and site changes)
- **Conditional Use Permit** (related to the 24-hour grocery store use with alcohol sales)
- **Off-Site Alcohol Sales** (related to the specific request for the sale of alcoholic products)

The following analysis identifies each of the applicable findings in *italics* and how the proposed project satisfies them.

Site and Architectural Review Permit Findings (CMC Sec. 21.42.060.B): These findings address the project's consistency with the General Plan and Zoning Code, whether the proposed improvements will aid in the harmonious development of the immediate area, and consistency with any applicable adopted design guidelines or area plans.

A. The project will be consistent with the general plan.

Yes. The project is consistent with various General Plan policies and actions addressing architectural quality, site planning, parking, circulation, and emergency access. The proposed remodel would improve the appearance of the subject building through a more defined storefront composition and additional architectural detailing and materials, while generally retaining the established scale and form of the shopping center. The project would also retain the existing site layout and circulation pattern, with modifications to the parking configuration that would remove spaces encroaching into the required fire lane while maintaining an equivalent supply of 165 parking spaces through restriping and motorcycle parking. The project is therefore consistent with the following General Plan policies and actions:

Policy LU-2.1: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.

Policy LU-4.4: Establish inviting and attractive commercial centers that are exceptionally well designed.

Policy CD-1.3: Through implementation of the city's design review process, encourage creative, high-quality, innovative, and distinctive architectural and site designs that help create unique, vibrant places.

Action T-4.i: Design parking lots to minimize impacts on the street system by providing adequately sized driveways, sufficient queuing, and efficient circulation.

Action T-4.k: Require all new developments to provide adequate emergency access.

Policy ED-2.4: Encourage the revitalization of existing shopping centers, business parks, industrial areas and key corridors to meet the economic development goals of the city.

Policy ED-3.4: Pursue categories of retail demand that are not being met within the city.

B. The project will be consistent with the Zoning Code;

Yes. The property is zoned NC (Neighborhood Commercial). As summarized in the Project Data table, the proposed project comply with the applicable development standards of the NC Zoning District. The project would retain the existing building footprint and general site configuration, and an equivalent parking supply of 165 spaces. No deviation or other exception from applicable architectural or site development standards is requested.

C. The project will aid in the harmonious development of the immediate area.

Yes. The project would renovate an existing shopping center without expanding the building footprint or materially altering the established site configuration. The immediate area is characterized by low scale commercial development, including two additional shopping centers located directly south across West Campbell Avenue and east across South San Tomas Aquino Road, as well as a commercial daycare immediately west of the project site. The proposed façade improvements are compatible with this surrounding commercial development and would reinforce the established scale and character of the area.

The Moreland West residential neighborhood is located farther west of the shopping center, beyond the intervening commercial daycare and La Pradera Drive. Because the project generally retains the existing building massing, site layout, and relationship to surrounding properties, while improving the architectural appearance of the center, the proposed improvements would aid in the harmonious development of the immediate area.

D. The project is consistent with applicable adopted design guidelines, development agreement, overlay district, area plan, neighborhood plan, and specific plan(s).

Not Applicable. The project site is not subject to any adopted design guidelines, development agreement, overlay district, area plan, neighborhood plan, or specific plan.

Conditional Use Permit Findings (CMC Sec. 21.46.040): These findings pertain to the proposed land use and operational characteristics of the project, including establishment of the grocery store and the requested 24-hour operation. The findings address whether the proposed use is permitted within the NC Zoning District, is consistent with the General Plan, can be adequately accommodated by the site and surrounding street system, is compatible with surrounding land uses, and would not be detrimental to the surrounding neighborhood or the general welfare of the City.

A. The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;

Yes. The subject property is located within the NC (Neighborhood Commercial) Zoning District, where a "grocery store" of 20,000 square feet or greater is allowed subject to approval of a Conditional Use Permit. The proposed approximately 26,000-square-foot Apni Mandi Farmers Market would principally sell perishable food products and related household goods and is therefore consistent with the Zoning Code definition of a grocery store:

> "Grocery stores" means an establishment which sells perishable food items (e.g., meat, eggs, dairy products, fruits, vegetables, etc.). Grocery stores may also sell household staples and supplies (e.g., soap, matches, paper napkins, etc.); a minor portion of the food sold may be processed on site (e.g., deli or bakery services). Grocery stores include delicatessens and meat markets, but do not include uses meeting the definition of "Convenience markets/stores."

The proposed 24-hour operation also constitutes a "late night activity," which is separately allowed in the NC Zoning District subject to Conditional Use Permit approval:

> "Late night activities" means land use activities operating between the hours of 11:00 p.m. and 6:00 a.m., including, but not limited to, the provision of goods and services to the public and all ancillary activities such as property maintenance, janitorial services, street and parking lot sweeping, deliveries, and similar activities.

Lastly, "offsite alcohol sales" in conjunction with the grocery store are also allowed subject to Conditional Use Permit approval. CMC Section 21.36.142 establishes minimum separation requirements for offsite alcohol establishments from parks, schools, playgrounds, payday lenders, and other offsite alcohol establishments. However, grocery stores with alcohol sales are expressly exempt from these locational standards, reflecting the ancillary nature of alcohol sales within a broader grocery store operation. Accordingly, the proximity of the existing liquor store within the shopping center and the neighboring commercial childcare facility does not preclude alcohol sales as part of the proposed grocery store.

The Conditions of Approval would further ensure that the alcohol sales remain ancillary to the grocery store. Specifically, alcohol sales may not be conducted independently of the grocery store, and the display and sale of alcoholic beverages would be physically confined to the designated "liquor shop" room shown on the floor plan. These limitations ensure that the alcohol component remains subordinate to and integrated with the principal grocery store use rather than functioning as a separate liquor store or independent alcohol sales establishment.

B. The proposed use is consistent with the General Plan;

Yes. The project site is designated *Neighborhood Commercial* by the General Plan. The proposed grocery store would provide a neighborhood-serving source of food, household goods, and other everyday necessities for nearby residents, including the Moreland West neighborhood north of the shopping center. This is consistent with the General Plan's direction to maintain convenient commercial uses that provide needed goods and services and to encourage neighborhood services within walking distance of residential uses.

The proposed grocery store would also further the General Plan's community health objectives. Goal CHW-1 seeks to promote local food systems and nutritious food choices, including Policy CHW-1.2, which calls for ensuring that residents have access to healthy and nutritional food options. The General Plan further directs the City to assess the availability of nutritious grocery vendors across neighborhoods and encourages supermarkets and neighborhood and ethnic markets to stock and promote a variety of healthy foods.

The project would also reactivate the approximately 26,000-square-foot anchor tenant space within an established shopping center. The Wing Center was originally developed in 1963 with a supermarket as its anchor, first operating as Wing's Market and later as Nob Hill Foods, before the space was converted to a discount retail store in the 1990s. The proposed project would therefore reestablish the historic grocery store function of the property while making a substantial new investment in the shopping center. This outcome directly supports General Plan policies encouraging rehabilitation of existing shopping centers where dominant retail uses remain viable and revitalization of existing shopping centers as part of the City's economic development strategy.

The proposed use is therefore consistent with, among others, the following General Plan policies and actions:

Policy LU-1.10: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services, and entertainment for residents and visitors.

Policy LU-1.14: Encourage neighborhood services within walking distance of residential uses.

Policy LU-4.6: Strongly encourage rehabilitation and redevelopment of existing shopping centers at those locations where a dominant retail use is still likely to be viable. Encourage conversion to non-retail uses at those locations with obsolete retail space, limited opportunity for future viable retail uses, or both.

Policy CHW-1.2: Secure the health of community members by ensuring that residents have access to healthy and nutritional food options.

Action CHW-1.g: In collaboration with the Santa Clara County Public Health Department and community organizations, develop and implement a program to encourage new and existing convenience stores, supermarkets, liquor stores and neighborhood and ethnic markets to stock a variety of good quality healthy food (including fresh, frozen and canned fruits and vegetables), market and promote healthy food options, follow responsible alcohol and tobacco marketing and sale practices, participate in food assistance programs, help create a safe and inviting environment around their stores, and, when possible, secure and promote "local" food produced in Santa Clara County

Policy ED-2.4: Encourage the revitalization of existing shopping centers, business parks, industrial areas, and key corridors as needed in order to meet the economic development goals of the city.

Policy ED-5.10: Encourage the evolution of retail centers and commercial corridors into viable activity nodes by supporting integration of uses that provide necessary or useful services or amenities that will benefit nearby residential areas and commercial establishments. Encourage a variety of uses (such as hotel, office, entertainment, recreational, and residential uses) to locate in shopping districts.

Policy ED-3.4: Pursue categories of retail demand that are not being met within the city.

C. *The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;*

Yes. The project site is located at the intersection of West Campbell Avenue and South San Tomas Aquino Road, both of which are designated by the General Plan as "Class II arterials", which are major multi-lane roadways intended to accommodate through traffic for inter-city and intra-city trips. As such, the site is well served by roadways capable of accommodating traffic associated with commercial uses of this scale. Accordingly, the surrounding street system has sufficient capacity and functionality to serve the proposed grocery store.

D. *The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;*

Yes. The existing shopping center provides adequate parking, loading, refuse facilities, and other site improvements to accommodate the proposed grocery store. As discussed above, the center would maintain an equivalent supply of 165 parking spaces, consistent with the parking requirement applicable to the property, while preserving the required fire access lane behind the building.

Deliveries would be accommodated within the designated delivery area at the rear of the grocery store, separated from the primary customer parking and storefront areas. As conditioned, all deliveries would occur between 6:00 a.m. and 11:00 p.m., and loading or unloading within parking lot drive aisles or along the front of the grocery store would be prohibited. Existing walls along the rear property lines further separate these service activities from adjoining properties.

A new trash enclosure has also been constructed to serve the grocery store and has been determined by the City to provide adequate refuse and recycling capacity for the proposed operation. The Conditions of Approval require refuse and recycling receptacles to be maintained within the enclosure except during collection. They also require that, if the City determines the frequency of collection is insufficient to prevent overflow or other recurring trash-related impacts, the property owner revise the refuse management plan on file with the City and adjust collection service or other operational practices as necessary.

E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property; and*

Yes. A grocery store is compatible with the established commercial character of the Wing Center and surrounding area. The shopping center was originally developed in 1963 with a supermarket as its anchor tenant and remained in grocery use for many years. The proposed project would therefore reestablish a use historically associated with the property and one that is appropriate within an established neighborhood commercial shopping center.

A 24-hour commercial operation has the potential to generate operational impacts commonly associated with noise from deliveries, loading, maintenance activities, and customer activity, as well as odors associated with food preparation. To address such issues, the Conditions of Approval include various operational controls. These include limiting deliveries to 6:00 a.m. to 11:00 p.m. within the designated rear loading area, limiting use of the exterior takeaway window to 6:00 a.m. to 11:00 p.m., restricting the hours for outdoor powered equipment consistent with City standards, prohibiting outdoor cooking, requiring mechanical ventilation with odor filtration, and requiring additional mitigation if verified noise complaints occur.

The shopping center also has no direct residential adjacency. The Moreland West residential neighborhood to the west is separated from the project site by intervening office and commercial development and La Pradera Drive. Given this separation, the established commercial context, and the operational controls imposed by the Conditions of Approval, the design, location, size, and operating characteristics of the proposed grocery store would be compatible with existing and future uses on the site and in the surrounding area.

A commercial childcare facility is also located immediately west of the shopping center. In consideration of this sensitive neighboring use, the Conditions of Approval prohibit the sale of most alcoholic beverages in individual single-serving containers, including individual bottles or cans of beer and small bottles of distilled spirits. Together with the requirements that alcohol sales remain ancillary to the grocery store, may not operate independently, and be confined to the designated "liquor shop" room, this restriction further distinguishes the proposed alcohol component from a stand-alone liquor store and helps ensure compatibility with the neighboring childcare facility.

F. *The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.*

Yes. The Conditions of Approval include specific measures to address public safety associated with the proposed 24-hour grocery store and offsite alcohol sales. Prior to issuance of a building permit, the operator would be required to submit both a security camera system plan and a comprehensive security plan for review and approval by the Police Chief. The camera system would provide surveillance coverage as directed by the Police Chief, including entrances and exits, point-of-sale and alcohol sales areas, parking areas, and loading and service areas, and would be integrated with the Police Department's Fusus platform. As directed by the Police Chief, the required security plan may include private security personnel, security lighting and signage, access controls, and other appropriate measures.

The proposed combination of 24-hour operation and off-site alcohol sales is not unprecedented in Campbell. The CVS Pharmacy at Hamilton Plaza on South Bascom Avenue similarly operates late hours and is authorized for off-site alcohol sales. Consistent with that approval, this Conditional Use Permit would remain subject to modification or revocation if operation of the grocery store results in unresolved noise, nuisance, public safety, or other impacts. In considering such action, the Planning Commission may consider Police Department calls for service, complaints, arrests or reported incidents, regulatory violations, and violations of the Conditions of Approval. Taken together, these operational safeguards and the City’s continuing authority to address adverse impacts provide a sufficient basis to conclude that the proposed use would not be detrimental to the surrounding neighborhood or the general welfare of the city.

Offsite Alcohol Sales Findings (CMC Sec. 21.36.142.B): In addition to the findings required for approval of a Conditional Use Permit, the Planning Commission must make the following additional findings for the proposed offsite sale of alcoholic beverages. These findings address the potential demand on City services and consistency with the Downtown Alcohol Beverage Policy, where applicable.

A. The establishment will not significantly increase the demand on City services;

Yes. As discussed in the preceding finding, the Conditions of Approval include measures addressing public safety and provide the City with continuing authority to respond to operational impacts. With respect specifically to the proposed offsite alcohol sales, alcohol would remain ancillary to the grocery store, representing less than 4% of the total floor area, and could not operate independently of it. Sales would be limited to between 6:00 a.m. and midnight and confined to the designated "liquor shop" room within the store, and most single-serving alcoholic beverages would be prohibited.

These limitations differentiate the limited alcohol sales from a stand-alone liquor store and would, therefore, reduce the potential for alcohol-related activity requiring additional Police Department services. If the sale of alcohol nevertheless results in increased calls for service or other public safety concerns, the City may initiate modification or revocation proceedings and impose additional operational restrictions. Accordingly, the proposed offsite alcohol sales, as conditioned, are not anticipated to significantly increase the demand on City services.

B. The establishment will be consistent with the Downtown Alcohol Beverage Policy, when applicable.

Not Applicable. The project site is not subject to the Downtown Alcohol Beverage Policy.

Site and Architectural Review Committee (SARC): The SARC reviewed the project at its August 25, 2026 meeting. The Committee was generally supportive of reinvestment in the shopping center but identified several items for additional consideration. The main comments raised by the SARC are discussed below:

- **Storefront Glazing and Still Graphics**: The SARC expressed a preference for retaining more of the existing storefront glazing in lieu of the proposed still graphics. Alternatives discussed included retaining the existing mullion pattern with spandrel or obscured glazing, or incorporating a different architectural treatment. In response, the applicant team provided revised application materials (reference **Attachment E**) showing frosted glazing in place of most of the proposed still graphics, as also excerpted below. Staff concurs that this represents a superior design approach and has incorporated these revised materials into the draft resolution as the plans recommended for approval.



- **Faux Brick Accent Material**: The SARC expressed concern that the proposed faux brick accent material was not compatible with the building's existing character and suggested an alternative wall treatment. The revised materials discussed above also shows this material replaced with stucco in a contrasting color.

- **Exterior Lighting**: The SARC requested additional information regarding the adequacy of lighting in the parking lot, particularly given the proposed 24-hour operation. The applicant indicated that upgrades to the existing parking lot and building lighting are anticipated as part of the tenant improvements. The Conditions of Approval require submission of a photometric plan and lighting details demonstrating adequate illumination of pedestrian areas, parking areas, building entrances, and other areas requiring security lighting. Exterior lighting would also be addressed as part of the security plan reviewed by the Police Chief.

- **Motorcycle Parking**: The SARC recommended that the applicant consider providing a limited number of motorcycle spaces near the grocery store entrance to discourage motorcycles from occupying automobile spaces. In response, a condition of approval requires the property owner to evaluate the feasibility of providing motorcycle parking near the front of the grocery store.

- **Deliveries and Loading**: The SARC expressed concern that delivery vehicles could obstruct customer circulation if loading were allowed within the parking lot or in front of the grocery store. The applicant explained that deliveries would generally be made using 20- to 30-foot box trucks and that merchandise would be received and stocked by store employees rather than third-party vendors. The Conditions of Approval require all deliveries to occur within the designated rear delivery area and expressly prohibit loading or unloading within parking lot drive aisles or at the front of the grocery store.

- **Outdoor Merchandise Display**: The SARC asked how the proposed outdoor displays would be maintained to prevent damaged produce and other debris from accumulating along the storefront. The applicant indicated that produce is prepared prior to delivery and that the outdoor displays would be regularly replenished and maintained. The Conditions of Approval require the outdoor display area to remain clean and orderly and free of litter, debris, damaged product, and discarded packaging.

- **Shopping Cart Storage**: The SARC recommended that the proposed exterior shopping cart storage areas be screened by a low architectural wall rather than leaving the carts fully exposed along the storefront. This recommendation has been incorporated into the Conditions of Approval, which require the cart storage areas to be screened by pony walls finished to match the building or a comparable quality metal screen.

- **Mezzanine**: The SARC requested clarification regarding the use of the proposed mezzanine, which the applicant confirmed would be limited to storage. Consistent with this representation, the Conditions of Approval limit the mezzanine to storage for the grocery store.

- **Trash Enclosure**: The Committee requested clarification regarding whether the new trash enclosure would be roofed and fully enclosed. Staff confirmed at the meeting that a new roofed trash enclosure had already been constructed under a separate building permit. As discussed elsewhere in this report, the Conditions of Approval also establish operational standards for use and maintenance of the enclosure and provide for modification of the approved refuse management plan if the City determines that refuse capacity or collection practices are inadequate.

- **Additional SARC Comment**: Following the meeting, SARC Chair Gary Aquilina provided an additional design suggestion recommending consideration of a second portico at the eastern store entrance to provide greater balance between the storefront elevations and a more consistent overall design. The comment was accompanied by conceptual sketches and was forwarded to the applicant for consideration in advance of the Planning Commission meeting. After reviewing the suggestion, the applicant team declined to pursue it due to the high cost of the required building modifications.

Public Comment: No public comment was received on this application.

Attachments:

A. Draft Resolution
B. Project Plans
C. Project Description
D. SARC Memorandum
E. Alternative Application Materials

Prepared by: _____

Daniel Fama, Senior Planner

Approved by: _____

Rob Eastwood, Community Development Director

RESOLUTION NO. ___

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A CONDITIONAL USE PERMIT WITH SITE AND ARCHITECTURAL REVIEW (PLN-2025-167) TO ALLOW ESTABLISHMENT OF AN APPROXIMATELY 26,000-SQUARE-FOOT GROCERY STORE WITH OFF-SITE ALCOHOL SALES AND 24-HOUR OPERATION WITHIN AN EXISTING COMMERCIAL BUILDING, INCLUDING CONSTRUCTION OF AN APPROXIMATELY 920-SQUARE-FOOT MEZZANINE, TENANT-RELATED BUILDING FAÇADE ALTERATIONS, AND ASSOCIATED PARKING LOT MODIFICATIONS ON PROPERTY LOCATED AT **1581 W CAMPBELL AVENUE**.

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file number PLN-2025-167:

1. The Project Site is the Wing Center, an approximately three-acre shopping center located at the intersection of West Campbell Avenue and South San Tomas Aquino Road.

2. The Project Site is designated *Neighborhood Commercial* by the General Plan Land Use Map and zoned NC (Neighborhood Commercial).

3. The Wing Center consists of an approximately 37,000-square-foot primary commercial building and an approximately 6,000-square-foot secondary commercial building. The approximately 26,000-square-foot anchor tenant space within the primary building was most recently occupied by Big Lots and has subsequently been used on a seasonal basis by Spirit Halloween.

4. The shopping center was originally developed in 1963 with a supermarket as its anchor tenant and remained in grocery use for many years before the anchor space was converted to discount retail use. The Proposed Project would therefore reestablish a use historically associated with the property.

5. The Proposed Project is an application for a Conditional Use Permit with Site and Architectural Review to allow establishment of an approximately 26,000-square-foot Apni Mandi Farmers Market grocery store with 24-hour operation and off-site alcohol sales, including construction of an approximately 922-square-foot mezzanine, exterior building alterations, and associated parking and site modifications.

6. A grocery store of 20,000 square feet or greater is allowed within the NC Zoning District subject to approval of a Conditional Use Permit. The proposed operation would principally sell perishable food products and related household goods and is consistent with the Zoning Code definition of a "grocery store."

7. The proposed outdoor merchandise display areas do not constitute an "outdoor retail sales and activities" use because they are accessory to the grocery store, which is conducted principally within the enclosed tenant space. The outdoor displays are limited

to designated areas along the storefront and do not function as a separate outdoor sales establishment or otherwise change the principal indoor nature of the grocery store use.

8. The proposed 24-hour operation constitutes a "late night activity," as defined by the Zoning Code, and is separately permitted within the NC Zoning District subject to approval of a Conditional Use Permit.

9. "Offsite alcohol sales" in conjunction with the grocery store are also permitted within the NC Zoning District subject to Conditional Use Permit approval. The proposed alcohol sales would be ancillary to the grocery store and would not be permitted to operate independently of the grocery store.

10. CMC Section 21.36.142 establishes minimum separation requirements for certain off-site alcohol establishments from specified sensitive uses and other off-site alcohol establishments. Grocery stores with alcohol sales are expressly exempt from these locational standards. Accordingly, the existing liquor store within the Wing Center and the commercial childcare facility located immediately west of the shopping center do not preclude approval of alcohol sales as part of the proposed grocery store.

11. Although exempt from these locational separation requirements, the proposed alcohol sales remain subject to Conditional Use Permit review, including consideration of the operating characteristics of the use, compatibility with surrounding uses, potential demand on City services, and potential impacts to public health, safety, and welfare.

12. The grocery store would operate 24 hours a day. However, the Conditions of Approval limit alcohol sales to between 6:00 a.m. and midnight. Alcoholic beverages would therefore not be sold during the overnight period between midnight and 6:00 a.m. when the grocery store would otherwise remain open.

13. The Conditions of Approval require the display and sale of alcoholic beverages to occur only within the designated "liquor shop" room shown on the approved floor plan and prohibit the alcohol sales component from operating independently of the grocery store. These limitations are intended to maintain the alcohol sales as an ancillary component of the larger grocery store operation rather than allowing the establishment to function as an independent liquor store.

14. A commercial childcare facility is located immediately west of the shopping center. In consideration of this neighboring sensitive use, the Conditions of Approval prohibit the sale of most alcoholic beverages in individual single-serving containers. Together with the limitations on the location and hours of alcohol sales, this restriction further distinguishes the proposed alcohol component from a stand-alone liquor store and supports compatibility with the neighboring childcare facility.

15. The Conditions of Approval authorize the Community Development Director, upon recommendation of the Police Chief, to require additional controls on the display or accessibility of alcoholic beverages, including locked display cabinets or shelving, access controls, signage, or similar measures. This provision allows additional safeguards to be implemented if warranted by the manner in which alcohol sales are conducted.

16. Because the Proposed Project combines 24-hour operation with off-site alcohol sales, the Conditions of Approval require a security camera system plan and comprehensive security plan to be reviewed and approved by the Police Chief prior to issuance of a building permit. Surveillance coverage would be provided as directed by the Police Chief and may include entrances and exits, point-of-sale and alcohol sales areas, parking areas, and loading and service areas. The camera system would also be integrated with the Police Department's Fusus platform.

17. The required security plan may include private security personnel, security lighting and signage, access controls, patrols, and other physical or operational measures determined necessary by the Police Chief. These requirements provide for security measures responsive to the particular operating characteristics of the 24-hour grocery store and its ancillary alcohol sales.

18. The Conditions of Approval further provide continuing authority to address alcohol-related or other public safety impacts if they arise after commencement of operations. In considering modification or revocation of the Conditional Use Permit, the Planning Commission may consider Police Department calls for service, complaints, arrests or reported incidents, regulatory violations, and violations of the Conditions of Approval.

19. The foregoing limitations on alcohol sales, security requirements, and continuing enforcement provisions are intended to minimize the potential for alcohol-related activity requiring additional Police Department or other City services while allowing alcohol sales to remain a subordinate component of the grocery store.

20. The existing shopping center provides adequate parking, loading, refuse facilities, and other site improvements to accommodate the proposed grocery store. The proposed parking modifications would preserve the required fire access lane while maintaining an equivalent parking supply of 165 vehicle spaces.

21. The Project Site is served by West Campbell Avenue and South San Tomas Aquino Road, both of which are designated Class II arterials by the General Plan and are intended to accommodate through traffic associated with inter-city and intra-city travel.

22. The Wing Center has no direct residential adjacency. The Moreland West residential neighborhood is located farther west, separated from the Project Site by intervening office and commercial development and La Pradera Drive.

23. Applicable General Plan policies considered by the Planning Commission included, but were not limited to, Policies LU-1.10, LU-1.14, LU-2.1, LU-4.4, LU-4.6, LU-4.7, CHW-1.2, ED-2.4 and ED-5.10, and Action CHW-1.g. These policies encourage provision of neighborhood-serving goods and services, access to healthy and nutritious food, high-quality commercial development, and reinvestment in existing shopping centers.

24. The Site and Architectural Review Committee reviewed the proposed architectural and site improvements on August 25, 2026 and provided recommendations concerning exterior lighting, architectural materials, storefront glazing, motorcycle parking, loading, outdoor displays, shopping cart storage, and other site and design considerations.

25. In review of the Proposed Project, the Planning Commission weighed the public need for and benefit to be derived from the project against potential impacts associated with the proposed use, including the requested 24-hour operation and off-site alcohol sales.

