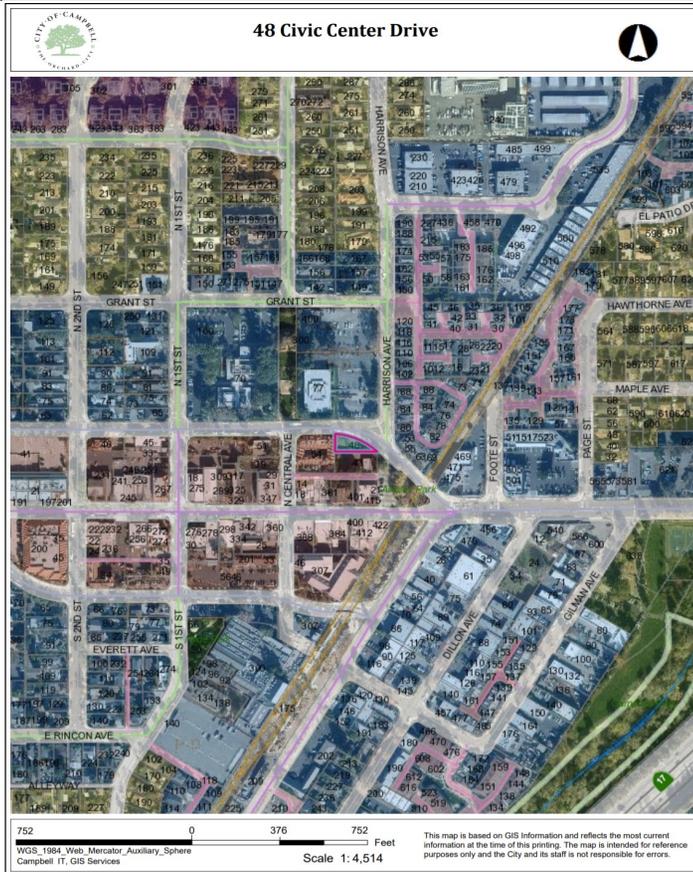
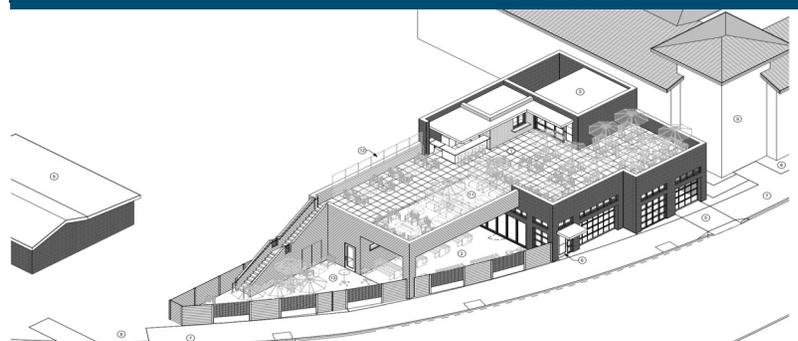


Location of Meeting




City of Campbell
70 North First Street
Campbell, CA 95008 –1423

Project Image



Courtesy Notice of Study Session

Dear Campbell Resident,

November 11, 2022

The Planning Commission of the City of Campbell will hold a meeting at 7:30 p.m., or shortly thereafter, on Tuesday, November 22, 2022, in the City Hall Council Chambers, 70 North First Street, Campbell, California, where the following item will be discussed:

Notice is hereby given that:

Study Session to consider the preliminary request of Field to Barrel, LLC (OTB) for property located at **48 Civic Center Drive**, for construction of an approximately 2,770 square-foot two-level commercial building (first floor seating area + roof-top patio), to be programed to accommodate a "craft beer taproom," with related off-site public improvements including reconfiguration of the adjacent sidewalk and street curb-line to accommodate a new curbside loading/trash pickup zone. The application under consideration is a Preliminary Application.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<http://campbellca.gov/PCsignup> .)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

If you have additional questions please contact:

Project Planner: Daniel Fama, Senior Planner

Email Contact: DanielF@campbellca.gov

Phone Contact: (408) 866-2193

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS)) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408) 866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



FIELD TO BARREL TAPROOM CAMPBELL PRELIMINARY PLANNING PACKAGE

48 CIVIC CENTER DR,
CAMPBELL, CA 95008

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A SINGLE NEW 2485 SF SINGLE STORY STORY + OCCUPIABLE ROOF BUILDING. THE CURRENT SITE IS UNDEVELOPED AND WILL BE COMPLETELY REWORKED TO ACCOMMODATE THE PROPOSED STRUCTURE ALONG WITH ACCESSIBLE PEDESTRIAN ACCESS AND AN ACCESSWAY SERVING AN INTERNAL TRASH ENCLOSURE.

