



# Notice of Decision on Proposed Project

Dear Campbell Resident,

April 20, 2023

The Community Development Director will be rendering a decision on the following project.

**Project Address:** 970 W. Hamilton Ave.

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

**Neighborhood Association(s):** N/A

**Council District:** 3

**File No.:** PLN-2023-55

**APN:** 307-41-037

**Applicant:** GreenbergFarrow

**Property Owner:** Campbell Shopping Center, LL

**Application Type:** Administrative Planned Development Permit

**Project Planner:** Daniel Fama, Senior Planner

**Email Contact:** danielf@campbellca.gov

## Project Description:

Establishment of an 1,800 square-foot drive-through/pickup-only Starbucks café (no interior seating) with "late night activities" (5:00 AM to 10:00 PM business hours), within a building previously occupied by a drive-through bank. Includes construction of a new trash enclosure, and associated site and parking lot improvements.

## Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **April 19, 2023**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 1, 2023**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



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





# STARBUCKS COFFEE

## CAMPBELL, CA

### PROJECT INFORMATION

#### PROJECT LOCATION

970 W HAMILTON AVE,  
CAMPBELL, CA 95008

#### ASSESSOR'S PARCEL NUMBER

APN 307-41-037

#### PROJECT TITLE

STARBUCKS HAMILTON & MARATHON

#### SCOPE OF WORK

TENANT IMPROVEMENT FOR A NEW STARBUCKS DRIVE THRU AND PICK UP ONLY FACILITY. SCOPE INCLUDES ENLARGING OF THE TRASH ENCLOSURE AND INSTALLING OF NEW DRIVE THRU EQUIPMENT AT THE EXISTING DRIVE THRU

#### PROJECT DATA

TOTAL SITE AREA	±351,419 S.F. (8.08 ACRES)
TOTAL BUILDING AREA	80,494 S.F.
FLOOR AREA RATIO F.A.R.	23.0%
LANDSCAPE COVERAGE	22.6%
PROPOSED STARBUCKS AREA	±1,833
EXISTING BUILDING OF PROPOSED TENANT	4,650 S.F. FULLY SPRINKLERED WITH FIRE ALARM SYSTEM

#### ZONING

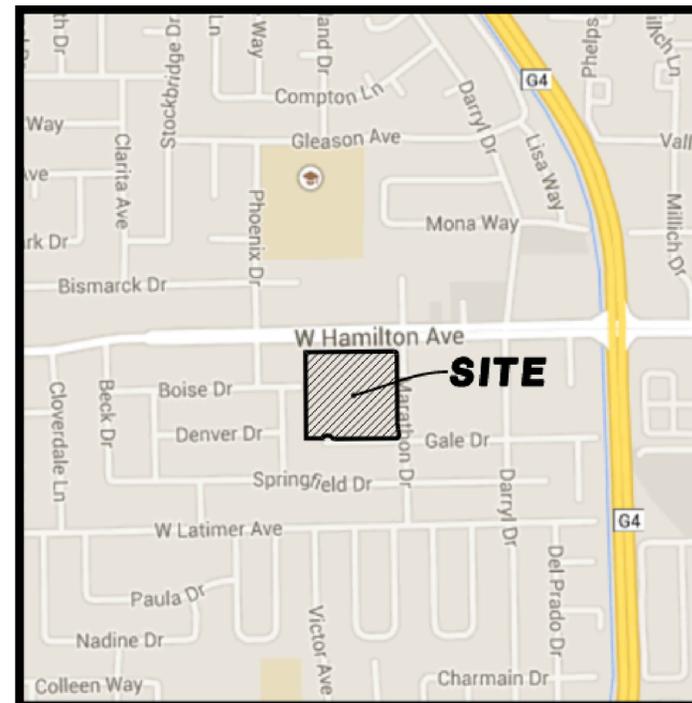
JURISDICTION:	CITY OF CAMPBELL, CA
EXISTING ZONE:	GC/GENERAL COMMERCIAL P-D (PLANNED DEVELOPMENT)

### CONTACTS

#### APPLICANT

GREENBERGFARROW  
30 EXECUTIVE PARK, SUITE 100  
IRVINE, CA 92614  
t: 949.296.0450 f: 949.296.0437  
CONTACT: FRNK CODA, fcoda@greenbergfarrow.com

