



CITY OF CAMPBELL
Community Development Department

April 28, 2016

NOTICE OF A MODIFICATION TO ADMINISTRATIVE P-D PERMIT

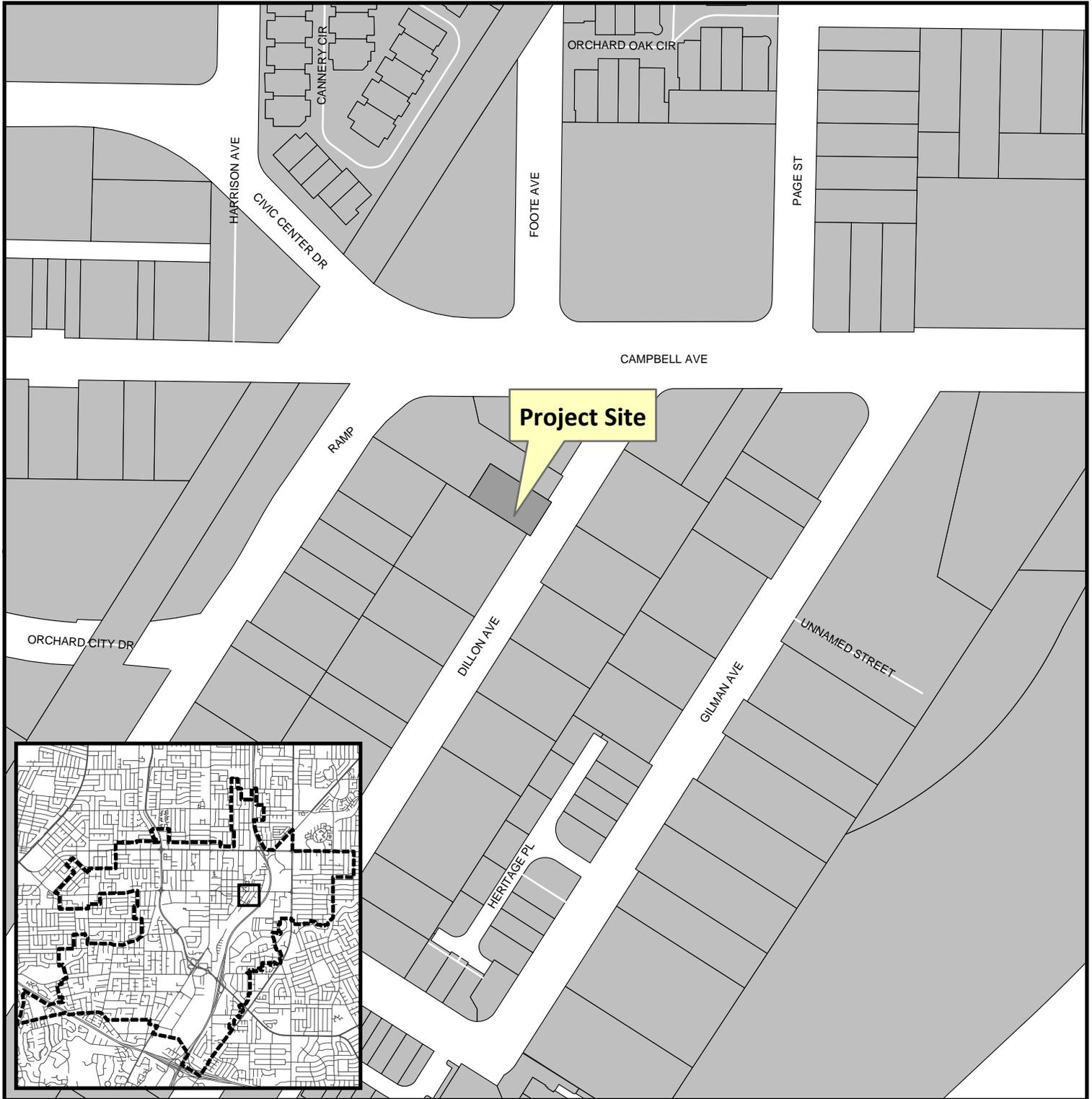
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Modification of a previously approved Administrative Planned Development Permit for the following project proposal:

File No.: PLN2017-111
Applicant: Liane & Steve Burton
Project Address: 35 Dillon Avenue
Property Owner: Liane & Steve Burton
Zoning District: P-D (Planned Development)
General Plan: Commercial/Medium-High Density Residential (SOCA Sub Area 3)
Project Description: Modification (PLN2017-111) of a previously approved Administrative Planned Development Permit (PLN2015-284) to amend Condition of Approval #4.c. of a to allow the number of staff in the building at any one time to be increased from five to ten within an existing professional office building.