26. No substantial evidence has been presented which shows that the Project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

27. There is a reasonable relationship and rough proportionality between the Conditions of Approval and the impacts and operating characteristics of the Proposed Project.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

Conditional Use Permit Findings (CMC Sec. 21.46.040):

1. The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;

2. The proposed use is consistent with the General Plan;

3. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;
4. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;

5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property;

6. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city;

Site and Architectural Review Permit Findings (CMC Sec. 21.42.060.B):

7. The project will be consistent with the General Plan;

8. The project will be consistent with the Zoning Code;

9. The project will aid in the harmonious development of the immediate area;

10. The project is consistent with applicable adopted design guidelines, development agreement, overlay district, area plan, neighborhood plan, and specific plan(s);

Offsite Alcohol Sales Findings (CMC Sec. 21.36.142.B):

11. The establishment will not significantly increase the demand on City services;

12. The establishment will be consistent with the Downtown Alcohol Beverage Policy, when applicable. This finding is not applicable because the Project Site is not located within Downtown Campbell;

Environmental Findings (CMC Sec. 21.38.050):

13. The Project is Categorically Exempt under CEQA Guidelines Section 15301, Class 1 (Existing Facilities), because it involves reestablishment of a commercial use within an existing shopping center together with interior tenant improvements, exterior façade alterations, and minor site and parking modifications, with negligible or no expansion of the existing facility or use; and

14. No substantial evidence has been presented which shows that the Project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Conditional Use Permit with Site and Architectural Review (PLN-2025-167) to allow establishment of an approximately 26,000-square-foot grocery store with off-site alcohol sales and 24-hour operation within an existing commercial building, including construction of an approximately 920-square-foot mezzanine, tenant-related building façade alterations, and associated parking lot modifications on property located at **1581 W Campbell Avenue**, subject to the attached Conditions of Approval (attached Exhibit “A”).

PASSED AND ADOPTED this 22nd day of September, 2026, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners
ABSTAIN: Commissioners:

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Conditional Use Permit w/ Site and Architectural Review
(PLN-2025-167)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

PLANNING DIVISION

1. Approved Project: Approval is granted for a Conditional Use Permit with Site and Architectural Review (PLN-2025-167) to allow establishment of an approximately 26,000-square-foot grocery store with off-site alcohol sales and 24-hour operation within an existing commercial building, including construction of an approximately 920-square-foot mezzanine, tenant-related building façade alterations, and associated parking lot modifications on property located at **1581 W Campbell Avenue**. The project shall substantially conform to the Approved Project Plans included as Attachment B to the September 22, 2026, Planning Commission Staff Report, as revised by the updated project materials included as Attachment E, and except as modified by the conditions of approval contained herein.

2. Permit Establishment/Expiration: Approval of the Conditional Use Permit with Site and Architectural Review ("Approval") shall be valid for 12 months from the effective date of the Planning Commission action. Within this period, a building permit for the grocery store tenant improvements shall be issued in accordance with CMC Section 21.56.030.B.1 (Issuance of Building Permit). If a building permit is not issued within this period and an Extension of Time has not been granted, the Approval shall expire and be deemed void without further action by the City. Once the project has been established, the Approval shall run with the land and remain valid unless modified or revoked pursuant to Condition of Approval No. 10 (Modification or Revocation of Permit).

   The authorization for off-site alcohol sales shall remain valid subject to continued maintenance of the applicable ABC liquor license as provided for in Condition of Approval No. 9.c (Alcohol Sales). Discontinuation of off-site alcohol sales for a continuous period of 12 months, as evidenced by surrender or revocation of the ABC license, shall void the authorization for off-site alcohol sales upon an affirmative determination by the Planning Commission, made at a public hearing, that such use has been discontinued.

3. Signage: No signage is approved as part of this Approval. New signage shall not be installed without first obtaining approval of a Sign Permit consistent with the signage standards of the "Wing Center Master Sign Plan" on file with the Community Development Department. Any request for a greater number or larger size of signs than otherwise permitted by the Master Sign Plan shall require preparation of a new Master Sign Plan for review and approval by the Planning Commission.

4. Minor Revisions: Architectural refinements and other minor revisions to the Approved Project Plans, including modifications to the site plan, building elevations, and floor plan, may be administratively reviewed and approved by the Community Development Director pursuant to CMC Sec. 21.56.060.C (Minor Change).

5. Security Camera System: Prior to issuance of a building permit, the business operator shall submit a security camera system plan for review and approval by the Police Chief. The plan shall identify the proposed camera locations, areas of surveillance coverage, system specifications, recording and video-retention capabilities, and proposed integration with the Police Department's Fusus platform. The system shall provide surveillance coverage as directed by the Police Chief, which may include, but is not limited to, public entrances and exits, point-of-sale areas, areas used for the display or sale of alcoholic beverages, parking areas, and loading and service areas. Prior to issuance of a Certificate of Occupancy, the business operator shall install the security camera system in accordance with the approved plan. The security camera system shall thereafter be maintained in good working order and remain integrated with the Police Department's Fusus platform, or successor platform, in accordance with Police Department requirements.

6. Security Plan: Prior to issuance of a building permit, the business operator shall submit a security plan for review and approval by the Police Chief. The security plan may include, but is not limited to, provision of private security personnel, security lighting, security signage, access controls, security patrols, and other operational or physical security measures determined necessary by the Police Chief. Any physical improvements or security measures identified in the approved security plan shall be installed or otherwise implemented prior to issuance of the Certificate of Occupancy. Any operational measures identified in the approved security plan shall be implemented upon commencement of operations and maintained thereafter in accordance with the approved plan.

7. Plan Revisions: The construction plans submitted for a building permit shall incorporate the revisions shown in Attachment E to the September 22, 2026, Planning Commission Staff Report and demonstrate compliance with the applicable requirements of Condition of Approval No. 9 (Operational Standards). The plans shall also be revised or supplemented as necessary to reflect the following requirements:

    a. **RF-Transparent Screening**: The new rooftop screening shall be constructed of radiofrequency (RF) transparent materials suitable for the installation or reinstallation of wireless telecommunications equipment within the screened area.

    b. **Frosting Color**: The final color and degree of opacity of the frosted glazing shall be subject to review and approval by the Community Development Director.

    c. **Bicycle Parking**: Short-term bicycle parking shall be provided in an amount equal to five percent of the visitor motor vehicle parking spaces provided for the project, consistent with the standard established by former 2022 CALGreen Section 5.106.4.1.1, regardless of whether that section would otherwise apply to the project. Bicycle parking shall consist of permanently anchored bicycle racks located within 200 feet of the visitor entrance and readily visible to passersby.

d. **Ventilation System**: The construction plans shall include specifications and details for a mechanical ventilation system incorporating odor filtration consistent with applicable best management practices established by the Bay Area Air Quality Management District, to the satisfaction of the Community Development Director.

e. **Secondary Building Repainting**: The construction plans shall identify repainting of the shopping center's secondary building to match the approved color scheme of the subject building. Repainting shall be completed prior to final inspection of the building permit.

f. **Still Graphics**: Details of the still graphics panels shall be provided demonstrating that the panels do not incorporate any text, graphics, iconography, or combination of colors or shapes that would constitute a sign as defined by CMC Chapter 21.30 (Signs). The still graphics panels shall be installed prior to final inspection of the building permit.

g. **Storefront Transparency**: Except for windows identified as having frosted glazing in Attachment E to the September 22, 2026, Planning Commission Staff Report, all remaining storefront glazing shall remain transparent and unobscured by signage, opaque or "black-out" tinting, curtains, coverings, or similar obstructions.

h. **Lighting**: A photometric plan and lighting design details ("cut sheets") shall be provided for all proposed and modified exterior lighting, including fixture types, mounting locations and heights, light levels, and illumination patterns. The lighting design shall demonstrate compliance with CMC Section 21.18.090 (Lighting design standards) and provide adequate illumination for pedestrian circulation, parking areas, building entrances, and other areas requiring security lighting, to the satisfaction of the Community Development Director.

i. **Rooftop Mechanical Equipment**: All roof-mounted mechanical equipment, including air-conditioning units, ventilation ducts, vents, and similar equipment, shall be located and designed so as to be fully screened from public view and surrounding properties by the existing roof parapets. The construction plans shall identify the location, height, and screening of all proposed rooftop mechanical equipment to demonstrate compliance with this requirement to the satisfaction of the Community Development Director.

j. **Cart Storage Areas**: The cart storage areas shall be screened by pony walls finished with a texture and paint color to match the primary building, or by metal screens or barriers of comparable aesthetic quality, as determined by the Community Development Director. The construction plans shall include details demonstrating compliance with this requirement.

k. **Motorcycle Parking**: The property owner shall evaluate the feasibility of providing additional motorcycle parking near the front of the grocery store without reducing the number of automobile parking spaces provided on the site. Where determined

feasible by the Community Development Director, the construction plans shall be revised to incorporate such additional motorcycle parking.

l. **Property Boundary**: The construction plans shall be revised to depict the property boundaries consistent with the recorded Parcel Map. The westerly property line shall reflect the 9-foot dedication along the West Campbell Avenue frontage and shall be shown behind the existing sidewalk, consistent with the recorded map.

8. Wireless Telecommunication Facility: Construction of the new rooftop screening shall replace the existing screening previously authorized in connection with a wireless telecommunications facility pursuant to Administrative Site and Architectural Review Permit PLN-2016-90, which became void upon its expiration on May 19, 2026. Any installation or reinstallation of wireless telecommunications equipment within the new rooftop screening shall require approval of a new Wireless Telecommunications Facility Permit in compliance with Campbell Municipal Code Chapter 21.34 (Wireless Telecommunications Facilities).

9. Operational Standards: The grocery store authorized by this Approval shall conform to the following operational standards. Except as otherwise expressly authorized by these Conditions of Approval, any proposed change to these standards shall be subject to review by the Community Development Director, who shall determine whether the change constitutes a major change pursuant to CMC Section 21.56.060.D (Major Changes) requiring Planning Commission approval of a Modification to the Conditional Use Permit.

a. **Approved Use**: The approved use is a "grocery store" with "late night activities" (24-hour operation) and "offsite alcohol sales," as defined in CMC Chapter 21.72 (Definitions) in effect at the time of approval and as further limited by the operational standards set forth herein. At no time shall the approved "offsite alcohol sales" activity be conducted independently of the "grocery store" as a stand-alone "liquor store".

b. **Hours of Operation**: The grocery store may be open to the general public and occupied by store employees 24 hours a day, seven days a week.

c. **Alcohol Sales**: The sale of alcoholic beverages shall be subject to the following restrictions:

(1) The grocery store shall maintain in good standing a Type 20 (Off-Sale Beer and Wine) or Type 21 (Off-Sale General) license issued by the California Department of Alcoholic Beverage Control (ABC).

(2) The sale of alcoholic beverages shall be limited to the hours of 6:00 AM to 12:00 AM daily.

(3) The display and sale of alcoholic beverages shall be limited to the "Liquor Shop" room shown on Sheet A3.2 (Proposed Floor Plan) of the Approved Project Plans.

(4) Upon recommendation of the Police Chief, the Community Development Director may require additional signage, locked display cabinets or shelving,

access controls, or similar measures to prevent unauthorized access to or sale of alcoholic beverages.

(5) The sale of alcoholic beverages in individual single-serving containers shall be prohibited, including individual bottles or cans of beer, malt liquor, hard seltzers, wine coolers, flavored malt beverages, premixed cocktails, and similar ready-to-drink alcoholic beverages; individual containers of wine smaller than 750 milliliters; and bottles of distilled spirits smaller than 375 milliliters. This restriction shall not apply to sake, soju, shochu, makgeolli, or other comparable specialty alcoholic beverages sold in customary manufacturer-sealed package sizes. Beverages otherwise subject to this restriction may be sold in unopened multi-unit packages containing two or more containers, provided that individual containers are not removed, separated, or sold separately from the original manufacturer packaging.

(6) Instructional tastings of beer and wine, excluding distilled spirits, may be conducted at no cost to the consumer pursuant to a Type 86 (Instructional Tasting) license issued by the California Department of Alcoholic Beverage Control. All such tastings shall be conducted within the aforementioned "Liquor Shop" room and in accordance with applicable Department of Alcoholic Beverage Control requirements.

d. **Noise**: Regardless of decibel level or source, no noise generated by the grocery store or associated activities shall unreasonably interfere with the comfortable enjoyment of surrounding residents and occupants. If the City receives verified complaints regarding such noise, the business operator shall cooperate with the Community Development Director to identify and implement appropriate mitigation measures, which may include modifications to delivery practices, loading activities, powered equipment, mechanical equipment, cart collection, or other operational practices. If such measures are insufficient to resolve the complaints, the Community Development Director may commence modification or revocation proceedings pursuant to Condition of Approval No. 10 (Modification or Revocation of Permit), including temporary curtailment of the approved hours of operation as provided therein.

e. **Deliveries**: All deliveries to the grocery store shall occur only between 6:00 AM and 11:00 PM, daily, and shall be made within the designated rear delivery area. No loading or unloading shall occur within the parking lot drive aisles or along the front of the grocery store.

f. **Takeaway Window**: The takeaway service window located at the front of the grocery store shall operate only between 6:00 AM and 11:00 PM, daily. All food and beverages sold through the takeaway window shall be provided in containers or packaging intended for off-site consumption. The area surrounding the takeaway window shall be maintained in a clean and orderly condition and free of litter, food waste, and discarded packaging.

g. **Shopping Cart Control**: The business operator shall ensure that shopping carts are maintained and controlled so as to prevent their removal from the premises or use for purposes unrelated to the grocery store. If the Police Department determines that

existing cart-control measures are inadequate due to off-site abandonment or misuse of shopping carts, the Community Development Director may require the operator to install and maintain a shopping cart containment or control system, such as electronic wheel-locking devices or perimeter-based cart containment technology.

h. **On-Site Dining**: No indoor customer dining, seating, or other area intended for the on-site consumption of food or beverages shall be provided or maintained. However, outdoor dining with no more than 12 seats may be authorized by the Community Development Director in accordance with CMC Section 21.36.150 (Outdoor Seating).

i. **Refuse Receptacles**: A minimum of two sets of refuse and recycling receptacles shall be provided outside the grocery store, including one near the primary entrance and one near the takeaway window. The receptacles shall be regularly emptied and maintained in a clean and sanitary condition.

j. **Outdoor Display**: Outdoor display of products at the front entry of the grocery store, as depicted on the Approved Project Plans, shall be permitted provided that all displayed items are contained within outdoor display boxes constructed of treated wood with metal bracketing or comparable material. Outdoor displays shall be maintained in good order and shall not impede the accessible path of travel into or out of the grocery store or through the arcade. The business operator shall at all times maintain the outdoor display area in a clean and orderly condition and free of litter, debris, damaged product, and discarded packaging.

k. **Powered Equipment**: The outdoor use of powered equipment, including lawn mowers, edgers, parking lot sweepers, blowers, wet vacuums, and similar devices, shall be limited to between 8:00 AM and 7:00 PM, Monday through Friday, and between 9:00 AM and 6:00 PM on Saturdays, Sundays, and nationally recognized holidays, in compliance with CMC Section 21.16.070 (Noise).

l. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC Section 6.11.060.

m. **Outdoor Cooking**: Outdoor cooking, including grilling, smoking, or similar food preparation activities, is prohibited.

n. **Temporary Uses**: Temporary activities authorized pursuant to CMC Chapter 21.45 (Temporary Uses) may be permitted notwithstanding any provision of these Conditions of Approval that would otherwise prohibit or restrict such activities.

o. **Outdoor Storage**: Outdoor storage of merchandise, equipment, materials, pallets, crates, boxes, cartons, and similar items is prohibited, except for outdoor displays and other activities expressly authorized by these Conditions of Approval. No business equipment or materials shall otherwise be stored outside the grocery store or within the parking lot.

p. **Mezzanine**: The mezzanine shall be limited to storage accessory to the grocery store and shall not be used for retail sales or customer access.

q. **Property Maintenance**: All exterior areas of the property, including paved and sidewalk areas, shall be kept free of graffiti, trash, and debris, in compliance with CMC Section 21.16.110 (Site Maintenance).

r. **Parking and Driveways**: All parking and driveway areas shall be maintained in compliance with CMC Chapter 21.28 (Parking and Loading). The Community Development Director may authorize designation of a limited number of short-term or pick-up parking spaces to support grocery store operations.

s. **Food Recovery**: Prior to commencement of operations, the business operator shall coordinate with the Santa Clara County Food Recovery Program to establish an edible food recovery program in compliance with the edible food recovery requirements of SB 1383 (Short-Lived Climate Pollutant Reduction Strategy).

t. **Refuse Management**: Refuse service shall be provided and maintained as follows:

(1) *Container Storage:* Refuse and recycling receptacles shall be stored within the approved trash enclosure except during collection, in compliance with CMC Chapter 6.04 (Garbage and Rubbish Disposal).

(2) *Disposal Hours*: Except for collection by the authorized waste hauler, refuse and recycling shall not be placed within the trash enclosure between 11:00 PM and 6:00 AM.

(3) *Maintenance and Stormwater Protection*: The trash enclosure and surrounding area shall be maintained in a clean and sanitary condition in compliance with CMC Section 14.02.030 (Stormwater Pollution Control / Requirements). Refuse and recycling receptacles shall be kept closed when not in use, and trash handling and cleaning activities shall be conducted so as to prevent litter, waste, liquids, wash water, or other pollutants from entering the storm drain system. If the City documents repeated or ongoing violations associated with trash handling or disposal, the Community Development Director may require the property owner to install and maintain trash capture inserts in the on-site storm drain inlets adjacent to the trash enclosure.

(4) *Service Adjustments:* If the City determines that the frequency, capacity, or manner of refuse and recycling collection is inadequate to prevent overflow, accumulation of waste, or other recurring trash-related impacts, the property owner shall work with the City to revise the "Trash Enclosure Plan for Apni Mandi CUP Application" on file with the Community Development Department and adjust collection service or other operational practices as necessary.

10. Modification or Revocation of Permit: This Approval, including the 24-hour operation of the grocery store and sale of alcoholic beverages, shall be subject to Campbell Municipal Code Sections 21.68.020, 21.68.030, and 21.68.040, which authorize the appropriate decision-making body to modify or revoke a land use permit if it is determined that the use has become detrimental to the public health, safety, or welfare, or for violations of the land use permit or applicable City standards, codes, or ordinances.

At the discretion of the Community Development Director, if the City receives three (3) verifiable complaints within a one (1) year period concerning violations of the conditions of approval, noise, alcohol sales, public safety, or other activities associated with operation of the grocery store, a public hearing before the Planning Commission may be scheduled to consider modification of the conditions of approval or revocation of the Approval. The Community Development Director may commence such proceedings based on fewer than three (3) complaints if the Director determines that the nature or severity of the alleged violation warrants such action.

Upon commencement of modification or revocation proceedings, the Community Development Director may temporarily curtail the approved hours of operation pending the Planning Commission's consideration of the matter where such action is reasonably necessary to address unresolved noise impacts pursuant to Condition of Approval No. 9.d (Noise), or upon recommendation of the Police Chief based on public safety or security concerns associated with operation of the grocery store, including failure to adequately implement or comply with the approved Security Plan required by Condition of Approval No. 6 (Security Plan).

In determining whether modification or revocation of the Approval is warranted, the Planning Commission may consider the following factors, among others:

a. The number and nature of Police Department calls for service at or near the establishment that are reasonably attributable to operation of the grocery store;

b. The number and nature of complaints received from residents, business owners, or other members of the public concerning operation of the grocery store;

c. The number and nature of arrests or reported incidents involving alcohol, drugs, disturbing the peace, fighting, or other public nuisance or public safety activity associated with the grocery store;

d. Complaints, violations, or enforcement actions reported by the California Department of Alcoholic Beverage Control, the County Department of Environmental Health, or other regulatory agencies; and

e. Violations of the conditions of approval.

The property owner shall be responsible for the actual cost of City staff time associated with any modification or revocation proceedings. This obligation may be enforced by the City as permitted by law.

BUILDING INSPECTION DIVISION

11. Permit Required: A building permit application shall be required for the proposed project. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

12. Conditions of Approval: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

13. Automated External Defibrillator: An automated external defibrillator (AED) shall be provided on the premises in accordance with California Health and Safety Code Section 19300 and shall be installed, maintained, tested, and otherwise managed in accordance with Health and Safety Code Section 1797.196. The AED shall be provided prior to final inspection of the applicable building permit.

14. EV Charging Infrastructure: Where required pursuant to CALGreen Sections 301.3 and 5.106.5.4, the project shall provide electric vehicle charging infrastructure in accordance with CALGreen Section 5.106.5.3 and Table 5.106.3.1. The building permit plans shall demonstrate compliance with the applicable requirements or, where permitted by CALGreen, document that installation is limited by the maximum available electrical service capacity.

SANTA CLARA COUNTY FIRE DEPARTMENT

15. Fire Apparatus Access Roadway Required: Installations shall conform to Fire Department Standard Details and Specifications sheet A-1 (CFC Sec. 503).

16. Fire Lane Marking: Fire lanes shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code as shown on emergency access plan.

17. Sprinkler System: Sprinkler modification and fire alarm modification required and shall be deferred submittals.

18. Additional Requirements: Additional fire life safety requirements and T.I. to be reviewed at building permit.

APNI MANDI FARMERS MARKET

1581W CAMPBELL AVENUE,
CAMPBELL, CA-95008

SHEET INDEX

A-0 COVER SHEET

ARCHITECTURAL:

A-0,0 GENEERAL INFORMATION / EXISTING SITE PLAN
A-1,2 ACCESSIBILITY PLAN
A-1,3 PROPOSED EMERGENCY ACCESS PLAN
A-1,4 TRASH / RECYCLING CIRCULATION PLAN

A-2,1 ACCESSIBILITY DETAILS - INTERIOR
A-2,2 ACCESSIBILITY DETAILS - EXTERIOR

A-3,1 EXISTING FLOOR PLAN
A-3,2 PROPOSED FLOOR PLAN
A-3,3 PROPOSED MEZZANINE FLOOR PLAN

A-4,1 EQUIPMENT PLAN
A-4,2 EQUIPMENT TABLE
A-4,3 TOILETS - DETAILED PLANS & PLUMBING FIXTURES CALCULATIONS

A-5,1 OCCUPANCY PLAN AND DETAILS
A-5,2 EXIT/EGRESS PATH LAYOUT AND DETAILS

A-6 INTERIOR DETAILS AND FINISH SCHEDULE

A-7,1 EXISTING ROOFING PLAN
A-7,2 PROPOSED ROOFING PLAN

A-8 EXISTING/PROPOSED ELEVATIONS & SECTIONS
A-8,1 PROPOSED STREETSCAPE & PROPOSED SECTION
A-8,2 PROPOSED MATERIAL SHEET
A-9 PHOTO SHEET
A-10,1 PROPOSED FRONT FACADE VIEWS
A-10,2 PROPOSED FRONT FACADE VIEWS

MECHANICAL:

PLUMBING:

ELECTRICAL:

STRUCTURAL:

PROJECT DATA

2022 CALIFORNIA BUILDING STANDARDS CODES:

CALIFORNIA CODE OF REGULATIONS, TITLE 24 AS AMENDED BY THE CITY OF CAMPBELL, CA.
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NFPA 2022
CITY OF CAMPBELL FIRE DEPARTMENT REQUIREMENTS
2022 CAMPBELL MUNICIPAL CODE CALIFORNIA FIRE CODE

OWNER'S INFORMATION:

NAME:	RAVI SINGH
ADDRESS:	41081 FREMONT BLVD FREMONT, CA 94538
PHONE:	859.433.5232

SITE INFORMATION:

A.P.N.:	307-16-015
LOT AREA:	98730 SQ FT
BUILDING COVERAGE:	26085 SQ FT. (EXISTING)

(BUILDING B + PART OF BUILDING C)

BUILDING DESCRIPTION:

TYPE OF CONSTRUCTION :	III - B
SPRINKLERS :	YES, EXISTING FIRE SPRINKLER SYSTEM
NO. OF STORIES :	1
TI AREA :	±27007 SQ FT (MAIN FLOOR- 26085 + MEZZANINE FLOOR - 922)
OCCUPANCY :	M /B /S-1 /S-2
S-2 OCCUPANCY LOAD:	11
M OCCUPANCY LOAD :	272
B OCCUPANCY LOAD :	13
TOTAL OCCUPANT LOAD :	305
TOTAL EXITS REQUIRED :	02
TOTAL EXITS PROVIDED :	04

PARKING INFORMATION :

STANDARD = 149
ACCESSIBLE = 8
PARALLEL = 3
EQUIVALENT PARKING FOR MOTOR CYCLES (20/4) = 5
TOTAL NO. OF PARKING SPACE PROVIDED =165

SCOPE OF WORK:

1. TENANT IMPROVEMENT TO REMODEL EXISTING BUILDING FOR APNI MANDI STORE AS SHOWN ON DRAWINGS.
2. ADDITION OF 922 SQFT MEZZANINE FLOOR FOR STORAGE
3. MODIFICATION OF EXTERIOR FACADE OF THE BUILDING.
4. MODIFICATION OF THE PARAPET SCREENING.

NOTES:-

1. Signage is subject to a seprate permit.
2. Wireless telecommunications equipment will be relocated under a separate permit and is not subject to this application.

