



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

June 12, 2015

**NOTICE OF STUDY SESSION**

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:00 p.m., or shortly thereafter, on Tuesday **June 23, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to conduct a Study Session for a Pre-Application review (PRE2015-02) to consider preliminary expansion and improvement plans for the Pruneyard Shopping Center and Offices located at **1875-1901 S. Bascom Avenue**.

Interested persons may appear and be heard at this hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

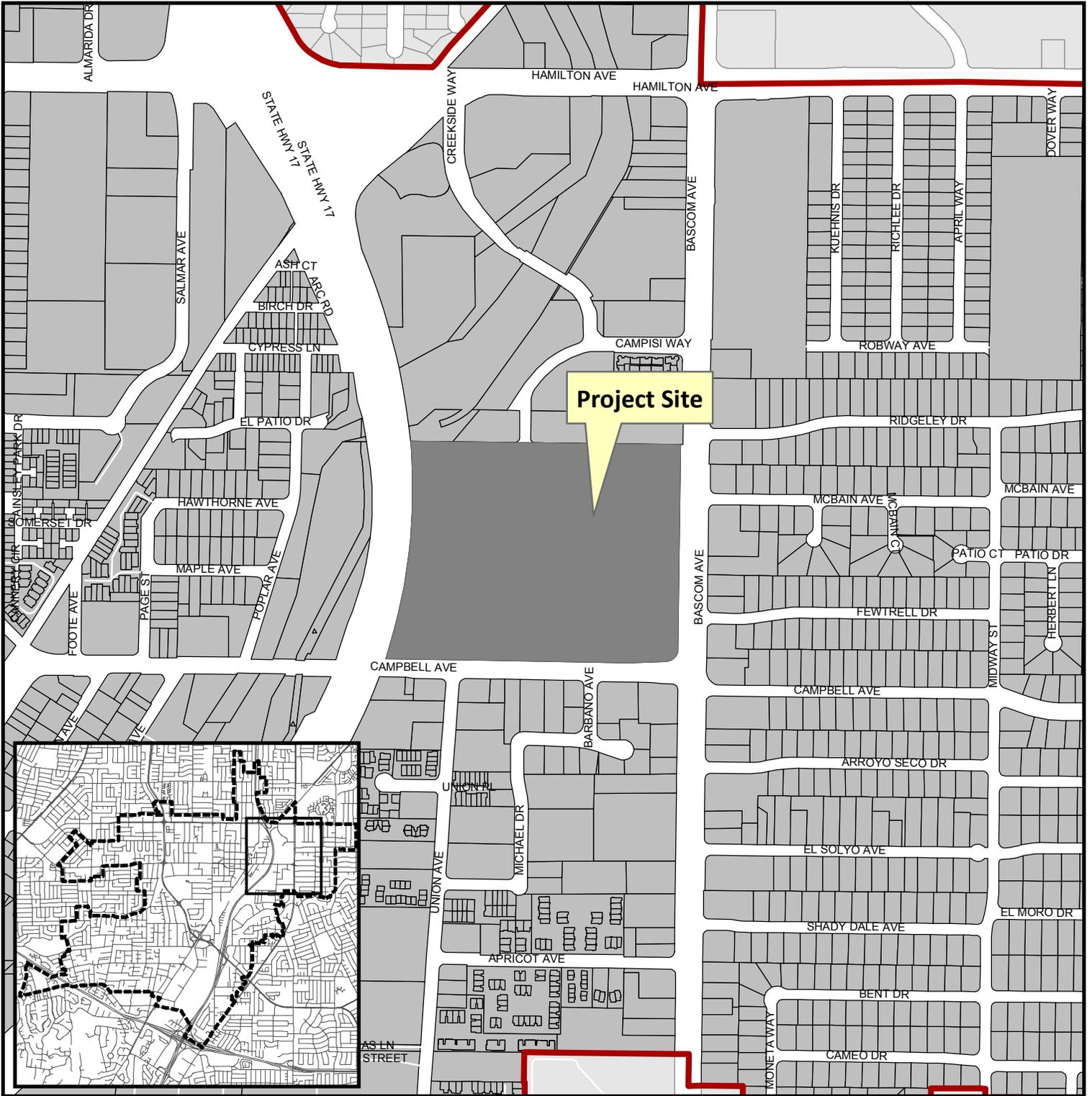
Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **Study Session / 1875-1901 S. Bascom Avenue**

# Project Location Map

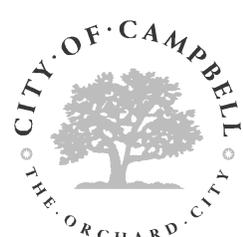
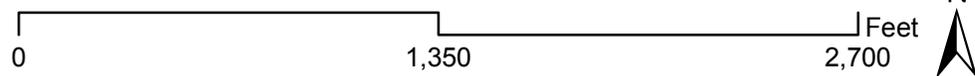


**Project Location:** The Pruneyard Center  
(1875,1901-1999 S. Bascom Ave.)

**Application Type:** Preliminary Application

**Planning File No.:** PRE2015-02

**Description:** Study Session



Community Development Department  
Planning Division

# THE PRUNEYARD:

## PRE-APPLICATION FOR PLANNING REVIEW

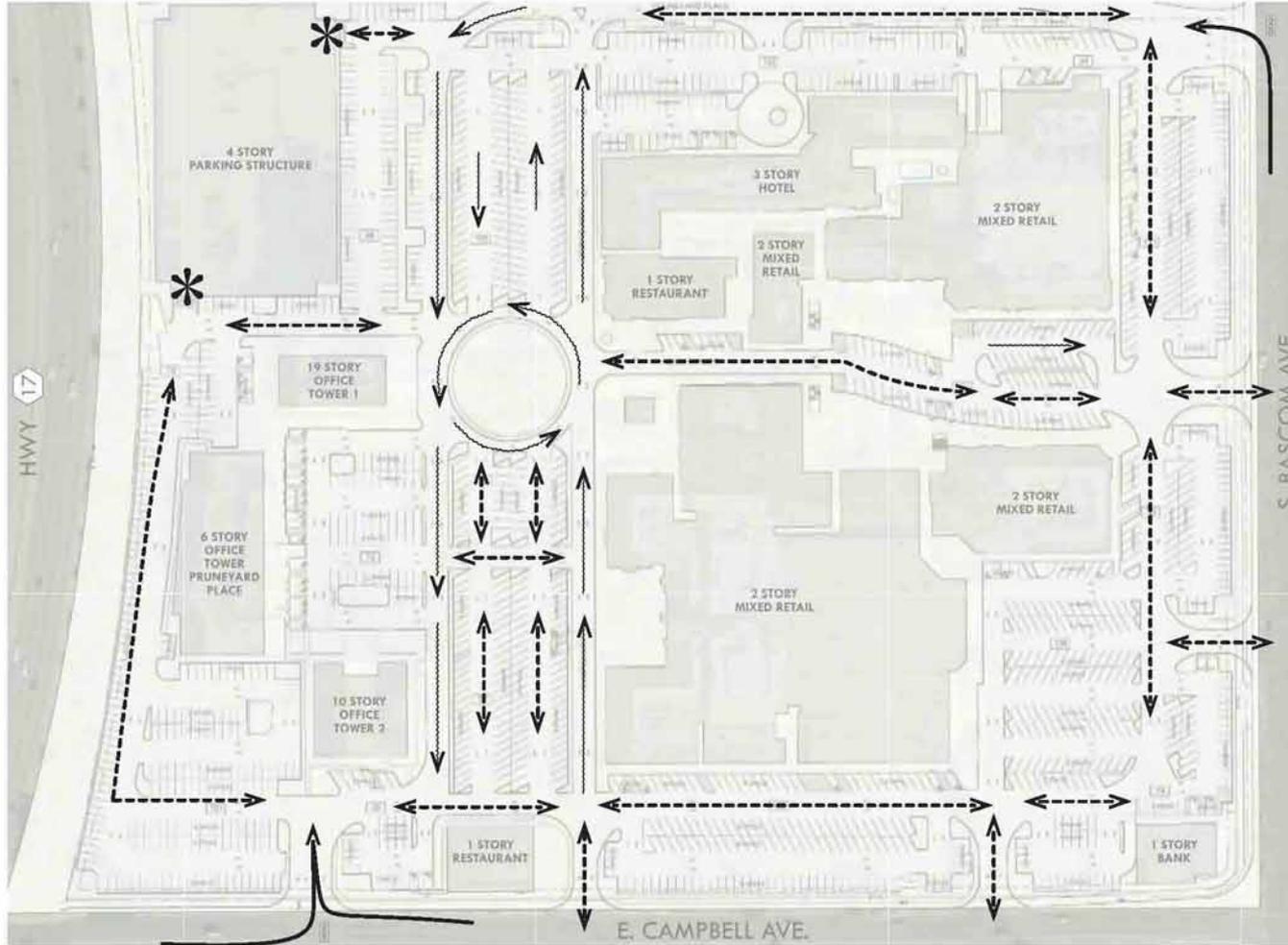
May, 27 2015

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## SITE PLANS

The Pruneyard Master Site Plan illustrates the proposed buildings to be added to the site: five retail buildings, an office building and expansion to the existing parking garage. The goals of these additional retail and parking structures are to bridge the gap between the existing retail and office buildings and to draw structured parking resources closer to the retail center. The office building would add to the vitality and mixed-use nature of The Pruneyard.

Improved circulation for vehicles, pedestrians and bicycles is also a primary goal of the master plan. The pedestrian linkages between buildings and to the surrounding community are among the most important improvements included in the plan.



**LEGEND**

- SIGNALLED INTERSECTIONS
- TWO-WAY TRAFFIC
- ONEWAY TRAFFIC
- TRAFFIC SIGNAL
- PARKING GARAGE ENTRANCES AND EXITS

N

GRAPHIC SCALE 1" = 60' - 0"



**NEW BUILDING LEGEND**

Building	Building Type	Square Footage	Parking Spaces Added
R1	Retail	6,000 SF	
R2	Retail	5,500 SF	
R3 Ground Floor	Retail	6,000 SF	
R3 Second Floor	Office	6,000 SF	
R4	Retail	1,800 SF	
R5	Retail	5,500 SF	
O1 - 3 Levels	Parking Garage	35,000 SF	345
O1 - 5 Levels / O2 - 2 levels	Office / Garage	100,000 SF	140
<b>Total</b>		<b>130,000 SF</b>	<b>485</b>

**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- Ⓜ TRAFFIC SIGNAL

**KEY NOTES**

- ◆ NEW SEATING AREA
- ◆ NEW OUTDOOR DINING AREA
- ◆ NEW STAMPEE ASPHALT PAVING
- ◆ CHILDREN'S PLAY AREA
- ◆ VALET DROP OFF AREA
- ◆ EXISTING 4 LEVEL PARKING GARAGE, 750 SPACES
- ◆ NEW PARKING GARAGE
- ◆ TRASH ENCLOSURE
- ◆ BUS STOP
- ◆ DROP OFF AREA
- ◆ NEW LEFT TURN LANE
- ◆ PARKING GARAGE ENTRY/EXIT
- ◆ NEW PEDESTRIAN CIRCULATION
- ◆ SPEED TABLE, RAMP UP
- ◆ LANDSCAPE WATER TREATMENT AREA
- ◆ PUBLIC ELEVATORS
- ◆ OFFICE ENTRY LOBBY
- ◆ NEW CRUSHED GRAVEL PAVING & PLAZA
- ◆ NEW PORTALS PROJECT
- ◆ NEW STRING TO ACCOMMODATE LEFT TURN
- ◆ STAMPEE CONCRETE FOR CROSSWALK
- ◆ ARCADE REMOVAL / TRELLIS CREATION
- ◆ PUBLIC ART IN NEW PLAZA





