



**CITY OF CAMPBELL**  
**Community Development Department**

November 7, 2014

**NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT 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:

<b>File No.:</b>	<b>PLN2014-71</b>
<b>Applicant:</b>	<b>J.R. Beard</b>
<b>Project Address:</b>	<b>2140 S. Winchester Blvd.</b>
<b>Property Owner:</b>	<b>Dave Mordick</b>
<b>Zoning District:</b>	<b>P-D (Planned Development)</b>
<b>General Plan:</b>	<b>Central Commercial</b>
<b>Project Description:</b>	<b>Administrative Planned Development Permit to remodel an existing 1,050 sq. ft. convenience store to add coolers, upgrade restroom accessibility, remove one exterior window and allow for a modification of an existing parking lot layout.</b>

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 November 8, 2014, and ends on November 18, 2014. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 18, 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 Stephen Rose, Associate Planner, in the Community Development Department, at (408) 866-2142 or by email [Stephenr@cityofcampbell.com](mailto:Stephenr@cityofcampbell.com).

# Project Location Map

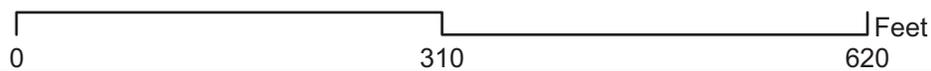


**Project Location:** 2140 S. Winchester Blvd.

**Application Type:** Admin. Planned Development Permit

**Planning File No.:** PLN2014-71

**Description:** Remodel an existing 1,050 sq. ft. convenience store and allow for a modification of an existing parking lot layout.



Community Development Department  
Planning Division

# PROJECT DESCRIPTION

THE PROJECT CONSISTS OF REMODELING AN EXISTING 1,050 SQUARE FEET CONVENIENCE STORE. THIS WOULD INCLUDE UPGRADING THE RESTROOM ACCESSIBILITY AND INSTALLING A PRE-MANUFACTURED WALK-IN COOLER BOX.

# SITE STATISTICS

SITE ADDRESS: 2140 SOUTH WINCHESTER BOULEVARD  
 GOVERNING JURISDICTION: CITY OF CAMPBELL  
 A.P.N.: 412-05-071  
 EXISTING SITE: 11,914 SQUARE FEET OR 0.27 ACRES  
 EXISTING BUILDING: 1,050 SQUARE FEET  
 FUELING POSITIONS: 6 DISPENSERS; 12 POSITIONS  
 PARKING: PROVIDED = 4 SPACES  
 BUILDING FRONTAGE: 42 LINEAL FEET  
 28 LINEAL FEET SECTIONAL DOOR TO BE REPLACED (67%)  
 14 LINEAL FEET WINDOW TO BE REPLACED (33%)

# SHEET INDEX

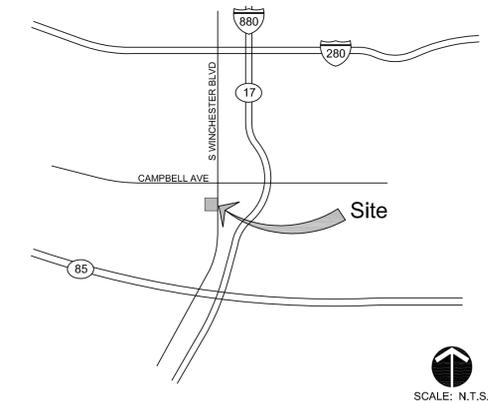
C1.1 PRELIMINARY SITE PLAN AND TRASH ENCLOSURE PLAN AND ELEVATIONS  
 A1.1 PRELIMINARY FLOOR PLAN AND EXTERIOR ELEVATIONS  
 PH1.1 PHOTO EXHIBIT

# PROJECT DIRECTORY

APPLICANT: ROBINSON OIL  
 955 MARTIN AVENUE  
 SANTA CLARA, CALIFORNIA 95050  
 CONTACT: DAVE MORDICK  
 TEL: (408) 327-4300

ENGINEER / AGENT: LHB & ASSOCIATES  
 867 PACIFIC STREET, SUITE 120  
 SAN LUIS OBISPO, CALIFORNIA 93401  
 CONTACT: J.R. BEARD  
 TEL: (805) 540-5240  
 FAX: (805) 540-5241

