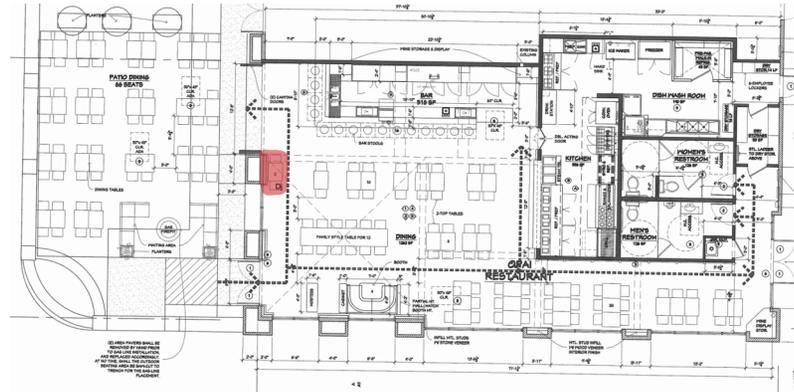


Location of Proposed Project



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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

November 27, 2025

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday December 9, 2025, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 276 E Campbell
Zoning | Area Plan: CC-MU | DDP
Neighborhood Association(s): DCNA
Council District: 3
File No.: PLN-2025-150
APN: 41207065
Applicant: John Razumich
Property Owner: ODDWALLE CAMPBELL LLC
Application Type: Conditional Use Permit Modification
Project Planner: Daniel Fama, Senior Planner
Email Contact: daniel@campbellca.gov

Project Description:
Request to allow live entertainment, limited to disc jockey (DJ) and live band performances, ending at 11:00 PM, daily, conducted in association with a pending restaurant and bar (dba Elia Greek Restaurant).

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

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 traducción en Español**



PARKING TABULATION				
FLOOR	USAGE	AREA	LOAD FACTOR	PARKING REQUIRED
FIRST FLOOR	RESTAURANT (15 SEATS)	742 SF	1 PER 4 SEATS	4
	RETAIL (BACK OF HOUSE)	407 SF		2
	OFFICE (LOBBY + CIRCULATION)	994 SF		26
SECOND FLOOR	OFFICE AREA	7,988 SF		32
THIRD FLOOR	OFFICE AREA	1,965 SF		57
PARKING PROVIDED FOR THE PROPOSED AREA: OVERALL PARKING PROVIDED: 57				
PARKING LOSS / GAIN				
LOSS:	5 (PARKING SPACES BEHIND OPA)			
GAIN:	1 (STREET PARKING)			
				NET PARKING LOSS: 4

KEY NOTES	
01.06	(N) INTERNATIONAL SYMBOL OF ACCESSIBILITY, PER CBC 11B-703.7.2.1
03.10	(N) ACCESSIBLE RAMP WITH 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE, PER CBC 11B-402.2
32.30	(N) LANDSCAPE PLANTER, S.L.D
32.35	(N) RECONFIGURED ACCESS AISLE/NO PARKING AREA
32.37	(N) RECONFIGURED PARKING SPACE
32.46	36" TRUNCATED DOME BORDER, REFER TO DETAIL 3/A0.7
32.47	(N) TREE, SEE CIVIL DRAWINGS
32.64	SCREEN WALL FOR (N) GAS METER
33.29	(N) GAS METER

