



CITY OF CAMPBELL
Community Development Department

November 30, 2018

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **December 11, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of David Mena for a Conditional Use Permit and Administrative Planned Development Permit (PLN2018-183) to allow alcohol service and outdoor seating in conjunction with a new restaurant located at **651 W. Hamilton Avenue**. Staff is recommending that this item be deemed Categorical Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

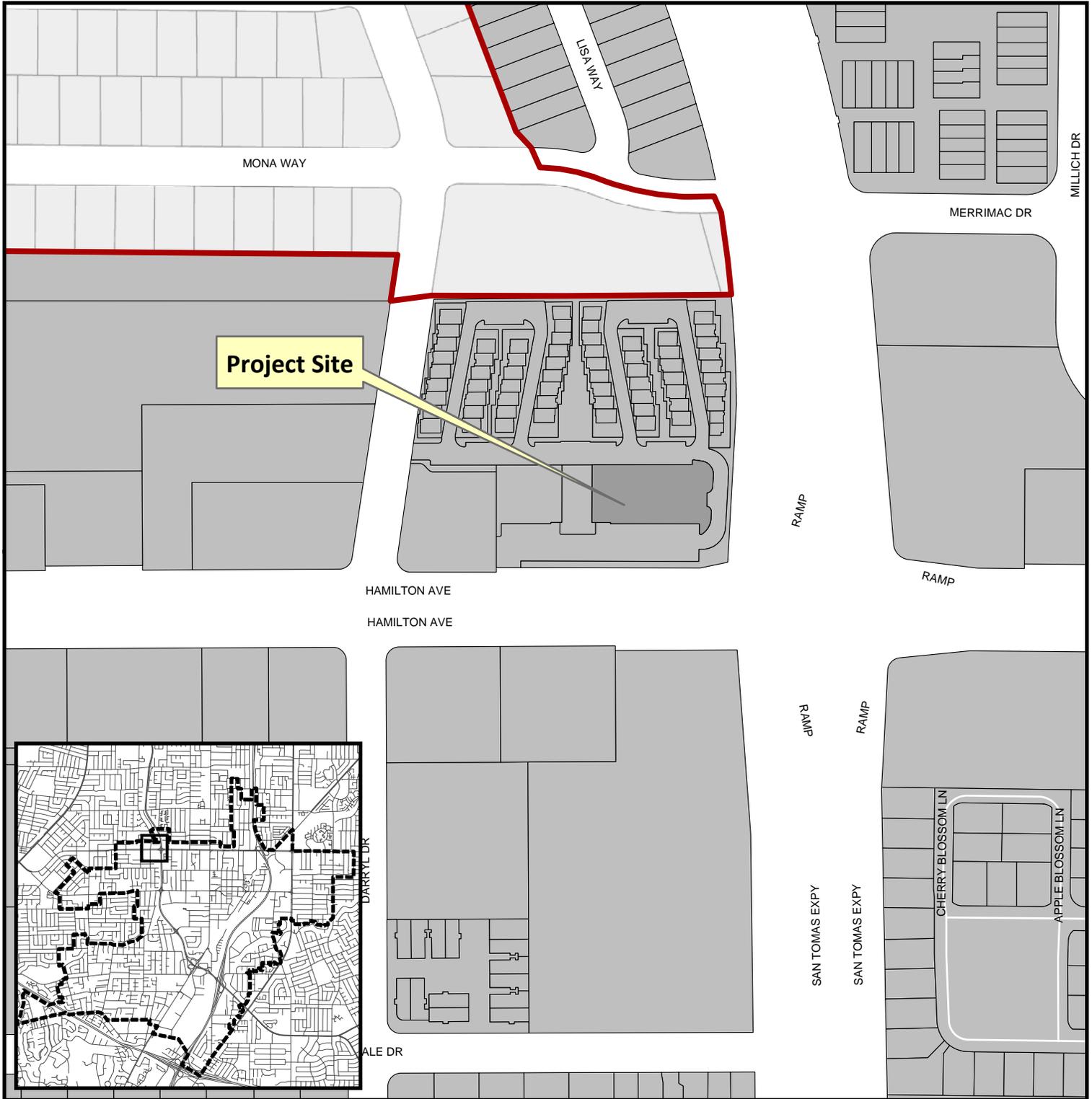
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **651 W. Hamilton Avenue**