# VICINITY MAP



# PROJECT SUMMARY

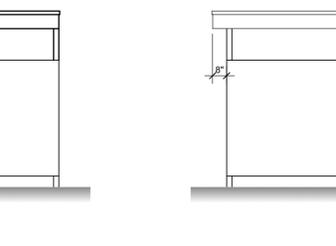
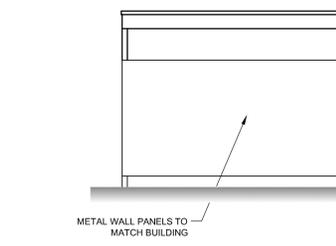
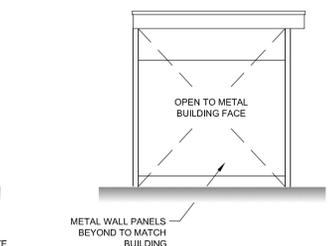
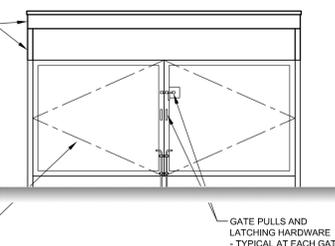
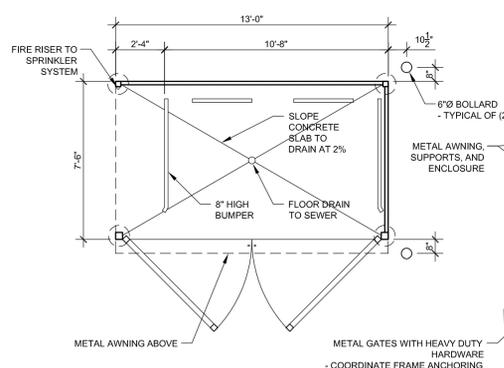
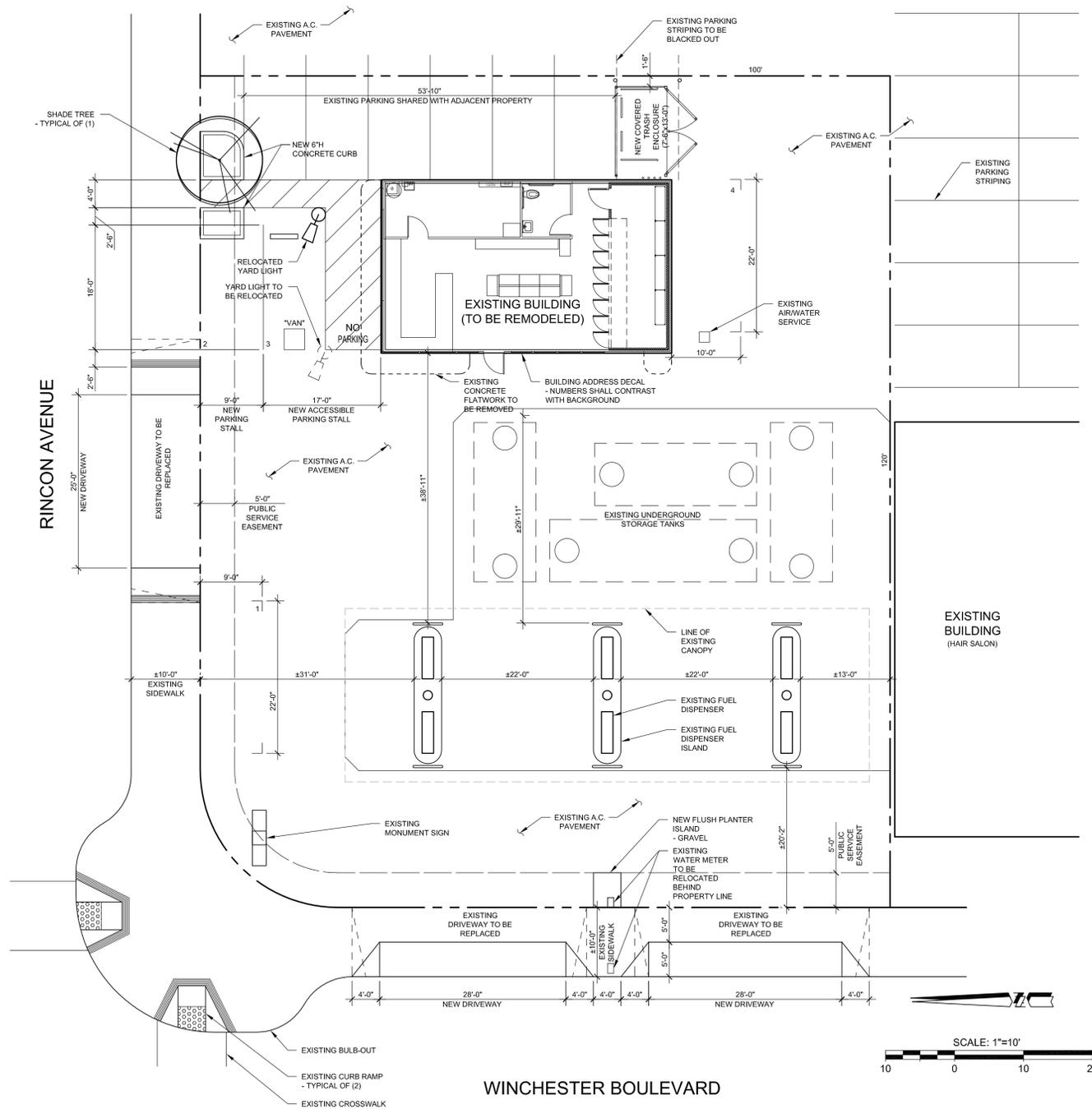
A.P.N.: 412-05-071  
 LOT SIZE: 11,914 SQUARE FEET

