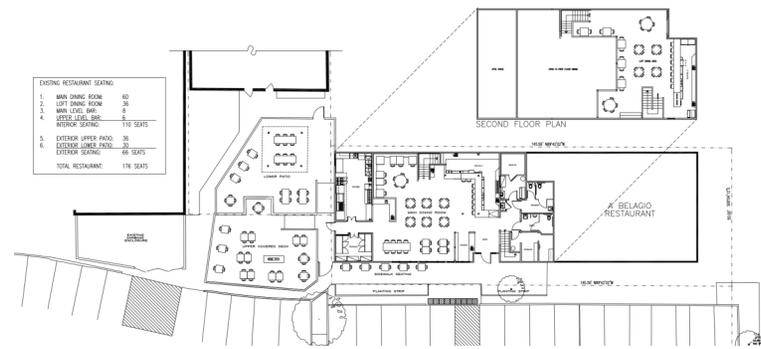





 City of Campbell
 70 North First Street
 Campbell, CA 95008 –1423

Project Image



Courtesy Notice

Dear Campbell Resident,

October 7, 2025

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 201 Orchard City Drive

Zoning | Area Plan: CB-MU | Downtown Development Plan

Neighborhood Association(s): Downtown Campbell Neighborhood Association

Council District: 3

File No.: PLN-2025-135

APN: 412-07-032 / 412-07-024/ 412-07-022

Applicant: Milad Shaeghi

Property Owner: John and Evagelia Niktas Trustee, Karen Blancato Trustee, City of Campbell

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Request to modify the existing Conditional Use Permit for Water Tower Kitchen to formalize the expansion of outdoor seating onto the adjacent patio and front sidewalk area (increasing overall seating count), and to allow live entertainment.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

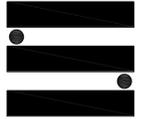


- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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 traduccion en Español





STOWERS ASSOCIATES
Creating Places for People

155 E. Campbell Avenue #114
Campbell, CA 95008

Greg Stowers
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WWW.STOWERSASSOCIATES.COM

water tower kitchen

RESTAURANT CUP MODIFICATION
200 Orchard City Drive, Campbell CA 95008

SEATING COUNT ANALYSIS

Water Tower Restaurant
201 Orchard City Drive
Campbell, California 95008

PROJECT SUMMARY

ADDRESS 201 ORCHARD CITY DRIVE, CAMPBELL CA 95008
TENANT SPACE 3,032 square feet
AREA OF OUTDOOR PATIO 1,019 square feet
OCCUPANT TYPE A-2 (Restaurant)

CONSTRUCTION TYPE: V-B Non-Rated
FIRE SPRINKLERS: No
NUMBER OF STORIES: Two

PROJECT SCOPE

MODIFY THE EXISTING CONDITIONAL USE PERMIT FOR THE RESTAURANT AS REQUIRED TO:

- SEATING CAPACITY INCREASED TO 176.
- SIDEWALK SEATING ALLOWED ACROSS THE FRONT OF THE RESTAURANT
- HOURS OF OPERATION: UNCHANGED
- FOOD / DRINK MENU: UNCHANGED

DIRECTORY

PROJECT ADDRESS 201 ORCHARD CITY DRIVE
CAMPBELL, CA 95008

BLDG OWNER JOHN NIKTAS
PO BOX 7422
SAN JOSE, CA 95150

TENANT WATER TOWER KITCHEN
CONTACT: MILAD SHAEGHI
PHONE: 408.316.9021

DESIGN GREG STOWERS
STOWERS ASSOCIATES
155 E. CAMPBELL AVENUE, SUITE 114
CAMPBELL, CA 95008
PHONE: 408.358.5488
CELL: 408.406.6048
EMAIL: GREG@STOWERSASSOCIATES.COM

DRAWING INDEX

A0 COVER SHEET / PROJECT INFORMATION
A1 RESTAURANT SITE / BUILDING PLAN

BUILDING CODE

2022 California Building Code, Vol 1 & 2
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Fire Code
2022 California Green Buildings Standards Code
2022 California Energy Code

RESTAURANT SEATING:

1. MAIN DINING ROOM:	60
1. LOFT DINING ROOM:	36
2. MAIN LEVEL BAR:	8
3. UPPER LEVEL BAR:	6
INTERIOR SEATING:	110 SEATS
4. EXTERIOR UPPER PATIO:	36
5. EXTERIOR LOWER PATIO:	30
EXTERIOR SEATING:	66 SEATS
TOTAL RESTAURANT:	176 SEATS

OCCUPANT LOAD DIAGRAMS

MAX OCCUPANT LOAD

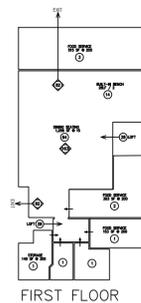
Interior Occupant Load 163

EXIT REQUIREMENTS FOR INTERIOR

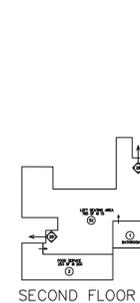
Exits Required 2
Exits Provided 2

EXIT REQUIREMENTS FOR EXTERIOR PATIO

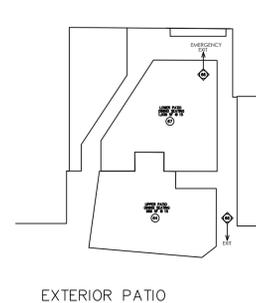
Exits Required 2
Exits Provided 2



FIRST FLOOR



SECOND FLOOR



EXTERIOR PATIO

VICINITY MAP



ISSUE DATE

Planning Submittal 09.27.2025



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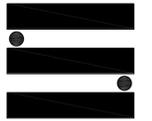
JOB NO. 2025.12

