



# *City Council Agenda*

City of Campbell, 70 North First Street, Campbell, California

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## **CAMPBELL CITY COUNCIL STUDY SESSION**

**Tuesday, February 16, 2016 - 6:15 p.m.**

**Council Chamber – 70 N. First Street**

**NOTE: No action may be taken on a matter under Study Session other than direction to staff to further review or prepare a report. Any proposed action regarding items on a Study Session must be agendaized for a future Regular or Special City Council meeting.**

### **CALL TO ORDER, ROLL CALL**

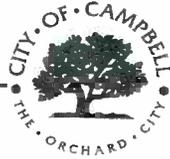
### **ORAL REQUESTS**

### **NEW BUSINESS**

1. **Outdoor Display, Signs, Seating**

**Recommended Action:** Conduct Study Session and provide direction to staff.

### **ADJOURN**

**MEMORANDUM**
**City of Campbell**  
**Community Development Department**

**To:** Mayor Baker and Council Members **Date:** February 16, 2016

**From:** Nicole Brown, Economic Development Coordinator **NB**  
 Paul Kermoyan, Community Development Director **PK**

**Via:** Mark Linder, City Manager **ML**

**Subject:** Study Session To Discuss Outdoor Dining, Display and Portable Signs

**OVERVIEW**

The City of Campbell has ordinances regulating outdoor dining, displays and signs within the Downtown district. The relatively recent appeal of the Socialight restaurant brought to light the need to confirm staff practices of applying City ordinances to ensure alignment with Council expectations. Staff's review of Downtown business activity has revealed that there are ongoing issues where outdoor seating, outdoor merchandise displays and portable signs impede the public path of travel and/or do not comply with the ordinances. To ensure that staff is applying the City's provisions per Council expectations, this study session was coordinated to address the dining, display and portable sign issues. The desired outcome will hopefully confirm practices, modify practices, clear up code misconceptions, and determine if zoning text amendments are necessary.

**DISCUSSION**

The following questions and issues are associated with the City's outdoor dining, display and sign policy and provide a framework for Council discussion. The Council's input will determine the next steps.

Outdoor Dining:

Most of the outside dining exhibited in the Downtown has been approved, yet there are examples where approvals don't exist (Attachment 1). However, the nature of the Dining Permit process has evolved as the Planning Department has studied what works, what doesn't work and why. In order to form a complete understanding of these relationships, staff performed a comprehensive site analysis of each business that has outdoor dining and assessed the dining's relationship with property lines and sidewalk widths (Attachment 2).

Examples of excellent form and function in Downtown's outdoor dining are the following:

- The Imwalle development (Opa's, Mo's and Willard Hicks), Permit #: PLN2012-196, Issue Date: 10/23/12: The outdoor dining experiences associated with the Imwalle development are created by smart construction and richly layered urban design. By having multiple experiences in one area, this outdoor dining area is interesting and well integrated. Each outdoor element is designed to connect to those around it; the building opens onto a plaza-like outdoor dining area which then opens to perimeter edges that can also be used as public seating. This format creates a soft-line that is inviting

between the public and private realm. In terms of pedestrian accessibility, the development was deliberately designed to preserve pedestrian access on the public sidewalk. In this case, all of the outdoor dining is actually located on private property and not public. Local, State and Federal law supports maintaining accessible sidewalks. (Attachment 2, pages 2-4)

- Rendezvous Wine Bar, Permit #PLN2015-118, Issue Date: 5/1/15: There are also workable and creative ways to produce outdoor dining in areas that were not originally intended for outdoor dining. The placement of outdoor dining furniture for Rendezvous creates an outdoor experience that is intimate and open at the same time. This juxtaposition creates space, works with Alcohol Beverage Control (ABC) standards and does not create a hard line between the establishment's patio and the public right-of-way. More importantly, the public sidewalk accessibility remains uncompromised. (Attachment 2, page 5)
- Socialight, Permit #PLN2015-100, Issue Date: 5/12/15: Although the outdoor dining was originally placed inconsistent with the City approval and created accessibility impacts, revisions have resulted in a fine addition to outdoor dining in Downtown Campbell. With high-end furniture and fixtures, the Socialight's outdoor dining contributes nicely to Downtown Campbell's character. With attractive outdoor furniture and colorful flower boxes, this outdoor dining area achieves every goal that outdoor dining aims to accomplish: this dining area feels open, is ABC compliant and leaves sufficient space for pedestrian access. (Attachment 2, page 6)
- Blue Line Pizza, Permit #PLN2011-266, Issue Date: 11/22/11: Blue Line Pizza's outdoor dining acts as an anchor at Downtown's Eastside entrance. Rustic planters, modern wooden furniture and sleek outdoor heaters create an interesting corner with adequate space for pedestrians to pass by. (Attachment 2, page 7)

Examples of outdoor dining that impede pedestrian sidewalk access and do not meet code standards in Downtown include the following:

- Stacks (no permit found): Stanchions create a fixed barrier between what constitutes outdoor dining area and the public realm, thus creating a confined outdoor dining experience. As seen in Attachment 2, page 2, these stanchions restrict the already tight path of travel between a tree grate and the outdoor dining area. The field measurement of the path of travel between the stanchion and the tree gate is 1-foot 11-inches. Therefore, Stack's outdoor dining layout does not meet the minimum pedestrian walkway standards as cited in Campbell Municipal Code (CMC) §21.10.060.H.3.A:

A four-foot-wide pedestrian walkway shall be provided at all times along the public sidewalk. This walkway shall provide for pedestrian access to doorways, crosswalks, and along the public sidewalk. No part of the walkway shall be within two feet of the building face or within one foot of the face of curb, and the walkway shall not cross the path of outward-opening doors or windows.

Stack's outdoor dining also creates a path of travel that is not compliant with the Americans with Disabilities Act (ADA) and California Building Code (CBC) standards.

ADA requires a minimum walkway of 3-feet wide. The CBC requires that walkways be a minimum of 4-feet wide. (Attachment 2, page 8)

- Pino's Trattoria (Pino's), Permit, #PLN2010-253, Issue Date: 10/27/10: Due to the location of Pino's Trattoria, on the corner of Campbell Avenue and S. Central Avenue and the position of a mature tree on that same corner, the arrangement of Pino's outdoor dining impedes on a pedestrian's natural path of travel. In essence, the outdoor dining consumes the Campbell Avenue sidewalk. A pedestrian walking east bound passing Pino's will end up making an "S" shaped path of travel in order to meander past the mature tree and the front bulb-out area of Pino's outdoor dining. This creates walkability issues for pedestrians, persons in wheelchairs or with strollers. This setup is also in violation of ADA compliance due to the corner ramp (on Campbell Ave. and Central Ave.) not providing the necessary 4-foot turning space needed at the bottom of the ramp as stated in Title 24 of the California Building Code, this violation is due to Pino's outdoor dining encroaching on the ramp's turning space and leaving only a 3-foot clearance between outdoor dining and the bottom of the ramp. (Attachment 2, page 9)
- Campbell Brewing Company (CBC), Permit #PLN2002-63, Issue Date: 5/3/02: Permit #PLN2002-63 had been grandfathered from a former restaurant at 200 E. Campbell Avenue. A site visit had been conducted after CBC's opening, on July 27, 2015, in order to educate CBC's Manager on the terms of their Outdoor Dining Permit's approval. Per the meeting, staff requested the maintenance of a 4-foot wide clear path of travel along the outdoor seating area by replacing several of the four-person tables with two-person tables near the trees and in tight spaces as shown on the approved site plan. However, the replacement of four-person tables to two-person tables in tight areas has not been achieved. A field measurement taken between CBC's furniture and a tree grate measured 2-feet in length. Therefore, CBC's outdoor dining layout does not meet the minimum pedestrian walkway standards as cited in CMC §21.10.060.H.3.A, where it is stated that "a 4-foot wide pedestrian walkway shall be provided at all times along the public sidewalk". This is also in violation of ADA's 3-foot minimum walkway requirements and CBC's 4-foot minimum standards. (Attachment 2, page 10)

City Code Regulating Outdoor Dining – Campbell Municipal Code §21.10.060.H.3 (Standards and permit requirements for outdoor seating and merchandise display within the public right-of-way) provides general standards for pedestrian walkway clearances. Per this standard, a walkway clearance of 4-feet shall be maintained at all times. In addition, no part of the walkway (clearance) shall be within 2-feet of a building wall, and 1-foot from the face of a curb and should not cross the path of opening doors. Because cars are parked parallel to curbs, the Community Development Director has applied a more conservative application of this standard because car doors opening over a sidewalk creates an accessibility obstacle similar to storefront doors. As a result, the Director applies a greater aisle width standard of approximately 6 to 8 feet, which is in keeping with two courses of sidewalk surfaces. Campbell Municipal Code §21.10.050.F allows the decision-making body to impose more stringent requirements than the minimum required to further General Plan goals and policies. In addition, Campbell municipal code §21.10.060.H also confirms the standards are minimum provisions that can be increased.

The Community Development Director's application of an increased accessibility standard was applied to the Imwalle development (through the application design review process

recommendation). An increased accessibility standard was also applied to the Rendezvous, the Naschmarkt, and Blue Line Pizza Outdoor Dining Permit requests. In addition, existing businesses such as Katie Blooms, La Pizzeria, and Liquid Bread already conform to this standard from previous decisions and their physical development improvements. In the end, the sidewalks between Central Avenue and the Railroad tracks have consistently preserved public sidewalk accessible widths.

Dining Issue Areas for Consideration – All of the outdoor dining projects highlighted earlier in this report that exhibit excellent form and function incorporate a minimum 6-foot path of travel (although most offer an even greater pathway width). This ample sidewalk clearance allows for two people walking side by side to do so comfortably. This extra 2-foot (in most cases) and up to 4-foot of extra clearance also allows for accidental encroachments that often happen when dealing with movable furniture or opening doors. Without additional clearance, outdoor dining encroachment on the minimum pathway is often in violation of City Code as specified in CMC §21.10.060.H.3.A, where it is stated that “a 4-foot wide pedestrian walkway shall be provided at all times along the public sidewalk” and the 3-foot ADA requirement, as well as CBC 4-foot standard. These obstructions can be seen in Stack’s and CBC’s outdoor dining encroachments (Attachment 2, pages 8 and 10, respectively).

Given the staff analysis and explanation of how the Outdoor Dining Permits are being processed, staff seeks City Council feedback on a variety of questions in order to ensure expectations are being met:

- Is the Director applying the correct approach for Outside Dining Permit application proposals? If not, would the Council prefer a more lenient or restrictive approach?
- In light of the issues associated with Pino’s Trattoria and Campbell Brewing Company, should Council consider rescinding those permits and have those businesses apply for new permits? This approach would not be popularly accepted, but the end result could achieve a balance between outside dining allowance and greater public accessibility.
- Should the City consider changing the language in the code to expand the current 4-foot path of travel?
- Staff intends to inform Stack’s and all other unpermitted businesses that they will need an Outdoor Seating Permit. In Stack’s case, this may severely compromise their ability to have outside dining. What are the Council thoughts in this regard?

#### Outdoor Display:

Campbell Municipal Code §21.10.060.H provides standards and permit requirements for outdoor merchandise displays within the public right-of-way. Staff’s research has revealed that most of the outdoor displays exhibited in the Downtown are located on private property and not on public property. Therefore, outdoor displays in the Downtown that are located on private property do not require a Display Permit. With that said, because the Code does not specifically speak to a situation when displays are on private property, one could question if they could be permitted at all under that situation. This nuance will also be discussed within the portable sign discussion.

However, there are examples where outdoor displays encroach upon the public right-of-way and do not possess a Display Permit (Attachment 1). Staff has performed a comprehensive site analysis of each business and assessed outdoor displays' relationship with property lines and sidewalk widths (Attachment 3).