**NEW BUILDING LEGEND**

Building	Building Type	Square Footage	Parking Spaces Added
R1	Retail	6,200 SF	
R2	Retail	5,500 SF	
R3 Fitness Option	Fitness	25,000 SF	
R4	Retail	1,200 SF	
R5	Retail	5,300 SF	
G1 - 5 Levels	Parking Garage	35,000 SF	590
G2 - 5 Levels / G2-2 levels	Office / Garage	100,000 SF	140
<b>Total</b>		<b>190,600 SF</b>	<b>730</b>

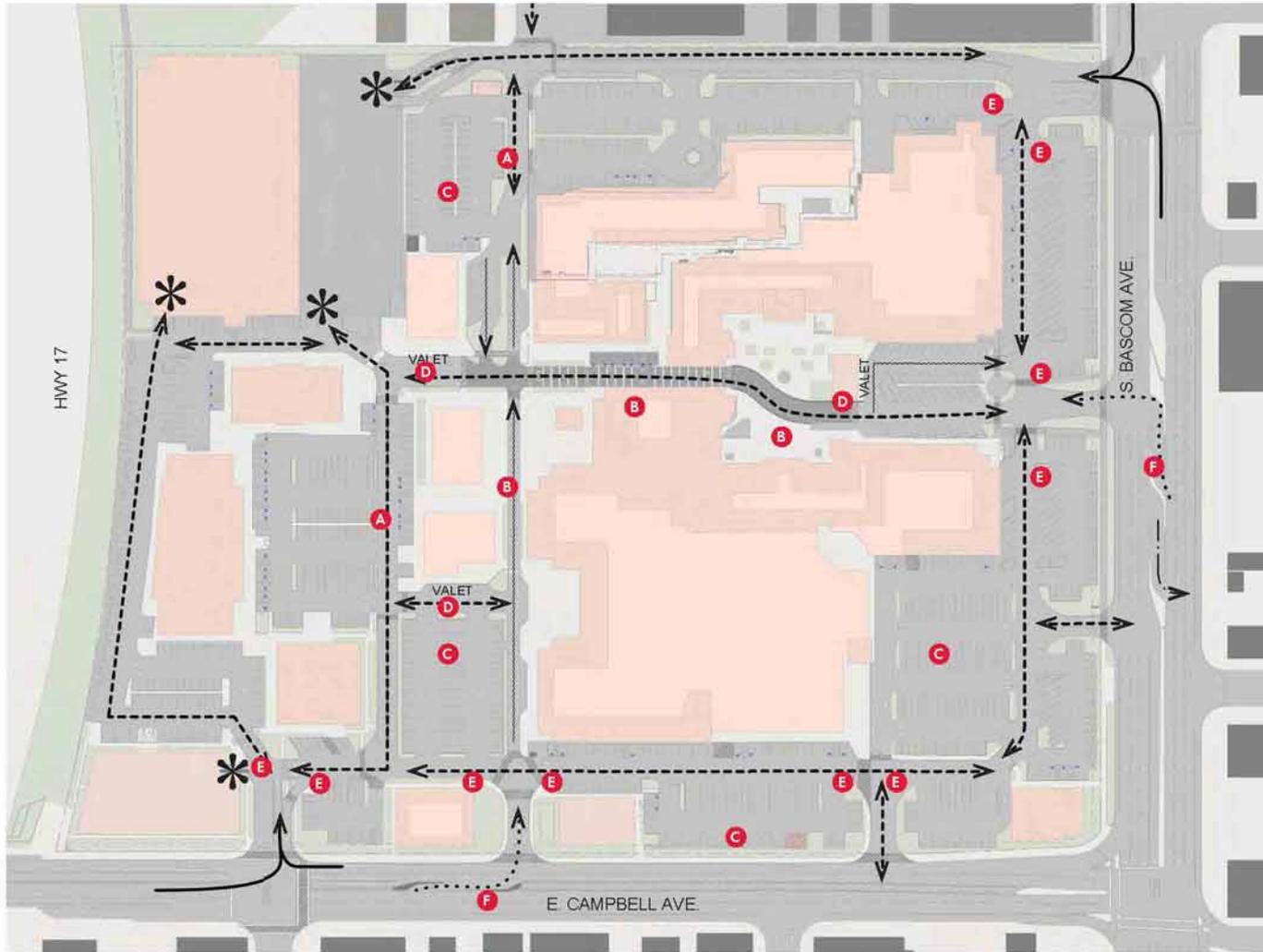
**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- TRAFFIC SIGNAL

**KEY NOTES**

- NEW SEATING AREA
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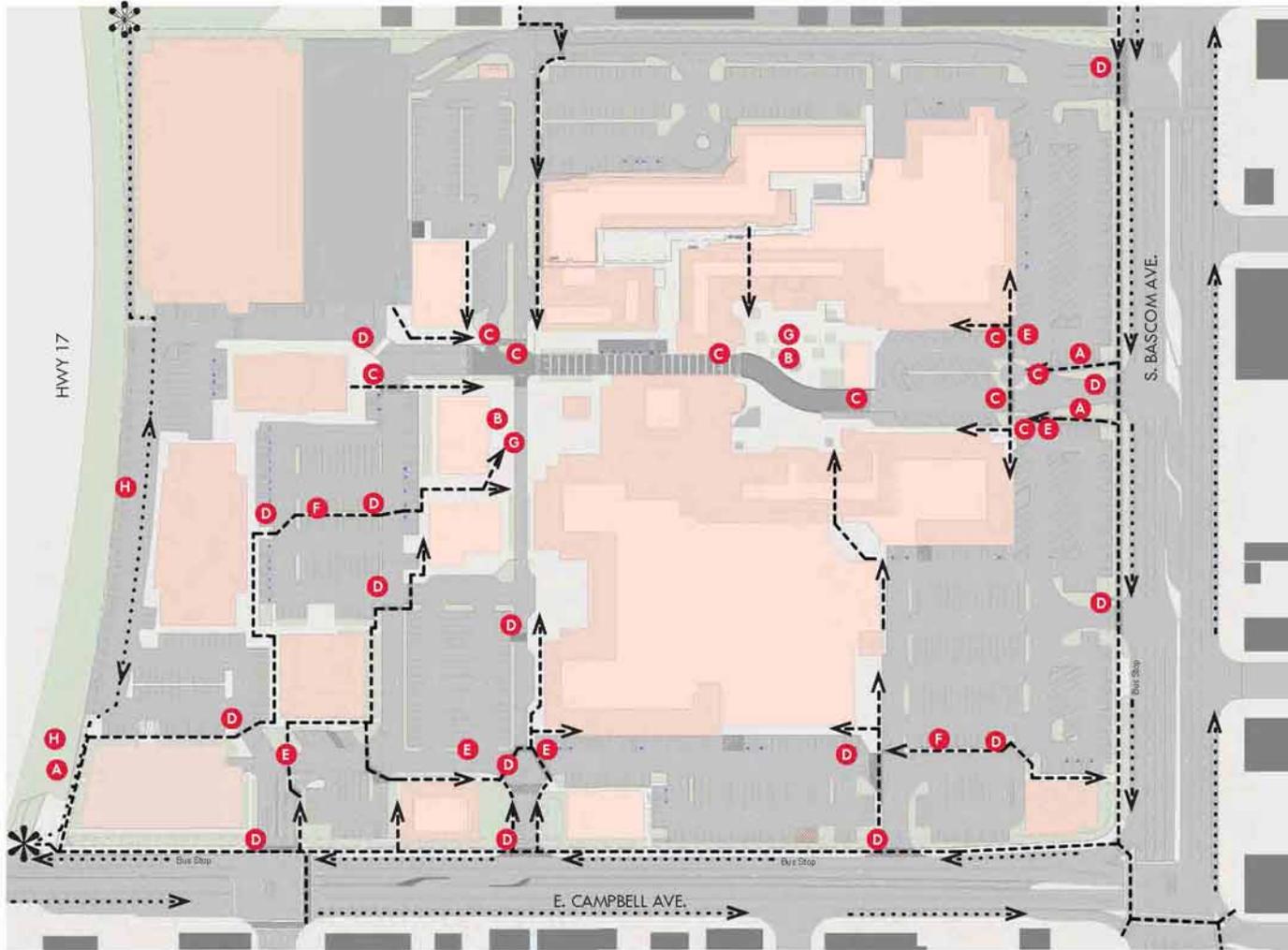


**NEW CIRCULATION NOTES**

- A NEW TWO WAY ROAD
- B PEDESTRIAN PRIORITY AREA, ZERO CURB ZONE
- C RECONFIGURE PARKING TO 90 DEGREE STALLS
- D VALET DROP OFF LOCATION
- E NEW STOP SIGNS FOR TRAFFIC CLARITY
- F NEW TURN LANE

**LEGEND**

- SIGNALLED INTERSECTIONS
- NEW TURN LANES
- MODIFIED TURN LANE
- TWO-WAY TRAFFIC PRIMARY PATHS OF TRAVEL
- ONE WAY TRAFFIC, SECONDARY PATHS OF TRAVEL
- PARKING GARAGE ENTRANCES AND EXITS
- VALET
- TRAFFIC SIGNAL



NEW CIRCULATION NOTES

- A NEW PROJECT ENTRY SIDEWALKS
- B PEDESTRIAN PRIORITY AREA, ZERO CURB ZONE
- C NEW CONCRETE & PAVER CROSSWALK
- D NEW PAINTED CROSSWALK
- E NEW STOP SIGNS FOR PEDESTRIAN SAFETY
- F NEW INTERIOR CIRCULATION SIDEWALK
- G NEW BICYCLE PARKING
- H NEW BICYCLE ROUTE