### SITE VICINITY MAP



VICINITY MAP  
NOT TO SCALE



### DRAWING INDEX

<input type="checkbox"/> SHEET 00	COVER SHEET
<input type="checkbox"/> SHEET 01	SITE PHOTOGRPHY
<input type="checkbox"/> SHEET 02	PRELIMINARY SITE PLANS
<input type="checkbox"/> SHEET 03	PRELIMINARY FLOOR PLAN
<input type="checkbox"/> SHEET 04	EXISTING EXTERIOR ELEVATIONS
<input type="checkbox"/> SHEET 05	EXISTING EXTERIOR ELEVATIONS AND SECTIONS





1) ENTRY FROM HAMILTON AVE



2) WEST SIDE OF BUILDING, RAMPS TO SIDEWALK AND ACCESSIBLE PARKING



3) DRIVE THRU LANE



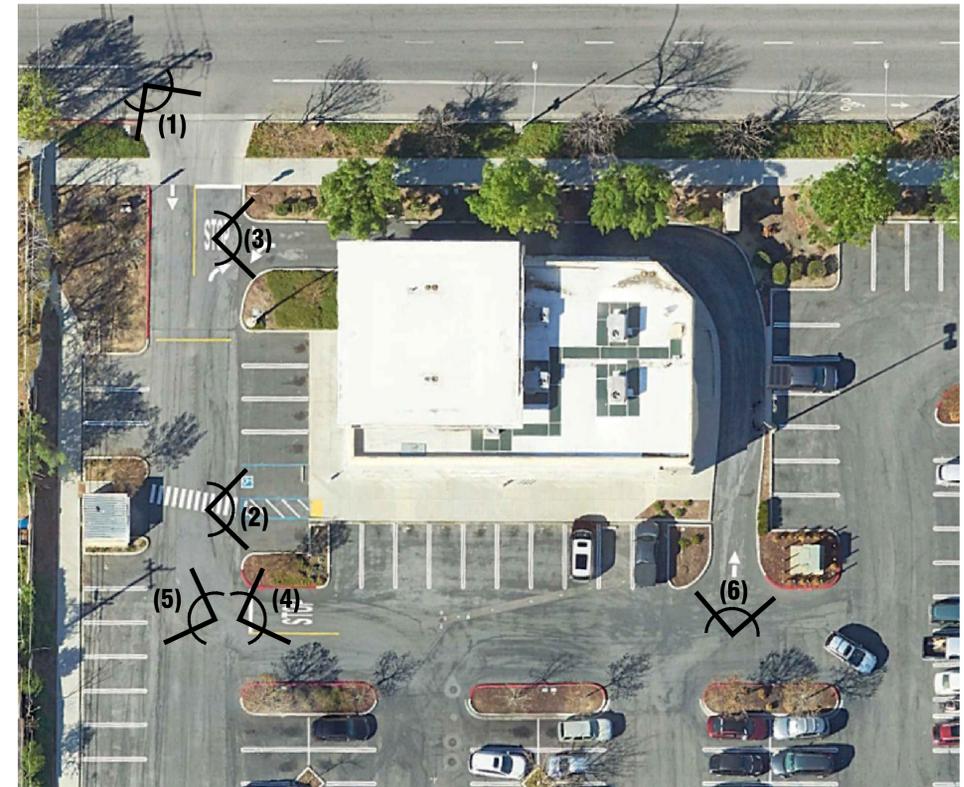
4) ELEVATION, VIEW TOWARDS EAST

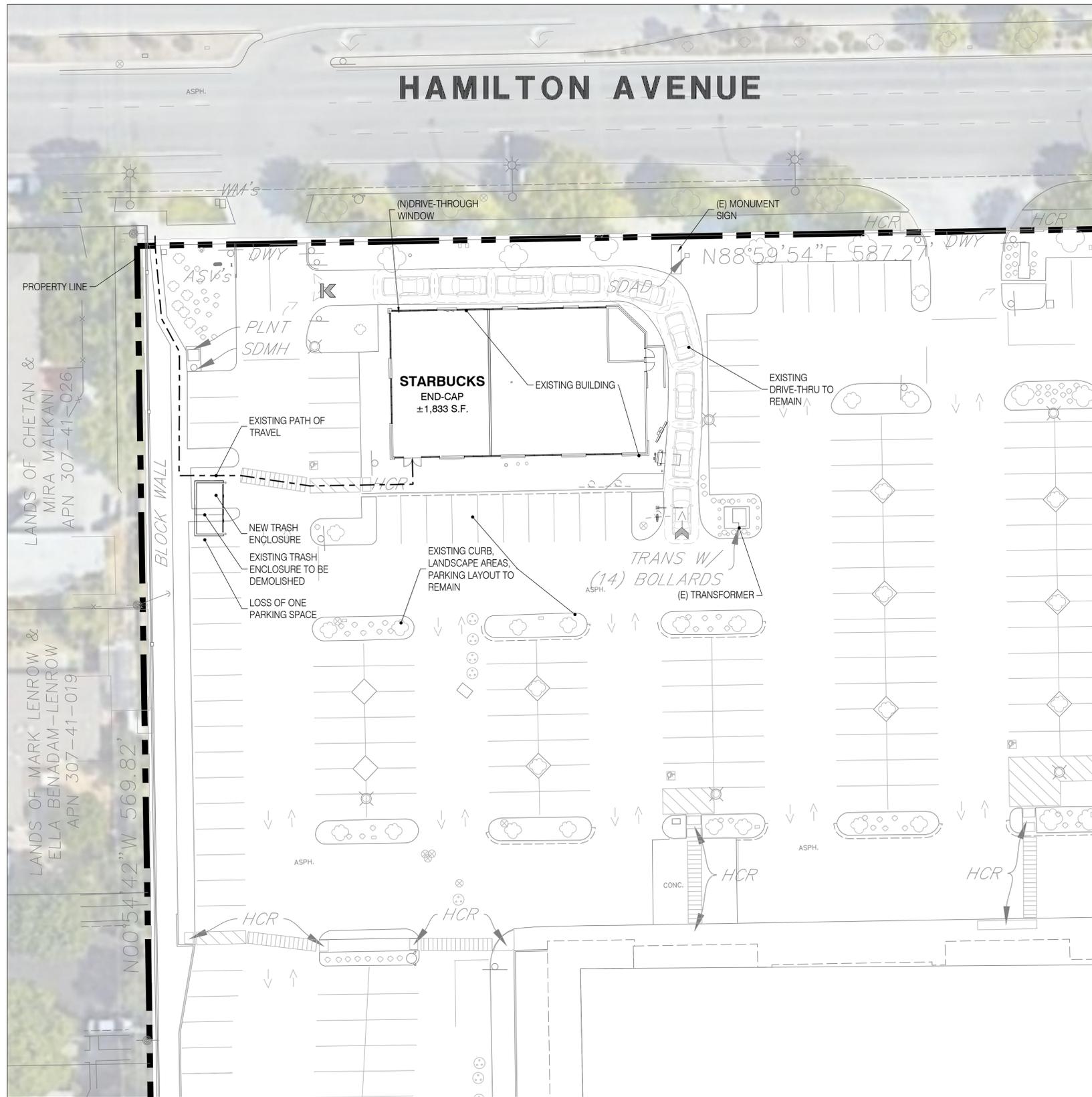


5) TRASH ENCLOSURE, VIEW TOWARDS WEST

