



**CITY OF CAMPBELL**  
Community Development Department

April 20, 2022

**NOTICE OF ADMINISTRATIVE ACTION**

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

**Project Address:** 811 West Hamilton Avenue

**Zoning | Area Plan:** P-D | N/A

**Neighborhood Association(s):** San Tomas West

**File No.:** PLN-2022-28

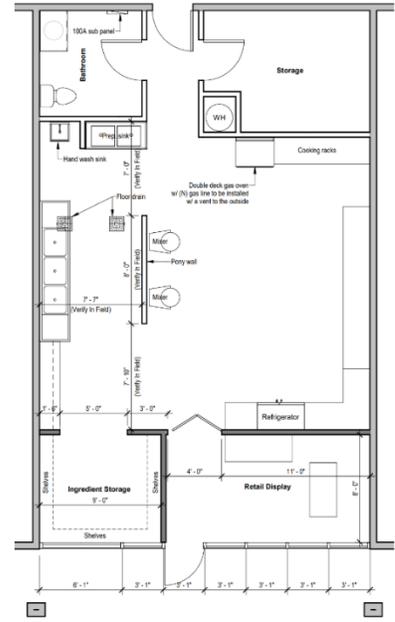
**APN:** 307-33-003

**Applicant:** Evangelos Tsellas

**Property Owner:** Hamilton Square LLC

**Application Type:** Administrative Planned Development Permit

**Project Description:** To allow a change of use within a P-D Zoning District from a convenience market/ice cream shop to a retail bakery, and an interior tenant improvement within the existing building footprint.

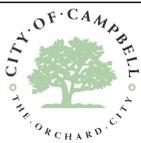


This project will be decided by the Community Development Director, and you have the opportunity to provide comment prior to the Director’s decision. The ten-day comment period for this application begins on April 20, 2022 and ends on April 30, 2022. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 PM on **April 30, 2022**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