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 April 29, 2016** and **ends on May 9, 2017**. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 9, 2017**. 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 Community Development Department, 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.

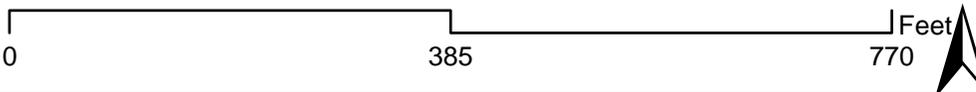
Project Location Map



Project Location: 35 Dillon Avenue

Application Type: Modification to Admin. P-D Permit

Planning File No.: PLN2017-111



Community Development Department
Planning Division

NO.	DATE	ISSUES AND REVISIONS	BY
▲	2016/02/03	CITY COMMENTS	SKCB
▲	2016/02/02	OWNER REVIEW	SKCB

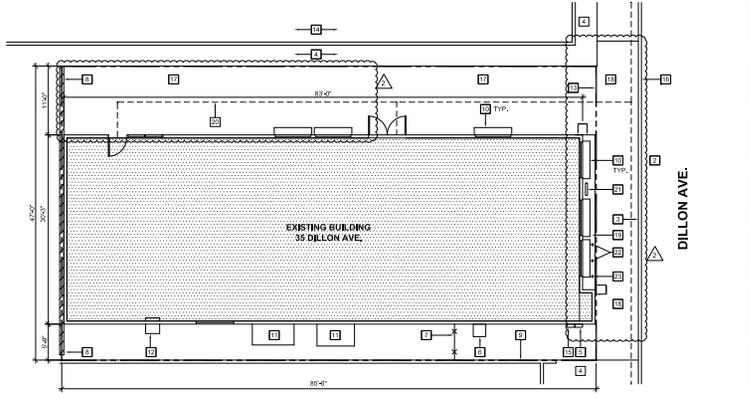


1905 PARK AVE, SUITE 210
SAN JOSE, CA 95126
408.244.7000 PHONE
408.244.7477 FAX

COPPER-BURTON

TENANT IMPROVEMENTS

35 DILLON AVENUE
CAMPBELL, CA



- NEW LANDSCAPE AREA**
- NEW CURB
 - EXISTING ASPHALT TO REMAIN
 - NEW STREET CURB, SEE CIVIL ENGINEERING DRAWINGS
 - EXISTING LANDSCAPE AREA TO REMAIN
 - EXISTING ELECTRIC METER TO REMAIN
 - EXISTING GAS METER TO REMAIN
 - EXISTING FENCE TO REMAIN
 - EXISTING CONCRETE MASONRY PER SITE WALL TO REMAIN
 - EXISTING ADJACENT BLOCKING WALL TO REMAIN
 - EXISTING BAY WINDOW TO REMAIN
 - EXISTING SHED TO REMAIN
 - EXISTING WINDOW AIR CONDITIONER TO REMAIN
 - EXISTING PROPERTY LINE (APPROX. LOCATION)
 - EXISTING ADJACENT AC PAVED PARKING LOT
 - NEW ELECTRIC METERS, SEE ELECTRICAL ENGINEERING DRAWINGS
 - NEW CURB, SEE CIVIL ENGINEERING DRAWINGS
 - NEW PAVING, SEE CIVIL ENGINEERING DRAWINGS
 - NEW SIDEWALK, SEE CIVIL ENGINEERING DRAWINGS
 - NEW LANDSCAPE AREA
 - ACCESSIBLE PATH OF TRAVEL ON MAX. SLOPE IN DIRECTION OF TRAVEL, SEE CIVIL ENGINEERING DRAWINGS
- NEW BACKWATER VALVE**
- EXISTING BACKWATER VALVE
 - EXISTING CLEANOUT

EXHIBIT ONLY - SITE WORK SHOWN WAS COMPLETED UNDER A PREVIOUS, SEPARATE PERMIT; NO NEW SITE WORK IS PROPOSED OR REQUIRED UNDER THIS PERMIT.