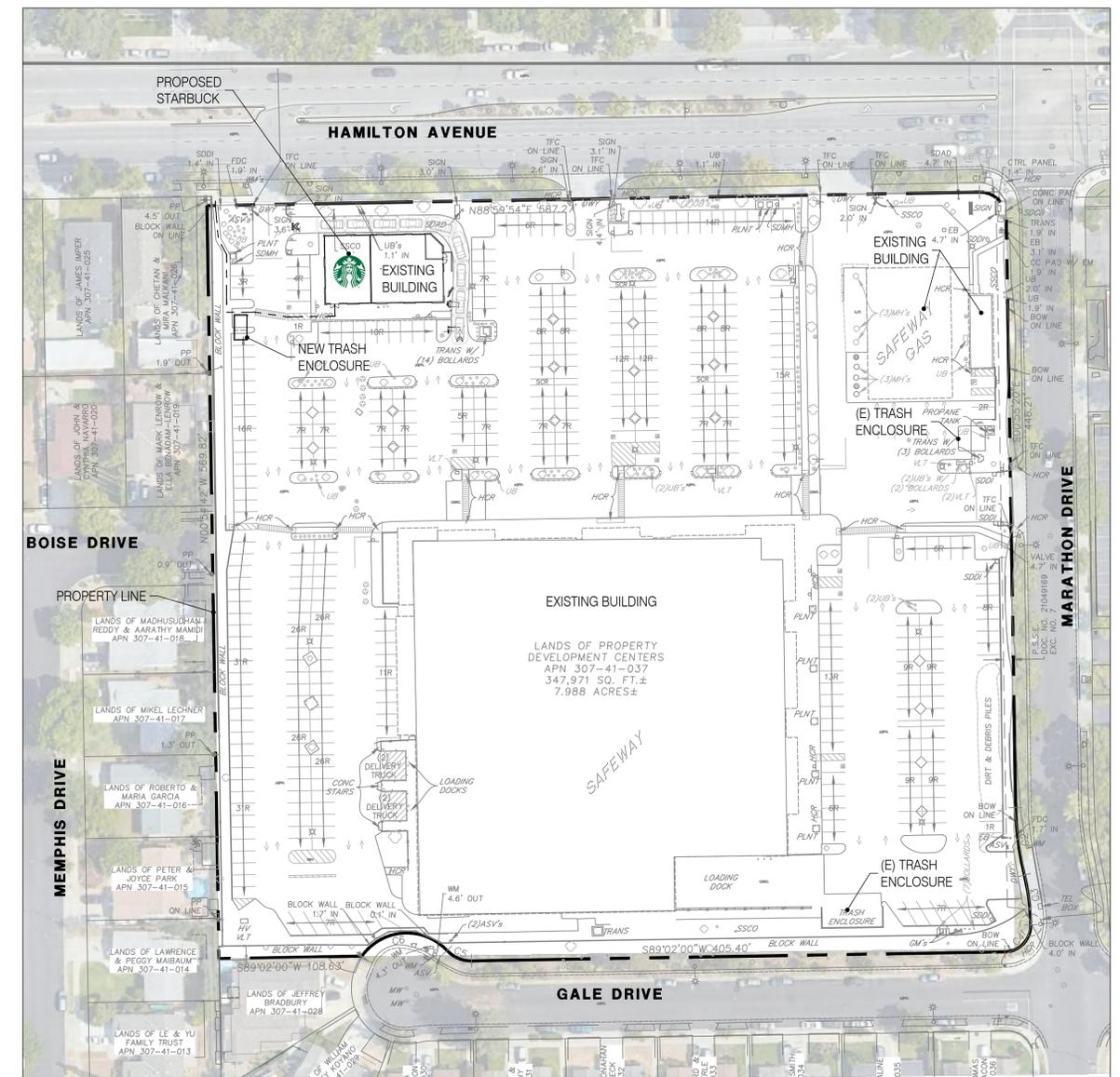
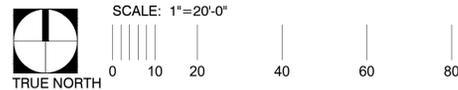


6) ENTRY TO DRIVE-THRU LANE

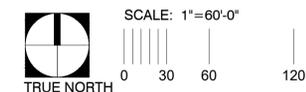




**SITE PLAN**



**SCHEMATIC SITE PLAN**



**PARKING**

GROSS PARKING LOSS 1 STALL

**PROJECT NOTES**

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A PDF OF SURVEYS AND AN AERIAL.