DEFFERED SUBMITTAL

1. ANY FIRE SPRINKLER SYSTEM MODIFICATIONS AND/OR FIRE ALARM SYSTEM MODIFICATIONS WILL REQUIRE SEPARATE PERMITS TO BE SUBMITTED.
2. SEPARATE RACKING AND SHELVING PERMIT IS REQUIRED TO BE SUBMITTED.
3. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PROJECT ABBREVIATIONS

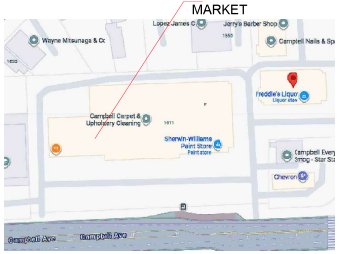
AL.	ALUMINIUM	PL.	PLATE
APPROX.	APPROXIMATE	PLAS.	PLASTER
ARCH.	ARCHITECTURAL	PLYWD.	PLYWOOD
BLDG.	BUILDING	PT.	POINT
BLKG.	BLOCKING	P.T.D.	PAPER TOTAL DISPENSER
B.	BOTTOM	P.T.D./R.	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
CLG.	CEILING	P.T.R.	PAPER TOWEL RECEPTACLE
CLO.	CLOSET	RAD.	RADIUS
CLR.	CLEAR	R.D.	ROOF DRAIN
COL.	COLUMN	REF.	REFERENCE
CONC.	CONCRETE	REFR.	REFRIGERATOR
CONSTR.	CONSTRUCTION	REGTR.	REGISTER
CONT.	CONTINUOUS	REINF.	REINFORCED
DEPT.	DEPARTMENT	REQD.	REQUIRED
DET.	DETAIL	RM.	ROOM
DIA	DIAMETER	R.O.	ROUGH OPENING
DIM.	DIMENSION	RWD.	REDWOOD
DN.	DOWN	R.W.L.	RAIN WATER LEADER
DISP.	DISPENSER		
D.S.	DOWN SPOUT	S.C.	SOLID CORE
DWG.	DRAWING	S.C.D	SEAT COVER DISPENSER
EA.	EACH	SCHED.	SCHEDULE
EL.	ELEVATION	S.P.	SOAP DISPENSER
ELEC.	ELECTRICAL	SECT.	SECTION
ENCL.	ENCLOSURE	SH.	SHELF
EQ.	EQUAL	SHR.	SHOWER
EXIST.	EXISTING	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
		SPEC.	SPECIFICATION
		SQ.	SQUARE
F.D.	FLOOR DRAIN	S.ST.	STAINLESS STEEL
F.E.	FIRE EXTINGUISHER	S.SK.	SERVICE SINK
F.H.C.	FIRE HOSE CABINET	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.O.F.	FACE OF FINISH	STOR.	STORAGE
F.O.S.	FACE OF STUDS	STRL.	STRUCTURAL
FT.	FOOT OR FEET	SUSP.	SUSPENDED
FTG.	FOOTING	SYM.	SYMMETRICAL
FURR.	FURRING	S.S.D.	SEE STRUCTURAL DWG
GA.	GAUGE	T.B.	TOWEL BAR
GALV.	GALVANIZED	T.C.	TOP OF CURB
G.B.	GRAB BAR	T. & G.	TOUNGE & GROOVE
GL.	GLASS	THK.	THICK
GYP.	GYPSUM	T.P.D.	TOILET PAPER DISPENSER
H.B.	HOSE BIB	T.V.	TELEVISION
HORIZ.	HORIZONTAL	T.W.	TOP OF WALL
HR.	HOUR	TYP.	TYPICAL
HT.	HEIGHT		
INSUL.	INSULATION		
INT.	INTERIOR	U.O.N	UNLESS OTHERWISE NOTED
JT.	JOINT	VERT.	VERTICAL
LT.	LIGHT	V.I.F	VERIFY IN FEILD
		W	WITH
MAX.	MAXIMUM	W.C.	WITH
MECH.	MECHANICAL	WD	WOOD
(N)	NEW	W/O.	WITHOUT
NO,OR#	NUMBER		
N.T.S	NOT TO SCALE		
O.C.	ON CENTER		
O.D. (DIM.)	OUTSIDE DIAMETER		
OFF.	OFFICE		
OPNG.	OPENING		
OPP.	OPPOSITE		

PROJECT SYMBOLS

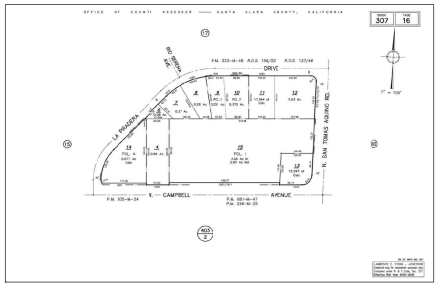
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW WALLS
- PROPERTY LINE (PL)
- CENTER LINE
- GRID LINE
- DOOR MARK
- WINDOW MARK
- REVISION
- DATUM POINT
- SECTION
- DETAIL
- INTERIOR ELEVATION
- FINISH CODES
- BRICK
- CERAMIC TILE
- CONCRETE
- CONCRETE BLOCK
- EARTH
- GLASS
- GYPSUM BOARD
- INSULATION, BATT
- INSULATION, RIGID
- METAL
- METAL LATH
- PLASTER
- PLYWOOD
- ROCK FILL
- SAND

VICINITY MAP

APNI MANDI FAEMER'S MARKET



APN MAP



CONSULTANTS

DESIGNER & ENGINEER OF RECORD

UNICORN STRUCTURES LLC
DEVENDRA DESHWAL
ADDRESS : 20801, VERDE MOOR CT
SARATOGA, CA - 95070
PHONE : 408-318-1053
EMAIL : dsdeshwal@gmail.com

MEP :
M+R ENGINEERING CONSULTANTS,INC.
ADDRESS : 39210 STATE ST. STE. 106
FREMONT, CA 94538.
CONTACT : THOMAS MATHEWS
MOBILE: 510-449-4862
FAX : 510-509-2362
EMAIL : engineers@mrengcon.com

SITE PLAN, PARKING, FIRE LANE ETC:-
E2 ARCHITECTURE
JEFREY EATON ARCHITECT, INC.
ADDRESS : 307 ORCHARD CITY DR STE 350
CAMPBELL CA - 95008
PHONE : 408-265-5255

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT
SARATOGA, CA - 95070
PH. NO: 408-318-1053
EMAIL:dsdeshwal@gmail.com

LICENSED PROFESSIONAL ENGINEER — DEVENDRA SINGH DESHWAL — C 89732 — CIVIL — STATE OF CALIFORNIA

REVISIONS	NUMBER	DATE	DESCRIPTION

PROJECT :
TI BUILDING B
WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
COVER SHEET

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A0

WING CENTER

1581 W CAMPBELL AVE
CAMPBELL, CA 95008

GENERAL INFORMATION

OCCUPANCY:	M /B /S-1 /S-2
TYPE OF CONSTRUCTION:	II- B
SPRINKLERED:	N/A
SITE AREA:	98,730 SF
BUILDING AREA:	NOT IN SCOPE
TENANT IMPROVEMENT AREA:	N/A
ZONING:	NC
APN:	307-16-015

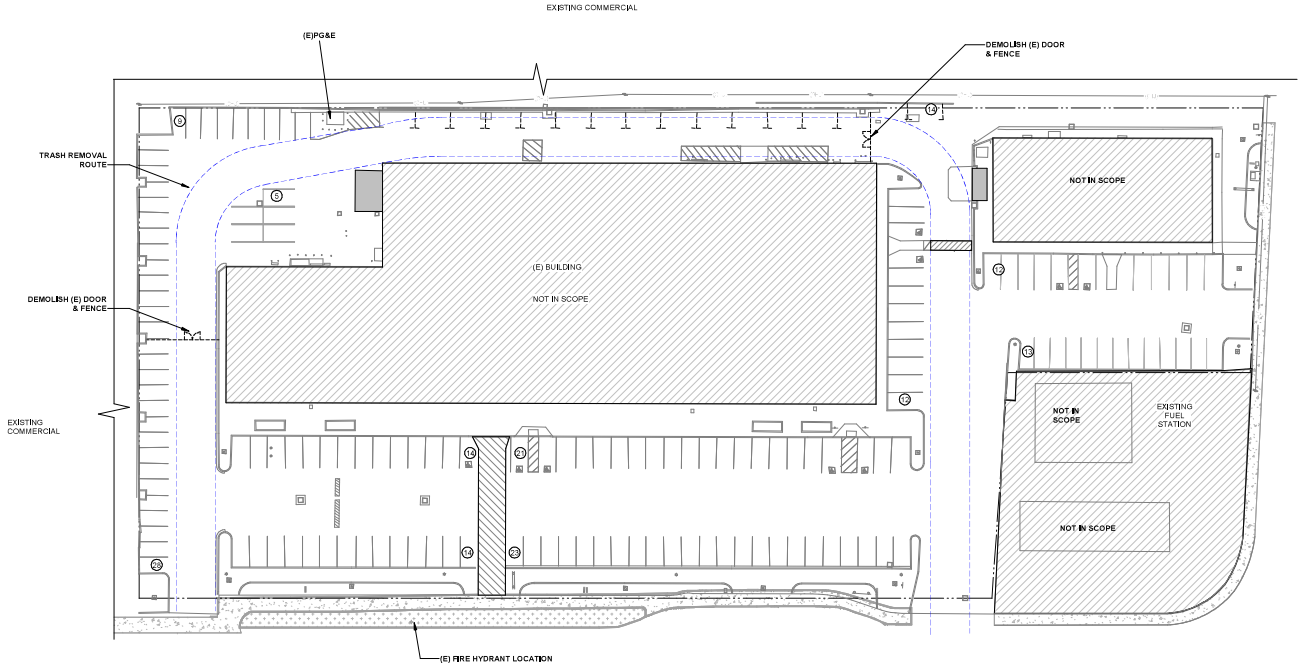
SCOPE OF WORK

1. REMOVE 14 EXISTING PARALLEL PARKING STALLS TO IMPROVE ACCESS IN INCREASE WIDTH OF AN EXISTING FIRE LANE.
2. PAINT CURB RED AND INCLUDE THE WORDS 'NO PARKING' IN WHITE ALONG THE LENGTH OF THE FIRE LANE.
3. NO GRADING, SITEWORK OR BUILDING IMPROVEMENTS ARE PROPOSED.

PREVAILING CODES

CITY/TOWN OF CAMPBELL MUNICIPAL CODE

2025 CBC, CPC, CMC, CEC
2025 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
2025 BUILDING ENERGY EFFICIENCY STANDARDS
2025 CALIFORNIA GREEN BUILDING STANDARDS



EXISTING SITE PLAN 1
1" = 30'-0"

PARKING TABULATION

EXISTING	
ACCESSIBLE	9
STANDARD	142
PARALLEL	14
TOTAL	165

PROPOSED		
ACCESSIBLE	8	
STANDARD	149	
PARALLEL	3	
MOTORCYCLE	5	← 20/4 = 5
TOTAL	165	

APPROVAL STAMPS

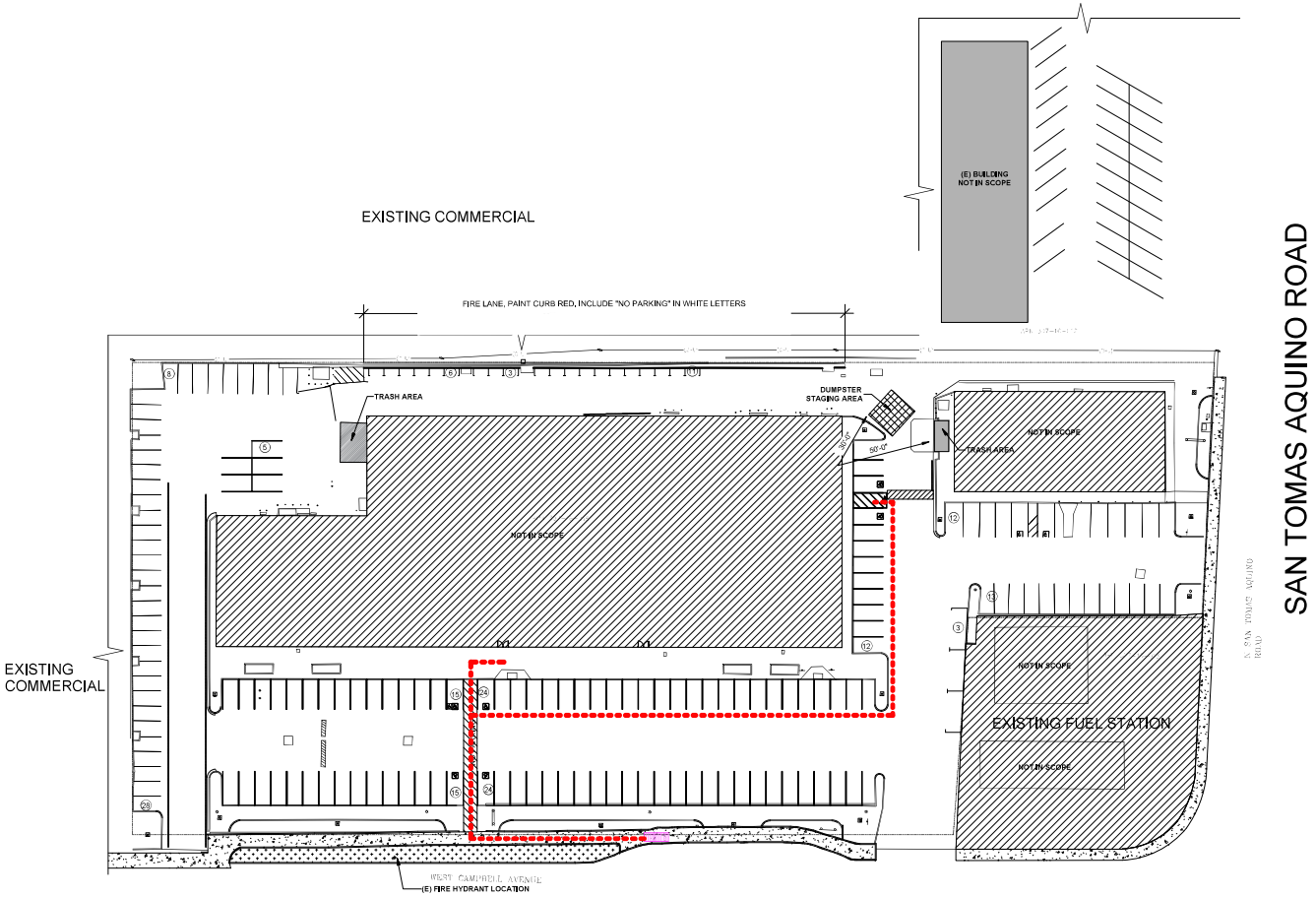
WING CENTER
1581 W CAMPBELL AVE
CAMPBELL, CA 95008
Client:

Rev. #	Description	Date

Project Number: 26006
Date: MAY 11, 2026
Drawn by: Author
Checked by: Checker

Sheet Title:
GENERAL INFORMATION

A 0.0



ACCESSIBILITY PLAN
SCALE : 1"=30'

LEGEND

- PROPERTY LINE
- XX.XX' LENGTH OF PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- FIRE HYDRANT
- STREET TREES
- PAVING
- LANDSCAPE
- TRASH ENCLOSURE

KEYNOTE

01,01	BUS STOP
02,02	(E) ADA STALLS

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT
SARATOGA, CA - 95070
PH. NO: 408-318-1053
EMAIL:dsdeshwal@gmail.com

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
STATE OF CALIFORNIA

REVISIONS	DESCRIPTION	DATE
NUMBER		

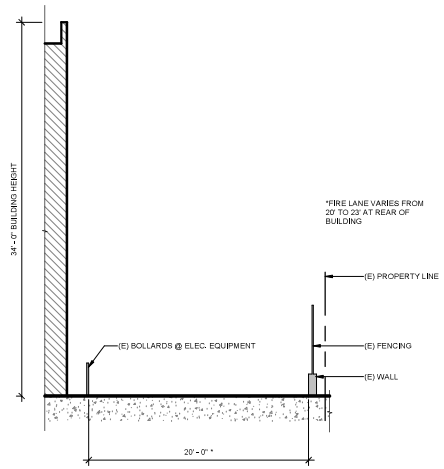
PROJECT :
TI BUILDING B
WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
ACCESSIBILITY
PLAN

DATE
09/09/2025

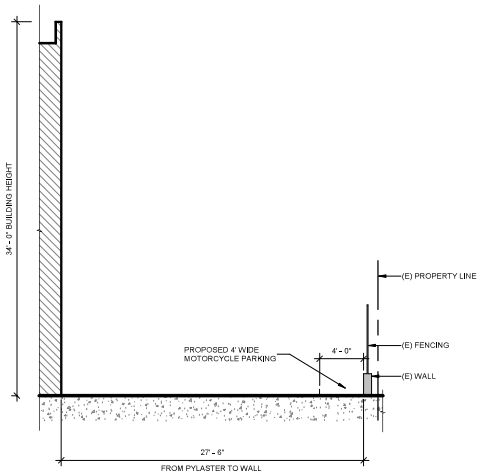
SCALE
AS SHOWN ON PLANS

SHEET
A1.2



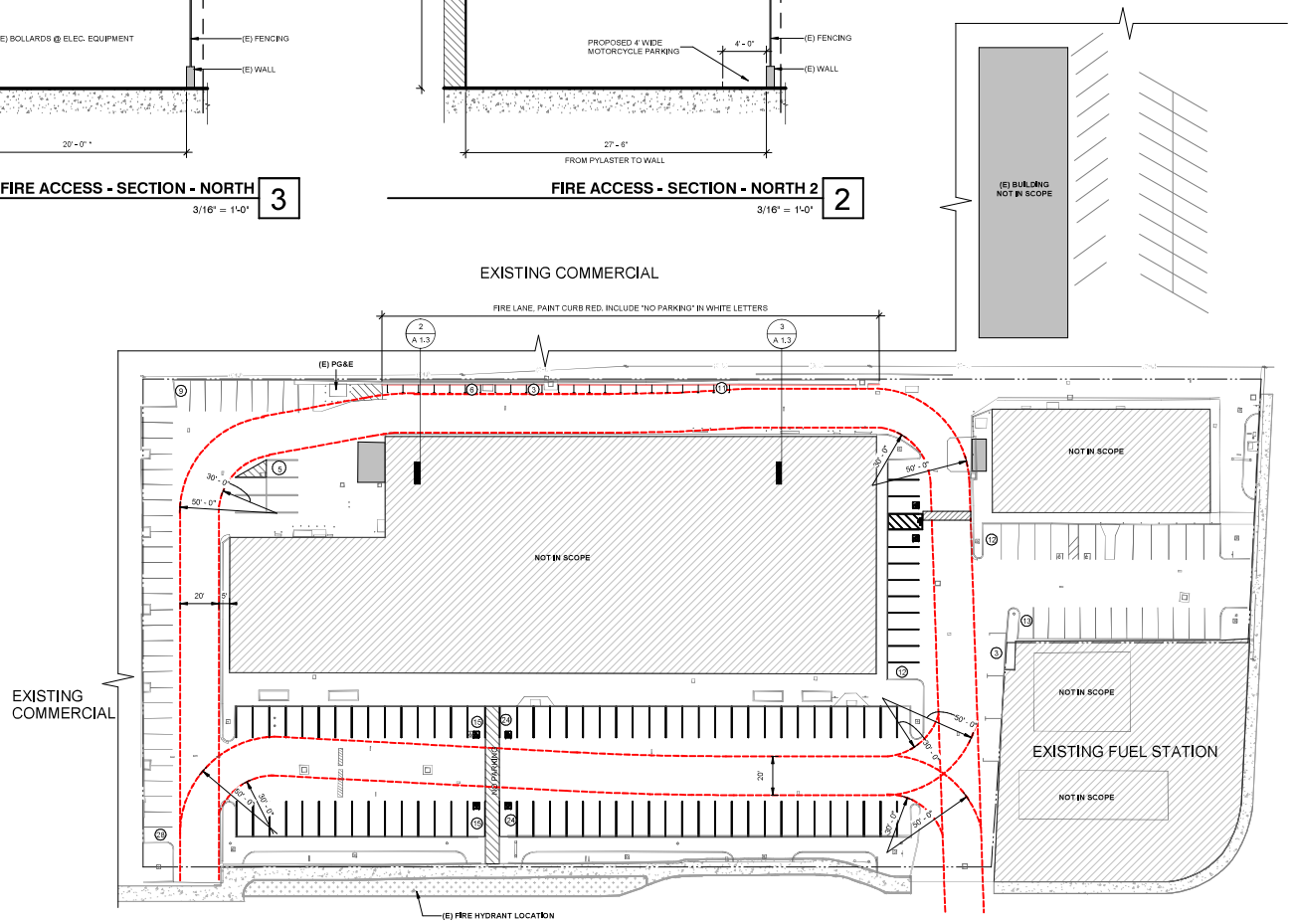
FIRE ACCESS - SECTION - NORTH 3

3/16" = 1'-0"



FIRE ACCESS - SECTION - NORTH 2 2

3/16" = 1'-0"



PROPOSED EMERGENCY ACCESS PLAN 1

1" = 30'-0"

LEGEND

PROPERTY LINE

℄ XX.XX' LENGTH OF PROPERTY LINE

SCCFD ACCESS
30' MIN INSIDE
50' MIN OUTSIDE
LINE OF VEHICULAR ACCESS

KEYNOTES

APPROVAL STAMPS

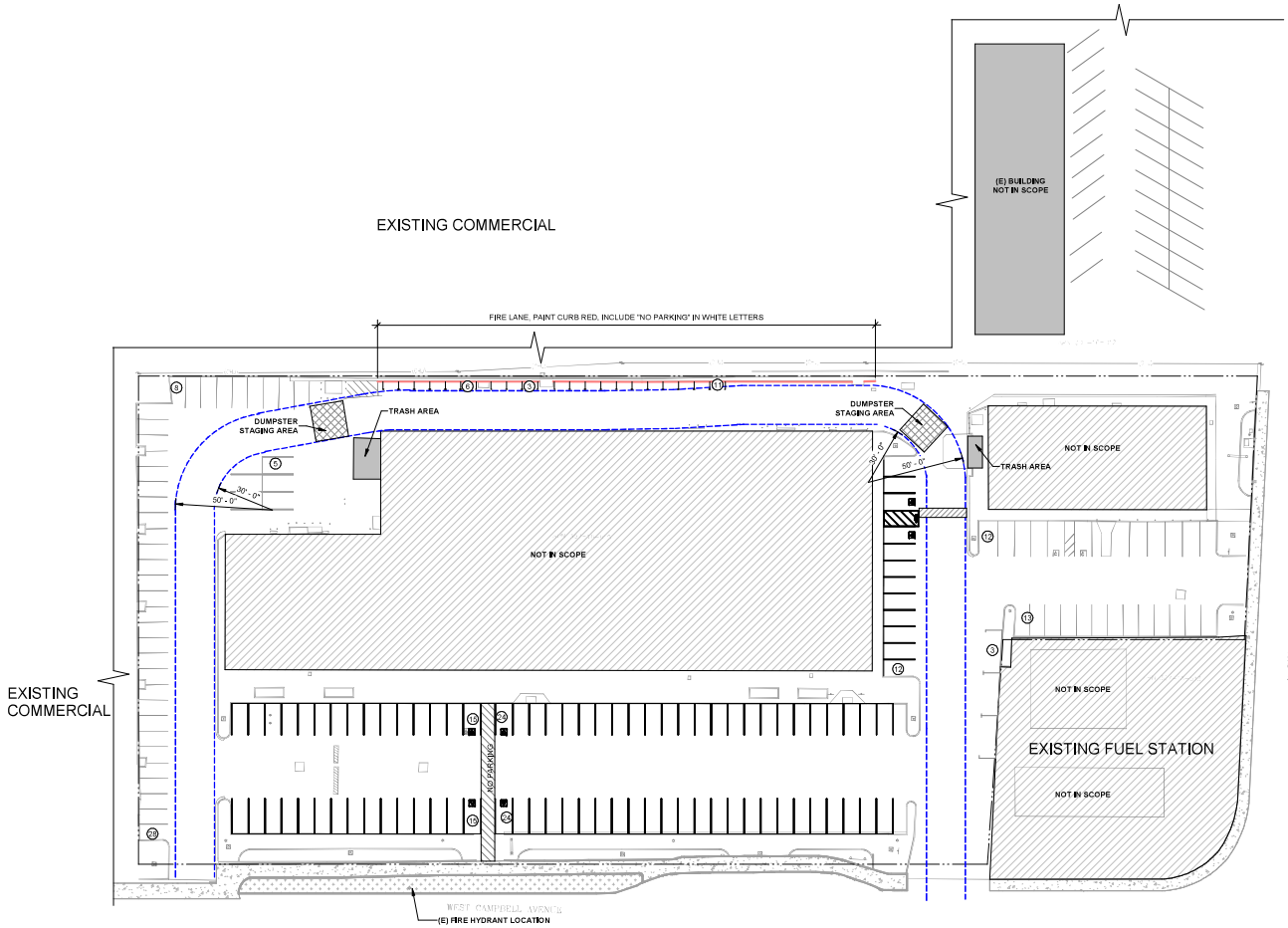
WING CENTER
1581 W CAMPBELL AVE
CAMPBELL, CA 95008
Client:

Rev. #	Description	Date

Project Number: 26006
Date: MAY 11, 2026
Drawn by:
Checked by:

Sheet Title:
PROPOSED EMERGENCY ACCESS PLAN

A 1.3



TRASH / RECYCLING CIRCULATION PLAN 1

1" = 30'-0"

LEGEND

PROPERTY LINE

℄ XX.XX' LENGTH OF PROPERTY LINE

TRASH ACCESS
30' MIN INSIDE
50' MIN OUTSIDE

KEYNOTES

APPROVAL STAMPS

WING CENTER
1581 W CAMPBELL AVE
CAMPBELL, CA 95008
Client:

Rev. #	Description	Date

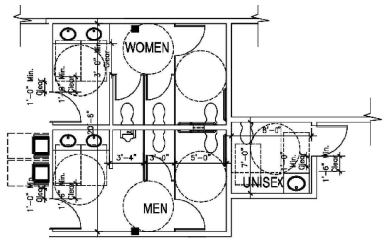
Project Number: 26006
Date: MAY 11, 2026
Drawn by:
Checked by:

Sheet Title:
TRASH / RECYCLING CIRCULATION PLAN

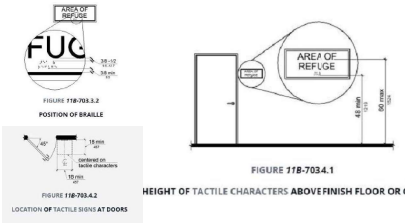
A 1.4

TYPICAL ACCESSIBILITY DETAILS

CONTRACTOR SHALL UTILIZE ALL APPLICABLE TYPICAL ACCESSIBILITY DETAILS & NOTES



TOILET LAYOUT | SCALE NONE | 1



TACTILE CHARACTERS | SCALE NONE | 2

1. FINISH & CONTRAST: CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL BE NON GLARE FINISH AND CONTRASTING-LIGHT CHARACTER ON DARK BACKGROUND OR VISE-A-VERSA

2. PROPORTIONS: CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MINIMUM AND 110% MAXIMUM OF HEIGHT OF UPPERCASE LETTER "I".