Project Location Map

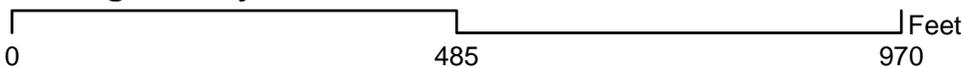


Project Location: 651 W. Hamilton Ave. #1070

Application Type: Conditional Use Permit and Administrative Planned Development Permit

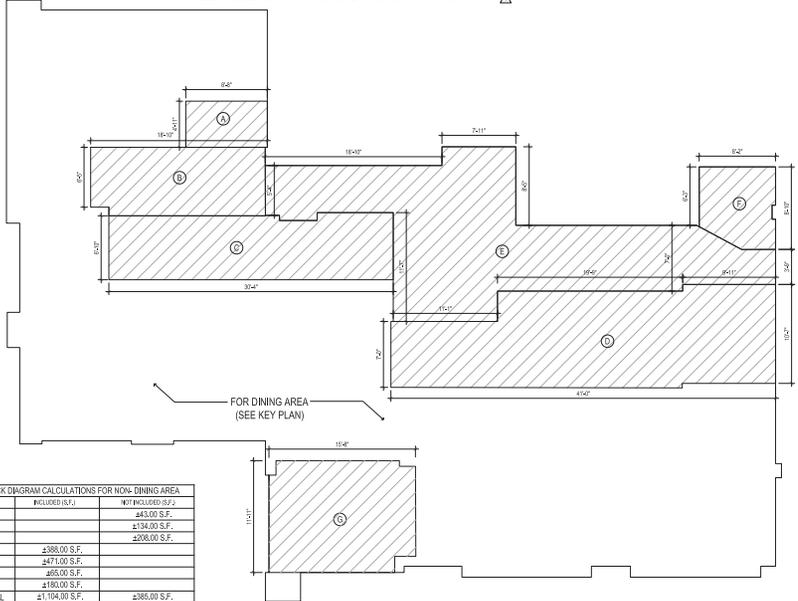
Planning File No.: PLN2018-183

Description: Beer and wine service and outdoor seating in conjunction with a new restaurant



Community Development Department
Planning Division

NON-DINING BLOCK DIAGRAM

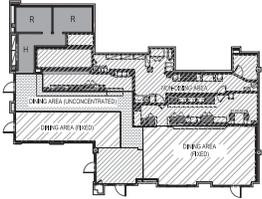


BLOCK DIAGRAM CALCULATIONS FOR NON-DINING AREA

AREA	# INCLUDES (S)	#07 EXCLUDES (S)
A*	1	443.00 S.F.
B*	1	1534.00 S.F.
C*	1	2008.00 S.F.
D	±388.00 S.F.	
E	±471.00 S.F.	
F	±65.00 S.F.	
G	±184.00 S.F.	
TOTAL	±1,104.00 S.F.	±388.00 S.F.
TOTAL NON-DINING AREA INCLUDED = ±1,104 S.F.		

NOTE: *AREA NOT INCLUDED PER UNDERSTANDING BETWEEN CITY, LL & TENANT.

KEY PLAN



LEGEND

- NON-DINING AREA (INCLUDED & NOT INCLUDED)
- DINING AREA (FIXED SEATING)
- DINING AREA (UNCONCENTRATED SEATING)
- RESTROOM (R), HALLWAY (H) & MISC.

ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT FOR:

BREW CITY GRILL

651 W HAMILTON AVENUE, SUITE 1070
CAMPBELL, CA 95008



PROJECT DATA

APPLICABLE CODES:
ALL CONSTRUCTION IS TO CONFORM TO:
2018 CALIFORNIA BUILDING CODE
2018 CALIFORNIA GREEN BUILDING STANDARDS CODE
2018 CALIFORNIA ELECTRICAL CODE
2018 CALIFORNIA PLUMBING CODE
2018 CALIFORNIA MECHANICAL CODE
2018 CALIFORNIA FIRE CODE
2018 CALIFORNIA ENERGY CODE
CITY OF CAMPBELL MUNICIPAL CODES AND ORDINANCES

ZONING:
307-51-070

RE CONSTRUCTION TYPE:
TYPE III - 1-8 (SPRINKLERED)

PROPOSED USE:
RESTAURANT

OCCUPANCY GROUP:
A2

TENANT AREA:
±3,574 S.F.

PARKING:
28 SPACES PROVIDED

DIRECTORY

TENANT:
BREW CITY GRILL
651 W HAMILTON AVENUE,
CAMPBELL, CA 95008
TEL: 408-878-0000
EMAIL: matthewskelly84@gmail.com

PROPERTY OWNER:
ALVIN'S CORNER AT PENNY LANE LLC
2305 THE PALMADA, SUITE 100
SAN JOSE, CA 95126
TEL: 408-432-7492
EMAIL: dcbiano@robsonhomes.com

ARCHITECT:
MENA ARCHITECTS
575 W EL CAMINO REAL,
MOUNTAIN VIEW, CA 94040
TEL: 650-270-3550
EMAIL: info@menaarchitects.com

INTERIOR DESIGN:
RESTAURANT DESIGN CONCEPTS INC.
1077 22ND AVE,
SUITE 110B
THE EMERALD CADERO COVE
DUBLIN, CA 94568
TEL: 925-838-7000
EMAIL: nhar@restaurantdesignconcepts.com

PARKING & SEATING TABULATION

PARKING ANALYSIS
(PER CAMPBELL MUN. CODE, TITLE 21, CH. 2.28, 2.28.040, TABLE 3-1)

EATING/DRINKING ESTABLISHMENT (NO DRIVE THROUGH): 1 space for each 3 seats (indoor or outdoor) plus 1 space for each 200 sq. ft. of non-dining floor area.

UNCONCENTRATED SEATING: ±1,104 S.F. / 200 = 5 SPACES

FIXED SEATING @ DINING: ±1,090 S.F. / 50 = 21 SPACES

NON-DINING AREA: ±1,104 S.F. / 200 = 5 SPACES

PARKING PROVIDED: ±28 SPACES

SEATING ANALYSIS

USE	AREA	PROPOSED SEATING	PARKING PER SEAT OR AREA (PER ORDINANCE)	REQUIRED PARKING
UNCONCENTRATED SEATING	±385 S.F.	15	1 PER 3 SEATS	5
FIXED SEATING @ DINING	±1,090 S.F.	50	1 PER 3 SEATS	17
NON-DINING AREA KITCHEN (INCLUDED IN CALCULATIONS)	±1,104 S.F.	-	1 PER 200 S.F.	6
RESTROOMS (R), HALLWAY (H), & MISC.	NA	-	-	-
TOTAL PROPOSED SEATING & PARKING		65	-	28

DRAWING INDEX

SHEET #	DESCRIPTION	REVISION
P001	COVER SHEET	
A1.P	EXISTING SITE PLAN (FOR REFERENCE ONLY)	
A2.N	EXISTING SUBIRING FLOOR PLAN (FOR REFERENCE ONLY)	
K2.A	FLOOR PLAN - EQUIPMENT PERMIT	
K2.B	FURNITURE & FIXTURE SCHEDULE	
H100	SEATING & PROVIDED SEATS	

VICINITY MAP



SCOPE OF WORK

THE SCOPE OF WORK UNDER THIS APPLICATION INCLUDES THE TENANT IMPROVEMENTS TO ACCOMMODATE A NEW RESTAURANT WITH A FULL BAR, OUTDOOR PATIO WITH SEATING WITHIN AN EXISTING MIX USE BUILDING. THIS WORK INCLUDES NEW WORKING WALLS, NEW KITCHEN EQUIPMENT, MECHANICAL, ELECTRICAL, AND PLUMBING WORK ASSOCIATED WITH THESE TENANT IMPROVEMENTS.