Examples of outdoor displays on private property are as follows:

- Kaledio Lamps: one table display leaving an ample 11-foot pedestrian walkway. (Attachment 3, page 28)
- The Olive Bar: display of a variety of products, leaving a 9-foot 11-inch pedestrian walkway. However, there are situations where the mannequin legs find their way into the public right-of-way. (Attachment 3, page 29)
- Redemption: Clothing display rack and sign, leaving a 14-foot 7-inch pedestrian pathway. (Attachment 3, page 30)

Examples of outdoor displays upon the right-of-way are as follows:

- Skidoo 23, no permit: one clothing rack and one mannequin, leaving a 7-foot 3-inch pedestrian walkway. (Attachment 3, page 31)
- Celtic Shoppe, no permit: one clothing rack, leaving an 8-foot 1-inch pedestrian walkway. (Attachment 3, page 32)
- Primrose Body & Boutique, no permit: two chairs, mannequin and table, leaving a 5-foot 3-inch pedestrian walkway. This is the smallest pathway width that had been recorded in this study, however, it is important to take into consideration that this business is located on a side street (Central Ave.) and not the main street of Campbell Ave. (Attachment 3, page 33)

City Code Regulating Outdoor Display – Campbell Municipal Code §21.10.060 applies to outdoor displays when they are located in the public right-of-way. When displays are located in the right-of-way, an Outdoor Display Permit is required and the display is subject to the requirements of CMC §21.10.060. Most displays in the public right-of-way do not meet these code standards. Merchants use tall clothing racks and hang their merchandise on the walls of buildings; neither is permitted in the code. The permitted code regarding display height CMC §21.10.060.H.5.E states:

Displays, including the merchandise placed on them, may not be more than four feet high. The community development director may approve displays greater than four feet if it can be found that the display will not block the visibility of windows of that business.

Issue Areas for Consideration – According to the current code, outdoor displays cannot be more than 4-feet in height. This would preclude most clothing stores from displaying their goods outdoors on clothing racks.

The intent of the height restriction could be attributed to the desire to maintain visibility into the tenant space, which in turn promotes safety (i.e. if police were needed to respond to an emergency). Another reason could be that the height restriction also helps maintain the integrity of the building's frontage by preserving an aesthetically desired storefront and by restricting the amount of space a business can use to display its wares. Lastly, the intent could have been to promote accessible displays at a height that complies with the American with Disabilities Act.

Although all Downtown displays in the public right-of-way have ample pathway space and allow for the minimum 4-foot pedestrian right-of-way, the code has the potential to preclude most displays that are in the public right-of-way in the Downtown due to the height restriction.

- Given the Community Development Director's application of a wider sidewalk clearance for outside dining, should the same standard apply to outside displays?
- Should the City Code exempt clothing racks from the height limitations since they are taller than four feet by design?
- Should the City adopt standards that apply to outdoor displays on private property?
- Should the City consider removing the height limit, possibly establishing a form of frontage limit?
- Given the nature of businesses that front narrow sidewalks, should the City consider disallowing outdoor display in the public right-of-way when the sidewalk width is less than a specific distance?

#### Outdoor (Portable) Signs:

Portable signs in the Downtown have been subject to much discussion, mainly between staff members; the City rarely receives resident complaints on portable signs in the Downtown. City sign regulations are located in two sections of the Zoning Code. The Campbell Municipal Code provides development standards for the City as a whole within its Sign Ordinance (Chapter 21.30) and also provides for specific sign standards for businesses in the Downtown (Chapter 21.10). In fact, Chapter 21.30 refers the reader to Chapter 21.10 when applying sign criteria in the Downtown. While there are specific provisions within the Sign Ordinance (Chapter 21.30) that prohibit portable signs, there are no such provisions contained in the Downtown sign regulations (Chapter 21.10).

Because Downtown Campbell is a unique social and economic environment as compared to other commercial shopping centers outside the Downtown, the Community Development Director has viewed a business's ability to have portable signs as permissible so long as the signs are not located on public property. This line of reasoning is commensurate with the fact that there are no provisions that specifically speak to a Downtown business owner's ability to have an outdoor display on private property as discussed in the Outdoor Display section. However, such displays do exist in the Downtown (e.g., Recycle Bookstore). This line of reasoning is equally commiserated with the fact that the C-3 standards only permit outside when located on public property per section 21.10.060.B.4. However, we know there are numerous examples of outside dining on private property.

When looking at why a City would prohibit portable signs in areas outside of the Downtown, an obvious reason is because most commercial centers are developed in similar arrangements where a sea of parking separates the actual business store front from the street. It is only natural for a business owner to seek greater exposure by placing a portable sign out towards the street where most signs are then tethered to a light pole for fear of vandalism or sign theft. In this regard, the portable sign would undoubtedly be placed within the public right-of-way.

The Downtown is physically developed differently than traditionally designed shopping or strip centers whereby the storefront is located much closer to the street thereby limiting the need to place a portable sign far from the business store front. It should be said that in no case does either Chapter 21.10 or Chapter 21.30 permit signs in the public right-of-way. It should also be said that in many situations in Downtown Campbell, many portable signs are located on private property.

Based on the above reasons, the Community Development Director has allowed the practice of businesses that wish to have portable signs so long as the signs are located up against their business and out of the public right-of-way. What the Director has not done is officially permit the signs because there is no clear process to do so, pending a rewrite of the City's Sign Ordinance Provisions. Allowing portable signs in this manner is similar to how many of the City's shopping centers place portable signs within their pedestrian arcades.

In order to fully comprehend the state of portable signage in the Downtown, staff performed a comprehensive site analysis of each business and assessed the outdoor signs' relationship with property lines and sidewalk widths (Attachment 4).

Examples of signs on private property are as follows:

- Redemption: this sign is of high quality and is eye catching. This sign does not obstruct the pedestrian path of travel and leaves a 14-foot 7-inch pathway. (Attachment 4, page 42)
- The Courtyard: these two signs are a great example of the typical A-frame wood signs found in the Downtown. These signs are tucked against the building wall on private property and do not obstruct pedestrian path of travel, leaving an 8-foot 6-inch pathway. (Attachment 4, page 43)
- The Socialight: this wood sign is attractive and adds to the vibrancy of the Downtown. Tucked away from the pedestrian pathway on private property this sign leaves a 16-foot 6-inch pathway on Campbell Ave. (Attachment 4, page 44)

However, there are instances of signs obstructing the pedestrian right-of-way:

- Besties Boutique, not on private property: This business's A-frame sign has been prone to obstruct the public right-of-way see Attachment 4, page 45, for an example.
- Frost, not on private property: Due to signage, display and dining obstructing the pedestrian right-of-way, the pedestrian path of travel is restricted to the minimum 4-foot clearance; this creates a pinch point in the otherwise spacious path of travel when passing through Frost's signage, display and dining. (Attachment 4, page 46)

City Code Regulating Outdoor Signs – Staff has historically used the sign standards contained within Chapter 21.10 (C-3 Zone District – Downtown) when establishing signage allowances in Downtown Campbell. As stated above, the provisions are silent to portable sign's allowance or prohibition per those standards, which is no different than the City's Code not providing development standards for outside displays when located on private property. The main reason why the Director does not use the provisions of Chapter 21.30 (Sign Ordinance) is because of the clear direction provided in Chapter 21.10 (C-3 Zone District – Downtown). Pursuant to Section 21.10.060.K;

Sign Regulations for C-3 (Central Business District) zoning district. The following provisions shall apply to the C-3 (Central Business District) zoning district only and shall supersede those listed under Chapter 21.30 (Signs).

Pursuant to that clear direction, the reader is directed to not apply the provisions of Chapter 21.30 (Sign Ordinance). Of course, this creates other challenges because the Sign Permit process provisions are contained within that Chapter. However, staff has recently been advised by the City Attorney that sign permit procedures are not technically "discretionary", which will be addressed at the time the City prepares its comprehensive update.

When analyzing how the Director is able to render such an interpretation, Section 21.02.020.A provides such authority:

Authority. The community development director shall have the responsibility and authority to interpret the meaning and applicability of all provisions and requirements of this Zoning Code.

Regardless of the Director's authority, it is important to ensure that the provisions of the Campbell Municipal Code are being applied consistent with City Council expectations. In this regard, the Director has elected to bring this issue to the Council for discussion and guidance.

Issues for Consideration – There are certainly numerous ways to form an interpretation of the City's sign standards. Obtaining City Council opinion will help shape future interpretations and Zoning Text Amendments.

- A comprehensive update to the City's sign provisions has been envisioned to resolve the relationship between the Sign Ordinance and the C-3 Zoning District. Because staff is finding it difficult to perform an update outside of hiring an independent consultant, does the City Council believe that the current interpretation is working well at this time?
- Does the Council feel that portable signs add to the vitality of Downtown Campbell?
- Does the Council support Downtown portable signs at all?

- Does the Council believe that Downtown portable signs create aesthetic concerns, despite the fact that the Community Development Department rarely receives public complaints?
- Does the Council believe there are businesses that have a greater need for portable signs because they are located off the main street? Would the Council see the need to provide different allowances for those businesses as compared to those that have direct frontage on Campbell Avenue?

## **NEXT STEPS**

The information contained in this report represents a summary of observations that were found after conducting the Outdoor Dining, Sign and Display Survey (Attachments 2,3, and 4). The following bullet points outline the next steps in the process.

- Outdoor Dining. Provide guidance on the issue areas identified in Downtown's outdoor dining.
- Outdoor Display. Identify next steps for display parameters in the Downtown.
- Outdoor Signs. Provide guidance on portable sign presence in the Downtown.

The Council may direct specific next steps on the issues brought forward in this report.

## **CONCLUSION**

The following represents the total questions asked by staff:

### Outdoor Dining

- Is the Director applying the correct approach for Outside Dining Permit application proposals? If not, would the Council prefer a more lenient or restrictive approach?
- In light of the issues associated with Pino's Trattoria and Campbell Brewing Company, should Council consider rescinding those permits and have those businesses apply for new permits? This approach would not be popularly accepted, but the end result could achieve a balance between outside dining allowance and greater public accessibility.
- Should the City consider changing the language in the code to expand the current 4-foot path of travel?
- Staff intends to inform Stack's that they will need an Outdoor Seating Permit, to which their ability to have outside dining will be severely compromised. What are the Council thoughts in this regard?

### Outdoor Display

- Given the Community Development Director's application of a wider sidewalk clearance for outside dining, should the same standard apply to outside displays?
- Should the City Code exempt clothing racks from the height limitations since they are taller than four feet by design?

- Should the City adopt standards that apply to outdoor displays on private property?
- Should the City consider removing the height limit, possibly establishing a form of frontage limit?
- Given the nature of businesses that front narrow sidewalks, should the City consider disallowing outdoor display in the public right-of-way when the sidewalk width is less than a specific distance?

#### Outdoor Portable Signs

- A comprehensive update to the City's sign provisions has been envisioned to resolve the relationship between the Sign Ordinance and the C-3 Zoning District. Because staff is finding it difficult to perform an update outside of hiring an independent consultant, does the City Council believe that the current interpretation is working well at this time?
- Does the Council feel that portable signs add to the vitality of Downtown Campbell?
- Does the Council support Downtown portable signs at all?
- Does the Council believe that Downtown portable signs create aesthetic concerns, despite the fact that the Community Development Department rarely receives public complaints?
- Does the Council believe there are businesses that have a greater need for portable signs because they are located off the main street? Would the Council see the need to provide different allowances for those businesses as compared to those that have direct frontage on Campbell Avenue?