LEGEND

- PRIMARY PEDESTRIAN CIRCULATION-PATH
- BICYCLE ROUTE
- PORTALS PROJECT CONNECTION
- LOS GATOS CREEK TRAIL CONNECTION



**LEGEND**

-  AREA OF MODIFIED SITE WORK
-  AREA OF NEW BUILDINGS

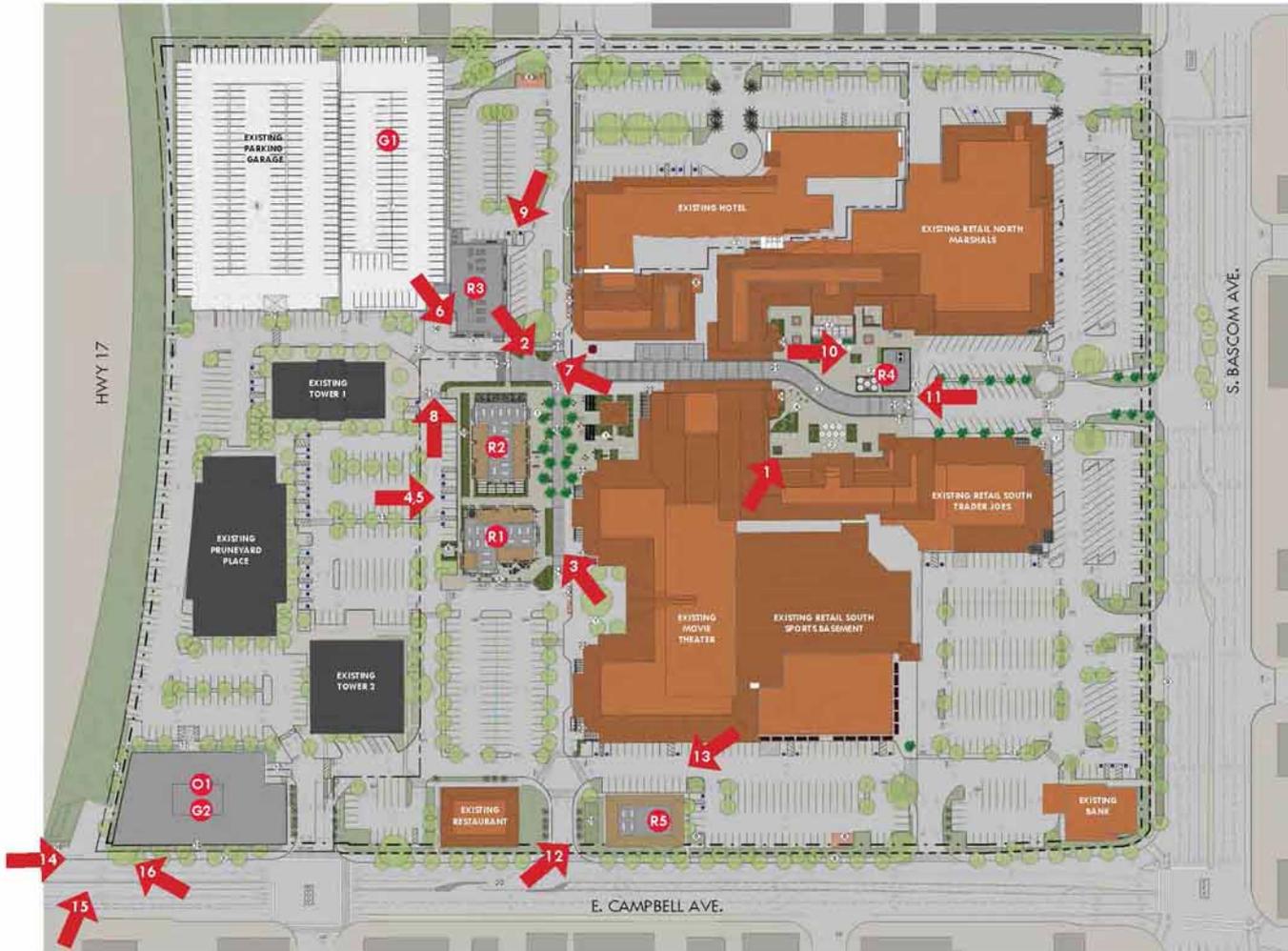


# AERIAL PERSPECTIVES OF PLAZAS

Two large plazas are to be created under the master plan to encourage community gathering and to allow for events and other civic activities that could be hosted at The Pruneyard. Vehicle use would be permitted during most periods but these plazas will be dominated by pedestrian use (vs vehicles) and be surrounded by outdoor dining areas. Stamped paving placed at the level of the plaza would encourage drivers to slow down in these areas. Seat walls and play elements/structures will be added to encourage visitors to enjoy and linger in these grand spaces.

NEW BUILDING LEGEND

Building	Building Type	Square Footage	Parking Spaces Added
R1	Retail	6,000 SF	
R2	Retail	5,300 SF	
R3 Ground Floor	Retail	6,200 SF	
R3 Second Floor	Office	6,200 SF	
R4	Retail	1,600 SF	
R5	Retail	5,300 SF	
O1 - 3 Levels	Parking Garage	88,000 SF	345
O1 - 5 Levels / O2 - 2 Levels	Office / Garage	100,000 SF	140
<b>Total</b>		<b>190,600 SF</b>	<b>485</b>



VIEW LEGEND

- 1 AERIAL PERSPECTIVE OF PRUNEYARD PLAZA P. 11
- 2 AERIAL PERSPECTIVE OF WEST PLAZA P.12
- 3 PERSPECTIVE OF BUILDINGS R2 & WEST PLAZA P.13
- 4 PERSPECTIVE OF PROMENADE BETWEEN R1 & R2 P.14
- 5 AERIAL VIEW OF R1 & R2 PROMENADE P.16
- 6 VIEWPOINT FROM GARAGE ELEVATOR TOWER P.17
- 7 VIEW OF R3 & GARAGE FROM WEST PLAZA P.18
- 8 PERSPECTIVE OF R3 & GARAGE EXPANSION P.20
- 9 NORTH SIDE PERSPECTIVE OF R3 BUILDING P.22
- 10 PERSPECTIVE OF R4 BUILDING P.24
- 11 PERSPECTIVE OF R4 FROM BASCOM ENTRY P.25
- 12 SOUTHWEST CORNER OF R5 P.26
- 13 NORTHEAST CORNER OF R5 P.27
- 14 VIEW OF OFFICE FROM PORTALS PROJECT P.30
- 15 OFFICE BUILDING & PORTALS PLAZA PERSPECTIVE P.31
- 16 OFFICE BUILDING PERSPECTIVE AT PORTALS PLAZA P.32





Pruneyard Plaza: by replacing parking in this central area with hardscape, plantings and seating, and framing the fourth side with a small retail building (R4) this plaza would feel like a true "town square." Our team sees this as signature element of the master plan that could become a unique gathering place within the City of Campbell, for dining, family play, and strolling. While vehicles would pass through the plaza at most times, the area could be closed for events, such as craft fairs, farmers markets and similar events.





West Plaza: this plaza is created by the addition of two retail buildings (R1/R2) opposite to the Buca Di Beppo area. This area would be a smaller, more intimate space than Pruneyard Plaza and would be surrounded by dining and retail activities. It would also allow vehicles to pass through on raised, stamped paving.



# PROPOSED RETAIL BUILDINGS & PARKING GARAGE EXPANSION

The Pruneyard Master Plan includes five new retail buildings. Each building has been sited and designed with specific goals, as noted below. Prior to approaching the design of these buildings, our team studied the existing retail architecture at The Pruneyard and extensively researched early California Hacienda and Mission style buildings. The proposed design for Buildings R1,R2,R3,and R5 are a result of these studies. They include cement plaster walls with California Mission detailing and clay tile roofs, similar to the existing retail buildings, but their storefronts and window lines afford much greater visibility for retail tenants as well as opportunities to "spill out" on to trellised dining patios. We see these designs as being respectful of the existing retail buildings with a more updated feel. Given that the broad array of architecture on site (original retail, Sports Basement, Hotel, and Office), we feel these designs fit comfortably into the mix.

R1 and R2: these buildings have been placed in between the office and retail areas of the project with the specific goal of creating a bridge between these uses. Currently there is a large swath of asphalt dividing these areas. Our design team believes these two new buildings will create a more cohesive Pruneyard and encourage office tenants to shop or dine at the retail portion more frequently, during lunch and after work. We located the buildings to frame West Plaza, surrounded by Buca di Beppo and Lisa's Tea Treasures and highlighting the Sugar Butter Flour building as its centerpiece. That building would undergo a significant facade renovation (see Renovation section) which is aligned with the architecture of the R4 building located in the Pruneyard Plaza.

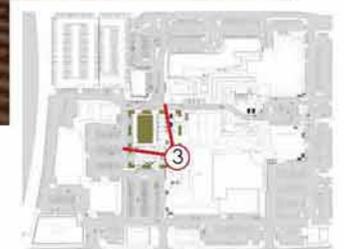
R3: The R3 building has been designed as an extension of the parking garage to further link the existing retail uses to the parking garage. It provides an architectural gateway to the garage area and activates the vicinity such that the garage feels truly a part of the retail experience. The prominent corner design takes its design cues from other important Mission style buildings in California. Note that R3 is shown in two variants: a two-story 12,000sf (office over retail) version and a two-story 28,000sf (fitness) version. We are in discussions with a prominent fitness group interested in coming to The Pruneyard and this alternative has been designed to meet their requirements.

R4: As noted earlier, the R4 building is a 1600 sf retail building located in a manner that frames the Pruneyard Plaza. It is designed as a light, airy kiosk, per se, that will have mostly glass facades. Our team has designed the renovations to the Sugar, Butter, Flour Building in a similar manner so these two buildings act as matching "kiosks" within these two new plazas.

R5: The R5 building is sited as a complement to the Outback building at the driveway entry off of Campbell Ave. The design is similar to the other proposed retail buildings, but R5 would likely become a restaurant space.



\* OUTDOOR SEATING, TRELLIS AND FIREPLACE SHOWN AS POTENTIAL TENANT BUILD-OUT





\* OUTDOOR SEATING, TRELLIS AND FIREPLACE SHOWN AS POTENTIAL TENANT BUILD-OUT





\* OUTDOOR SEATING AND FIREPLACE PENDING RESTAURANT APPROVAL AND TENANT BUILD-OUT























# PROPOSED OFFICE BUILDING

## Office Building:

Based on discussions with the City, the community, and in response to strong demand for office space in the area, we are proposing a five-story office building with a total of 100,000sf of space. The additional office space would build on the mixed-use nature of The Pruneyard and increase patronage of businesses throughout Campbell. Our team has carefully sited the office building at the intersection of Highway 17 and Campbell Ave. and selected a five-story structure to "step up" from the street to the other office tower heights of 6, 9, and 18 stories. The building's ground floor would be setback from the curb line by over 30 feet including a 12-foot wide colonnade. This generous setback would create an inviting entryway into The Pruneyard. The ground floor along Campbell would be designed to accommodate a restaurant with outdoor seating, to further activate this arrival point. Lastly, our team is proposing to create a large plaza in the area where the Portals project spills out onto The Pruneyard site. Some of this area is owned by CalTrans and our team would work with this agency to gain approvals to create this upgrade of this area, which is currently not scheduled to be improved under the Portals project. This plaza could include seating and interpretive elements related to the history of Campbell and The Pruneyard and would be provided as a part of the office building project.









## RETAIL RENOVATIONS: BEFORE AND AFTER

In addition to the master planning work for the site, our team focused considerable effort in identifying specific areas where the existing building architecture is truly inconsistent with the surroundings and certain areas that are frankly, "eyesores." As we embark on creating a more holistic Pruneyard experience, our team believes it is important to resolve many of these conditions. Among these proposed renovations are:

- creating more consistent tower features surrounding Pruneyard Plaza
- replacing the "greenhouse" facade at Palisade Builder's office, just west of La Boulanger
- replacing the facade of Sugar Butter Flour
- removing the stair blocking the Little Wine Bar to the east of El Burro

Based on our decade-long experience at Town & Country Village in Palo Alto, we found that removing sections of the low-slung arcade at key corners can greatly improve visibility for tenants and provide architectural relief to the Hacienda-style buildings. Our team has identified several locations where this change would have a dramatic impact, as shown on the following images.