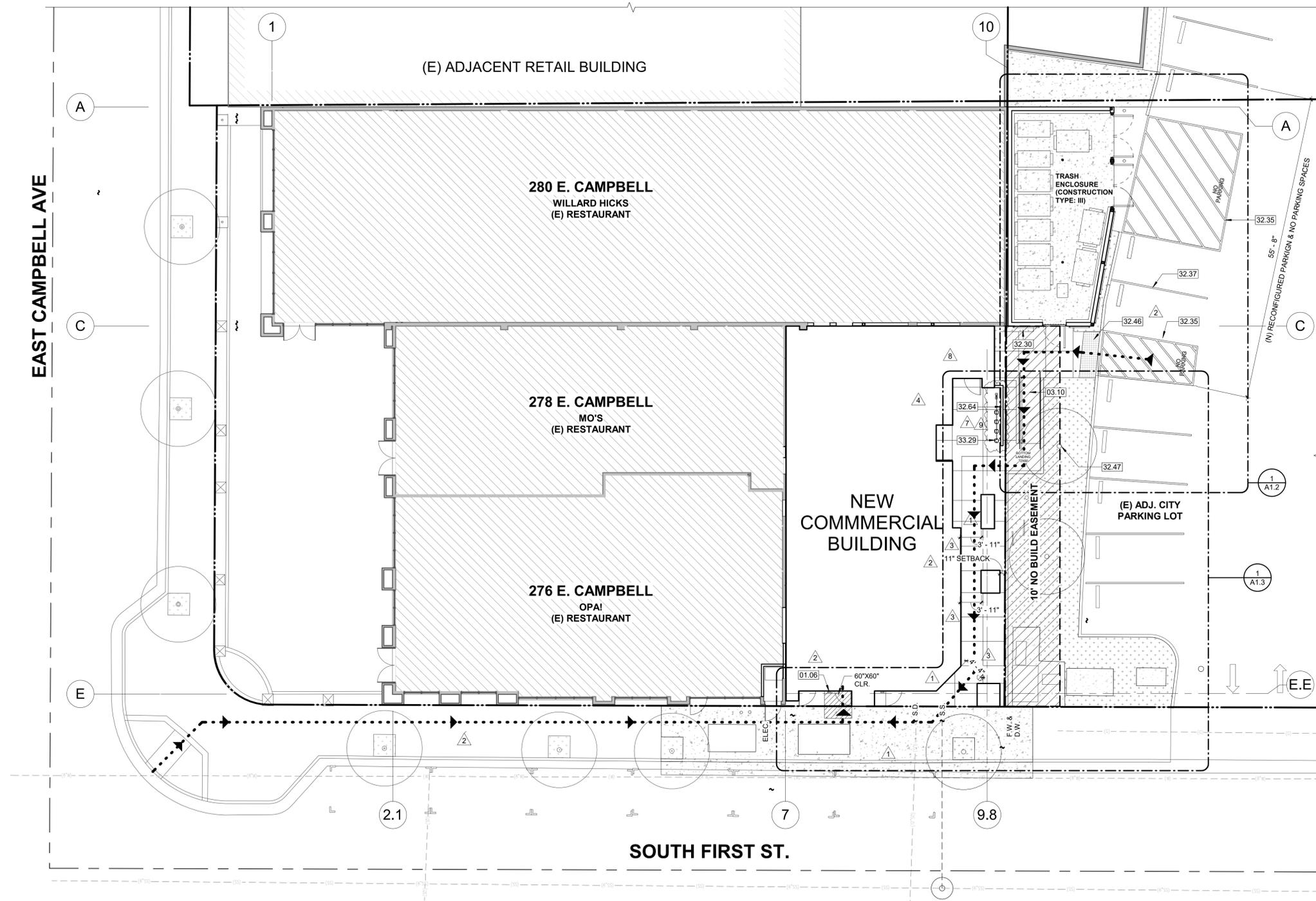
GENERAL NOTES

1. IN ACCORDANCE WITH THE REQUIREMENTS OF CFC #304.3.3, AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN THE NEW TRASH ENCLOSURE IN ACCORDANCE WITH CFC SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3.

SITE TABULATIONS

SITE AREA	15,624 SF	100%
EXISTING BUILDING FOOTPRINT AREA	10,300 SF	65%
EXISTING LANDSCAPE AREA	- SF	-
EXISTING PAVED AREA	5,624 SF	35%
PROPOSED (N) BUILDING AREA	12,096 SF	-
PROPOSED (N) BUILDING FOOTPRINT AREA	2,143 SF	13%
TOTAL BUILDING FOOTPRINT AREA (OLD+NEW)	12,443 SF	78%
PROPOSED LANDSCAPE AREA	- SF	-
PROPOSED PAVED AREA	3,347 SF	21%
PROPOSED (N) FIRST FLOOR AREA	2,143 SF	-
PROPOSED (N) SECOND FLOOR AREA	7,988 SF	-
PROPOSED (N) THIRD FLOOR AREA	1,965 SF	-
TOTAL PROPOSED BUILDING AREA	12,096 SF	
(E) TRASH ENCLOSURE AREA	480 SF	-
(N) TRASH ENCLOSURE AREA	756 SF	-
INCREASED TRASH ENCLOSURE AREA	276 SF	-
TOTAL NEW BUILDING AREA W/ (N) TRASH ENCLOSURE AREA	12,852 SF	

