



CITY OF CAMPBELL
Community Development Department

July 31, 2015

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **August 11, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Richard Schwartz, on behalf of Revere Campbell, for a Master Sign Plan with Sign Exception (PLN2015-135) for the new mixed use development located at **1677 S. Bascom Avenue** in a P-D (Planned Development) Zoning District. Staff is recommending that the Master Sign Plan be deemed Categorical Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public 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'.

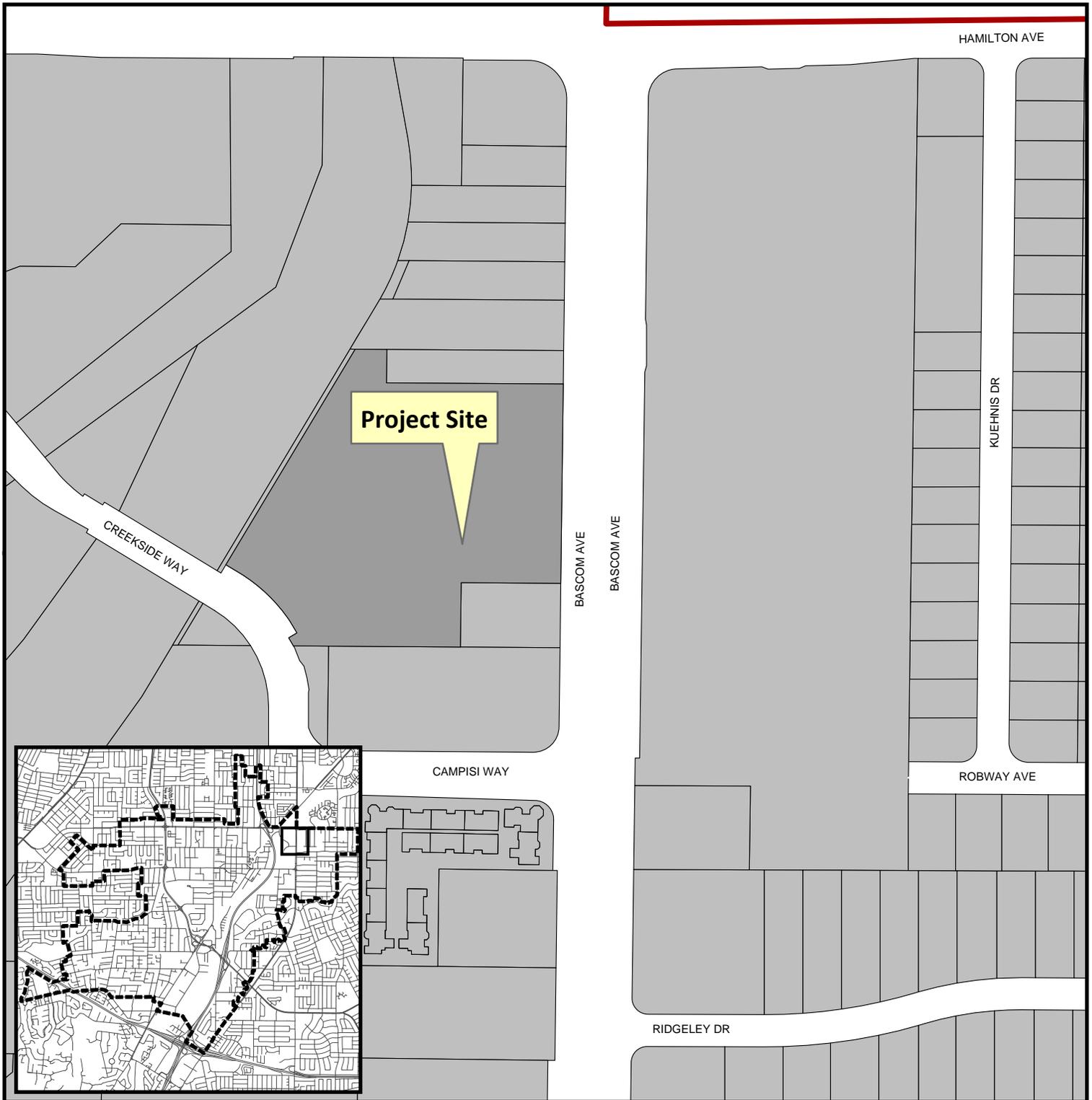
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **1677 S. Bascom Avenue**

Project Location Map

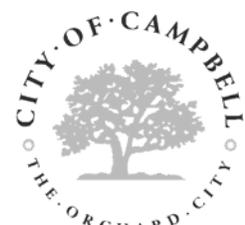
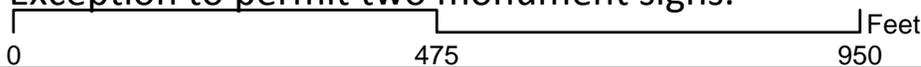


Project Location: 1677 S. Bascom Avenue

Application Type: Master Sign Plan w/ Sign Exception

Planning File No.: PLN2015-135

Description: To establish a Master Sign Plan for the Revere mixed-use development and allow a Sign Exception to permit two monument signs.



Community Development Department
Planning Division

SIGN SUMMARY

DIRECTIONAL

	QTY.	SIZE	SIGN AREA	TOTAL AREA	
LEASING SIGN, WALL MOUNTED	1	2'-0"x2'-6"	5 SF	5 SF	
LEASING IN-GROUND	1	1'-6"x2'-0"	3 SF	3 SF	
"RETAIL PARKING ENTRANCE" LETTERS, WALL MOUNTED	1	18'-3"x1'-0"	18.25 SF	18.25 SF	
"RETAIL PARKING EXIT" LETTERS, WALL MOUNTED	1	13'-10"x1'-0"	13.83 SF	13.83 SF	
"RESIDENTIAL PARKING" LETTERS, WALL MOUNTED	2	14'-5"x1'-0"	14.42 SF	28.84 SF	
"LEASING" LETTERS, HANGING OR SUSPENDED	1	6'-4"x1'-2"	7.40 SF	7.40 SF	
				76.32 SF	TOTAL

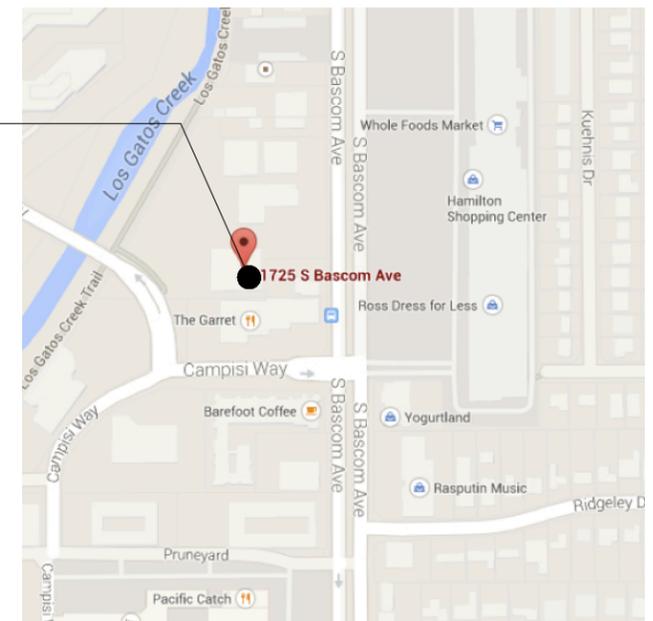
IDENTIFICATION

"REVERE" AND LOGO, HANGING OR SUSPENDED BLADE SIGN (SINGLE SIDED)	1	1'-2"x3'-4"	3.9 SF	3.9 SF	
2-SIDED MONUMENT SIGN #1, COMMERCIAL (BASCOM)	1	6'-0" x 3'-6"	42 SF	42 SF	
2-SIDED MONUMENT SIGN #2, RESIDENTIAL (CREEKSIDE)	1	12'-0" x 4'-0"	96 SF	96 SF	
				141.9 SF	TOTAL