DEVELOPMENT DATA:	SQUARE FEET		PERCENT OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	1,050	0	8.8	0
LANDSCAPE COVERAGE	0	167	0	1.4
PAVING COVERAGE	10,697	0	89.8	0
FLOOR AREA RATIO	8.8%	0		

ADJACENT LAND USES:  
 NORTH: COMMERCIAL  
 SOUTH: RESIDENTIAL  
 EAST: COMMERCIAL  
 WEST: COMMERCIAL

PARKING:  
 STANDARD SPACES: 7  
 COMPACT SPACES: 0  
 DISABLED SPACES: 1  
 TOTAL PARKING: 8

SANTA CLARA COUNTY FIRE DEPARTMENT NOTES:  
 1. CONTAINERS: COMBUSTIBLE RUBBISH AND WASTE MATERIAL KEPT WITHIN OR NEAR A STRUCTURE SHALL BE STORED IN ACCORDANCE WITH SECTIONS 304.3.1 THROUGH 304.3.4 CFC SEC. 304.3R.  
 2. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATIONS SI-7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATIONS SI-7 DURING CONSTRUCTION.  
 3. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. CFC SEC. 505.



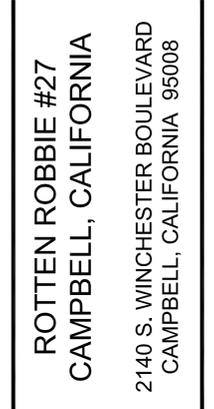
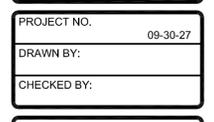
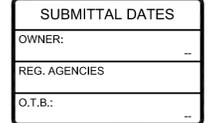
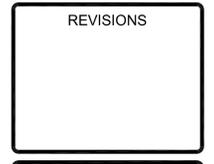
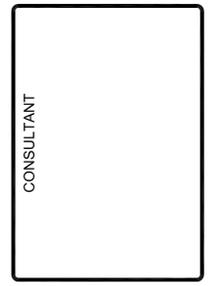
TRASH ENCLOSURE PLAN  
 SCALE: 1/4"=1'-0"