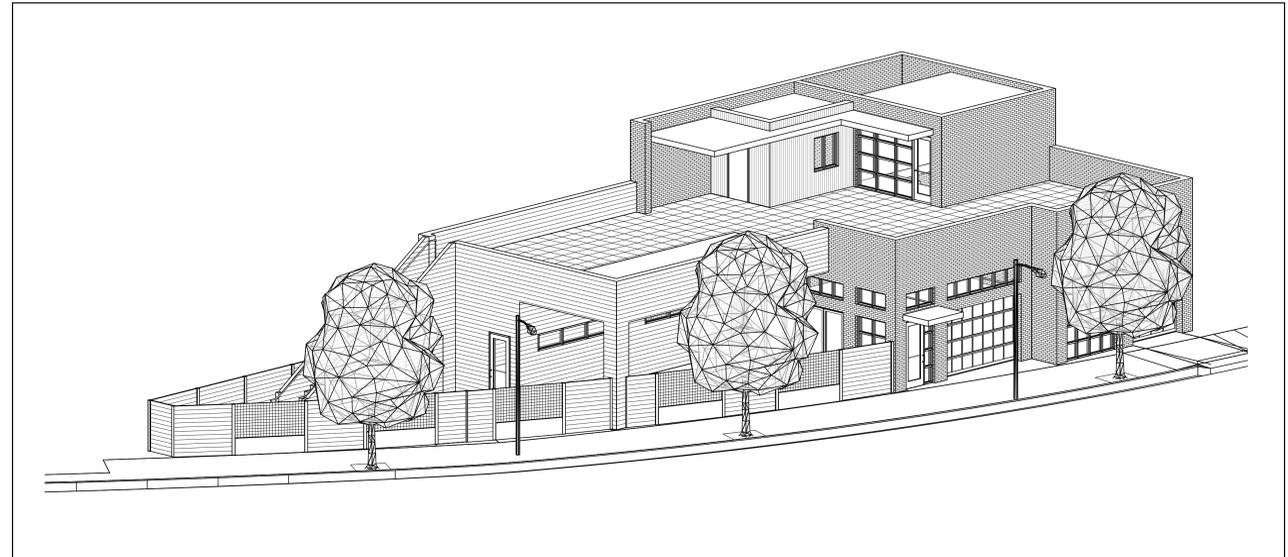
THE PROPOSED BUILD OUT WILL CONSIST OF A HIGH-END TAPROOM (SIMILAR TO A WINE TASTING BAR) WITH A SMALL FOOD PREPARATION COMPONENT, WITH INTERIOR AND EXTERIOR SEATING AREAS, A ROOFTOP PATIO, ACCESSIBLE RESTROOMS, AND ALL ATTENDANT BACK-OF-HOUSE COMPONENTS AND REQUIREMENTS.

NO UTILITIES CURRENTLY SERVICE THE SITE, AND FULL SERVICES INCLUDING WATER, SEWER, AND ELECTRICITY WILL NEED TO BE PROVIDED.

THE PROJECT PROPOSES NO ONSITE PARKING AND WILL SEEK A WAIVER OR AN IN-LIEU OF FEE AGREEMENT.

THE PROJECT SITS ON THE GATEWAY OF CAMPBELL'S DOWNTOWN AND WILL SUPPORT THE CITY'S INTENTIONS AND GOALS OF THE DOWNTOWN DEVELOPMENT PLAN.

VICINITY MAP



PROJECT DATA

SITE AREA:	0.10 ACRES 4,480 SF
PROPOSED BUILDING AREA:	
FIRST FLOOR	2,485 SF
ROOF/PENTHOUSE:	410 SF
TOTAL:	2,895 SF
PROPOSED CONSTRUCTION TYPE:	V-B
PROPOSED STORIES:	1
PROPOSED OCCUPANCY:	A-2
BUILDING CODE:	2019 CBC
FIRE CODE:	2019 CFC
MECHANICAL CODE:	2019 CMC
ELECTRICAL CODE:	2019 CEC
PLUMBING CODE:	2019 CPC
ENERGY CODE:	2019 CA ENERGY CODE
GREEN CODE:	2019 CAL GREEN BLDG CODE
SPRINKLERED:	FULLY
PARCEL NUMBER:	279-41-062
ZONING CLASSIFICATION:	C-3
PROPOSED SITE COVERAGE:	0.72
PROPOSED FAR:	0.64

DRAWING INDEX

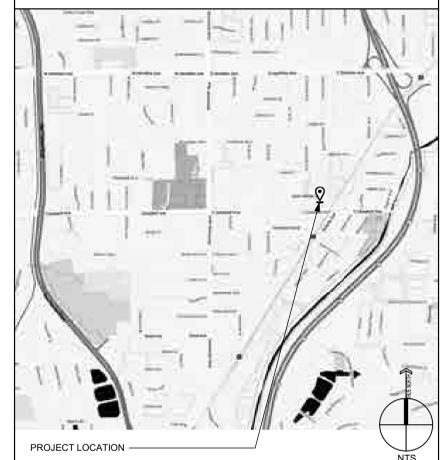
TITLE

PT.01 TITLE SHEET

ARCHITECTURAL

- PA0.0 EXISTING SITE PLAN
- PA0.1 PROPOSED SITE PLAN
- PA2.1 PROPOSED FLOOR PLANS
- PA3.1 PROPOSED EXTERIOR ELEVATIONS
- PA3.2 PROPOSED AXONOMETRIC
- PA3.3 PROPOSED RENDERINGS
- PA3.4 PROPOSED FINISHES
- PA4.0 REFERENCE SITE PHOTOS

