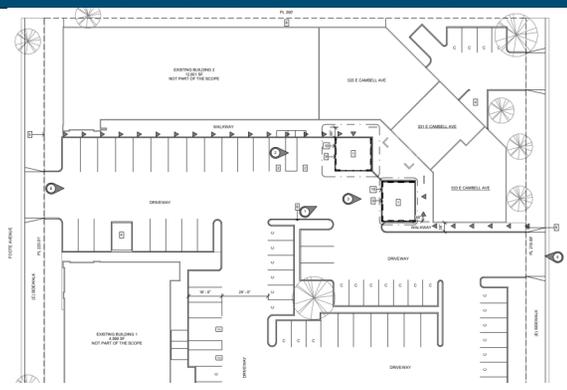




CITY OF CAMPBELL  
ORCHARD CITY

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

### Project Image



# Notice of Decision on Proposed Project

Dear Campbell Resident,

August 10, 2023

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

**Project Address:** 525 E. Campbell Avenue

**Zoning | Area Plan:** HD-MU | ECAMP

**Voting District:** 2

**Neighborhood Association(s):** Downtown Campbell Neighborhood Association

**File No:** PLN-2023-108

**APN:** 279-43-020

**Applicant:** B & C Properties

**Property Owner:** Cullen Bowen

**Project Planner:** Larissa Lomen, Assistant Planner

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

**Phone Contact:** (408) 866-2144

## Project Description:

To allow the installation of an outdoor dining patio and allowance for outdoor seating for an existing retail shopping center.

## 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 **August 10, 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 **August 20, 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,  
Simplemente marque (408) 866-2140 y pida traduccion en Español



**SCOPE OF WORK:**

CONVERTING PARKING LOT INTO OUTDOOR DINING AREA  
 JALISCO'S TAQUERIA, 526 E CAMPBELL AVE, 300 SF DINING SPACE  
 BEST ARTISAN EMPANADA, 533 E CAMPBELL AVE, 196 SF DINING SPACE

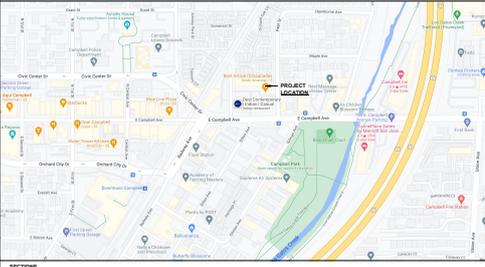
**PROJECT DATA**

PROJECT ADDRESS	526 E CAMPBELL AVE, CAMPBELL, CA 95008 533 E CAMPBELL AVE, CAMPBELL, CA 95008	Sheet Number	Sheet Name
APN	2794000	ADD	Cover sheet, Site Plan & Sections
TYPE OF CONSTRUCTION	V-B	ADD	Unwalled
FLOOD ZONE	X		
ZONING	P-D		
LAND USE	COMMERCIAL		
FIRE DEPARTMENT	155		
BUILDING HEIGHT	28 FT		
EASEMENTS	NO RECORDS OF EASEMENTS		
LOT SIZE	81541		