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

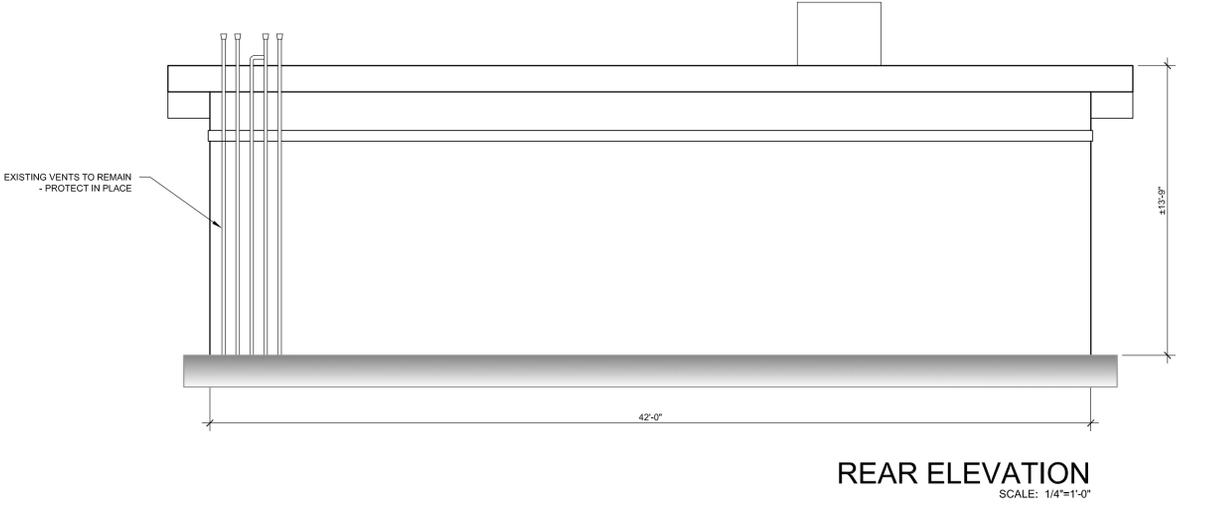
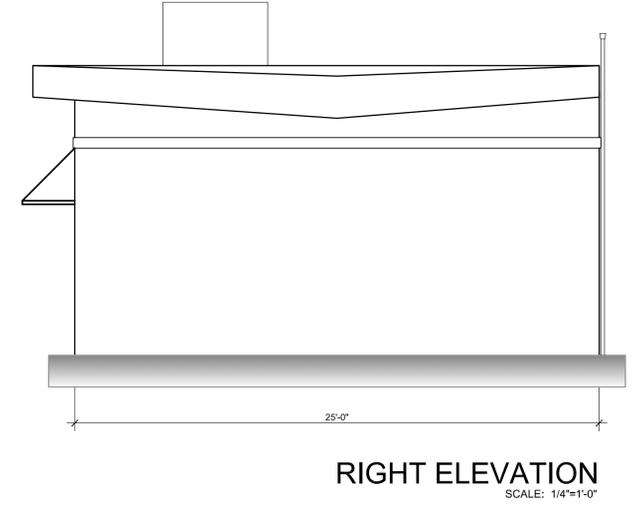