PROJECT LOCATION



2022_048

architect

CAS Architects, Inc.
1987 Leghorn St, Ste 101
Mountain View, CA 94043
650.967.6600
www.casarch.com
Contact: Jose Cotto
Jose@casarch.com

owner

Field to Barrel, LLC (OTB)
180 Garlic Ave
Morgan Hill, CA 95037
408.807.8619
Contact: Evan Jaques
Evan@outofthebarrelbeer.com

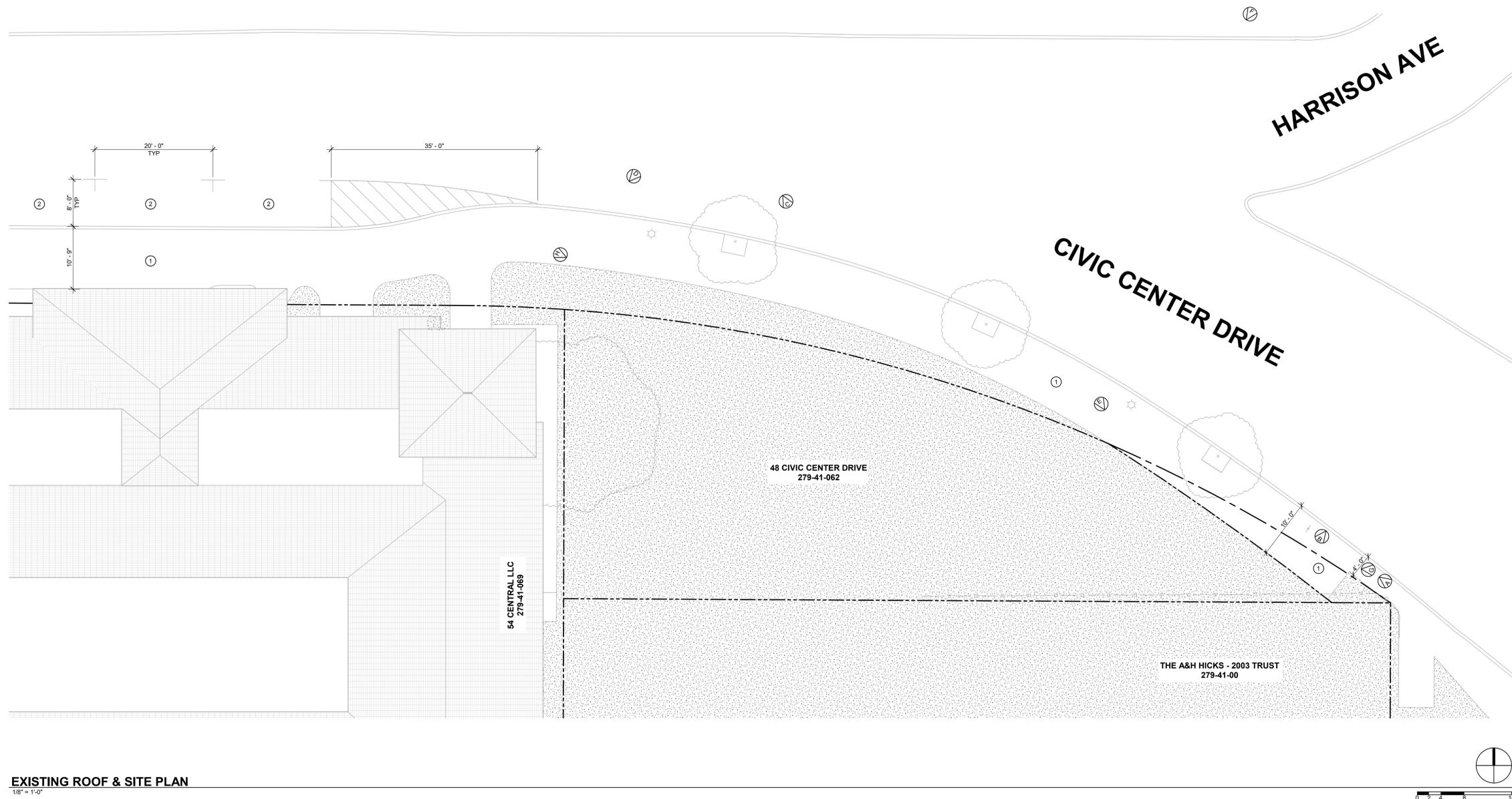
FIELD TO BARREL TAPROOM CAMPBELL

48 CIVIC CENTER DR,
CAMPBELL, CA 95008

revisions

07.01.2022 – Preliminary Planning Submittal
10.10.2022 – Revised Prelim Planning Submittal
11.08.2022 – Revised Prelim Planning Submittal

