



**CITY OF CAMPBELL**  
Community Development Department

July 28, 2017

**NOTICE OF CONDITIONAL USE AUTHORIZATION**

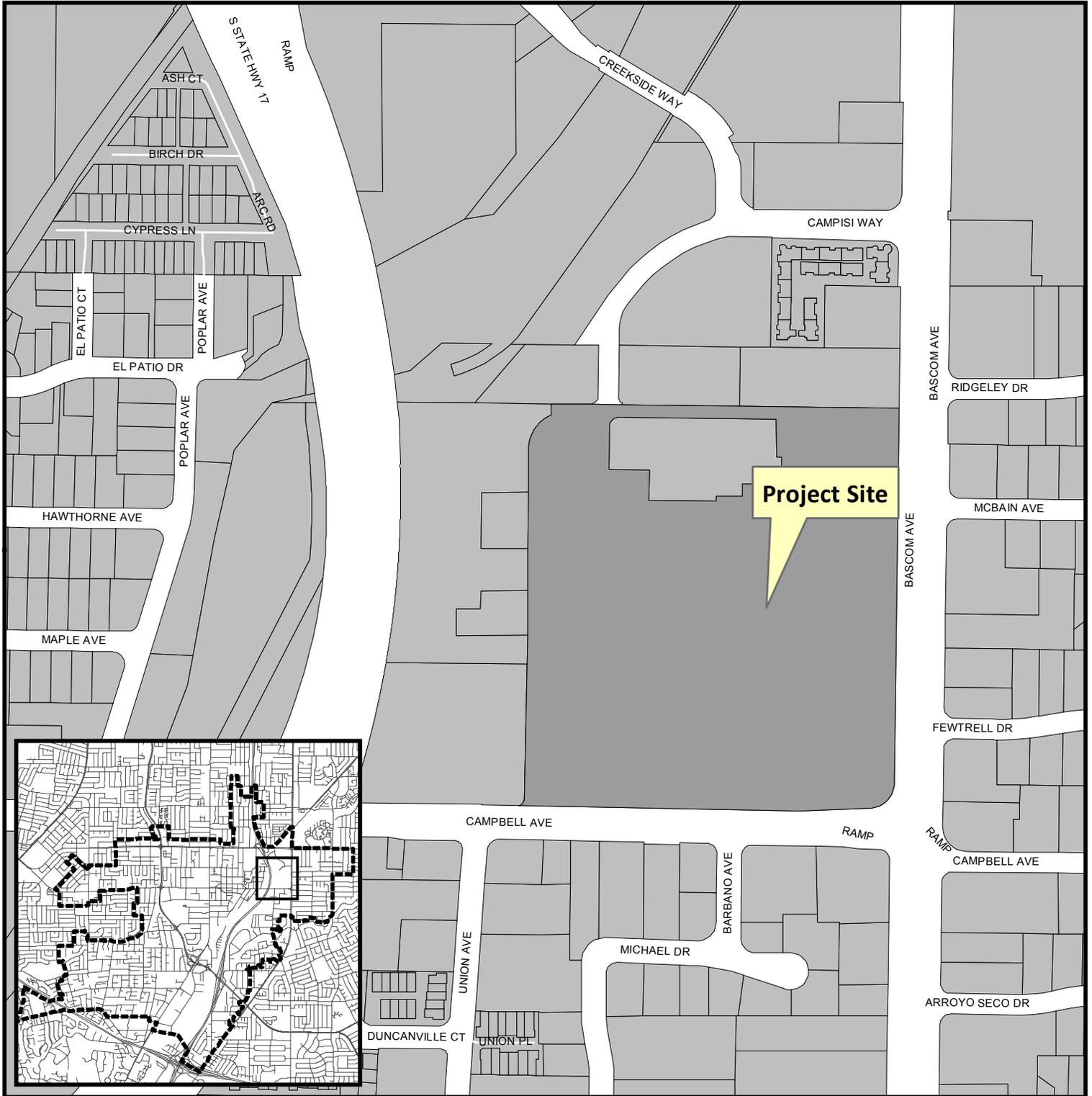
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for a Conditional Use Authorization pursuant to the Pruneyard Master Use Permit for the following project proposal:

<b>File No.:</b>	<b>PLN2017-242</b>
<b>Applicant:</b>	<b>Mendocino Farms</b>
<b>Project Address:</b>	<b>1875 S. Bascom Ave., Ste. 440 (The Pruneyard)</b>
<b>Property Owner:</b>	<b>CFEP Pruneyard, LLC</b>
<b>Zoning District:</b>	<b>C-2-O (General Commercial / Overlay District)</b>
<b>General Plan:</b>	<b>General Commercial</b>
<b>Project Description:</b>	<b>Request for a beer and wine license in association with a new restaurant (Mendocino Farms)</b>

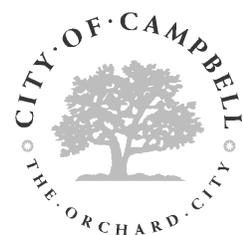
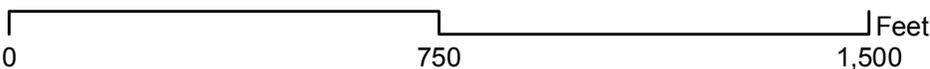
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on July 28, 2017 and ends on August 7, 2017. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **August 7, 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 \$750 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 Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email [danielf@cityofcampbell.com](mailto:danielf@cityofcampbell.com).

# Project Location Map



**Project Location:** 1875 S. Bascom Blvd., Ste. 440  
**Application Type:** Conditional Use Authorization  
**Planning File No.:** PLN2017-242



Community Development Department  
Planning Division

# MENDOCINO FARMS AT THE PRUNEYARD

1875 SOUTH BASCOM, SUITE 440  
 CAMPBELL  
 CA 95008

## DIRECTORY

SCALE: N/A

**CLIENT:**  
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**LANDLORD:**  
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**MEP ENGINEERS:**  
 CRO ENGINEERING GROUP, INC.  
 18652 FLORIDA STREET, SUITE 100  
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 CONRAD@CROEG.COM

**KITCHEN / HEALTH:**  
 TRIMARK  
 210 COMMERCE  
 IRVINE, CA 92602  
 P: 949.474.1000  
 CONTACT: RUBEN NINO  
 RUBEN.NINO@TRIMARKUSA.COM

## VICINITY MAP

SCALE: N/A

PROJECT LOCATION  
 1875 SOUTH BASCOM  
 CAMPBELL, CA 95008



## PROJECT DATA SUMMARY

SCALE: N/A

**APN:** 289-04-025 (1875 SOUTH BASCOM AVENUE)  
**ZONING:** C-3-O PRUNEYARD OVERLAY DISTRICT  
**PROJECT ADDRESS:** 1875 SOUTH BASCOM, SUITE 440 CAMPBELL, CA 95008  
**TYPE OF CONSTRUCTION:** TYPE VB  
**OCCUPANCY GROUP:** A.2 (SEE OCCUPANCY DIAGRAM AND CALC'S ON SHEET A0.4)  
**PROPOSED USE:** RESTAURANT  
**AREA OF IMPROVEMENT:** 2,840 SQ. FT.  
**NUMBER OF STORES:** 1  
**SPECIAL INSPECTIONS:** TBD  
**FIRE SPRINKLERS:** (E) SYSTEM TO BE MODIFIED AS REQUIRED BY CC, BY DEFERRED PERMIT. GC TO ISSUE SHOP DWGS TO ARCHITECT PRIOR TO SUBMITTAL TO CITY  
**ADDITIONAL DEFERRED PERMIT:** SIGNAGE

## PROJECT DESCRIPTION

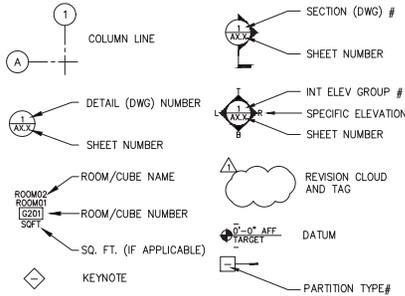
SCALE: N/A

THE SCOPE OF THIS WORK (UNDER THIS PERMIT) INCLUDES:  
 TENANT IMPROVEMENT AND BUILD OUT OF EXISTING 2,840 SQUARE FOOT SHELL INTO A FULL SERVICE RESTAURANT WITH NEW OUTDOOR PATIO. PARTNER WORK TO INCLUDE:

- (N) FINISHES THROUGHOUT
- (N) KITCHEN EQUIPMENT
- (N) BUILT-IN SEATING
- (N) LIGHTING THROUGHOUT
- (N) RESTROOM FIXTURES

## SYMBOL LEGEND

SCALE: N.T.S.