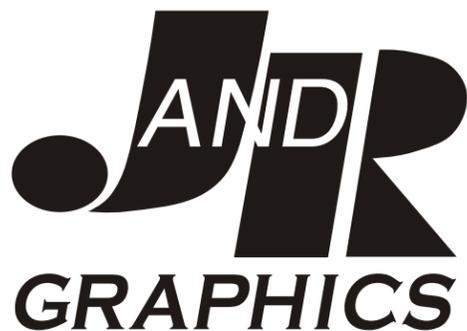
COMMERCIAL

RETAIL TENANT IDENTIFICATION SIGN, WALL MOUNTED	5	2'-4" x 12'-0"	28 SF	140 SF	
				140 SF	TOTAL

PROJECT LOCATION



REVERE MASTER SIGN PROGRAM
1725 S. BASCOM AVENUE
CAMPBELL, CA 95008

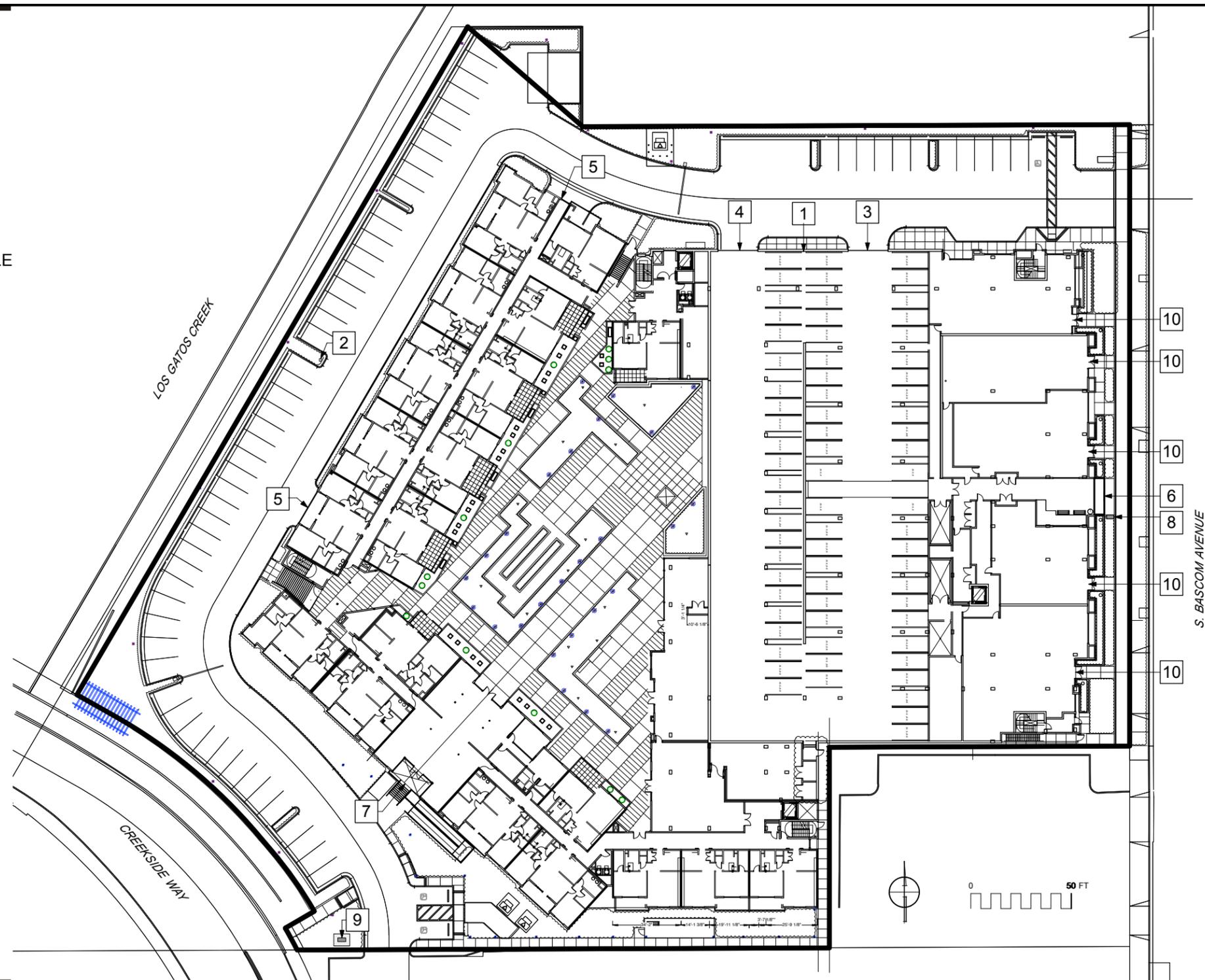


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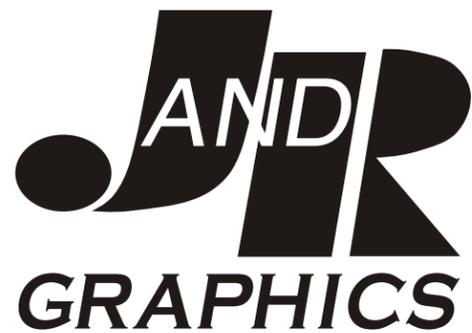
Project:	1725 S. BASCOM,
Date of Drawing:	JULY 10, 2015
Approved:	Approved with Changes:
Change and Resubmit:	

SIGN TYPE

- 1 LEASING SIGN, WALL MOUNTED
- 2 LEASING IN-GROUND DIRECTIONAL SIGN
- 3 "RETAIL PARKING ENTRANCE" LETTERS, WALL MOUNTED
- 4 "RETAIL PARKING EXIT" LETTERS, WALL MOUNTED
- 5 "RESIDENTIAL PARKING" LETTERS, WALL MOUNTED
- 6 "REVERE" AND LOGO - HANGING OR SUSPENDED BLADE SIGN (SINGLE
- 7 "LEASING" LETTERS, HANGING OR SUSPENDED
- 8 2-SIDED MONUMENT SIGN #1
- 9 2-SIDED MOUNUMENT SIGN #2
- 10 RETAIL IDENTIFICATION SIGN, WALL MOUNTED