STROKE THICKNESS: STROKE THICKNESS OD UPPERCASE LETTER "I" SHALL BE 15% MAXIMUM OF THE HEIGHT OF THE CHARACTER.

3. RAISED CHARACTERS SHALL BE A MIN. OF 5/8" HIGH AND A MAX. OF 2" HIGH.

4. RAISED CHARACTERS SHALL BE RAISED 1/32" MIN, AND SHALL BE SANS SERIF UPPER CASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.

5. PICTOGRAMS, WHERE PROVIDED, SHALL BE ACCOMPANIED BY VERBAL DESCRIPTION PLACED DIRECTLY BELOW. MIN. HEIGHT DIMENSION OF PICTOGRAM SHALL BE 6".

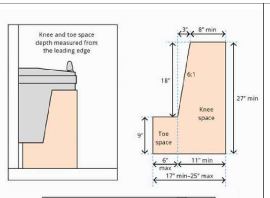
6. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHENEVER BRAILLE IS REQUIRED.

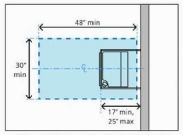
7. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE, INCLUDING AT DOUBLE DOORS, SIGNS SHALL BE PLACED ON THE NEAREST WALL, PREFERABLY ON THE RIGHT.

MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF DOOR.

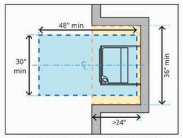
VERIFY MATTER W/ FACILITY & OR ARCHITECT LIKE OFFICE, DINING, ETC. COORDINATE MATTER W/ LOCATION

SCALE NONE | 3



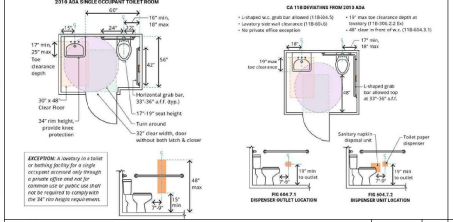


NO ALCOVES, OR ALCOVE DEPTH ≤24"

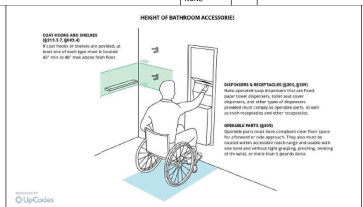


RECESSED AREAS, ALCOVE >24"

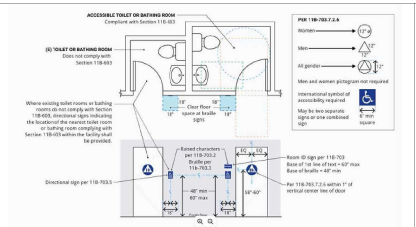
DRINKING FOUNTAIN DIAGRAMS | SCALE NONE | 4



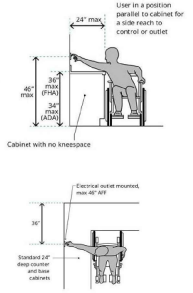
TOILET STALL CLEARANCE | SCALE NONE | 5

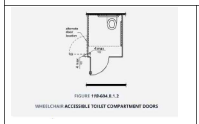


HEIGHT OF BATHROOM ACCESSORIES | SCALE NONE | 6

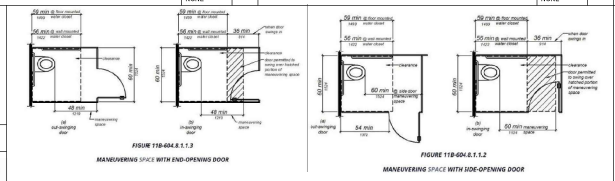


DOOR MOUNTED SIGNAGE DIAGRAM | SCALE NONE | 7

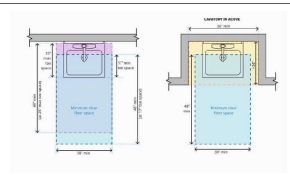




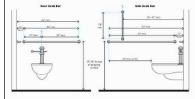
COMPARTMENT DOORS | SCALE NONE | 8



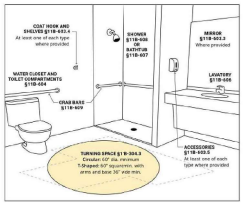
MANEUVERING SPACE | SCALE NONE | 10



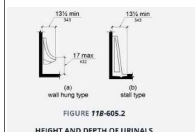
LAVATORY DIAGRAMS | SCALE NONE | 11



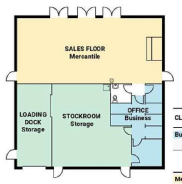
GRAB BAR HEIGHT | SCALE NONE | 9



TOILET LAYOUT | SCALE NONE | 13



URINAL HEIGHT | SCALE NONE | 14



OCCUPANT LOAD FACTORS (SQ FT/OCC)
Per Section 422.1

OCCUPANT LOADS per CBC (Section 1004.5)

Sales Floor: 1200 / 60 → 20 Occ
Loading Dock: 450 / 300 = 1.5 → 2 Occ
Stock Room: 800 / 300 = 2.67→ 3 Occ
Office: 500 / 150 = 3.33→ 4 Occ

29 Total Occupants <50, Unisex Bathrooms OK **

The minimum numberof fixtures shall be calculated at 50 percent male and 50 percent female baesd on the total occupant load.

** Section 422.2 Exception (3) allows for the use of Unisex bathrooms when the occupant load is ≤50

CLASSIFICATION	WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAIN	OTHER
Business	Male - 1: 1-50 Female - 1: 1-15	Male - 1: 1-100	Male - 1: 1-75 Female - 1: 1-50	1 per150	1 service sink or laundry tray*
Male: Female:	2 Occ / 50 = 0.04 2 Occ / 15 = 0.13	2 Occ / 100 = 0.02	2 Occ / 75 = 0.03 2 Occ / 50 = 0.04	4 Occ / 110 = .02	
Mecantile	Male - 1: 1-100 Female - 1: 1-100	Male - 0: 1-200	Male - 1: 1-200 Female - 1: 1-200	1: 1-250	1 service sink or laundry tray
Male: Female:	10 Occ / 100 = 0.10 10 Occ / 100 = 0.10	10 Occ = 0	10 Occ / 200 = 0.05 10 Occ / 200 = 0.05	20 Occ / 250 = 0.08	
Stoage	Male - 1: 1-100 Female - 1: 1-100		Male - 1: 1-200 Female - 1: 1-200	1: 1-150	1 service sink or laundry tray*
Male: Female:	2.5 Occ / 100 = .025 2.5 Occ / 100 = .025		2.5 Occ / 200 = .0125 2.5 Occ / 200 = .0125	5 Occ / 250 = 0.02	
TOTAL Male: Female:	.165 → 1 Water Closet .255 → 1 Water Closet	.02 → 1 Urinals	.08925 → 1 Lavatory .1025 → 1 Lavatory	.12 → 1 Drinking Fountain	1 service sink

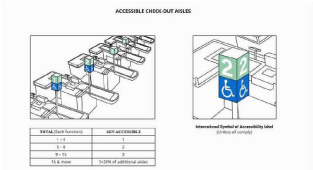
Where applying the fixture ratios results in fractional numbers, such numbers shall be rounded to the next whole number. For multiple occupancies, fractional numbers shall be first summed and then rounded to the next whole number.

* For business and mercantile classifications with an occupant load of 15 or fewer, a service sink shall not be required.

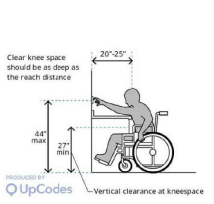
OCCUPANT LOAD FACTORS | SCALE NONE | 15



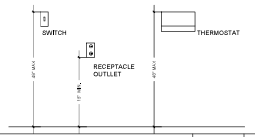
URINAL DIAGRAMS | SCALE NONE | 12



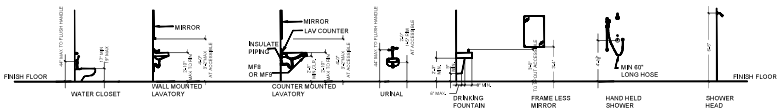
ACCESSIBLE/CHECKOUT AISLE | SCALE NONE | 16



WHEELCHAIR ACCESS DIAGRAMS | SCALE NONE | 17



RECEPTACLES / SWITCHES | SCALE NONE | 18



FIXTURE MOUNTING DIAGRAMS/ TOILET COMPARTMENTS | SCALE NONE | 19

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT
SARATOGA, CA - 95070
PH. NO: 408-318-1053
EMAIL:dsdeshwal@gmail.com

REGISTERED PROFESSIONAL ENGINEER — JAGJIWAN SINGH BEDWAL — C 89732 — STATE OF CALIFORNIA

REVISIONS	DESCRIPTION	DATE
NUMBER		

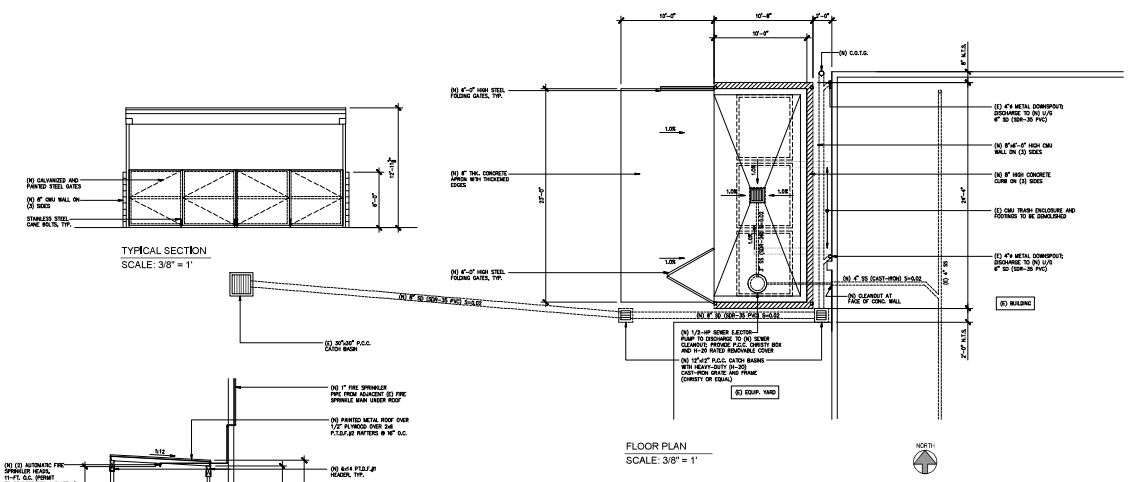
PROJECT : TI BUILDING B WINGS CENTER 1581W CAMPBELL AVENUE, CAMPBELL, CA-95008

SHEET TITLE:- ACCESSIBILITY DETAILS - INTERIOR

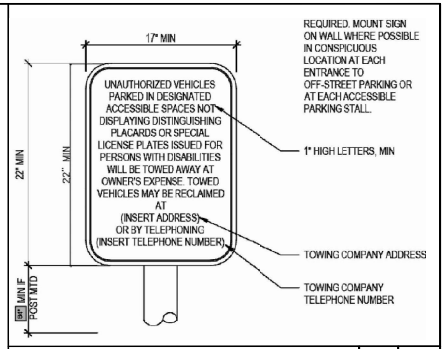
DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

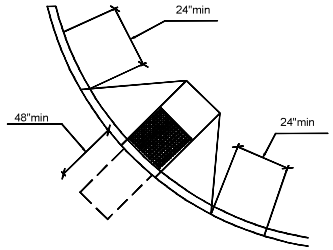
SHEET
A2.1



(E) TRASH ENCLOSURE DETAILS(N) UNDER A SEPARATE PERMIT (NOT IN SCOPE) | 1/4" - 1'-0" | 1



PARKING SPACE ACCESS AISLE | NTS | 2A



(E) CURB RAMPS | NTS | 2B

NOTES

ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL MUST:

1. BE CONTINUOUSLY ACCESSIBLE

2 CHANGE IN LEVEL OF ¼" HIGH MAX TO BE PERMITTED TO BE VERTICAL

CHANGES IN BETWEEN ¼" HIGH MIN,AND ½" HIGH MAX

SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

3. BE MINIMUM OF 48" IN WIDTH

4. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE RAMPS COMPLYING WITH CURRENT CBC STANDARDS

TACTILE SIGNAGE

[For DSA/AC & SFM] Tactile Exit Signage. For the purposes of CBC 2016, the term "tactile exit sign" shall meant those required signs that comply with CBC 2016

[For DSA/AC & SFM] Where required, Tactile exit signs shall be required at the following locations:

1. Each grade level exterior exit door shall be identified by a tactile exit with the word "EXIT".

2. Each exit door that leads directly to a grade level exterior exit by means of stairway or ramp shall be identified by tactile exit sign with the following words as appropriate:

A. "EXIT STAIR DOWN"

B. "EXIT RAMP DOWN"

C. "EXIT STAIR UP

D "EXIT RAMP UP"

3. Each exit door that leads directly to a grade - level exterior exit means of an exit enclosure or an exit passageway shall be identified by tactile exit with the sign with the word " EXIT ROUTE".

4. Each exit access door from an interior room or area to a corridor or hallway that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words EXIT ROUTE'.

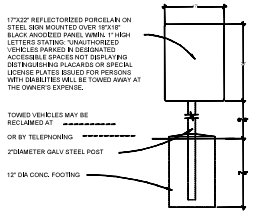
5. Each exit door through a horizontal exit shall be identified by a sign with the words "TO EXIT"

GENERAL NOTES | NTS | 4

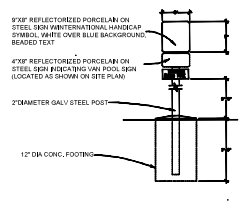
FIRE DEPARTMENT NOTES:

1) ALTER THE SPRINKLER SYSTEM AS NEEDED BY NEW PARTIONS AND CEILINGS. SUBMIT 3 SETS OF SPRINKLER DRAWINGS AND A PERMIT APPLICATION TO THE SUNNYVALE FIRE DEPARTMENT FOR APPROVAL BEFORE ALTERING THE SYSTEM
2) ALL PORTIONS OF THE BUILDING SHALL BE 75' OF A FIRE EXTINGUISHER. THE MINIMUM SIZE OF THE EXTINGUISHER SHALL BE 2-A-10BC
3) EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, THUMB TURN OF ANY SPECIAL KNOWLEDGE OF EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED
4) INTERIOR WALL AND CEILING FINISH SHALL COMPLY WITH CBC 2016
5) AUTOMATIC SHUTOFFS: EACH SYSTEM(S) PROVIDING HEATING OR COOLING AIR IN ACCESS OF 2,000 CFM SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF ACTIVATED BY SMOKE DETECTOR.
AUTOMATIC SHUTOFF IS NOT REQUIRED WHEN ALL OCCUPIED ROOMS SERVED BY THE AIR-HANDLING EQUIPMENT HAVE DIRECT EXIT TO THE EXTERIOR AND TRAVEL DISTANCE DOES NOT EXCEED 100 FEET (CMC 2016)

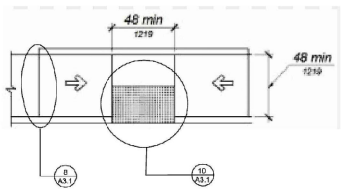
VEHICLE SPACES EXCEPTION:
VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES WIDE MIN. WHERE THE ACCESS AISLE IS 96 INCHES WIDE MIN.



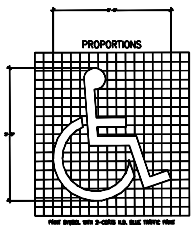
(E) TOW AWAY SIGN | NTS | 5



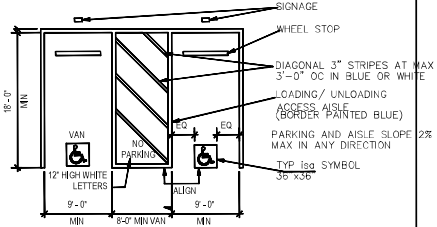
(E) ADA PARKING SIGN | NTS | 6



(E) PARALLEL CURB RAMP DETAIL | NTS | 7



(E) PAINTED ADA SIGN | NTS | 9



(E) PARKING IDENTIFICATION | NTS | 11

LEGEND & TACTILE SINAGE | NTS | 3

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT
SARATOGA, CA - 95070
PH. NO: 408-318-1053
EMAIL:dsdeshwal@gmail.com

LICENSED PROFESSIONAL ENGINEER — VIRGINIA SINGH DESHWAL — C 89732 — CIVIL — STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

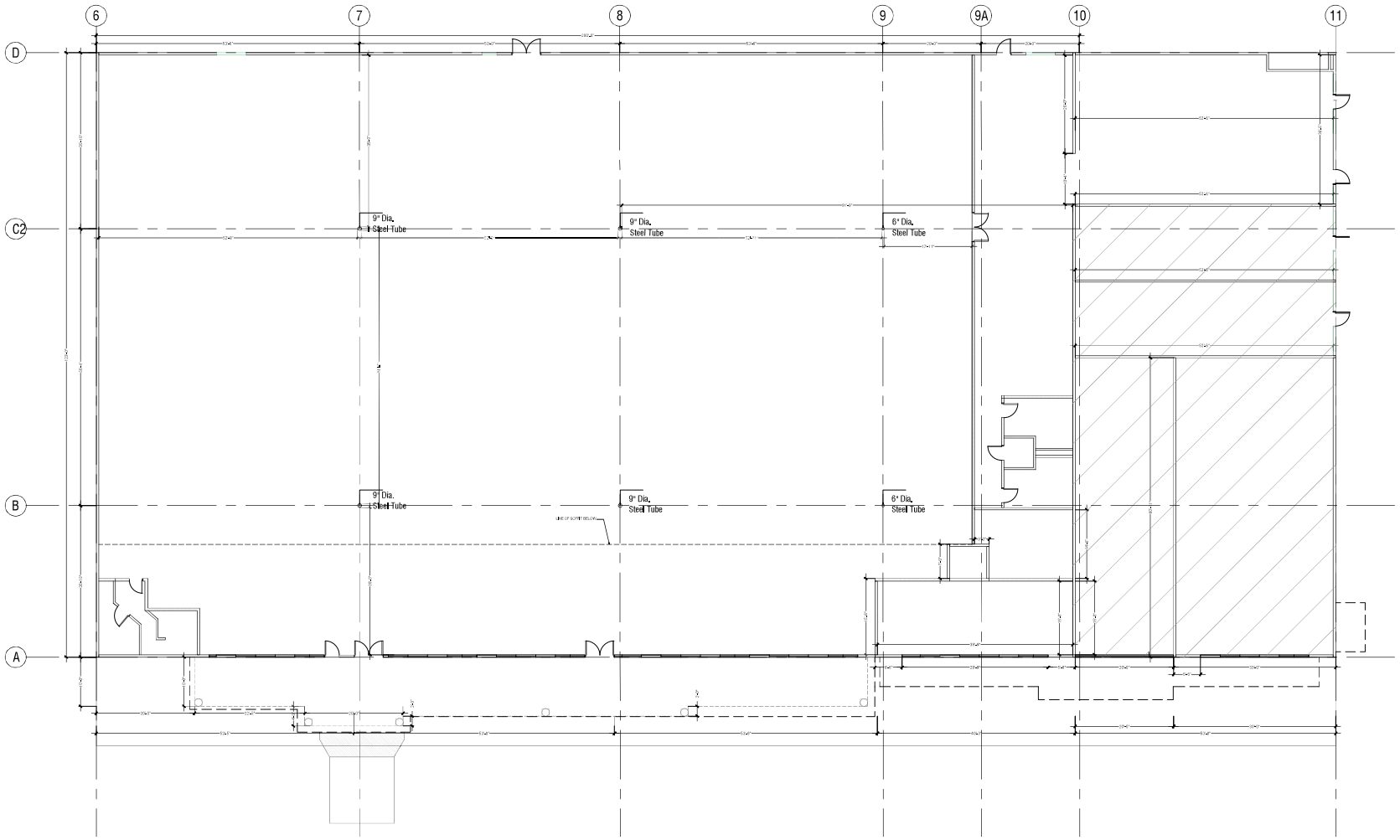
PROJECT :
TI BUILDING B
WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
ACCESSIBILITY DETAILS - EXTERIOR

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A2.2



EXISTING FLOOR PLAN

SCALE 1/10" = 1'

LEGEND

EXISTING WALL(WOOD STUD WALL, TYP.

EXISTING WALL TO BE REMOVED

ALUMINUM STOREFRONT AND GLASS

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT
SARATOGA, CA - 95070
PH. NO: 408-318-1053
EMAIL:dsdeshwal@gmail.com

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

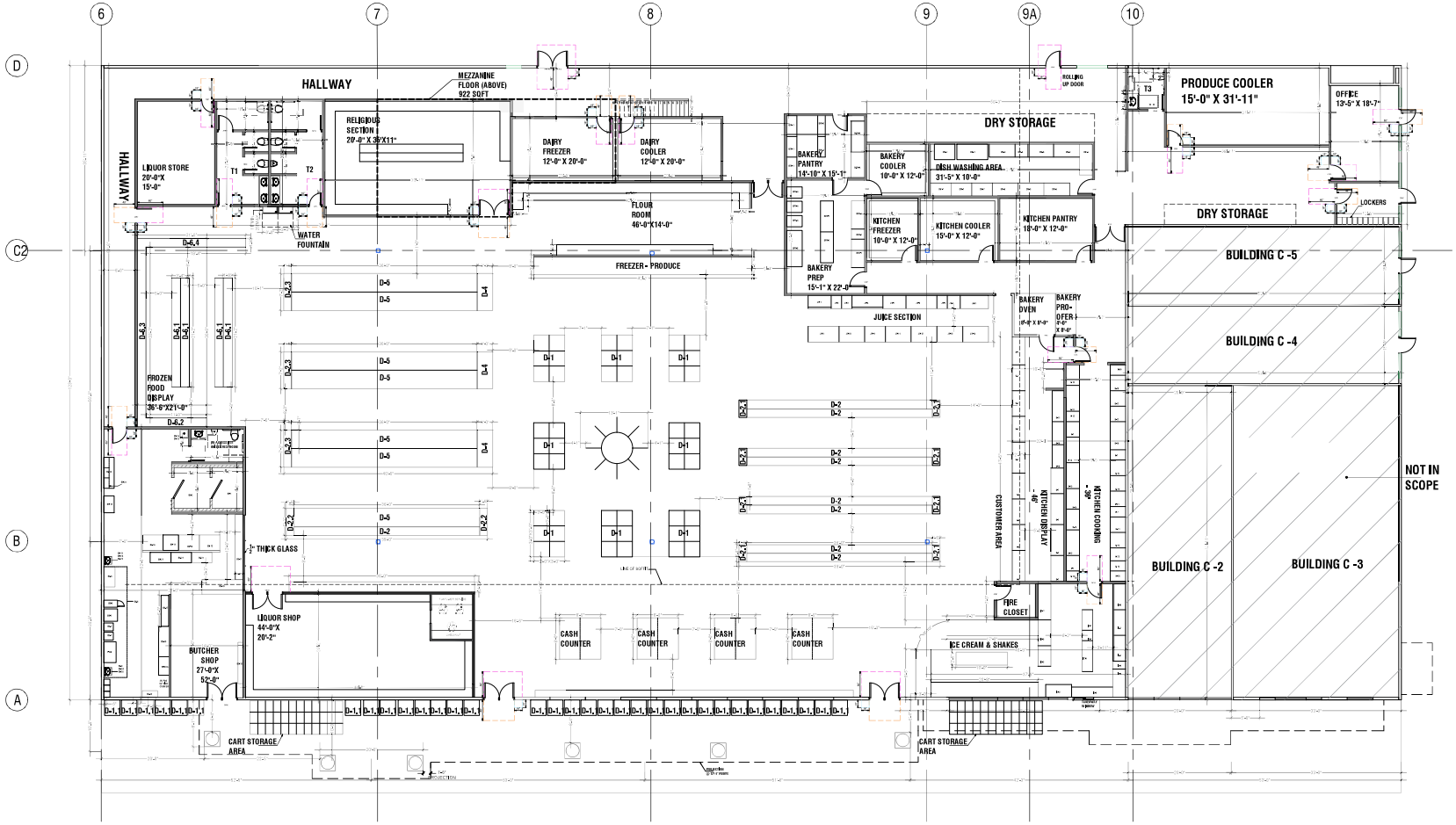
PROJECT :
TI BUILDING B
WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
EXISTING
DEMOLITION
FLOOR PLAN

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A3.1



PROPOSED FLOOR PLAN

SCALE 1/10" = 1'

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT
SARATOGA, CA - 95070
PH. NO: 408-318-1053
EMAIL:dsdeshwal@gmail.com

LICENSED PROFESSIONAL ENGINEER — DEVENDRA SINGH DESHWAL — C 89732 — CIVIL — STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