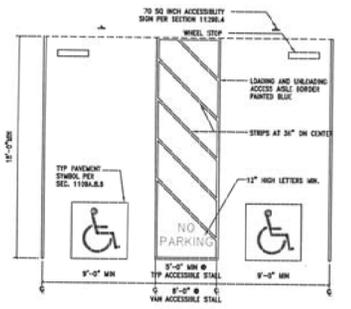
PLANNED DEVELOPMENT PERMIT FOR
BREW CITY GRILL
651 W HAMILTON AVE, SUITE 1070
CAMPBELL, CA 95008

PLAN CHECK	10.30.18
REVISION	DATE
DATE	06.05.18
JOB NO.	18-590

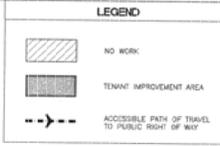
COVER SHEET

SCALE: AS NOTED

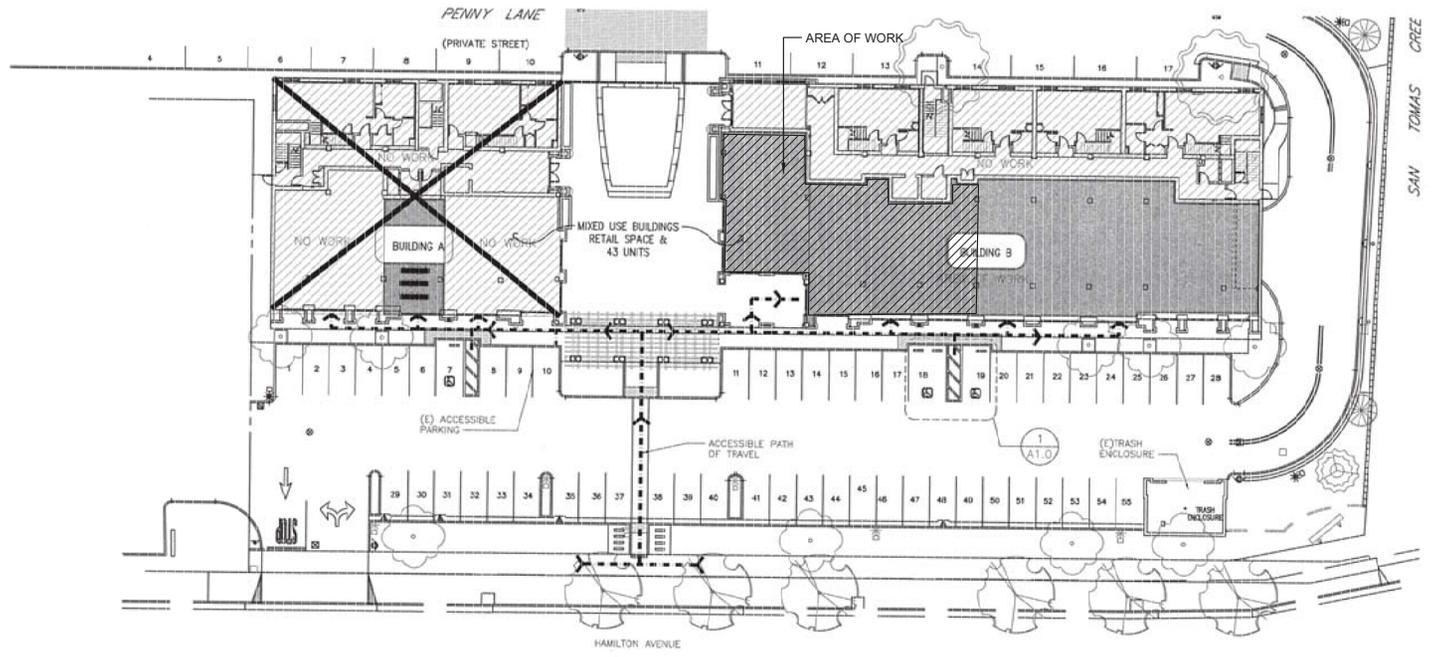
P001



EXISTING ACCESSIBLE PARKING ①



City of Campbell
 Building Inspection Division
PLAN APPROVED
 This plan with all related documents has been reviewed for compliance with the City of Campbell and State of California Codes. This plan shall not be changed or modified without authorization from the Building Official. When performed related to this plan that the date of inspection is on this plan and all applicable codes. This approval shall be held in force and effect until the expiration of a violation of any City of ordinance.
[Signature]
 Approved: **2018-00045** 03-09-10
 Permit No.



EXISTING SITE PLAN ②

FOR REFERENCE ONLY (EXISTING SITE PLAN)



1565 The Alameda, Suite 105
 San Jose, CA 95116
 TEL 408.265.5155
 FAX 408.265.6155



ALVINS CORNER T.I.
 651 W. HAMILTON AVE
 CAMPBELL, CA 95008
 CLIENT: ALVINS CORNER AT PENNY LANE LLC

Drawn by: JE, CM
 Project Number: 18-071
 Date: 10/18/2017
 CONSTRUCTION DOCUMENT SET

Sheet Title:
 EXISTING SITE PLAN
 (FOR REFERENCE ONLY)

A1.0

DRY STORAGE CALCULATIONS

