Location of Proposed Project



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

Project Image



Notice of Pending Decision

Dear Campbell Resident, **August 26, 2026**

The City of Campbell Community Development Director will be considering a decision on a proposed project. Prior to a decision, written comments may be submitted. The **10-day comment period** begins **August 26, 2026,** and closes at 5:00 p.m. on **September 5, 2026**. All timely comments will be considered by the Director. No additional notice will be provided.

PROJECT INFO

Project Address: 970 W Hamilton Avenue
Zoning | Area Plan: GC| N/A
Neighborhood Association(s): San Tomas West
Council District: 3
File No.: PLN-2026-44
APN(s): 30741037
Applicant: Frank Coda, GreenbergFarrow
Property Owner: WEST HAMILTON LESSOR
Application Type: Administrative Conditional Use Permit and a Parking Modification Permit

PROJECT DESCRIPTION

Establishment of a quick service restaurant (Chipotle Mexican Grill) within a commercial building with an existing drive-through lane / drive-up window.

Note: Drive-through will be limited to online ordering pickup.

CONTACT

Project Planner: Daniel Fama, Senior Planner
danielf@campbellca.gov
(408) 866-2193

DECISION

After the comment period, the Community Development Director will issue a decision. **No notice of decision will be provided.** The decision is final unless a written appeal is filed within **10 days** and received by the City of Campbell Community Development Department, **70 N. First Street, Campbell**. For decision status, contact the Project Planner.

City of Campbell , Planning Division
planning@campbellca.gov | (408) 866-2140

Scan the QR code to view current project plans. Plans are subject to change.

**Asistencia en Español (408) 866-2140 pida traduccion en Español

CHIPOTLE MEXICAN GRILL

HAMILTON & MARATHON-
CAMPBELL, CA-STORE 6295

PROJECT INFORMATION

PROJECT LOCATION

970 W HAMILTON AVE,
CAMPBELL, CA 95008

ASSESSOR'S PARCEL NUMBER

APN
307-41-037

PROJECT TITLE

CHIPOTLE MEXICAN GRILL, HAMILTON & MARATHON

SCOPE OF WORK

TENANT IMPROVEMENT FOR A NEW CHIPOTLE DRIVE THRU AND PICK UP ONLY FACILITY. SCOPE INCLUDES SCOPE INVOLVES FULL INTERIOR FIT OUT WITH NEW DINING ROOM AND KITCHEN. INSTALLING NEW PICK UP WINDOW. MODIFYING PORTIONS OF EXTERIOR STOREFRONT.

PROJECT DATA

TOTAL SITE AREA: ±351,419 S.F. (8.08 ACRES)
TOTAL BUILDING AREA: 80,494 S.F.
FLOOR AREA RATIO F.A.R.: 23.0%
LANDSCAPE COVERAGE: 22.6%
PROPOSED CHIPOTLE AREA: ±2,325
EXISTING BUILDING OF PROPOSED TENANT: 4,650 S.F. FULLY SPRINKLERED WITH FIRE ALARM SYSTEM

ZONING

JURISDICTION:	CITY OF CAMPBELL, CA
EXISTING ZONE:	GC/GENERAL COMMERCIAL P-D (PLANNED DEVELOPMENT)

CONTACTS

APPLICANT

GREENBERGFARROW
4695 MACARTHUR COURT, SUITE 1450,
NEWPORT BEACH, CA 92660
PROFESSIONAL IN CHARGE: FRANK CODA
POINT OF CONTACT: FRANK CODA
E: fcoda@greenbergfarrow.com
T: 714.393.8293

SITE VICINITY MAP



VICINITY MAP
NOT TO SCALE

DRAWING INDEX

SHEET 00	COVER SHEET
SHEET 01	SITE PHOTOGRPHY
SHEET 02	PRELIMINARY SITE PLANS
SHEET 03	PRELIMINARY FLOOR PLAN
SHEET 04	EXISTING EXTERIOR ELEVATIONS
SHEET 05	EXISTING EXTERIOR ELEVATIONS AND SECTIONS
SHEET 06	EXTERIOR RENDERINGS
SHEET 07	FINISH & LIGHTING SPECIFICATIONS