## CODE REFERENCE

SCALE: N/A

**APPLICABLE CODES**  
 2016 - CALIFORNIA BUILDING CODE (ADOPTS IBC, 2015 W/ CA AMEND.)  
 2016 - CALIFORNIA MECHANICAL CODE (ADOPTS UMC, 2015 IAMPO W/ CA AMEND.)  
 2016 - CALIFORNIA ELECTRICAL CODE (ADOPTS NEC, 2014 W/ CA AMEND.)  
 2016 - CALIFORNIA PLUMBING CODE (ADOPTS UPC, 2015 IAMPO W/ CA AMEND.)  
 2016 - CALIFORNIA FIRE CODE (ADOPTS IFC, 2015 W/ CA AMEND.)  
 2016 - CALIFORNIA ENERGY CODE  
 2016 - CALIFORNIA GREEN BUILDING STANDARDS CODE  
 2016 - CALIFORNIA REFERENCED STANDARDS CODE

## DRAWING INDEX

ARCHITECTURAL	DATE	ISSUES AND REVISIONS		HEALTH SUBMITTAL	BUILDING PERMIT SUBMITTAL
		2017 JUN 21	2017 JUL 20		
A0.10 COVER SHEET, PROJECT INFO, DRAWING INDEX					
A0.20 NOTES					
A0.30 ACCESSIBILITY INFORMATION					
A0.40 OCCUPANCY, EXIT, AND PLUMBING CALCULATIONS					
A0.41 RESTAURANT SEATING PLAN					
A0.50 SITE PLAN & ACCESSIBLE PATH OF TRAVEL					
A0.51 TRASH ENCLOSURE LOCATION					
A0.52 REFERENCE DRAWING: APPROVED LANDLORD PERMIT #2016-01309					
A0.53 REFERENCE DRAWING: APPROVED LANDLORD PERMIT #2016-01557					
A0.60 CAL GREEN- NON RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST					
A0.61 CAL GREEN- NON RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST					
A0.62 CAL GREEN- NON RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST					
A1.10 DEMOLITION PLAN					
A1.11 OUTDOOR PATIO DEMOLITION PLAN					
A2.10 CONSTRUCTION PLAN					
A2.11 OUTDOOR PATIO CONSTRUCTION PLAN					
A4.10 LIGHTING AND REFLECTED CEILING PLAN					
A4.11 OUTDOOR PATIO LIGHTING AND REFLECTED CEILING PLAN					
A5.10 POWER/DATA & FINISH PLAN					
A5.11 OUTDOOR PATIO POWER/DATA & FINISH PLAN					
A7.10 ENLARGED PLANS- RESTROOMS					
A7.11 ENLARGED PLANS-RESTROOMS					
A7.12 ENLARGED PLAN					
A10.00 INTERIOR ELEVATIONS					
A11.00 DOOR & WINDOW SCHEDULE					
A11.10 PLUMBING & RESTROOM ACCESSORIES AND LIGHTING SCHED.					
A11.20 FINISH LEGEND & SCHEDULE					
A12.10 DETAILS					
A12.11 DETAILS					
MECHANICAL					
M1.0 MECHANICAL SCHEDULES, NOTES, LEGEND, LIST & SPECS.					
M1.1 MECHANICAL SCHEDULES					
M1.2 CONTROL DIAGRAM					
M1.3A HOOD CUT SHEET					
M1.3B HOOD CUT SHEET					
M1.4A MUA AND FAN CUT SHEET					
M1.4B MUA AND FAN CUT SHEET					
M1.5 MECHANICAL DETAILS					
M2.0 MECHANICAL FLOOR PLAN					
M3.0 MECHANICAL ROOF PLAN					
M4.0 ENERGY COMPLIANCE FORMS					
M4.1 ENERGY COMPLIANCE FORMS					
M4.2 ENERGY COMPLIANCE FORMS					
M5.0 SPECIFICATIONS					
ELECTRICAL					
E1.0 ELECTRICAL LEGENDS AND SYMBOLS LIST					
E1.1 ELECTRICAL LEGENDS AND SYMBOLS LIST					
E1.2 ELECTRICAL DETAILS					
E1.3 ELECTRICAL SCHEDULES					
E1.4 ELECTRICAL KITCHEN EQUIPMENT					
E2.0 ELECTRICAL LIGHTING PLAN					
E3.0 ELECTRICAL POWER PLAN					
E4.0 ELECTRICAL ROOF PLAN					
E5.0 ELECTRICAL SINGLE- LINE DIAGRAM					
E5.1 ELECTRICAL PANEL SCHEDULES					