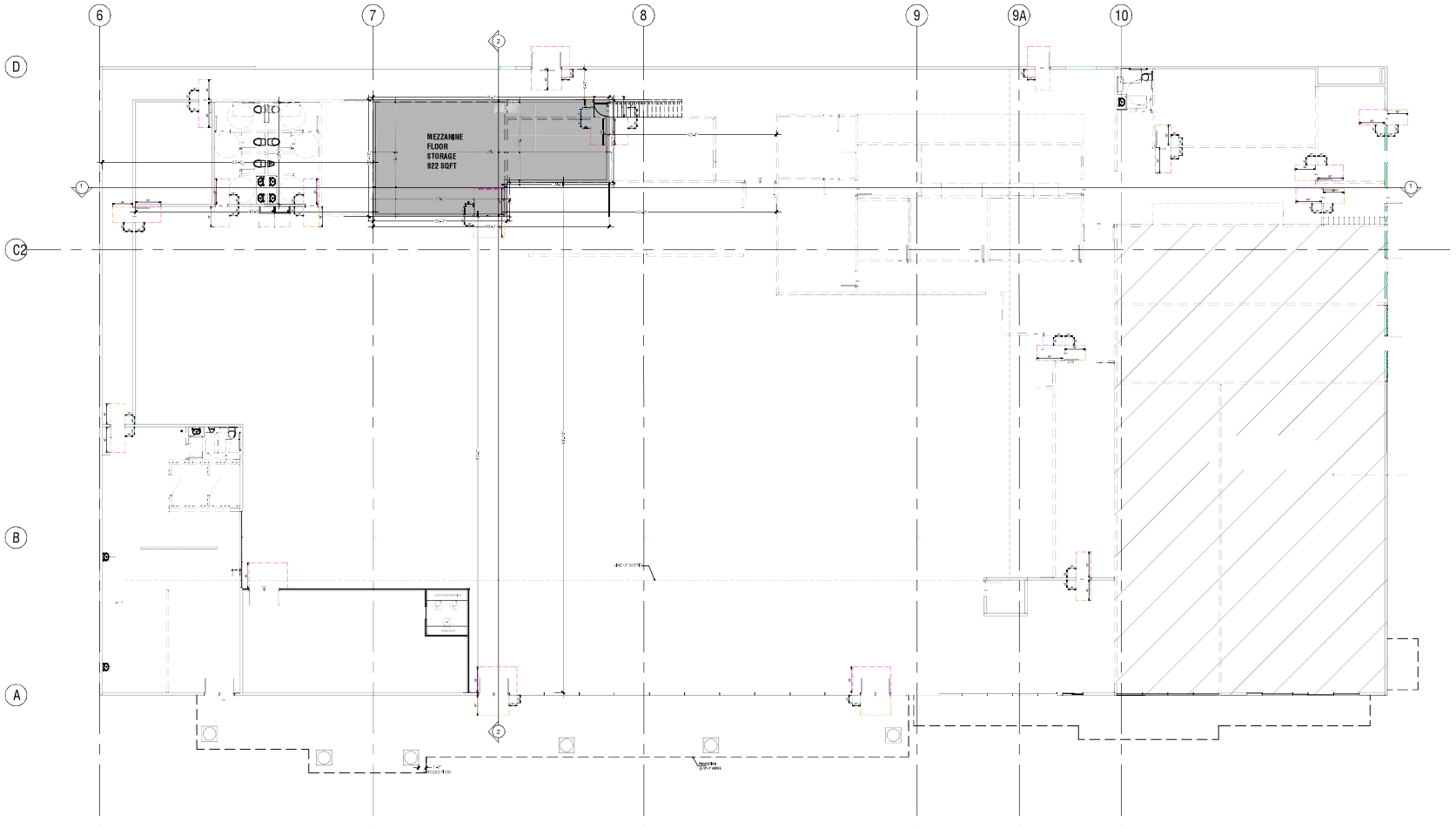
PROJECT :
TI BUILDING B
WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
PROPOSED
FLOOR PLAN

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A3.2



PROPOSED MEZZANINE FLOOR PLAN

SCALE 1/10" = 1'

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
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LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

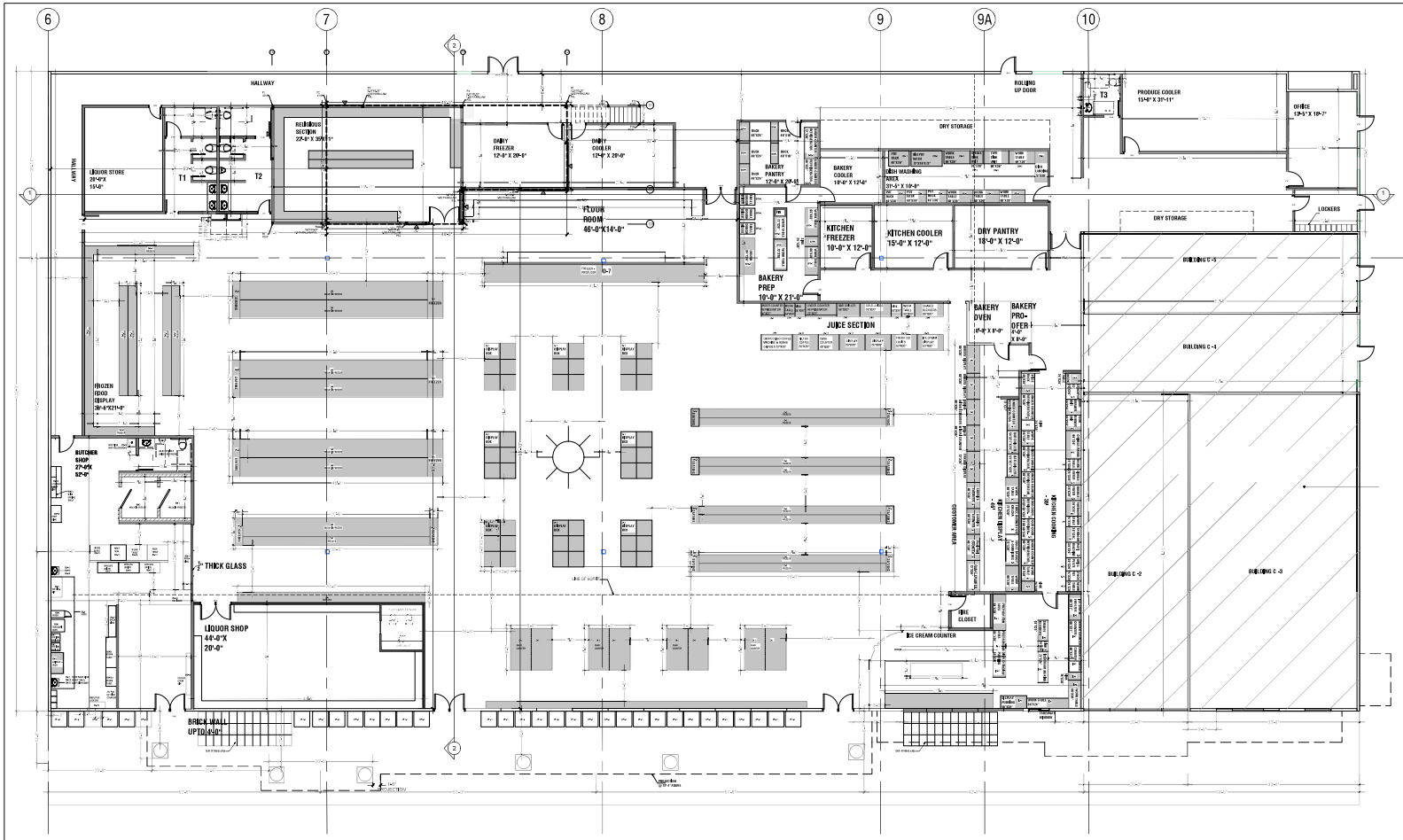
PROJECT :
TI BUILDING B
WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
PROPOSED
MEZZANINE
FLOOR
PLAN

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A3.3



EQUIPMENT PLAN

SCALE 1/10" = 1'

REFER SHEET A4.2 FOR DETAILED DESCRIPTION OF EQUIPMENTS

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
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EQUIPMENT PLAN

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SHEET
A4.1

SR NO.	ITEM NO.	ITEM DESIGNATION	ITEM DESCRIPTION	MANUFACTURER	MODEL NO	POWER/GAS	DIMENSIONS WIDTH	DIMENSIONS DEPTH	DIMENSIONS HEIGHT	QTY	NOTES
D-1	https://drive.google.com/file/d/1_35eMCCI-SLd40-UkxhbQ_b0j6oWG06h/view?usp=drivesdk	DISPLAY ITEM	DISPLAY BOXES	Meta	Edge36		6'	9'		8	3'X3'-6X8=48NOS.
D1.1		DISPLAY ITEM	DISPLAY BOXES				3'	3'		26	
D-2	https://drive.google.com/file/d/1O9rJDEpiZvApFi2-ozn5D71KKpnG5L/view?usp=drivesdk	DISPLAY ITEM	SHELVES	Gondolas	G48		30'-0"	1'-8"		9	2
D2.1		DISPLAY ITEM	SHELVES				3'-4"	1'-6"		8	
D2.2		DISPLAY ITEM	SHELVES				5'-3"	1'-6"		2	
D2.3		DISPLAY ITEM	SHELVES				7'-2"	1'-6"		3	
D-3	https://drive.google.com/file/d/1O9rJDEpiZvApFi2-ozn5D71KKpnG5L/view?usp=drivesdk	DISPLAY ITEM	SHELVES	Gondolas	G48		36'-0"	2'-0"		1	
D-4	https://drive.google.com/file/d/1O9rJDEpiZvApFi2-ozn5D71KKpnG5L/view?usp=drivesdk	DISPLAY ITEM	FREEZER	Gondolas	G48		7'-2"	3'-0"		3	
D-5	https://drive.google.com/file/d/1nf2iiBzZCD8rna4_QJ8L1WrH8iSaiiG/view?usp=drivesdk	DISPLAY ITEM	REACH IN FREEZER	HUSSMAN	RLN-4	110/208V1-3	38'-0"	3'-7"		7	
D-8.1	https://drive.google.com/file/d/1O9rJDEpiZvApFi2-ozn5D71KKpnG5L/view?usp=drivesdk	DISPLAY ITEM	FREEZER	Gondolas	G48		21'-2"	1'-8"		4	
D-8.2	https://drive.google.com/file/d/1O9rJDEpiZvApFi2-ozn5D71KKpnG5L/view?usp=drivesdk	DISPLAY ITEM	FREEZER	Gondolas	G48		11'-9"	1'-8"		1	
D-8.3	https://drive.google.com/file/d/1O9rJDEpiZvApFi2-ozn5D71KKpnG5L/view?usp=drivesdk	DISPLAY ITEM	FREEZER	Gondolas	G48		33'-2"	1'-8"		1	
D-8.4	https://drive.google.com/file/d/1O9rJDEpiZvApFi2-ozn5D71KKpnG5L/view?usp=drivesdk	DISPLAY ITEM	FREEZER	Gondolas	G48		19'-4"	1'-8"		1	
D-7	https://drive.google.com/file/d/1nf2iiBzZCD8rna4_QJ8L1WrH8iSaiiG/view?usp=drivesdk	DISPLAY ITEM	FREEZER-PRODUCER	HUSSMAN	RLN-4	110/208	42'-3"	3'-5"		1	
			CASH COUNTER								
C1	https://drive.google.com/file/d/1EWfOSTztmTihCZvnraP97xV_Z9dAOiTu/view?usp=drivesdk	CASH CONTER	CASH COUNTER	Marble	Mr-88		8'-0"	8'-0"		8	
			BUTCHER SHOP								
BS-1	https://drive.google.com/file/d/1sw8piqa7MVYmq7qXR78JHemUkSqxbq6C/view?usp=drivesdk	BUTCHER'S SHOP	WALK IN FREEZER	KPS	K101N	ELECTRIC	6'	8'			
	https://drive.google.com/file/d/1zR0qfaT7-WROnT4PQ34AdKfZ46jGm/view?usp=drivesdk		EVAPORATOR FAN	RUSSELL	RLA						
	https://drive.google.com/file/d/1pVrVteQs4fC7DfwPbBNYZNqEJTCZ_7/view?usp=drivesdk		REMOTE CONDESER	RUSSELL	RFO300L						
	https://drive.google.com/file/d/1EiBGimbvPb1n3zEgw5sUVlCdlEeH5rUF/view?usp=drivesdk		DRAIN LINE HEAT TAPE	HEATIT	20FTS	ELECTRIC					
BS-2	https://drive.google.com/file/d/1sw8piqa7MVYmq7qXR78JHemUkSqxbq6C/view?usp=drivesdk	BUTCHER'S SHOP	WALK IN COOLER	KPS	F101L		7'-0"	8'-0"			
	https://drive.google.com/file/d/1zR0qfaT7-WROnT4PQ34AdKfZ46jGm/view?usp=drivesdk		EVAPORATOR FAN	RUSSELL	RLBEE9						
	https://drive.google.com/file/d/1pVrVteQs4fC7DfwPbBNYZNqEJTCZ_7/view?usp=drivesdk		REMOTE CONDESER	RUSSELL	RFO0210						
BS-3	https://drive.google.com/file/d/15wPNSqbTMmsR940hnxip3nF-G06mafGN/view?usp=drivesdk	BUTCHER'S SHOP	hand wash sink	Uline	H-11723		17"	15.25"	13"		
BS-4	https://drive.google.com/file/d/1H1ksUmNLxrOuSL4u2wKqhpCo_ylexx/view?usp=drivesdk	BUTCHER'S SHOP	GRIDDLE+OVEN	Motac	Mrs60	GAS	48"	28"	56"		
BS-5	https://drive.google.com/file/d/1536STB3nLWXZ9ASAYQa7n90qVT7XCT7x/view?usp=drivesdk	BUTCHER'S SHOP	TANDOORI OVEN	Omcan	Rs800	GAS FIRED	28"	32"	35"		
BS-6	https://drive.google.com/file/d/1Nyz4EzfXcVCXqZ0A1eiJtaHJ2NcCW/view?usp=drivesdk	BUTCHER'S SHOP	FRYER	Motac	Mgf3-p-c	GAS	15 5/8"	48 5/16"	46 1/8"		
BS-7	https://drive.google.com/file/d/1XVeaSnecWQm8SX099cLavASPesHFZ5C/view?usp=drivesdk	BUTCHER'S SHOP	VERTICAL BROILER	Vevor	Shaw34	GAS	18"	22"	45"		
BS-8	https://drive.google.com/file/d/1ithTqeNez-J1bdPlgE8sTeGOEaBGkvIL/view?usp=drivesdk	BUTCHER'S SHOP	ROTTISERE	Equipex	RBE-25	ELECTRIC	45 1/2"	25 1/2"	81"		
BS-9	https://drive.google.com/file/d/1KcLfIK4LBjkV2JUepc_0qnaHoYjOO9OT/view?usp=drivesdk	BUTCHER'S SHOP	HOOD	Captiveaire	5245ND-2		19'-0"	4'-0"			
BS-10	https://drive.google.com/file/d/1L busUG20ZNVfxjGVeI4LvJtHf1-jAsH/view?usp=drivesdk	BUTCHER'S SHOP	WORK TABLE	Delux	D-8-8		48"	30"	35.5"		
BS-11	https://drive.google.com/file/d/1GDOB-TgH0dXqtn28_AuwfeNGbfqEeWSp/view?usp=drivesdk	BUTCHER'S SHOP	MEAT SAW	Vevor	V223	ELECTRIC	34"	34"	68 13/16"		
BS-12	https://drive.google.com/file/d/1L busUG20ZNVfxjGVeI4LvJtHf1-jAsH/view?usp=drivesdk	BUTCHER'S SHOP	PREP TABLE	Delux	D8	ELECTRIC	48 3/8"	30 1/8"	36 3/4"		
BS-13	https://drive.google.com/file/d/100wtMMVsLWX2UDJsRWM4RNMuAJhDp6Km/view?usp=drivesdk	BUTCHER'S SHOP	PREP SINK	Uline	U86		36.5"	25.5"	43 3/4"		
BS-14	https://drive.google.com/file/d/1Uxw_WJBv4E1VDKFtEWyF5JJ5ffb-AGv/view?usp=drivesdk	BUTCHER'S SHOP	3 COMPARTMENT SINK	Rovsun	Ss3		81"	25 1/2"	43 3/4"		
BS-15	https://drive.google.com/file/d/1KlaeYrZyiSz4BUD_rwCEaXOiH7TIBEYe/view?usp=drivesdk	BUTCHER'S SHOP	MOP HOLDER	ASI	796-3		24"	8"			
BS-16	https://drive.google.com/file/d/1qmCGfNUhkFZqcUF3xCTjCIquMAKOs-R/view?usp=drivesdk	BUTCHER'S SHOP	MOP SINK	JOHN BOOS	PBMS2820		21"	21"	9"		
BS-17	https://drive.google.com/file/d/1pQbaJQCVBCyXozaCwxUZoguxOXxlrUS/view?usp=drivesdk	BUTCHER'S SHOP	SHELVING	Uline	H-453x		90"	18"	64"		
BS-18	https://drive.google.com/file/d/1sw8piqa7MVYmq7qXR78JHemUkSqxbq6C/view?usp=drivesdk	BUTCHER'S SHOP	COOLER-OPEN AIR	HUSSMAN	DDSL6	ELECTRIC	8'	42"	8'-9" 1/4"		
BS-19	https://drive.google.com/file/d/1eqsm-QYYmUdlYsnWne7h0tXGBsd7jlxw/view?usp=drivesdk	BUTCHER'S SHOP	DELI CASE	HUSSMAN	Qx3	ELECTRIC	96"	34"	45"		
BS-20	https://drive.google.com/file/d/1_W7z24nmlz1XrqGVd7lEeMa-AAJRBLY/view?usp=drivesdk	BUTCHER'S SHOP	STEAM TABLE	VEVOR	V-6	ELECTRIC	71 3/8"	30 3/16"	34"		
BS-20a	https://drive.google.com/file/d/1_W7z24nmlz1XrqGVd7lEeMa-AAJRBLY/view?usp=drivesdk	BUTCHER'S SHOP	STEAM TABLE	VEVOR	V-6	ELECTRIC	43 3/8"	30 3/16"	34"		
BS-21	https://drive.google.com/file/d/1CnwXCZvqDLvMASG1XI7Yxb7w7kNVVJ/view?usp=drivesdk	BUTCHER'S SHOP	SHELVES (PRICE)	X-COSRACK	CR-5		46"	24"	72"		
BS-22	https://drive.google.com/file/d/1f8qvorLGonfE3Q2H0se3Bun1UMXZiiOf/view?usp=drivesdk	BUTCHER'S SHOP	WIRE DRYING SHELF	ULINE	H-2942-*2		14"	24"			
BS-23	https://drive.google.com/file/d/1OHsngPR8nkEWfRWylm58cpTaMIc5tX8/view?usp=drivesdk	BUTCHER'S SHOP	EMPLOYEE LOCKERS	ULINE	H-8345		36"	15"	78"		
BS-24	https://drive.google.com/file/d/1z-x7n3fVkQCJLqNAcrHvBN_NP23krr/view?usp=drivesdk	BUTCHER'S SHOP	PAPER TOWEL DISPENSER	BRADLEY	2484		12 13/16"	9"	10"		
BS-25	https://drive.google.com/file/d/1X2Nhsd5CWCBrfU8dbWGLDCJBJiNevj/view?usp=drivesdk	BUTCHER'S SHOP	SOAP DISPENSER	BOBRICK	B-822		6"	3.5"	11"		
			KITCHEN AREA								
K-1	https://drive.google.com/file/d/1F301wnQSfnDEV71TGXHguPd8XtUC8aL/view?usp=drivesdk	KITCHEN AREA	BAKERY DISPLAY	Mo tak	Mcd39		60"	30"			
K-2	https://drive.google.com/file/d/17f92NKjH_tctrYeYQCDNvR131_v0tlY/view?usp=drivesdk	KITCHEN AREA	INDIAN MITHAI COUNTER	Reddhi	Flond		60"	30"			
K-3	https://drive.google.com/file/d/1j6rVsaE_p83LuiuVK0kPFCGDNrOn3Yom/view?usp=drivesdk	KITCHEN AREA	PAKODA DISPLAY	True	Tgdm-dc-59		72"	30"			
K-4		KITCHEN AREA	CURRIES COUNTER	Omcan	Om-72		60"	30"			
K-5		KITCHEN AREA	PANIPURI COUNTER	Omcan	Om-72		60"	30"			
K-6		KITCHEN AREA	CHAAT COUNTER	Omcan	Om-72		72"	30"			
K-7	https://drive.google.com/file/d/1L busUG20ZNVfxjGVeI4LvJtHf1-jAsH/view?usp=drivesdk	KITCHEN AREA	WORK TABLE	ULINE	H-10293		60"	30"			
K-8		KITCHEN AREA	CHAAT BACKUP & GARNISHES				72"	30"			
K-9	https://drive.google.com/file/d/1hyrmwZQfXXdrx9ETX1.bdwBIq9kbRX4Ya/view?usp=drivesdk	KITCHEN AREA	THREE BURNER FOR KULCHA	MoTak	MR10-RGB24-	GAS	72"	30"			
K-10	https://drive.google.com/file/d/1yXJP1kP63ctWeo1Y6WpKdNSpoRnZa2SPP/view?usp=drivesdk	KITCHEN AREA	BAR CHILLER	True	TBB-3G-HC-LD		54"	27"	26"		
K-11	https://drive.google.com/file/d/1mD7pM6kkNVg_28LFzEXtL5kzmEbNx05L/view?usp=drivesdk	KITCHEN AREA	UNDER COUNTER REFRIGERATOR	TRUE	TUC-48-HC	ELECTRIC	72"	27"			
K-12	https://drive.google.com/file/d/12NOpmTugVq_ILpM-edn9IZOMuaXI5kKP/view?usp=drivesdk	KITCHEN AREA	SINK	Vevor	V-6		24"	30"			
K-13	https://drive.google.com/file/d/1mD7pM6kkNVg_28LFzEXtL5kzmEbNx05L/view?usp=drivesdk	KITCHEN AREA	UNDER COUNTER REFRIGERATOR	True	TUC-48-HC	ELECTRIC	60"	30"			
K-14	https://drive.google.com/file/d/1tunr5ruYwjJFbyxiCYvmYM_HqoizuvX/view?usp=drivesdk	KITCHEN AREA	FOUR DOOR REFRIGERATOR	Wise	WRT-1075L	ELECTRIC	60"	30"			
K-15	https://drive.google.com/file/d/1EnwkX7rxDLvMASI3XKVxb7w7kNVVJ/view?usp=drivesdk	KITCHEN AREA	SPICE RACK	Wudkey	W-7		48"	30"			
K-16	https://drive.google.com/file/d/1eqrIBqVkLPJcr4zs3-aCOc1ZKJ8zq/view?usp=drivesdk	KITCHEN AREA	STOCK POT	Winco	Sst-40	GAS	24"	36"			
K-17	https://drive.google.com/file/d/10ALmQjlSSA0Cu8eG-HOpq4-t0x3R9-2h/view?usp=drivesdk	KITCHEN AREA	FOUR BURNER	Vulcan	SX36-6B 36"	GAS	36"	36"			
K-18	https://drive.google.com/file/d/1T4PdBiuI-ax8mtUZnct6dET77AOC-N47/view?usp=drivesdk	KITCHEN AREA	CHINESE RANGE	Gsw	Usa34		66"	36"			
K-19	https://drive.google.com/file/d/1mf2eirf4n_7Tue77nQ6vI27380RWXgg4/view?usp=drivesdk	KITCHEN AREA	SINGLE FRYER	Mo-tac	MFG-3	GAS	24"	36"			
K-20	https://drive.google.com/file/d/1Nyz4EzfXcVCXqZ0A1eiJtaHJ2NcCW/view?usp=drivesdk	KITCHEN AREA	DOUBLE FRYER	Mo tac	MFG-2	GAS	36"	36"			
K-21	https://drive.google.com/file/d/1536STB3nLWXZ9ASAYQa7n90qVT7XCT7x/view?usp=drivesdk	KITCHEN AREA	TANDOOR	Gulati	G-1	ELECTRIC	36"	36"			
K-22	https://drive.google.com/file/d/1536STB3nLWXZ9ASAYQa7n90qVT7XCT7x/view?usp=drivesdk	KITCHEN AREA	ROTI MACHINE	Tortilla Masters	TLR-2C	ELECTRIC	36"	36"			
K-23	https://drive.google.com/file/d/12GBILVGyUAkyLtQY3dRBas5a62h154Dv/view?usp=drivesdk	KITCHEN AREA	GRILL PLATE	MagicChef	Mm77		36"	36"			
K-24	https://drive.google.com/file/d/1L busUG20ZNVfxjGVeI4LvJtHf1-jAsH/view?usp=drivesdk	KITCHEN AREA	WORK TABLE	ULINE	H-10293		24"	36"			
			ICE CREAM AREA								
IC-1		ICE CREAM COUNTER	PREPARATION AREA				84"	30"			
IC-2	https://drive.google.com/file/d/12MOAh68rpzqSomqBOA2SQd5yb4ejupPv/view?usp=drivesdk	ICE CREAM COUNTER	DISPLAY INDIAN PUDDING	Vevor	Vo-41		48"	30"			
IC-3		ICE CREAM COUNTER	SHAKES BLENDERS	Vitamix			48"	24"			
IC-4	https://drive.google.com/file/d/12NOpmTugVq_ILpM-edn9IZOMuaXI5kKP/view?usp=drivesdk	ICE CREAM COUNTER	SINK	Vevor	V-6		24"	24"			
IC-5		ICE CREAM COUNTER	ICE CREAM MAKING				72"	24"			
IC-6	https://drive.google.com/file/d/1L busUG20ZNVfxjGVeI4LvJtHf1-jAsH/view?usp=drivesdk	ICE CREAM COUNTER	WORK TABLE	ULINE	H-10293		66"	30"			
IC-7	https://drive.google.com/file/d/1mD7pM6kkNVg_28LFzEXtL5kzmEbNx05L/view?usp=drivesdk	ICE CREAM COUNTER	UNDER COUNTER	True	TUC-48-HC		60"	27"			
IC-8	https://drive.google.com/file/d/1Q9LzNcuPm72i7D_TZqd4-G0aE7dfsLW/view?usp=drivesdk	ICE CREAM COUNTER	ICE CREAM FREEZER	KALVINATOR	KTY609	ELECTRIC	60"	27"			
IC-9	https://drive.google.com/file/d/12NOpmTugVq_ILpM-edn9IZOMuaXI5kKP/view?usp=drivesdk	ICE CREAM COUNTER	SINK	Vevor	V-6		18"	30"			
			JUICE SECTION								
JS-1	https://drive.google.com/file/d/1mD7pM6kkNVg_28LFzEXtL5kzmEbNx05L/view?usp=drivesdk	JUICE SECTION	UNDER COUNTER REFRIGERATOR	True	TUC-48-HC	ELECTRIC	54"	27"			
JS-2	https://drive.google.com/file/d/1L busUG20ZNVfxjGVeI4LvJtHf1-jAsH/view?usp=drivesdk	JUICE SECTION	WORK TABLE	ULINE	H-10293		24"	30"			
JS-3	https://drive.google.com/file/d/12NOpmTugVq_ILpM-edn9IZOMuaXI5kKP/view?usp=drivesdk	JUICE SECTION	SINK	Vevor	V-6		24"	30"			
JS-4	https://drive.google.com/file/d/1mD7pM6kkNVg_28LFzEXtL5kzmEbNx05L/view?usp=drivesdk	JUICE SECTION	UNDER COUNTER REFRIGERATOR	True	TUC-48-HC		72"	27"			
JS-5	https://drive.google.com/file/d/1tunr5ruYwjJFbyxiCYvmYM_HqoizuvX/view?usp=drivesdk	JUICE SECTION	BAR CHILLER	Prestige	S	ELECTRIC	54"	30"			
JS-6		JUICE SECTION	COLD JUICES				72"	30"			
JS-7	https://drive.google.com/file/d/1L busUG20ZNVfxjGVeI4LvJtHf1-jAsH/view?usp=drivesdk	JUICE SECTION	WORK TABLE	ULINE	H-10293		30"	30"			
JS-8	https://drive.google.com/file/d/15YGqObJTA8CSwx8rfCGvx0bxBmudmhx/view?usp=drivesdk	JUICE SECTION	SHAKES BLENDERS	Vitamix	E310		66"	30"			
JS-9	https://drive.google.com/file/d/174TUa-PzVIHvRphuis-g3I8SanvPLSJ/view?usp=drivesdk	JUICE SECTION	CAPPUCCINO MACHINE	Barista	Bes870		72"	36"			
JS-10	https://drive.google.com/file/d/1VkQbeqb8TatLrfPaJeh7MUZGJ6qBqDV/view?usp=drivesdk	JUICE SECTION	FILTER COFFEE	Moccamaster	Mrs 45		69	36"			
JS-11	https://drive.google.com/file/d/1EWfOSTztmTihCZvnraP97xV_Z9dAOiTu/view?usp=drivesdk	JUICE SECTION	CASH COUNTER	Marble	Mr-88		48"	36"			
JS-12		JUICE SECTION	DISPLAY	Merysen	M-3		60"	36"			
JS-13		JUICE SECTION	FRESH CUT FRUITS	Merysen	M-3		60"	36"			
JS-14	https://drive.google.com/file/d/1gfAAPpoPGq1y-O8ZHfr-nNBWrERclbKOcw/view?usp=drivesdk	JUICE SECTION	ICE CREAM DISPLAY	Vevor	16-cufl		60"	36"			
			BAKERY PANTRY								
BPA-1	https://drive.google.com/file/d/1pQbaJQCVBCyXozaCwxUZoguxOXxlrUS/view?usp=drivesdk	BAKERY PANTRY	RACK	Uline	H-646E		48"	24"			
BPA-2	https://drive.google.com/file/d/1pQbaJQCVBCyXozaCwxUZoguxOXxlrUS/view?usp=drivesdk	BAKERY PANTRY	RACK	Uline	H-646E		48"	18"			
BPA-3	https://drive.google.com/file/d/1mD7pM6kkNVg_28LFzEXtL5kzmEbNx05L/view?usp=drivesdk	BAKERY PANTRY	UNDER COUNTER REFRIGERATOR	True	TUC-46-HC	ELECTRIC	72"	30"			
BPA-4		BAKERY PANTRY	FOUR DOOR REFRIGERATOR	Wise	WRT-1075L		60"	32"			
			BAKERY PREP								
BPR-1	https://drive.google.com/file/d/1L busUG20ZNVfxjGVeI4LvJtHf1-jAsH/view?usp=drivesdk	BAKERY PREP	WORK TABLE	ULINE	H-10293		66"	30"			
BPR-2	https://drive.google.com/file/d/12NOpmTugVq_ILpM-edn9IZOMuaXI5kKP/view?usp=drivesdk	BAKERY PREP	SINK	Vevor	V-6		24"	30"			
BPR-3	https://drive.google.com/file/d/1L busUG20ZNVfxjGVeI4LvJtHf1-jAsH/view?usp=drivesdk	BAKERY PREP	WORK TABLE	ULINE	H-10293		72"	30"			
BPR-4	https://drive.google.com/file/d/1y6GjtUIxX8_ODBzi3Jtt_V3Cw9WctkvD/view?usp=drivesdk	BAKERY PREP	DOUGH/CFAM MIXERS	Hobart	H-64						
BPR-5		BAKERY PREP	DOUGH	??			84"	36"			
			DISH WASHING AREA								
DW-1	https://drive.google.com/file/d/1IAIVOaoH_iT73ZjOp7Nh-SjfOlR7VVoD/view?usp=drivesdk	DISHWASHER	POT RACK	Vollrath	52826		48"	36"			
DW-2		DISHWASHER	BIG POT WASH	Meiko	Fav/series		72"	36"			
DW-3	https://drive.google.com/file/d/1L busUG20ZNVfxjGVeI4LvJtHf1-jAsH/view?usp=drivesdk	DISHWASHER	WORK TABLE	Uline	Ss		60"	30"			
DW-4	https://drive.google.com/file/d/15wPNSqbTMmsR940hnxip3nF-G06mafGN/view?usp=drivesdk	DISHWASHER	SINGLES SINK UNIT	GGW	GW-1		30"	30"			
DW-5	https://drive.google.com/file/d/1BUKORYpuPo3uSYxM-7-P-5KDLqNFWfCG/view?usp=drivesdk	DISHWASHER	TWO SINK UNIT	GGW	GW-2		60"	30"			
DW-6		DISHWASHER	DISH LANDING	SRIHARY	SR-3		72"	30"			
DW-7	https://drive.google.com/file/d/1AIVOaoH_iT73ZjOp7Nh-SjfOlR7VVoD/view?usp=drivesdk	DISHWASHER	POT RACK	Vollrath	52826		48"	30"			
			COOLERS AND FREEZERS								
DC	https://drive.google.com/file/d/1MW5ir-lh1dnu9_MZgIPccCy4UF_H-ct/view?usp=drivesdk	DAIRY COOLER	Walk-in	Kps	Kps20		20'-0"	12'-0"			
BC	https://drive.google.com/file/d/1MW5ir-lh1dnu9_MZgIPccCy4UF_H-ct/view?usp=drivesdk	BAKERY COOLER	Walk-in	Kps	Kps12		12'-0"	10'-0"			
KF	https://drive.google.com/file/d/1MW5ir-lh1dnu9_MZgIPccCy4UF_H-ct/view?usp=drivesdk	KITCHEN FREEZER	Walk-in	Kps	Kps12		12'-0"	10'-0"			
KC	https://drive.google.com/file/d/1MW5ir-lh1dnu9_MZgIPccCy4UF_H-ct/view?usp=drivesdk	KITCHEN COOLER	Walk-in	Kps	Kps15		15'-0"	12'-0"			
BO	https://drive.google.com/file/d/1MW5ir-lh1dnu9_MZgIPccCy4UF_H-ct/view?usp=drivesdk	BAKERY OVEN	Walk-in	Kps	Kps8		8'-0"	8'-0"			
BP	https://drive.google.com/file/d/1MW5ir-lh1dnu9_MZgIPccCy4UF_H-ct/view?usp=drivesdk	BAKERY PROOFER	Walk-in	Kps	Kps8		8'-0"	4'-0"			
PC	https://drive.google.com/file/d/1MW5ir-lh1dnu9_MZgIPccCy4UF_H-ct/view?usp=drivesdk	PRODUCE COOLER	Walk-in	Kps	Kps15		15'-0"	31'-11"			
DF	https://drive.google.com/file/d/1MW5ir-lh1dnu9_MZgIPccCy4UF_H-ct/view?usp=drivesdk	DAIRY FREEZER	Walk-in	Kps	Kps20		20'-0"	12'-0"			