TITLE SHEET
PT.01



LEGEND	
DRAWING CONVENTIONS	
	EXISTING CONSTRUCTION TO REMAIN (DASHED LINEWORK)
	NEW CONSTRUCTION (SOLID LINEWORK)
LEGEND	
	PROPERTY LINE
	LANDSCAPE AREA
	VIEW DIRECTION
	EXTERIOR ELEVATION NUMBER
	SHEET WHERE OCCURS
	PHOTOGRAPH LOCATION (REFER TO SHEET P44.0)

SITE PLAN REMARKS	
①	EXISTING SIDEWALK
②	EXISTING PARKING

2022_048

architect
CAS Architects, Inc.
 1987 Leghorn St, Ste 101
 Mountain View, CA 94043
 650.967.6600
 www.casarch.com
 Contact: Jose Cotto
 Jose@casarch.com

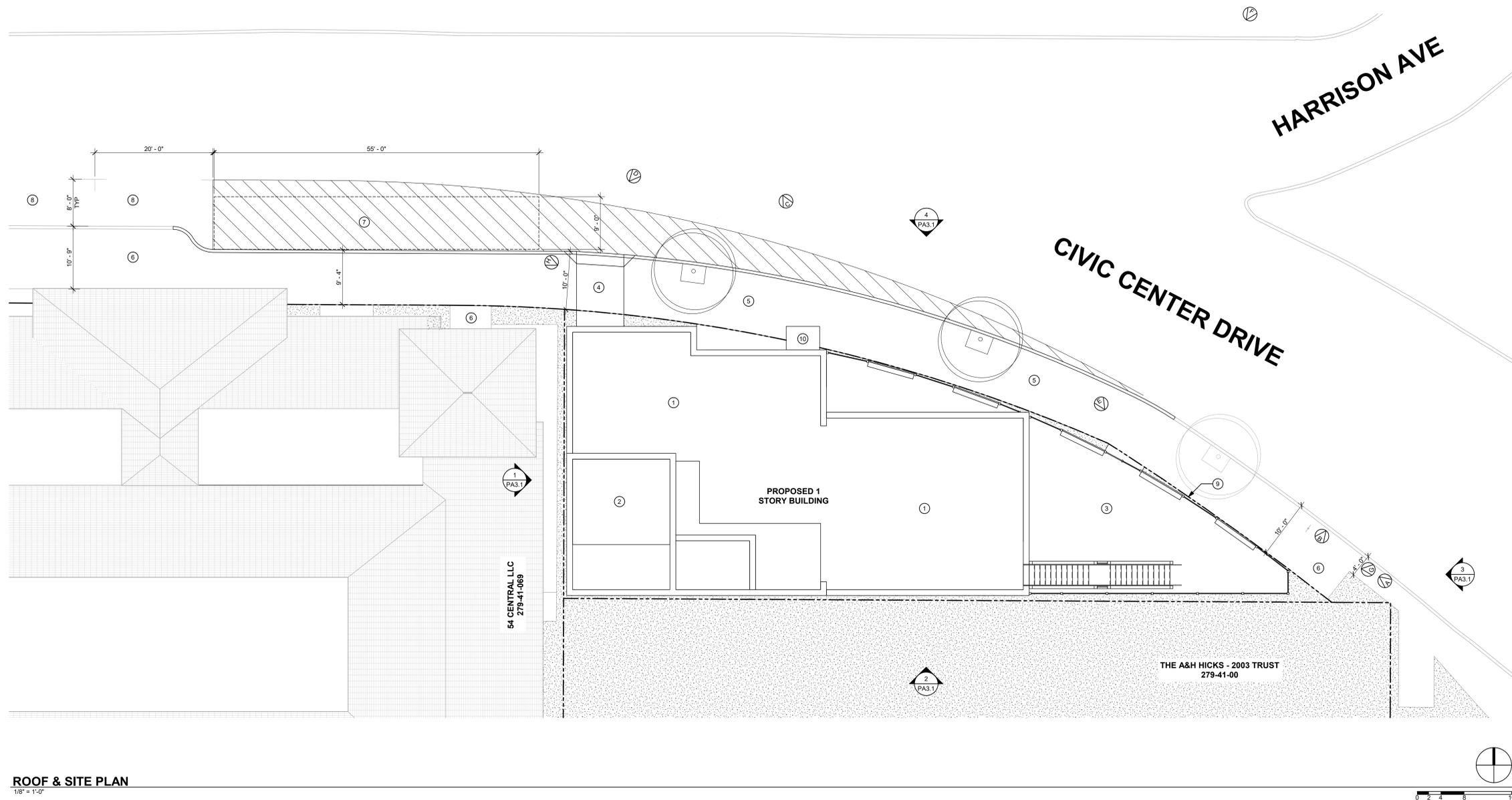
owner
Field to Barrel, LLC (OTB)
 180 Garlic Ave
 Morgan Hill, CA 95037
 408.807.8619
 Contact: Evan Jaques
 Evan@outofthebarrelbeer.com