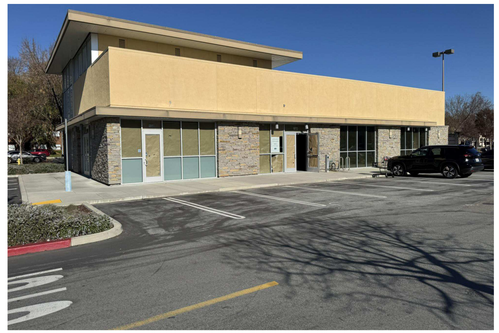
1) ENTRY FROM HAMILTON AVE



2) WEST SIDE OF BUILDING, RAMPS TO SIDEWALK AND ACCESSIBLE PARKING



3) DRIVE THRU LANE



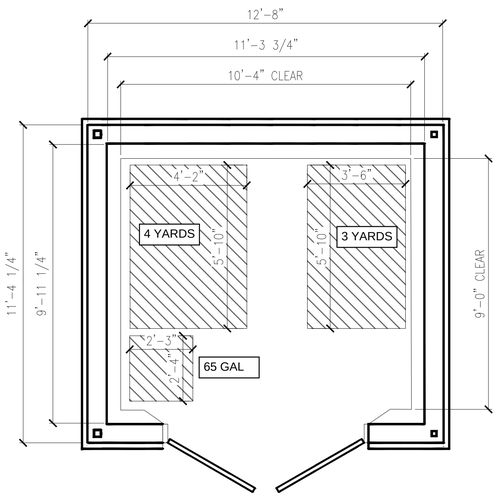
4) ELEVATION, VIEW TOWARDS EAST



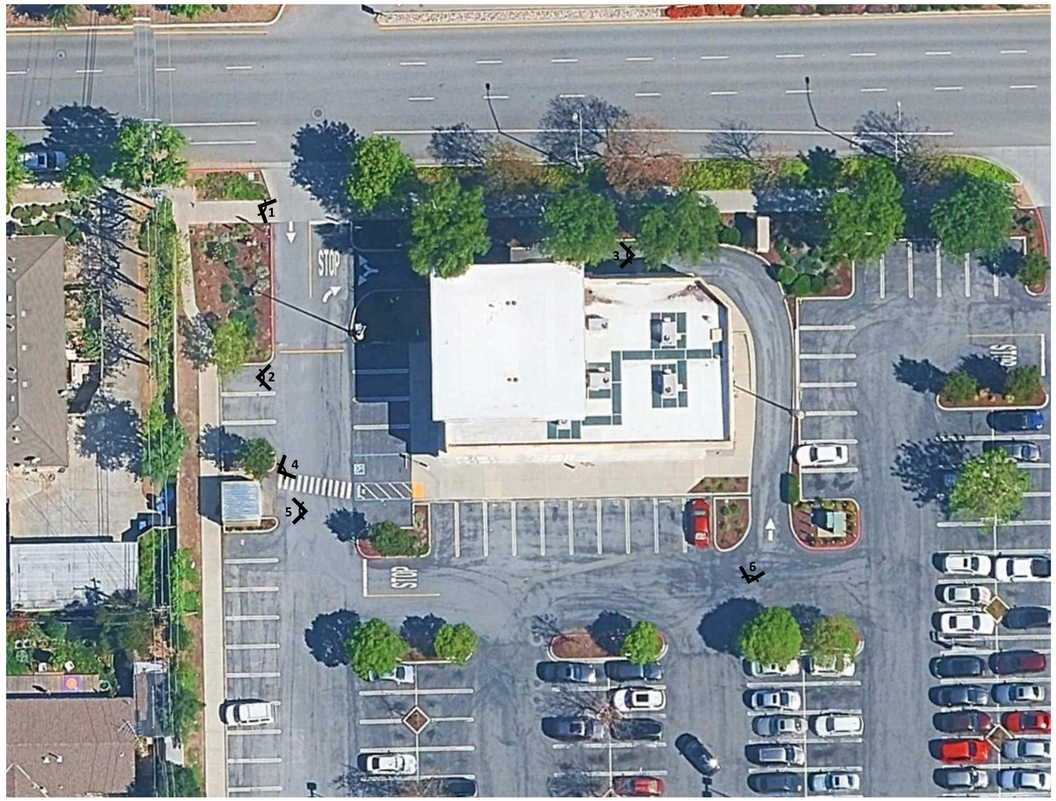
5) TRASH ENCLOSURE, VIEW TOWARDS WEST