1 SIGN LOCATION PLAN

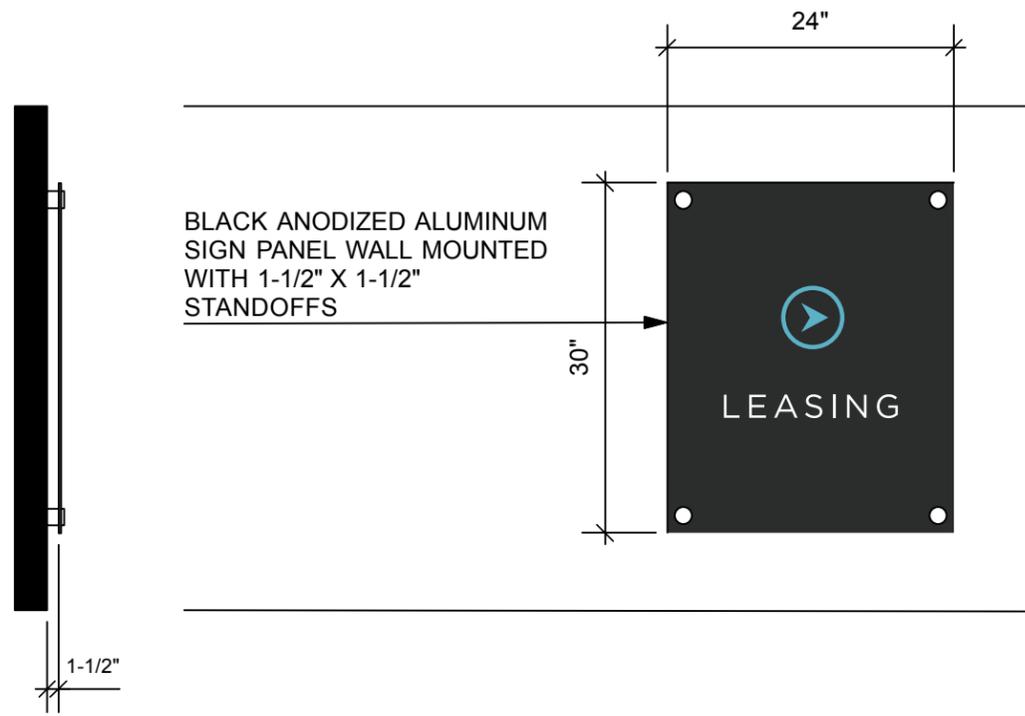


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Project:	1725 S. Bascom
Date of Drawing:	JULY 10, 2015
Approved:	Approved with Changes:
Change and Resubmit:	

1 LEASING SIGN, WALL MOUNTED

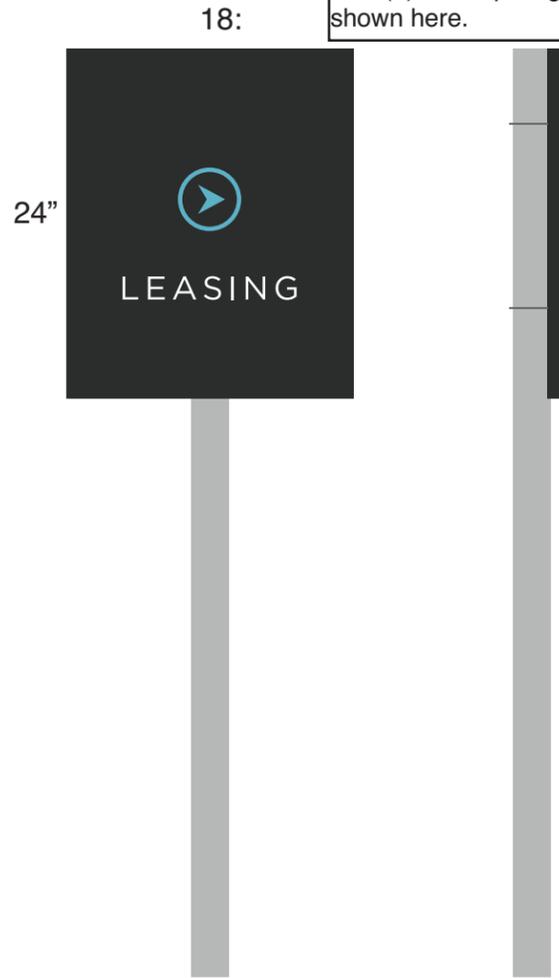
DIRECTIONAL / WAYFINDING



BLACK ANODIZED ALUMINUM SIGN PANEL WALL MOUNTED WITH 1-1/2" X 1-1/2" STANDOFFS

2 LEASING SIGN, IN-GROUND

Sign will be fabricated in shop. 2" aluminum Post will be planted in cement footing, 6"(dia) x 18"(deep). Sign face will be held onto pole with Two (2) U-Shape sign holders, as shown here.



Sign Type: Blade Directional
 Quantity: Two (1) each as shown
 Size: 24" x 30" & 18" x 24"

BACKGROUND
 COLORS: Black
 BACKPLATE COLOR (S): Black
 THICKNESS: 1/8th"
 MATERIAL: Aluminum

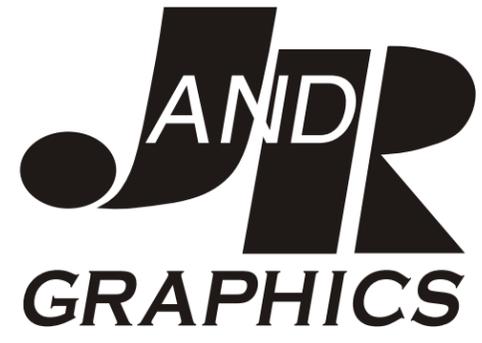
TEXT
 LETTER STYLE (FONT): Gothic Light
 COLOR: PMS-549 Blue & White Lettering
 HEIGHT: 12"(h) ^ 4"(h)
 POSITION/MARGIN/JUSTIFICATION: Center - Top

EDGES
 ROUTED: _____ BEVELED: _____ CUSTOM EDGE TREATMENT: _____ POLISHED:

BRILLE
 NONE: EMBOSSED: _____ RASTER/COLOR: _____

CORNERS
 SQUARE: RADIUS(SIZE): _____

MOUNTING
 D/S TAPE: _____ VELCRO: _____ HOLES: _____ MAGNETIC: _____
 See explanation.



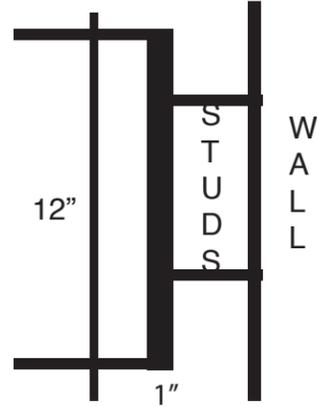
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Project:	1725 S. Bascom
Date of Drawing:	June 5, 2015
Approved:	Approved with Changes:
Change and Resubmit:	

3 "RESIDENTIAL PARKING ENTRANCE" LETTERS, WALL MOUNTED

12" RETAIL PARKING ENTRANCE

SIDE VIEW
of Letters with blind stud mounting 18'-3"



12" RETAIL PARKING EXIT

13'-10"

4 "RESIDENTIAL PARKING EXIT" LETTERS, WALL MOUNTED

Sign Type: Flat Cut Out Lettering
Quantity: One Set of 38 letters
Size: 12"(h) x 1"(t)

BACKGROUND
COLORS:
BACKPLATE COLOR (S):
THICKNESS: 1"
MATERIAL: Aluminum

TEXT
LETTER STYLE (FONT): Gotham Light
COLOR:
HEIGHT: 12"
POSITION/MARGIN/JUSTIFICATION:

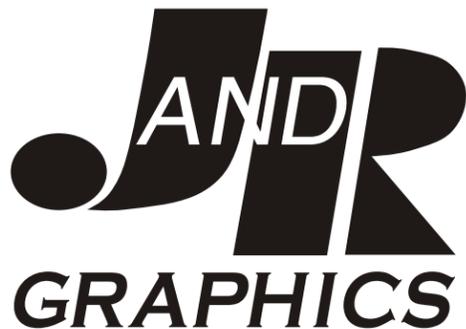
EDGES
ROUTED: BEVELED: CUSTOM EDGE TREATMENT: POLISHED:

BRILLE
NONE: EMBOSSED: RASTER/COLOR:

CORNERS
SQUARE: RADIUS(SIZE):

MOUNTING
D/S TAPE: VELCRO: HOLES: MAGNETIC:

Blind stud mounting. Threaded screws with silicone.



