



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

July 15, 2016

**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, **July 26, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Brice Colton for a Modification (PLN2016-73) to previously-approved Planned Development Permits to allow the exterior remodel of an existing building listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on and offsite improvements and a Tree Removal Permit (PLN2016-154) on property located at **300 & 307 Orchard City Drive**. Staff is recommending that a Negative Declaration be adopted for this project.

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.

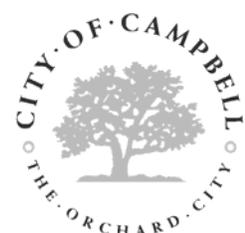
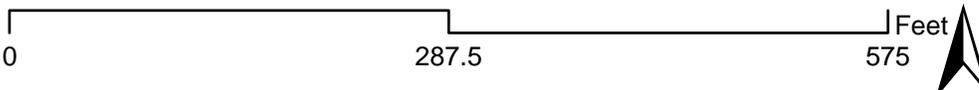
PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **300 & 307 Orchard City Drive**

# Project Location Map



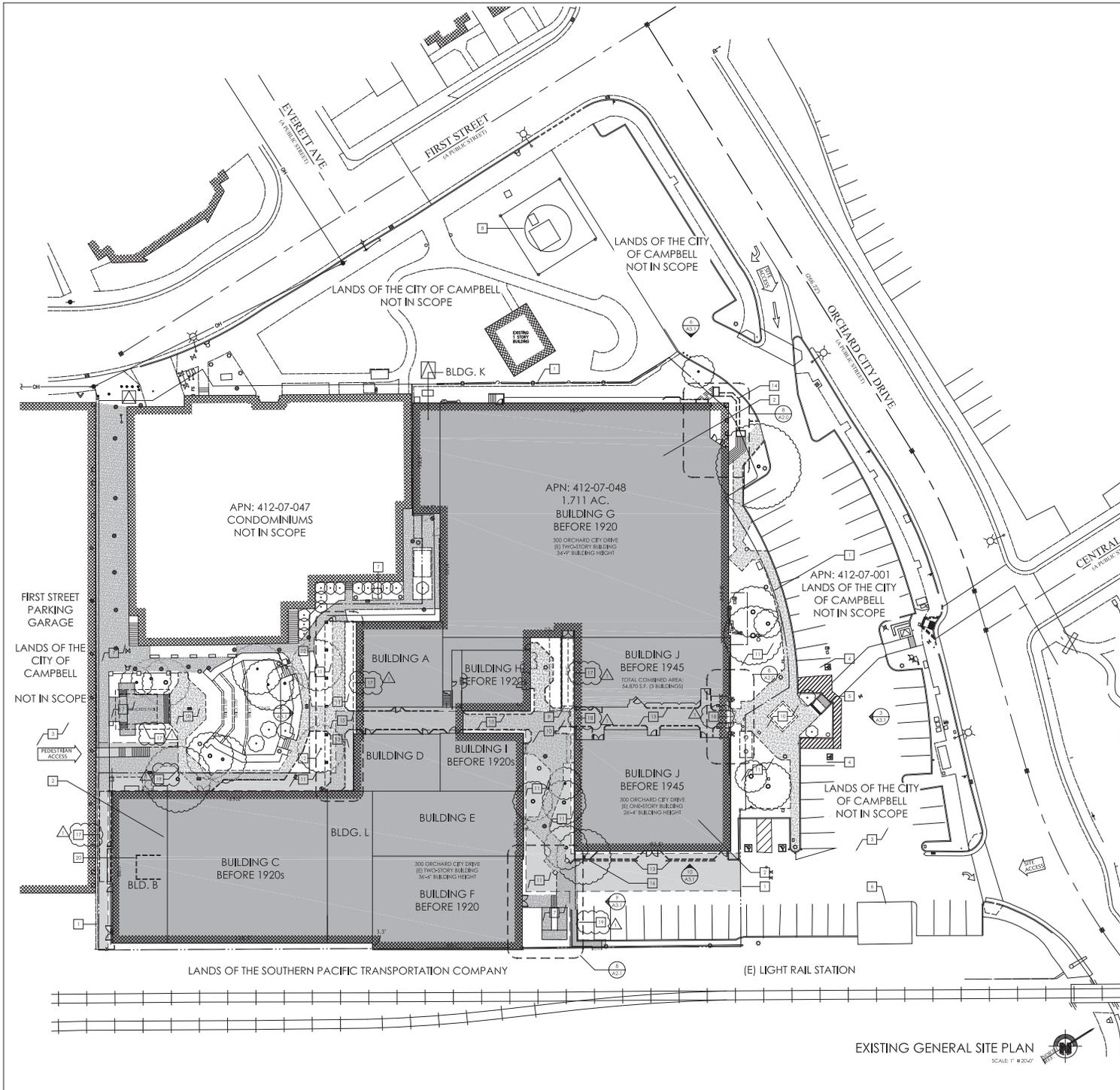
**Project Location:** 300 and 307 Orchard City Drive  
**Application Type:** Modification to previously approved Planned Development Permits to allow exterior remodel of existing HRI property and Tree Removal Permit  
**Planning File No.:** PLN2016-73 and PLN2016-154



Community Development Department  
Planning Division







**SHEET NOTES**

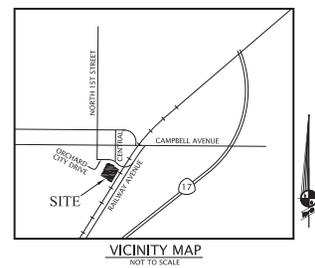
- 1 (E) PROPERTY LINE TO REMAIN
  - 2 (E) BUILDING TO REMAIN. SEE ELEVATION SHEETS FOR FACADE WORK
  - 3 (E) PARKING TO REMAIN
  - 4 (E) ACCESSIBLE PARKING STALL TO REMAIN
  - 5 (E) ACCESSIBLE CURB RAMP TO REMAIN
  - 6 (E) TRASH ENCLOSURE TO REMAIN
  - 7 (E) CONCRETE PAVING TO REMAIN
  - 8 (E) HISTORIC WATER TOWER. NOT IN SCOPE
  - 9 (E) NON-COMPLIANT RAMP TO BE REMOVED
  - 10 (E) PAVING TO BE REMOVED AND REPLACED
  - 11 (E) LANDSCAPE TO BE REMOVED AND REPLACED. TREES LISTED ON SHEET A1.2 TO REMAIN
  - 12 (E) OLIVE TREE TO BE REMOVED. OLIVE TREE CROPS FRUIT ON ACCESSIBLE PATH OF TRAVEL
  - 13 (E) BRICK PLANTER TO BE REMOVED. SALVAGE BRICKS FOR REUSE
  - 14 REMOVE FINISHES AND PLANTER FROM (E) PAVES
  - 15 (E) BALCONY ABOVE TO BE RENOVATED AND REFORCED
  - 16 (E) BRICK PLANTER AROUND TREE TO REMAIN
- 17 (E) GREEN CLOTH AWNING TO BE REMOVED. ALL GREEN CLOTH AWNING WILL BE REMOVED THROUGHOUT SITE. THE FUTURE CALLS OUT A BRICK AWNING(S)
  - 18 (E) REESTERLING GAZEBO REMAIN
  - 19 (E) PUBLIC ACCESS EASMENT TO REMAIN
  - 20 (E) WOOD ROOF SCREEN TO BE REMOVED AND REPLACED

**LEGEND**

- (E) CONCRETE TO BE REMOVED
- (E) CONCRETE TO REMAIN
- FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK. NO CHANGE TO FOOTPRINT. SEE ELEVATIONS FOR FACADE WORK.
- (E) PUBLIC ACCESS EASMENT TO REMAIN

**GENERAL NOTES**

1. TOTAL OF ALL IN PERVIOUS SURFACES TO BE LESS THAN 10,000 S.F.
2. REMOVE BRICK PLANTERS THROUGHOUT SITE UNLESS OTHERWISE NOTED. SALVAGE BRICKS FOR REUSE.
3. REMOVE BRICK LANDSCAPE THROUGHOUT SITE.
4. REMOVE (E) PART FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
5. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
6. REMOVE (E) GREEN AWNING COVER WINDOVS THROUGHOUT SITE.
7. PATCH, REPAIR & PAINT ALL AREAS DAMAGED DUE TO CONSTRUCTION. MATCH (E) OR APPROVED EQUAL.
8. ALL (E) TREES TO REMAIN PER CITY OF CAMPBELL TREE REMOVAL GUIDELINES



EXISTING GENERAL SITE PLAN  
SCALE: 1" = 20'-0"



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**THE CANNERY AT WATER TOWER PLAZA  
EXTERIOR IMPROVEMENTS**  
300 ORCHARD CITY DRIVE  
CAMPBELL CA., 95008

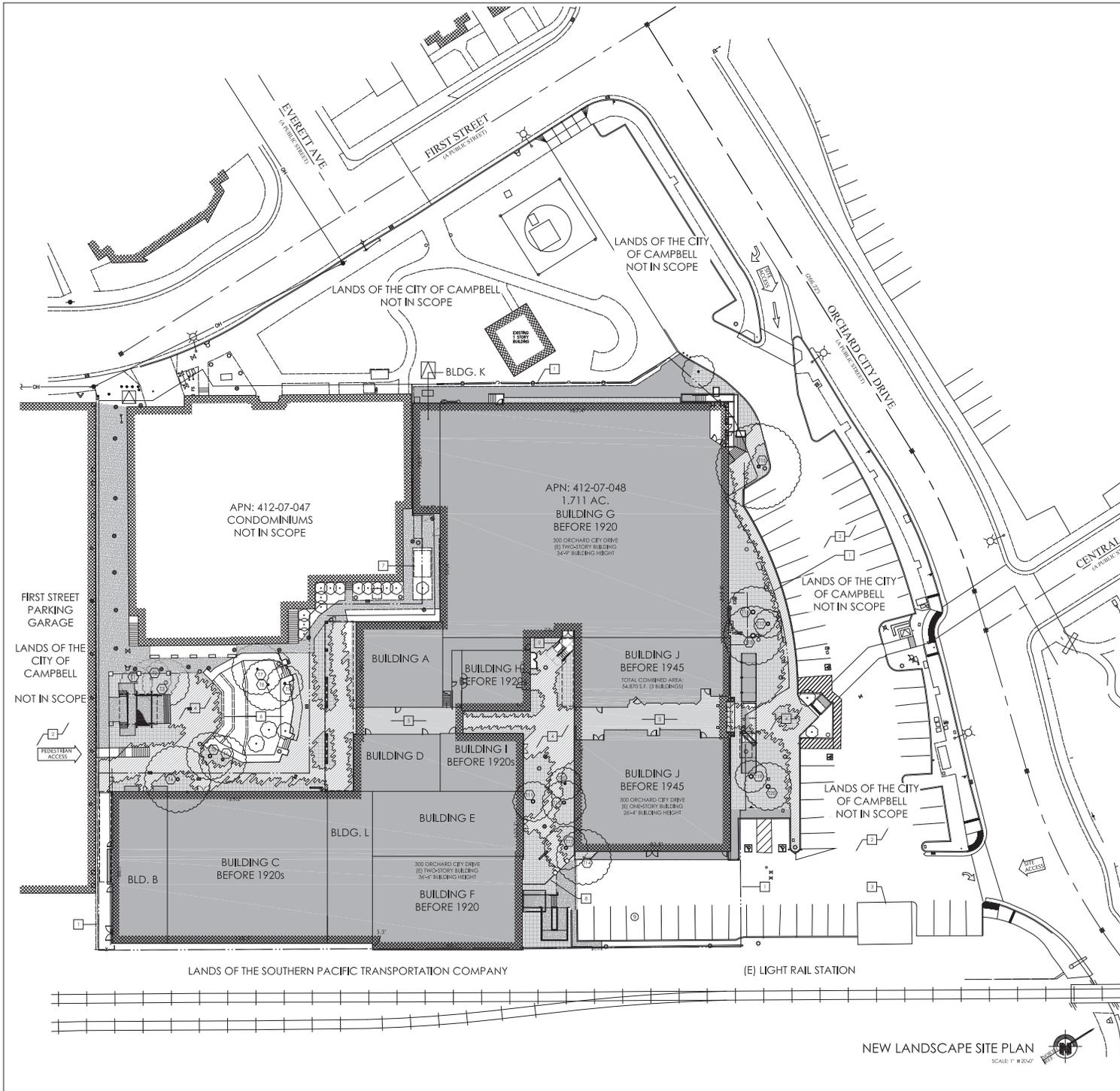
ISSUE	
2014.02.24	PLANNING SUBMITTAL
2014.03.31	PLANNING COMMENT RESPONSE
2014.03.31	HISTORIC PRESERVATION BOARD REC.
DEMO AND EXISTING GENERAL SITE PLAN	
Date:	2015.09.25
Scale:	1" = 20'-0"
Drawn:	
As:	1339-6
Sheet:	