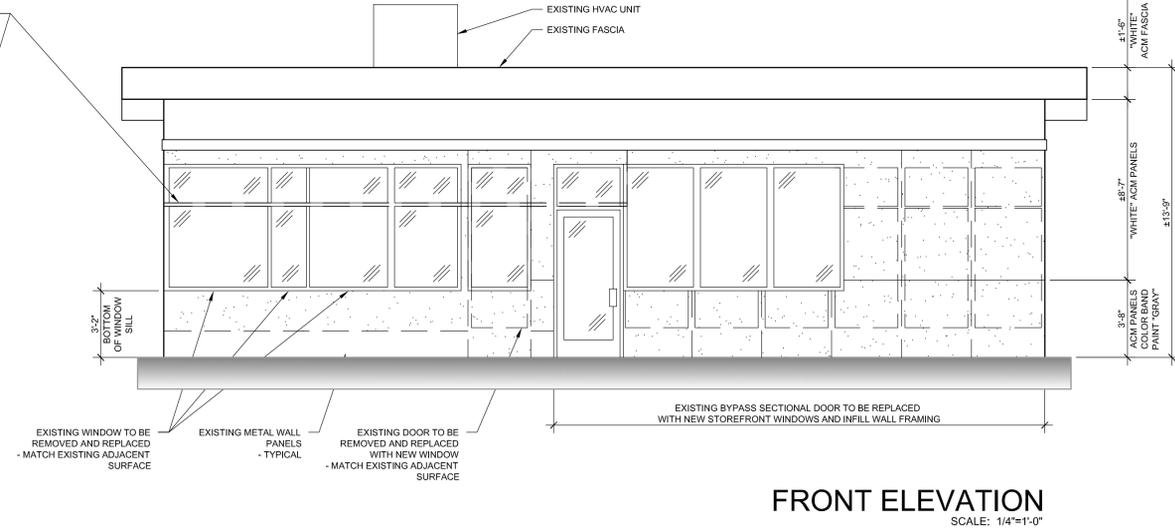
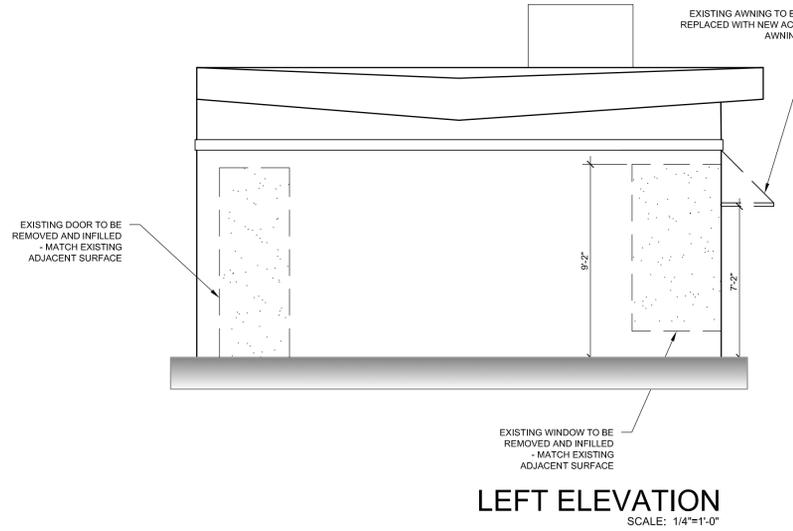
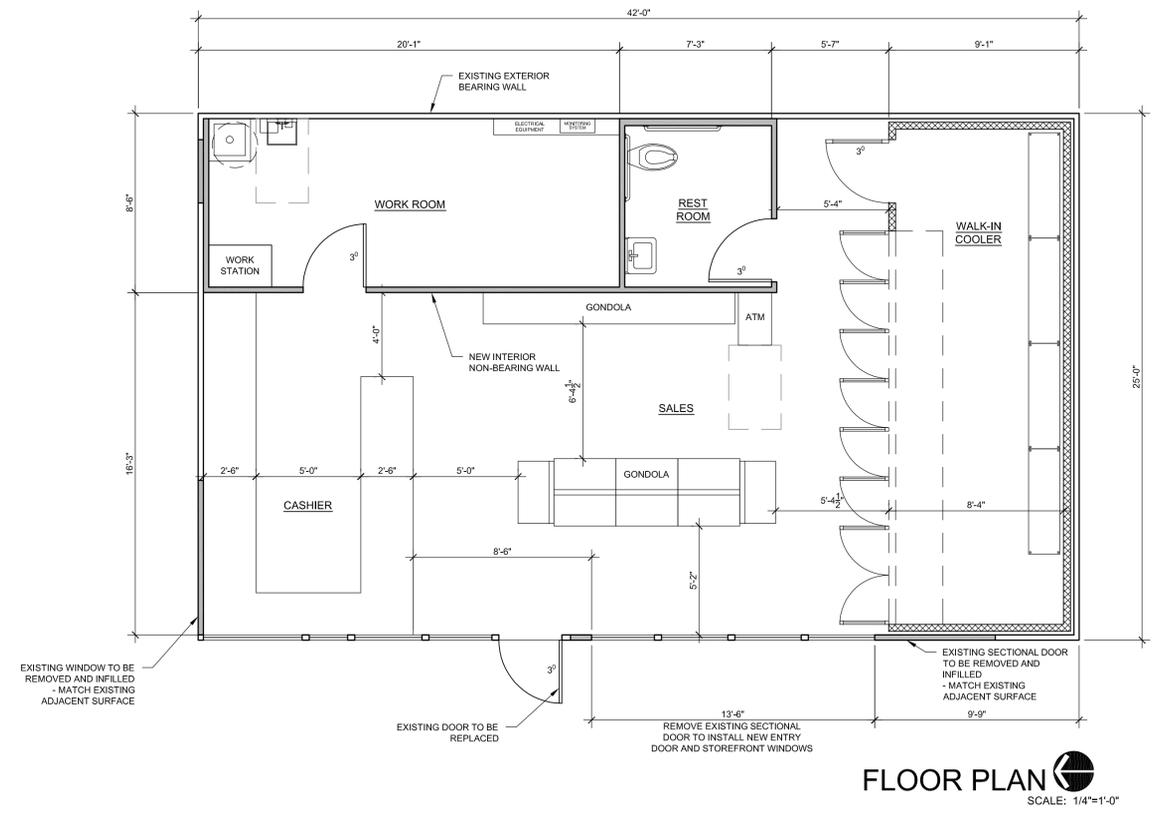
LEFT ELEVATION  
 SCALE: 1/4"=1'-0"