PALISADE BUILDERS OFFICES - EXISTING



PALISADE BUILDERS OFFICES - WITH RENOVATIONS



PRUNEYARD PLAZA TOWERS - EXISTING



PRUNEYARD PLAZA TOWERS - WITH RENOVATIONS



PASSAGE TO HOTEL COURT - EXISTING



PASSAGE TO HOTEL COURT - WITH RENOVATIONS



HOTEL COURT - EXISTING



HOTEL COURT - WITH RELOCATED STAIR AND RENOVATIONS



LA BOULANGER CORNER - EXISTING



LA BOULANGER CORNER - WITH NEW PATIO, ARCADE REMOVAL & PEDESTRIAN IMPROVEMENTS



BUCCA DI BEPPO & LISAS TEA TREASURES - EXISTING



BUCCA DI BEPPO & LISAS TEA TREASURES- WITH NEW WEST PLAZA



ORCHARD CITY KITCHEN - EXISTING



ORCHARD CITY KITCHEN - WITH ARCADE REMOVAL



COFFEE SOCIETY - EXISTING



COFFEE SOCIETY - WITH ARCADE REMOVAL



CINEMA PLAZA - EXISTING



CINEMA PLAZA - WITH RENOVATIONS



TOGO'S CORNER - EXISTING



TOGOS CORNER - WITH TRELLIS & TOWER REMOVAL, & NEW PLAZA



SUGAR BUTTER FLOUR - EXISTING



SUGAR BUTTER FLOUR - WITH RENOVATIONS & NEW WEST PLAZA



SUGAR BUTTER FLOUR - EXISTING



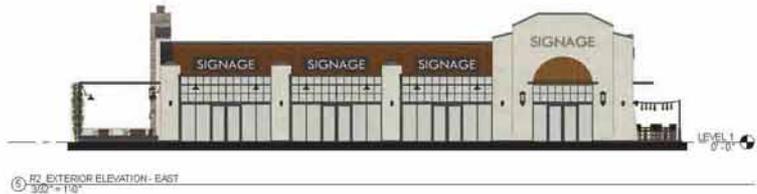
SUGAR BUTTER FLOUR - WITH RENOVATIONS & NEW WEST PLAZA

# BUILDING ELEVATIONS

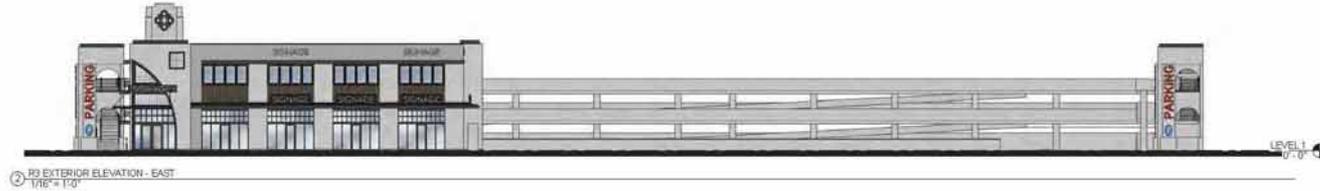
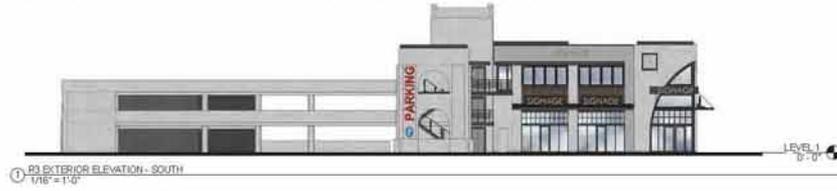
### R1 RETAIL BUILDING



### R2 RETAIL BUILDING



### R3 RETAIL BUILDING & 3-LEVEL PARKING EXPANSION



### R3 RETAIL BUILDING WITH FITNESS OPTION & 5-LEVEL PARKING EXPANSION



### R4 RETAIL BUILDING



6 R4 EXTERIOR ELEVATION - WEST  
302' x 1'-0"



7 R4 EXTERIOR ELEVATION - SOUTH  
302' x 1'-0"

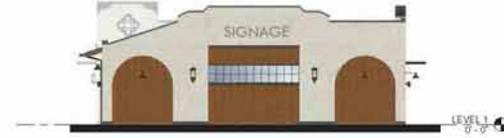


8 R4 EXTERIOR ELEVATION - NORTH  
302' x 1'-0"



9 R4 EXTERIOR ELEVATION - EAST  
302' x 1'-0"

### R5 RETAIL BUILDING



4 R5 EXTERIOR ELEVATION - WEST  
302' x 1'-0"



5 R5 EXTERIOR ELEVATION - SOUTH  
302' x 1'-0"



3 R5 EXTERIOR ELEVATION - NORTH  
302' x 1'-0"



1 R5 EXTERIOR ELEVATION - EAST  
302' x 1'-0"



④ OFFICE EXTERIOR ELEVATION - NORTH  
1/16" = 1'-0"



① OFFICE EXTERIOR ELEVATION - EAST  
1/16" = 1'-0"

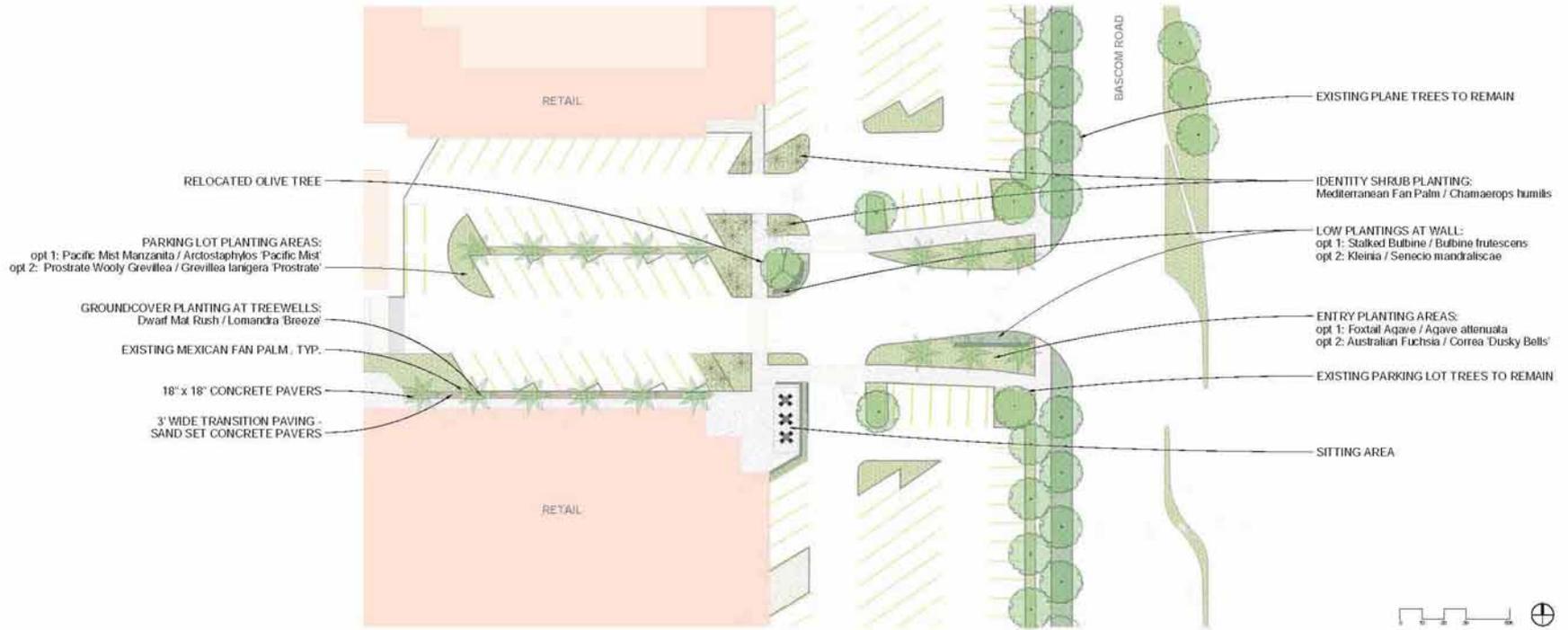


③ OFFICE EXTERIOR ELEVATION - SOUTH  
1/16" = 1'-0"



② OFFICE EXTERIOR ELEVATION - WEST  
1/16" = 1'-0"

# LANDSCAPE



TREES (EXISTING & PROPOSED)



Olive Tree

Mexican Fan Palm

Plane Tree

SHRUBS & GROUNDCOVER



Mediterranean Fan Palm

Pacific Mist Manzanita

Prostrate Woolly Grevillea

Dwarf Mat Rush

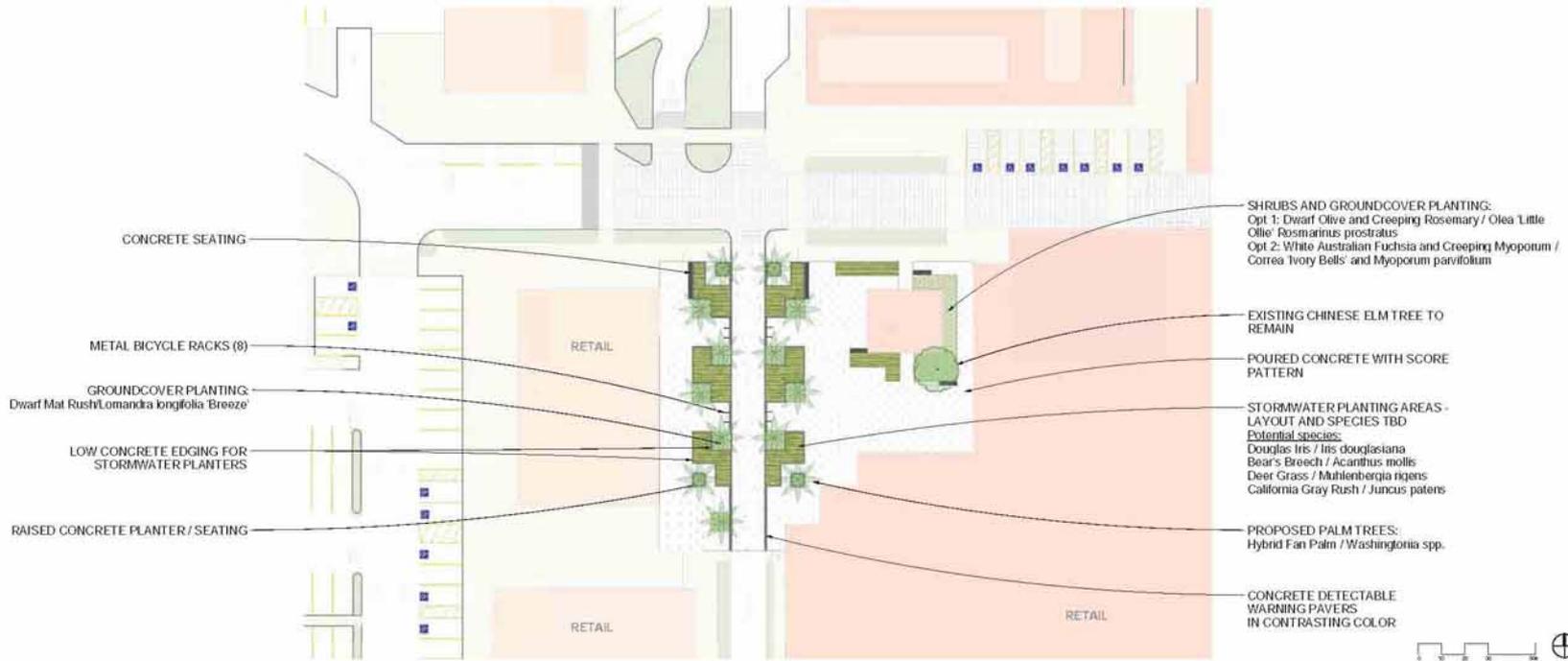
Stalked Bulbine

Kleinia

Foxtail Agave

Australian Fuchsia





TREES (EXISTING & PROPOSED)