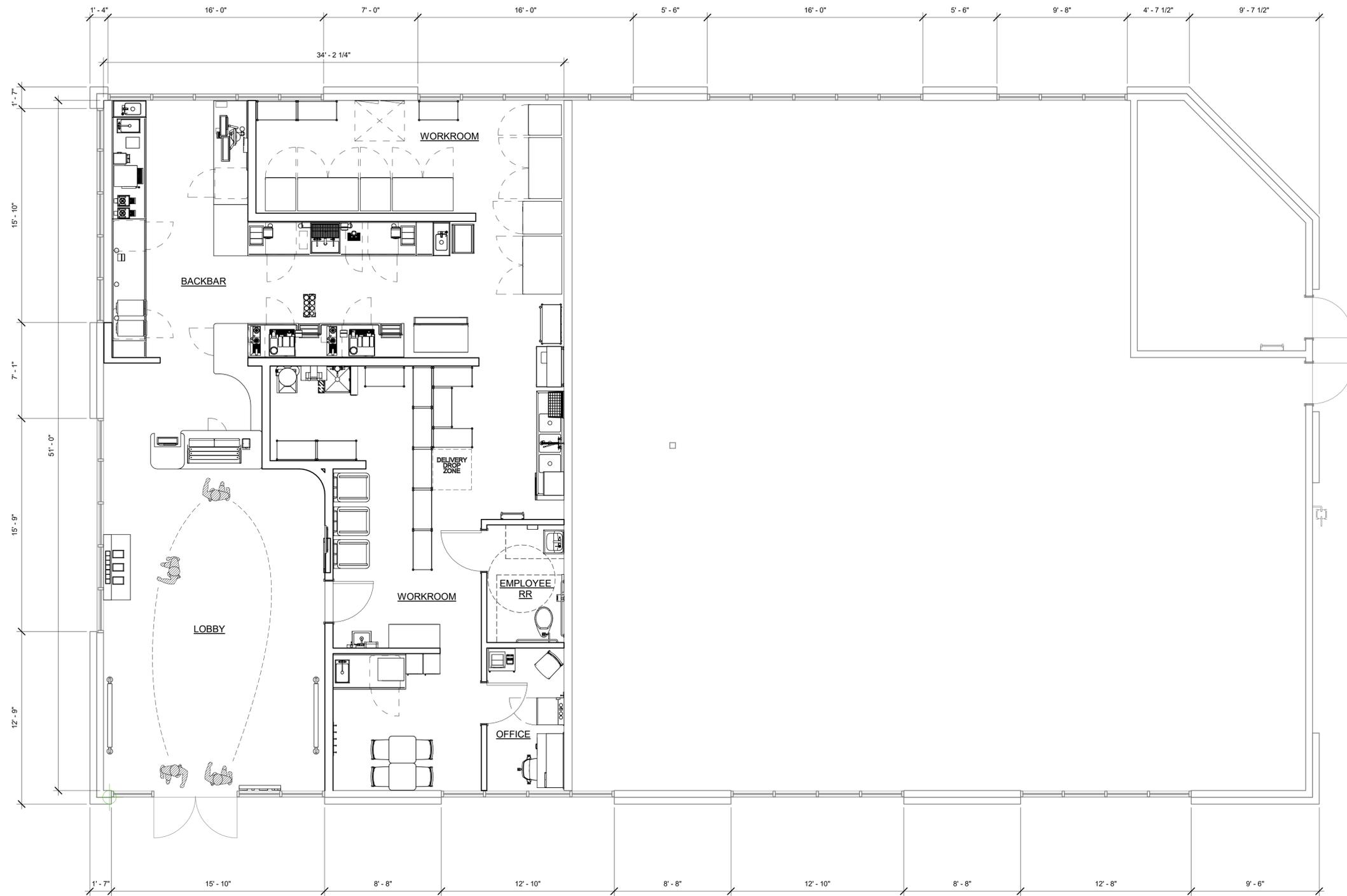
**DRAWING ISSUE/REVISION RECORD**

DATE	NARRATIVE	INITIALS
03.14.2022	PREP SP-1	II
03.15.2023	PREP SP-2	BP

**GREENBERG FARROW CONTACTS**

PLANNER/PROJECT MANAGER I.BRAHIMBEGOVIC  