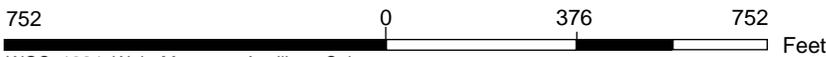
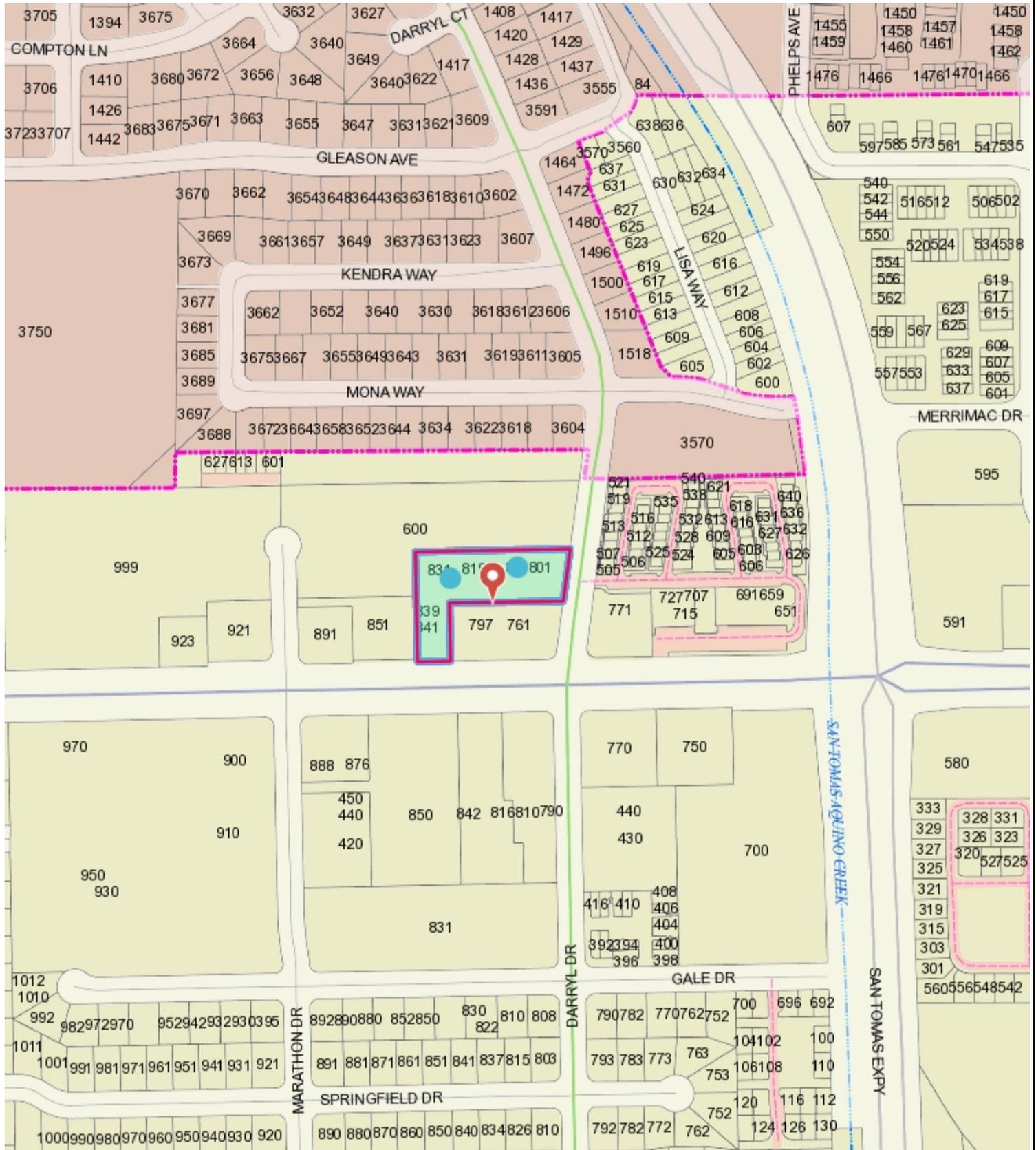
Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's website by scanning the QR code, below.

Questions or comments regarding this application may be addressed to Larissa Lomen, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email at [larissal@campbellca.gov](mailto:larissal@campbellca.gov).





# Location Map for 811 West Hamilton Ave.



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Campbell IT, GIS Services

Scale 1:4,514

This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

# Elona Foods - Tenant Improvement

811 W. Hamilton Avenue

Campbell, CA 95008

## Location Map



## Project Info.

Property Owner: Nicholas Speno  
811 W. Hamilton Avenue  
Campbell, CA 95009

Project Address: **Elona Foods**  
811 W. Hamilton Avenue  
Campbell, CA 95009

Scope of Work: • Tenant improvement

A.P.N.: 307-33-003

Construction Type: V-B

Occupancy: -

Sprinkler: N/A

## Code Compliance

CBC California Building Code 2019  
 CEC California Electrical Code 2019  
 CPC California Plumbing Code 2019  
 CMC California Mechanical Code 2019  
 CFC California Fire Code 2019  
 CEC California Energy Code 2019  
 CRC California Residence Code 2019  
 IBC International Building Code 2018

## Aerial Photo



## GENERAL

- These notes apply to all drawings.
- All work shall be in accordance with all Federal, State and Local Building Codes and Safety ordinances in effect at the place of building.
  - In the event certain features of the construction are not fully shown, their constructions shall be shown for similar features.
  - Any conflicts or discrepancies between the drawing and site conditions shall be immediately brought to the attention of the engineer and corrected as directed by the Engineer.
  - Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the Owner or the Engineer.
  - Contractor acknowledges that he has thoroughly familiarized himself with the building site conditions, grades, etc., with the drawings and specifications, with the delivery facilities and all other matters and conditions which may affect the operations and completion of the work and assumes all risks therefrom.
  - The drawings schematically indicate existing and new construction. Due to the nature of the work, adjustments will likely be required in the field to meet the design objectives. Such adjustments are part of the contract and shall be included in the lump sum bid.
  - Contractor shall be responsible for all temporary shoring. Shoring shall be provided to support the existing structure until all work on the drawings is completed.
  - The Contractor shall be responsible for the coordination of all work including, but not limited to that shown on these drawings.