A1.0

PLANNING SUBMITTAL

P:\13\1339-6 The Cannery Comments\1339-6 exterior improvements\A1-0\dwg\A1.0.dwg





SHEET NOTES

- 1 (E) PROPERTY LINE TO REMAIN
- 2 (E) PAVING TO REMAIN
- 3 (E) TRASH ENCLOSURE TO REMAIN
- 4 (N) PAVING: SEE SCHEDULE 4#48 CONCRETE PAVES: MAX. 2% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE, AND 48" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL. AREA OF (N) EXTERIOR PAVING TO BE 8,400 S.F. MAX. (INCLUDING AREA UNDER BALCONY AT BUILDINGS A AND D)
- 5 (N) PAVING: CONTINUOUS CONC. GREENPAV
- 6 (E) BRICK LOW-WAIST FENCE TO REMAIN
- 7 (E) AS-GRADE MECHANICAL LINES TO REMAIN
- 8 (N) WOODEN FENCE TO REPLACE (E) WROUGHT-IRON FENCE

LEGEND

- (N) PAVING: SEE SCHEDULE 4#48 CONCRETE PAVES: MAX. 2% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE, AND 48" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL. AREA OF (N) EXTERIOR PAVING TO BE 8,400 S.F. MAX. (INCLUDING AREA UNDER BALCONY AT BUILDINGS A AND D)
- AREA OF (N) LANDSCAPE, (E) TREES TO REMAIN
- FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK. NO CHANGE TO FOOTPRINT. SEE ELEVATIONS FOR FACADE WORK.
- (E) TREE WITH A TRUNK DIAMETER OF LESS THAN 12" (NON-PROTECTED TREE TO REMAIN UNLESS NOTED ON SITE LANDSCAPE PLAN)
- (E) TREE WITH A TRUNK DIAMETER OF 12" OR GREATER (PROTECTED TREE TO REMAIN UNLESS APPROVED BY A CITY OF CAMPBELL TREE REMOVAL PERMIT)
- (E) LIGHT FEATURE TO REMAIN

PROTECTED TREE SCHEDULE

TREE SPECIES	TRUNK DIAMETER	CANOPY DIAMETER	NOTES
(E) REDWOOD	18"	216'	
(E) REDWOOD	19"	207'	
(E) REDWOOD	23"	224'	
(E) WILLOW	21"	434'	
(E) REDWOOD	24"	424'	
(E) REDWOOD	18"	424'	
(E) MAGNOLIA	12"	426'	
(E) MAGNOLIA	12"	426'	
(E) WILLOW	15"	418'	
(E) REDWOOD	14"	416'	
(E) REDWOOD	24"	227'	TREE IN RAISED PLANTER
(E) REDWOOD	22"	227'	
(E) REDWOOD	22"	227'	
(E) TRD	14"	228'	TREE IN RAISED PLANTER
(E) WESTERN DOUGLASS	20"	444'	
(E) REDWOOD	27"	426'	
(E) REDWOOD	25"	414'	
(E) REDWOOD	30"	430'	TRUNK ENVOUCHES ON SEWER CLEAN-OUT
(E) REDWOOD	25"	416'	
(E) REDWOOD	27"	424'	

NOTE: ONLY TREES DEFINED AS 'PROTECTED' BY THE CITY OF CAMPBELL ARE LISTED. PROTECTED TREES MAY ONLY BE REMOVED IN COMPLIANCE WITH THE CITY OF CAMPBELL TREE REMOVAL PERMIT APPLICATION.



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THE CANNERY AT WATER TOWER PLAZA  
EXTERIOR IMPROVEMENTS  
300 ORCHARD CITY DRIVE  
CAMPBELL CA. 95008

ISSUE

2014.02.24	PLANNING SUBMITTAL
2014.03.31	PLANNING COMMENT RESPONSE
2014.03.31	ARCHIVE PRESERVATION BOARD REC.

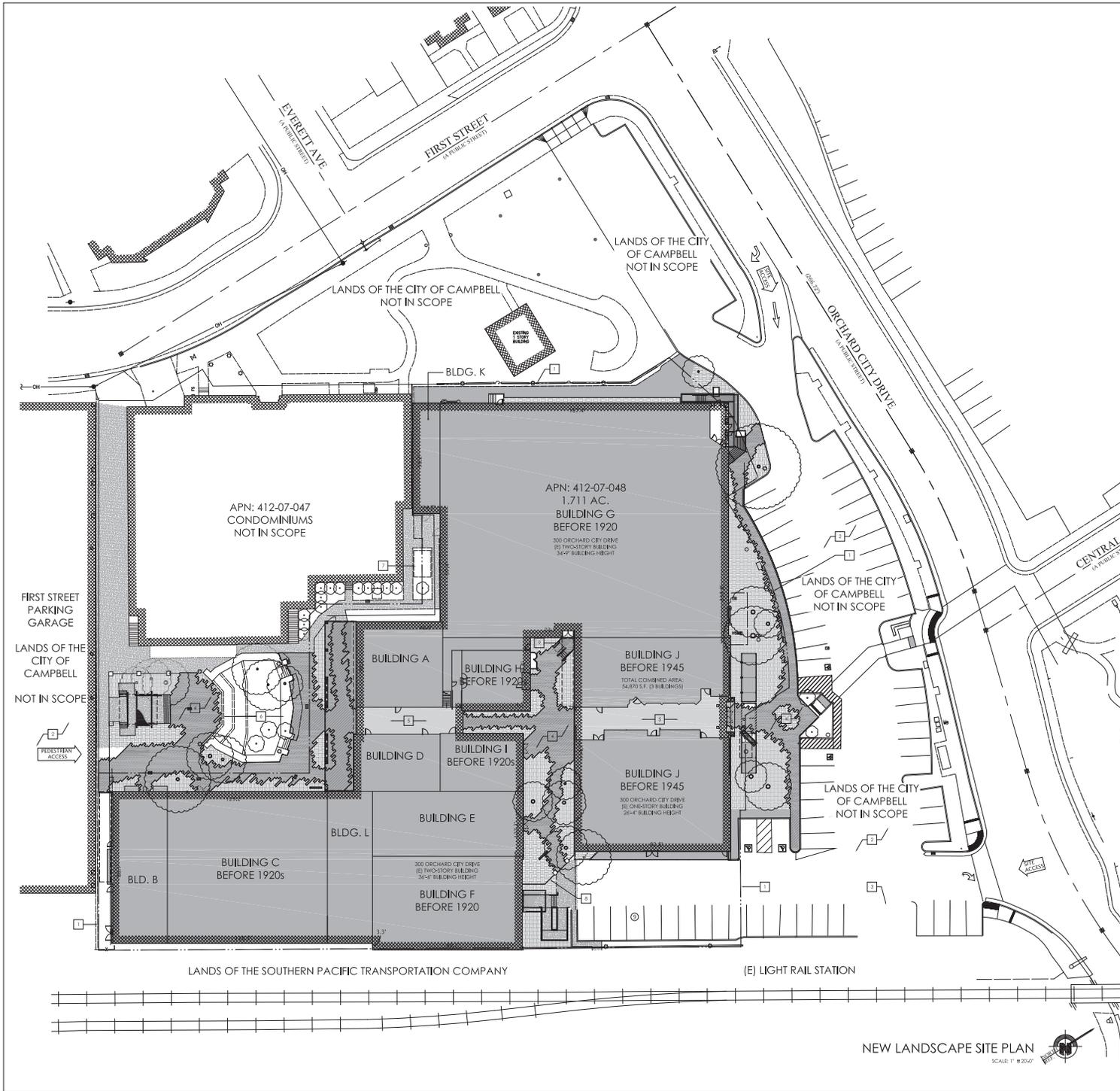
NEW SCHEMATIC LANDSCAPE SITE PLAN

Date: 2015.09.25  
Scale: 20' = 1'-0"  
Drawn: 1339-6  
Sheet:

A1.2

PLANNING SUBMITTAL

P:\13\1339-6 The Cannery Comment\1339-6 exterior improvements\A1-2\dwg\A1.2.dwg



SHEET NOTES

- 1 (E) PROPERTY LINE TO REMAIN
- 2 (E) PAVING TO REMAIN
- 3 (E) TRASH ENCLOSURE TO REMAIN
- 4 (N) PAVING: 2" MINIMUM 4" MAX CONCRETE PAVES: MAX. 2% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE, AND 48" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL. AREA OF THE EXTERIOR PAVING TO BE 8,400 S.F. MAX. (INCLUDING AREA UNDER BALCONY AT BUILDINGS A AND D)
- 5 (N) PAVING: CONTIGUOUS CONCRESINE BREEZEWAY
- 6 (E) BRICK LOW-HEIGHT WALL TO REMAIN
- 7 (E) AL-GRADE MECHANICAL LINES TO REMAIN
- 8 (N) WOODEN FENCE TO REPLACE (E) WROUGHT-IRON FENCE

LEGEND

- (N) PAVING: 2" MINIMUM 4" MAX CONCRETE PAVES: MAX. 2% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE, AND 48" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL. AREA OF THE EXTERIOR PAVING TO BE 8,400 S.F. MAX. (INCLUDING AREA UNDER BALCONY AT BUILDINGS A AND D)
- (N) AREA OF (N) LANDSCAPE, (E) TREE TO REMAIN
- (E) FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK. NO CHANGE TO FOOTPRINT. SEE ELEVATIONS FOR FACADE WORK.
- (N) PAVED AREA. SEE BREAKDOWN TABLE BELOW
- (E) PAVED AREA TO REMAIN UNCHANGED