SITE DEV. COORDINATOR F.CODA





2 FLOOR PLAN  
Scale: 1/4" = 1'-0"



30 Executive Park, Suite 100  
Irvine, CA 92614  
949-296-0450

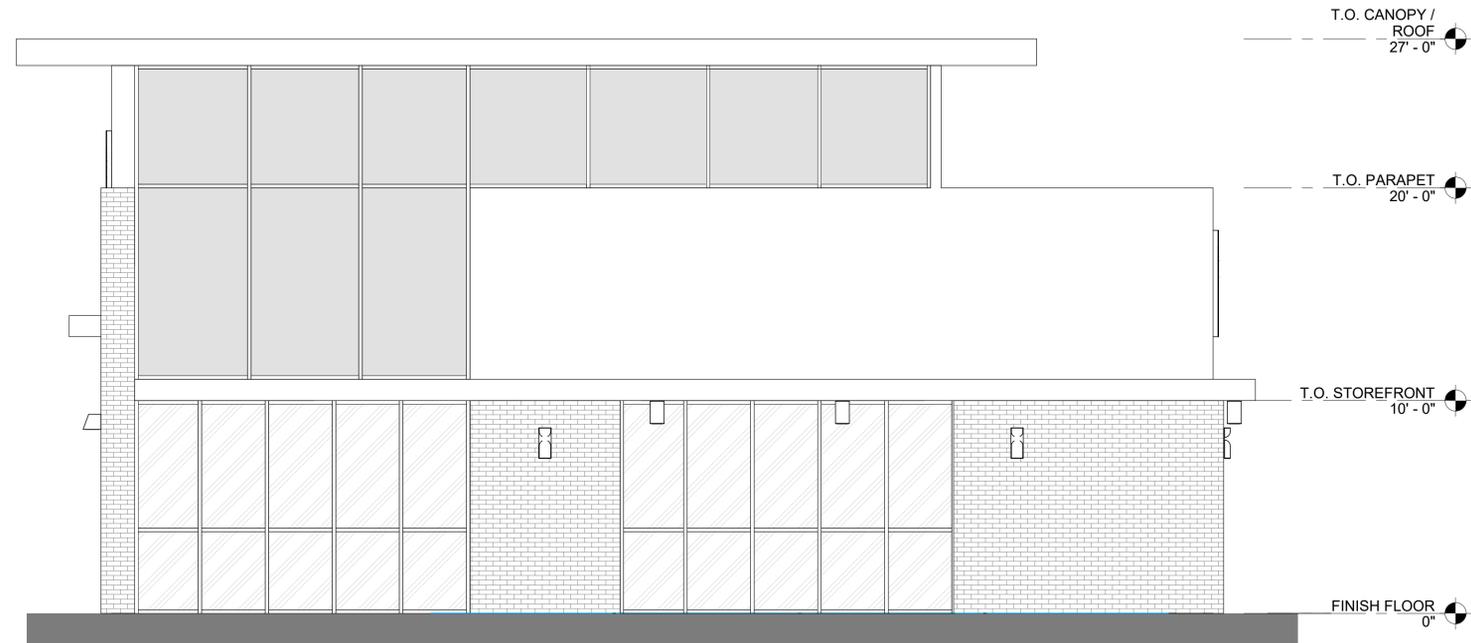


STARBUCKS

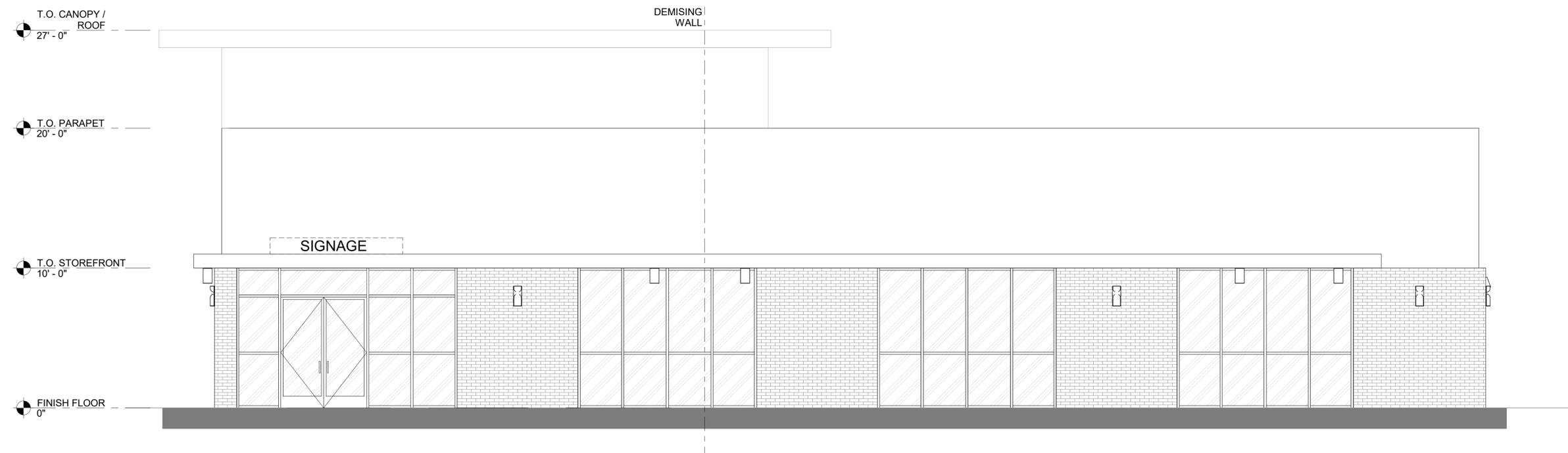
HAMILTON & MARATHON FLOOR PLAN