6) ENTRY TO DRIVE-THRU LANE



7) EXISTING TRASH ENCLOSURE PLAN



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CHIPOTLE

HAMILTON & MARATHON - CAMPBELL, CA - 95008

SITE PHOTOGRAPHY

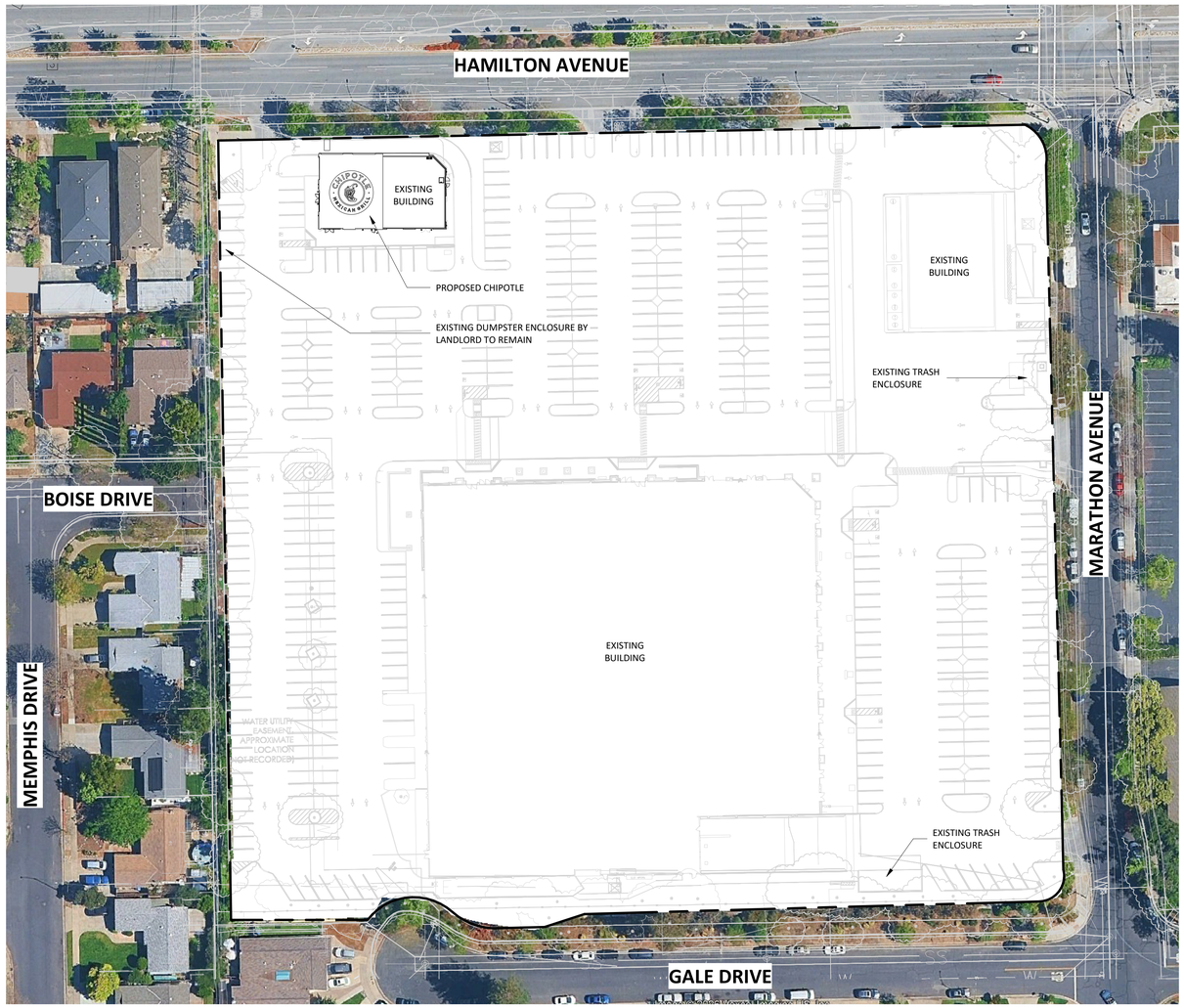
01

20251268.0

07/03/2026



1/02 **SITE PLAN**
1" = 20'-0"



2/02 **SCHEMATIC SITE PLAN**
1" = 50'-0"

