



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

### Project Image



# Notice of Public Hearing

Dear Campbell Resident,

January 12, 2024

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday January 23, 2024 in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

**Project Address:** 1402 Camden Avenue  
**Zoning | Area Plan:** NC  
**Neighborhood Association(s):** Campbell Village Neighborhood  
**Council District:** 1  
**File No:** PLN-2023-174  
**APN:** 41404009  
**Applicant:** Roddy Diaz  
**Property Owner:** CDJ Property Management  
**Application Type:** Conditional Use Permit  
**Project Planner:** Nishant Seoni, Contract Associate Planner

**Project Description:**  
Conditional use permit to allow for beer and wine sale and consumption during restaurant service, community cooking classes, and private events Saturdays 5 AM - 3 PM (late night activities).

**You may participate virtually or watch online:**

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

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

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- 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**



# LATIN ASIAN FUSION KITCHEN

## (Conditional use permit to allow for beer and wine consumption)

1402 CAMDEN AVE,  
CAMPBELL, CA 95008

**Scope Of Work:** Conditional use permit to allow for beer and wine consumption

**OWNER:**  
1402 CAMDEN AVE, CAMPBELL, CA 95008  
LATIN ASIAN FUSION  
(408)863-2054  
Project Manager: Roddy Diaz  
foodtrucks@latin-asian-fusion.com

**CONTRACTOR:**

### Project Data:

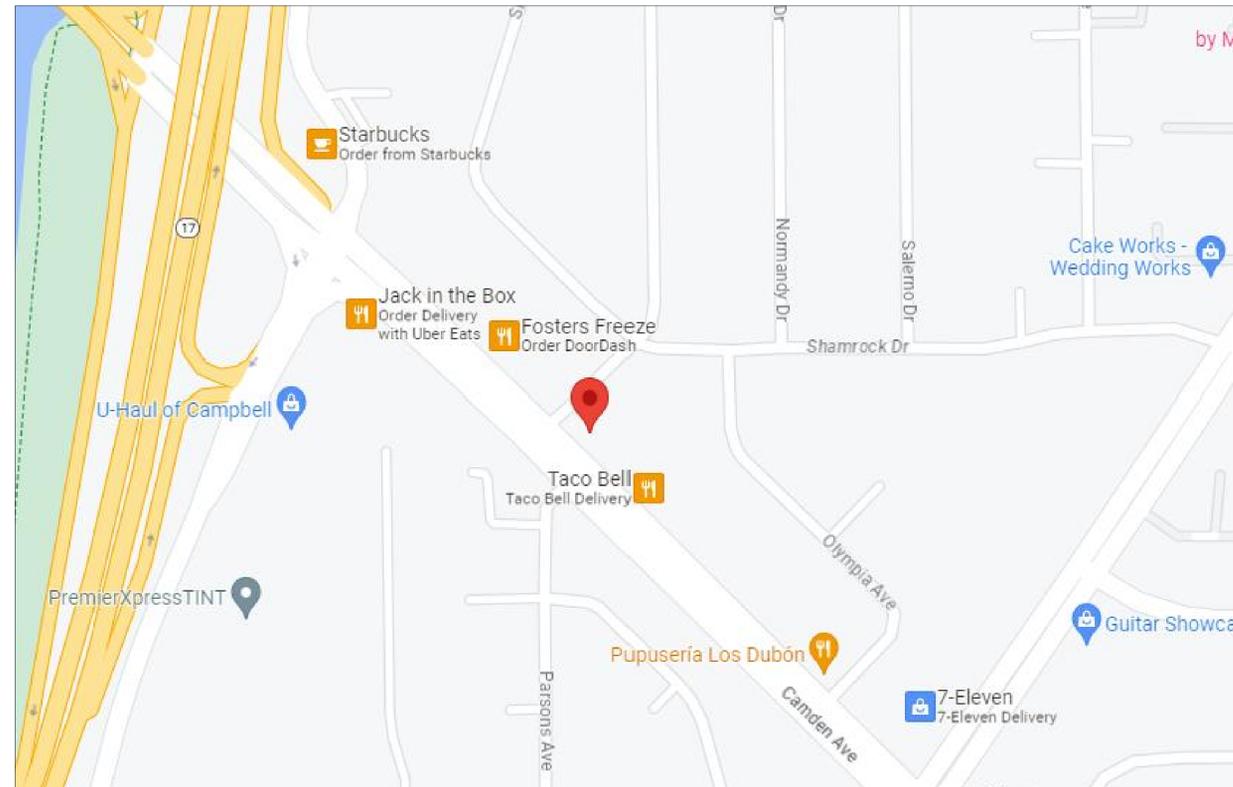
1402 CAMDEN AVE, CAMPBELL, CA 95008  
TENANT - LATIN ASIAN FUSION  
UNIT SIZE: 1310 SF  
CAPACITY: 34 people  
PARKING SPACES: 25 spaces (5 spaces per 1000 sf Leased)