NEW PAVED (IMPERVIOUS) AREA BREAKDOWN

0.75" 4" CONCRETE PAVES, EXCLUDING COVERED AREAS	6,860 S.F.
BLDG. A AND D BALCONY AND ARCADE	1,400 S.F.
BLDG. J SOUTH PAIRD	300 S.F.
BLDG. G CORNER PAIRD	336 S.F.
ACCESSIBLE LIFT AND STAIRS	90 S.F.
BLDG. J ENTRY FEATURE WALL	25 S.F.
(D) DIRECTORBEL TOTAL	10 S.F.
<b>SITE TOTAL</b>	<b>9,061 S.F.</b>

NOTE: PROJECTS THAT ADD OR REPLACE 10,000 S.F. OR MORE OF IMPERVIOUS SURFACE MUST COMPLY WITH THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM



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 300 ORCHARD CITY DRIVE  
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ISSUE

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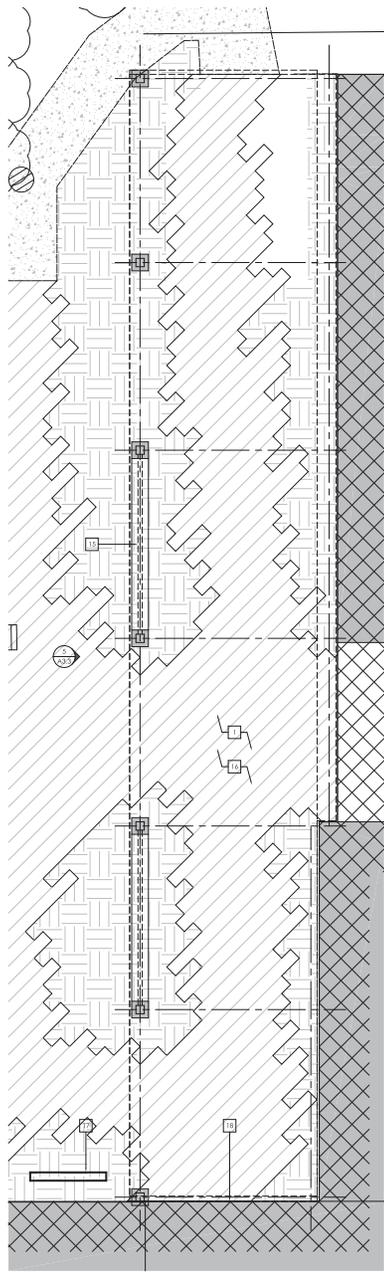
NEW PAVING SITE PLAN

Date: 2015.09.25  
 Scale: 20' = 1'-0"  
 Draw: 1339-6  
 Job: 1339-6  
 Sheet: A1.3

PLANNING SUBMITTAL

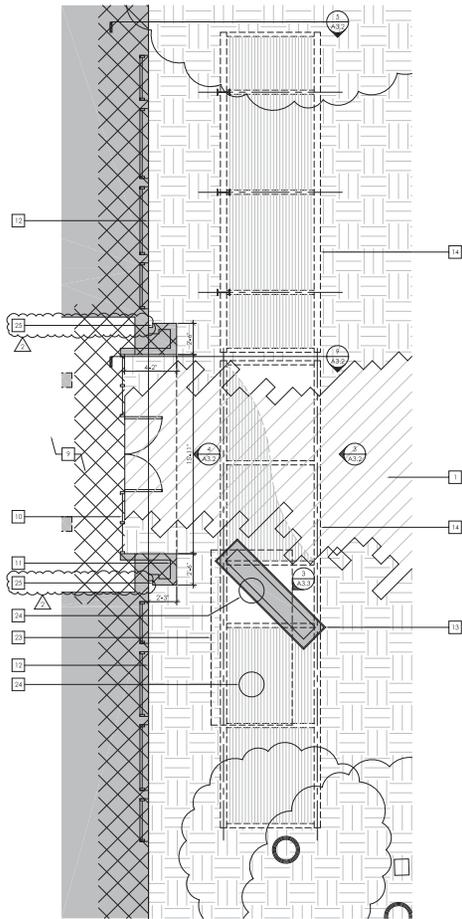
PL 1339-6 The Cannery Commons 13396 Exterior Improvements 15A - Drawing 1.3 - Paving





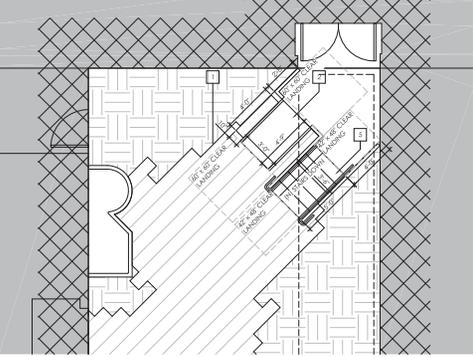
1/4" = 1'-0"  
0 1 2 4 8 12

ENLARGED BUILDING A, D, AND L ARCADE 16



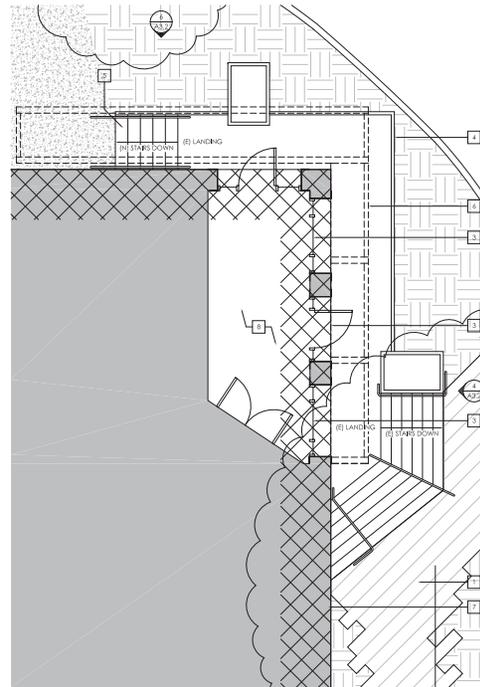
1/4" = 1'-0"  
0 1 2 4 8 12

ENLARGED BUILDING J ENTRY 11



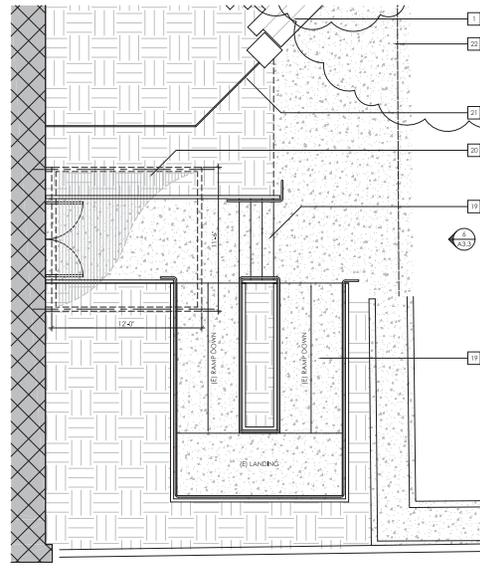
1/4" = 1'-0"  
0 1 2 4 8 12

ENLARGED ACCESSIBLE LIFT 12



1/4" = 1'-0"  
0 1 2 4 8 12

ENLARGED BUILDING G CORNER 6



1/4" = 1'-0"  
0 1 2 4 8 12

ENLARGED BUILDING F FRONT 8

KEY NOTES

- 1 (N) STRIPTECH LARGE SCALE NARROW MODULAR PAVES, CONCRETE, 6"x6"x1/2" OR APPROVED EQUAL THROUGHOUT SITE
- 2 (N) GUARDED GENIESE PLATFORM (PT) OR APPROVED EQUAL (N) 3 FT
- 3 (N) INDUSTRIAL SASHSTYLE STOREFRONT (E) OPENINGS
- 4 (N) SQUARE CORNER OF PAINT, (N) GUARDRAIL, AND (N) FINISH GUARDRAILS TO BE METAL POSTS, STEEL CABLE, AND WOOD TOP RAIL
- 5 (N) CONCRETE STAIRS AND LANDING WITH (N) BRICK SIDES AND (N) GUARDRAILS AND HANDRAILES
- 6 (N) ANNING AT PAINT, FRAME (N) ANNING WITH WIDE FLANGES AND CHANNELS (FINISH WITH CORRUGATED METAL, PROVIDE BRONZE FINISH PER OWNER'S SPECIFICATION
- 7 (N) METAL ANNING AT WINDOWS, TYP. AND PAINT WHITE WINDOW FRAMES BLACK TYP.
- 8 CONVERT (E) TO S.F. EXTERIOR AREA WITH (E) FLOOR AND CEILING TO REMAIN AREA AND PROVIDE (E) FLOOR, WALL, AND CEILING FINISHES
- 9 REMOVE (E) SLOTTED AND BUCKHEAD AND CONVERT TO FLIGHTSIGHT SPACE
- 10 ENLARGE (E) OPENING AND FILL WITH (N) INDUSTRIAL SASHSTYLE STOREFRONT AND DOORS, SEE ELEVATION 3/03
- 11 (N) FRAME AROUND OPENING, FINISH WITH BRICK RECYCLED FROM ELSEWHERE IN PROJECT
- 12 (N) WINDOWS TO REMAIN
- 13 (N) ENTRY FEATURE WALL, FINISH WITH BRICK, FRAME FINISH WITH CORRUGATED METAL, INCLUDE PUNCHOUT NUMBERS 200" AS SHOWN IN RENDERINGS, INCLUDE LIGHTING, FEATURE WALL 24" TALL
- 14 (N) STEEL CANOPY, FRAME WITH WIDE FLANGES AND CHANNELS, FILL WITH STEEL SLATS
- 15 (E) BALCONY ABOVE TO REMAIN, REINFORCE (E) WOOD STRUCTURE WITH (N) STEEL STRUCTURE, REPLACE UNLOADING WOOD STRUCTURAL MEMBERS, REPLACE GUARDRAIL, AND PROVIDE FINISHES, SEE ELEVATION 3/03.3
- 16 REMOVE (E) ANNING ABOVE BALCONY AND REPLACE WITH (N) WOOD PERGOLA
- 17 (N) DIRECTORY, 48" WIDE X 15" TALL, CORRUGATED METAL FINISH, SEE 3/03.3
- 18 (N) CORRUGATED METAL FINISH ON BUILDING L
- 19 (E) BANK STAIRS, AND LANDING TO REMAIN WITH (N) GUARDRAILS, HANDRAILES, AND CONCRETE COLOR TOPPING
- 20 (N) ANNING COVER (E) BUILDING ENTRY, FRAME WITH STEEL CHANNELS, FILL WITH SLATS, SUSPEND FROM BUILDING WITH CABLES, AND PROVIDE BRONZE FINISH PER OWNER'S SPECIFICATION
- 21 (N) WOOD FENCE TO REPLACE (E) WROUGHT-IRON FENCE
- 22 (E) CONCRETE PAVING TO REMAIN
- 23 (E) GRADE THAT TOP OF TRAFFIC 48" BELOW GRADE, BOTTOM OF TRAFFIC 12" BELOW GRADE, 1:1% FILL WITH GRAVEL AND ABANDON IN PLACE
- 24 (E) MANHOLE, VIE
- 25 4" REVEAL BETWEEN (E) AND (N) BRICK

LEGEND

- INPAVING, STRIPTECH 6"x6" CONCRETE PAVES, MAX. 5% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE, AND 4" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL, AREA OF (N) EXTERIOR PAVING TO BE SUB S.F. MAX.
- AREA OF (N) LANDSCAPE, (E) TREES TO REMAIN
- FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK, NO CHANGE TO FOOTPRINT, SEE ELEVATIONS FOR FACADE WORK.
- (E) CONCRETE PAVING TO REMAIN

GENERAL NOTES

1. REMOVE BRICK PLANTERS THROUGHOUT SITE AND SALVAGE BRICKS FOR REUSE
2. PROVIDE (N) LANDSCAPING THROUGHOUT SITE
3. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED, REPLACE DAMAGED WOOD STRUCTURE.
4. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
5. REMOVE (E) GREEN ANNING COVER WINDOWS THROUGHOUT SITE.