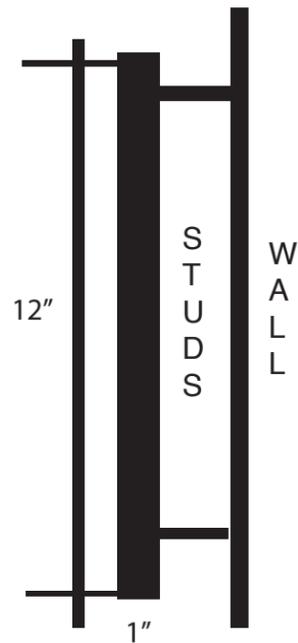
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Project:	1725 S. Bascom Avenue
Date of Drawing:	JULY 10, 2015
Approved:	Approved with Changes:
Change and Resubmit:	

FRONT VIEW



SIDE VIEW
of Letters with blind stud mounting.



Sign Type: FLAT CUT OUT LETTERING
 Quantity: 2 Sets of 16 letters each
 Size: 12"(h) x 1"(t)

BACKGROUND

COLORS: _____
 BACKPLATE COLOR (S): _____
 THICKNESS: 1"
 MATERIAL: Aluminum

TEXT

LETTER STYLE (FONT): Gotham Light
 COLOR: _____
 HEIGHT: 12"
 POSITION/MARGIN/JUSTIFICATION: _____

EDGES

ROUTED: _____ BEVELED: _____ CUSTOM EDGE TREATMENT: _____ POLISHED:

BRAILLE

NONE: EMBOSSED: _____ RASTER/COLOR: _____

CORNERS

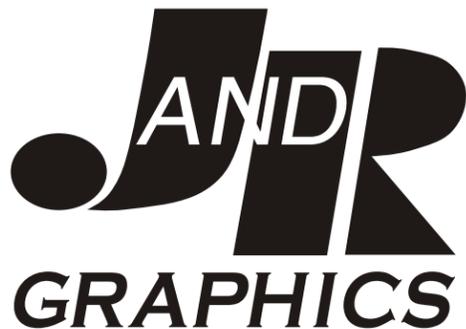
SQUARE: _____ RADIUS(SIZE): _____

MOUNTING

D/S TAPE: _____ VELCRO: _____ HOLES: MAGNETIC: _____

Blind Stud Mounting. Threaded studs with silicone, with a 1/2 standoff from wall.

5 "RESIDENTIAL PARKING" LETTERS, WALL MOUNTED



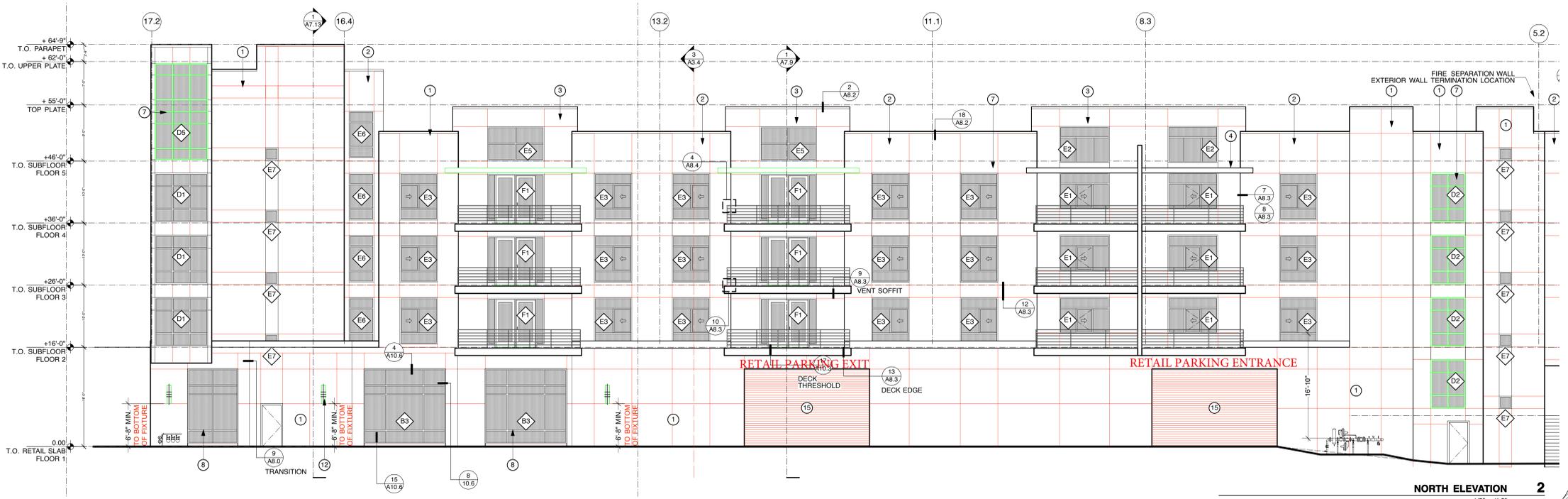
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Project:	1725 S. Bascom Avenue
Date of Drawing:	April 11, 2015
Approved:	Approved with Changes:
Change and Resubmit:	