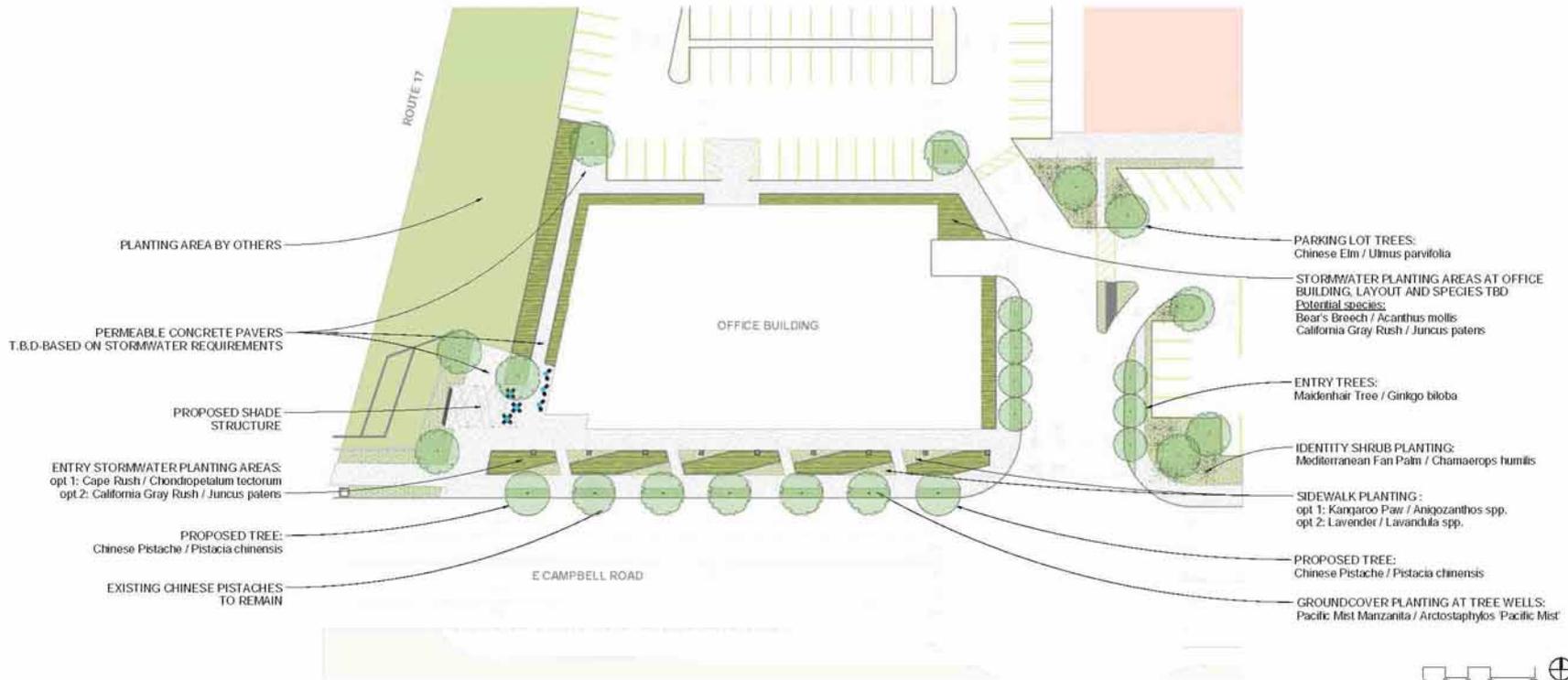


SHRUBS & GROUNDCOVER



BIOFILTRATION





TREES (EXISTING & PROPOSED)



SHRUBS & GROUND COVER



BIOFILTRATION





LEGEND

- X REMOVED TREE
- (with X) RELOCATED TREE
- NEW TREE

NOTES

\* TOTAL OF PROTECTED TREES REMOVED 22

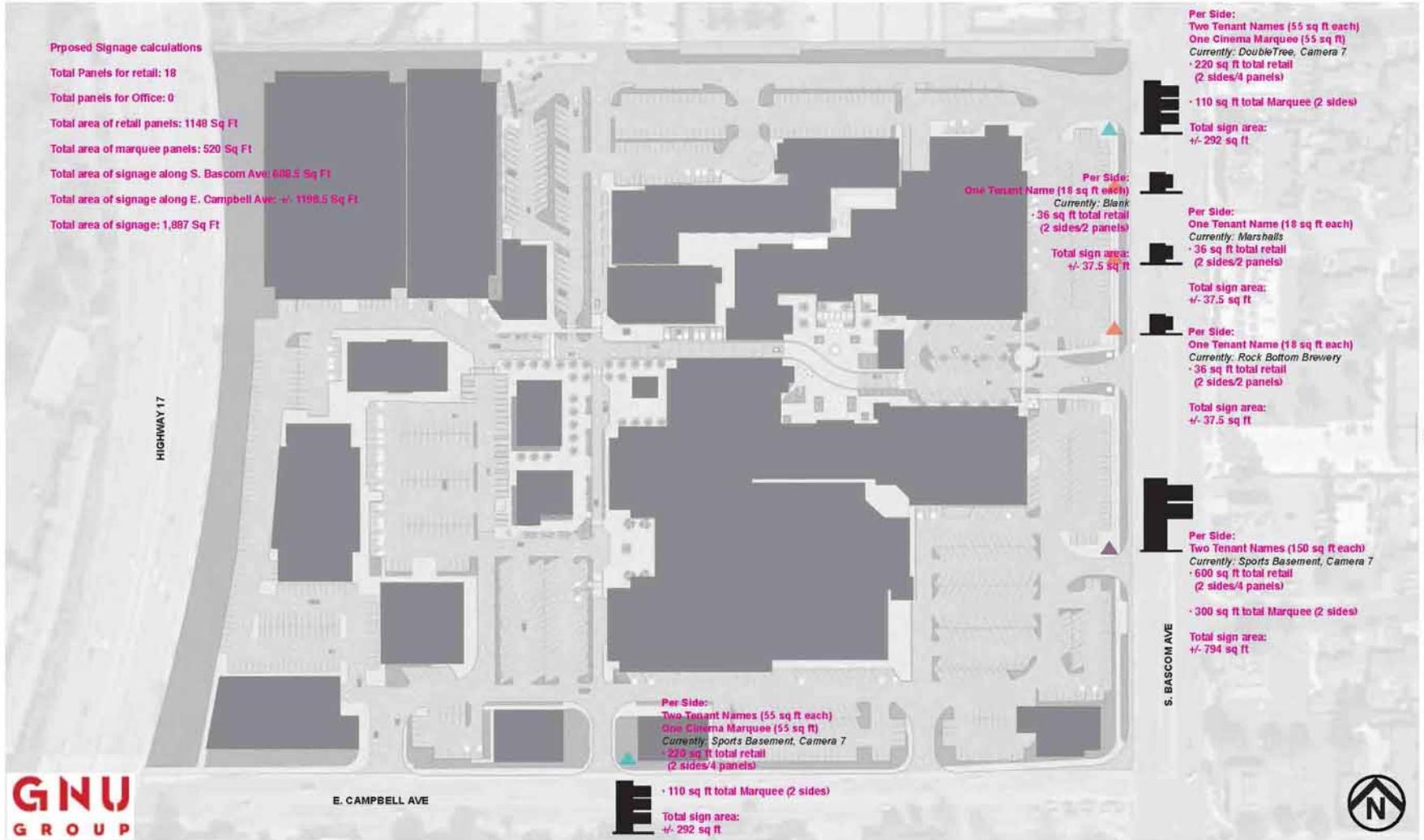
\* TOTAL OF NEW TREES CREATED 22

Note: Protected Trees that are removed shall be replaced with a new 24" box tree.



# SIGNAGE

This application includes a proposed revision to the current Master Sign Program previously approved in 2005. The primary changes include a re-visitation of the monument signage along Bascom and Campbell Av. The current approach includes large, tall pedestal signs, which we do not feel is appropriate or advantageous given the full tree canopies and arterial nature of these roads. This approach is more common at large, open, "power centers" along highways. Given these conditions, we are proposing lower, more pedestrian friendly, monument signs at each driveway entry. **Note that we are first soliciting the feedback from the Planning Commission and the City of Campbell, but following the Study Session, we will be presenting this approach to the major tenants at The Pruneyard that have approval rights for any changes to monument tenant signage.** Please refer to the memo, dated May 7, 2015, included with this application for more information related to proposed Master Sign Program and the proposed Freeway Signage.