ISSUES AND REVISIONS	DATE	HEALTH SUBMITTAL	BUILDING PERMIT SUBMITTAL	DRAWING INDEX CONT.	
				2017 JUN 21	2017 JUL 20
E6.0 ELECTRICAL TITLE 24 CALCULATIONS					
E6.1 ELECTRICAL TITLE 24 CALCULATIONS					
E7.0 SPECIFICATIONS					
PLUMBING					
P1.0 SCHEDULE, NOTES, AND LISTS					
P1.1 DETAILS					
P1.2 DETAILS					
P1.3 GENERAL NOTES					
P1.4 PLUMBING SITE PLAN					
P2.0 PLUMBING WASTE AND VENT PLAN					
P3.0 WATER AND PIPING PLAN					
P4.0 GAS AND CONDENSATE PIPING PLAN					
P5.0 ROOF PLAN					
FOOD SERVICE DRAWINGS					
K1.0 EQUIPMENT FLOOR PLAN					
K2.0 EQUIPMENT SCHEDULE					
K2.1 EQUIPMENT SCHEDULE					
K3.0 PLUMBING ROUGH-IN PLAN					
K4.0 ELECTRICAL ROUGH-IN PLAN					
K5.0 CONDUIT ROUGH-IN AND WALL BACKING PLAN					
K6.0 EXHAUST AND CURB PLAN					
K7.0 HOOD DATA PLAN					
K7.1 HOOD DATA PLAN					
K8.0 EQUIPMENT ELEVATIONS					
K8.1 EQUIPMENT ELEVATIONS					