NOTE - B1.1 OUTDOOR DISPLAY BOXES TO BE MADE OF TREATED WOOD AND METAL BRACKETS

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

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LICENCED PROFESSIONAL ENGINEER DEVENDRA SINGH DESHWAL C 89732 STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

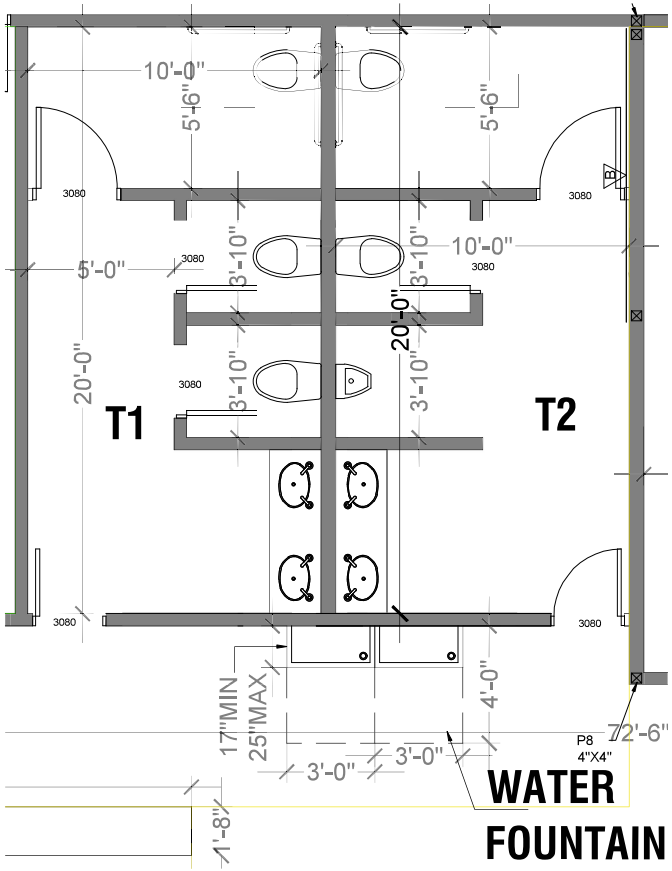
PROJECT :
TI BUILDING B
WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
EQUIPMENT
TABLE

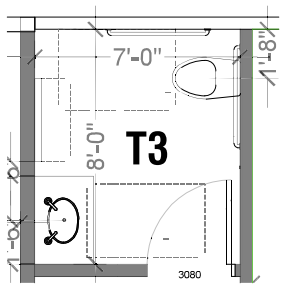
DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A4.2



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



TOILETS
SCALE 1/2" = 1'-0"

TOILETS - DETAILED PLANS
SCALE 1/4" = 1'-0"

NO. OF PLUMBING FIXTURES REQD:
(AS PER TABLE 422.1 OF CPC 2022)

CLASSIFICATION (CODE REQD.)	WATER CLOSETS		URINALS		LAVATORIES		DRINKING FOUNTAIN	
	CODAL PROVISION	REQD						
BUSINESS (B) 13M+13F = 26	(MALE 1 : 1-50) (FEMALE 1 : 1-15)	0.26 0.87	MALE 1:1 - 100 -	0.26	MALE 1 : 1 :75 FEMALE 1 : ´: 50	0.16 0.26	1:PER 150	0.17
RETAIL (M) 133M+133F = 266 >265	MALE: 1 : 1 - 100 2 : 101 - 200 FEMALE: 1 : 1 - 100 2 : 101 - 200	1 0.33 1 0.33	MALE 1 - 100 1 : 101 - 200 - -	0 0.33 	MALE 1 : 1 - 200 FEMALE 1 : 1 - 200 	0.67 0.67 	1 : 1 - 250 2 : 251 - 500 	1 0.06
STORAGE (S) 7M + 7F = 14	MALE: 1 : 1 - 100 FEMALE: 1 : 1 - 100	0.07 0.07	- -		MALE 1 : 1 - 200 FEMALE 1 : 1 - 200	0.04 0.04	1 : 1 - 250	0.06
TOTAL	MALE REQD. MALE PROVIDED FEMALE REQD. FEMALE PROVIDED TOTAL	1.66 ~ 2 2.5 2.27 ~ 3 3.5 6 NOS. OK	MALE REQD. MALE PROVIDED	0.59 1 OK	MALE REQD. MALE PROVIDED FEMALE REQD. FEMALE PROVIDED	0.87 2 0.97 2 OK	REQD PROVIDED	1.29 2 OK

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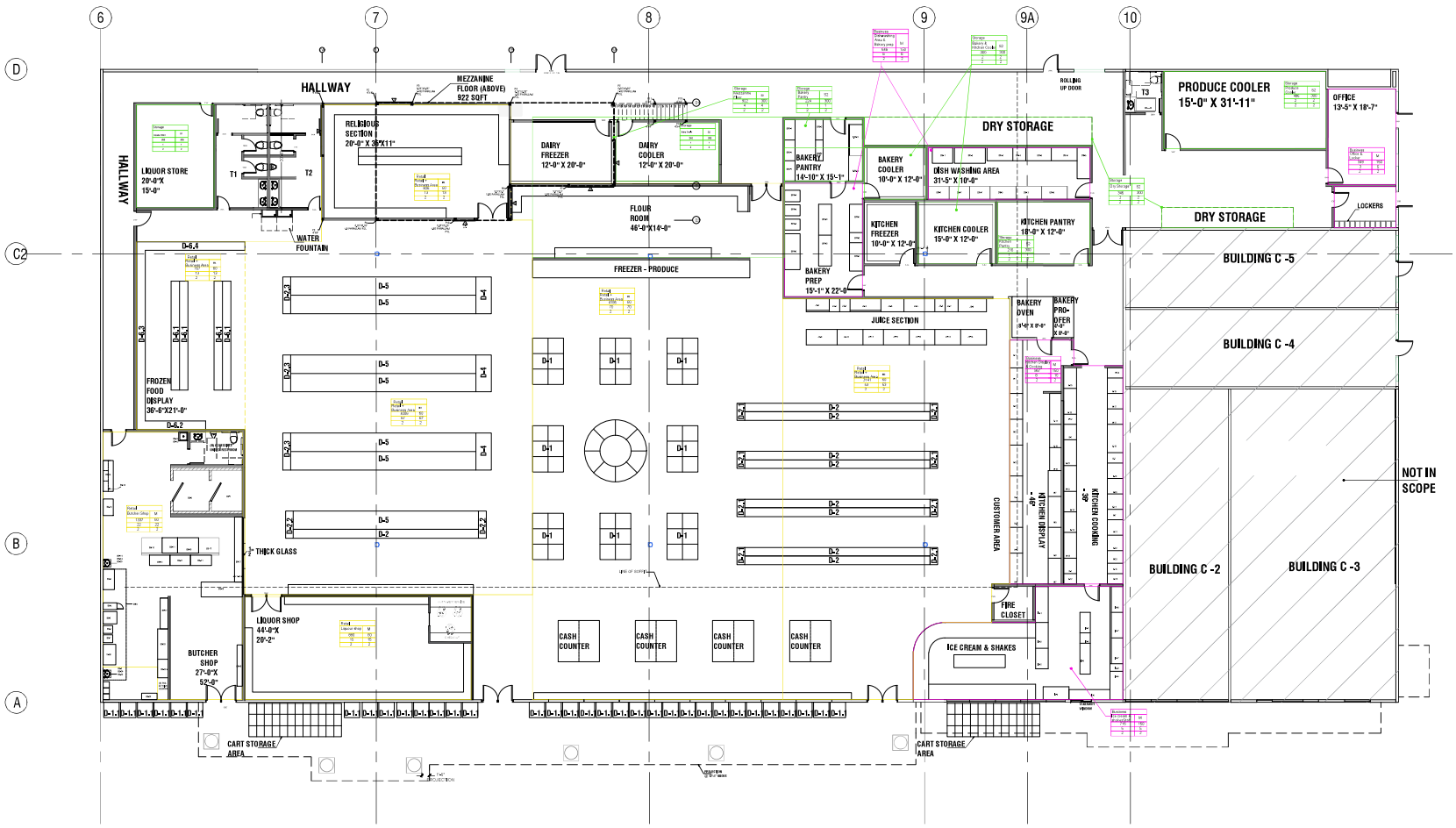
PROJECT :
TI BUILDING B
WINGS CENTER
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CA-95008

SHEET TITLE:-
TOILETS - DETAILED PLANS & PLUMBING FIXTURES CALCULA-TIONS

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

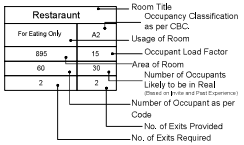
SHEET
A4.3



OCCUPANCY PLAN AND DETAILS

SCALE 1/10" = 1'

OCCUPANCY TABLE LEGEND



AREA DESIGNATION	AREA USAGE	TOTAL AREA	OCCUPANCY TYPE	FLOOR AREA/OCCUPANT	OCCUPANT/LOAD AS PER ACTUAL	OCCUPANT/LOAD AS PER CODE
1	2	3	4	5	7	6
RETAIL	RETAIL+BUSINESS AREA	13691	M	60		
	LIQUOR SHOP	880	M	60		
	BUTCHER SHOP	1337	M	60		
					265	15908/60 = 265
BUSINESS	KITCHEN -			-		
	SERVICE AREA	483	B	150		
	DISPLAY AREA	484	B	150	8	10
	DISHWASH AREA	314	B	150		
	BAKERY PREP	332	B	150	6	6
	ICE CREAM SECTION PREP/DISPLAY	716	B	150	5	5
	OFFICE	245	B	150	2	
	LOCKER	104	B	150	1	5
					22	3033/150 = 26
STORAGE	LIQUOR STORE	300	S-1(>16%)	300	1	1
	KITCHEN STORE/BAKERY					
	KITCHEN PANTRY	216	S-2	300	1	1
	BAKERY PANTRY	224	S-2	300	1	1
	COOLERS					
	BAKERY COOLER	120	S-2	300	1	1
	KITCHEN COOLER	180	S-2	300	1	1
	DAIRY COOLER	240	S-2	300	1	1
	PRODUCE COOLER	486	S-2	300	2	2
	DRY STORAGE	346	S-2	300	2	2
	MEZZANINES FLOOR	922	S-2	300	4	4
					14	3462/300 = 14
GENERAL	OVEN/ROOFER/FREEZER					
	BAKERY OVEN	64				
	BAKERY PROOFER	32				
	DAIRY FREEZER	240				
	KITCHEN FREEZER	120				
	HALLWAY	3199				
	RESTROOM	533				
				TOTAL	301	305

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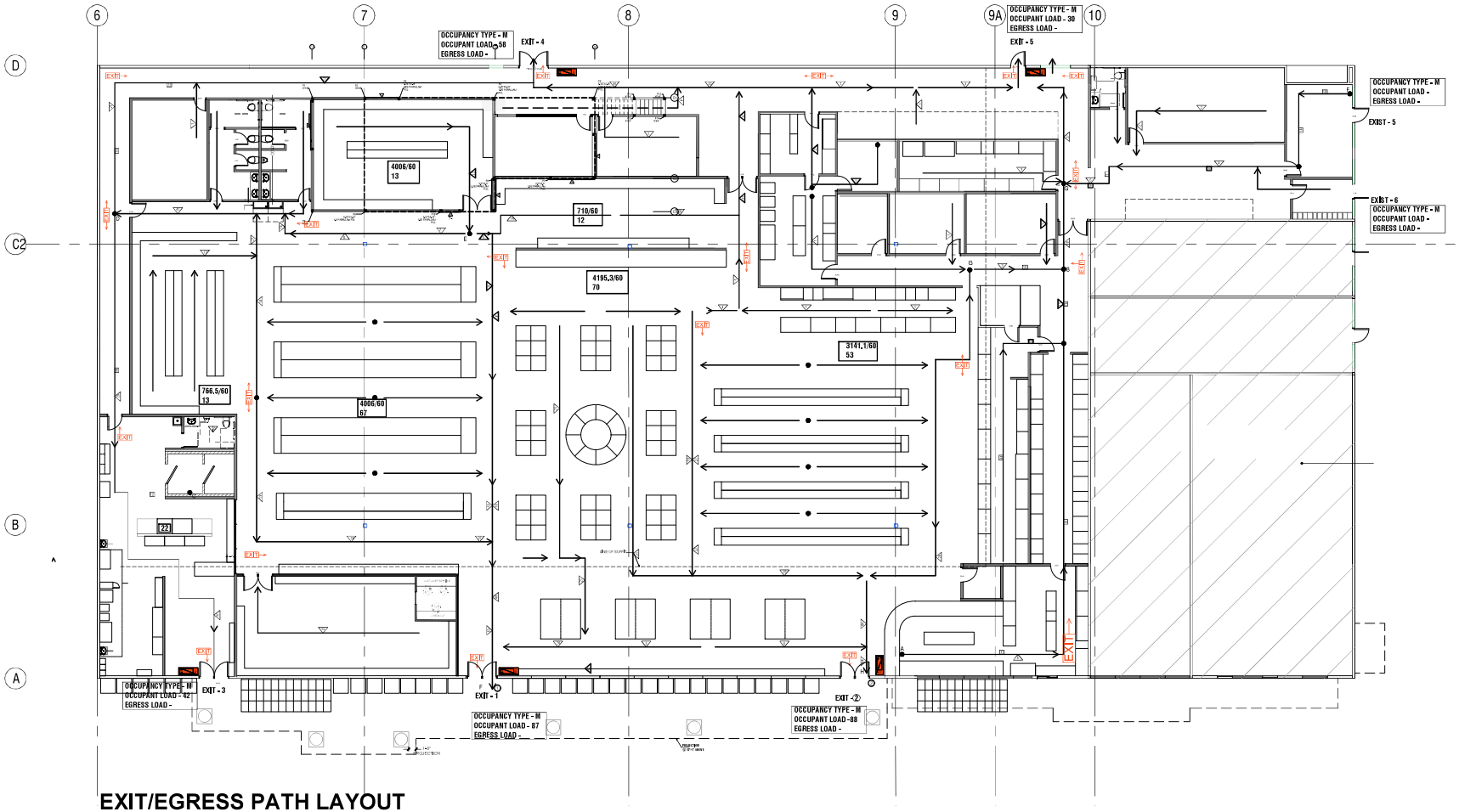
PROJECT :
TI BUILDING B
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CAMPBELL,
CA-95008

SHEET TITLE:-
OCCUPANCY PLANS AND DETAILS

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A5.1



EXIT/EGRESS PATH LAYOUT AND DETAILS

SCALE 1/10" = 1'

MAX COMMON PATH OF EGRESS TRAVEL W/FIRE SPRINKLERS

M	75
B	150
S	100

COMMON PATH OF EGRESS TRAVEL

(DETAILS FOR CRITICAL LENGTHS ONLY; FOR OTHER SEGMENTS OF COMMON PATH IT IS LESS THAN 100FT BY INSPECTION)

COMMON PATH	DISTANCE AVAILABLE (FT)	DISTANCE PERMITABLE (FT)
A to B	110	150
C to D	71	75
D to E	48	75
F to G	75	75

DETAILS OF OCCUPANT LOAD ON EXIT PATH

EXIT PATH NO.	DETAILED BREAKUP OF OCCUPANT LOAD	TOTAL OCCUPANT LOAD (NOS)
1	LIQUOR SHOP - 15; RETAIL - 72	87
2	RETAIL - 88	88
3 & 4	RELIGIOUS SECTION - 13; FROZEN FOOD - 13; BUTCHER SHOP - 22; LIQUOUR STORE - 1; RETAIL - 32; MEZZANINE FLOOR - 4; FLOOR ROOM - 12; JUICE - 1 BAKERY PANTRY - 2	100
5	BAKERY PREP - 1; DRY STORAGE - 2; OFFICE/LOCKER - 4; KITCHEN COOLER/PANTRY - 2; ICE CREAM/KITCHEN - 15; JUICE - 1 DISH WASH - 3; PRODUCE COOLER - 2	30
	TOTAL	305

Code Data Legend

- Number of Path / Path of Egress - Travel / Distance traveled along Path
- Commulative Occupant Load along Egress Path Segment / Path of Egress - Travel
- Occupant Load of Path Egress / Exit and Egress Load
- X — Minimum Exit width required for Occupant Load
- Fire Extinguisher Cabinet
- EXIT — New Exit Sign provided as part of this Temporary

Note: The occupant loads for Exit Plan have been taken as Maximum of the values Calculated as per codal provisions and those based on past experience on occupancy for similar rooms.