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

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



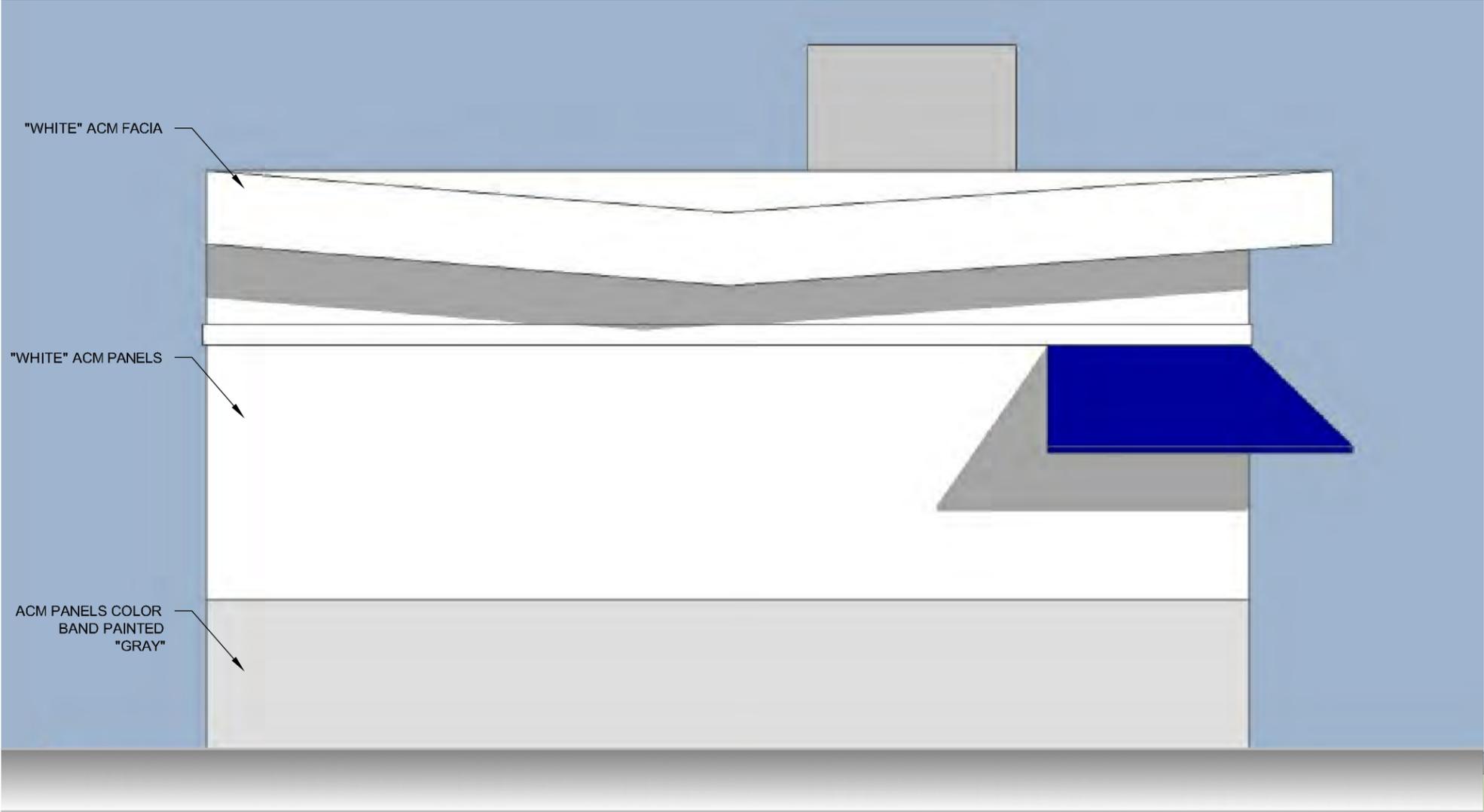
G:\0530 Robinson Oil\27 Campbell\2-Exhibitions\Submittals\C1.1.dwg 10/06/14 06:12 PM J.R.