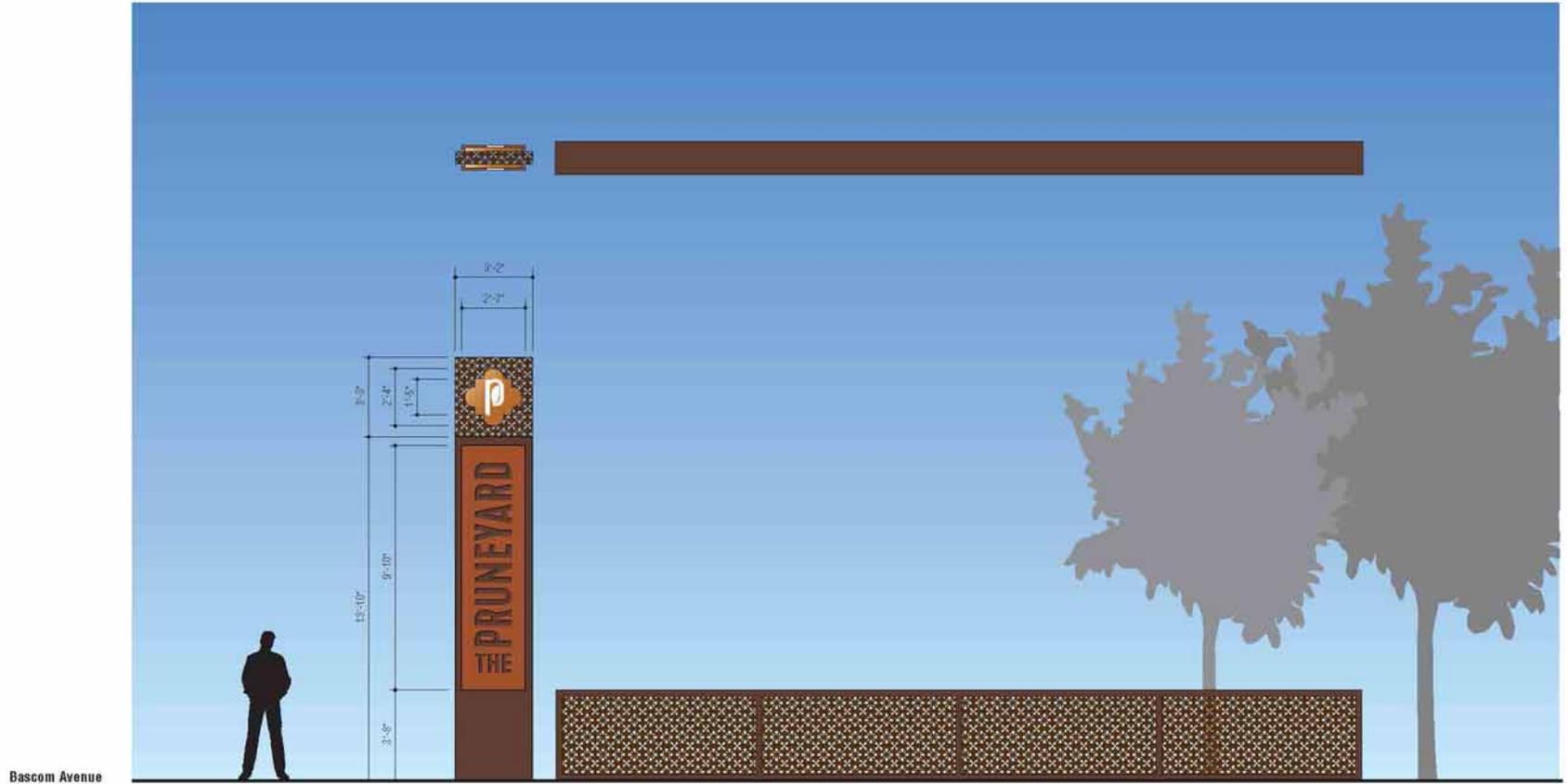


E. CAMPBELL AVE

S. BASCOM AVE





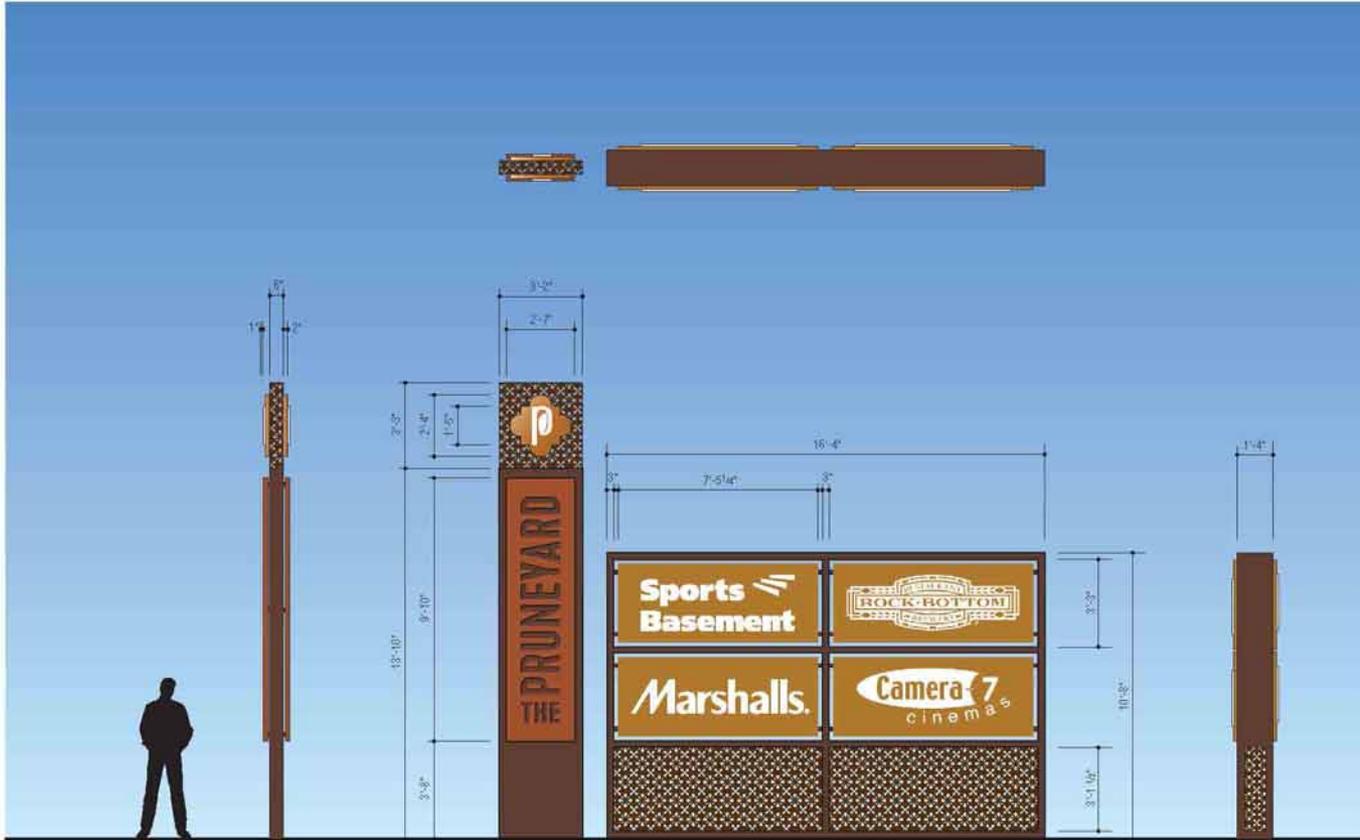


ENTRY WALL  
SCALE: 1/4" = 1'-0"

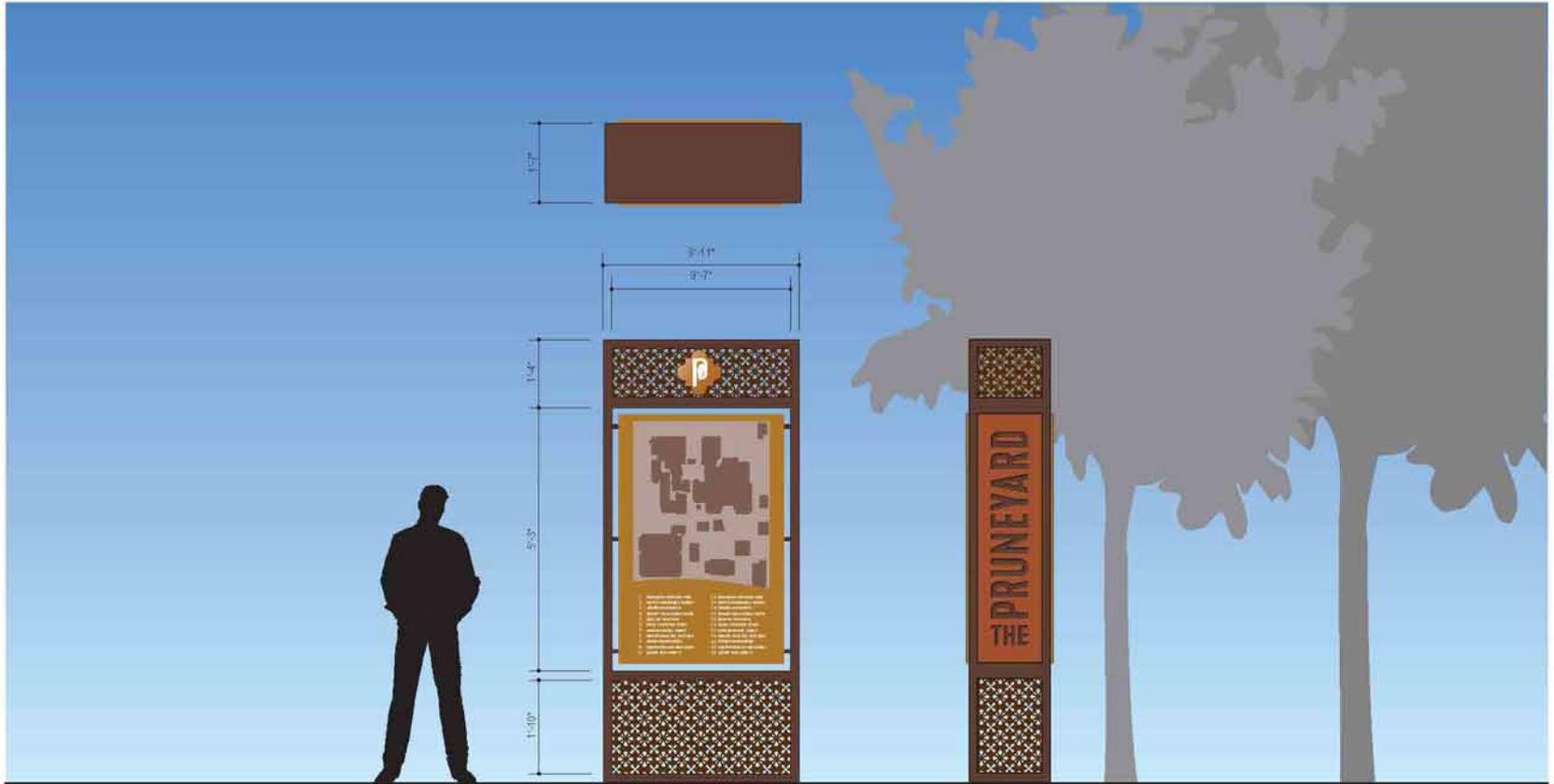


THE PRUNEYARD: BASCOM ENTRY WALL SIGN

ELLIS PARTNERS  
THE PRUNEYARD



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

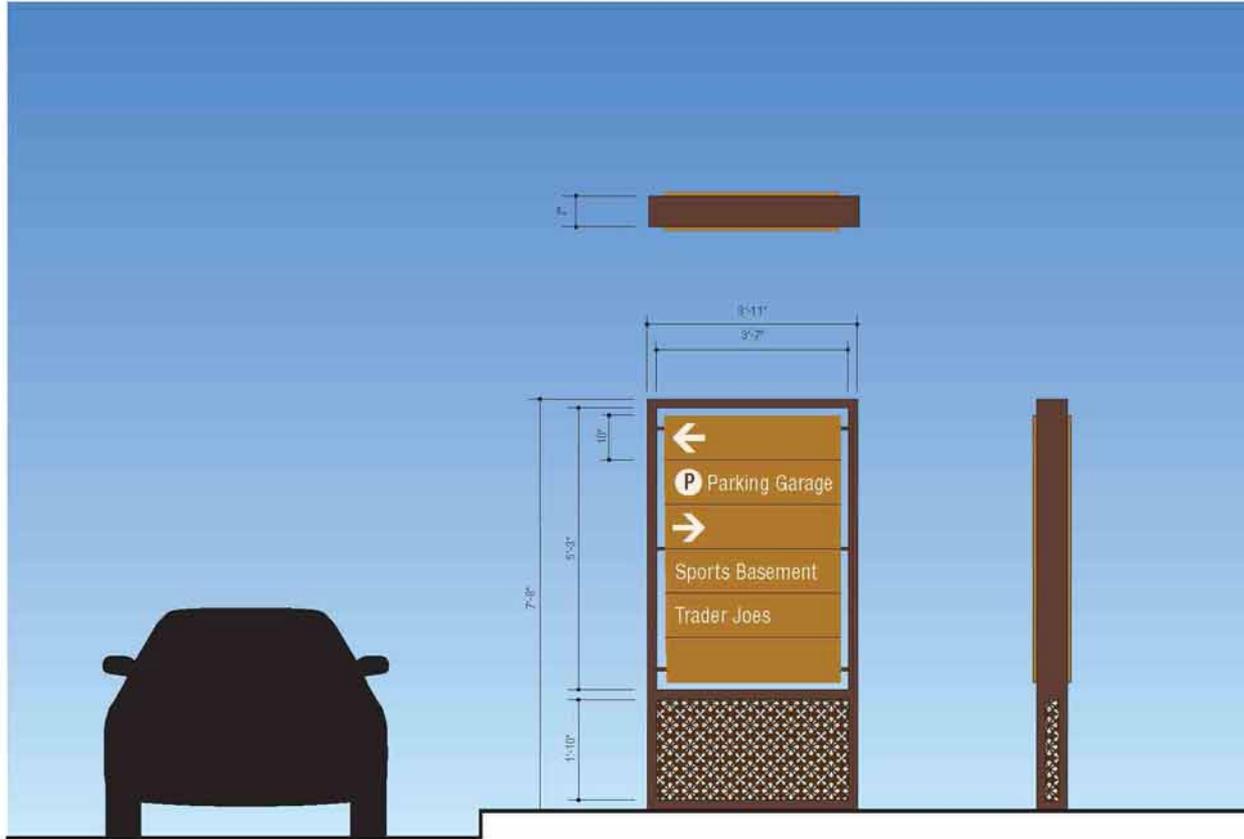


PEDESTRIAN DIRECTORY SIGNAGE  
SCALE: 1/2" = 1'-0"