FIELD TO BARREL TAPROOM CAMPBELL

48 CIVIC CENTER DR,
 CAMPBELL, CA 95008

revisions
 08.08.2022 – Revised Preliminary Plan
 10.10.2022 – Revised Prelim Planning Submittal
 11.08.2022 – Revised Prelim Planning Submittal

EXISTING SITE PLAN
 PA0.0



LEGEND	
DRAWING CONVENTIONS	
	EXISTING CONSTRUCTION TO REMAIN (DASHED LINEWORK)
	NEW CONSTRUCTION (SOLID LINEWORK)
LEGEND	
	PROPERTY LINE
	LANDSCAPE AREA
	VIEW DIRECTION
	EXTERIOR ELEVATION NUMBER
	SHEET WHERE OCCURS
	PHOTOGRAPH LOCATION (REFER TO SHEET PA4.0)

SITE PLAN REMARKS	
①	ROOFTOP PATIO. REFER TO SHEET PA2.1
②	ELEVATOR AND STAIR CORE. REFER TO SHEET PA2.1
③	OPEN PATIO. REFER TO SHEET PA2.1
④	NON-VEHICULAR DELIVERY & REFUSE PATH.
⑤	REVISED SIDEWALK & CURBLINE.
⑥	EXISTING SIDEWALK.
⑦	NEW LOADING ZONE WITH REVISED CURBLINE.
⑧	EXISTING PARKING.
⑨	REVISED PROPERTY LINE FOLLOWING EXISTING SIDEWALK.
⑩	ENTRY CANOPY.

ROOF & SITE PLAN
1/8" = 1'-0"

2022_048

architect

CAS Architects, Inc.
1987 Leghorn St, Ste 101
Mountain View, CA 94043
650.967.6600
www.casarch.com
Contact: Jose Cotto
Jose@casarch.com

owner

Field to Barrel, LLC (OTB)
180 Garlic Ave
Morgan Hill, CA 95037
408.807.8619
Contact: Evan Jaques
Evan@outofthebarrelbeer.com

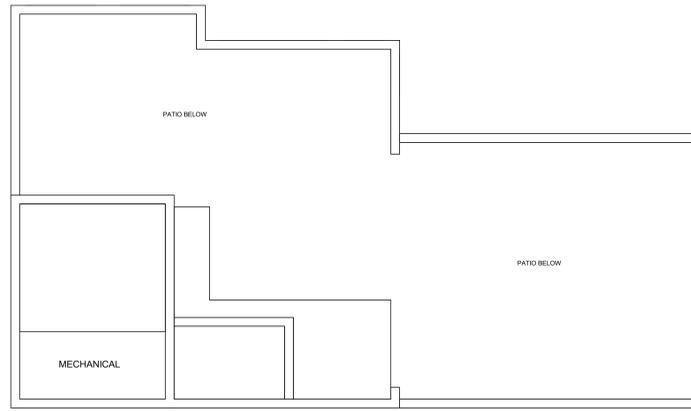
FIELD TO BARREL TAPROOM CAMPBELL

48 CIVIC CENTER DR,
CAMPBELL, CA 95008

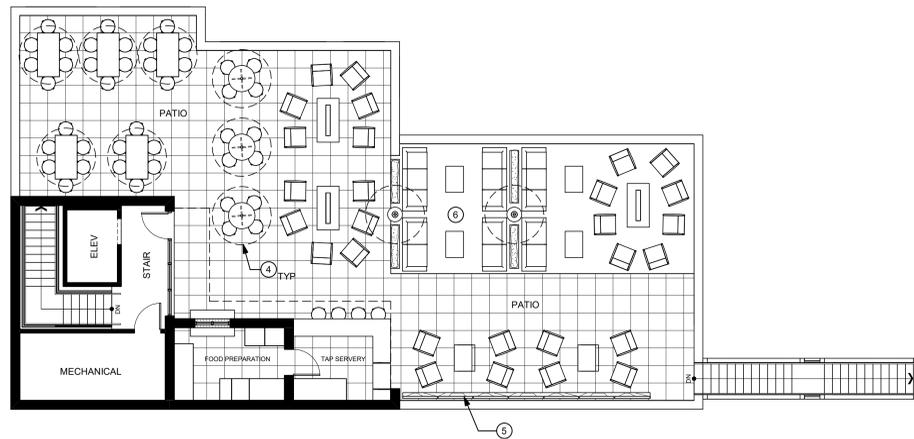
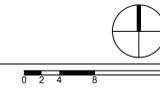
revisions

08.08.2022 - Revised Preliminary Plan
10.10.2022 - Revised Prelim Planning Submittal
11.08.2022 - Revised Prelim Planning Submittal