DRAWN BY GTS

SCALE AS NOTED

TITLE SHEET





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SEATING COUNT ANALYSIS

Water Tower Restaurant
201 Orchard City Drive
Campbell, California 95008

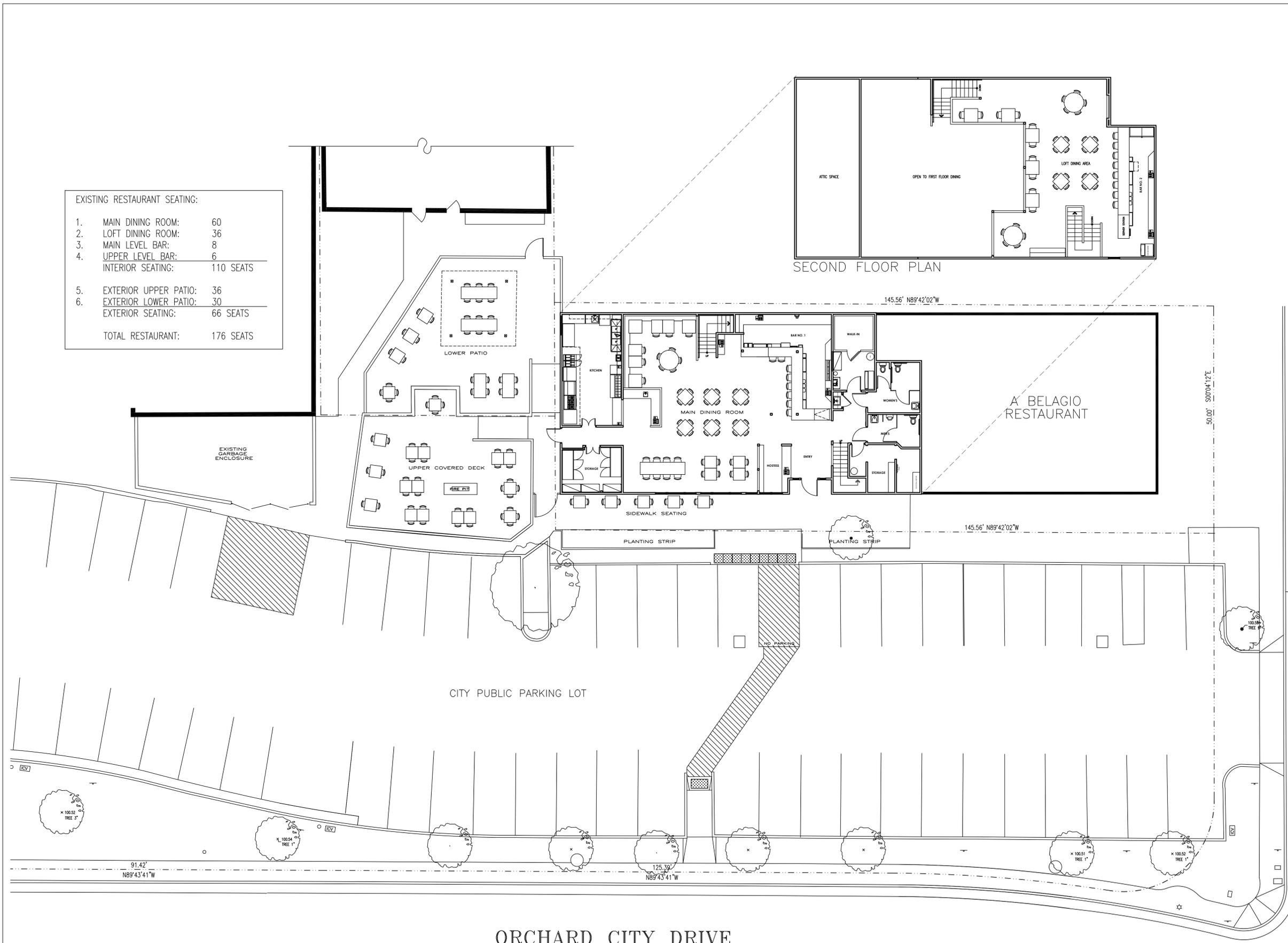
ISSUE	DATE
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JOB NO.	2025.12
DRAWN BY	GTS
SCALE	AS NOTED

RESTAURANT FLOOR PLAN



EXISTING RESTAURANT SEATING:

1.	MAIN DINING ROOM:	60
2.	LOFT DINING ROOM:	36
3.	MAIN LEVEL BAR:	8
4.	UPPER LEVEL BAR:	6
	INTERIOR SEATING:	110 SEATS
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6.	EXTERIOR LOWER PATIO:	30
	EXTERIOR SEATING:	66 SEATS
	TOTAL RESTAURANT:	176 SEATS

1 SITE / BUILDING PLAN / SEATING LAYOUT DIAGRAM
SCALE: 1" = 20'