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LICENCED PROFESSIONAL ENGINEER — DEVENDRA SINGH DESHWAL — C 89732 — CIVIL — STATE OF CALIFORNIA

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PROJECT :
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SHEET TITLE:-
EXIT/EGRESS
PATH LAYOUT
AND DETAILS

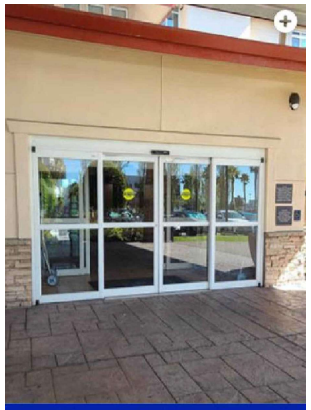
DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A5.2

FINISH SCHEDULE

ROOM NAME	FLOOR				BASE				WALL						CEILING	
	CERAMIC TILE	QUARRY TILE	SEALED CONCRETE	COOL SOLUTIONS PANELS (SEE SPECS SHEET)	CERAMIC TILE	QUARRY TILE	METAL	COOL SOLUTIONS PANELS (SEE SPECS SHEET)	CERAMIC TILE	FRP PANELS	WASHABLE PAINT	COOL SOLUTIONS PANELS (SEE SPECS SHEET)	STAINLESS STEEL	MIN. 8' TALL FRP/WALL TILES/ STAINLESS STEEL PANELS	GYP. BOARD PAINTED	ARMSTRONG CEILING ITEM #870 VINYL FACE TILE
	3/8" RADIUS INTEGRAL COVE BASE				3/8" RADIUS INTEGRAL COVE BASE										T-BAR (WASHABLE)	COOL SOLUTIONS PANELS (SEE SPECS SHEET)
															METAL	
RETAIL & DISPLAY AREA			●								●				●	
PREP AREA-Butcher Shop	●					●				●				●	●	
WASH AREA & MOP SINK/JANITORIAL AREA	●					●				●				●	●	
RESTROOM	●				●				●						●	
WALK-IN FREEZER			●				●				●					●
WALK-IN COOLER			●				●				●					●
KITCHEN, COOKING, BAKERY PREP ETC.		●								●					●	
KITCHEN PANTRY, BAKERYPANTRY, STORAGE, PRODUCT COOLER ETC.			●						●		●				●	



VORTEX

Commercial Automatic Door Repair

NEW SLIDING DOOR WILL BE SELF CLOSING.
Type: Automatic Sliding Door
Material: Glass panels framed with aluminum or metal.

https://www.vortexdoors.com/commercial-doors-services/automatic-door-systems#brxe-footcta

(N) SLIDING DOOR — SCALE NTS — 7

NOTES:

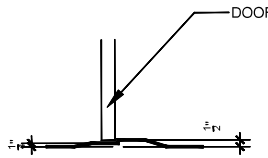
WALL TILE UPTO WAINSCOT LEVEL. SEMI GLOSS PAINT TO USE FOR CEILING. INTEGRAL COVED BASE.

4-INCH HEIGHT INTEGRAL COVED BASE AT THE EXPOSED EXTERIOR & INTERIOR FLOOR/WALL JUNCTURES.

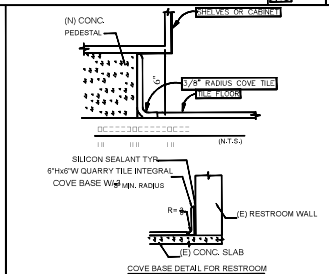
GARBAGE ENCLOSURE IS APPROVED AND EXISTING.

1. FLOORS IN THE RESTROOMS SHALL BE SMOOTH, HARD NON-ABSORBENT MATERIAL THAT EXTENDS UP THE WALLS AT LEAST 4" WITH THE FLOOR TO WALL INTERSECTION OF THE FINISH MATERIAL COVED FOR A CONTINUOUS, INTEGRAL FLOOR TO WALL TRANSITION PER CBC 1210.2.1.
2. WALLS WITHIN 2 FEET OF THE FRONT AND SIDE OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET PER CBC 1210.2.2.
3. PROPOSED FRP IN WASHING AREA TO EXTEND FROM TOP OF COVE BASE TO 8'-0" MIN. ABOVE FLOOR BEHIND AND ADJACENT TO UTENSIL SINK, FOOD PREP SINK, DRAINBOARDS AND MOP SINK.
4. PAINT USED IN RESTROOM CEILINGS MUST BE SEMI-GLOSS / GLOSS.
5. SMOOTH , DURABLE,EASILY CLEANABLE AND NONABSORBENT WALL AND CEILING FINISH TO BE USE WHERE FOOD IS PREPARED OR PACKED, CUSTOMER SELF SERVICE LOCATION, REST ROOMS, EMPLOYEE LOCKER AREA, GARBAGE AND REFUSE STORAGE.
6. WALLS WITHIN 18" OF COOKING SURFACE MUST BE FLASHED WITH STAINLESS STEEL, FROM FLOOR TO HOOD.
7. FLOOR SURFACE IN FOOD STORAGE, FOOD PREPARATION, UTENSIL WASHING, REFUSE STORAGE, JANITORIAL AREA, TOILET ROOMS MUST HAVE MIN. 4" HIGH, 3/8" RADIUS CONTINUOUS COVED BASE THAT EXTENDS UP THE WALL OR TOE KICK OF CABINETS.

ROOM FINISH SCHEDULE — SCALE NTS — 6

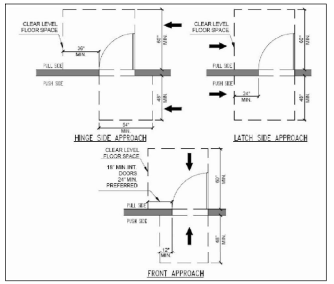


TYPICAL THRESHOLD DETAIL — SCALE NTS — 5



COVE BASE DETAIL FOR RESTROOM

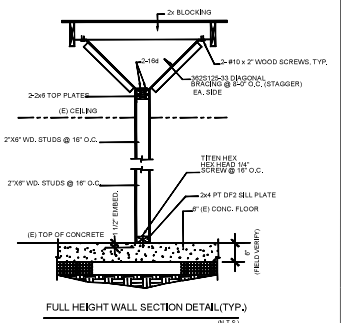
TYPICAL COVE BASE DETAIL — SCALE NTS — 4

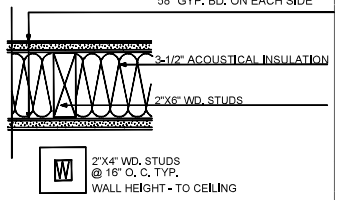


DOOR CLEARANCES — SCALE NTS — 3



DOOR UNLOCK SIGN — SCALE NTS — 2





TYPICAL WALL DETAIL INTERIOR PARTITION WALL — SCALE NTS — 1

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

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LICENSED PROFESSIONAL ENGINEER — DEVENDRA SINGH DESHWAL — C 89732 — CIVIL — STATE OF CALIFORNIA

REVISIONS

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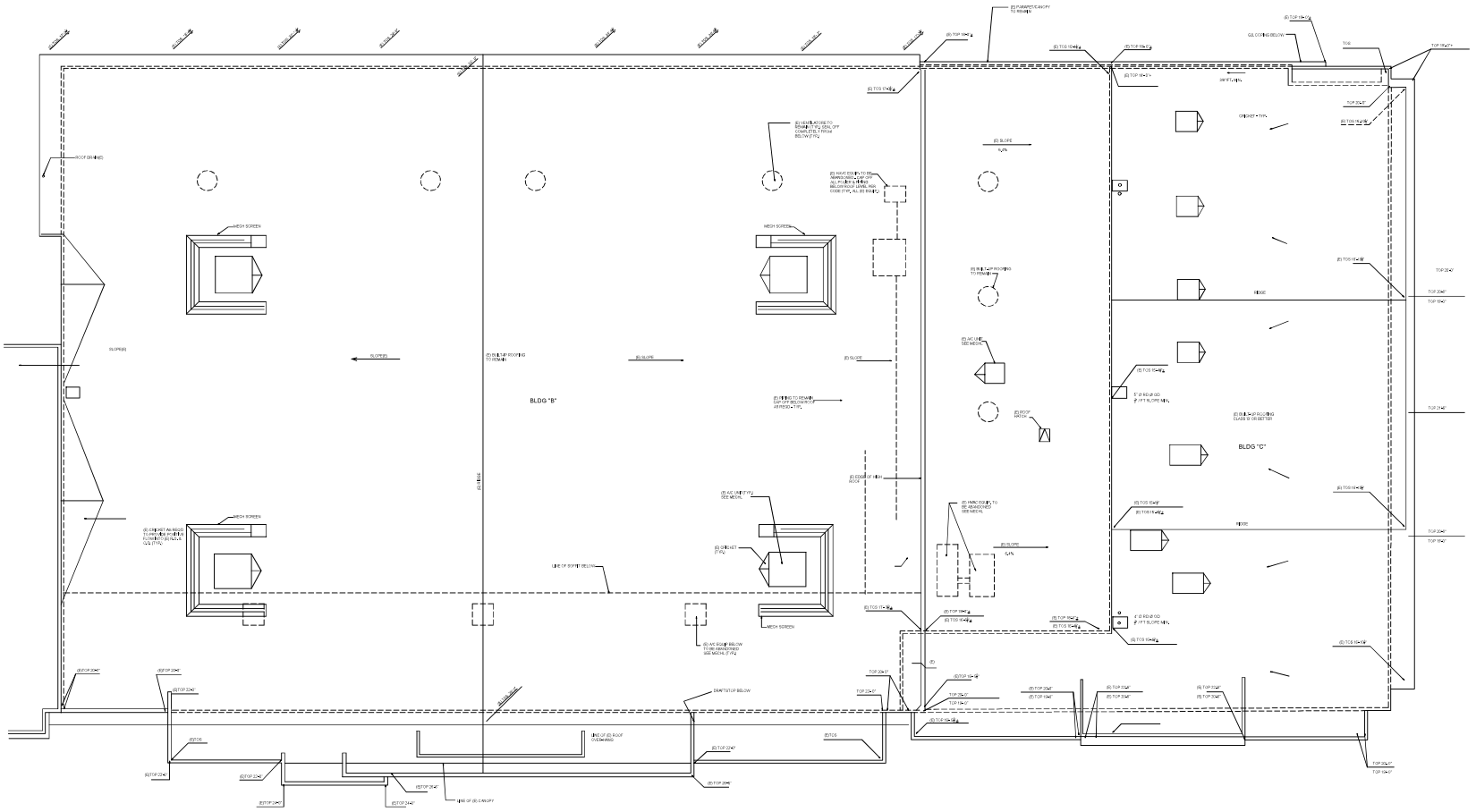
PROJECT :
TI BUILDING B
WINGS CENTER
1581W
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CA-95008

SHEET TITLE:-
INTERIOR DETAILS AND FINISH SCHEDULE

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A6



EXISTING ROOFING PLAN

SCALE 1/10" = 1'

OWNER :-

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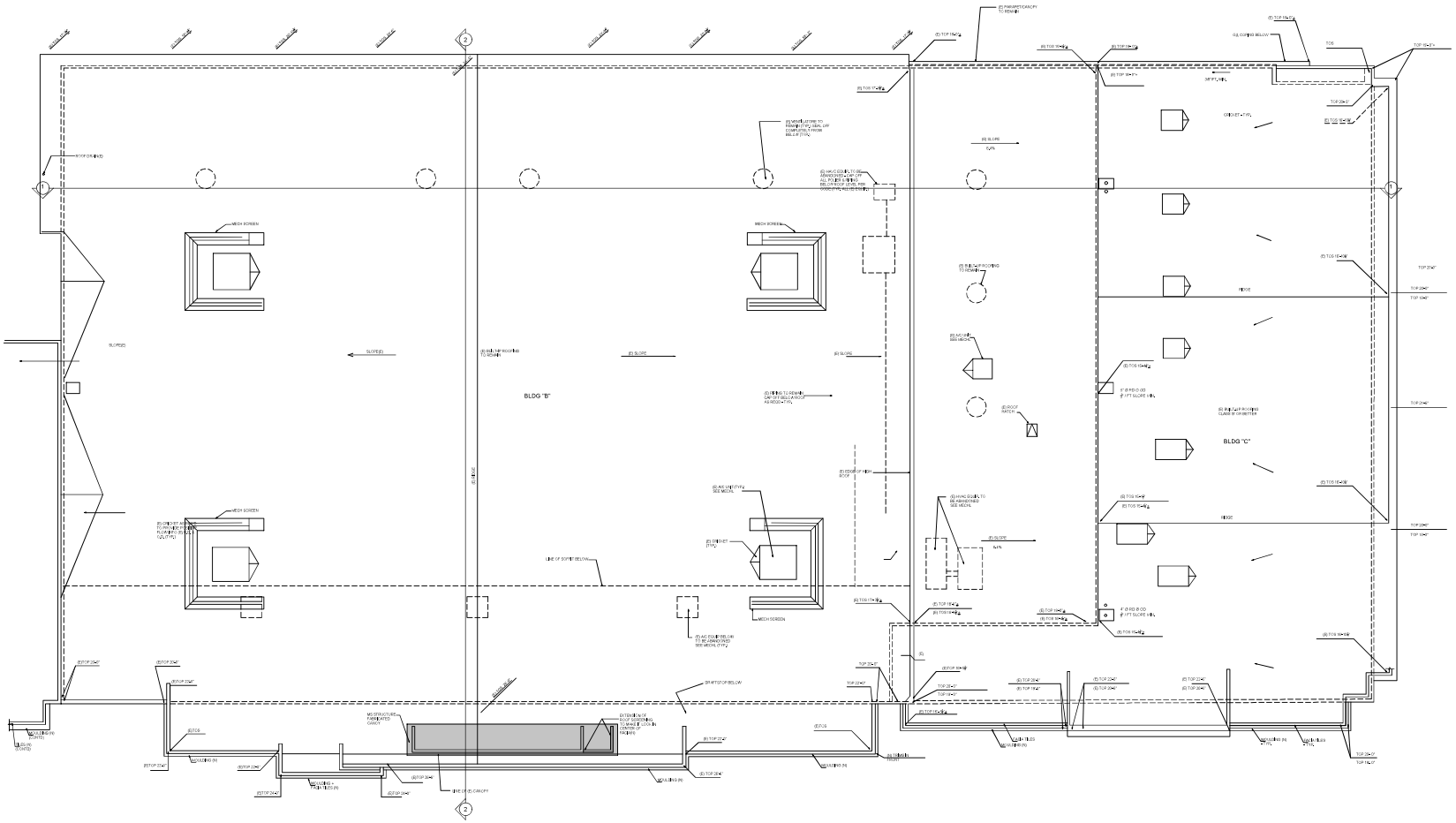
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CAMPBELL,
CA-95008

SHEET TITLE:-
EXISTING
ROOFING
PLAN

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A7.1



PROPOSED ROOFING PLAN

SCALE 1/10" = 1'

NEW ADDITION

OWNER :-

APNI MANDI
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DESIGNER :-

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REVISIONS		
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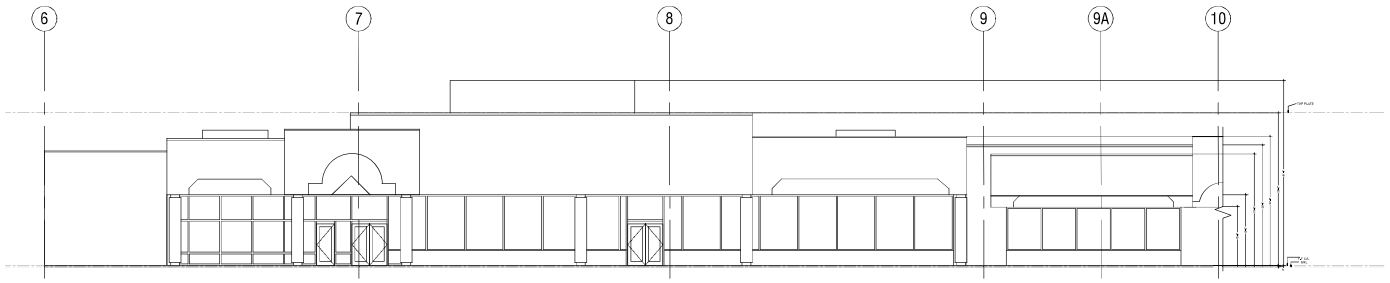
PROJECT :
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1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
PROPOSED
ROOFING
PLAN

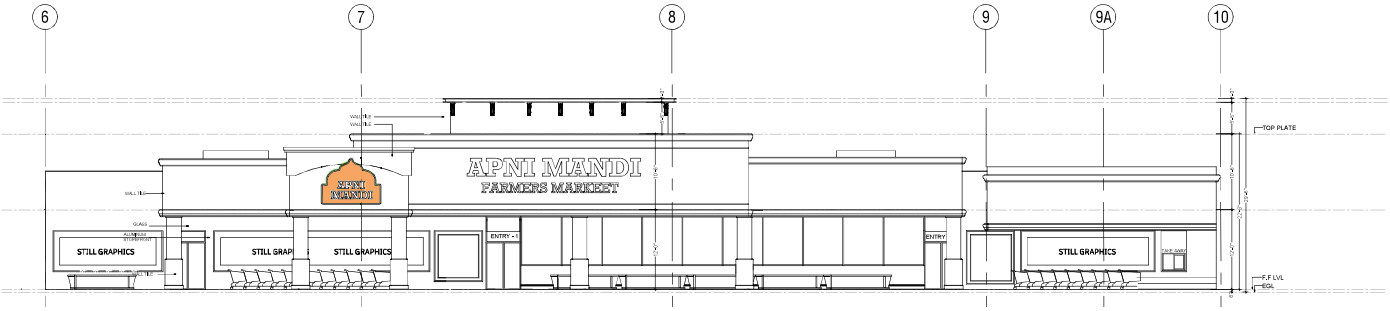
DATE
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SCALE
AS SHOWN ON PLANS

SHEET
A7.2

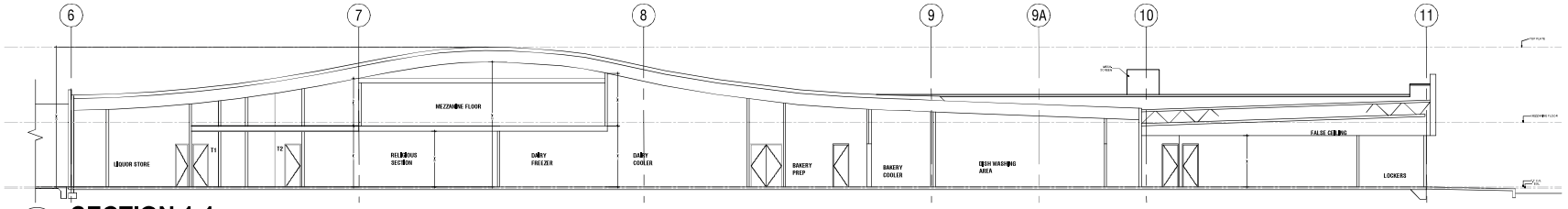


1 A7 **EXISTING FRONT ELEVATION**
SCALE 1/10" = 1'

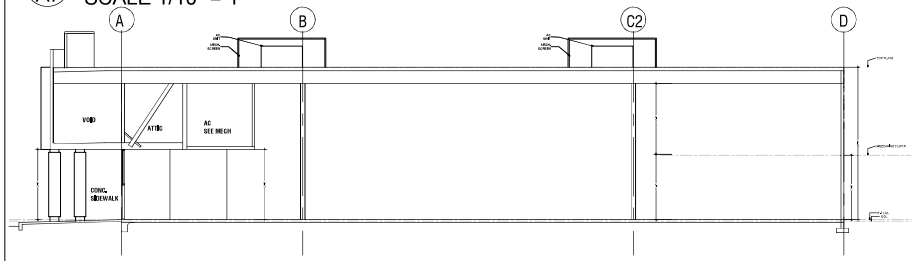


2 A7 **PROPOSED FRONT ELEVATION**
SCALE 1/10" = 1'

NOTES :-
SIGNAGE IS SUBJECT TO A SEPRATE PERMIT.



3 A7 **SECTION 1-1**
SCALE 1/10" = 1'



4 A8 **EXISTING SECTION 2-2**
SCALE 1/10" = 1'

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT
SARATOGA, CA - 95070
PH. NO: 408-318-1053
EMAIL:dsdeshwal@gmail.com

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS	NUMBER	DATE	DESCRIPTION

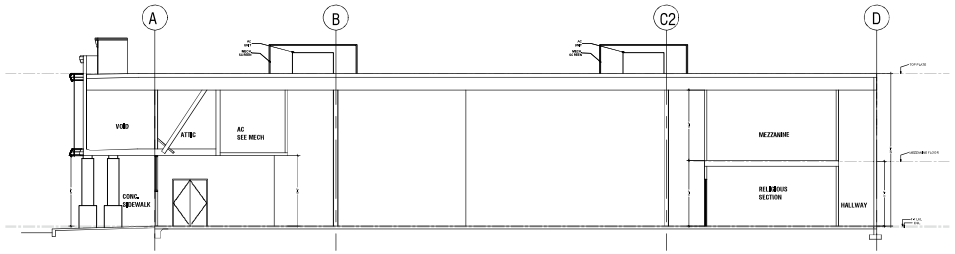
PROJECT :
TI BUILDING B
WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
EXISTING/
PROPOSED
ELEVATIONS &
SECTIONS

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A8



1 A8.2 **PROPOSED SECTION 2-2**

SCALE 1/10" = 1'



1581 W CAMPBELL AVE



OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
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LICENSED PROFESSIONAL ENGINEER DEVENDRA SINGH DESHWAL C 89732 CIVIL STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
TI BUILDING B
WINGS CENTER
1581W CAMPBELL AVENUE, CAMPBELL, CA-95008

SHEET TITLE:-
PROPOSED SECTION & PROPOSED STREET SCAPE

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

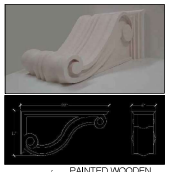
SHEET
A8.1



EPS COATED MOULDING REFERNCE IMAGE



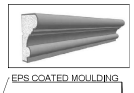
PAINTED WOODEN
CORBELS AS PER DETAIL



MS-STRUCTURED FABRICATED CANOPY

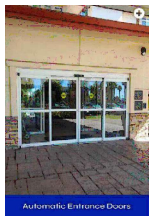
ALUMINIUM WINDOWS & DOORS

EPS COATED MOULDING



STUCCO PAINT TEXTURE
SHADE AS SPECIFIED





AUTOMATIC DOOR
NEW SWING DOOR WILL BE SELF CLOSING.
Type: Automatic Swing Door
Material: Glass panels framed with aluminum or metal.

https://www.vortexdoors.com/commercial-doors-services/automatic-door-systems#brxe-footcta

HIGH DENSITY POLYURETHANE
(UV & FIRE RESISTANT)
FAUX BRICK PANELS
(3D Fallkirk Retro 10/1000 in. x 38 in. x 20 in. Dark Red Natural Faux Bricks PVC Wall Panel)



MATERIAL SHEET



TAKE AWAY WINDOW
QUICK SERVE (SC-4030)
COLOUR BLACK

NOTES :-
1.SIGNAGE IS SUBJECT TO A SEPRATE PERMIT.
2. WIRELESS TELECOMMUNICATIONS EQUIPMENT WILL BE RELOCATED UNDER A SEPARATE PERMIT AND IS NOT SUBJECT TO THIS APPLICATION.

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT
SARATOGA, CA - 95070
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C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

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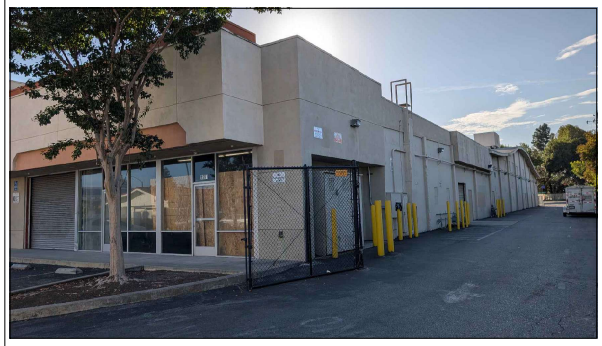
PROJECT :
TI BUILDING B
WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
PROPOSED
MATERIAL
SHEET

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A8.2



5



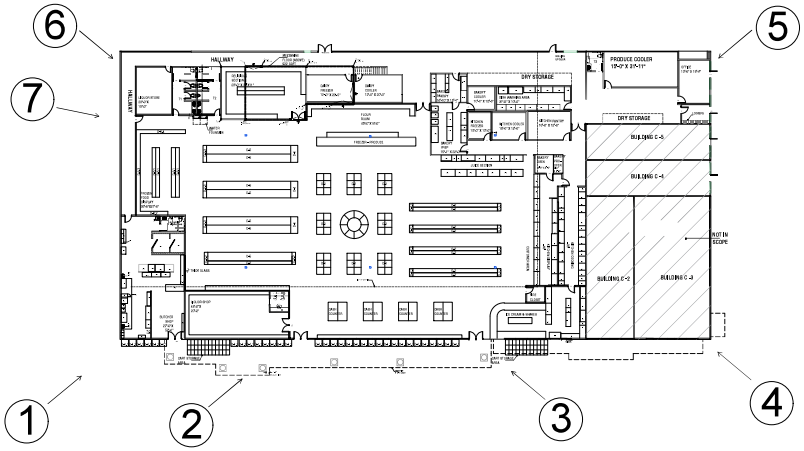
6



7



1





2



3



4

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

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TI BUILDING B
WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
PHOTO
SHEET

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A9



APNI MANDI FRONT VIEW



APNI MANDI LEFT VIEW

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

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PRINCIPAL
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CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
TI BUILDING B
WINGS CENTER
1581W CAMPBELL AVENUE, CAMPBELL, CA-95008

SHEET TITLE:-
PROPOSED FRONT FACADE VIEWS

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A10.1



APNI MANDI RIGHT VIEW



STREET ESCAPE VIEW

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
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SARATOGA, CA - 95070
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LICENSED PROFESSIONAL ENGINEER DEVENDRA SINGH DESHWAL C 89732 CIVIL STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

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TI BUILDING B
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CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
PROPOSED
FRONT
FACADE
VIEWS

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A10.2

CUP NARRATIVE
FOR APNI MANDI CAMPBELL STORE
CAMPBELL, CA- 95008

Project Description:

Apni Mandi is submitting an application for and seeking approval of a conditional use permit to operate a grocery store exceeding 20,000 square feet, including off-sale alcohol sales and 24-hour operations, within an existing commercial tenant space at the Wing Center located at 1581 W. Campbell Ave.

The first Apni Mandi store opened in 2018 in Sunnyvale to offer authentic, high-quality, and affordable Indian grocery products and prepared foods. Through retail stores, online platforms, and a wholesale operation, Apni Mandi consistently delivers high-quality groceries, fresh produce, and prepared food to our customers.

The company, whose name translates to “My Market”, has grown to four stores (two in Sunnyvale, one in Milpitas, and one in Fremont) and a major warehouse facility. In 2026, Apni Mandi plans to grow to six stores. Campbell will be the fifth store and represents an evolution of the brand, with enhanced store design and product offerings under the new brand name AM Farmer’s Market.