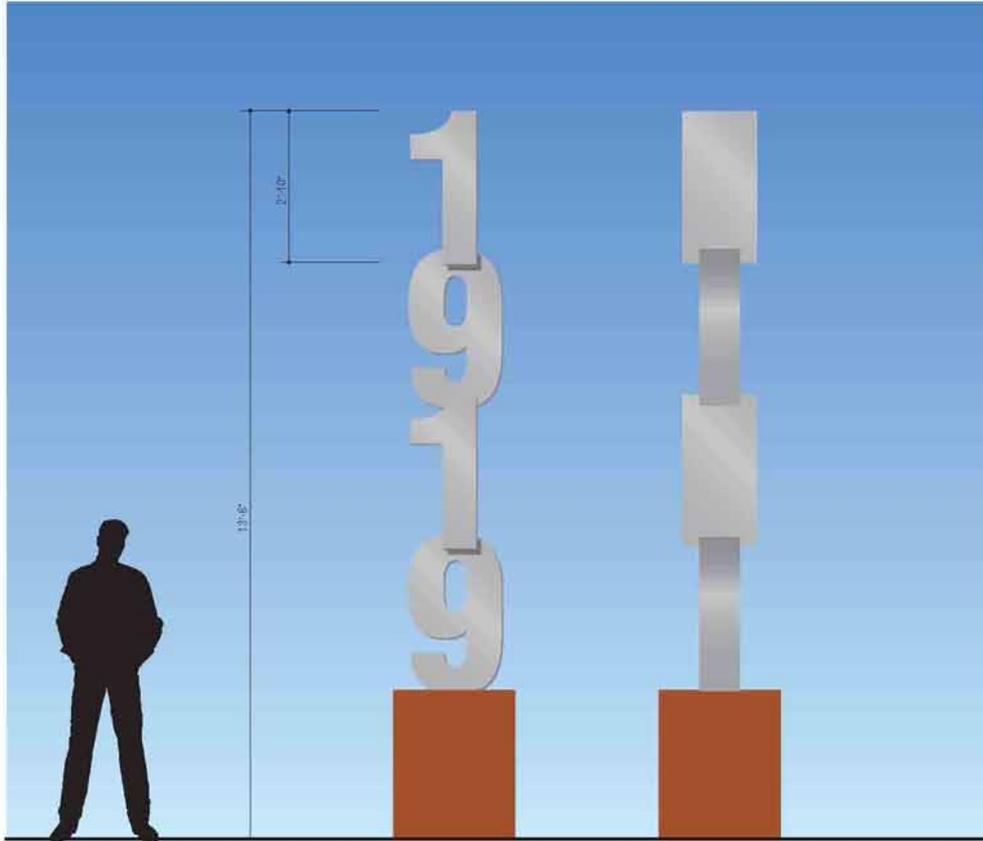


THE PRUNEYARD: PEDESTRIAN DIRECTORY SIGNAGE

ELLIS PARTNERS  
THE PRUNEYARD

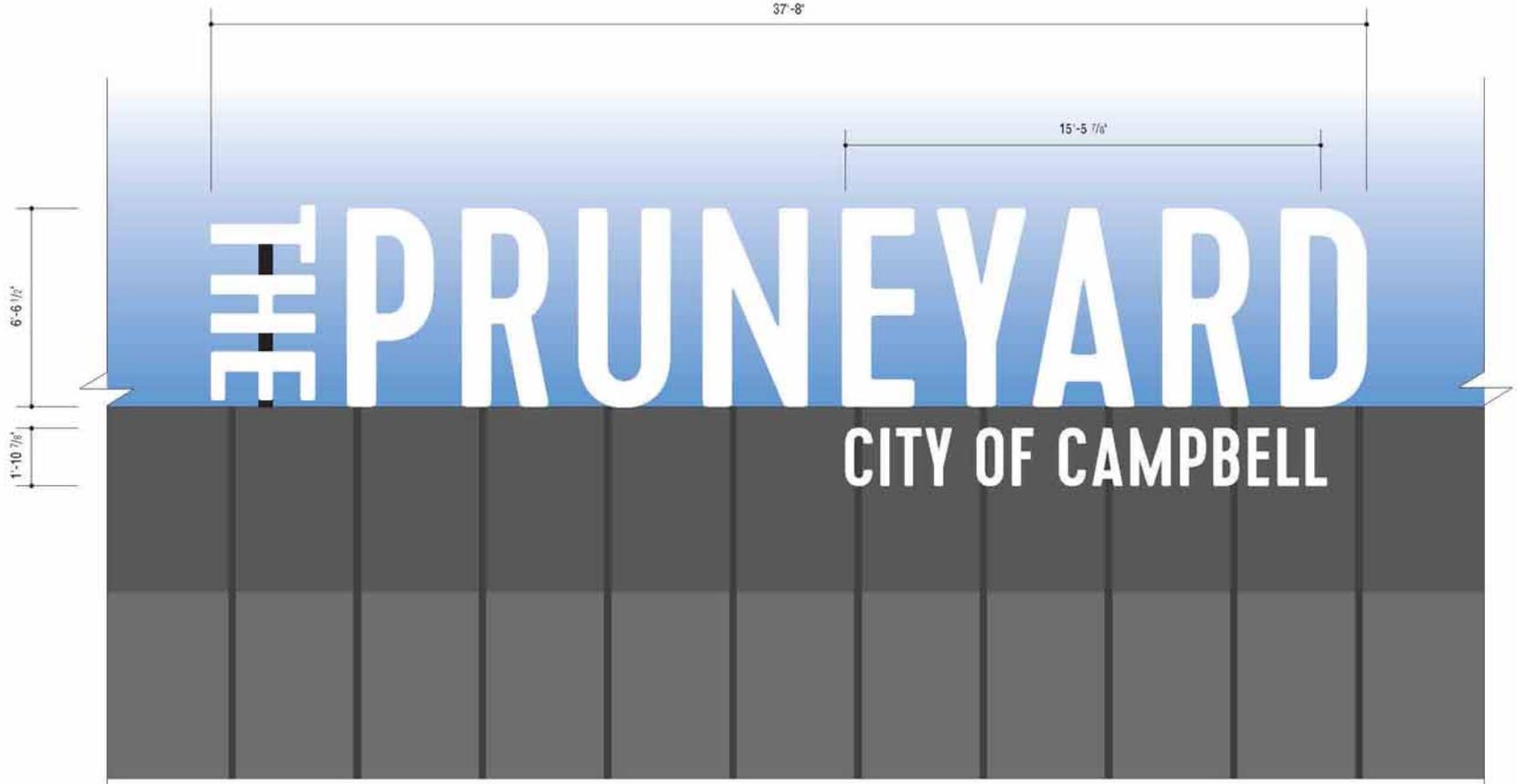


VEHICULAR DIRECTIONAL SIGNAGE  
SCALE: 1/2" = 1'-0"



OFFICE ADDRESS  
SCALE 1/2" = 1'-0"





LOW RISE OFFICE BUILDING SIGN DETAIL - 350 sq ft

Front View

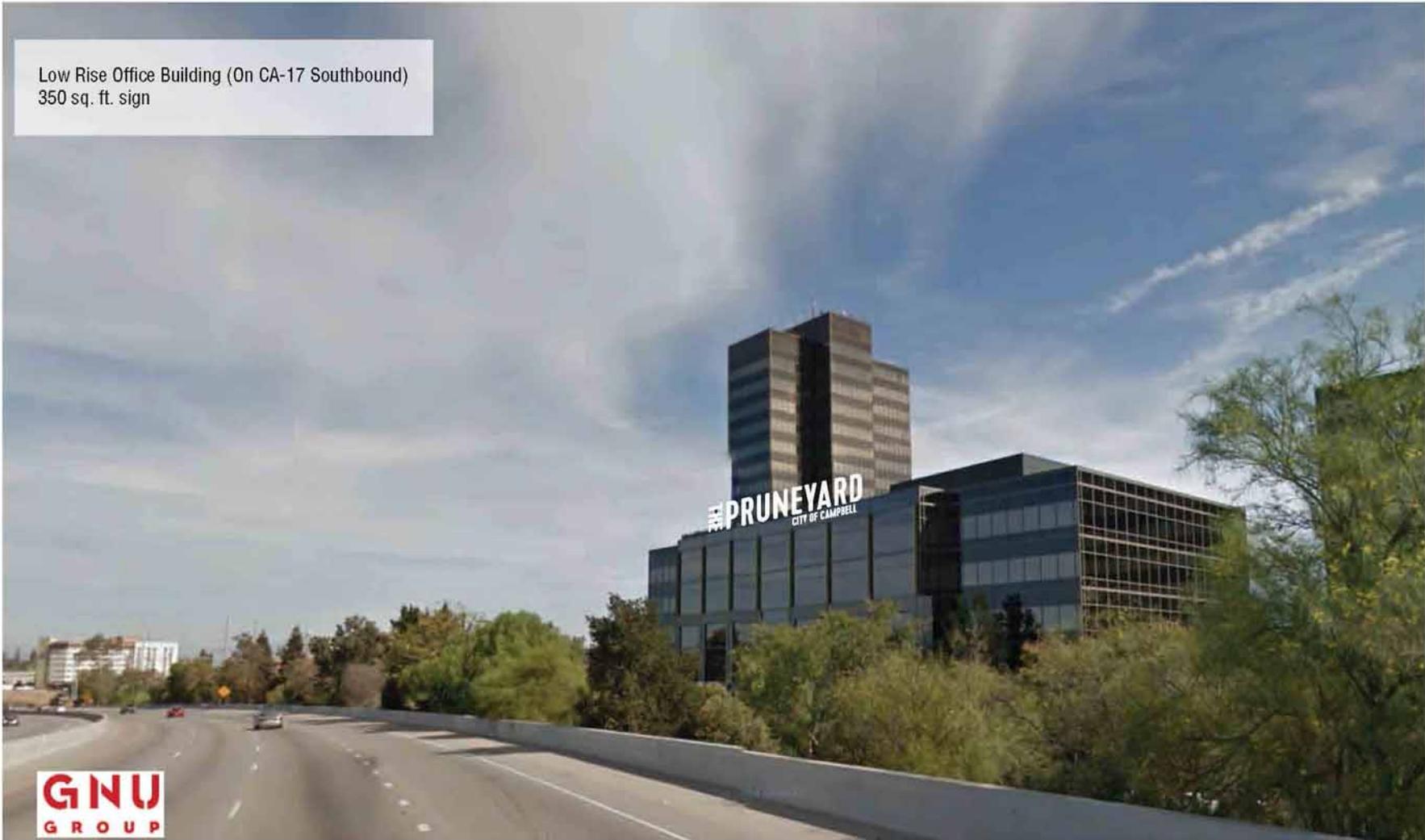
Scale: 1/4" = 1'-0"