## DEMOLITION, SHORING AND UNDERPINNING WORK

- Before proceeding with demolition, survey and evaluate the area to ensure that the structure is not damaged beyond the demolition work. Remove demolition debris promptly from the building.
- Shore and brace floors, roofs, piers and walls during demolition and maintain until the new structural work is completed and tied to the existing building. Do not overload existing floors with construction debris.
- Remove and relocate utilities crossing excavations and new foundations. Adequately support utility lines adjacent to new foundations.
- Protect streets, sidewalks, and adjacent building foundations during excavation by sheet piling, bracing and shoring as required by field conditions.
- Remove existing foundations uncovered during excavation; do not remove them unless approved by the Architect.

## EXCAVATION

- Remove soft or organic materials under and adjacent to footings and slabs on-grade.
- Slope sides or sheet, shore, or brace excavations to ensure stability.
- Drain excavations to remove water and place concrete in the dry.
- Elevations shown on the drawings are minimum required depths. Excavate deeper if need to reach soil with specified bearing strength or increase footing size at the direction of the Architect/Engineer.

## FOUNDATION

- The Engineer is not responsible for the adequacy of the founding soils. Maximum soil bearing pressure 1000 psf.
- The Geotechnical Engineer is: NONE
- The Contractor shall notify the Engineer at least 48 hours prior to placing concrete.
- Anchor bolts shall be a minimum of 5/8" x 10" at maximum 30" O.C. and within 9" of each end and a minimum of two bolts per piece of sill. Anchor bolts shall be grade A307 or A36 machine bolts or "J" bolts with 3" minimum hooks. Where shear walls are called out on plans they shall be spaced per requirement of shearwall schedule, typical U.N.O.

## REINFORCED CONCRETE

- Concrete shall be mixed and delivered in accordance with ASTM-C94 with a maximum slump of 4 inches.
- Concrete shall have a ultimate strength of 2,500 psi at 28 days. Use 6 sack concrete mix. Mix design shall be submitted to the Engineer for approval.
- Reinforcing steel shall be ASTM A615 Grade 60 except #3 bars may be Grade 40. Hold reinforcement in its position with devices sufficiently numerous to prevent displacement during placing concrete.
- The following minimum concrete cover shall be provided for reinforcing bars.
- Minimum cover (inches) ----- 2"
- Cast-in place concrete, ----- 2"
- Cast against and permanently exposed to earth -- 3"
- Exposed to earth or weather ----- 3"

## WOOD

- Contractor shall notify Engineer at least 48 hours prior to covering up shear wall nailing.
- Horizontal framing lumber shall be Douglas Fir #1 or better, unless otherwise noted on plans.
- LVL, Fb=2600 psi, Fv=295 psi, E=2100x10 psi.
- Glulam beam (GLB), Fb=2400 psi, Fv=265 psi, E=1.2E6 psi, exterior grade or pressure treated.
- All structural wood connectors (joist hangers, post caps, framing clips etc.) shall be manufactured by Simpson Strong-Tie Company. Other brands may be used provided they have an equal or better ICC-ESR approved load value.
- All exposed wood shall be D.F. pressure treated or Redwood.
- All notches, cut and holes on pressure treated wood shall be treated with copper green.
- All holes shall be filled with caulk or fiber tile before inserting bolts.
- Pacific wood tech (PWT), 2.0E PWT - Treated LVL, Fb=2800 psi, Fv=285 psi, E=2.0E6