#### **ATTACHMENTS**

Attachment 1: Permit index

Attachment 2: Outdoor Dining Survey

Attachment 3: Outdoor Display Survey

Attachment 4: Outdoor Sign Survey

Attachment 1

## Outdoor Dining, Display and Sign Index

### Outdoor Dining - page 1

Business	Address	Permit	Permit Number	Issue Date
2 Ooal	276 E. Campbell Ave	CUP	PLN2012-196	10/23/2012
3 Mo's	278 E. Campbell Ave	CUP	PLN2012-196	10/23/2012
4 Willard Hicks	280 E. Campbell Ave	CUP	PLN2012-196	10/23/2012
5 Rendezvous Wine Bar	394 E. Campbell Ave	Yes	PLN2015-118	5/1/2015
6 Socialight	368 E. Campbell Ave	Yes	PLN2015-100	5/12/2015
7 Blue Line Pizza	415 E. Campbell Ave	Yes	PLN2011-266	11/22/2011
8 Stacks	139 E Campbell Ave	No		
9 Pinos Trattoria	360 E. Campbell Ave	Yes	PLN2010-253	10/27/2010
10 Campbell Brewing Compan	200 E. Campbell Ave	Yes	PLN2002-63	5/3/2002
11 Snake and Butterfly	191 E. Campbell Ave	No		
12 Spread	193 E. Campbell Ave	CUP	PLN2012-08	1/31/2102
13 La PanotiQ	195 E. Campbell Ave	Yes	PLN2014-154	7/10/2014
14 Frost	199 E. Campbell Ave	No		
15 Aqui	201 E. Campbell Ave	Yes	PLN2002-09	3/6/2006
16 Tessora's Barra di Vino	234 E. Campbell Ave	Yes	PLN2012-205	1/8/2013
17 Sushi Confidential	247 E. Campbell Ave	Yes	PLN2012-34	1/16/2012
18 El Guapo's	266 E. Campbell Ave	Yes	PLN2012-62	5/10/2012
19 Campbell Creamery	267 E. Campbell Ave	Yes	PLN2010-176	8/12/2010
20 Starbucks	267 E. Campbell Ave	Yes	PLN2009-86	8/17/2009
21 Valley Orchard Coffee	349 E. Campbell Ave	Yes	Outdoor Seating '94	8/11/1994
22 Katie Blooms	369 E. Campbell Ave	Yes	UP 97-21/S 97-24	1/27/1997
23 La Pizzeria	373 E. Campbell Ave	No		
24 Liquid Bread	379 E. Campbell Ave	CUP	PLN2013-244	9/24/2013
25 Naschmarkt	384 E. Campbell Ave	Yes	PLN2011-131	5/19/2011
26 A'Bellagio	33 S. Central Ave	Yes	PLN2000-60	6/1/2000

### Outdoor Display - page 27

Business	Address	Permit	On Private Property
28 Kaleido Lamps	197 E. Campbell Ave	No	Yes
29 The Olive Bar	232 E. Campbell Ave	No	Yes
30 Redemption	241-A E. Campbell Ave	No	Yes
31 23 Skidoo	342 E. Campbell Ave	No	No
32 Celtic Shoppe	354 E. Campbell Ave	No	No
33 Primrose Body & Boutique	31 N. Central Ave	No	Partially
34 Simply Smashing	241-B E. Campbell Ave	No	Yes
35 Recycle Book Store	275 E. Campbell Ave	No	Yes
36 The Courtyard	295 E. Campbell Ave	No	Yes
37 Steepers	346 E. Campbell Ave	No	No
38 The Jewel Box	350 E. Campbell Ave	No	Yes
39 The European Cobblery	389 E. Campbell Ave	No	Yes
40 Urban Girl	395 E. Campbell Ave	No	Partially

### Outdoor Signs - page 41

Business	Address	On Private Property
42 Redemption	241-A E. Campbell Ave	Yes
43 The Coutyard	295 E. Campbell Ave	Yes
44 Socialight	368 E. Campbell Ave	Yes
45 Besties Boutique	411 E. Campbell Ave	No
46 Frost	199 E. Campbell Ave	No
47 BayCoTech	155 E. Campbell Ave	No
48 Snake and Butterfly	191 E. Campbell Ave	No
49 La PanotiQ	195 E. Campbell Ave	Partially
50 The Olive Bar	232 E. Campbell Ave	No
51 Sushi Confidential	247 E. Campbell Ave	No
52 El Guapos's	266 E. Campbell Ave	No
53 Campbell Creamery	267 E. Campbell Ave	No
54 Starbucks	267 E. Campbell Ave	No
55 Mo's Campbell	278 E. Campbell Ave	Yes
56 Steepers	346 E. Campbell Ave	No
57 The Jewel Box	350 E. Campbell Ave	Yes
58 The European Cobblery	389 E. Campbell Ave	No
59 Kwench	428 E. Campbell Ave	No

**Attachment 2**

**Outdoor Dining Inventory**

**Downtown Campbell**

**February 16, 2016**

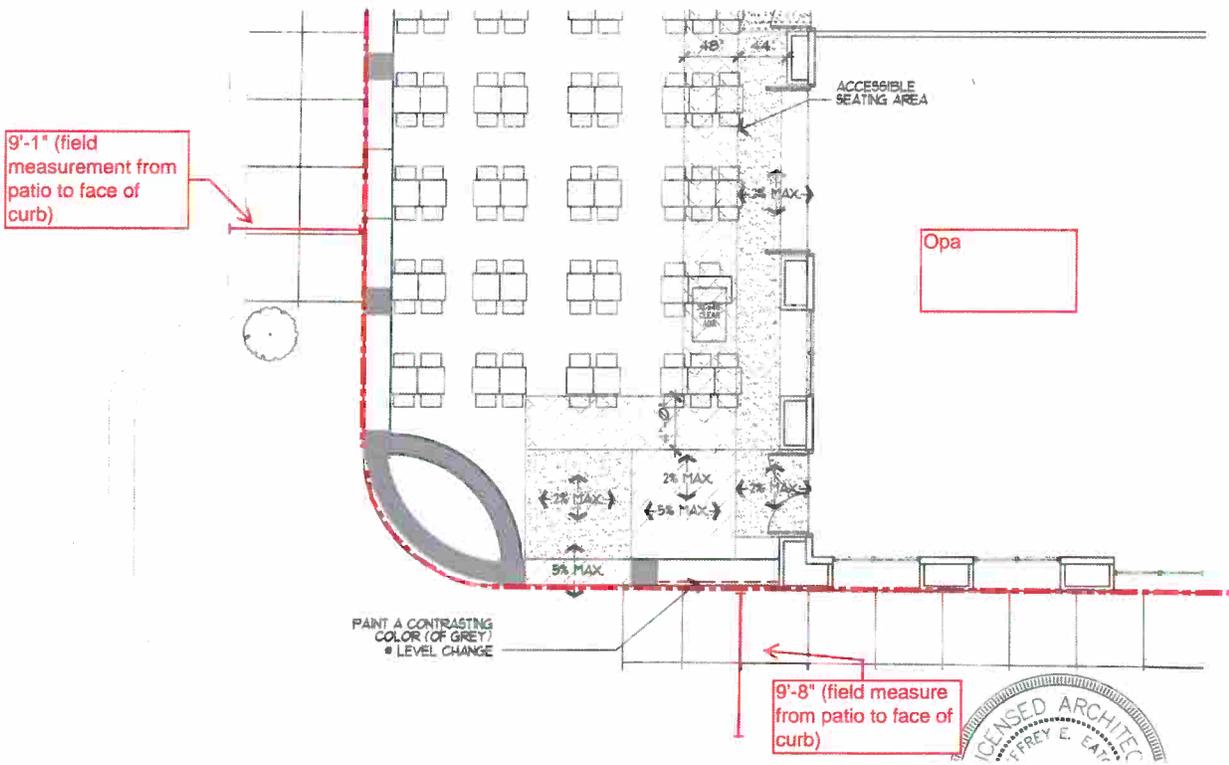
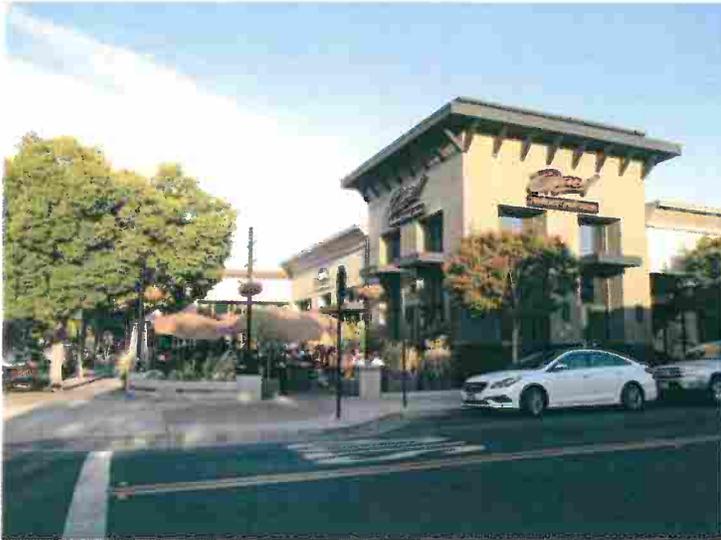
**Prepared By:**