*TRASH ENCLOSURE IS LOCATED OUTSIDE PROPERTY LINE, HENCE COUNTED SEPARATELY FOR BUILDING AREA INCREASE



PROPOSED SITE PLAN / FIRST FLOOR PLAN 1
1" = 10'-0"



EATON HALL ARCHITECTURE

1501 The Alameda, Ste 105
San Jose, CA 95126

TEL 408.265.5255
FAX 408.265.6155
A CALIFORNIA CORPORATION



1ST & CAMPBELL - PHASE II
276 EAST CAMPBELL AVE.
CAMPBELL, CA 95008
CLIENT: IMMALLE PROPERTIES

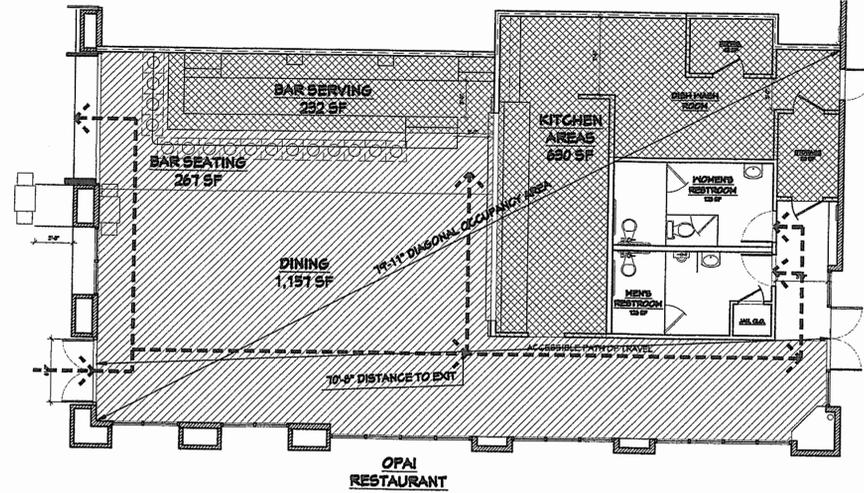
Rev #	Description	Date
1	ISSUED FOR PLAN CHECK - CYCLE #1	12/22/2017
2	ISSUED FOR PLAN CHECK - CYCLE #2	04/09/2018
3	ISSUED FOR PLAN CHECK - CYCLE #3	06/06/2018
4	ISSUED FOR PLAN CHECK - CYCLE #4	10/05/2018
5	ISSUED FOR PLAN CHECK - CYCLE #5	12/11/2018
7	ISSUED FOR PLAN CHECK - CYCLE #7	07/12/2019
8	ISSUED FOR PLAN CHECK - CYCLE #8	08/14/2019
9	PLANNING REVIEW	08/14/2019

Project Number: 17.048
Date: 7/24/2018
Drawn by: JP
Checked by: CH

Sheet Title:
PROPOSED SITE PLAN

A1.1

OCCUPANCY DIAGRAM:



OCCUPANCY CALCULATION:

OPAI AREA TOTAL 2,679 NET
 AREA 90. FT.
 SERVICE AREA: 414
 KITCHEN, DISH/WASH: 546
 BAR: 918
 DINING: 1,140 + OUTDOOR DINING 788

RESTAURANT SEATING:
 SEATING 2-TOP: 61
 FAMILY STYLE TABLES: 12
 INDOOR TOTAL: 73 SEATS
 BAR SEATING:
 SEATING BAR STOOLS: 16
 INDOOR TOTAL: 89 SEATS

PATIO SEATING: 66
 GRAND TOTAL: 160 SEATS

OPAI RESTAURANT
 OCCUPANCY CALCULATION:

AREA	SQ. FT.	OCCUPANCY FACTOR	OCCUPANTS
KITCHEN:	690	200	4
BAR SERVICE:	292	200	2
BAR COUNTER:	267	15	18
DINING:	1,197	15	78
MAXIMUM OCCUPANCY:			102

PER CBC TABLE 1004.1.1

EGRESS SEPARATION CALCULATION
 TOTAL DIAGONAL OF OCCUPIED AREA: 74'-11"
 1/2 OF DIAGONAL (REQUIRED SEPARATION): 36'-4"
 DISTANCE BETWEEN PRIMARY AND 2ND MEANS OF EGRESS (PROVIDED SEPARATION): 70'-5"

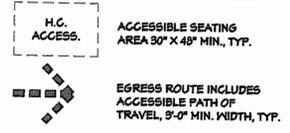
GENERAL NOTES:

- ALL GRIDLINES ARE TO INTERIOR FACE OF FINISH UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- ALL DIMENSIONS ARE TO BE FIELD VERIFIED. THE ARCHITECT MAKES NO WARRANTY EXPRESSED OR IMPLIED OR ASSUME ANY LEGAL LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- AISLES SERVING A PORTION OF THE EXIT ACCESS IN THE MEANS OF EGRESS SYSTEM SHALL BE IN ACCORDANCE WITH CBC 1017.
- WALLS SEPARATING THE RESTAURANT ON THIS PROJECT FROM THE REST OF THE BUILDING SHALL BE NOT LESS THAN 1-HOUR FIRE RESISTANCE RATED.
- "PANIC HARDWARE" ON "EXIT DOORS" FROM "DINING AREAS" AND "MAXIMUM OCCUPANT LOAD" SIGN SHALL BE PROVIDED AS NOTED ON SHEET AS.1, KEY NOTES 1 & 4. (CBC 1008.1.10 & 1004.3).
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, THUMB TURN, OR ANY SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED, UNLESS ANY OF THE EXCEPTIONS TO THE SECTION 1008.1.4.4 ARE MET. (CBC 1008.1.9).
- TACTILE EXIT SIGNS SHALL BE PROVIDED AS REQUIRED TO COMPLY WITH CBC SECTION 1011.5. LOCATION SHOWN ON FLOOR PLAN.
- APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONT THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. (CBC 909.1).

KEY NOTES:

- EXIT DOORS SHALL HAVE PANIC HARDWARE, AND SELF-CLOSING DEVICE.
- TACTILE EXIT SIGNAGE AT + 60" A.P.F. SEE SHEET FOR ADDITIONAL INFORMATION.
- ACCESSIBLE COUNTER WITH HEIGHTS AND CLEARANCES PER SHEET
- "MAXIMUM OCCUPANCY" SIGNAGE TO BE OF CONTRASTING COLORS WITH 1" MINIMUM SIZE TEXT.
- FLOOR DRAIN, TYP.; TIE INTO EXISTING SEWER LINE, TYP.; SLOPE FLOOR TOWARD DRAIN AT 1/8" PER FOOT SLOPE, MINIMUM.
- TACTILE EXIT SIGN.

LEGEND:



arch studio, inc.
 ROBIN MCCARTHY, AIA
 ARCHITECT C29767
 1879 ELLEN AVE
 SAN JOSE, CA 95125
 T 408-859-8723

REGISTERED ARCHITECT
 ROBIN A. MCCARTHY
 No. C29767
 488-19
 STATE OF CALIFORNIA

RESTAURANT TENANT IMPROVEMENT:
OPAI RESTAURANT
 276 Campbell Avenue,
 Campbell, California 95008

Revisions No. Date:
 4-24-12 "CUP" PLANNING
 BUILDING PERMIT SUBMITTAL 12-07-12
 ENVIRONMENTAL HEALTH PLAN CHECK COMMENTS 1-17-13
 CITY REVIEW COMMENTS 2-13-13
 DESIGN REVISIONS 04-01-13