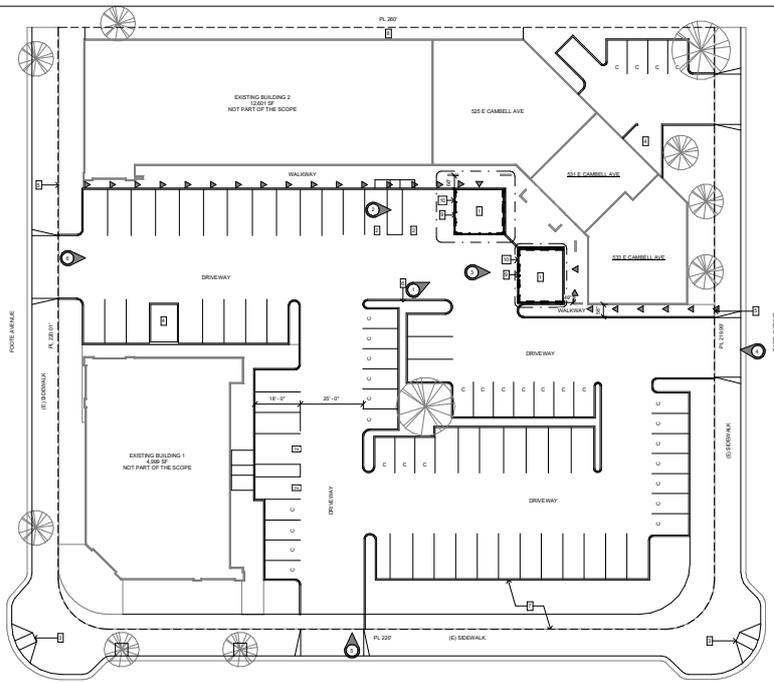
**APPLICABLE CODES**

CALIFORNIA BUILDING CODE 2022	CALIFORNIA REFERENCED STANDARDS CODE 2022
CALIFORNIA ELECTRICAL CODE 2022	CALIFORNIA ENERGY CODE 2022
CALIFORNIA EXISTING BUILDING CODE 2022	
CALIFORNIA FIRE CODE 2022	
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022	
CALIFORNIA MECHANICAL CODE 2022	
CALIFORNIA PLUMBING CODE 2022	
CALIFORNIA STRUCTURAL BUILDING CODE 2022	
CALIFORNIA INTERNATIONAL BUILDING CODE 2022	
CALIFORNIA LANDMARK PRESERVATION CODE 2022	
CALIFORNIA TRANSPORTATION CODE 2022	

**VICINITY MAP**



**SECTIONS**



Site Plan  
 1/8" = 1'-0"

**NOTE:**  
 NO WORK WILL BE PERFORMED AT INTERIORS  
 CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL  
 DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION



<b>REMARKS:</b>	<b>LEGEND:</b>	<b># OF PARKING:</b>
DINING AREA	PATHWAY: MAX SLOPE OF 4.8%	PARKING 46
ACCESSIBLE PARKING	LIGHT POLE	CONCRETE 31
HC CURB RAMP	28" LANDSCAPE & PUBLIC SERVICE EASEMENT	JOB 4
TRASH ENCLOSURE	SERVICE WALKWAY	TOTAL 40
	(P) METAL CLADDING, OWNER FURNISHED CONTRACTOR INSTALLED	
	(C) CONCRETE DECK, 4"	
	▶ ACCESSIBLE PATH-OF-TRAVEL	
	○ CONCRETE FINISH	
	--- PROPERTY LINE	

105 E. WOODCLIFF LN. STE. 200  
 CAMPBELL, CA 95008  
 408 WEST 1ST ST.  
 WOODCLIFF PERMITS.COM  
 LIC. # 87012

**WOODCLIFF**  
 PERMITS

DATE	DESCRIPTION
1	CONTRACT

**Special Use Permit - Outdoor Dining Area**  
**526 & 533 E CAMPBELL AVE**  
**CAMPBELL, CA 95125**

FREELANCE AND THE ONLY PROVIDER OF THE SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

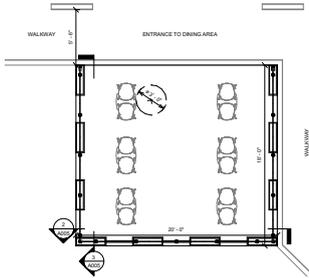
**DESIGNED BY:**  
 P. DESIGNER

**MANAGED BY:**  
 P. MANAGER

**SHEET TITLE:**  
 Cover sheet, Site Plan & Sections

**SHEET NO.:**  
 ADD

525 E CAMPBELL AVE, SECTIONS AND DETAILS

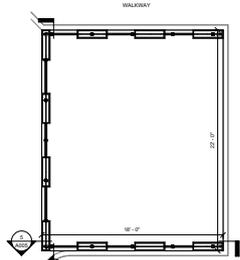


1 Site Plan - Dining Area 1, Cabout  
1/4" = 1'-0"

KEYNOTES CALLOUT PROPOSED:

- 1
  - 2
  - 3
  - 4
  - 5
- 1 METAL GUARDRAIL, OWNER FURNISHED CONTRACTOR INSTALLED
- 2 PLANTER BOX, OWNER FURNISHED CONTRACTOR INSTALLED
- 3 STRING LIGHT POLE, OWNER FURNISHED CONTRACTOR INSTALLED
- 4 STRING LIGHTS, OWNER FURNISHED CONTRACTOR INSTALLED

533 E CAMPBELL AVE, SECTIONS AND DETAILS



1 Site Plan - Dining Area 2, Cabout  
1/4" = 1'-0"

KEYNOTES CALLOUT PROPOSED:

- 1
  - 2
  - 3
  - 4
  - 5
- 1 METAL GUARDRAIL, OWNER FURNISHED CONTRACTOR INSTALLED
- 2 PLANTER BOX, OWNER FURNISHED CONTRACTOR INSTALLED
- 3 STRING LIGHT POLE, OWNER FURNISHED CONTRACTOR INSTALLED
- 4 STRING LIGHTS, OWNER FURNISHED CONTRACTOR INSTALLED

105 E. WOODCLIFF LN STE  
CAMPBELL, CA 95008  
408-882-0111  
WOODCLIFFDESIGN.COM  
LIC. # 870162



DATE	DESCRIPTION
1	CONCEPTS

**Special Use Permit - Outdoor Dining Area**  
525 & 533 E CAMPBELL AVE  
CAMPBELL, CA 95125

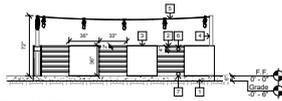
THESE DRAWINGS AND THE INSTALLATION THEREOF SHALL BE IN ACCORDANCE WITH THE CITY OF CAMPBELL SPECIAL USE PERMIT REGULATIONS AND THE CITY OF CAMPBELL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMPBELL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMPBELL.

DESIGNED BY:  
P. DESSNER

MANAGED BY:  
P. MANAGER

REVISION TITLE:  
Updated

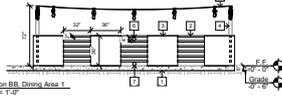
SHEET NO:  
A005



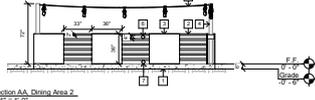
1 Section AA, Dining Area 1  
1/4" = 1'-0"

KEYNOTES SECTIONS PROPOSED:

- 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - 7
- 1 CONCRETE DECK, 4"
- 2 METAL GUARDRAIL, OWNER FURNISHED CONTRACTOR INSTALLED
- 3 PLANTER BOX, OWNER FURNISHED CONTRACTOR INSTALLED
- 4 STRING LIGHT POLE, OWNER FURNISHED CONTRACTOR INSTALLED
- 5 STRING LIGHTS, OWNER FURNISHED CONTRACTOR INSTALLED
- 6 GUARDS ON THE OPEN SIDE SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF 4" SPHERE
- 7 REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF 4" SPHERE



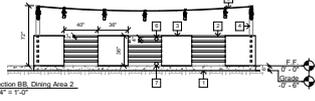
1 Section BB, Dining Area 1  
1/4" = 1'-0"



1 Section AA, Dining Area 2  
1/4" = 1'-0"

KEYNOTES SECTIONS PROPOSED:

- 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - 7
- 1 CONCRETE DECK, 4"
- 2 METAL GUARDRAIL, OWNER FURNISHED CONTRACTOR INSTALLED
- 3 PLANTER BOX, OWNER FURNISHED CONTRACTOR INSTALLED
- 4 STRING LIGHT POLE, OWNER FURNISHED CONTRACTOR INSTALLED
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- 7 REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF 4" SPHERE



1 Section BB, Dining Area 2  
1/4" = 1'-0"

MATERIALS & DETAILS



GRAY, STEEL PLANTER BOX, 30" X 30"



HORIZONTAL RAILING CONNECTORS



LED STRING LIGHTS