**Nicole Brown  
Economic Development Coordinator**

**Opa!** | 276 E. Campbell Ave

Permit #PLN2012-196

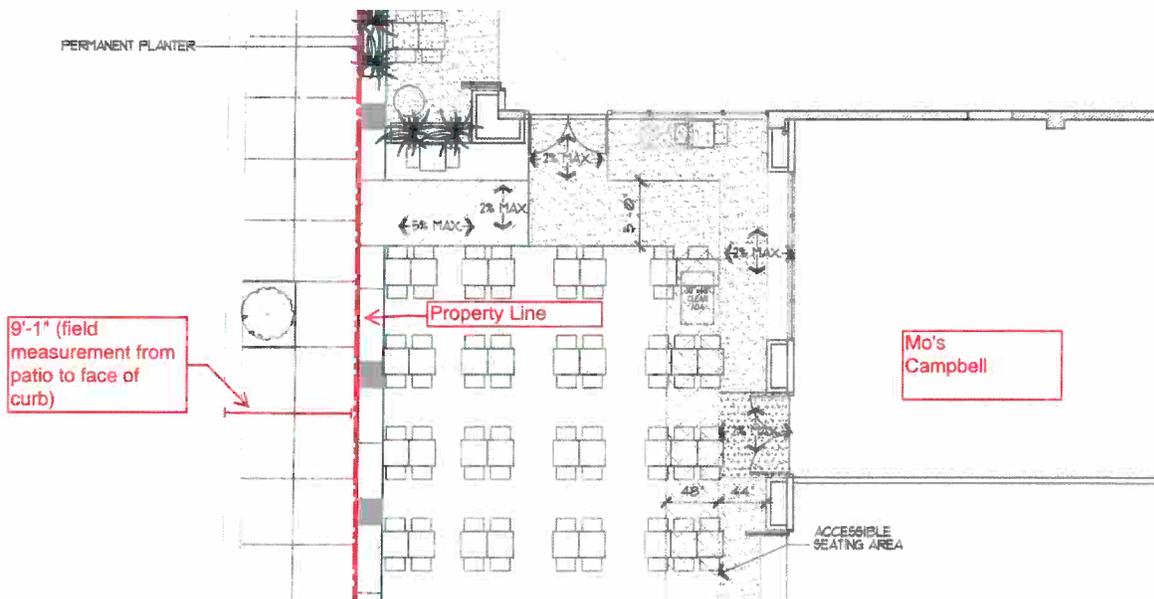
Issue Date: 10/23/12



Mo's | 278 E. Campbell Ave

Permit #PLN2012-196

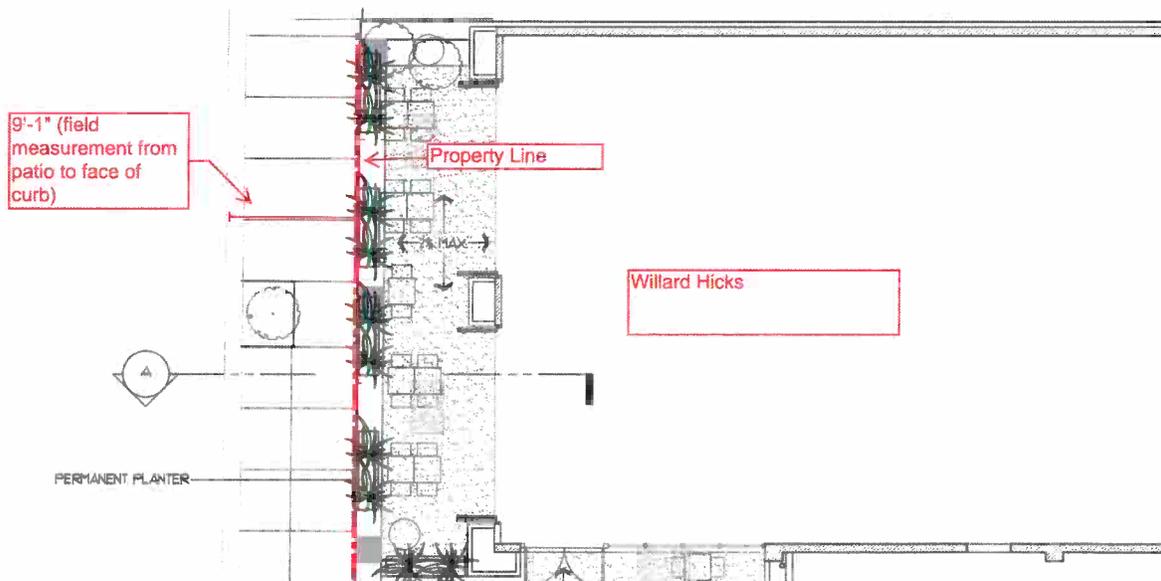
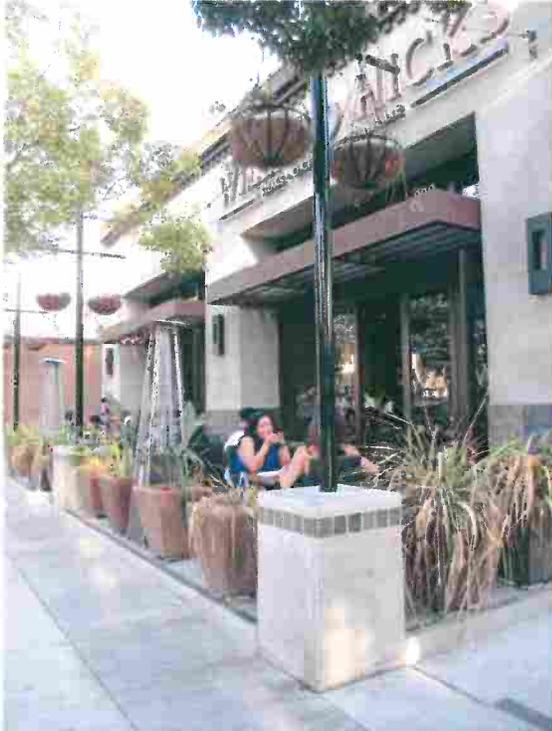
Issue Date: 10/23/12



**Willard Hicks** | 280 E. Campbell Ave

Permit #PLN2012-196

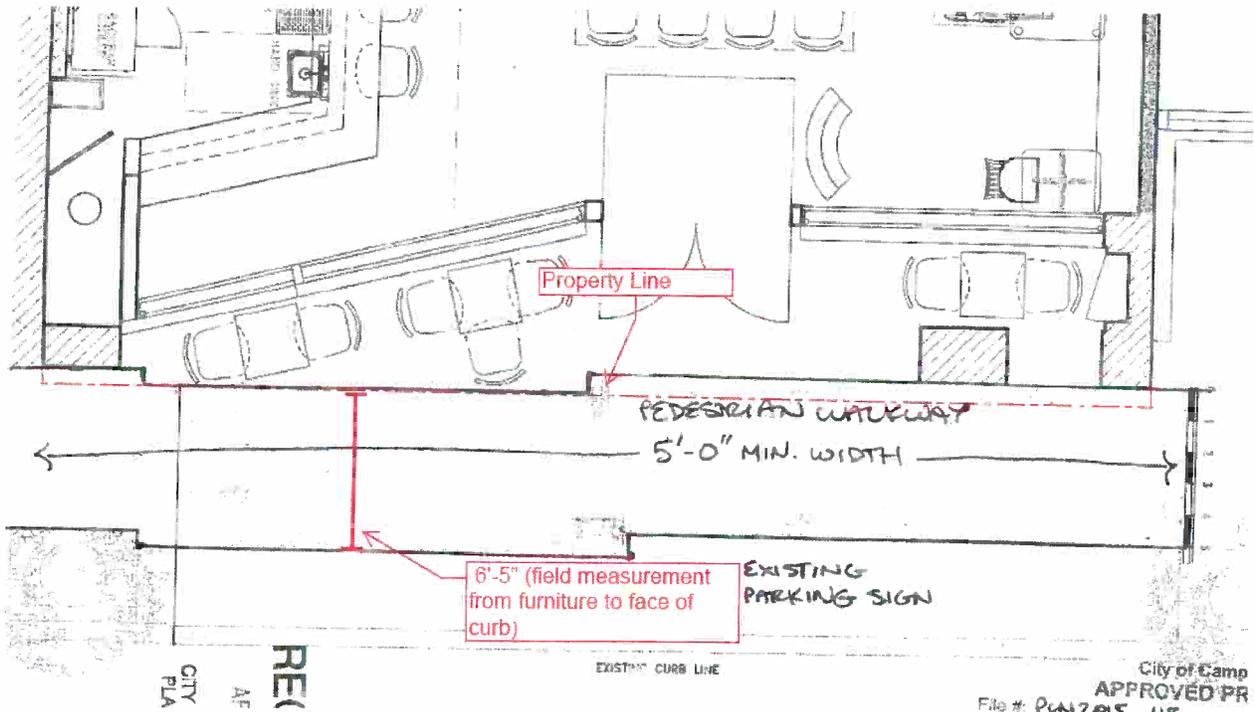
Issue Date: 10/23/12



**Rendezvous Wine Bar** | 394 E. Campbell Ave

Permit #PLN2015-118

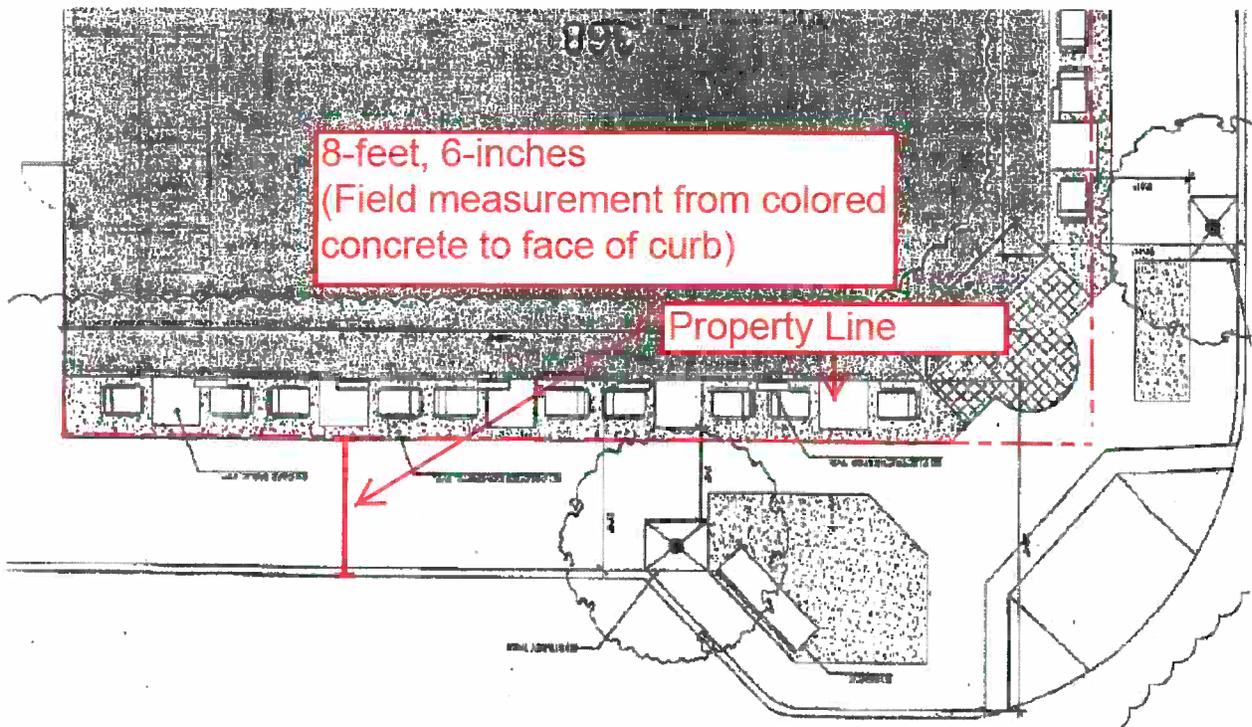
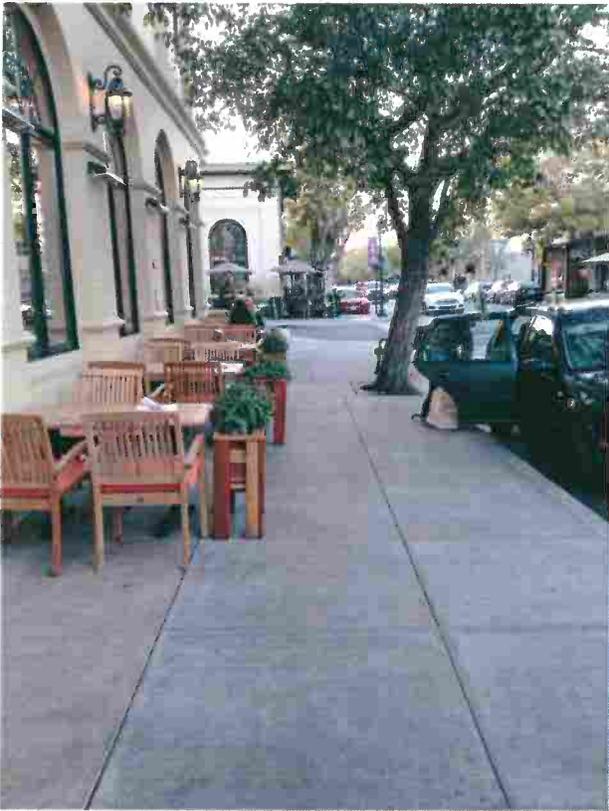
Issue Date: 5/1/15