THE PRUNEYARD: FREEWAY SIGN

ELLIS PARTNERS  
THE PRUNEYARD

Low Rise Office Building (On CA-17 Southbound)  
350 sq. ft. sign



Low Rise Office Building (On CA-17 Northbound)  
350 sq. ft. sign



# PHASING & PARCEL MAP PLANS

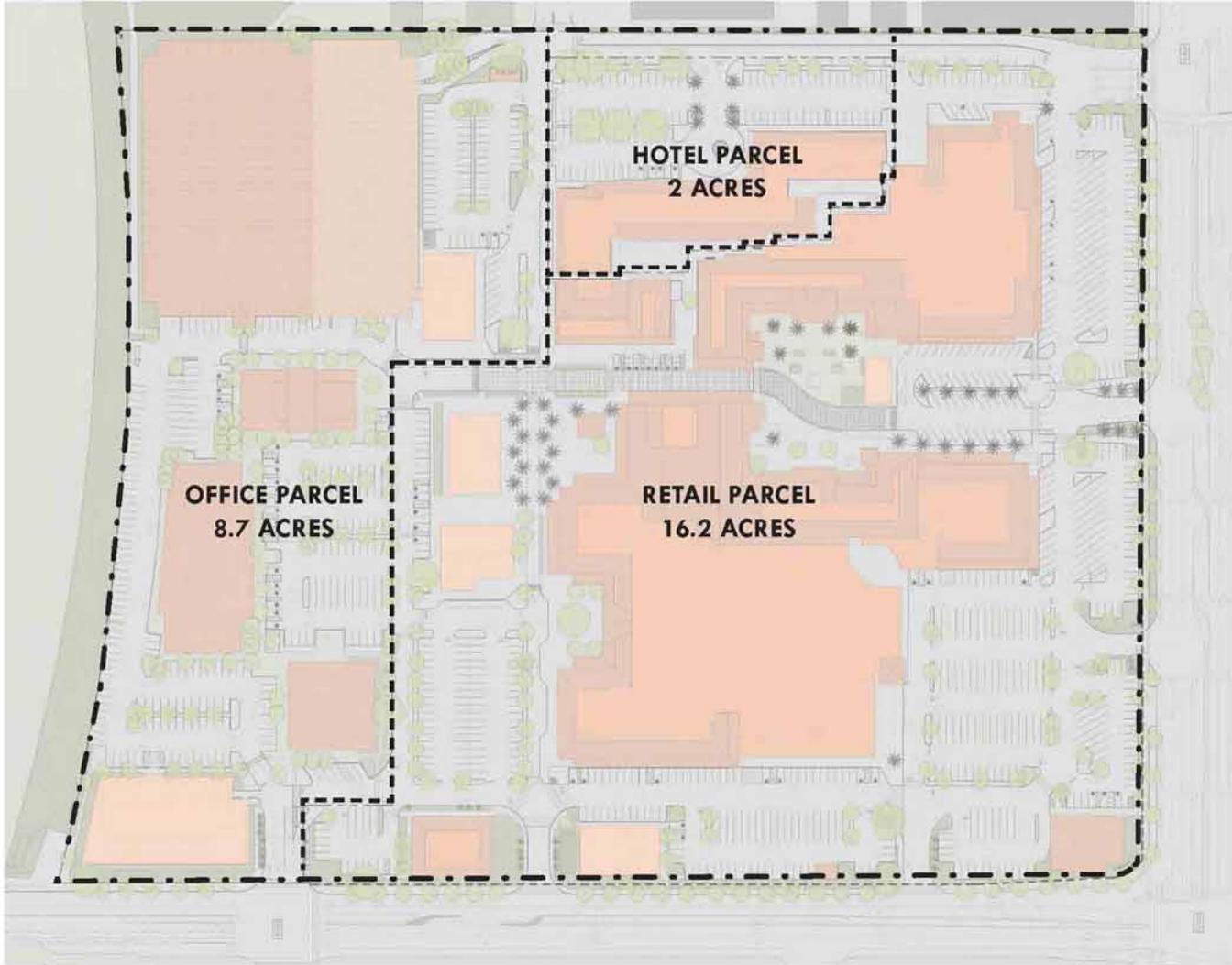
Please refer to the memo, dated May 7, 2015, included with this application for more information related the project phasing and parcelization proposal.



**LEGEND**

- PHASE 1A
**PHASE 1A**  
 Primary Renovation: New paint on existing buildings and arcades in central plaza, seating areas, removal of arcades at corners and replacement trellises at seven locations, hotel court landscape improvements, left turn lane and entry improvements at Baxton.
- PHASE 1B
**PHASE 1B**  
 Enhanced Renovation: Major renovation of central plaza, relocation of palm trees, enhanced pedestrian pathways, construction of building R4, renovation of Palisade Builders (greenhouse) windows, renovation of existing elevator/stair towers, new arcade lighting.
- PHASE 2
**PHASE 2**  
 Construction of R5 (pod building)
- PHASE 3
**PHASE 3**  
 Construction of R1, R2, R3, and 3 level parking structure G1. Creation of west plaza. R3 will either be a 12,000sf, two story office/retail building (3A) or a 28,000sf, two story fitness center (3B).
- PHASE 4
**PHASE 4**  
 Construction of G1, a 100,000sf, 5 story office building with two levels of buried parking and the addition of two levels on the G1 parking structure.





LEGEND

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PROPERTY LINE

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PARCEL LINE

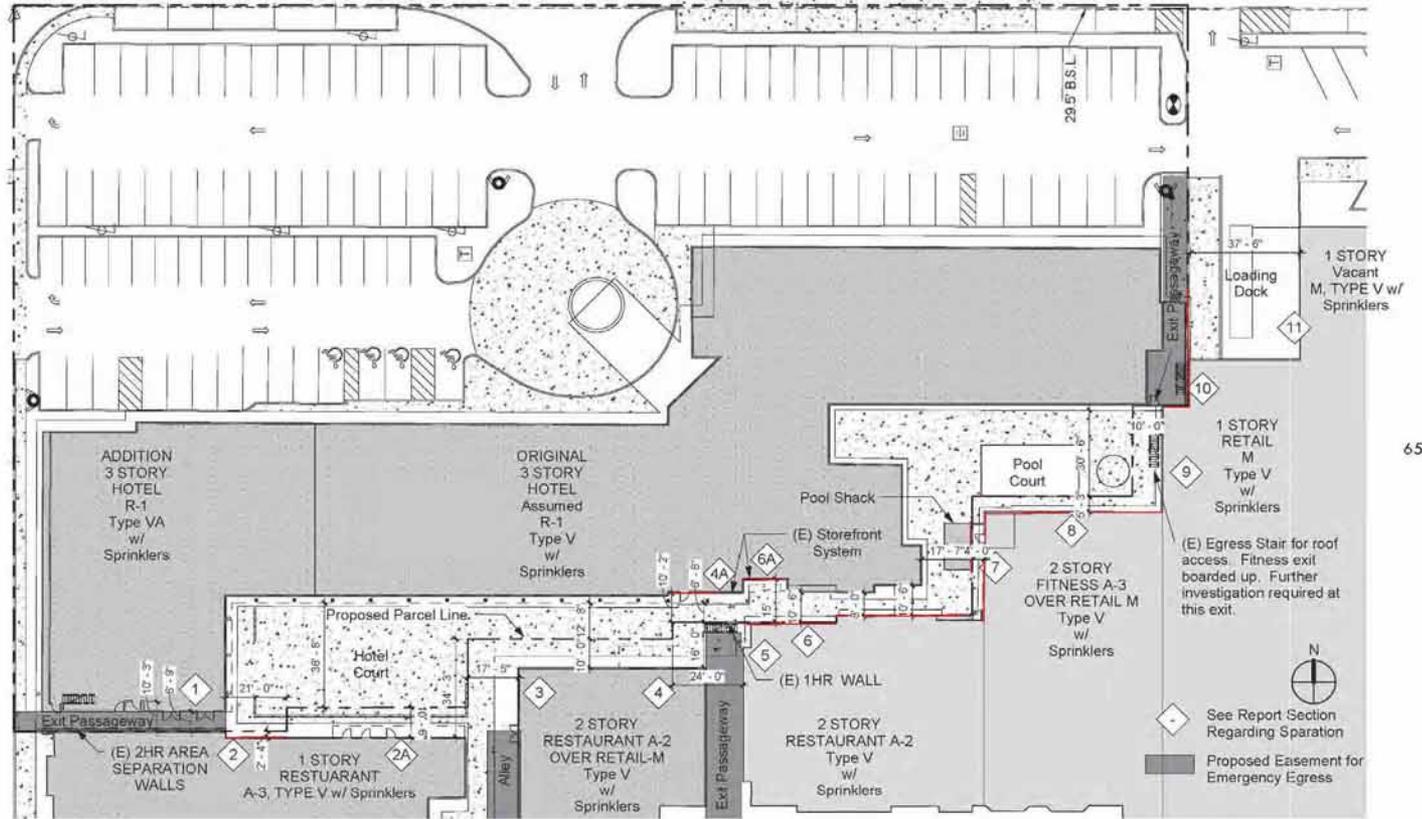


**LEGEND**

-  PROPERTY LINE
-  COMMON AREAS
-  BUILDING AREA



- 1 EXISTING AREA SEPARATION WALLS AND EXIT CORRIDOR
- 2 1 HOUR RATED WALL UPGRADE REQUIRED
- 2A NO CHANGE TO WALL REQUIRED
- 3 NO CHANGE TO WALL REQUIRED
- 4 NO CHANGE TO WALL REQUIRED
- 4A REMOVE AND RECONFIGURE EXIT STAIR SO HOTEL WALL IS >10' FOR PROPOSED OPENNINGS
- 5 NO CHANGE TO WALL REQUIRED
- 6 NO CHANGE TO WALL REQUIRED
- 6A RECONFIGURE OPENNINGS TO COMPLY WITH ALLOWABLE % OF WALL
- 7 1 HOUR RATED WALL REQUIRED (BOTH BUILDINGS)
- 8 1 HOUR RATED WALL REQUIRED
- 9 NO CHANGE TO WALL REQUIRED
- 10 1 HOUR RATED WALL AT HOTEL REQUIRED & 2 HOUR AT RETAIL REQUIRED
- 11 NO CHANGE TO WALL REQUIRED



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# EXISTING PHOTOGRAPHS

May, 27 2015



PRUNEYARD PHOTOS



NE CORNER OF BASCOM



NW CORNER OF BASCOM



EAST SIDE OF BASCOM AT TACO BRAVO



EAST SIDE OF BASCOM AT BAJA FRESH



CAMPBELL AND BASCOM



CAMPBELL AND BARAJIMO



CAMPBELL AND UNION



CAMPBELL AND ...

SURROUNDING NEIGHBORHOOD PHOTOS

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