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THE CANNERY AT WATER TOWER PLAZA  
EXTERIOR IMPROVEMENTS  
300 ORCHARD CITY DRIVE  
CAMPBELL CA., 95008

ISSUE
2016.02.24 PLANNING SUBMITAL
2016.03.31 PLANNING COMMENT RESPONSE
2016.05.31 ARCHITECTURAL PREPARATION BOARD REC.

NEW ENLARGED SITE PLANS

Date	2015.09.25
Scale	NA
Drawn	
As	1339-6
Sheet	

A2.1

PLANNING SUBMITAL

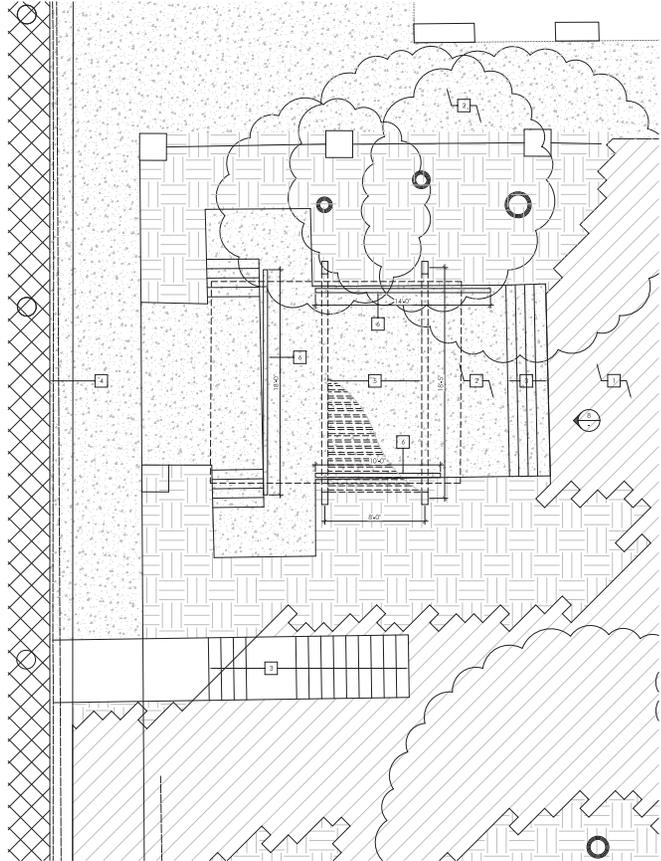
P:\13\13042 The Cannery - Corral del Sol - Exterior Improvements\A - Corral del Sol - 09-25-15

SCALE NTS.

NOT USED 16

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

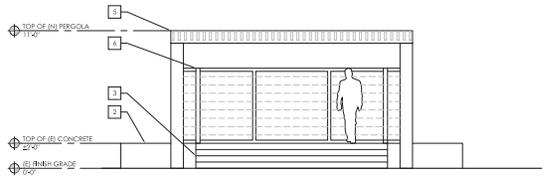
PLAZA PERGOLA FRONT ELEVATION 8



1/4" = 1'-0" 0 1 2 4 8 12

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

ENLARGED PLAZA PERGOLA 7



1/4" = 1'-0" 0 1 2 4 8 12

KEY NOTES

- 1 (H) STRETCHER LARGE SCALE NARROW MODULAR PAVES, CONCRETE, 6"x6"x1/2" OR APPROVED EQUAL THROUGHOUT SITE
- 2 (E) CONCRETE PAVING TO REMAIN
- 3 (E) STAIRS TO REMAIN
- 4 (E) PAVING STRUCTURE TO REMAIN
- 5 (H) REDWOOD PERGOLA ABOVE
- 6 (H) REDWOOD AND METAL FRACACT SCREENS

LEGEND

- REPAIRING STRETCHER 6"x6" CONCRETE PAVES: MAX. 5% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE, AND 4" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL. AREA OF (E) EXTERIOR PAVING TO BE 5:85 S.F. MAX.
- AREA OF (H) LANDSCAPE, (E) TREES TO REMAIN
- FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK, NO CHANGE TO FOOTPRINT. SEE ELEVATIONS FOR FACEWORK.
- (E) CONCRETE PAVING TO REMAIN

GENERAL NOTES

- 1. REMOVE BRICK PLANTERS THROUGHOUT SITE AND SALVAGE BRICKS FOR REUSE
- 2. PROVIDE (H) LANDSCAPING THROUGHOUT SITE
- 3. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
- 4. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
- 5. REMOVE (E) OTHER FINISHES OVER BRICKS THROUGHOUT SITE.



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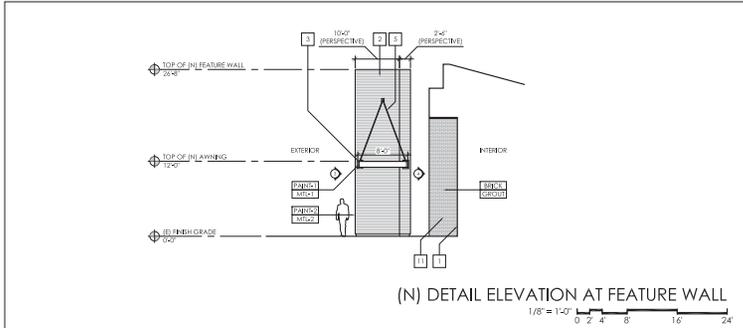
NEW ENLARGED SITE PLANS

Date	2015.09.25
Scale	NA
Drawn	
As	1339-6
Sheet	

A2.2

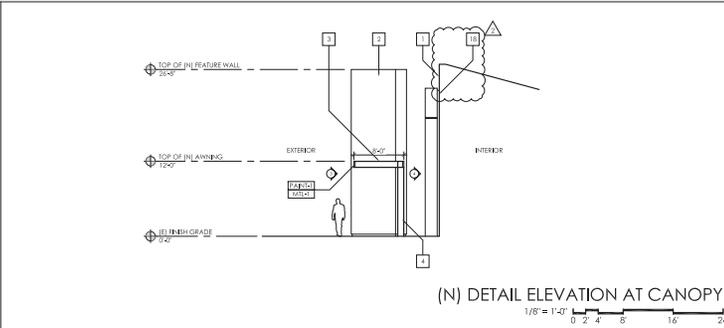
PLANNING SUBMITAL





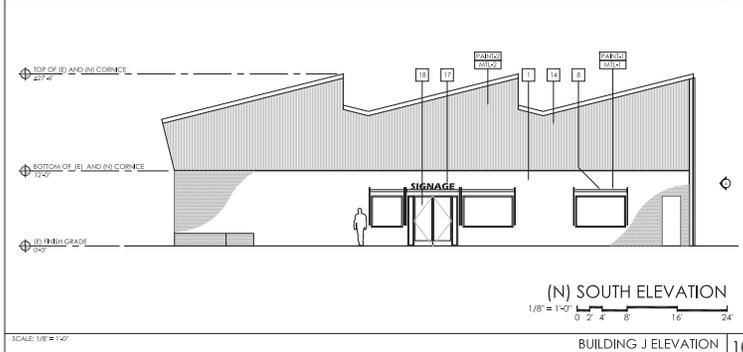
(N) DETAIL ELEVATION AT FEATURE WALL  
1/8" = 1'-0" 0 2 4 8 16 24

SCALE: 1/8" = 1'-0" BUILDING J ELEVATION 9



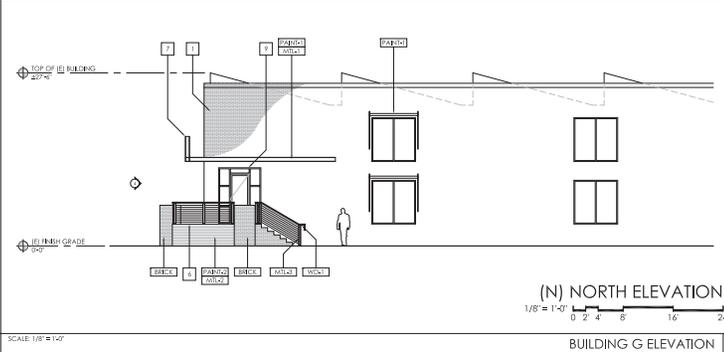
(N) DETAIL ELEVATION AT CANOPY  
1/8" = 1'-0" 0 2 4 8 16 24

SCALE: 1/8" = 1'-0" BUILDING J ELEVATION 5



(N) SOUTH ELEVATION  
1/8" = 1'-0" 0 2 4 8 16 24

SCALE: 1/8" = 1'-0" BUILDING J ELEVATION 10



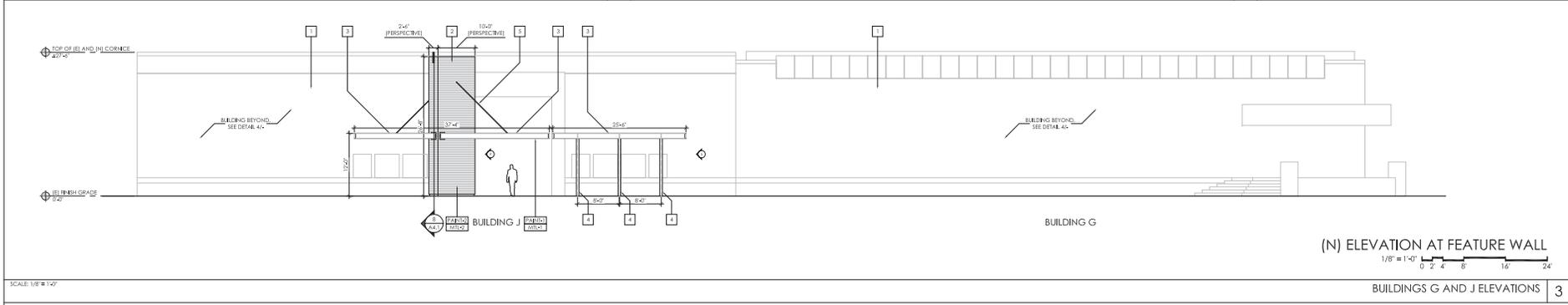
(N) NORTH ELEVATION  
1/8" = 1'-0" 0 2 4 8 16 24

