



**CITY OF CAMPBELL**  
Community Development Department

July 22, 2014

**NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT and  
PARKING MODIFICATION PERMIT**

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

**File No.:** PLN2014-159,160  
**Applicant:** Ryan Leong  
**Project Address:** 2105 S. Winchester Blvd., Ste. 3 (Merrill Gardens)  
**Property Owner:** Merrill Gardens at Campbell, LLC  
**Zoning District:** P-D (Planned Development)  
**General Plan:** Central Commercial  
**Project Description:** Establishment of a new 50-seat breakfast and lunch restaurant, (Scramblz), without alcohol sales.

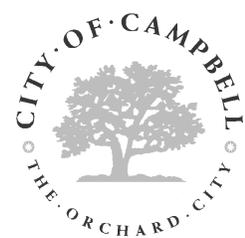
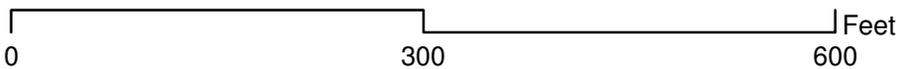
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on July 23, 2014, and ends on August 4, 2014. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **August 4, 2014**. 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 City Clerk's Office, 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 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Associate Planner, in the Community Development Department, at (408) 866-2193 or by email [danielf@cityofcampbell.com](mailto:danielf@cityofcampbell.com).

# Project Location Map



**Project Location:** 2105 S. Winchester Blvd., Ste. 3  
**Application Type:** Admin. Planned Development Permit  
and Parking Modification Permit  
**Planning File No.:** PLN2014-159,160  
**Description:** Establishment of new restaurant



Community Development Department  
Planning Division

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CITY OF CAMPBELL  
PLANNING DEPT.

**WRITTEN STATEMENT:**

**Project:**

Scramblz Restaurant at 2105 Winchester Blvd, Campbell, CA 95008

**Project Type:**

Tenant Improvements.

**Overview:**

The intent of this Project is to install a new Restaurant within an existing tenant space along Winchester Blvd in the Merrill Gardens Complex.

This is a healthy food alternative where dishes are made at the restaurant including organic produce and juices rather than sodas.

Scramblz serves only Breakfast and will complement adjacent Senior Housing as well as residential neighborhood. Some of the near by businesses will also frequent the establishment.

Location for the restaurant was chosen for its ability to provide service to the public with as little as possible impact on the neighbors.

This use will not generate any additional traffic since it is a small restaurant requiring only 22 stalls and at best on an interim basis with possibly peaking in the early morning. Most of the patrons will be pedestrians from the extensive near by residential and commercial neighborhood.

Scramblz will have approximately 5 employees with operating hours between 7 AM and 2 PM.

Food preparation will take place indoors and will not have a noise impact on the neighbors/neighborhood. Deliveries would commonly happen in the morning or late afternoon with only small quantities due to small size of the restaurant. Deliveries could most likely be through the Winchester side of the establishment where there is a street lay-by for small trucks/vans and busses.

Proposed restaurant will be an asset to the Merrill Gardens complex as well to the neighborhood serving an important and lacking now function.