**Socialight** | 368 E. Campbell Ave

Permit # PLN2015-100

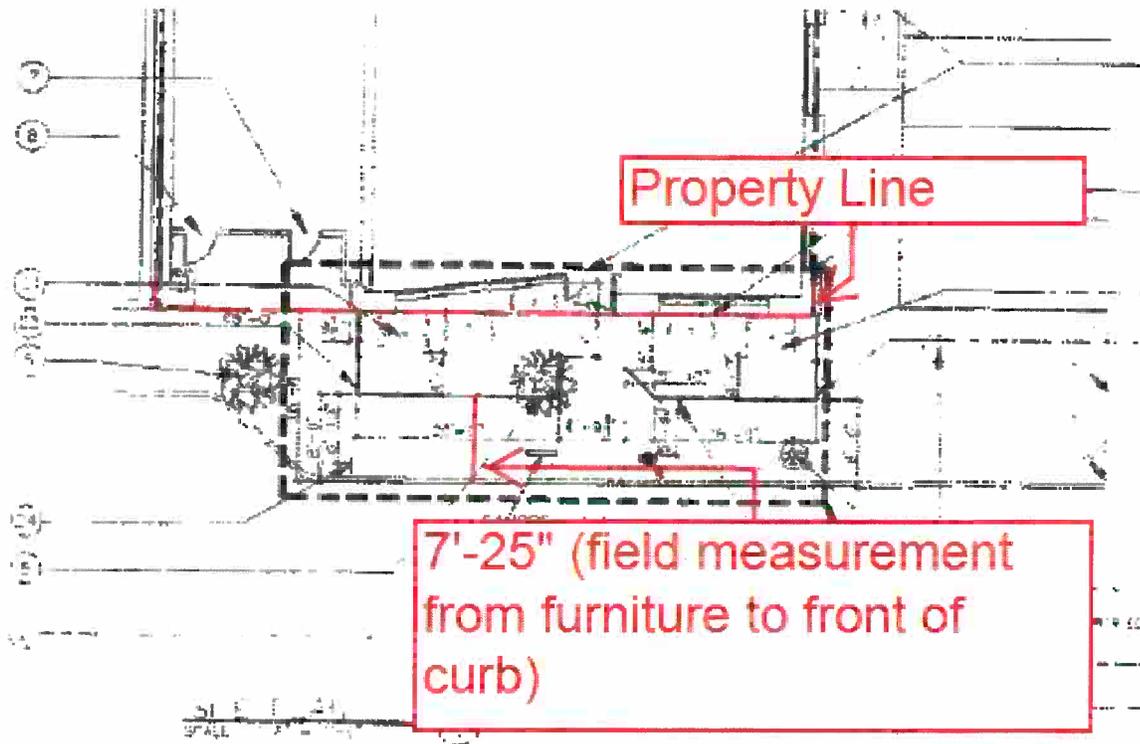
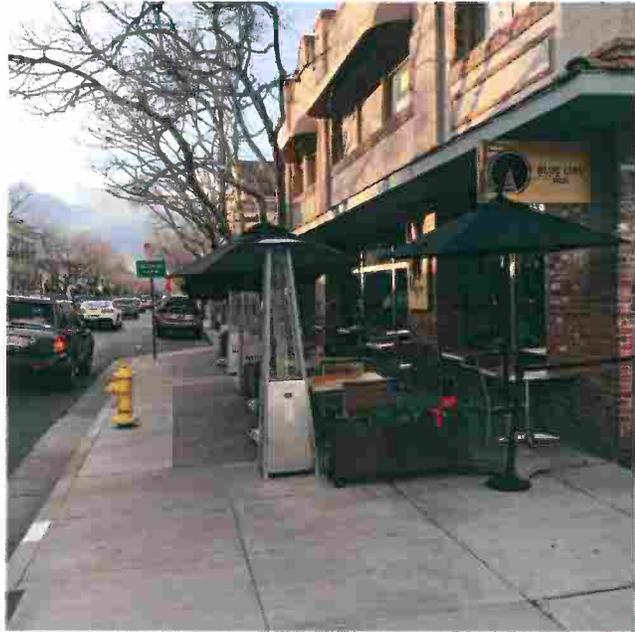
Issue Date: 5/12/15



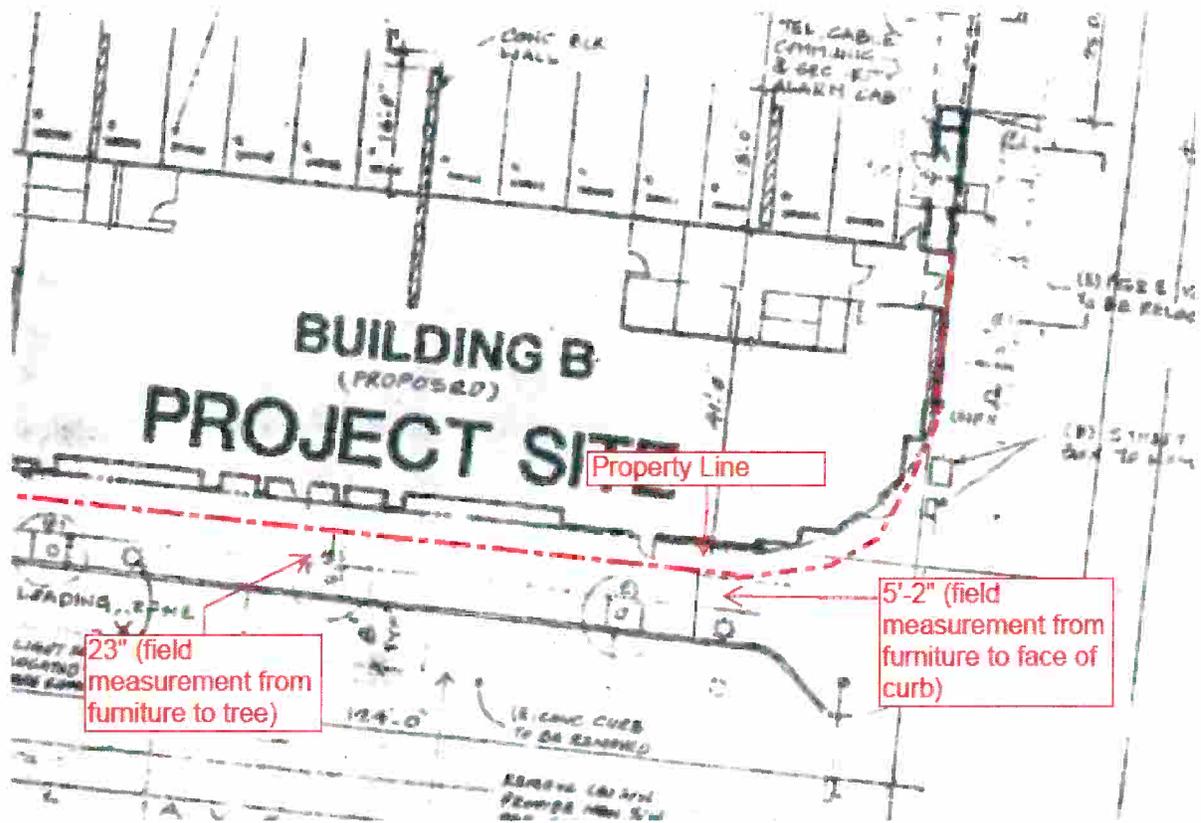
**Blue Line Pizza** | 415 E. Campbell Ave