ITEM #	SHELF SIZE	SHELF DESCRIPTION	# OF SHELVES	# OF BAYS	TOTAL SQ FT
	5'-0"	EAGLE BRAND ZINC SHELVES 60" L X 18" W X 14" H, 9 TIERS	9 SHELVES	3 BAY	75 LN FT
	4'-0"	EAGLE BRAND ZINC SHELVES 48" L X 18" W X 14" H, 9 TIERS	9 SHELVES	3 BAYS	60 LN FT
				TOTAL	135 LN FT

- 1) G.C. TO ANTICIPATE TO INSTALL ALL ITEMS UNLESS OTHERWISE NOTED ELSEWHERE ON PLANS. IT IS THE G.C.'S RESPONSIBILITY TO NOTIFY CLIENT AND DESIGN TEAM IF THERE APPEARS TO BE CONFLICTING INFORMATION.
- 2) G.C. TO COORDINATE UTILITY SERVICE APPLICATION AND UPGRADES AS NEEDED.
- 3) FIRE URUP AND SHUNT ON HOOD SYSTEMS ARE DONE BY G.C.
- 4) STAINLESS STEEL SUPPLIER TO INSTALL HOOD DUCT SYSTEMS, BLOWERS, ENCLOSURES, AND FLASHING FOR HOODS.
- 5) G.C. TO COORDINATE AND SUPPLY UNUSUAL INSTALLATION TOOLS SUCH AS CRANES, SCISSOR LIFTS, FORKLIFTS, ETC.
- 6) G.C. TO COORDINATE ROOF PENETRATION AND PATCH WITH LANDLORD'S ROOFING CONTRACTOR.

- 7) G.C. TO COORDINATE EXTERIOR SIGNAGE POWER REQUIREMENTS.
- 8) G.C. TO COORDINATE AND SUPPLY LIFE SAFETY REQUIREMENTS.
- 9) G.C. TO SUPPLY AND INSTALL FIRE EXTINGUISHERS.
- 10) IF PURCHASED FROM RDC, RDC WILL COORDINATE NEW HOOD FIRE SUPPRESSION SYSTEM INSTALL.
- 11) G.C. TO SUPPLY AND INSTALL PER FIRE ALARM REQUIREMENTS.
- 12) G.C. TO SUPPLY AND INSTALL KNOX BOX IF REQUIRED.
- 13) G.C. TO COORDINATE SPECIAL INSPECTIONS.
- 14) G.C. TO COORDINATE CALGREEN REQUIREMENTS.