Description of Premises:

The proposed store will occupy an existing, approximately 26,000-square-foot tenant space within the Wing Center shopping center. The space was previously occupied by Big Lots until its closure in early 2024. The project plan includes a comprehensive redesign of the exterior façade and landscaping along Campbell Avenue, replacing the existing plain stucco frontage with new architectural materials, articulated storefront elements, and transparent glazing. These improvements will modernize the center, enhance visual interest, and create a more inviting pedestrian-oriented frontage. After permits are granted, Apni Mandi estimates a store “fit-out” of 4 months before the store will be open to customers.

Operations:

- **Products:** The Campbell store will expand its relevance to the area by offering an expanded range of Southeast Asian and Hispanic grocery products, debuting the new “AM Farmers Market” brand to convey this broader product range. This includes an extensive meat and fish selection, ice-cream and drinks shop, and a selection of fine specialty spirits, wine and beer.

- **Hours:** The store is proposed to operate 24 hours a day. While customer traffic during overnight hours is typically light, operating 24 hours is a consistent feature of all Apni Mandi stores to serve customers who may work late-night and early-morning shifts, including employees at nearby hospitals and other essential services. We will implement the same effective security and safety protocols currently deployed at our other locations, door guards, and AI cameras. No deliveries will occur before 7 am or after 6 pm.
- **Alcohol sales:** Wine, beer, and spirits will be sold for off-site consumption under a California Type 21 (Off sale general) license. Alcohol products will be offered in a separate, enclosed retail area within the store, with access provided through a dedicated entrance interior to the premises. This layout allows for controlled access and oversight.
- **Prepared food and seating:** While our stores are known for delicious hot and prepared foods, no restaurant-style seating will be provided inside; only limited outdoor seating will be available.
- **Produce displays:** Fresh produce displays will be placed along the storefront to showcase the variety and quality of fruits and vegetables.
- **Take Away Window:** The store front will have a take away window. The deliveries from the window will be collected by customers by walking up to the take out window.
- **Parking:** The existing shopping center contains 162 parking spaces. Concurrent with this project, the parking lot will be restriped, increasing the number of on-site spaces to 171. However, due to the fire truck clearance 11 nos of parking spaces have to be abandoned and, therefore, a total of 160 nos of parking spaces will be available. Parking will continue to be shared among tenants within the center and is sufficient to meet the City's parking requirements for the proposed use.

Project Benefits:

Staff Note: This information is out of date.

The proposed Campbell location will activate a large vacant commercial space within the shopping center and introduce a unique retail anchor to the community. The store is expected to create approximately 95 full- and part-time jobs upon opening.

The West Valley includes a growing community of Indian, Pakistani, Afghan, Sri Lankan, Bangladeshi, Chinese, and broader Southeast Asian populations. The proposed store responds to the market by providing specialty products not widely available in conventional markets.

As a specialty grocery destination, AM Farmers Market is expected to complement existing grocers in the area. This customer base frequently cross-shops within the same center and at nearby retail centers.

The project also includes significant façade improvements and site enhancements that will modernize the appearance of the center and improve its pedestrian presence along Campbell Avenue. Overall, the proposed use will strengthen the tenant mix, increase economic activity, and contribute to the long-term vitality of West Campbell.

For **RAVI SINGH**

OWNER, APNI MANDI

DEVENDRA DESHWAL

DESIGNER & ENGINEER OF RECORD

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: August 25, 2026

From: Daniel Fama, Senior Planner

Via: Rob Eastwood, Community Development Director

Subject: Conditional Use Permit with Site and Architectural Review

File No.: PLN-2025-167 ~ 1581 W Campbell Avenue

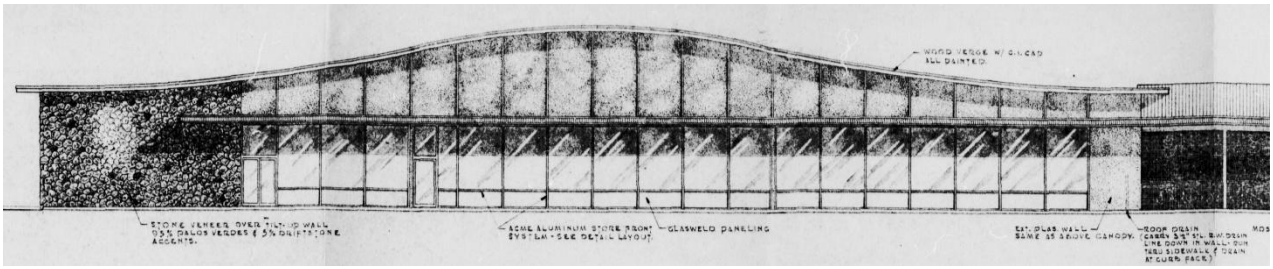
BACKGROUND

Project Site: The project site is the Wing Center, a three-acre shopping center located along West Campbell Avenue and South San Tomas Aquino Road, consisting of an approximately 37,000-square-foot primary building and a secondary approximately 6,000-square-foot building. The center is anchored by an approximately 26,000-square-foot tenant space most recently occupied by the Big Lots discount store, which has also been seasonally occupied by Spirit Halloween. Other tenants within the center include Taqueria Los Pericos, Little Caesars Pizza, Sherwin-Williams Paint Store, and Freddie's Liquor.

The shopping center abuts office and retail properties to the north and a commercial daycare center to the west, with the Moreland West single-family residential neighborhood located farther west across La Pradera Drive. The center also surrounds a Chevron service station that is not part of the shopping center, as shown on the aerial map below. The property is designated *Neighborhood Commercial* by the General Plan Land Use Diagram and NC (Neighborhood Commercial) by the Zoning Map.



Background: On August 6, 1963, the Planning Commission approved an "S" Site Approval for construction of a supermarket along West Campbell Avenue, which was operated as Wing's Market beginning in the mid-1960s. As shown in the 1963 plans, below, the building reflected the mid-century modern commercial style common to the period, characterized by a distinctive sweeping roofline over the storefront.



By 1974, the supermarket space had transitioned to Nob Hill Food, as reflected in City records from that year. The building continued in grocery use for more than a decade, with the Planning Commission approving Site and Architectural Review Permit ("S" 88-14) on October 11, 1988, for a remodel and minor addition. Although the project largely retained the building's original architectural character, it introduced a new covered paseo along the storefront, as shown below.



A more substantial transformation occurred several years later, when the Planning Commission approved Site and Architectural Review Permit ("S-93-01") on March 23, 1993. That approval allowed extensive modifications to the former grocery building to accommodate the MacFrugals discount store, replacing the original sweeping roofline with the more horizontal appearance that largely remains today, as shown below.



The 1993 approval also included construction of the approximately 6,000-square-foot retail pad building along San Tomas Aquino Road, together with installation of the current public improvements along the shopping center frontage, including the expanded sidewalk, public parking strip, and bus duckout. MacFrugals was subsequently rebranded as Big Lots circa 2001 and continued operating from the anchor tenant space until its closure in 2024.

Proposed Project: The submitted application for a Conditional Use Permit with Site and Architectural Review would allow reestablishment of a grocery store use within the approximately 26,000 square-foot anchor tenant space. The proposed grocery store, Apni Mandi Farmers Market, would operate 24 hours a day and include the off-site sale of alcoholic beverages. The proposal also includes architectural modifications to the existing building as well as construction of an approximately 900 square-foot mezzanine space (reference **Attachment A** – Project Plans).

PROJECT DATA

Zoning Designation:	NC (Neighborhood Commercial)
General Plan Designation:	*Neighborhood Commercial*
Net Lot Area:	3 acres
Building Area:	36,680 square-feet (main building) 5,820 square-feet (pad building) 42,500 square-feet (total building area)
Tenant Area:	26,085 square-feet 922 square-feet 27,007 square-feet (total tenant area)
Building Height:	29 feet
Parking Supply:	165 spaces (center-wide equivalent)

DISCUSSION

The Site and Architectural Review Committee's (SARC) role is to review the architectural design and site configuration of the proposed project for compatibility with City design standards and guidelines and to make recommendations, as appropriate, to the Planning Commission. The Committee's review is therefore focused primarily on the physical design of the project, including the proposed building modifications, materials, architectural treatment, landscaping, circulation, and other site improvements. Operational aspects of the proposed grocery store, such as the requested 24-hour operation or off-site sale of alcoholic products will be considered by the Planning Commission as part of its review of the project as a whole.

Architectural Design: The proposed remodel is intended to update the building's appearance to establish a more identifiable architectural presence for the new grocery store while generally retaining the existing scale and horizontal form of the shopping center. As shown in the rendering below, the proposed design introduces a more defined storefront composition, additional architectural detailing, and a new material and color palette intended to differentiate the anchor tenant from the adjoining commercial spaces.



The principal architectural modifications include:

- Construction of a new raised architectural feature above the center of the tenant space, incorporating a projecting cornice, decorative corbels, and accent materials. This feature would replace the relatively utilitarian appearance of the existing rooftop screening associated with wireless telecommunications equipment with a more integrated architectural element.

- Reconfiguration of the primary storefront to create a more prominent central façade and identifiable entrance area, including new column base treatment, horizontal molding, and a large tenant identification area.

- Modification of the secondary architectural feature toward the western portion of the storefront to frame the tenant logo and entrance.

- Installation of new stucco finishes, decorative molding, faux brick accent panels, and other architectural detailing.

- Modification of the existing storefront glazing, including removal or covering of portions of the existing windows and installation of wall areas containing graphic displays identified on the plans as "still graphics."

Overall, the proposed remodel would substantially improve the appearance of the former Big Lots tenant space by introducing new architectural elements that would add depth and visual interest to the otherwise strongly horizontal façade. In addition to modernizing the building's appearance, these improvements would create a stronger focal point for the tenant space that is appropriate for a grocery store use. Taken together, the proposed improvements would provide a more distinctive and visually engaging storefront, improve the appearance of the existing shopping center, and support the General Plan's objectives for high-quality design and reinvestment in established commercial centers under Policies LU-2.1, CD-1.3, and ED-2.4.

Policy LU-2.1	Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.
Policy CD-1.3:	Through implementation of the city's design review process, encourage creative, high-quality, innovative, and distinctive architectural and site designs that help create unique, vibrant places.
Policy ED-2.4:	Encourage the revitalization of existing shopping centers, business parks, industrial areas, and key corridors as needed in order to meet the economic development goals of the city.

However, the proposal would substantially reduce the amount of transparent glazing along the building façade because the interior layout of the grocery store requires extensive use of perimeter wall space for shelving, displays, and other store functions. To avoid creating long expanses of blank wall, portions of the former storefront openings would instead incorporate "still graphics" that function as mural-like artwork. These graphics would add visual interest to the façade but, to avoid being classified as signage, would need to consist of generic imagery that does not incorporate tenant-specific branding, logos, colors, or other identifying iconography. In reviewing the proposal, the SARC may wish to consider whether this treatment provides sufficient visual interest or whether additional glazing should be retained. It should be noted that if the proposed graphic panels are not supported, the interior layout may need to be revised to retain the existing storefront glazing.

Separately, the approximately 6,000-square-foot pad building would retain its existing form and architectural detailing, resulting in a different architectural character and material palette from the remodeled primary building. While the two buildings need not be architecturally identical, some visual coordination would help maintain a cohesive appearance for the shopping center. Staff therefore recommends that, at a minimum, the pad building be repainted using colors consistent with the proposed primary building to better integrate the two structures while retaining the pad building's existing architectural features.

Site Layout/Parking: The project would not substantially modify the existing site layout or vehicle circulation within the shopping center, although several changes to the parking configuration are proposed. The center currently provides 165 parking spaces, including a series of parallel spaces located behind the anchor building that appear to have been introduced as part of the 1993 remodel. During review of the current application, it was determined that these spaces encroach into the required 20-foot-wide fire lane behind the building and therefore must be removed.

To offset the loss of the rear parking spaces, the proposal includes restriping of the parking lot to create three additional parallel parking spaces adjacent to the service station and 20 motorcycle parking spaces along the rear of the building outside of the fire lane. Under the Zoning Code, motorcycle spaces may be credited toward required parking at a ratio of four motorcycle spaces to one standard vehicle space, up to a maximum credit of five vehicle spaces. Accordingly, the 20 motorcycle spaces are equivalent to five vehicle spaces, resulting in a total parking supply equivalent to 165 vehicle spaces.

The Zoning Code provides that when an existing structure changes to a use requiring the same or fewer parking spaces than the immediately preceding legally established use, the parking requirement remains the same as that of the previous use. Because the proposed grocery store and former general retail use are subject to the same parking standard, the existing parking requirement of 165 spaces would continue to apply.[1] With the proposed restriping and motorcycle parking, the project would satisfy this requirement with an equivalent of 165 parking spaces.

The proposed parking and circulation modifications are also consistent with General Plan Actions T-4.i and T-4.k, which call for efficient on-site vehicle circulation and adequate emergency access. Removal of the rear parking spaces would maintain the required Fire Department access lane, while the remaining restriping would preserve the existing circulation pattern and parking supply.

Action T-4.i:	Design parking lots to minimize impacts on the street system by providing adequately sized driveways, sufficient queuing, and efficient circulation.
Action T-4.k:	Require all new developments to provide adequate emergency access.

Other Site Improvements: The project plans also identify several ancillary improvements associated with operation of the grocery store. A new trash enclosure has been constructed under a separate building permit, with the approved enclosure plans incorporated into the project plans for reference. Along the storefront, the plans identify designated shopping cart storage areas as well as a series of outdoor display boxes constructed of treated wood with metal brackets.

[1]The proposed 922-square-foot mezzanine is not considered a separate story under CBC Section 505 and is therefore not included in gross floor area for purposes of calculating required parking.

These features would introduce additional activity and merchandise display along the pedestrian frontage and should be arranged and maintained so as to preserve a clear and orderly storefront appearance and avoid obstruction of required pedestrian access. The SARC may wish to consider whether the proposed location, extent, and design of the outdoor display and cart storage areas are compatible with the overall architectural treatment of the remodeled building.

Signage: Signage would be reviewed under a separate sign permit reviewed by staff. However, the signage shown on the proposed elevations appears generally consistent with the Master Sign Plan approved for the shopping center in 1993, including its provisions for individual channel letters, logo elements, and the location and scale of building-mounted signage. Any request for larger or additional signage would require preparation of a new Master Sign Plan for review and approval by the Planning Commission.

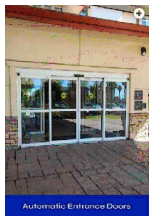
SUMMARY

The proposed project would return the Wing Center's anchor tenant space to the grocery store use for which it was originally developed, while providing a substantial exterior remodel of the primary building and generally retaining the existing site configuration and parking supply. The principal design considerations include the proposed reduction in storefront glazing and use of "still graphics," as well as how the remodeled primary building would relate to the existing pad building along San Tomas Aquino Road. Although substantial modifications to the pad building are not proposed, staff recommends that it at least be repainted using colors consistent with the primary building to provide a more cohesive appearance for the shopping center. The SARC should consider these design and site-planning issues and provide any recommendations for consideration by the Planning Commission.

Attachments

A. Project Plans





AUTOMATIC DOOR

NEW SWING DOOR WILL BE SELF CLOSING.
Type: Automatic Swing Door
Material: Glass panels framed with aluminum or metal.

https://www.vortexdoors.com/commercial-doors-services/automatic-door-systems#brxe-footcta

MATERIAL SHEET



TAKE AWAY WINDOW
QUICK SERVE (SC-4030)
COLOUR BLACK

NOTES :-
1.SIGNAGE IS SUBJECT TO A SEPARATE PERMIT.
2. WIRELESS TELECOMMUNICATIONS EQUIPMENT WILL BE RELOCATED UNDER A SEPARATE PERMIT AND IS NOT SUBJECT TO THIS APPLICATION.

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT
SARATOGA, CA - 95070
PH. NO: 408-318-1053
EMAIL:dsdeshwal@gmail.com

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
TI BUILDING B
WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
PROPOSED
MATERIAL
SHEET
ALTERNATE

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A8.2-A



APNI MANDI FRONT VIEW



APNI MANDI LEFT VIEW

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
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SHEET TITLE:-
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FRONT
FACADE
VIEWS
ALTERNATE

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A10.1-A



APNI MANDI RIGHT VIEW



STREET ESCAPE VIEW

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
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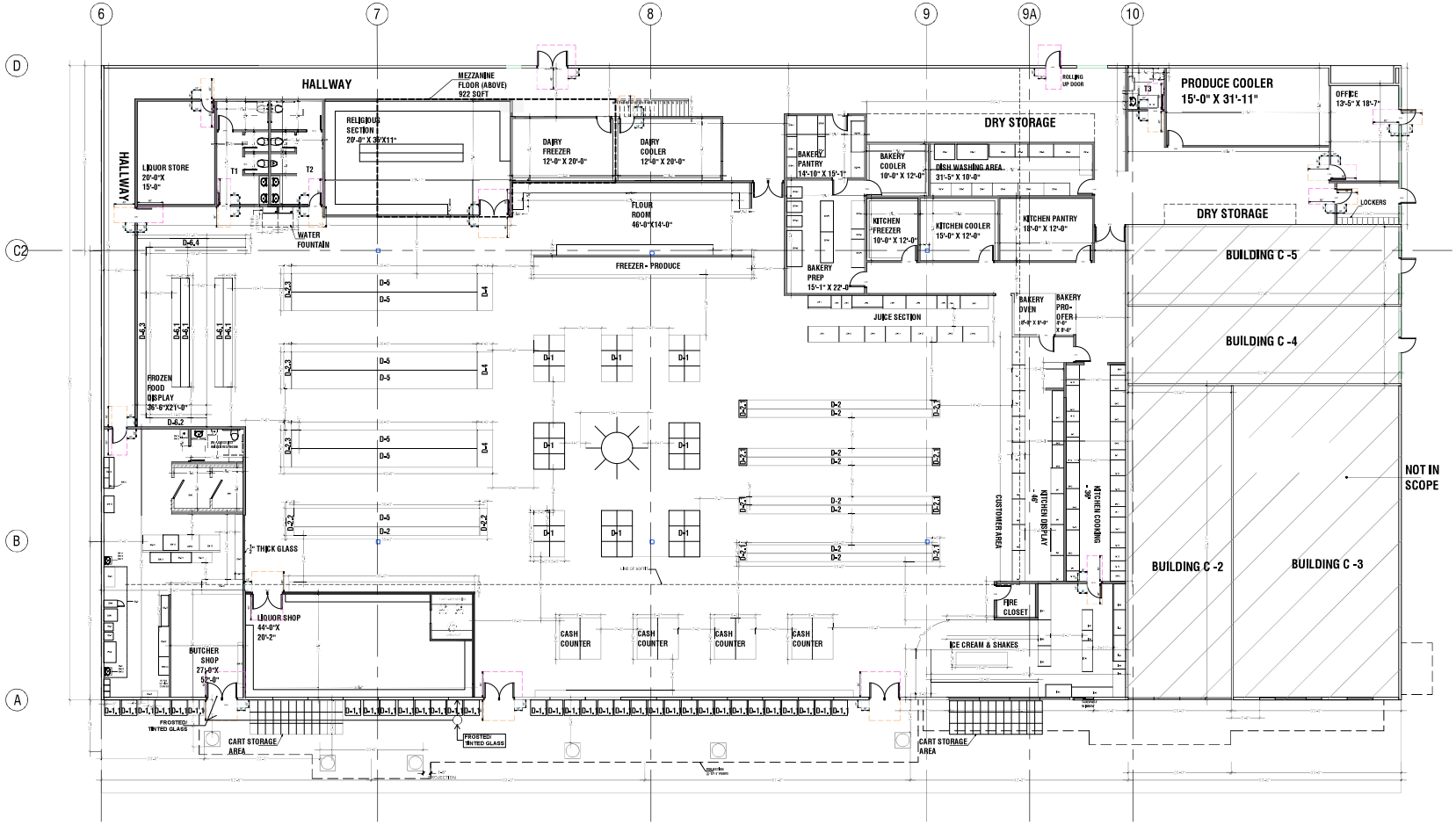
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WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
PROPOSED
FRONT
FACADE
VIEWS
ALTERNATE

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A10.2-A



PROPOSED FLOOR PLAN

SCALE 1/10" = 1'

OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT
SARATOGA, CA - 95070
PH. NO: 408-318-1053
EMAIL:dsdeshwal@gmail.com

LICENSED PROFESSIONAL ENGINEER DEVENDRA SINGH DESHWAL C 89732 CIVIL STATE OF CALIFORNIA

REVISIONS		
NUMBER	DATE	DESCRIPTION

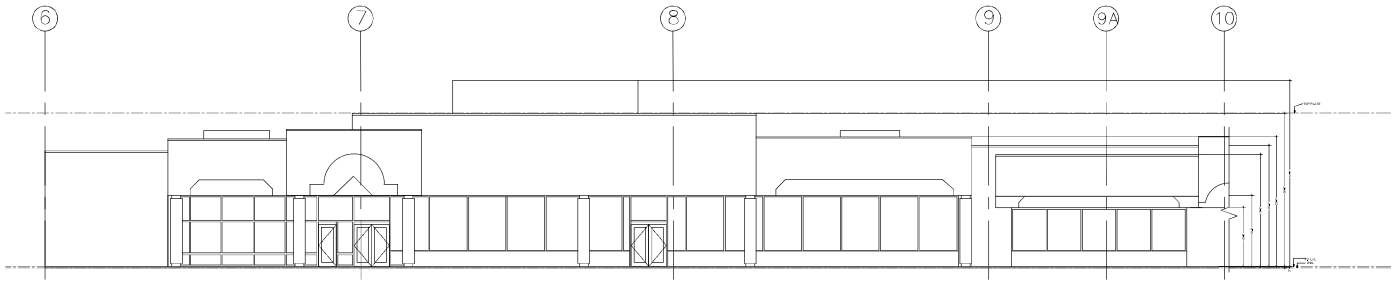
PROJECT :
TI BUILDING B
WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
PROPOSED
FLOOR PLAN

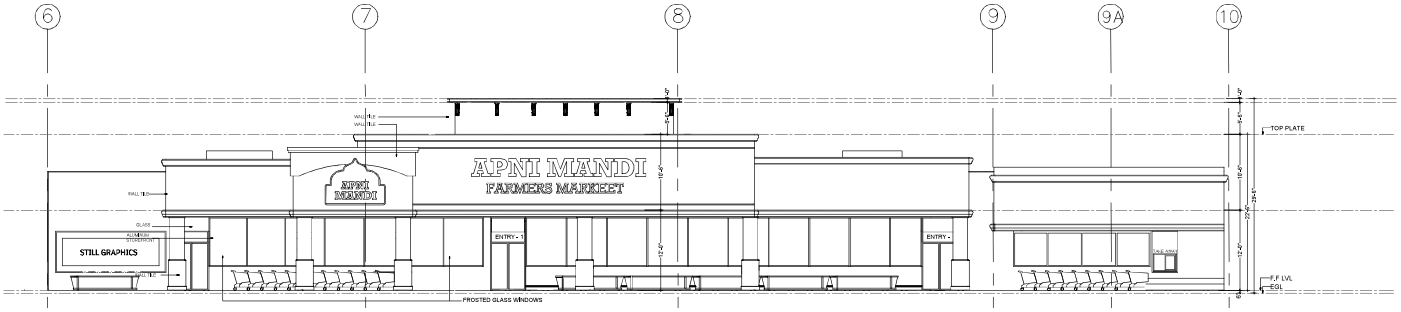
DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A3.2-A

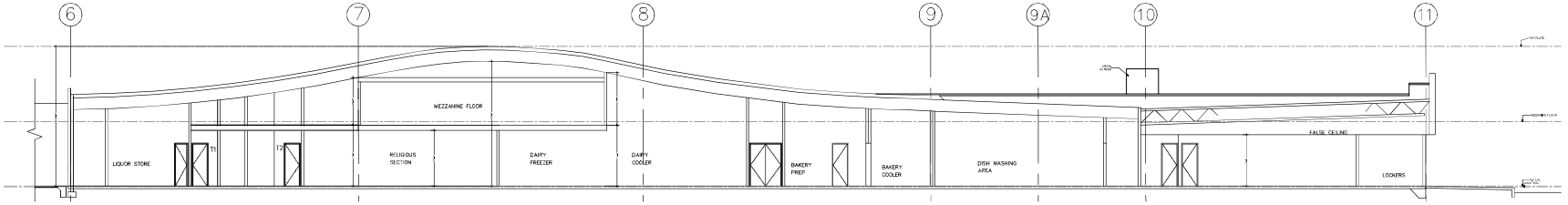


1 A7 **EXISTING FRONT ELEVATION**
SCALE 1/10" = 1'

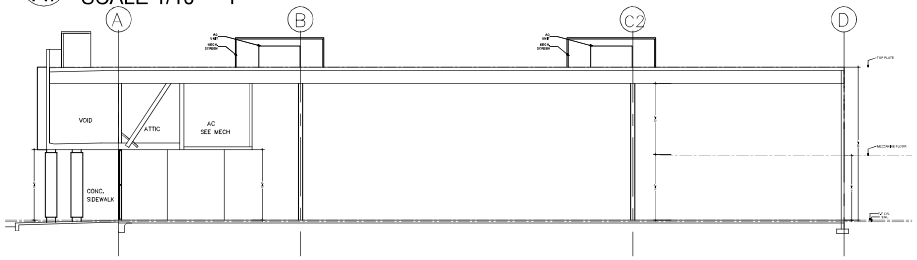


2 A7 **PROPOSED FRONT ELEVATION**
SCALE 1/10" = 1'

NOTES :-
SIGNAGE IS SUBJECT TO A SEPRATE PERMIT.



3 A7 **SECTION 1-1**
SCALE 1/10" = 1'



OWNER :-

APNI MANDI
FARMERS MARKET

DESIGNER :-

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LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
STATE OF CALIFORNIA

REVISIONS

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PROJECT :
TI BUILDING B
WINGS CENTER
1581W
CAMPBELL
AVENUE,
CAMPBELL,
CA-95008

SHEET TITLE:-
EXISTING/
PROPOSED
ELEVATION &
SECTIONS

DATE
09/09/2025

SCALE
AS SHOWN ON PLANS

SHEET
A8-A