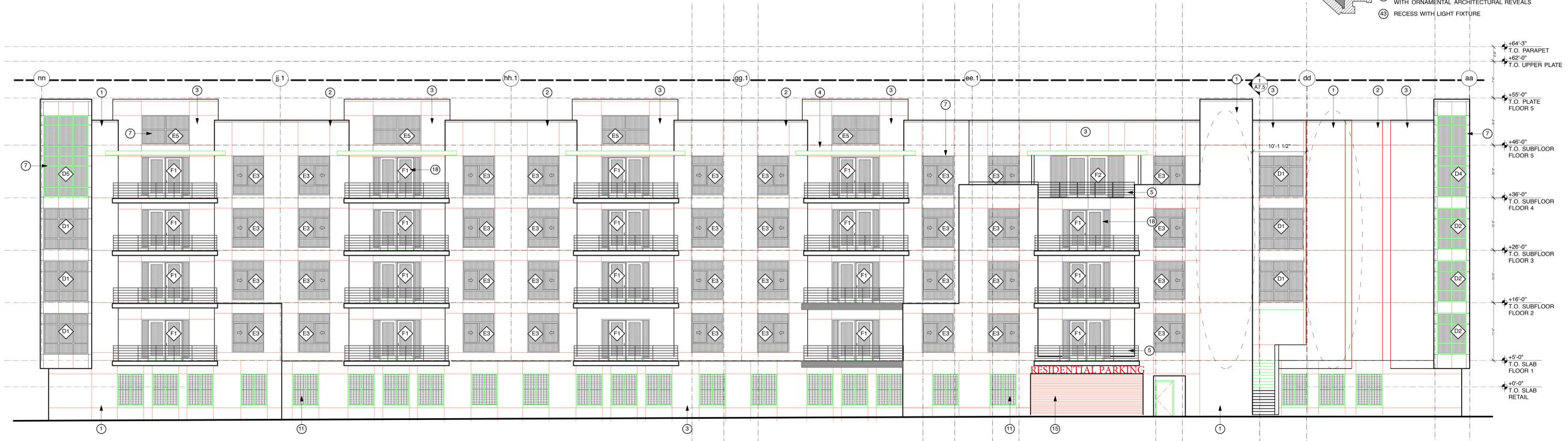
GENERAL NOTES

1. BUILDING SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS AND/OR LETTERS. EACH CHARACTER SHALL BE A MIN. 4" HIGH AND MIN. 1/2" WIDE. THEY SHALL BE INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE PER CBC 501.2.

- SHEET NOTES**
- 1 STUCCO: GREY
 - 2 STUCCO: OFF-WHITE
 - 3 STUCCO: DARK TAN
 - 4 DESIGN/BUILD HOT-DIP GALVANIZED, PAINTED METAL TRELLIS / CANOPY: DARK GREY
 - 5 43" HIGH DESIGN/BUILD HOT-DIP GALVANIZED, PAINTED STEEL TUBE RAILING
 - 6 43" HIGH JULIUS BLUM ALUMINUM RAILING W/ GLASS PANELS
 - 7 MILGARD VINYL WINDOW: BLACK
 - 8 'KAWNEER' ALUMINUM STOREFRONT: BLACK
 - 9 'SWISS PEARL' WOOD PANEL: BROWN
 - 10 1.7 CM THICK STONE CLADDING: 'BLACK DIAMOND' WITH FLAMED FINISH BY ASN STUCCO: GREY
 - 11 STUCCO: OFF-WHITE
 - 12 STUCCO: DARK TAN
 - 13 DESIGN/BUILD HOT-DIP GALVANIZED, PAINTED METAL TRELLIS / CANOPY: DARK GREY
 - 14 43" HIGH DESIGN/BUILD HOT-DIP GALVANIZED, PAINTED STEEL TUBE RAILING
 - 15 43" HIGH JULIUS BLUM ALUMINUM RAILING W/ GLASS PANELS
 - 16 MILGARD VINYL WINDOW: BLACK
 - 17 'KAWNEER' ALUMINUM STOREFRONT: BLACK
 - 18 'SWISS PEARL' WOOD PANEL: BROWN
 - 19 1.7 CM THICK STONE CLADDING: 'BLACK DIAMOND' WITH FLAMED FINISH BY ASN NATURAL STONE INC. OR APPROVED EQUAL.
 - 20 ORNAMENTAL DESIGN/BUILD HOT-DIP GALVANIZED, PAINTED STEEL FRAME W/ WIRE MESH SCREEN OVER 1" PAINTED RECESSION
 - 21 EXTERIOR LIGHTING FIXTURE
 - 22 STEEL AND GLASS MARQUEE
 - 23 CONCRETE PLANTER
 - 24 METAL ROLL-UP DOORS
 - 25 6" SCREEN WALL
 - 26 PRIVACY FENCE - S.L.D.
 - 27 8'-0" FIBERGLASS PATIO DOOR & WINDOW CONFIGURATION
 - 28 'LIVING WALL' - S.L.D.
 - 29 ARCHITECTURAL CAST CONCRETE ADA RAMP W/ INTEGRAL COLOR AND REVEAL PATTERN
 - 30 CAST-IN-PLACE INTEGRAL COLOR CONCRETE WALL WITH ORNAMENTAL ARCHITECTURAL REVEALS
 - 31 RECESS WITH LIGHT FIXTURE NATURAL STONE INC. OR APPROVED EQUAL.
 - 32 ORNAMENTAL DESIGN/BUILD HOT-DIP GALVANIZED, PAINTED STEEL FRAME W/ WIRE MESH SCREEN OVER 1" PAINTED RECESSION
 - 33 EXTERIOR LIGHTING FIXTURE
 - 34 STEEL AND GLASS MARQUEE
 - 35 CONCRETE PLANTER
 - 36 METAL ROLL-UP DOORS
 - 37 6" SCREEN WALL
 - 38 PRIVACY FENCE - S.L.D.
 - 39 8'-0" FIBERGLASS PATIO DOOR & WINDOW CONFIGURATION
 - 40 'LIVING WALL' - S.L.D.
 - 41 ARCHITECTURAL CAST CONCRETE ADA RAMP W/ INTEGRAL COLOR AND REVEAL PATTERN
 - 42 CAST-IN-PLACE INTEGRAL COLOR CONCRETE WALL WITH ORNAMENTAL ARCHITECTURAL REVEALS
 - 43 RECESS WITH LIGHT FIXTURE



NORTH ELEVATION 2
1/8" = 1'-0"



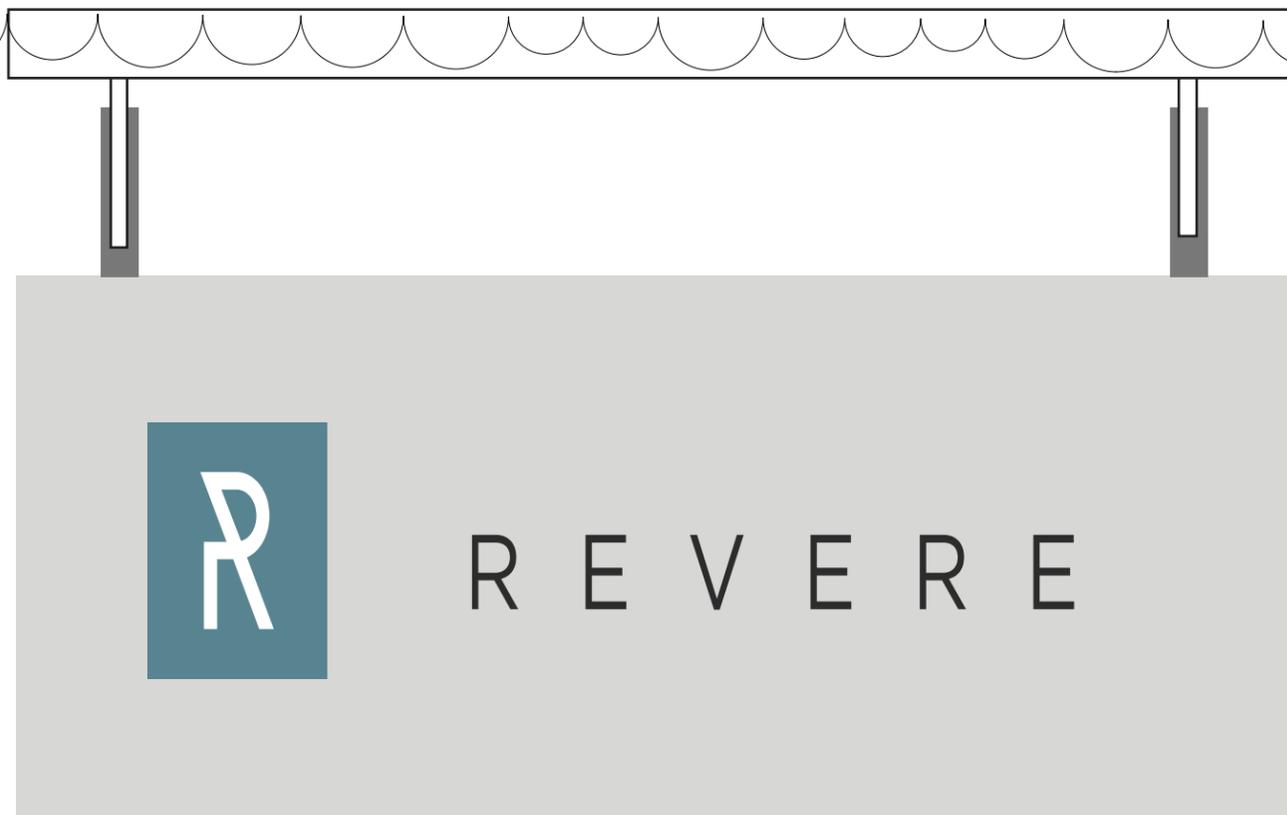
NORTHWEST ELEVATION 1
1/8" = 1'-0"