PARKING

EXISTING PARKING TO REMAIN

PROJECT NOTES

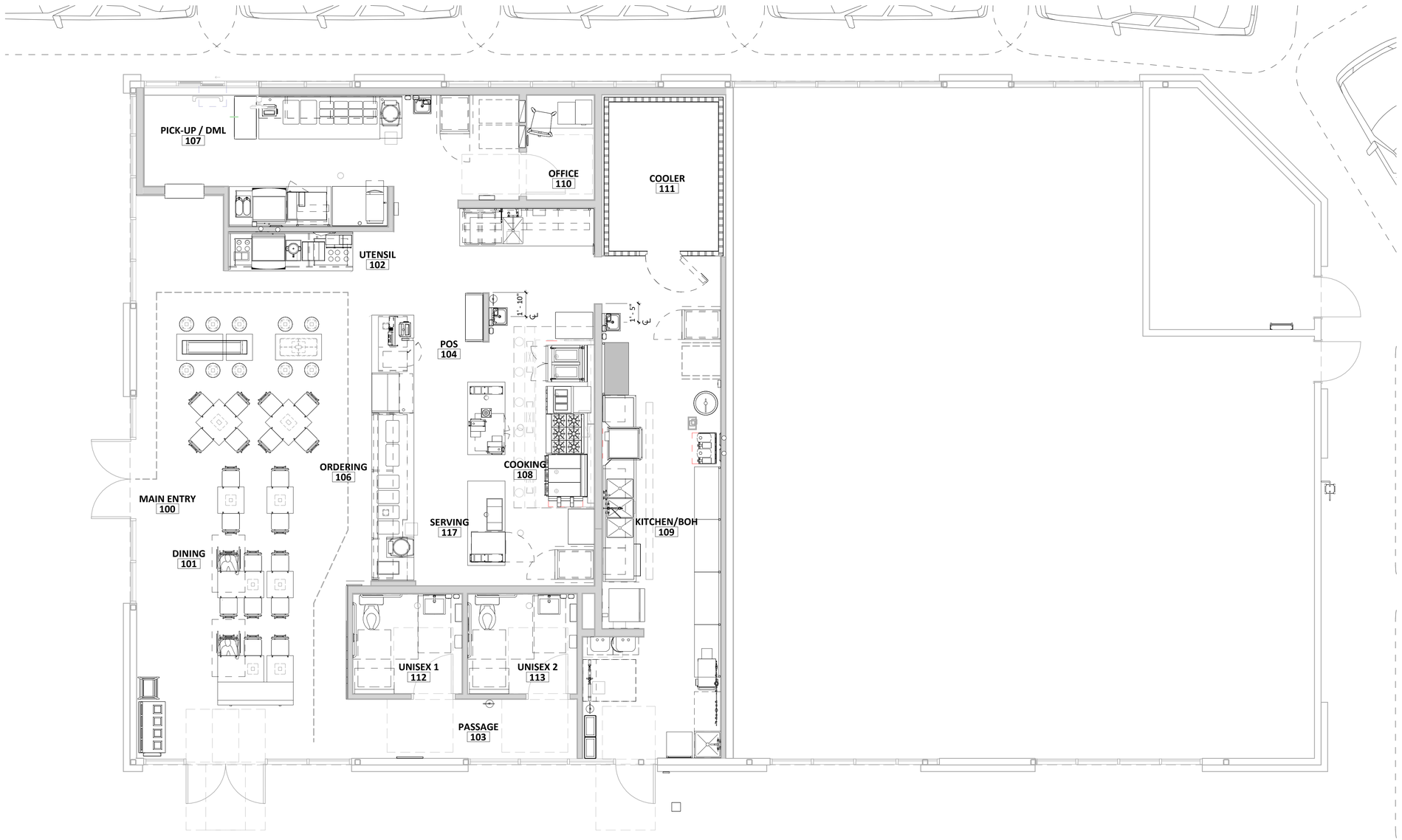
1. THIS CONCEPTUAL SITE PLAN IS FOR PLANING SUBMITTAL PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A PDF OF SURVEYS AND AN AERIAL.

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PRELIMINARY SITE PLANS
02

20251268.0 | 07/03/2026



1/03 **FLOOR PLAN**

1/4" = 1'-0"