Permit #PLN2011-266

Issue Date: 11/22/11



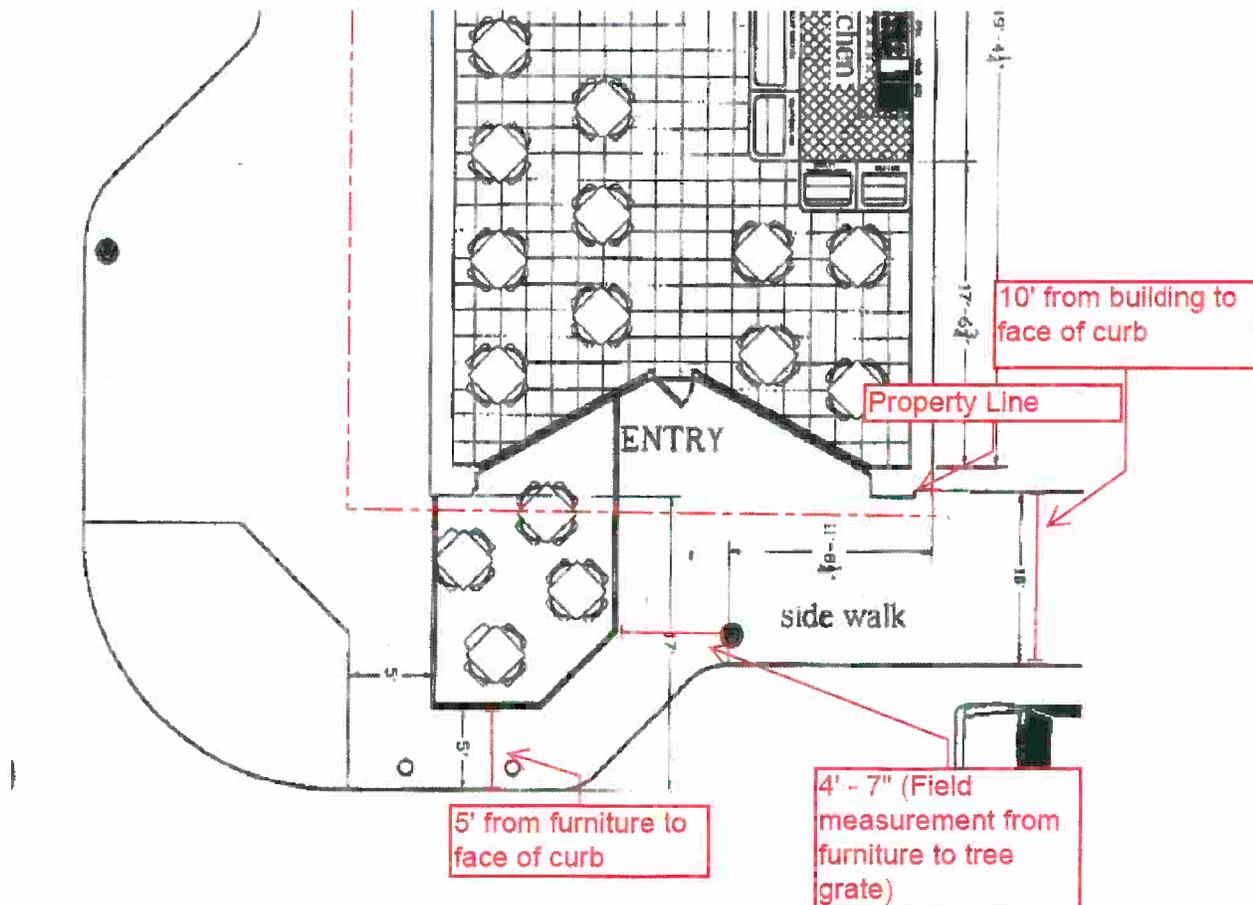
Stacks | 139 E. Campbell Ave



**Pino's Trattoria** | 360 E. Campbell Ave

Permit #PLN2010-253

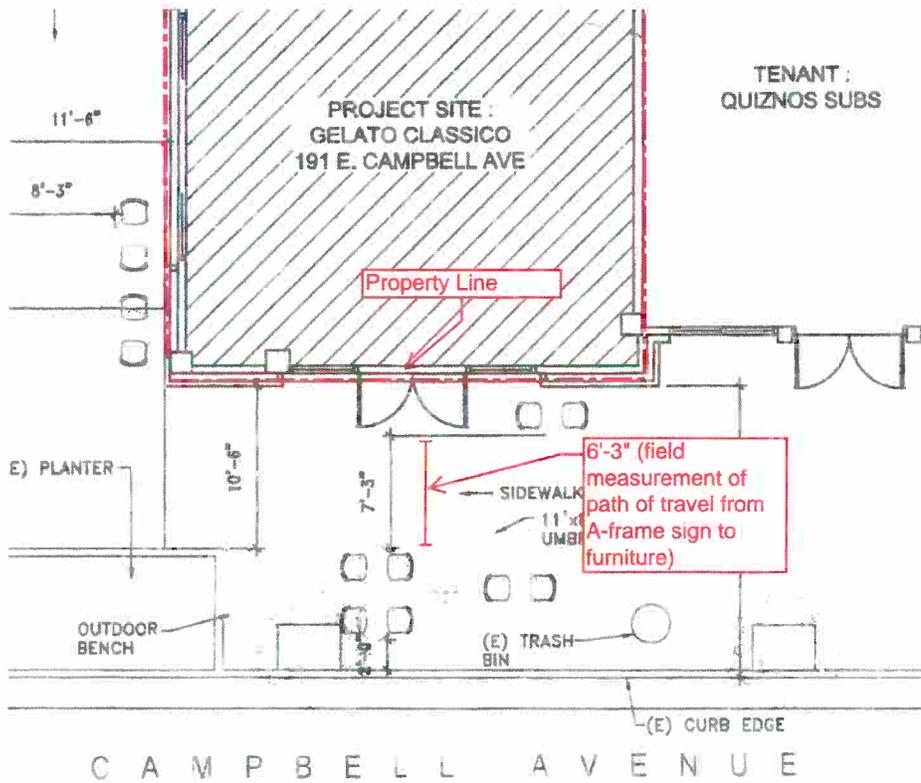
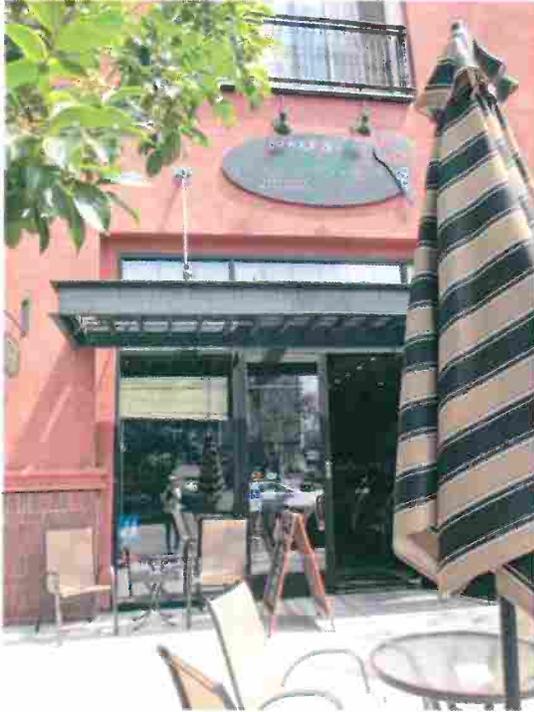
Issue Date: 10/27/10



Campbell Ave



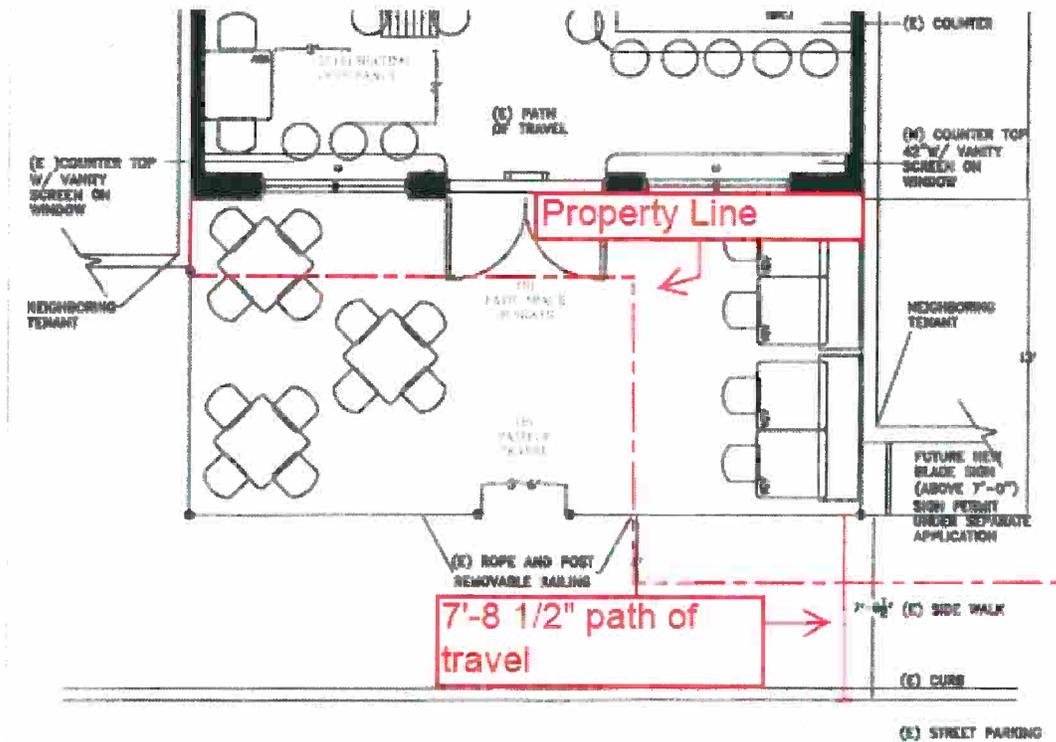
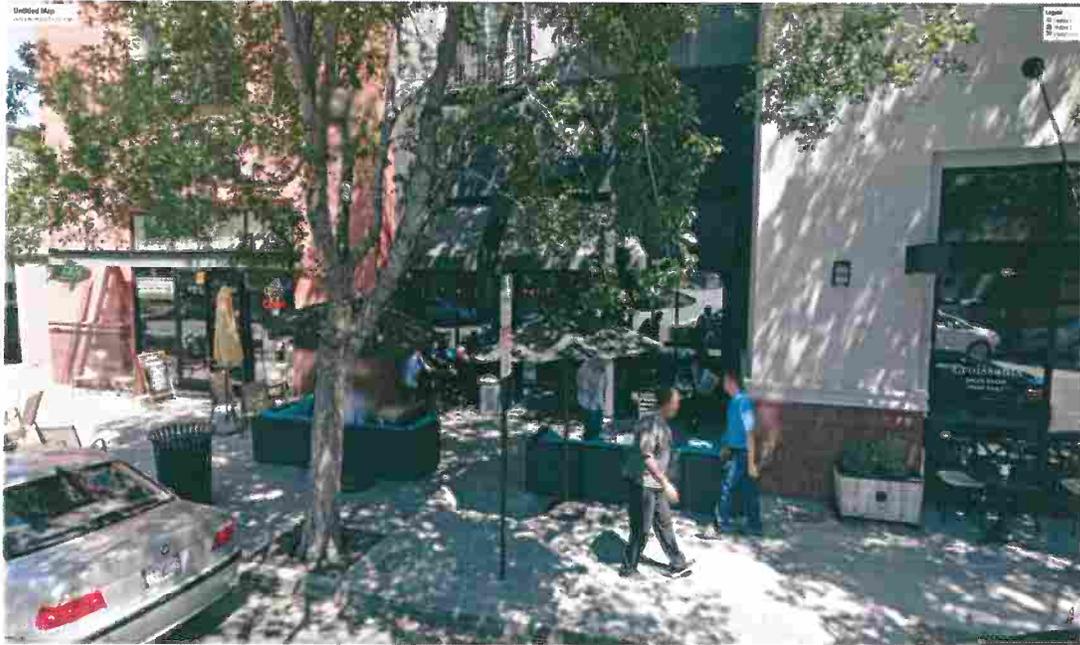
Snake & Butterfly | 191 E. Campbell Ave