SCALE: 1/8" = 1'-0" BUILDING G ELEVATION 6

- ### KEY NOTES
- (E) BUILDING; (E) BRICK TO REMAIN
  - (N) BRICK ACCENT WALL FEATURE WALL. MINIMUM 1050#A STEEL FRAME. FINISH WITH CORRUGATED METAL. INCLUDE NUMBERS 300" AS SHOWN IN RENDERINGS. INCLUDE LIGHTING. WALL 24"ET TALL x 10'0" WIDE x 2'-0" DEEP. SEE 44.
  - (N) STEEL CANOPY. FRAME WITH WIDE FLANGES AND CHANNELS. FILL WITH STEEL SLATS
  - (N) STEEL WIDE FLANGES COLUMNS
  - (N) STRUCTURAL CABLES
  - (N) HANDRAIL AND FINISH AT (E) PAIR
  - (N) AWNING AT LOCATION OF (E) AWNING. REUSE (E) FRAMING IF POSSIBLE. FRAME (N) AWNING WITH WIDE FLANGES AND CHANNELS. FINISH WITH CORRUGATED METAL.
  - (N) AWNINGS AND WINDOWS. TOP AND PAINT (E) WHITE WINDOW FRAMES BLACK, TOP.
  - (N) INDUSTRIAL SASHSTYLE STOREFRONT (E) OPENINGS
  - ENLARGE (E) OPENING AND FILL WITH (N) INDUSTRIAL SASHSTYLE STOREFRONT
  - (N) FRAME AROUND OPENING. FINISH WITH BRICK RECYCLED FROM ELSEWHERE IN PROJECT
  - (E) WINDOWS TO REMAIN
  - NOT USED
  - CORRUGATED METAL CORNICE
  - (N) BRICK BAND AT HEIGHT OF (E) STUCCO BAND. REUSE BRICK RECYCLED FROM ELSEWHERE IN PROJECT
  - (N) INDUSTRIAL SASHSTYLE WINDOWS IN (E) CLERESTORY WINDOW OPENINGS.
  - (N) SIGNAGE FOR FUTURE MASTER SIGN PROGRAM SUBMITAL

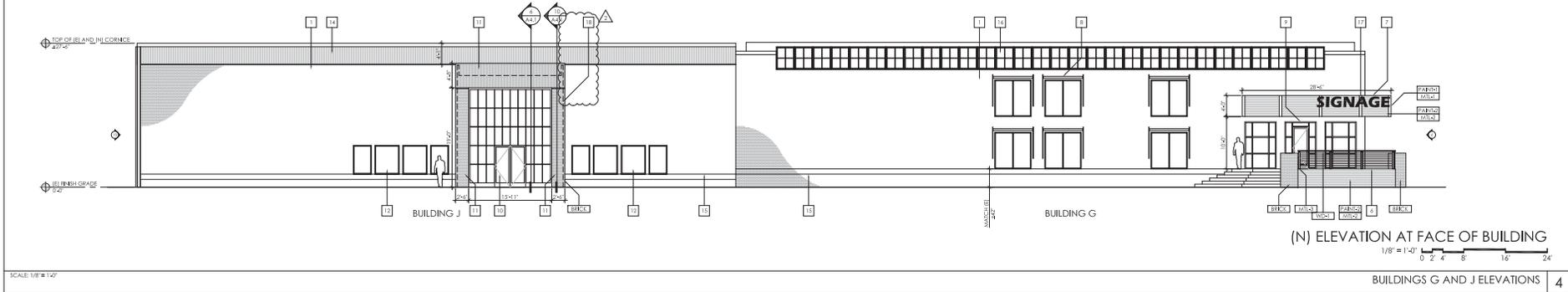
- ### FINISH LEGEND
- (P) (N) EXTERIOR PAINT. DUNNEDWARDS. DE 6370 CHARCOAL SMOUDGE. MATTE
  - (P) (N) EXTERIOR PAINT. DUNNEDWARDS. DE 6366 SILVER SPOON. GLOSS
  - (P) (N) EXTERIOR PAINT. DUNNEDWARDS. DE 6367 COVERED IN PLATINUM. MATTE
  - (M) (N) GALVANNEED AND PAINTED STEEL STRUCTURAL MEMBERS
  - (M) (N) CORRUGATED METAL
  - (M) (N) METAL GUARDRAIL HARDWARE. ADALCO. PAREASY
  - (B) (N) BRICK RECYCLED FROM QUALIFIER WORK IN PROJECT. IF ADDITIONAL (N) BRICKS ARE NEEDED, (N) BRICKS SHALL HAVE SIMILAR COLOR AND WEATHERING TO (E) BRICKS.
  - (G) (N) GROUT. MANUFACTURER T.B.D., COLOR T.B.D.
  - (W) (N) WOOD GUARDRAILS AND HANDRAILS. SPECIES T.B.D., STAIN WITH WEATHERWOOD SALVAGE
  - (W) (N) HEAVY WOODWORK. SALVAGE STAIN (N) OR (E) HEAVY WOOD FRAMING. SPECIES T.B.D.
  - (W) (N) REMOVE ANY (E) PAINT PRIOR TO STAINING.

- ### GENERAL NOTES
- REMOVE BRICK PLANTERS THROUGHOUT SITE AND SALVAGE BRICKS FOR REUSE
  - REMOVE (N) LANDSCAPING THROUGHOUT SITE. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED.
  - REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
  - REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
  - REMOVE (E) GREEN AWNING OVER WINDOWS THROUGHOUT SITE.
  - REMOVE AND REPLACE (E) EXTERIOR SIGNAGE UNLESS OTHERWISE NOTED.
  - REMOVE AND REPLACE (E) EXTERIOR LIGHTING UNLESS OTHERWISE NOTED.



(N) ELEVATION AT FEATURE WALL  
1/8" = 1'-0" 0 2 4 8 16 24

SCALE: 1/8" = 1'-0" BUILDINGS G AND J ELEVATIONS 3



(N) ELEVATION AT FACE OF BUILDING  
1/8" = 1'-0" 0 2 4 8 16 24

SCALE: 1/8" = 1'-0" BUILDINGS G AND J ELEVATIONS 4

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THE CANNERY AT WATER TOWER PLAZA  
EXTERIOR IMPROVEMENTS  
300 ORCHARD CITY DRIVE  
CAMPBELL CA, 95008

ISSUE

2016.02.24	PLANNING SUBMITAL
2016.03.31	PLANNING COMMENT RESPONSE
2016.05.31	ARCHITECTURAL PRESENTATION BOARD REC.

PROPOSED ELEVATIONS  
BUILDINGS G AND J

Date: 2015.09.25  
Scale: 1/8" = 1'-0"  
Drawn: 1339-G  
Sheet:

A3.2

PLANNING SUBMITAL



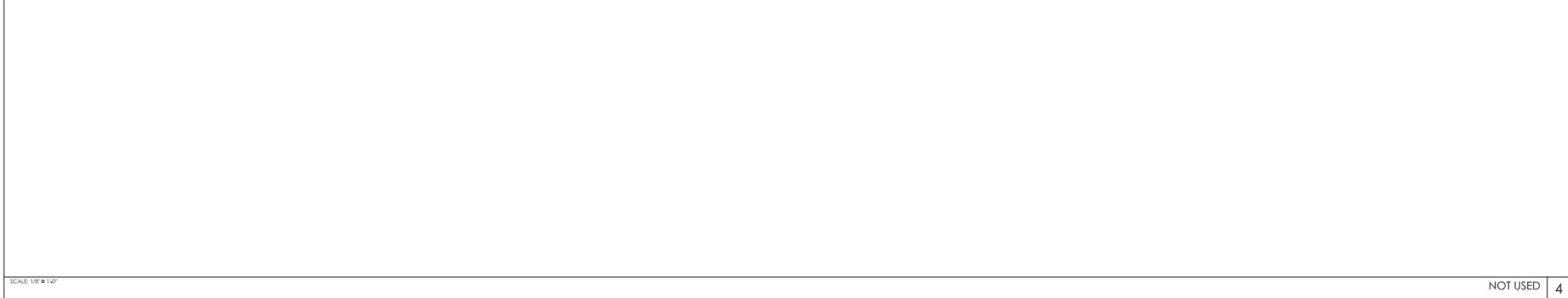
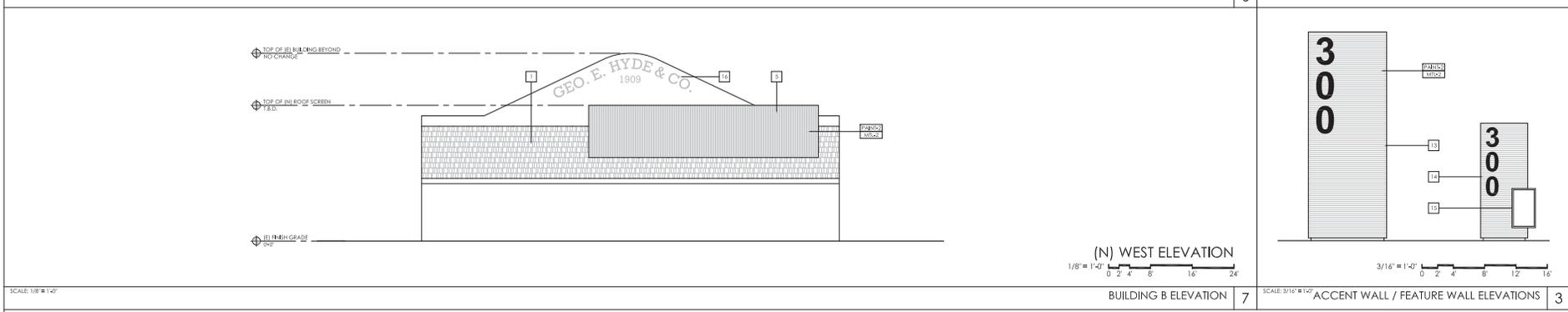
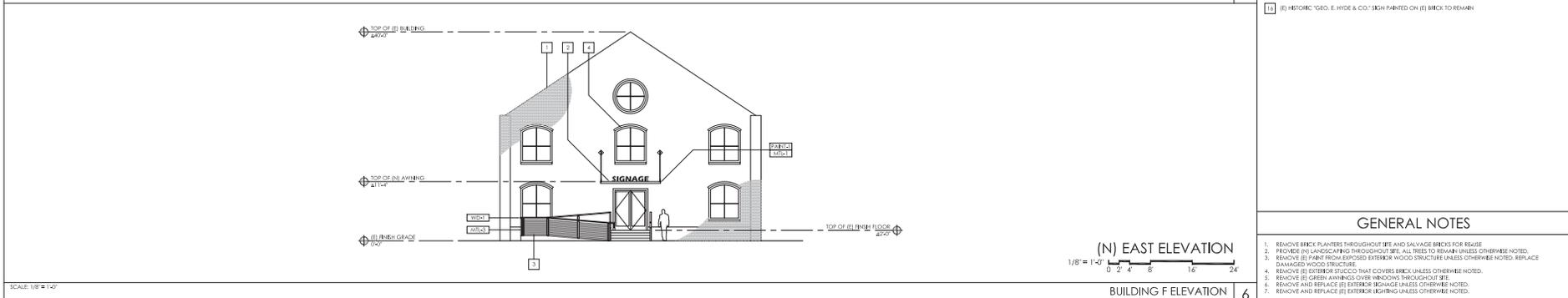
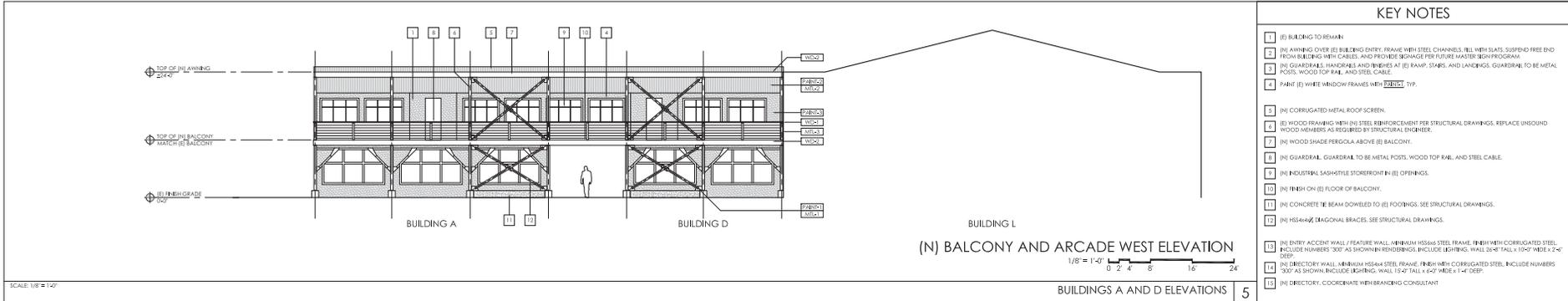
DATE	ISSUE
2014.02.24	PLANNING SUBMITTAL
2014.05.31	PLANNING COMMENT RESPONSE
2014.05.31	ARCHITECTURAL PRESERVATION BOARD REC.