ISSUE DATE
PERMIT SUBMITTAL 03.01.13
PERMIT SUB 2 05.10.13

EXTERIOR ELEVATIONS

PROJECT NO. 1222 DRAWN BY IS
SHEET SIZE: 33 x 49

6 "REVERE" AND LOGO, HANGING OR SUSPENDED BLADE SIGN



40"



3"

14"

Sign Type: Revere Logo
 Quantity: One
 Size: 40"(w) x 14"(h) x 3"(t)

BACKGROUND

COLORS: Aluminum
 BACKPLATE COLOR (S): Aluminum
 THICKNESS: 3"
 MATERIAL: Aluminum

TEXT

LETTER STYLE (FONT): Gotham (Light)
 COLOR: PMS- #549/White with Black
 HEIGHT: R=18" / REVERE - 6"
 POSITION/MARGIN/JUSTIFICATION: Center / Right

EDGES

ROUTED: BEVELED: CUSTOM EDGE TREATMENT: POLISHED:

BRAILLE

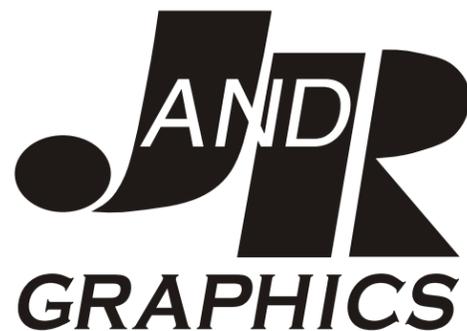
NONE: EMBOSSED: RASTER/COLOR:

CORNERS

SQUARE: RADIUS(SIZE):

MOUNTING

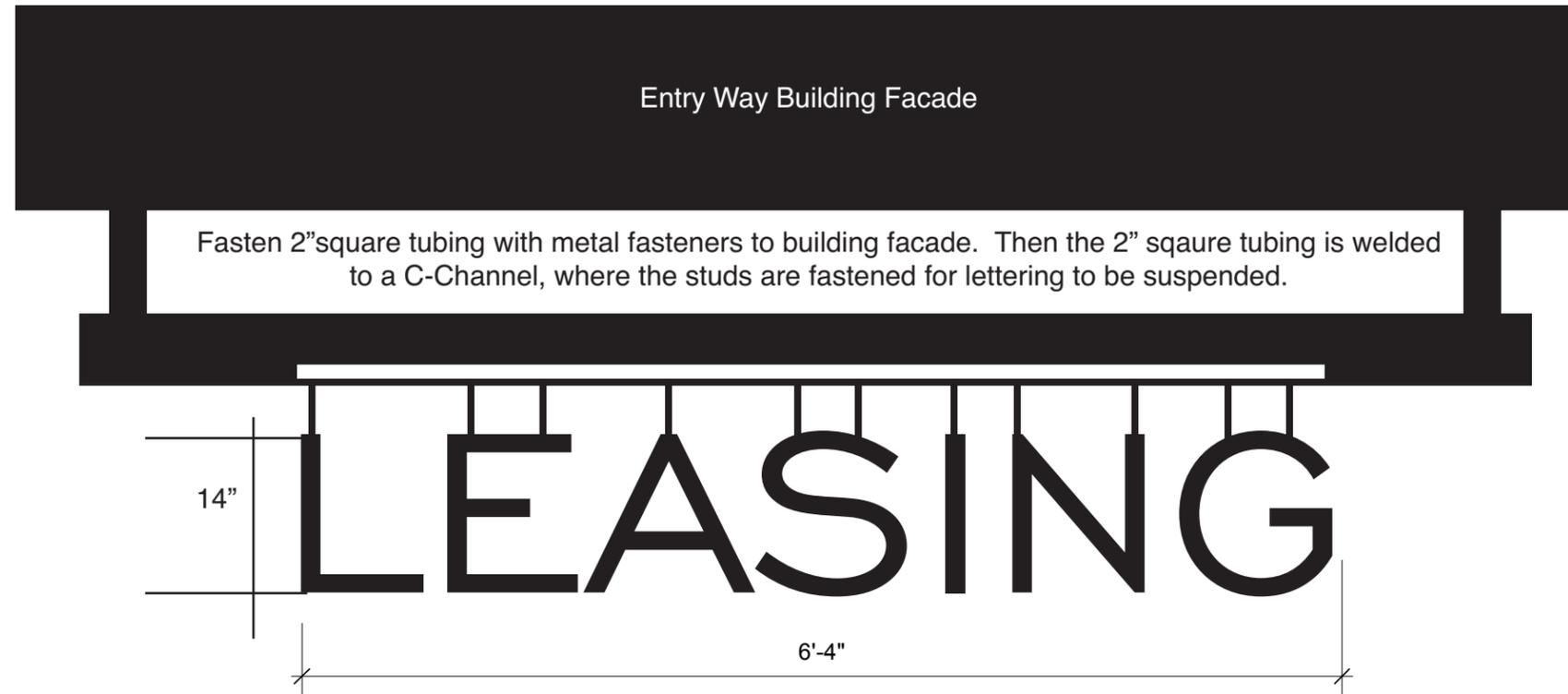
D/S TAPE: VELCRO: HOLES: MAGNETIC:
 Suspended from Ceiling, with 1/2"(t) through, drilled and filled with silicone. Lower edge of sign face will be minimum of 7' AFF.