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CHIPOTLE | **FLOOR PLAN**

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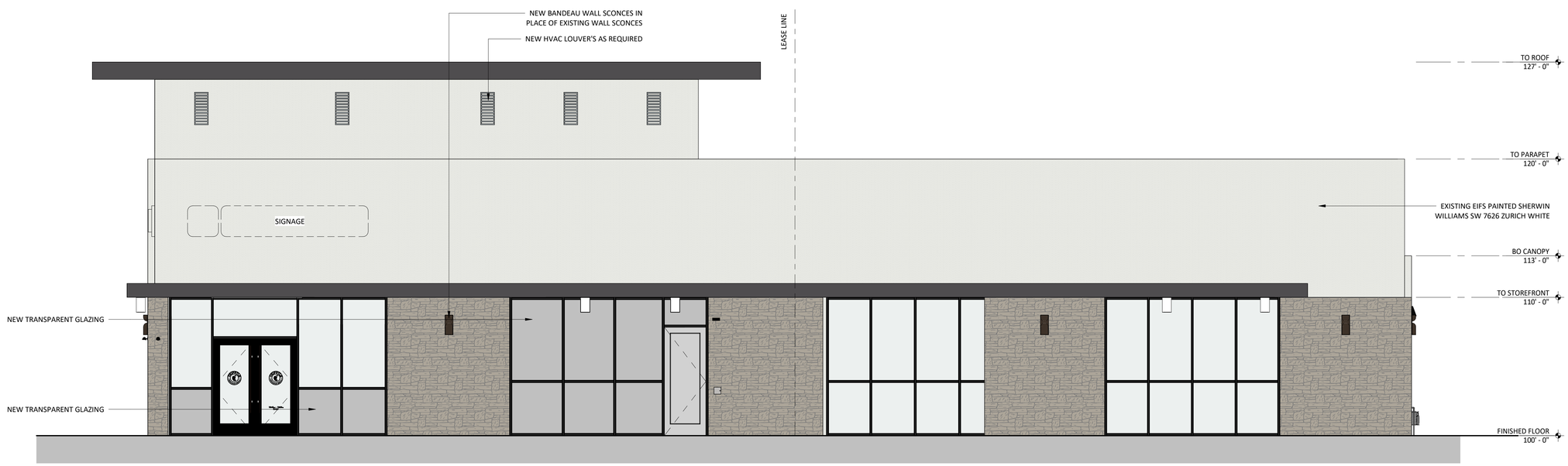
03

20251268.0 | 07/03/2026



1/04 **WEST ELEVATION**

1/4" = 1'-0"



2/04 **SOUTH ELEVATION**

1/4" = 1'-0"

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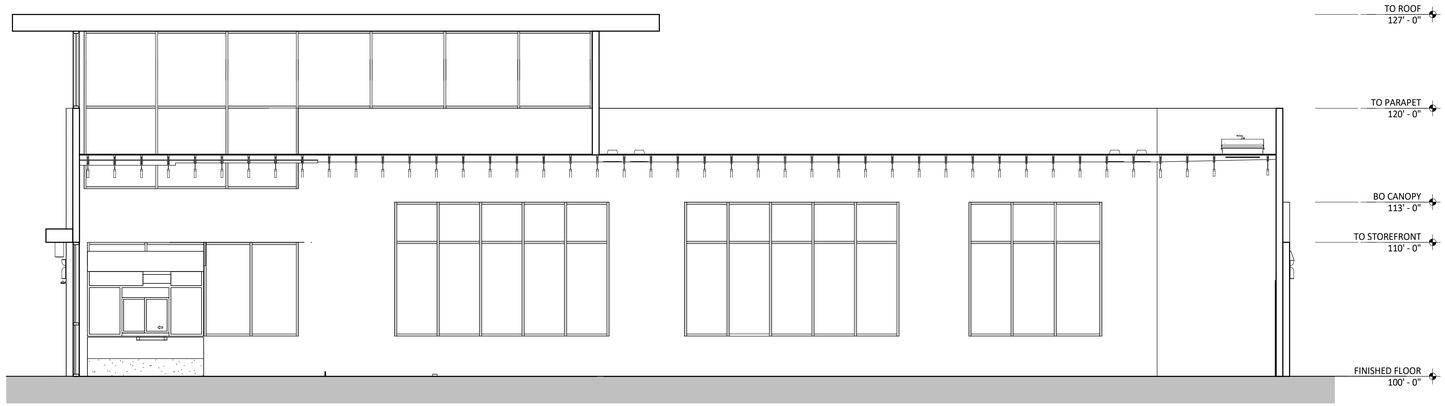
HAMILTON & MARATHON - CAMPBELL, CA - 95008