- 15) G.C. TO COORDINATE HOOD BALANCE REPORT REQUIREMENTS REGARDLESS IF RDC OR G.C. IS SUPPLYING SERVICE.
- 16) REFRIGERATION COMPANY TO PROVIDE CUT-OUTS IN WALK-IN COOLERS FOR FIRE SPRINKLER INSTALLATION. FIRE SPRINKLER INSTALL. IS BY FIRE SPRINKLER SUPPLIER.
- 17) REFRIGERATION COMPANY TO SUPPLY FLASHING FOR WALK-INS AS NEEDED.
- 18) WALK-IN SUPPLIER TO RECOMMEND AND LOCATE REMOTE COMPRESSOR LOCATION. SUPPLIER MUST COORDINATE WITH G.C. FOR PAD AND SUPPORT REQUIREMENT.
- 19) IT IS G.C.'S RESPONSIBILITY TO VERIFY WITH CLIENT IF SUPPLIER LIST CHANGED BEFORE START OF CONSTRUCTION.

- 19) IT IS G.C.'S RESPONSIBILITY TO SUPPLY ROUGH CONSTRUCTION SCHEDULE TO RDC IN ORDER TO RECEIVE ITEMS ON THE AS CONSTRUCTION GOES ON. BY BIDDING ON THIS PROJECT, THE G.C. UNDERSTANDS THAT ALL DELAYS WILL BE AT COOT TO CONTRACTOR BY FAILING TO SUPPLY A SCHEDULE.
- 20) G.C. TO PROVIDE BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, FLASHING FIXTURES AND MILLWORK.
- 21) G.C. SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL STAINLESS STEEL WALL SHELVING, FLASHING FIXTURES AND MILLWORK UON.
- 22) G.C. TO SET IN PLACE AND LEVEL ALL 6TN STEEL EQUIPMENT, UON.
- 23) G.C. TO CALK AND SEAL AT ALL 6TN STEEL EQUIPMENT AFTER SET IN PLACE AND LEVEL. TO COMPLY WITH HEALTH DEPARTMENT REQUIREMENTS.
- 24) G.C. TO PROVIDE 6TN 6TN STORAGE SHELF ABOVE HOP 6TN.