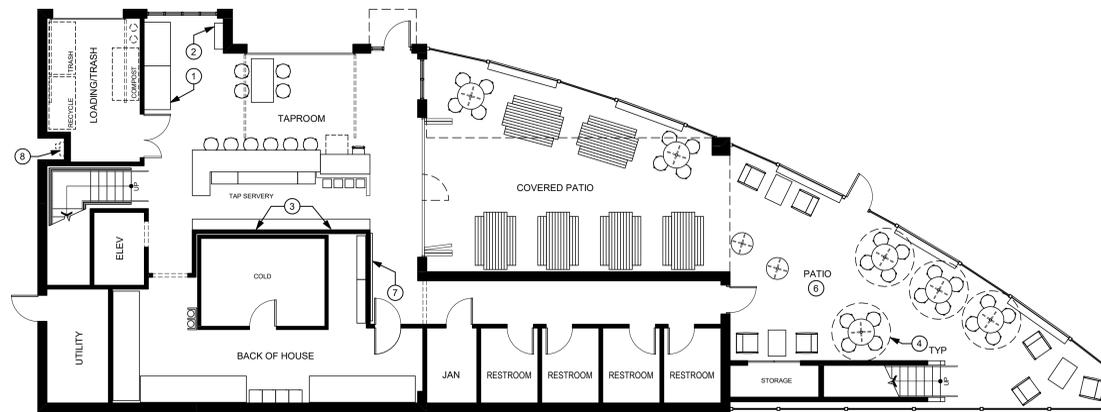
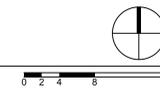
PROPOSED SITE PLAN
PA0.1



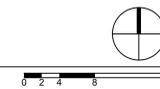
PROPOSED ROOF PLAN
1/8" = 1'-0"



PROPOSED OCCUPIED ROOF PLAN
1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



FLOOR PLAN REMARKS

- 1 GRAB AND GO.
- 2 MERCHANDISE.
- 3 TAPS.
- 4 UMBRELLA.
- 5 PLANTED GREEN WALL ELEMENT W/ HOPS GRAPHIC.
- 6 ARTIFICIAL TURF.
- 7 HOPS GRAPHIC ON WALL.
- 8 PG&E METER LOCATION.

2022_048

architect

CAS Architects, Inc.
1987 Leghorn St, Ste 101
Mountain View, CA 94043
650.967.6600
www.casarch.com
Contact: Jose Cotto
Jose@casarch.com

owner

Field to Barrel, LLC (OTB)
180 Garlic Ave
Morgan Hill, CA 95037
408.807.8619
Contact: Evan Jaques
Evan@outofthebarrelbeer.com

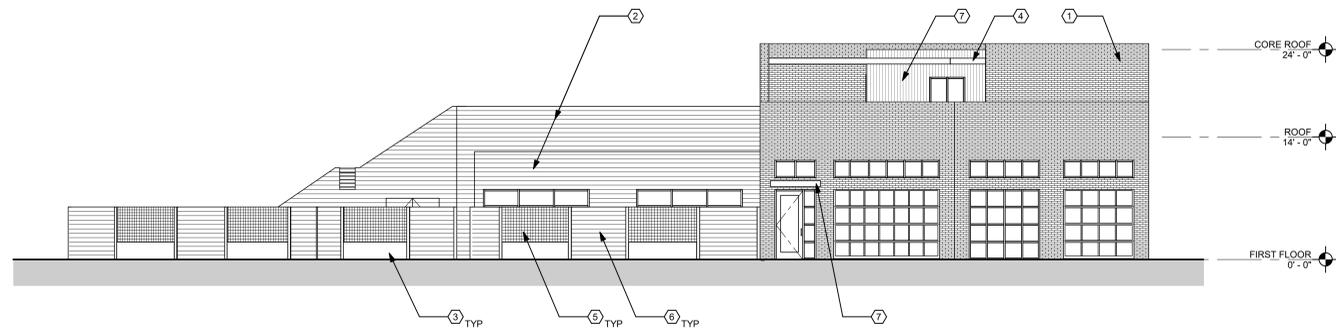
FIELD TO BARREL TAPROOM CAMPBELL

48 CIVIC CENTER DR,
CAMPBELL, CA 95008

revisions

07.01.2022 - Preliminary Planning Submittal
10.10.2022 - Revised Prelim Planning Submittal
11.08.2022 - Revised Prelim Planning Submittal