EXISTING EXTERIOR ELEVATIONS

04

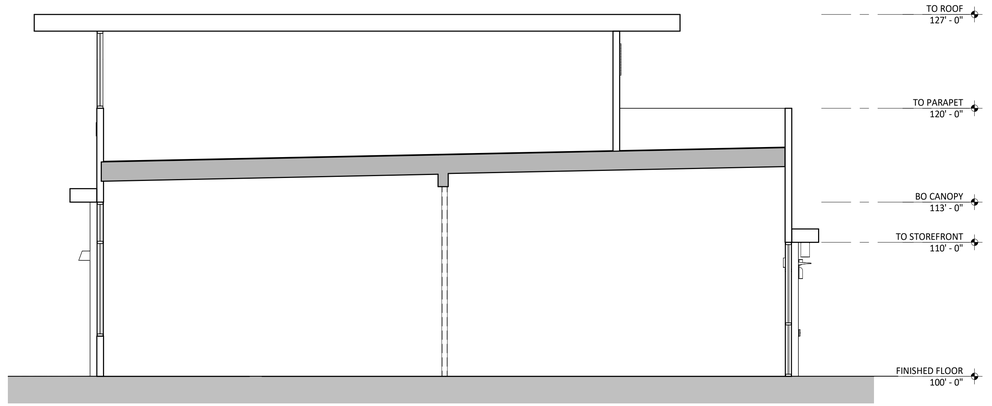
20251268.0

07/03/2026



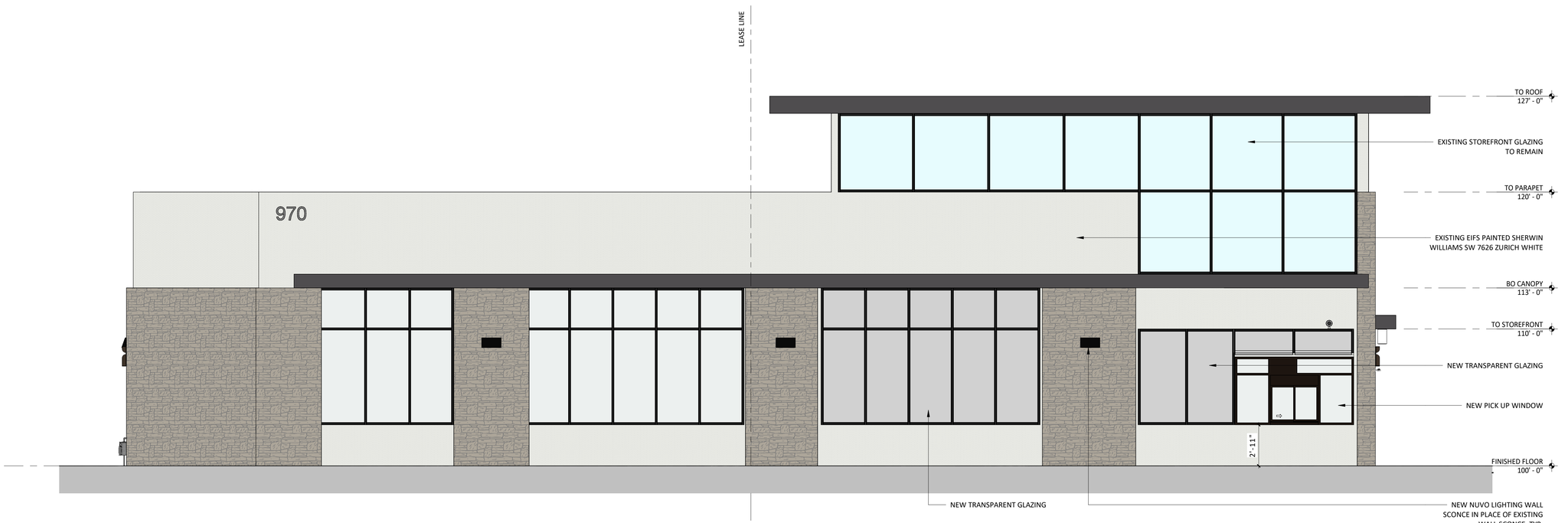
2/05 **BUILDING SECTION 01**

3/16" = 1'-0"



3/05 **BUILDING SECTION 02**

3/16" = 1'-0"



1/05 **NORTH ELEVATION**

1/4" = 1'-0"

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20251268.0

EXISTING EXTERIOR ELEVATIONS & SECTIONS

05

07/03/2026



1 06 **PERSPECTIVE 01**

N.T.S.



2 06 **PERSPECTIVE 02**

N.T.S.

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20251268.0

EXTERIOR RENDERINGS

06

07/03/2026

Sherwin williams
SW 7626 Zurich White



Nuvo 65/556
Contemporary Bronze
LED Outdoor Step Light



Bandeau Outdoor Wall Sconce

WS-W21110-30-BK



WAC LIGHTING

Rubix 5x10 ceiling mount 3000K



TYPICAL CLEARANCE BAR AND DIGITAL PICKUP SIGNAGE