PROPOSED ELEVATIONS  
 BUILDINGS A, D, AND F

Date: 2015.09.25  
 Scale: AS NOTED  
 Draw: 1339-6  
 Job: 1339-6  
 Sheet: 4

**A3.3**

PLANNING SUBMITTAL





**THE CANNERY AT WATER TOWER PLAZA**  
**EXTERIOR IMPROVEMENTS**  
 300 ORCHARD CITY DRIVE  
 CAMPBELL CA, 95008

ISSUE	
2016.02.24	PLANNING SUBMITAL
2016.05.31	PLANNING COMMENT RESPONSE
2016.05.31	HISTORIC PRESERVATION BOARD REC.

SCHEMATIC PROPOSED SECTIONS  
BUILDING J

Date: 2015.09.25  
 Scale: AS NOTED  
 Draw: 1339-6  
 Job: 1339-6  
 Sheet:

A4.1

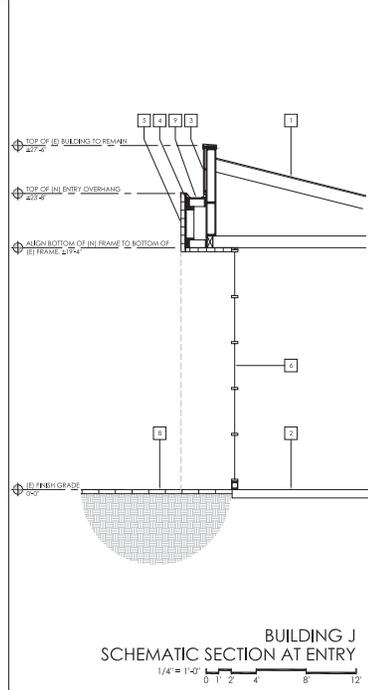
PLANNING SUBMITAL

KEY NOTES

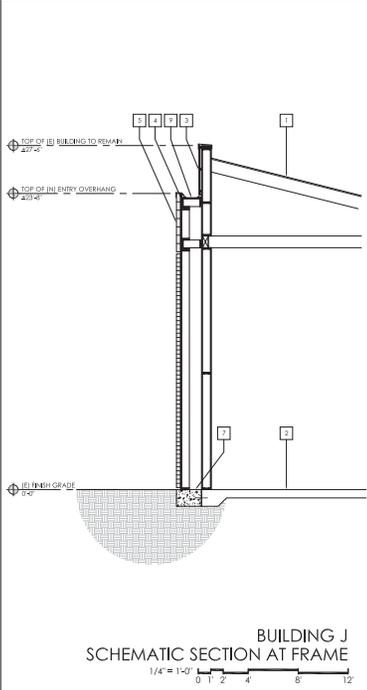
- 1 (E) WOODFRAMED BUILDING TO REMAIN
- 2 (E) CONCRETE FOUNDATIONS TO REMAIN
- 3 (N) CORRUGATED METAL CORNICE ON (E) PARAPET
- 4 (N) WOOD OR METAL FRAMED ENTRY OVERHAND, SEE STRUCTURAL DRAWINGS
- 5 FINISH SURFACE TO BE BRICK REUSED FROM ELSEWHERE IN PROJECT
- 6 (N) INDUSTRIAL DASH STYLE STOREFRONT
- 7 (N) FOUNDATION, DOWEL INTO (E) FOUNDATION, SEE STRUCTURAL DRAWINGS
- 8 (N) LINEAR CONCRETE PAVERS
- 9 (N) BUILDUP ROOF AND DRAIN BEHIND (N) BRICK
- 10 (E) GREASE TRAP, FILL WITH GRAVEL TO 100% COMPACTION AND ABANDON IN PLACE
- 11 (N) MINIMUM #5664 STEEL FRAME, SEE STRUCTURAL DRAWINGS
- 12 (N) CORRUGATED METAL FINISH ON STANDOFFS, INCLUDE NUMBERS "300" WITH LIGHTING
- 13 (N) CANOPY FRAME, SEE STRUCTURAL DRAWINGS
- 14 (N) CONCRETE FOOTING, SEE STRUCTURAL DRAWINGS

GENERAL NOTES

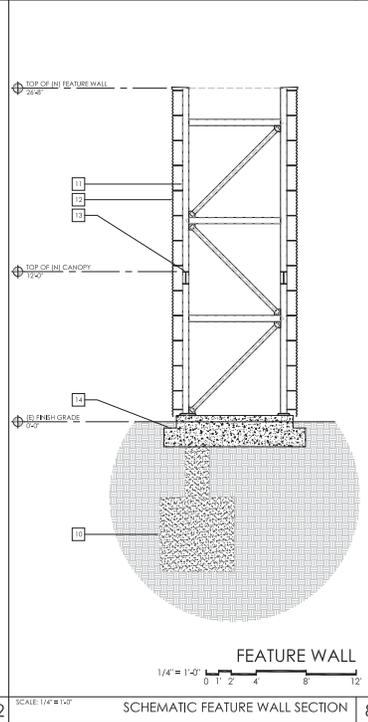
1. REMOVE BRICK PLANTERS THROUGHOUT SITE UNLESS OTHERWISE NOTED; SALVAGE BRICKS FOR REUSE.
2. PROVIDE ON-LANDSCAPING THROUGHOUT SITE. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED.
3. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
4. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
5. REMOVE (E) GREEN AWNING OVER WINDOWS THROUGHOUT SITE.
6. REMOVE AND REPLACE (E) EXTERIOR SIGNAGE UNLESS OTHERWISE NOTED.



BUILDING J  
SCHEMATIC SECTION AT ENTRY  
1/4" = 1'-0"



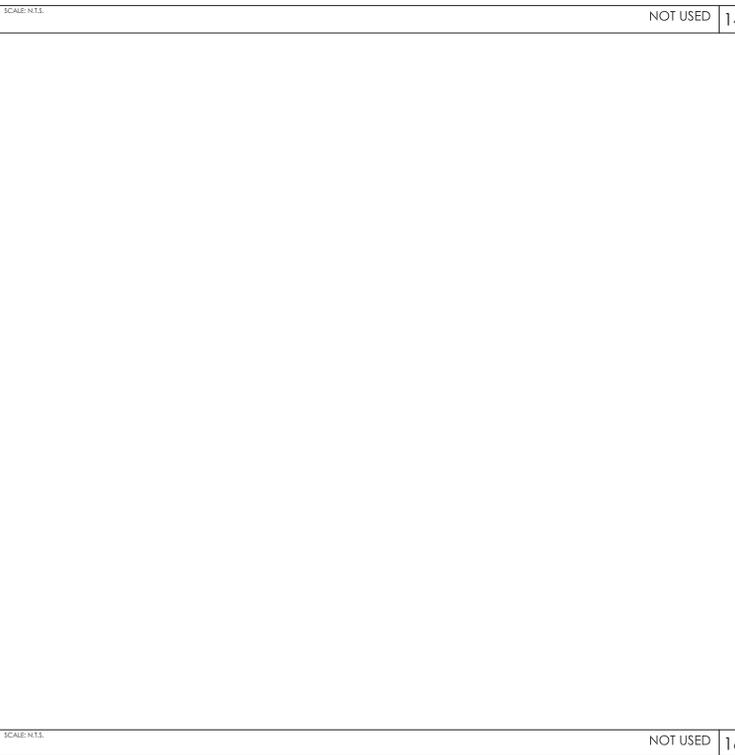
BUILDING J  
SCHEMATIC SECTION AT FRAME  
1/4" = 1'-0"



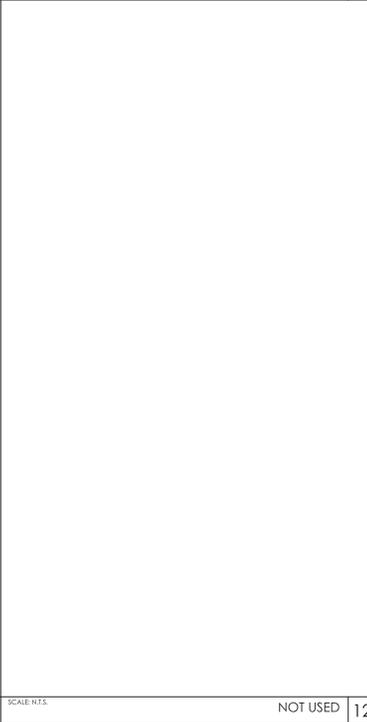
FEATURE WALL  
1/4" = 1'-0"