## METAL

- All bolts and threaded rod to be ASTM A307. Provide standard cut washers under all nuts and bolt heads
- Where bolts or other items are noted to be embedded in existing concrete, use Simpson Strongtie SET-XP or SET-3G, (or approved equal) where epoxy is specified. Bolts that are embedded in epoxy to be fully threaded.
- All structural and miscellaneous steel shall comply with ASTM A36. All work shall be in accordance with the AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings.
- All metals used in exterior applications shall be Hot Dipped Galvanized or protected by anti-corrosion compound.
- All HSS shall have a minimum grade of ASTM A500 Grade B or Grade C.

## WELDING

- All welding, unless otherwise specified, shall be fillet or full welded all around with the weld size equal to the thickness of respective welded member.
- All butt welds shall be full depth penetration.
- Welding testing required full penetration butt welds (site welding) 100% ultrasonic and 100% magnetic particle or penetratio inspection. Full penetration butt welds (factory welding) minimum 30% ultrasonic and 30% magnetic particle. Fillet welds minimum 30% magnetic particle or penetration inspection.
- Weld shall have minimum E70XXX, Maximum capacity 19000 psi or Flux Core E71T-8, NR-232

## SPECIAL NOTES

- Wherever the construction documents require that materials and workmanship conform to specifically named codes or standards, in each instance materials and workmanship shall meet or exceed the requirements or the latest edition of the specifically named codes or standards.
- In procuring all items used in the work, it is the Contractor's responsibility to verify the detailed requirements of the specifically named codes and standards and to verify that the items procured for use in this work meet or exceed the specified requirements.
- When required by the technical specifications or by written request from the Engineer, the Contractor shall deliver to the Engineer proof that the materials, workmanship, or both, meet or exceed the requirements of the specifically named code or standard, such proof shall be in a form as requested by the Engineer, and may be in the form of a certificate of compliance signed by an authorized officer of the manufacturing company, or a certified report of tests conducted by a testing agency reviewed by the Engineer.
- The Engineer reserves the right to reject items incorporated in the work that fail to meet specified minimum requirements. The Engineer further reserves the right, and without prejudice to any other recourse the engineer may take, to review non-complying items subject to an adjustment in the compensation payable under contract and determined in accordance with the provisions of the contract documents.

• ABR ENGINEERS' LIABILITY IS LIMITED TO THE REPAIR OF DAMAGED AREAS PERTAINING TO STRUCTURAL FRAMING AND NOT RESPONSIBLE FOR "AS-BUILT" CONDITION AND WATERPROOFING.  
 • GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS, METHOD AND TECHNIQUE ON CONSTRUCTION.  
 • THIS PLAN SHALL NOT BE USED AT OTHER LOCATION EXCEPT AT THE ADDRESS STATED ABOVE.

Waterproofing/Flashing  
 Designed by Others



No.	Date	Description

**abr engineers**  
 structural • marine • foundation • forensic

4340 Armadillo Exwy  
 Suite 220  
 San Jose, CA 95118  
 Tel 408-286-7527  
 Fax 408-286-7651  
 www.abrengineers.com

Cover Sheet

Nicholas Speno  
 811 W. Hamilton Avenue  
 Campbell, CA 95008

Date: 03/14/2022  
 Project No: Project No.  
 Drawn By: L.H.  
 Design By: A.B.R.  
 Checked By: A.B.R.  
 Scale: 1/2" = 1'-0"