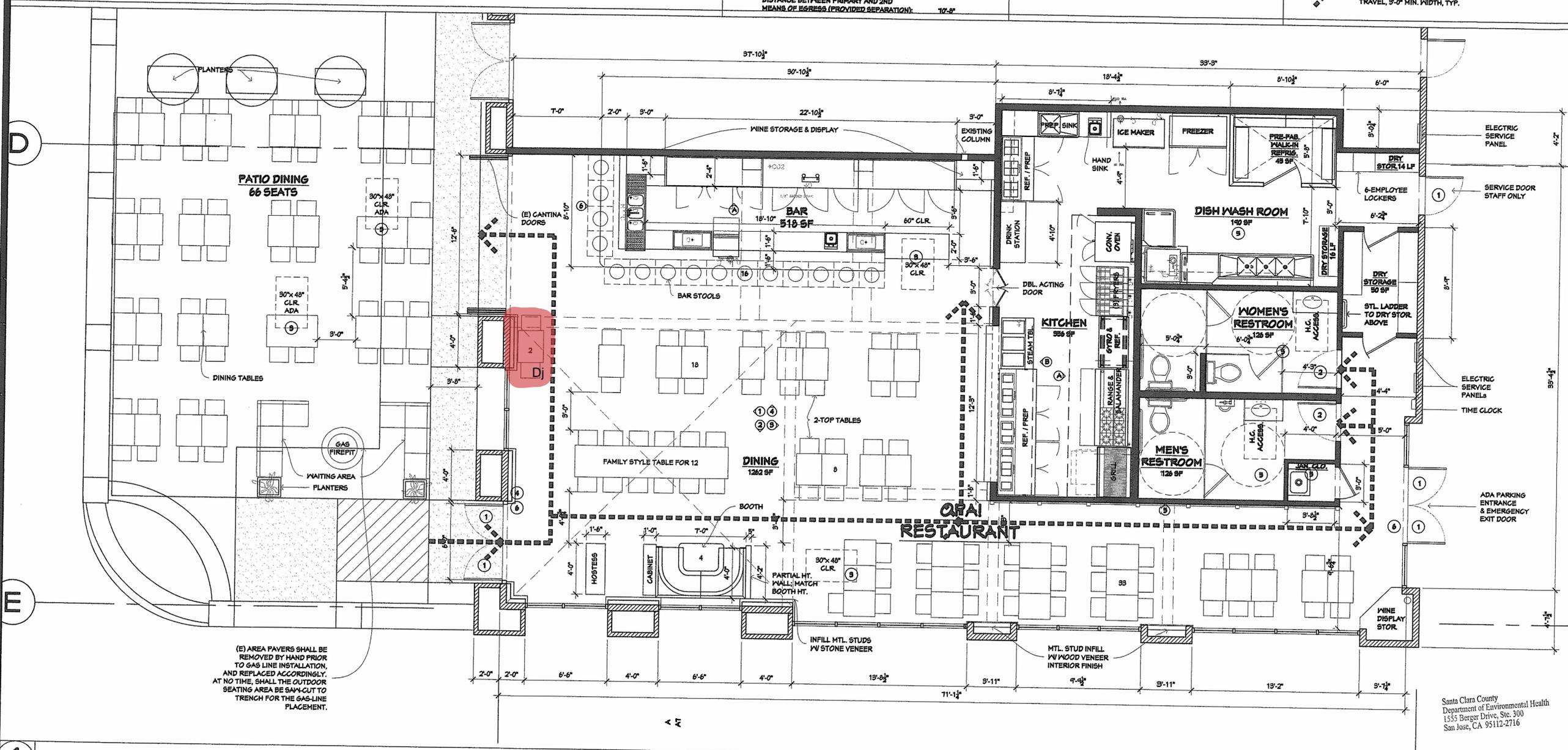
RECEIVED
 APR 23 2013
 SANTA CLARA COUNTY DEPT. OF ENVIRONMENTAL HEALTH

PROPOSED FLOOR PLAN

SCALE: SEE DRAWINGS
 DATE: DECEMBER 1, 2012

All drawings and related records are the property of Robin McCarthy Architects, Inc. and may not be duplicated without the written consent of Robin McCarthy.

A3.1



PROPOSED FLOOR PLAN

Santa Clara County
 Department of Environmental Health
 1355 Berger Drive, Ste. 300
 San Jose, CA 95112-2716

SCALE: 1/4" = 1'-0"

1