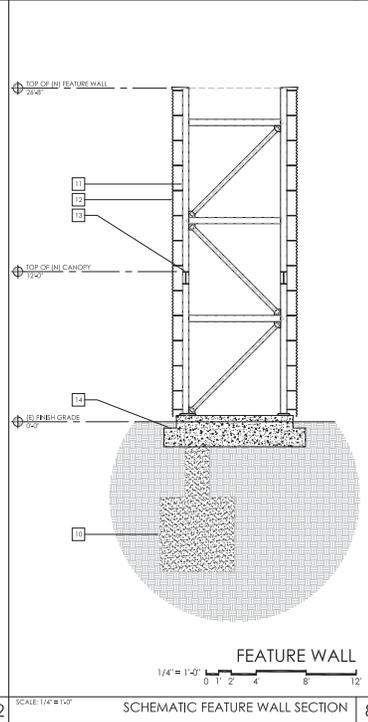
SCALE: N.E.S. NOT USED 14



SCALE: N.E.S. NOT USED 16



SCALE: N.E.S. NOT USED 12



SCALE: N.E.S. NOT USED 4

# THE CANNERY

AT 300 ORCHARD

SITE & BUILDING IMPROVEMENTS



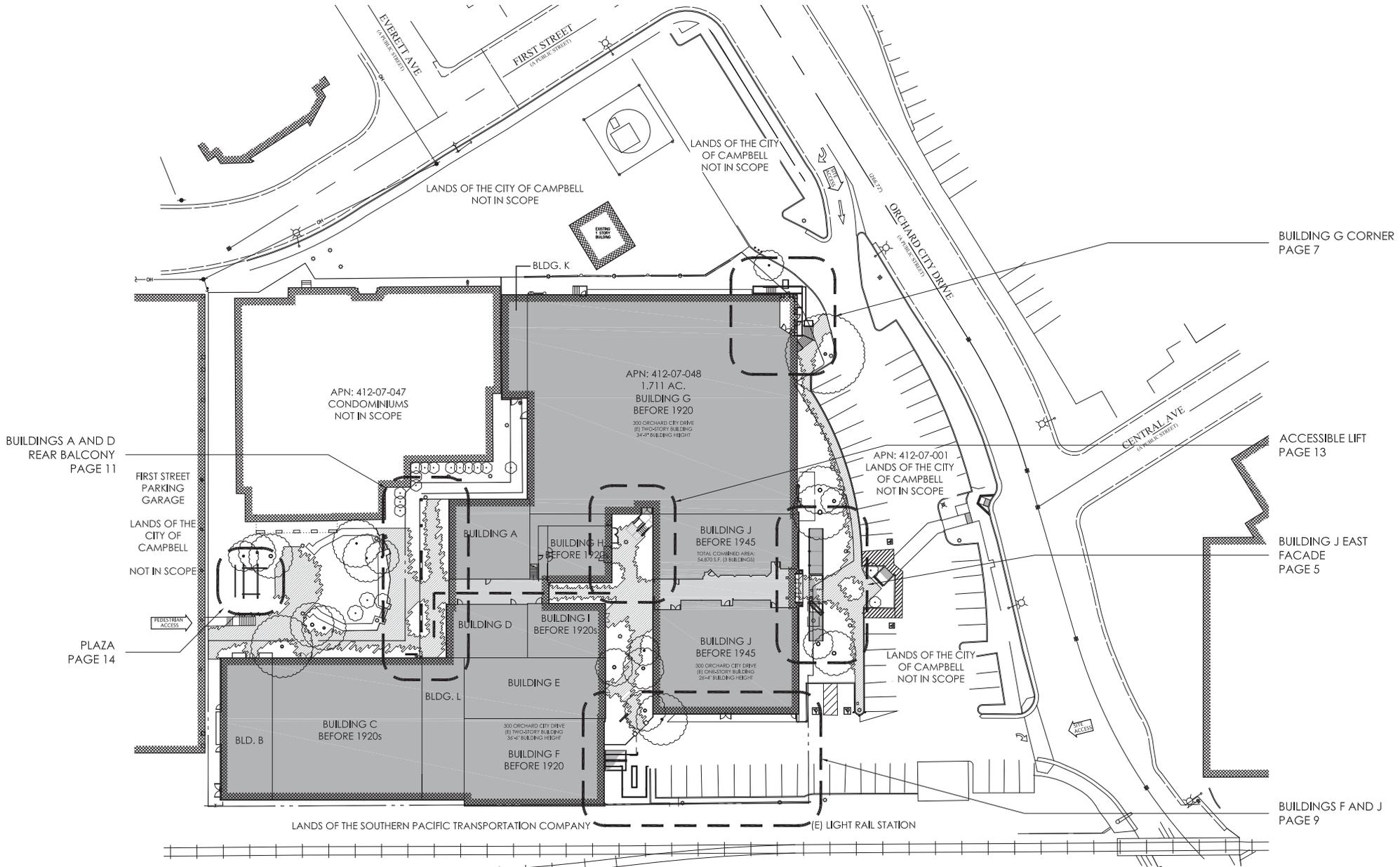
A PLANNING SUBMITTAL FOR:  
**THE CANNERY AT WATER TOWER PLAZA**  
SITE AND BUILDING EXTERIOR IMPROVEMENTS  
300 ORCHARD CITY DRIVE  
(FORMERLY 93 CENTRAL AVENUE)  
CAMPBELL, CALIFORNIA 95008

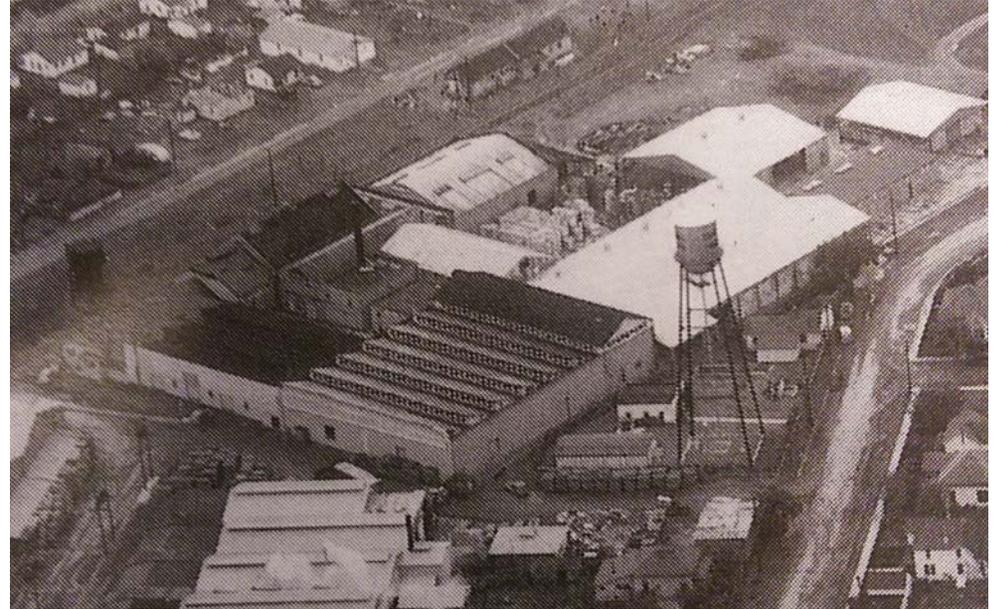
Our proposal for The Cannery, currently known as Water Tower Plaza, is not a historical restoration, but rather a contemporary update of this historical resource, with sensitivity to the memorable elements of the past and the future, and attracts new tenants looking for an atmosphere with more character than many modern buildings offer. We believe that a rejuvenation to elevate The Cannery to a competitive, high-quality, and business-oriented office center is consistent with the City of Campbell's objectives for the downtown core, and with the direction of today's economy.

This project has operated under many names and for many purposes, including the Campbell Fruit Growers' Union, the George E. Hyde Company, the California Prune and Apricot Growers' Association, The Factory, and Water Tower Plaza. Of these historic periods, the George E. Hyde Company and Water Tower Plaza are the most visible today. Most of the existing buildings were constructed during the Hyde era, and the current landscape, window treatments, and paint colors date to the Water Tower Plaza remodel of the 1980s.

As will be shown on the following pages, our proposal is to remove many of the non-historic elements added during the Water Tower Plaza era, restore iconic Hyde-era architectural features where feasible, and introduce new architectural features that respect the site's industrial past to create an attractive office center. New flexible amenities also offer a prosperous and innovative atmosphere which invites and accommodates today's workforce.

We selected the George E. Hyde and Company era as our inspirational platform because this period echoes the same progressiveness, vibrancy, and prosperity that we seek to return to the Cannery, characteristics needed in a competitive office center. George Hyde's cannery is a defining piece of Campbell's architecture and history, and we believe that our improvements will continue that legacy as the Cannery enters its second century.





TOP-LEFT: BUILDINGS G AND J EAST FACADE

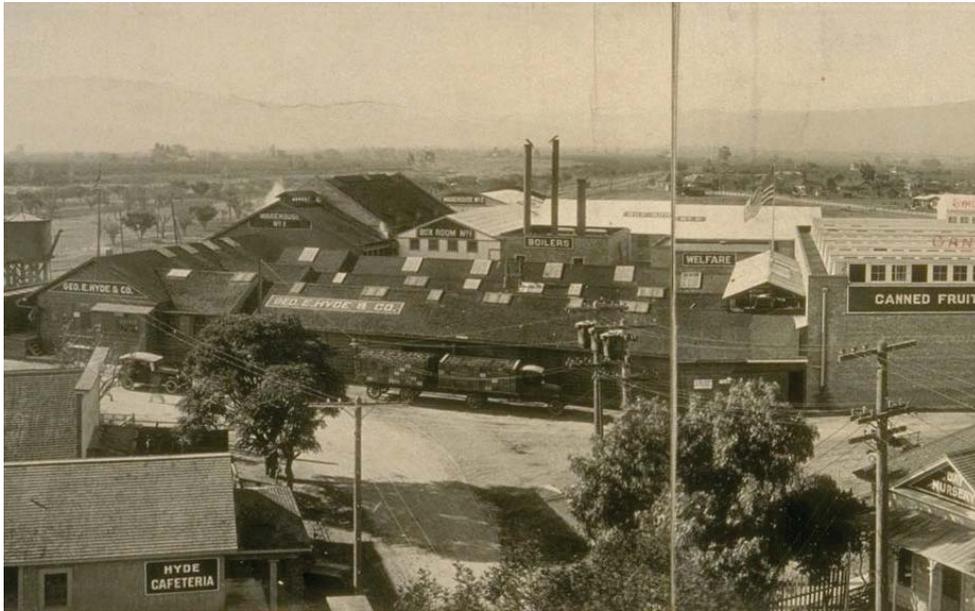
- From the August 1921 edition of the magazine *Canning Age*
- Building G (brick building at right)
- Original structure that was later replaced with Building J (wood building at left)

TOP-RIGHT: AERIAL FROM NORTH

- Aerial photo taken in 1945, showing all cannery buildings that exist in the present day
- Condominiums, parking structure, and parking lot not yet built
- Redwood trees not yet planted
- Additional buildings south of Building J and east of Building F (left side of this photo) no longer exist

BOTTOM-LEFT: BUILDINGS G AND J EAST FACADE

- Photo taken after the mid-1970s remodel and before the mid-1980s remodel
- Building J has wood siding (at left)
- Building G original clerestory windows still open (at right)



**BUILDING J EAST FACADE**

TOP-LEFT: Photo from between 1909 and 1931

- Building J not original Hyde building
- Original buildings replaced by 1945

TOP-RIGHT: Current photo

- Work from 1980s remodel will be removed, including:
  - Green fabric awnings
  - Stucco bands
  - Arched entry
- Historic plaque in front of building J will be relocated to the building facade

BOTTOM-LEFT: Proposed rendering

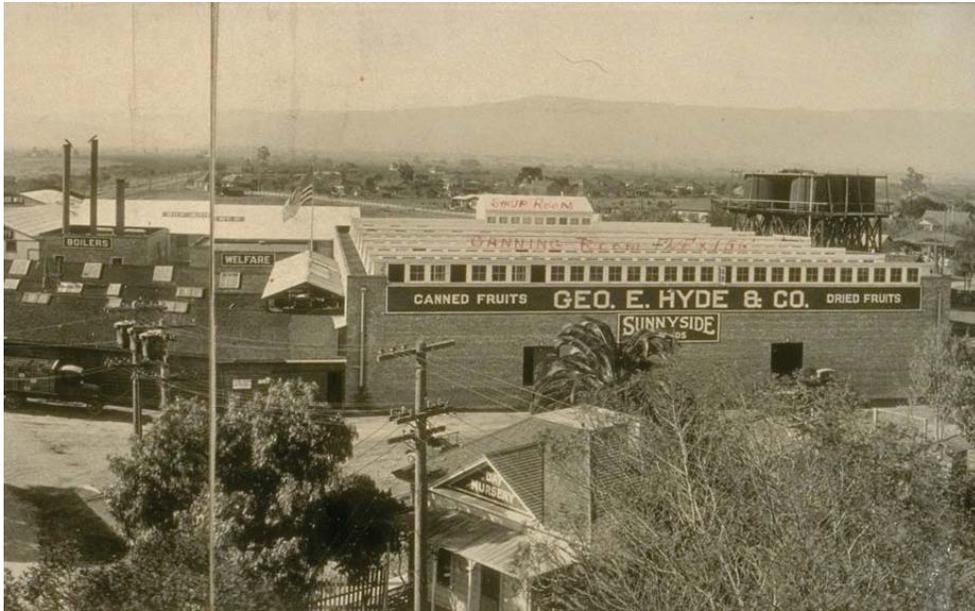
- Enlarged opening to breezeway with new industrial sash-style windows and brick frame
- Corrugated metal feature wall, light gray
- Corrugated metal cornice, dark gray
- Structural steel awnings, dark gray