**MENDOCINO FARMS**  
 AT  
**THE PRUNEYARD**  
 1875 SOUTH BASCOM  
 SUITE 440  
 CAMPBELL, CA 95008



DATE	ISSUES AND REVISIONS
2017 JUNE 21	HEALTH SUBMITTAL
2017 JULY 20	BUILDING PERMIT SUBMITTAL

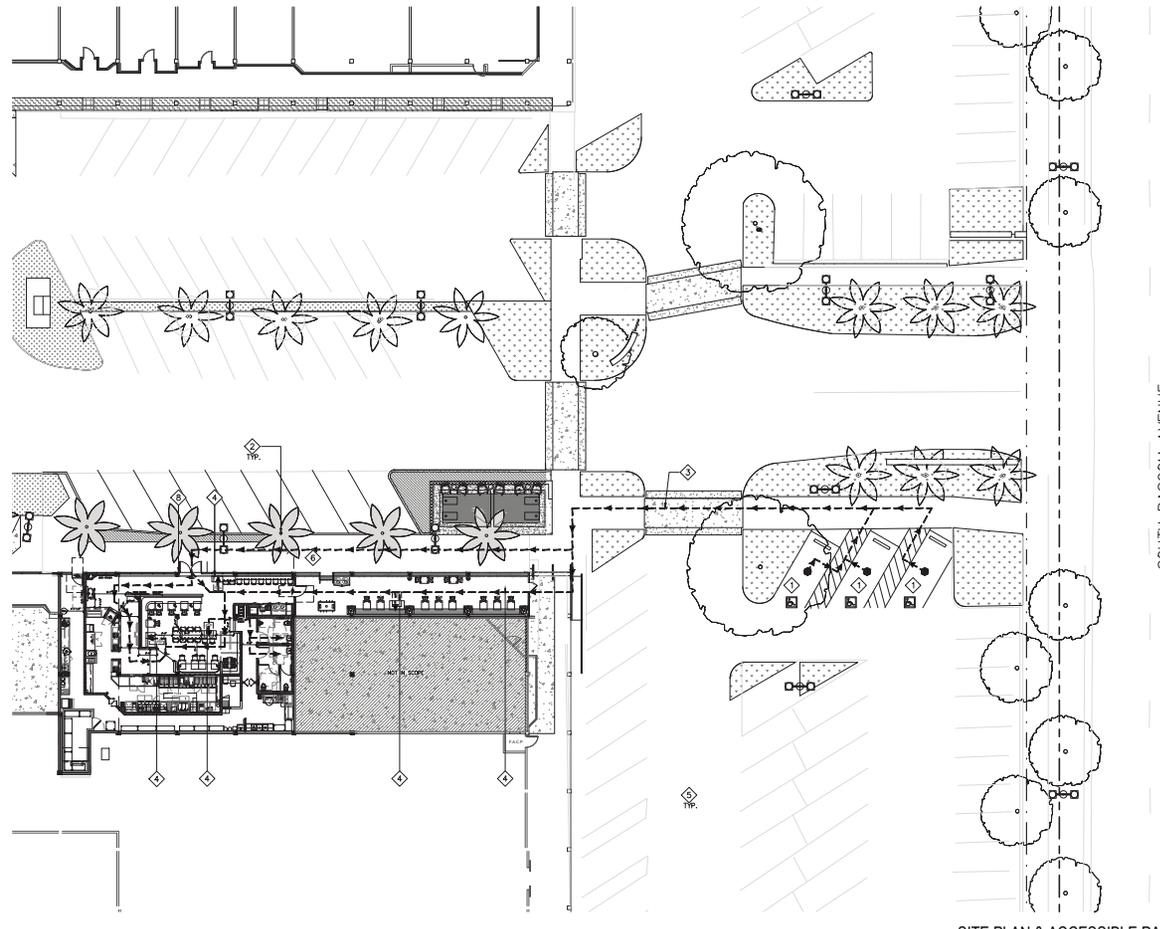
DATE	7/20/17
SCALE	AS NOTED @ 24x36
DRAWN BY	
PROJECT NUMBER	17.03
SHEET TITLE	

## COVER SHEET PROJECT INFO DRAWING INDEX



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PROJECT NAME

**MENDOCINO FARMS  
 AT  
 THE PRUNEYARD**

1875 SOUTH BASCOM  
 SUITE 440  
 CAMPBELL, CA 95008



SOUTH BASCOM AVENUE

**SITE PLAN & ACCESSIBLE PATH OF TRAVEL 1**  
 1/16"=1'-0"

**SHEET NOTES**

**KEYNOTES**

- ◇ ACCESSIBLE PARKING- LANDLORD IS RESPONSIBLE FOR SITE ACCESSIBILITY UPGRADES UNDER PERMIT #2016-01557 & #2016-01309, SEE SHEET A0.52 & A0.53.
- ◇ (E) TREES TO REMAIN, PROTECT DURING CONSTRUCTION AS REQ'D
- ◇ (E) PATH OF TRAVEL- LANDLORD IS RESPONSIBLE FOR SITE ACCESSIBILITY UPGRADES UNDER PERMIT #2016-01557 & #2016-01309, SEE SHEET A0.52 & A0.53.
- ◇ ACCESSIBLE DINING. SURFACE SHALL BE 28" MIN TO 34" MAX. AFF.
- ◇ GENERAL PARKING- LANDLORD IS RESPONSIBLE FOR PARKING ANALYSIS AND UPGRADES UNDER PERMIT #2016-01557 & #2016-01309, SEE SHEET A0.52 & A0.53. PROJECT IS IN COMPLIANCE WITH THE PRUNEYARD MASTER USE PERMIT AND IS INCLUDED IN CURRENT ALLOTMENT IN TABLE IV-2.
- ◇ (E) SIDEWALK
- ◇ NOT USED
- ◇ (N) SIGNAGE AT ENTRY DOOR: INTERNATIONAL SYMBOL FOR ACCESSIBILITY, SEE A0.30.

**DATE ISSUES AND REVISIONS**

2017 JUNE 21	HEALTH SUBMITTAL
2017 JULY 20	BUILDING PERMIT SUBMITTAL

DATE 7/19/17  
 SCALE AS NOTED @ 24x36  
 DRAWN BY

PROJECT NUMBER 17.03  
 SHEET TITLE

**SITE PLAN &  
 ACCESSIBLE PATH OF  
 TRAVEL**

NORTH SHEET NUMBER  
**A0.50**

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