### Property Data:

1402 CAMDEN AVE, CAMPBELL, CA 95008

Property Type:	Retail
Property Subtype:	Freestanding
Building Size:	5,000 SF
Building Class:	B
Year Built:	2006
Tenancy:	Multiple
Building Height:	1 Story
Building FAR:	0.29
Land Acres:	0.40 AC
Zoning:	CN
Parking:	25 Spaces (5 Spaces per 1,000 SF Leased)
Frontage:	103 FT on Camden Ave

### Vicinity/ Site Map:



### INDEX OF DRAWINGS:

- C-1 Cover Page
- S-1 Site Photo
- S-2 Site Plan
- A-1 Floor Plan
- A-2 Life Safety Plan

### Cover Page

1402 CAMDEN AVE,  
CAMPBELL, CA 95008  
(TENANT - LATIN ASIAN FUSION KITCHEN)

### Revisions

No.	Date	Description

Sheet Title:

Cover Page

Drawn By:  
Checked By:  
Scale: Date:

Sheet Number:

C-1



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

 Site Photo

**Site Photo**

1402 CAMDEN AVE,  
CAMPBELL, CA 95008  
(TENANT - LATIN ASIAN FUSION  
KITCHEN)

**Revisions**

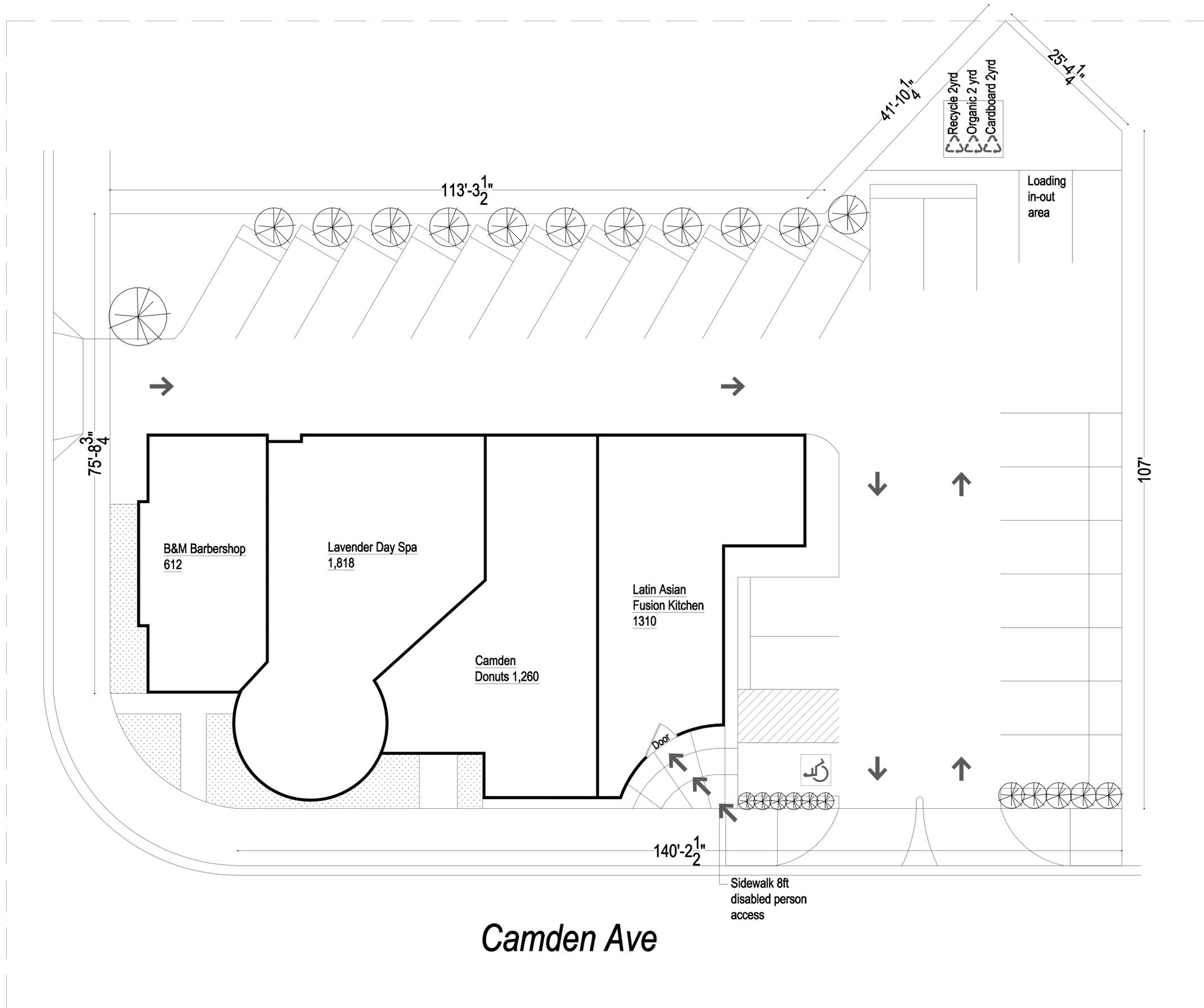
No.	Date	Description

Sheet Title:

Site Photo

Drawn By:  
Checked By:  
Scale: Date:

Sheet Number:  
**S-1**



Camden Ave

Sidewalk 8ft disabled person access

**Site Plan**

1402 CAMDEN AVE,  
 CAMPBELL, CA 95008  
 (TENANT - LATIN ASIAN FUSION KITCHEN)

**Revisions**

No.	Date	Description

Sheet Title:

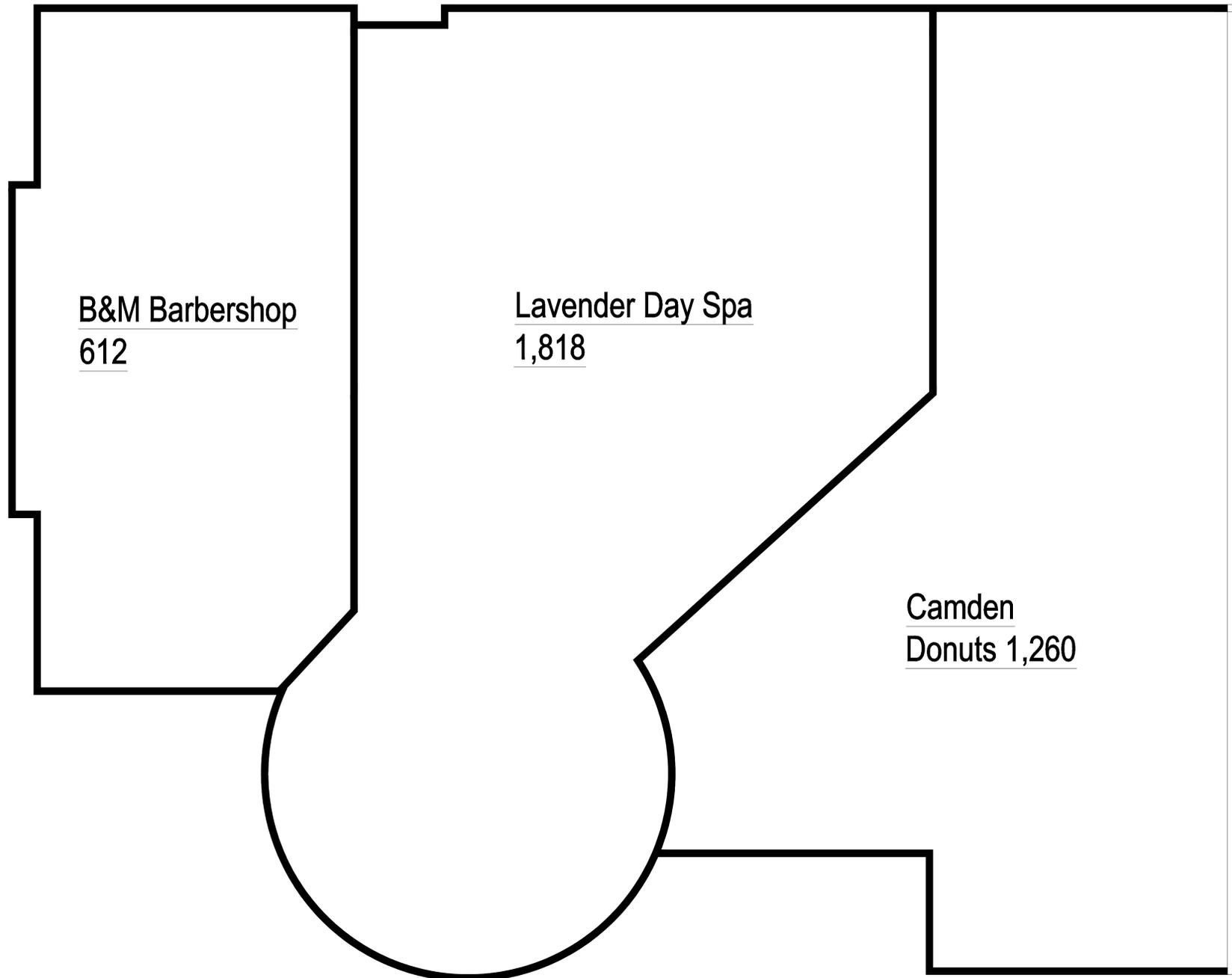
Site Plan

Drawn By:  
 Checked By:  
 Scale: Date:

Sheet Number:

S-2

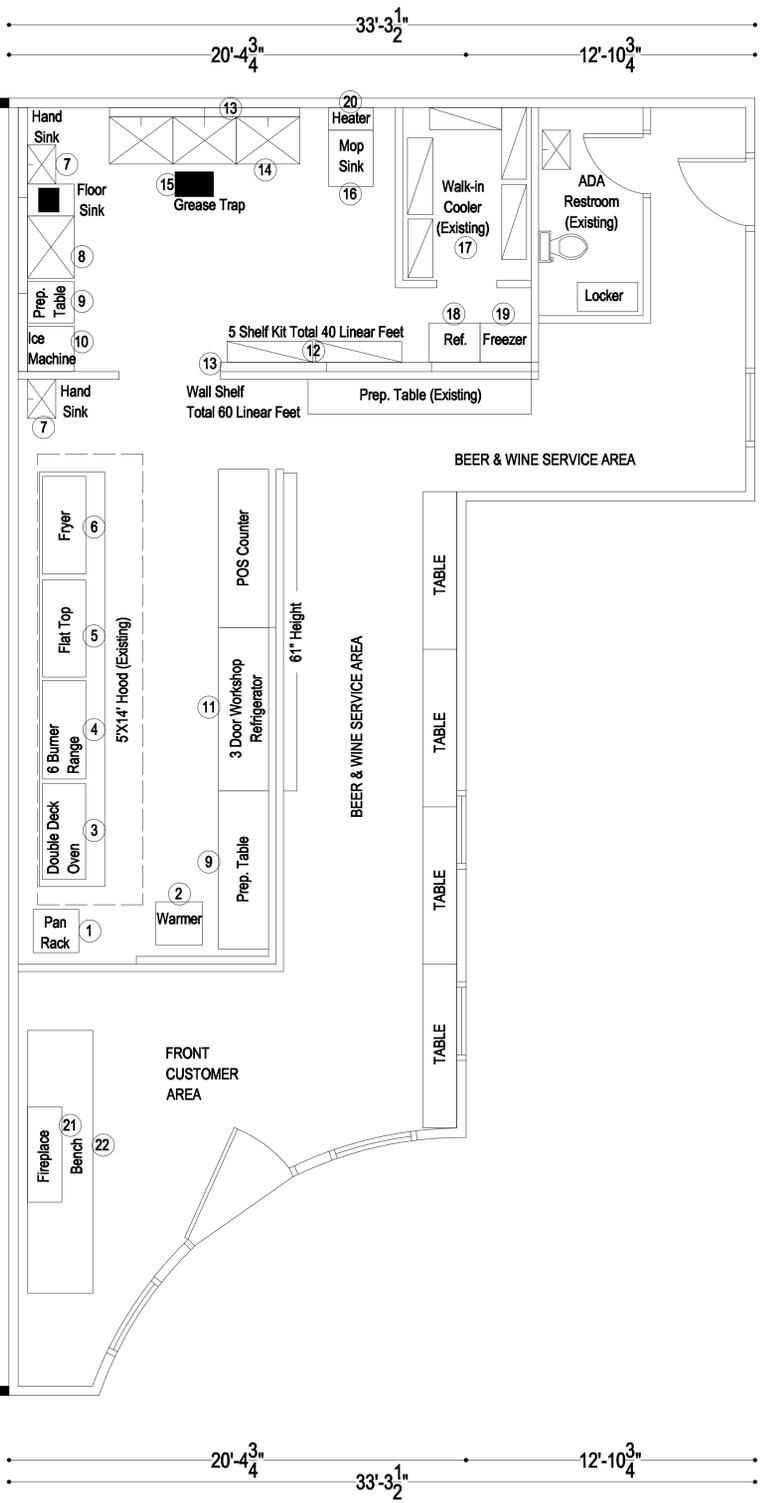
Site Plan  
 Scale 1/8



B&M Barbershop  
612

Lavender Day Spa  
1,818

Camden Donuts 1,260



**Existing Floor Plan - No Changes**  
**Scale 1/4**



**Existing Floor Plan**  
1402 CAMDEN AVE,  
CAMPBELL, CA 95008  
(TENANT - LATIN ASIAN FUSION  
KITCHEN)

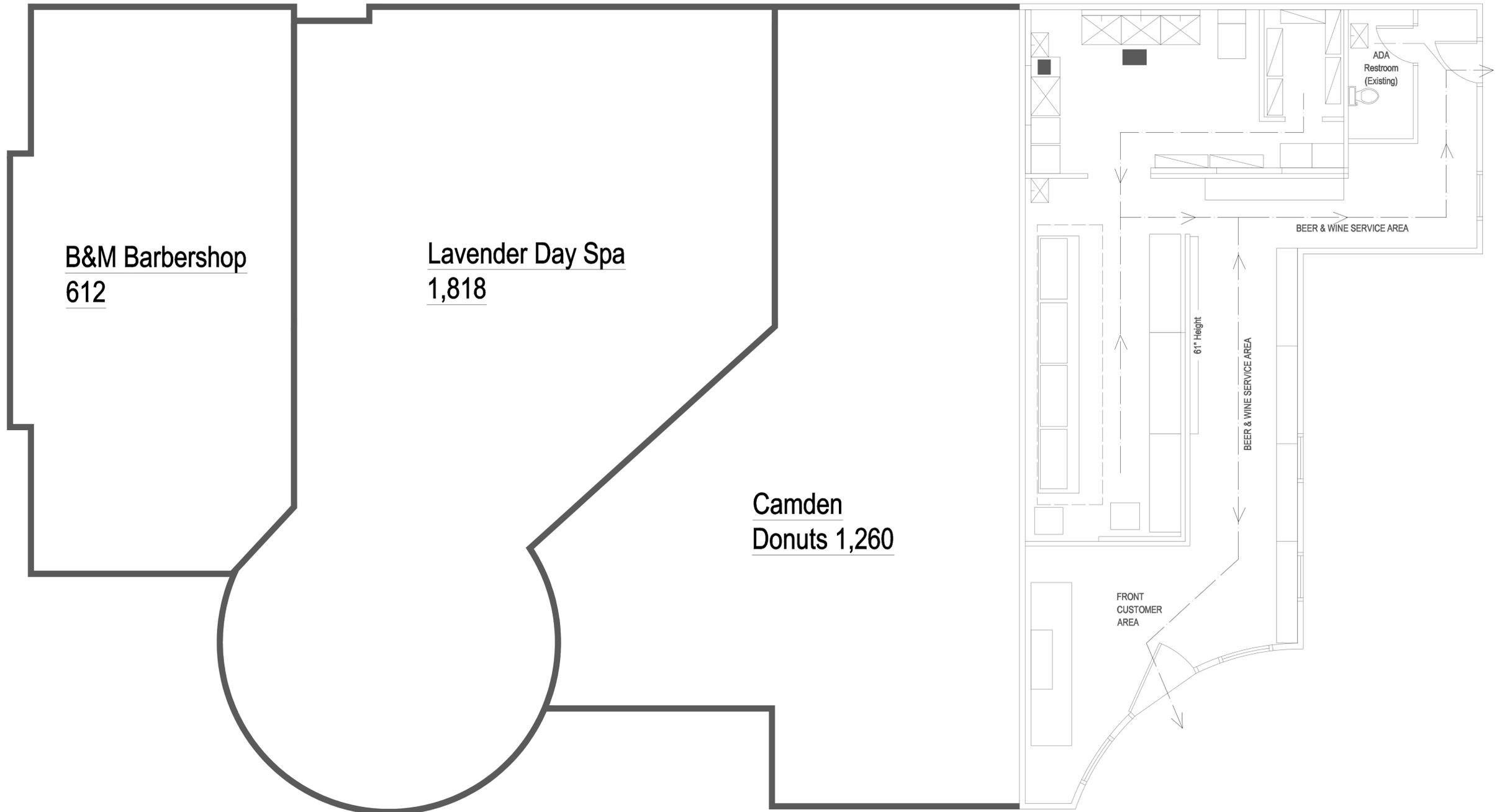
Revisions

No.	Date	Description

Sheet Title:  
Floor Plan

Drawn By:  
Checked By:  
Scale: Date:

Sheet Number:  
**A-1**



B&M Barbershop  
612

Lavender Day Spa  
1,818

Camden  
Donuts 1,260

BEER & WINE SERVICE AREA

BEER & WINE SERVICE AREA

FRONT  
CUSTOMER  
AREA

61" Height

ADA  
Restroom  
(Existing)

Life Safety Plan  
Scale 1/4



**Life Safety Plan**

1402 CAMDEN AVE,  
CAMPBELL, CA 95008  
(TENANT - LATIN ASIAN FUSION  
KITCHEN)

**Revisions**

No.	Date	Description

Sheet Title:  
Life Safety Plan

Drawn By:  
Checked By:  
Scale: Date:

Sheet Number:  
**A-2**