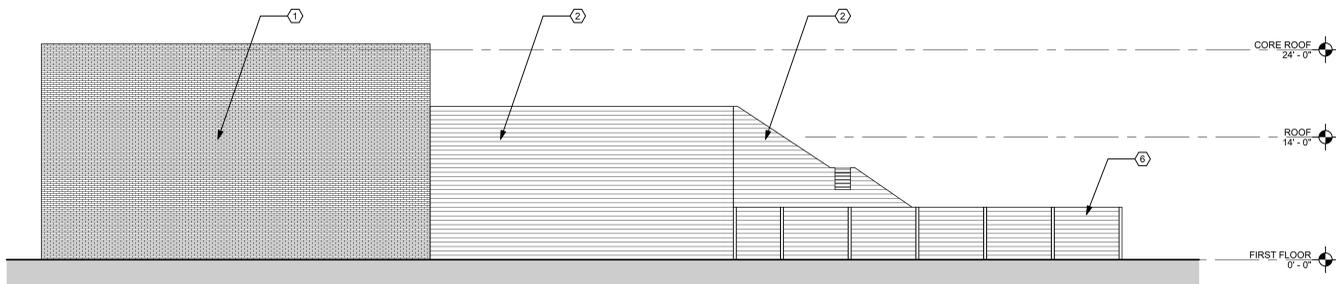
PROPOSED FLOOR PLANS
PA2.1



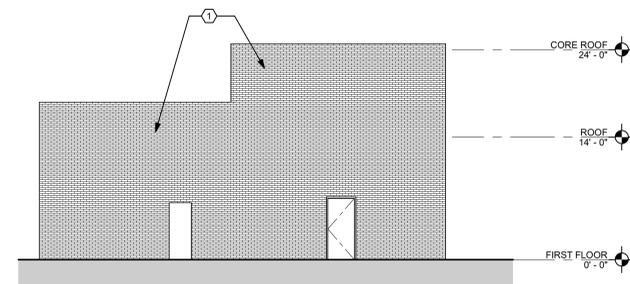
NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

MATERIALS

- ① BRICK.
- ② WOOD SIDING.
- ③ METAL PLANTER.
- ④ ALUMINUM COMPOSITE PANEL.
- ⑤ GREENSCREEN.
- ⑥ WOOD FENCE TO MATCH ②.
- ⑦ SQUARE ROLLED CORRUGATED METAL.

(REFER TO MATERIAL BOARD ON SHEET PA3.4)

ELEVATION REMARKS

2022_048

architect

CAS Architects, Inc.
1987 Leghorn St, Ste 101
Mountain View, CA 94043
650.967.6600
www.casarch.com
Contact: Jose Cotto
Jose@casarch.com

owner

Field to Barrel, LLC (OTB)
180 Garlic Ave
Morgan Hill, CA 95037
408.807.8619
Contact: Evan Jaques
Evan@outofthebarrelbeer.com