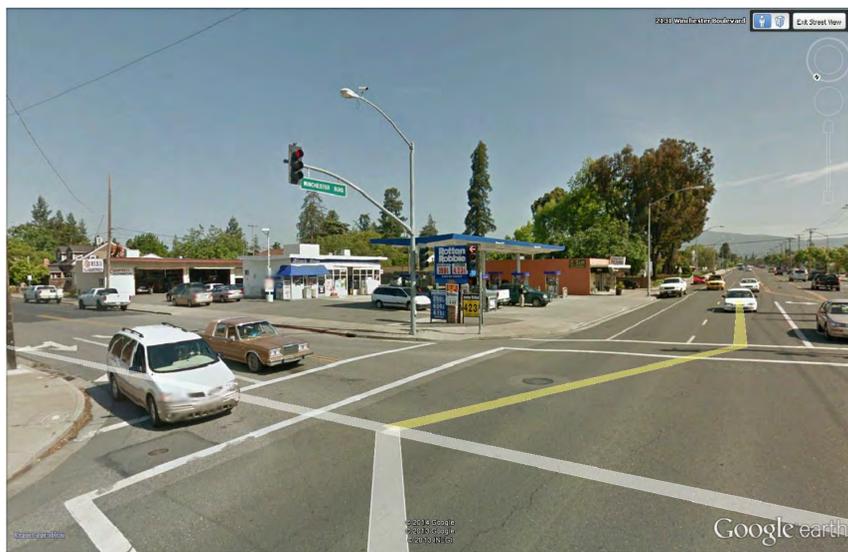
G:\0930 Rotten Robbie 0927 Campbell2-Exterior\Submittal\027 A1.1.dwg 10/30/14 04:58 PM JLR



FRONT ELEVATION



LEFT ELEVATION



VIEW FROM WINCHESTER BLVD  
SOUTHEAST



VIEW FROM WINCHESTER BLVD  
LOOKING NORTHEAST



VIEW FROM WINCHESTER BLVD  
LOOKING SOUTH



VIEW FROM WINCHESTER BLVD  
LOOKING SOUTHWEST



VIEW FROM WINCHESTER BLVD  
LOOKING NORTHWEST



VIEW FROM WINCHESTER BLVD  
LOOKING NORTH



VIEW FROM WINCHESTER BLVD  
LOOKING NORTHEAST



VIEW FROM E. RINCON AVENUE  
LOOKING EAST



VIEW FROM E. RINCON AVENUE  
LOOKING SOUTH



**LHB**  
architecture  
engineering

LHB & Associates, Ltd  
867 Pacific Street, Suite 120  
San Luis Obispo, CA 93401  
ph 805.540.5240  
fax 805.540.5241  
www.LHBassoc.com

CONSULTANT

REVISIONS

SUBMITTAL DATES

OWNER: -  
REG. AGENCIES -  
O.T.B.: -

PROJECT NO. 09-30-27

DRAWN BY: -  
CHECKED BY: -

**ROTTEN ROBBIE #27**  
**CAMPBELL, CALIFORNIA**  
2140 S. WINCHESTER BOULEVARD  
CAMPBELL, CALIFORNIA 95008

SHEET TITLE

PHOTO  
EXHIBIT

SHEET NO.  
**PH1.1**

© 2013 Google Earth. All rights reserved. 10/06/14 10:07 PM, J.R.