970 W HAMILTON AVE  
CAMPBELL, CA 95008

03



2 WEST ELEVATION  
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



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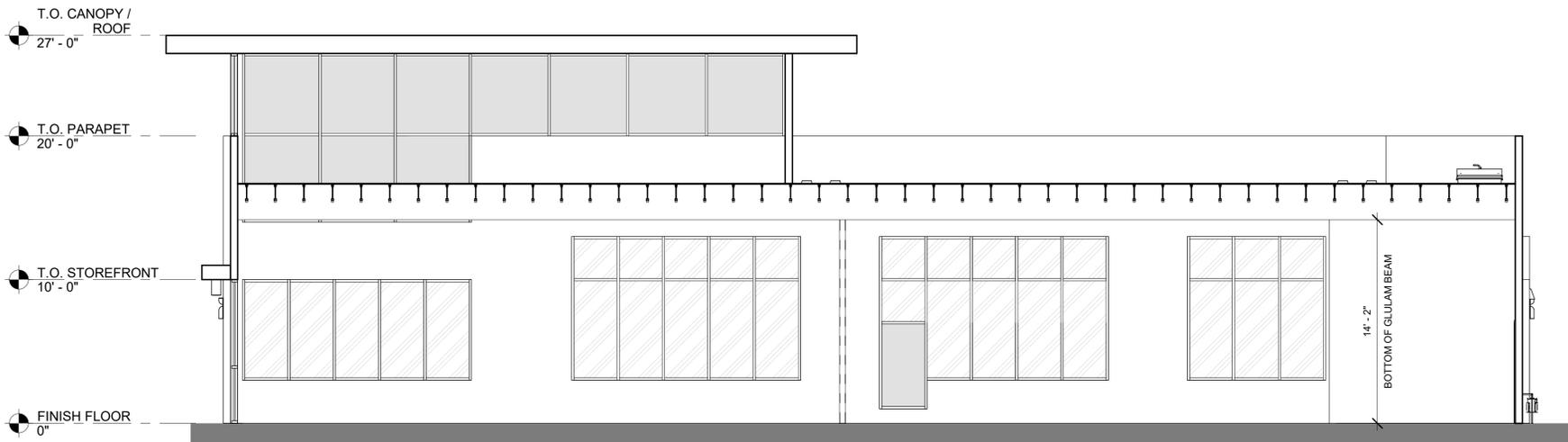
STARBUCKS