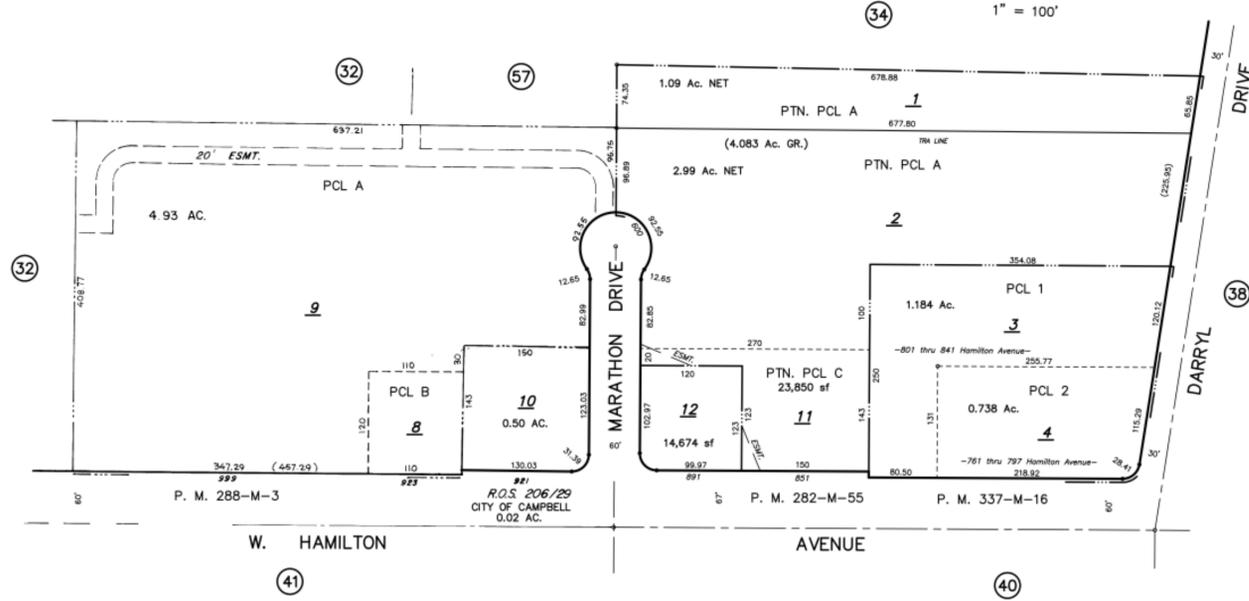
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Project No. Nicholas Speno  
 Revision 03/14/2022

3/15/2022 9:24:05 AM D:\Dropbox\Projects\Evan Tsailias - Panoramas Construction\design\811 W Hamilton.rvt

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 307 PAGE 33



THE OCT. MAP 88  
 LAWRENCE E. STONE — ASSESSOR  
 Cadastral map for assessment purposes only.  
 Compiled under R. & T. Code, Sec. 327.  
 Effective Roll Year 2021-2022.

**Note:**  
 • Site plan is not an official legal instrument.  
 • Site plan used to assist in the coordination and scheduling for the repair project between the Owner, Construction Manager, Engineer and Contractor only.  
 • All dimensions to be field verify by contractor. Discrepancies shall be reported to Architect or Engineer prior to construction.