1 SITE PLAN / EXHIBIT
N.T.S.

		<p>3 (E) ACCESSIBLE ENTRANCE SIGN N.T.S.</p>	<p>2 (E) THRESHOLD @ EXTERIOR DOOR N.T.S.</p>
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SITE PLAN / EXHIBIT

PROJECT NAME:	COPPER-BURTON TENANT IMPROVEMENTS
PROJECT NUMBER:	16,554
BY:	DB
REVIEWER:	SK
DATE:	2016/02/03
SCALE:	AS NOTED

RECEIVED

MAR 28 2017

March 28, 2017

CITY OF CAMPBELL
PLANNING DEPT.

Dear Stephen,

I am writing to you regarding our commercial building at 35 Dillon Avenue. We are submitting an application to get an amendment to our Administrative Planned Development Permit (File No. PLN2015-284).

When we received the conditions of approval for the permit we were limited to five staff at any time. The office space that we would like to lease is 785 square feet and would be ideal for a small office to operate in Campbell. We feel it is a wonderful location and we are confident we can find the perfect tenant to lease the space. Since moving into our building in late December 2016, we have found that there is not an issue with the street parking along Dillon and Campbell Avenues.

Per the letter from our architect Steve Krong, the standard occupancy for a building of our size could be up to twenty staff. So, since we currently have only four staff at our space we would, in accordance with our architect's recommendation, like to increase the staff occupancy limit to something more reasonable to allow us to find a tenant for the 785 square foot space. So, we would like to propose to meet in the middle with a maximum of 10 people for the entire building.

Included in the application is a photo showing how the previous owners Allident Dental Labs used the space. There were several workstations and at one point they employed approximately 15-20 staff at a time. We have also included a rendering from our architect of what the new tenant space could look like.

We have implemented a new policy at Copper-Burton, Inc. to encourage our staff to use the nearby light rail or other public transportation. We will offer them a monthly stipend to use public transportation. We will also encourage our future tenants to implement the same policy.

Copper-Burton, Inc. currently has four employees, two of which are outside salespeople that are rarely in the office. So, there are only two employees currently parking near our building on a regular basis. Any additional employees to Copper-Burton, Inc. would be outside salespeople as well, so our growth will not impact the parking situation. We do not have meetings with customers ever at 35 Dillon Avenue, so our customer base does not impact the parking either.

We look forward to the City of Campbell reviewing our application to adjust the staff level to something that is fair and equitable to us. It is imperative that we find a solution so that we may find a tenant for the space.

Thank you very much for all that you have done for us in this process. It is truly appreciated.