HAMILTON & MARATHON

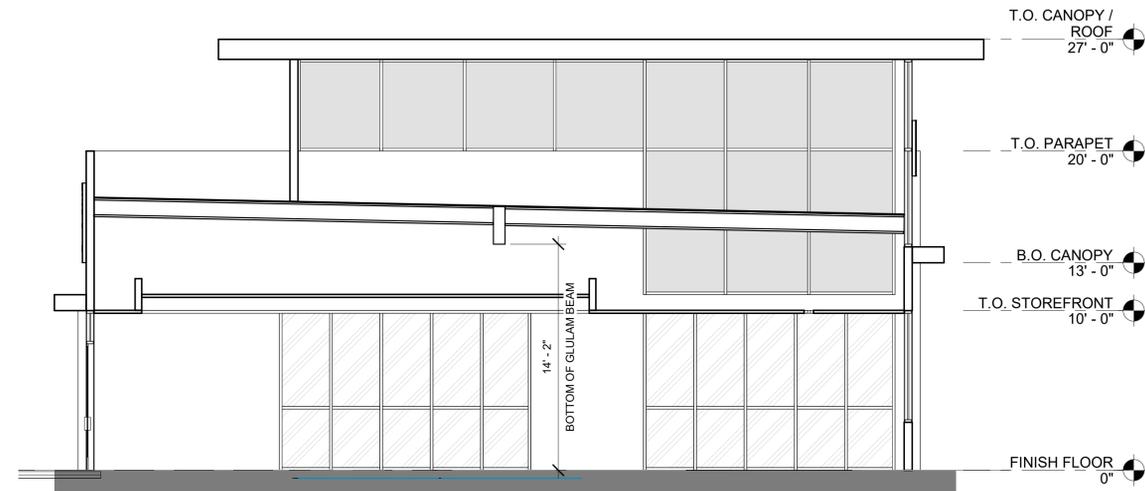
970 W HAMILTON AVE  
CAMPBELL, CA 95008

EXISTING EXTERIOR ELEVATIONS

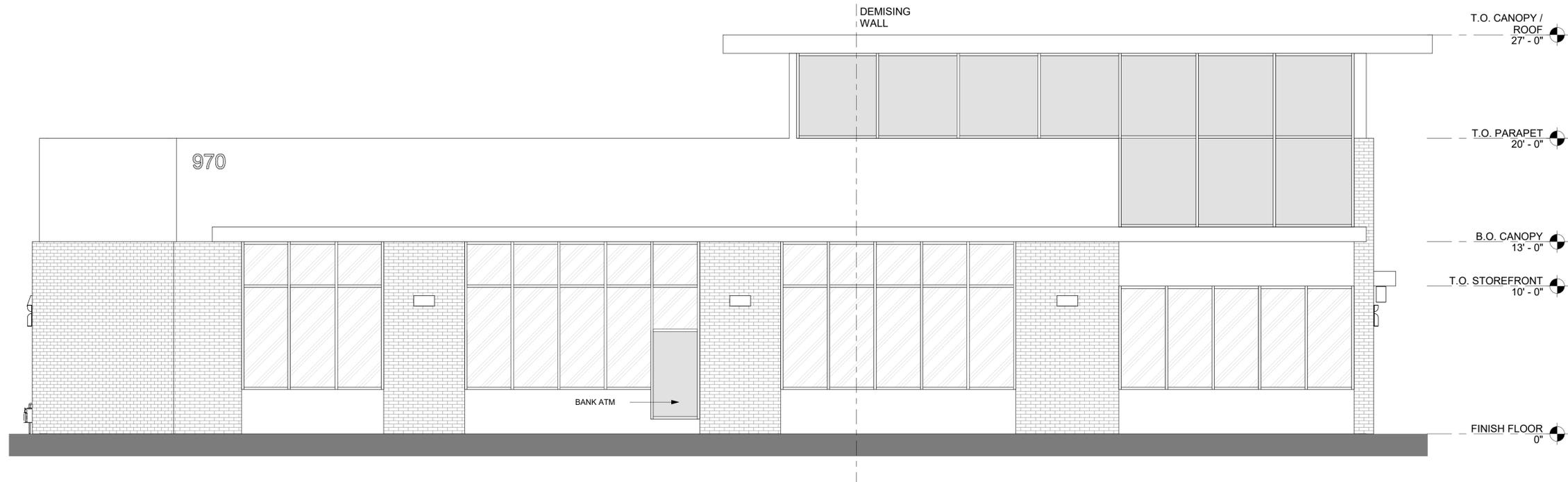
04



3 BUILDING SECTION 02  
Scale: 3/16" = 1'-0"



2 BUILDING SECTION 01  
Scale: 3/16" = 1'-0"



1 NORTH ELEVATION  
Scale: 1/4" = 1'-0"