**Spread** | 193 E. Campbell Ave

Permit #PLN2012-08

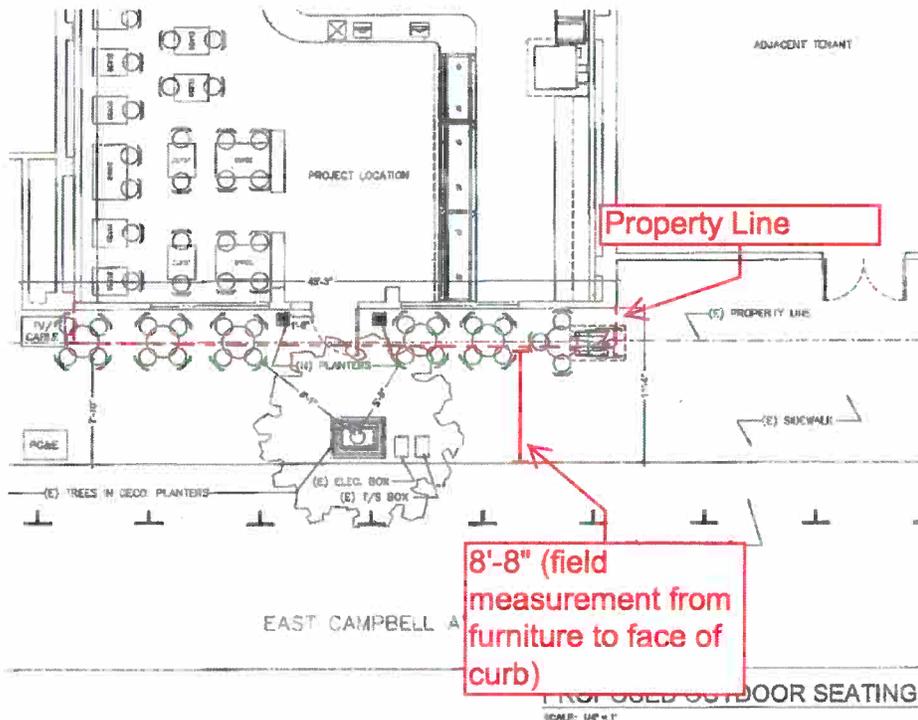
Issue Date: 1/31/12



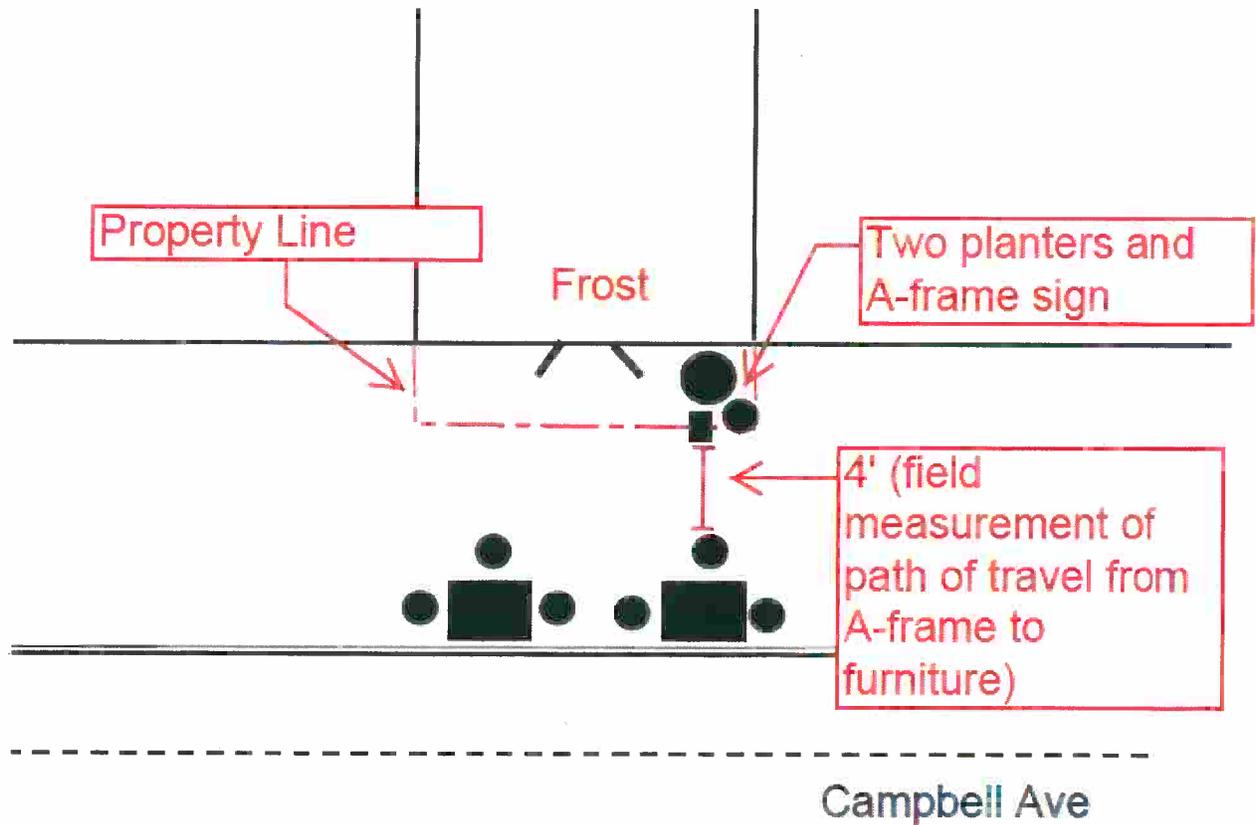
**La PanotiQ** | 195 E. Campbell Ave

Permit #PLN2014-154

Issue Date: 7/10/14



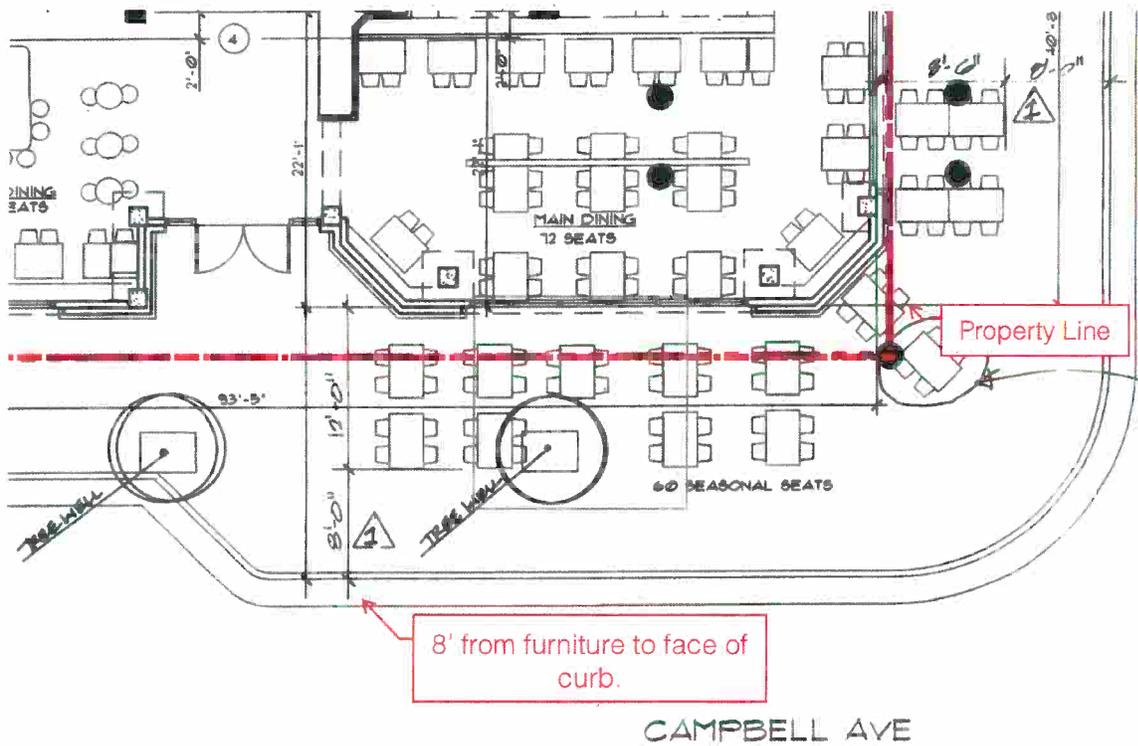
**Frost** | 199 E. Campbell Ave



**Aqui** | 201 E. Campbell Ave

Permit #PLN2006-09

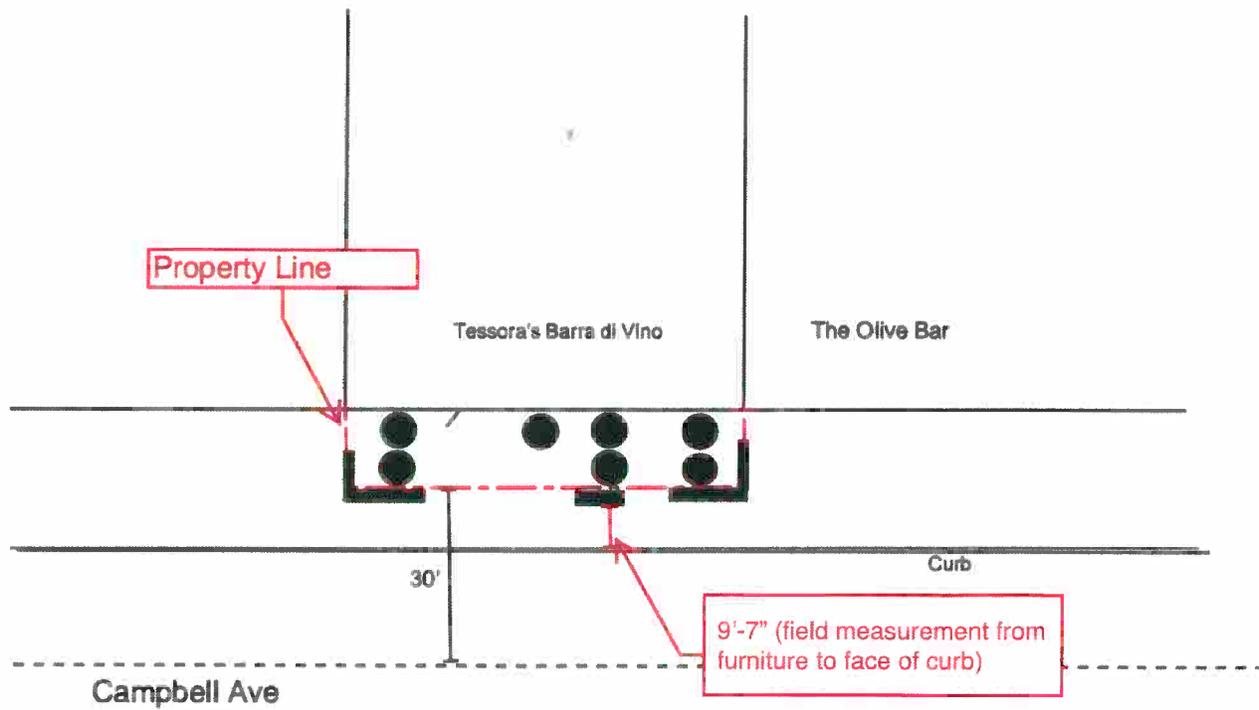
Issue Date: 3/6/06



**Tessora's Barra di Vino** | 234 E. Campbell Ave

Permit #PLN2012-205

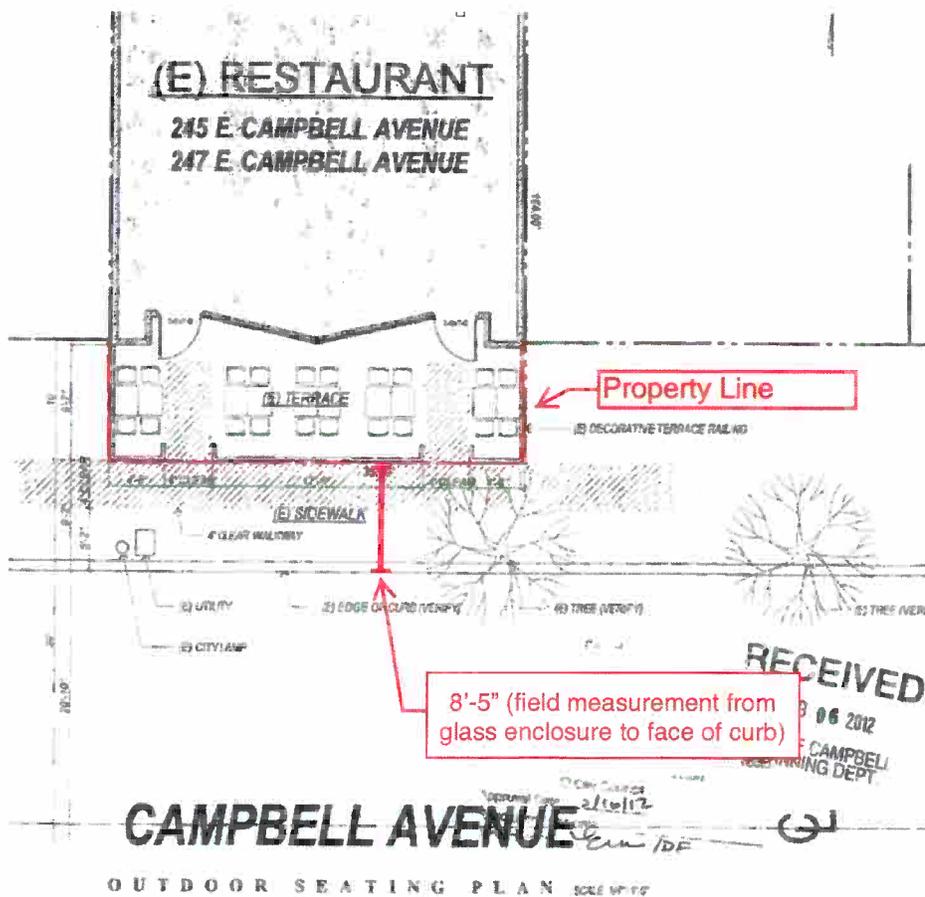
Issue Date: 1/8/13



**Sushi Confidential** | 247 E. Campbell Ave

Permit #PLN2012-34

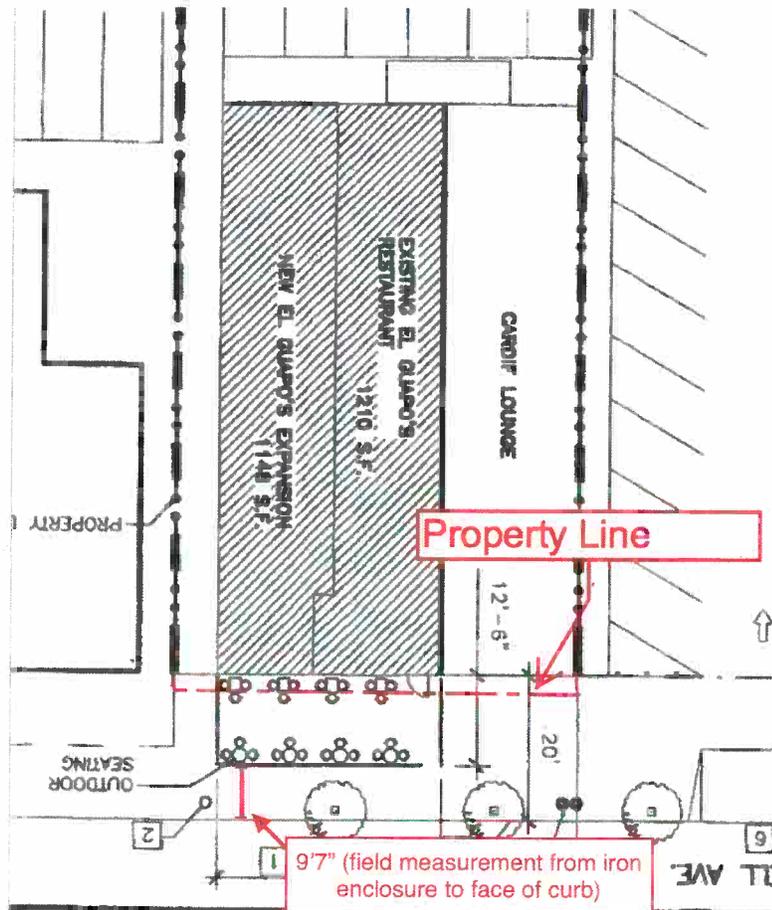