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 Designed by Others



No.	Date	Description

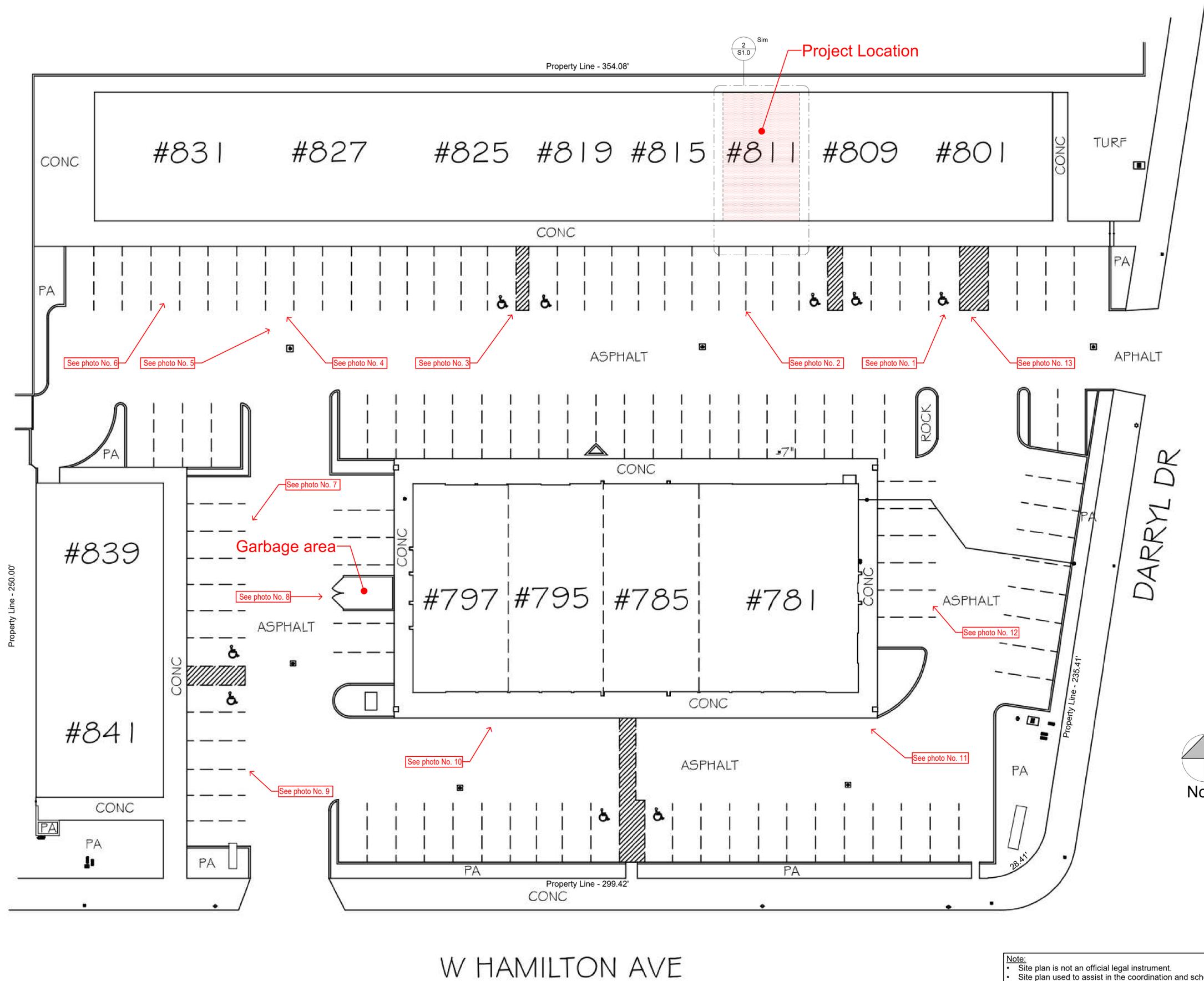


structural • marine • foundation • forensic

Parcel Map

Nicholas Speno  
 811 W. Hamilton Avenue  
 Campbell, CA 95008

Date:	03/14/2022
Project No:	Project No.
Drawn By:	L.H.
Design By:	A.B.R.
Checked By:	A.B.R.
Scale:	
Sheet	C1.0



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(E) Site Plan

Nicholas Speno  
 811 W. Hamilton Avenue  
 Campbell, CA 95008

Date: 03/14/2022  
 Project No: Project No.  
 Drawn By: L.H.  
 Design By: A.B.R.  
 Checked By: A.B.R.  
 Scale: Not To Scale