FIELD TO BARREL TAPROOM CAMPBELL

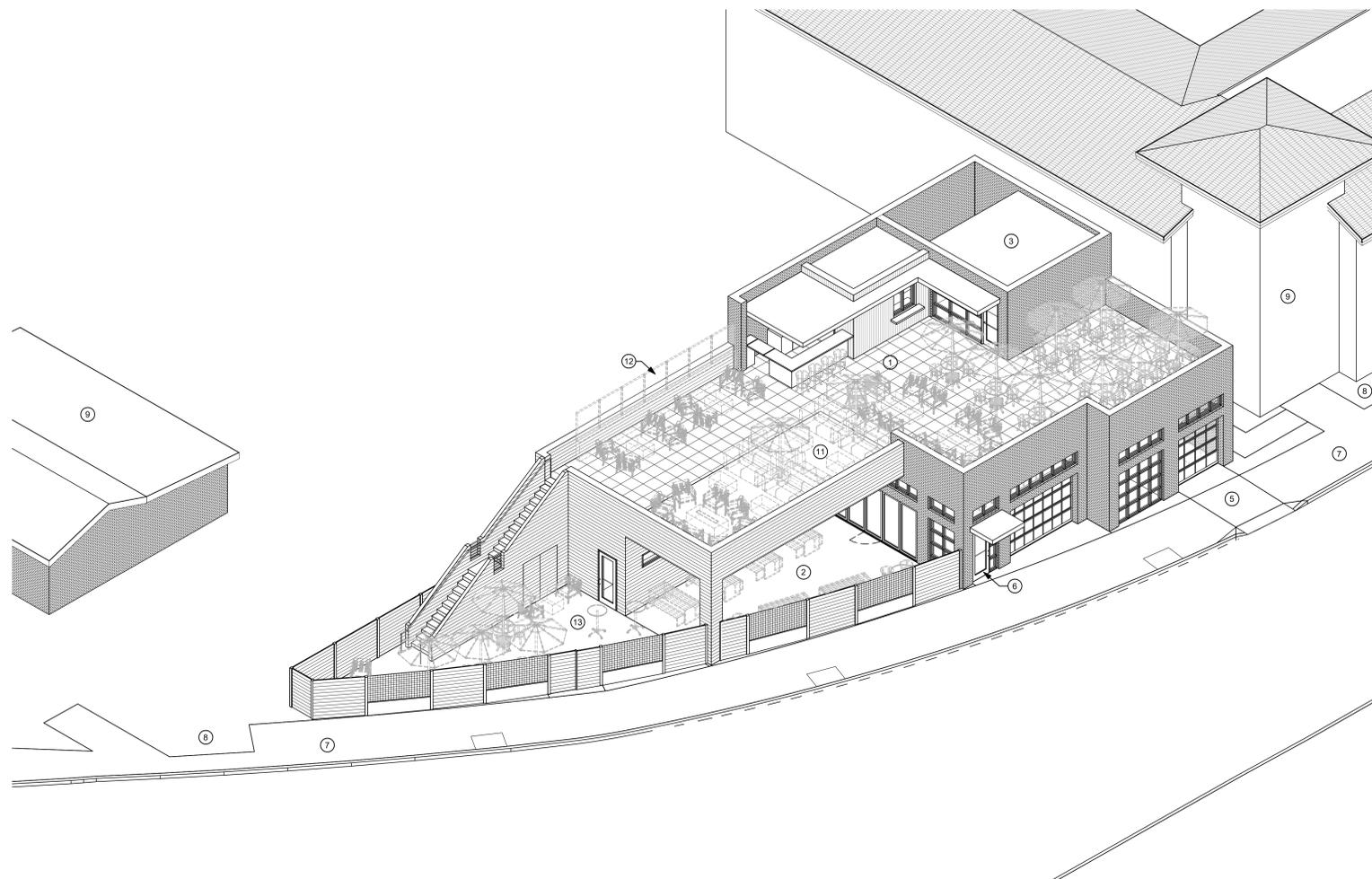
48 CIVIC CENTER DR,
CAMPBELL, CA 95008

revisions

- 07.01.2022 – Preliminary Planning Submittal
- 10.10.2022 – Revised Prelim Planning Submittal
- 11.08.2022 – Revised Prelim Planning Submittal

PROPOSED EXTERIOR ELEVATIONS

PA3.1



PROPOSED AXONOMETRIC

AXONOMETRIC REMARKS

- ① ROOFTOP PATIO.
- ② COVERED PATIO.
- ③ ELEVATOR AND STAIR CORE.
- ④ RETRACTABLE FABRIC AWNINGS.
- ⑤ NON-VEHICULAR DELIVERY & REFUSE PATH.
- ⑥ PRIMARY BUILDING ENTRY.
- ⑦ EXISTING SIDEWALK.
- ⑧ LANDSCAPE & PLANTING.
- ⑨ EXISTING ADJACENT BUILDING.
- ⑩ PLANTERS.
- ⑪ ROOFTOP PATIO W/ ARTIFICIAL TURF.
- ⑫ PLANTED GREEN WALL ELEMENT W/ HOPS GRAPHIC.
- ⑬ PATIO W/ ARTIFICIAL TURF.

2022_048

architect



CAS Architects, Inc.
 1987 Leghorn St, Ste 101
 Mountain View, CA 94043
 650.967.6600
 www.casarch.com
 Contact: Jose Cotto
 Jose@casarch.com

owner



Field to Barrel, LLC (OTB)
 180 Garlic Ave
 Morgan Hill, CA 95037
 408.807.8619
 Contact: Evan Jaques
 Evan@outofthebarrelbeer.com

FIELD TO BARREL TAPROOM CAMPBELL

48 CIVIC CENTER DR,
 CAMPBELL, CA 95008

revisions

- 07.01.2022 – Preliminary Planning Submittal
- 10.10.2022 – Revised Prelim Planning Submittal
- 11.08.2022 – Revised Prelim Planning Submittal



VIEW ALONG CIVIC CENTER DRIVE SIDEWALK APPROACHING SITE



VIEW ALONG SIDEWALK TOWARDS HARRISON



VIEW DOWN CIVIC CENTER DRIVE AT HARRISON



VIEW FROM ACROSS CIVIC CENTER DRIVE

2022_048

architect



CAS Architects, Inc.
 1987 Leghorn St, Ste 101
 Mountain View, CA 94043
 650.967.6600
 www.casarch.com
 Contact: Jose Cotto
 Jose@casarch.com

owner



Field to Barrel, LLC (OTB)
 180 Garlic Ave
 Morgan Hill, CA 95037
 408.807.8619
 Contact: Evan Jaques
 Evan@outofthebarrelbeer.com

FIELD TO BARREL TAPROOM CAMPBELL

48 CIVIC CENTER DR,
 CAMPBELL, CA 95008

revisions

07.01.2022 – Preliminary Planning Submittal
 10.10.2022 – Revised Prelim Planning Submittal
 11.08.2022 – Revised Prelim Planning Submittal

PROPOSED RENDERINGS

PA3.3

MATERIAL BOARD



① BRICK



④ ALUMINUM COMPOSITE PANEL



② WOOD SIDING



⑥ WOOD FENCE (TO MATCH WOOD SIDING)



⑤ GREEN SCREEN



③ METAL PLANTER



⑦ SQUARE ROLLED CORRUGATED METAL





H VIEW EAST FROM PROPERTY CORNER
12" = 1'-0"



G VIEW WEST FROM PROPERTY CORNER
12" = 1'-0"



F VIEW SOUTH FROM HARRISON
12" = 1'-0"



E VIEW OF ADJACENT PROPERTY
12" = 1'-0"



D VIEW OF ADJACENT PROPERTY
12" = 1'-0"



1 AERIAL OF PROJECT SITE
12" = 1'-0"



C VIEW OPPOSITE CIVIC CENTER
12" = 1'-0"



B VIEW OPPOSITE CIVIC CENTER
12" = 1'-0"



A VIEW DOWN CIVIC CENTER
12" = 1'-0"