**LANDSCAPE**

- Redwoods and other trees will remain
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers



BUILDING J EAST FACADE AT NIGHT



BUILDING G CORNER

TOP-LEFT: Photo from between 1909 and 1931

- Building G is an original Hyde building from before 1920
- Original clerestory windows still exist, but are hidden behind a stucco band

TOP-RIGHT: Current photo

- Work from 1980s remodel will be removed, including:
  - Green fabric awnings
  - Stucco bands
  - Clerestory windows will be re-opened
- Corner entry will remain with modifications

BOTTOM-LEFT: Proposed rendering

- Corrugated metal awning, light gray
- Industrial sash-style windows
- Patio corner squared off with new guardrails
- Signage is placeholder and will be designed by signage consultant

LANDSCAPE

- Redwoods and other trees will remain
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers







#### BUILDINGS F AND J

TOP-LEFT: Photo from between 1909 and 1931

- Building F (background, with "HYDE & CO." sign) is an original Hyde Cannery structure
- Other buildings have since been demolished and replaced with Building J and a parking lot
- Freight cars are stopped on the train tracks now used by the VTA

TOP-RIGHT: Current photo

- Work from 1980s remodel will be removed, including:
  - Green fabric awnings
  - Guardrails
  - Stucco bands
  - Brick planters

BOTTOM-LEFT: Proposed rendering

- Steel awnings
- Signage is placeholder and will be designed by signage consultant
- Corrugated metal cornice, dark gray
- VTA station is not in scope and not shown

#### LANDSCAPE

- Redwoods and other trees will remain
- Landscape replaced with drought-tolerant vegetation
- Fence between buildings F and J updated
- Guardrails at building F ramp and stairs updated





BUILDINGS A, D, AND L REAR BALCONY AND ARCADE

Please see aerial photos on previous pages for historic imagery of Buildings A, D, and L. These three buildings were most likely built prior to 1920.

TOP-LEFT: Original wood structure with paint removed

TOP-RIGHT: Current photo

- Work from 1980s remodel will be removed, including:
- Green fabric awnings
- Paint over original wood structure
- Balcony guardrail will be removed and replaced
- Brick planters adjacent to buildings

BOTTOM-LEFT: Proposed rendering

- Corrugated metal on buildings A and D roof screen and on building L facade
- Industrial sash-style windows
- Existing wood-framed balcony will be seismically upgraded with steel per structural drawings
- Balcony will receive new guardrails and shade pergola

LANDSCAPE

- Redwoods and other city-protected trees will remain
- Two olive trees that drop fruit on accessible paths will be removed
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers







#### ACCESSIBLE LIFT

LEFT: Current photo

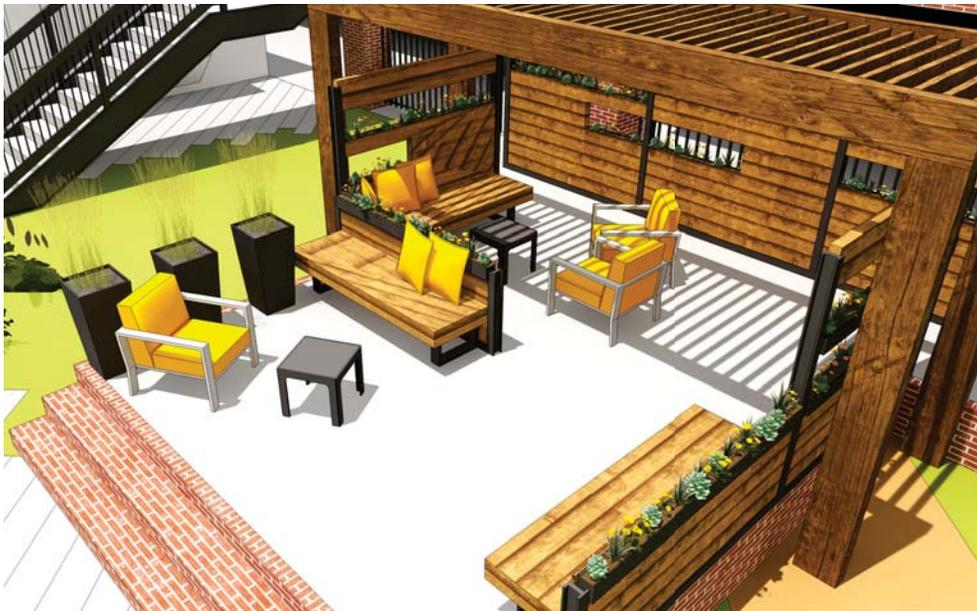
- Work from 1980s remodel will be removed, including:
- Green fabric awnings
- Brick planters
- Non-ADA-compliant ramp

TOP-RIGHT: Proposed rendering

- Stairs, landing, and guardrails
- ADA-compliant lift

#### LANDSCAPE

- Redwoods and other city-protected trees will remain
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers
- Light fixtures relocated as required to provide accessible path of travel



#### PLAZA

TOP-LEFT: Current photo

- Work from 1980s remodel will be removed, including:
- Green fabric awnings

BOTTOM-LEFT: Proposed rendering

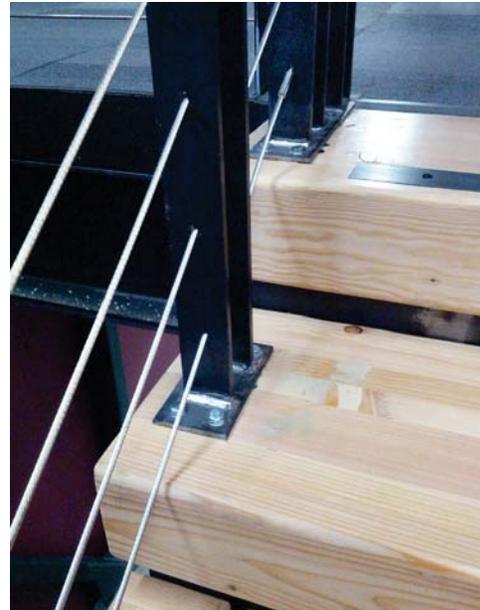
- New wood shade pergola and screen walls
- New outdoor furniture

#### LANDSCAPE

- Redwoods and other city-protected trees will remain
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers
- Central brick terrace, planters, and grass will remain



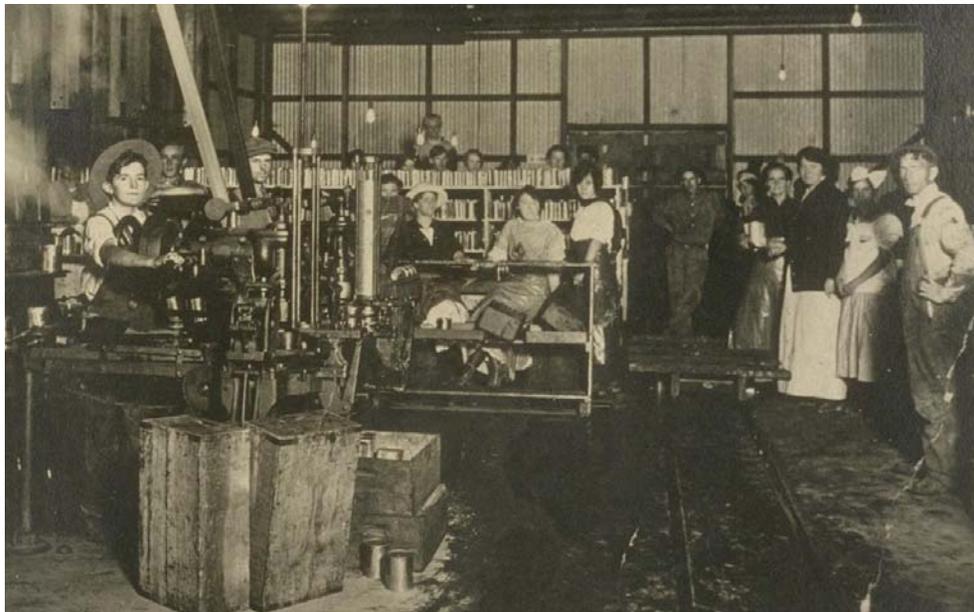
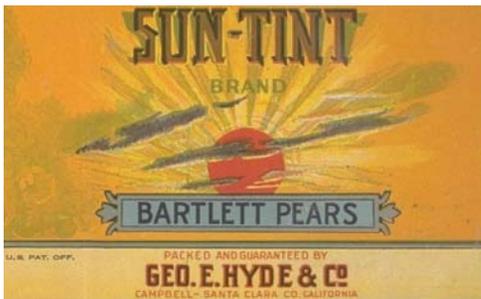
OVERALL FRONT ELEVATION ALONG ORCHARD CITY DRIVE  
Street trees not shown for clarity but will remain



CHARACTER INSPIRATION IMAGES

Left-to-right, top-to bottom:

- Linear pavers and shrubs in New York's High Line park
- New signage painted on the historic Edward McGovern Tobacco Warehouse
- Corrugated metal, brick, and industrial sash windows
- Modern landscaping, brick, and industrial sash windows
- Steel cable guardrails



HYDE CANNERY IMAGES

Left-to-right, top-to bottom:

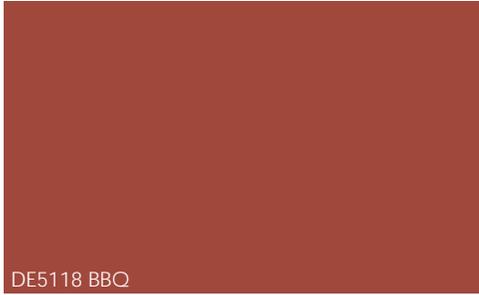
- Sign painted on Building C
- Photo dated 1920, Building G interior
- Peach and pear can labels
- Photo dated 1915, corrugated metal wall in background



DE 6370 Charcoal Smudge



DE6366 Silver Spoon



DE5118 BBQ



SW 7007 Ceiling Bright White



Sanded red cedar stained with Weatherwood



Rough red cedar stained with Weatherwood

#### MATERIAL PALETTE

Left-to-right, top-to bottom:

- Paint swatches
- Corrugated metal, timber, and brick currently on site
- Corrugated metal and painted structural steel
- Brick currently on site
- Corrugated metal currently on site
- Painted structural steel
- Stained wood guardrails