Sheet  
**C1.1**



Photo No. 1



Photo No. 2



Photo No. 3



Photo No. 4



Photo No. 5



Photo No. 6



Photo No. 7



Photo No. 8



Photo No. 9



Photo No. 10



Photo No. 11



Photo No. 12



Photo No. 13

No.	Date	Description

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Photo

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 Campbell, CA 95008

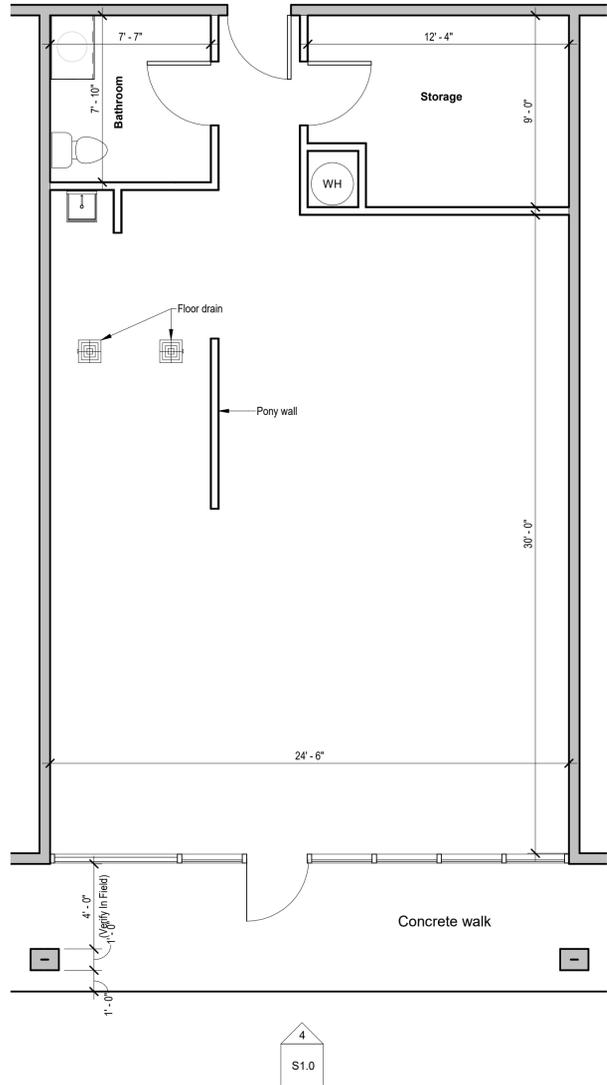
Date:	03/14/2022
Project No:	Project No.
Drawn By:	L.H.
Design By:	A.B.R.
Checked By:	A.B.R.
Scale:	