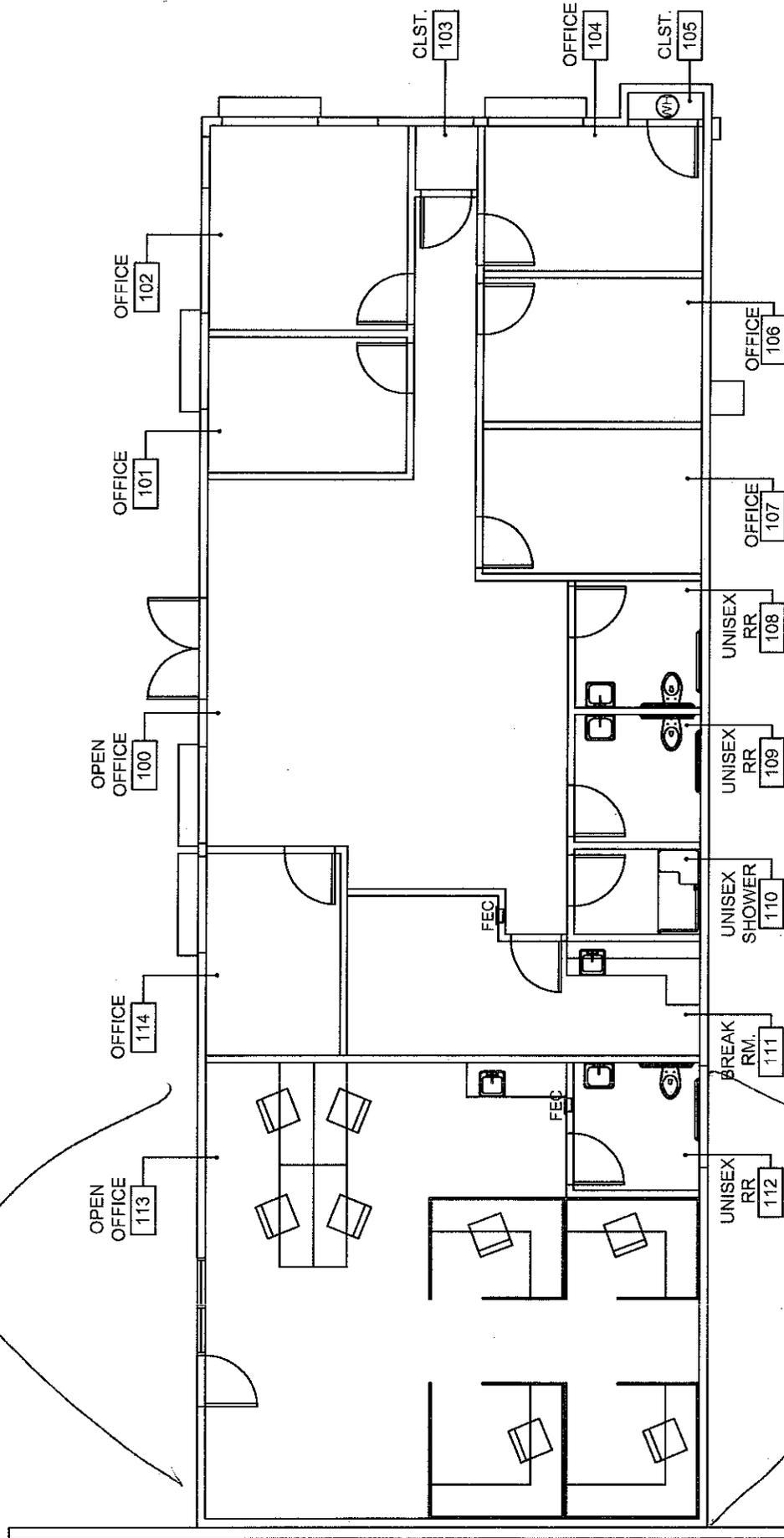
Sincerely,

Liane Burton

RECEIVED

MAR 28 2017

CITY OF CAMPBELL
PLANNING DEPT.



*For proposed tenant
space*

Approximately 785 sq. ft.

RECEIVED

MAR 28 2017

CITY OF CAMPBELL
PLANNING DEPT.



1905 PARK AVE, SUITE 210

SAN JOSE, CA 95126

408.244.7477 FAX

408.244.7000 PHONE

DATE: 13 January 2017

TO: Liane Burton
35 Dillon Avenue
Campbell, California 95008

RE: Expected Occupant Load for Tenant Improvements
35 Dillon Avenue
Campbell, California 95008

Liane,

You mentioned that the City of Campbell inquired about the number of occupants that would normally be housed in the building the size of yours.

Per the California Building Code (CBC), for B/Office occupancy, the typical occupant load calculation assumes 1:100, or 1 occupant per 100 square feet of occupied space; this would exclude ancillary spaces such as restrooms, closets, break rooms, etc. Conference rooms and break rooms are calculated at 1:15; break rooms typically aren't considered to 'add' occupants, since break room users are typically already counted at their work stations, so break room areas are deducted when calculating the total number of occupants. One typically 'rounds up' where the calculations include a fraction of an occupant.

Based on this, here is a quick calculation for your building:

Copper Burton space:

1,601 gross SF
355 SF deducted for restrooms, break room and closet
1,246 SF occupied space

Adjacent office space in the building:

785 gross SF
63 SF deducted for restroom
722 SF occupied space

Total occupied area for both spaces: $1,246 + 722 = 1,968$ SF
Total calculated occupant load for the building per CBC standards: $1,968/100 = 19.7$, rounded to 20.

So while no two operations are identical in terms of how many people fit in a space, it would be reasonable to assume that there will be approximately 20 occupants in this building.

Please don't hesitate call or email with any questions.

Steve Krong, Architect
CA License C-18620