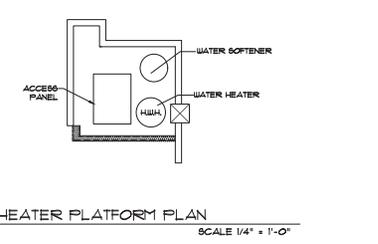
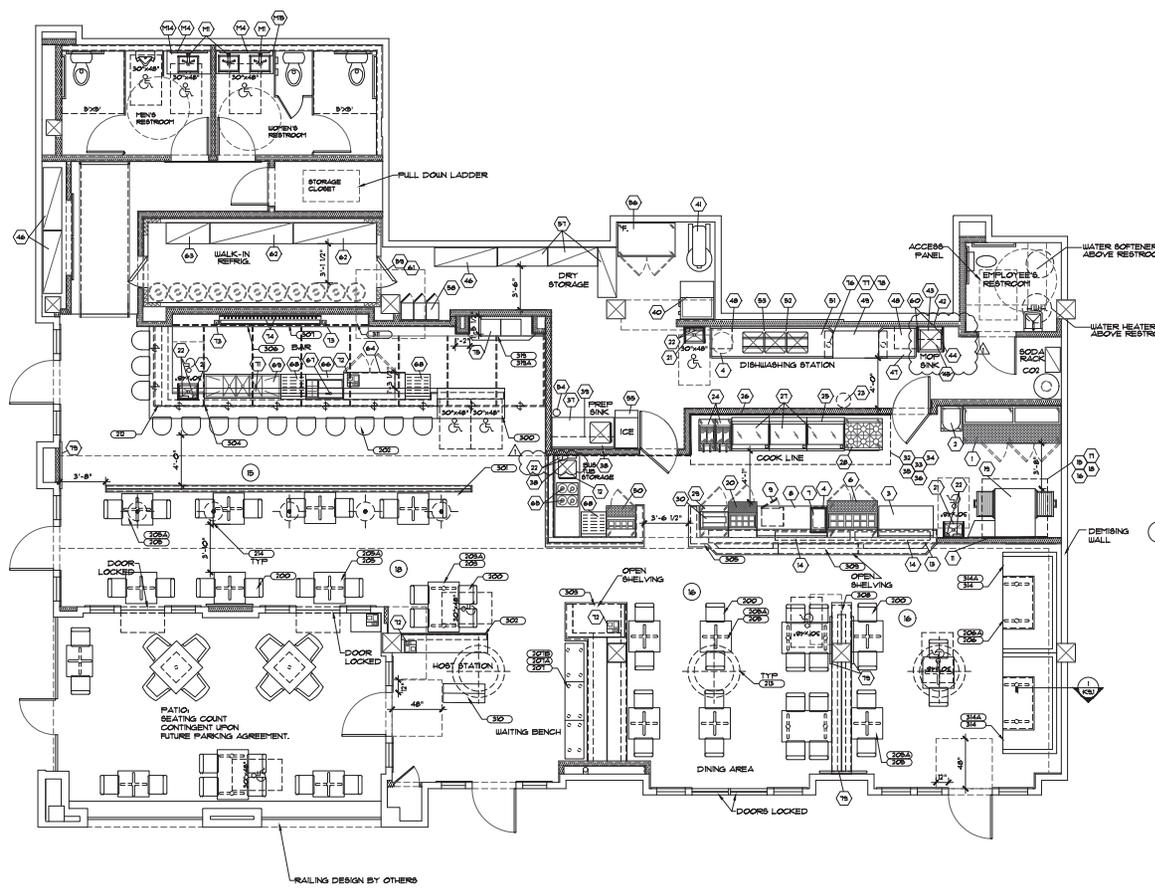


OAKLAND:
1017 22ND AVE.
SUITE #101-B OAKLAND, CA
94606

SAN JOSE:
105 N. BASCOM AVE.
SUITE #205 SAN JOSE, CA
95128
WWW.RESTAURANTDESIGNCONCEPTS.COM

FOR EQUIPMENT SCHEDULE
SEE SHEETS K3.1 & K3.2

FOR FURNITURE & FIXTURE
SCHEDULE SEE SHEET K3.3

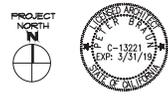


1 FLOOR PLAN
SCALE 1/4" = 1'-0"

2 MECHANICAL PLATFORM PLAN
SCALE 1/4" = 1'-0"

BREW CITY GRILL
651 W. HAMILTON AVE.
CAMPBELL, CA 95008

ISSUE	DESCRIPTION	DATE
BUILDING SUB		08-10-18
HEALTH RESUB		08-06-18
PRELIMINARY		03-28-18



THIS PROJECT AND PROFESSIONAL SEAL ARE EXPLICITLY ISSUED UNDER THESE CONDITIONS: THE SEALING CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, AND THE SEALING CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND THE SEALING CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND THE SEALING CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN.

DATE: OCTOBER 30 2018
DRAWN BY: TH CHECK: JY
JOB NO: 18025 SCALE: 1/4"=1'-0"

FLOOR PLAN
TITLE:
SHEET: K3.0



INTERIOR VIEW 1_ EXISTING



INTERIOR VIEW 1_ PROPOSED



INTERIOR VIEW 2_ EXISTING



INTERIOR VIEW 2_ PROPOSED



EXTERIOR VIEW 1_ EXISTING



EXTERIOR VIEW 1_ PROPOSED



PLAN CHECK	10.30.18
REVISION	DATE
DATE	06.05.18
JOB NO.	18-590

EXISTING & PROPOSED VIEWS

SCALE: AS NOTED