Sheet  
**C1.2**

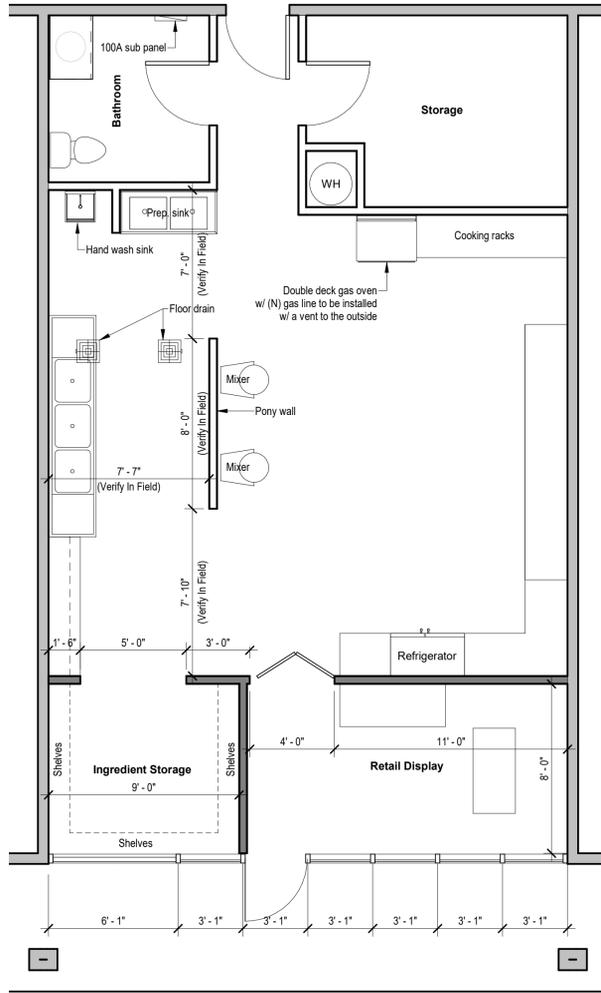
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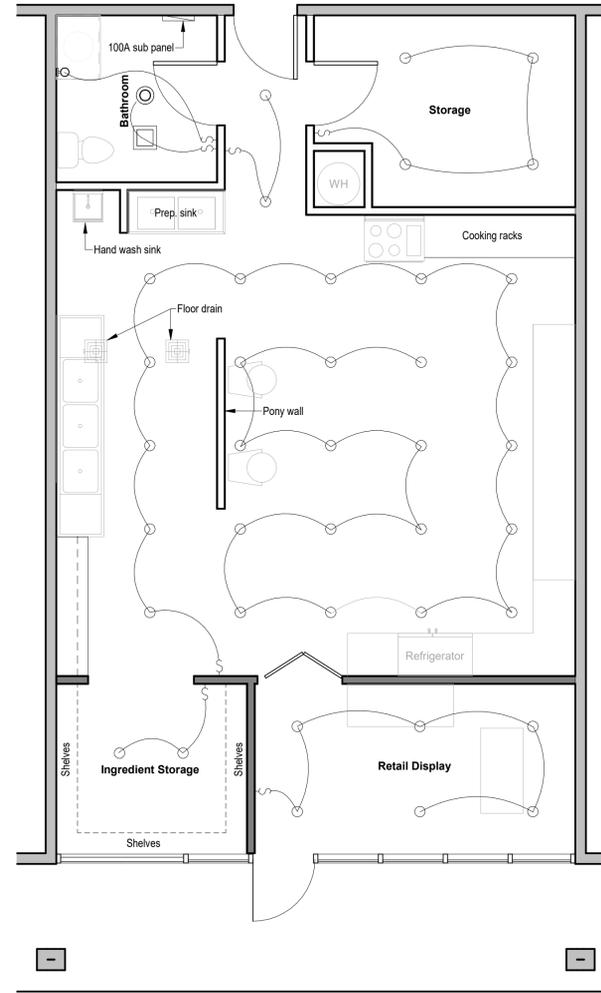




Adjacent property



Adjacent property

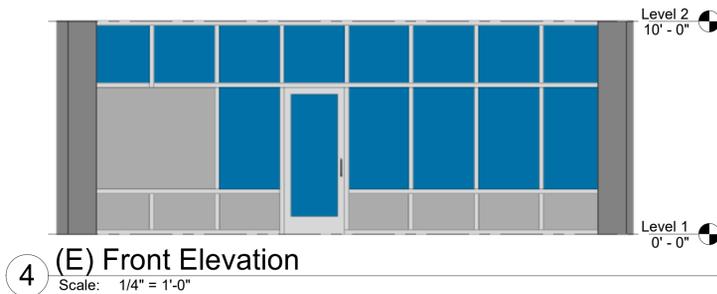


Adjacent property

1 Level 1 - Existing  
 Scale: 1/4" = 1'-0"

2 Level 1 - Proposed  
 Scale: 1/4" = 1'-0"

3 Level 1 - Proposed Electrical  
 Scale: 1/4" = 1'-0"



4 (E) Front Elevation  
 Scale: 1/4" = 1'-0"

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(E) & (P) Floor Plan

Nicholas Speno  
 811 W. Hamilton Avenue  
 Campbell, CA 95008

Date:	03/14/2022
Project No:	Project No.
Drawn By:	Author
Design By:	Designer
Checked By:	Checker
Scale:	1/4" = 1'-0"

Sheet  
**S1.0**