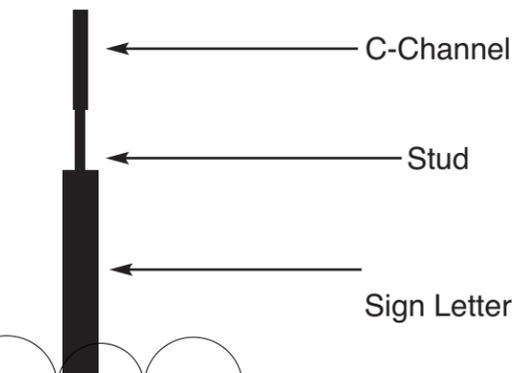
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Date of Drawing:	JULY 10, 2015
Approved:	Approved with Changes:
Change and Resubmit:	

Front View



Side View



Sign Type: LEASING
 Quantity: 7 Letters
 Size: 14"(h) x 1"(t)

BACKGROUND
 COLORS: _____
 BACKPLATE COLOR (S): _____
 THICKNESS: _____
 MATERIAL: Aluminum

TEXT
 LETTER STYLE (FONT): TBD
 COLOR: _____
 HEIGHT: 14"
 POSITION/MARGIN/JUSTIFICATION: _____

EDGES
 ROUTED: _____ BEVELED: _____ CUSTOM EDGE TREATMENT: _____ POLISHED:

BRILLE
 NONE: EMBOSSED: _____ RASTER/COLOR: _____

CORNERS
 SQUARE: _____ RADIUS(SIZE): _____

MOUNTING See Illustration
 D/S TAPE: _____ VELCRO: _____ HOLES: _____ MAGNETIC: _____

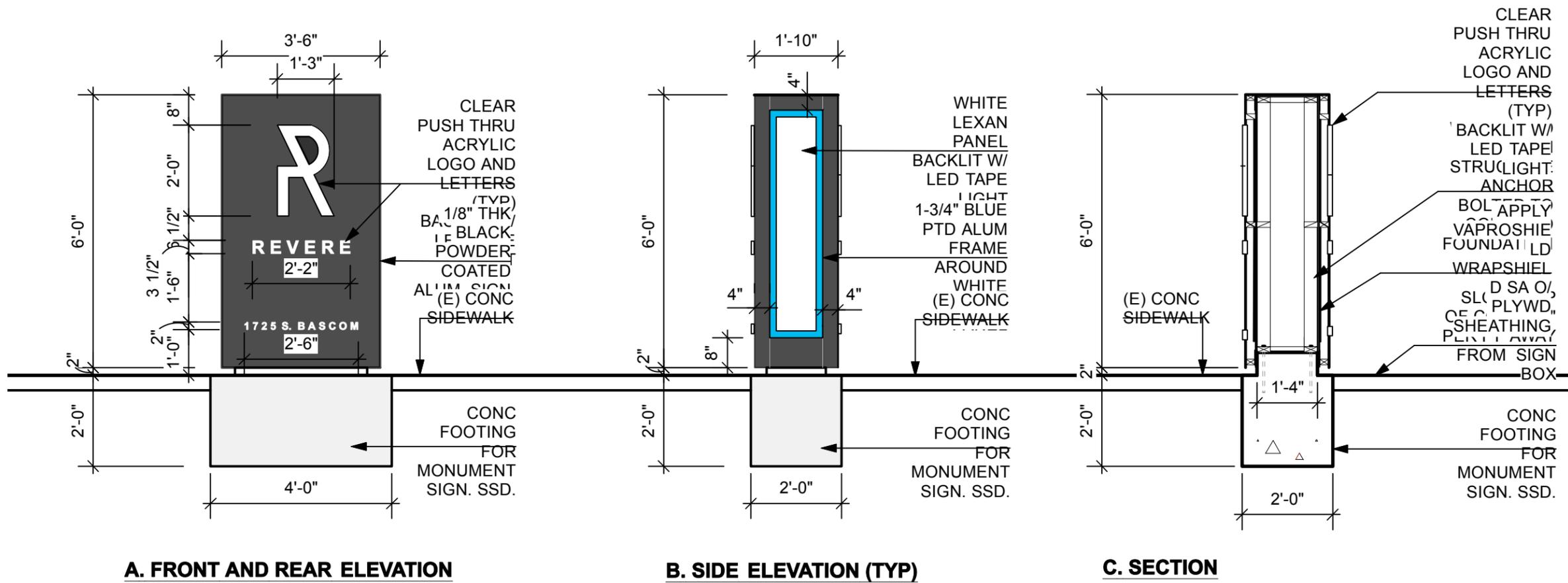
7 "LEASING" LETTERS, HANGING OR SUSPENDED



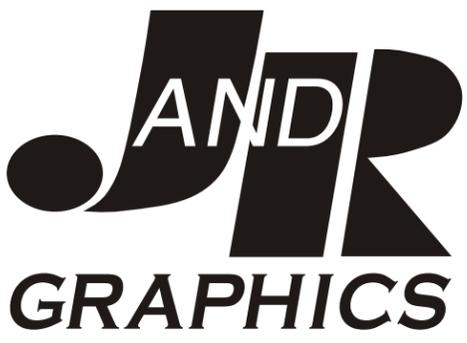
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8 2-SIDED MONUMENT SIGN

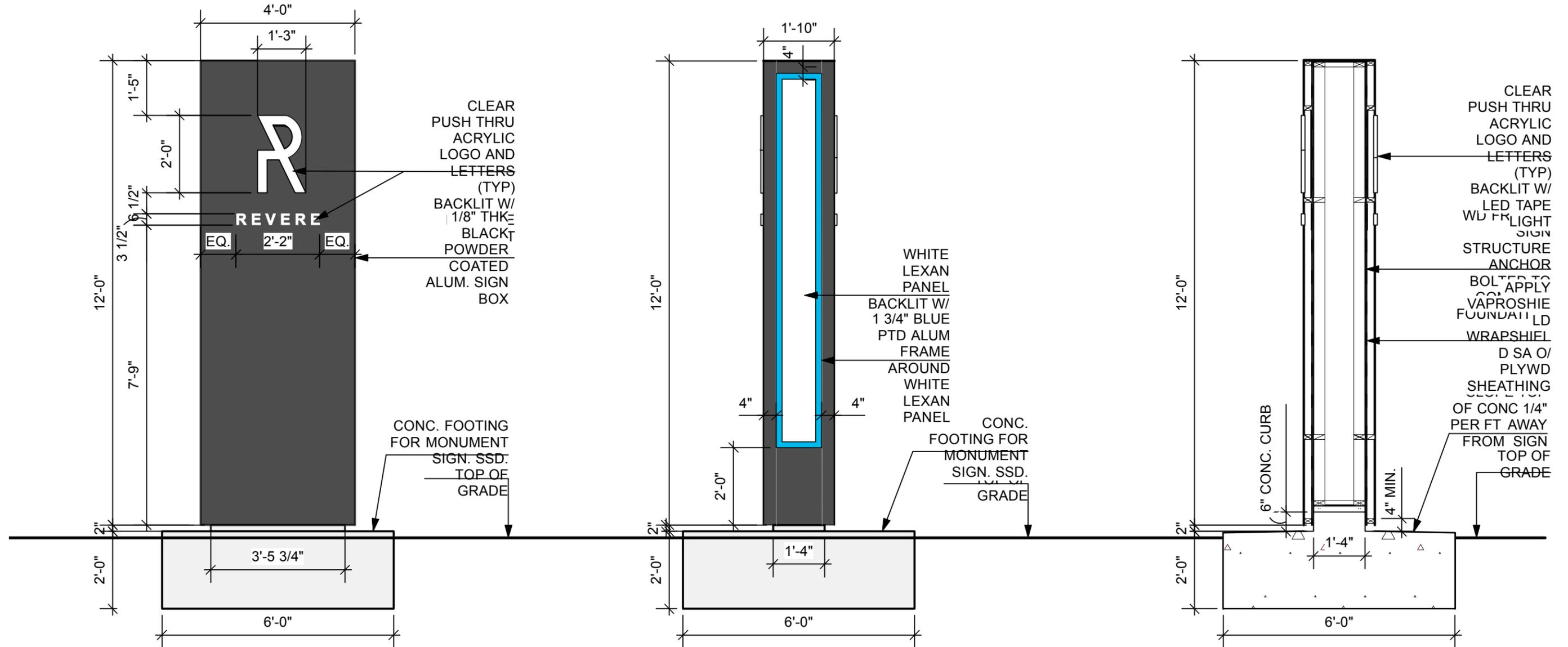


BASCOM AVE MONUMENT SIGN
Scale: 3/8" = 1'-0"



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Approved:	Approved with Changes:
Change and Resubmit:	



A. FRONT AND REAR ELEVATION

B. SIDE ELEVATION (TYP)

C. SECTION

CREEKSIDE MONUMENT SIGN

Scale: 3/8" = 1'-0"

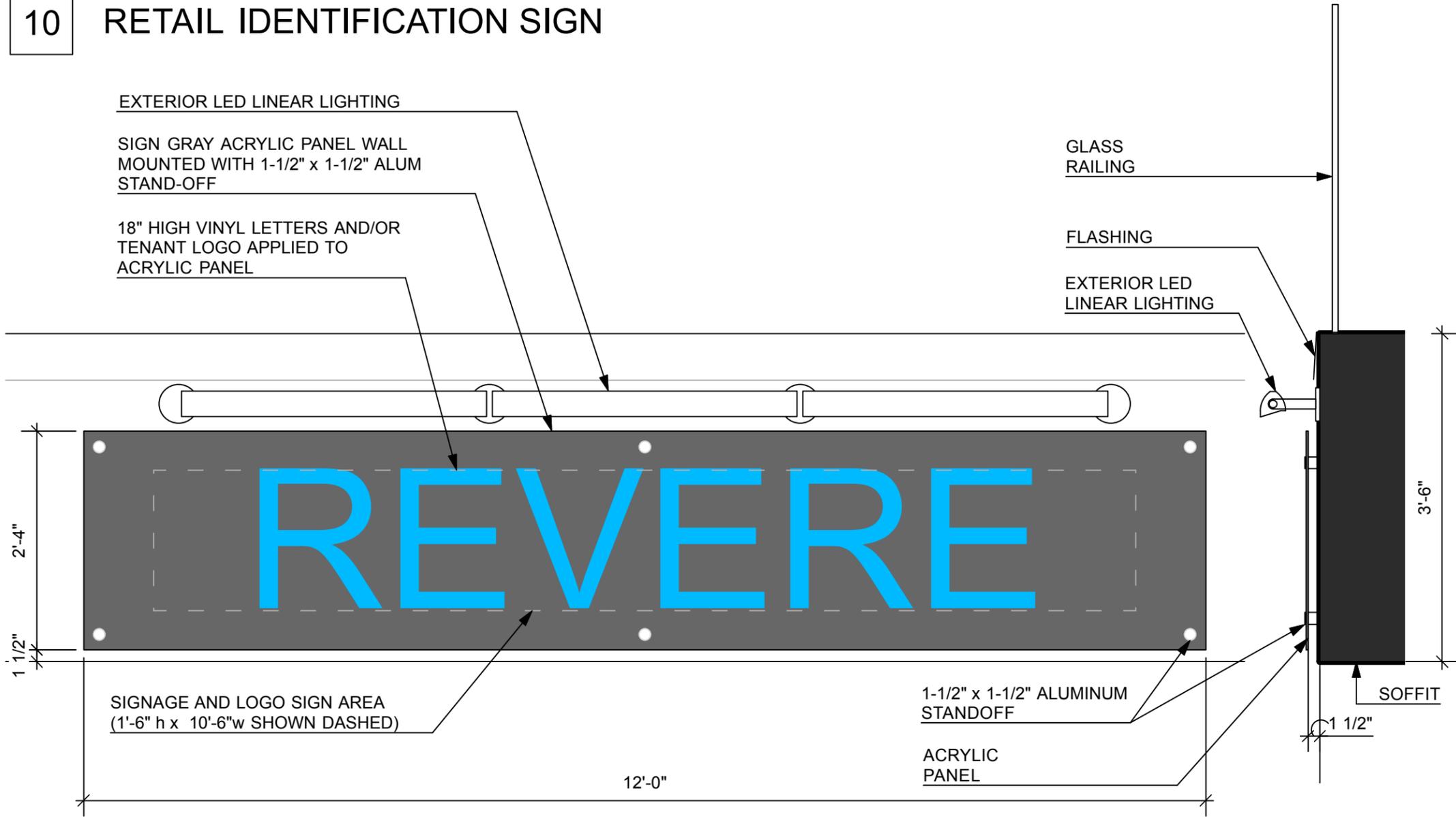


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Date of Drawing:	JUNE 5, 2015
Approved:	Approved with Changes:
Change and Resubmit:	

10

RETAIL IDENTIFICATION SIGN



Sign Type: RETAIL IDENTIFICATION
 Quantity: 5
 Size: 2'-4" H X 12'-0"W

BACKGROUND
 COLORS: GRAY
 BACKPLATE COLOR (S): GRAY
 THICKNESS: 1/4"
 MATERIAL: ACRYLIC

TEXT
 LETTER STYLE (FONT): VARIES BY TENANT
 COLOR: VARIES BY TENANT
 HEIGHT: 18" MAX.
 POSITION/MARGIN/JUSTIFICATION: CENTERED

EDGES
 ROUTED: _____ BEVELED: _____ CUSTOM EDGE TREATMENT: _____ POLISHED:

BRAILLE
 NONE: EMBOSSED: _____ RASTER/COLOR: _____

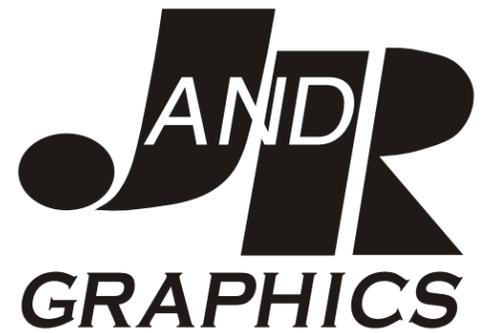
CORNERS
 SQUARE: RADIUS(SIZE): _____

MOUNTING
 D/S TAPE: _____ VELCRO: _____ HOLES: MAGNETIC: _____
 (ALUMINUM STANDOFFS)

FRONT ELEVATION

SIDE ELEVATION

RETAIL IDENTIFICATION SIGN
Scale: 3/4" = 1'-0"



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Change and Resubmit:	