Issue Date: 1/16/12



**El Guapo's** | 266 E. Campbell Ave

Permit #PLN2012-62

Issue Date: 5/10/12



**Campbell Creamery** | 267 E. Campbell Ave

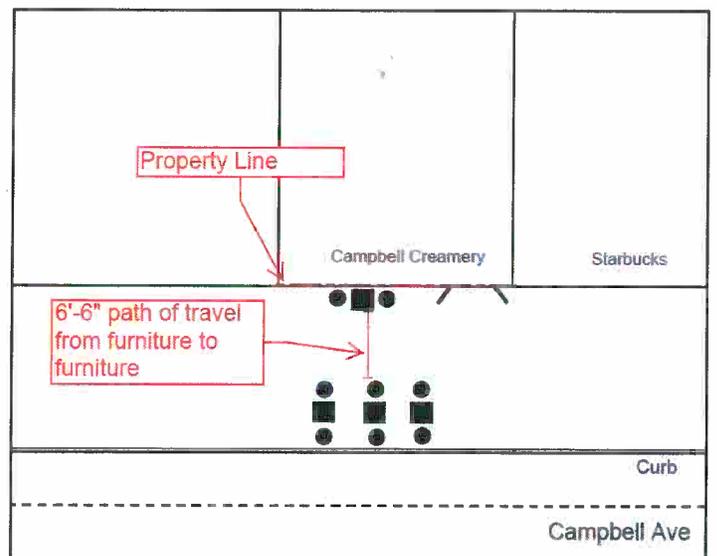
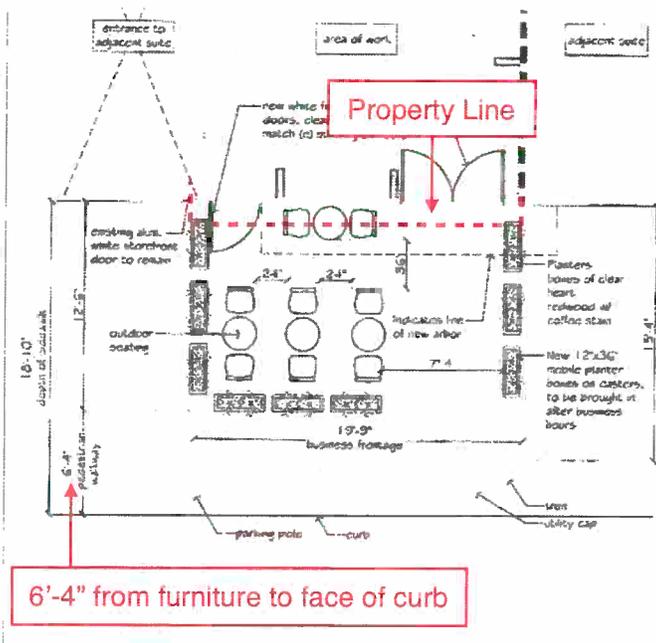
Permit #PLN2010-176

Issue Date: 8/12/2010



**Submitted Plans**

**Surveyed Layout**



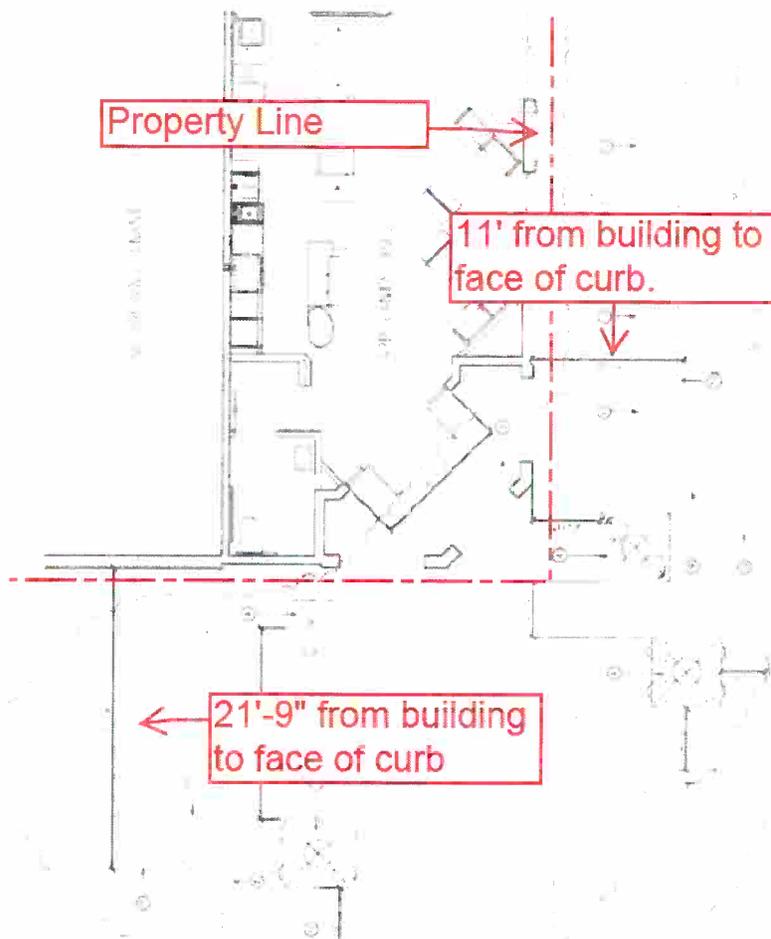
Campbell Avenue



**Starbucks** | 267 E. Campbell Ave

Permit #PLN2009-86

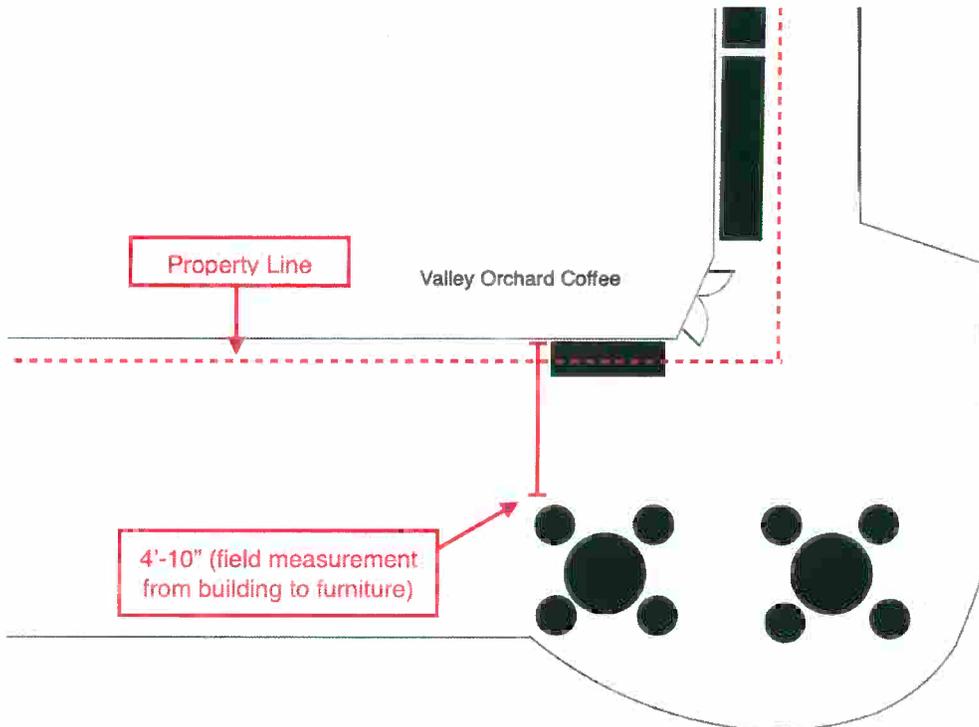
Issue Date: 8/17/2009



**Valley Orchard Coffee** | 360 E. Campbell Ave

Permit # Outdoor Seating 1994

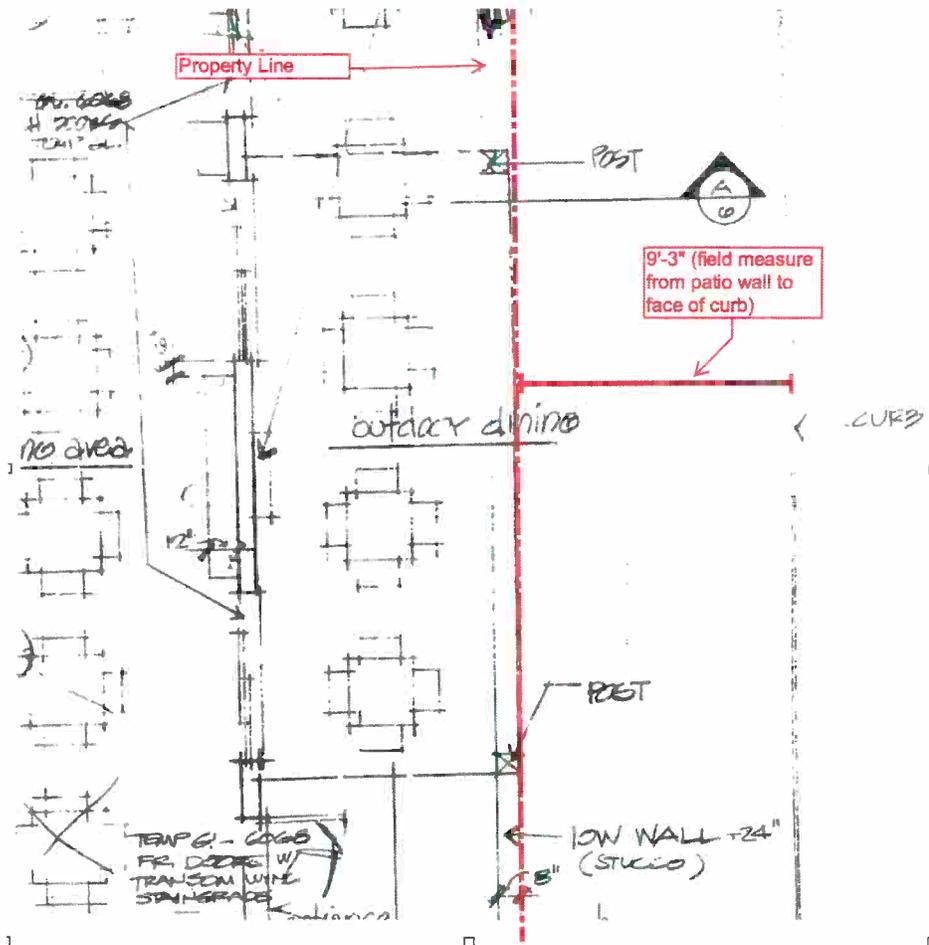
Issue Date: 08/11/94



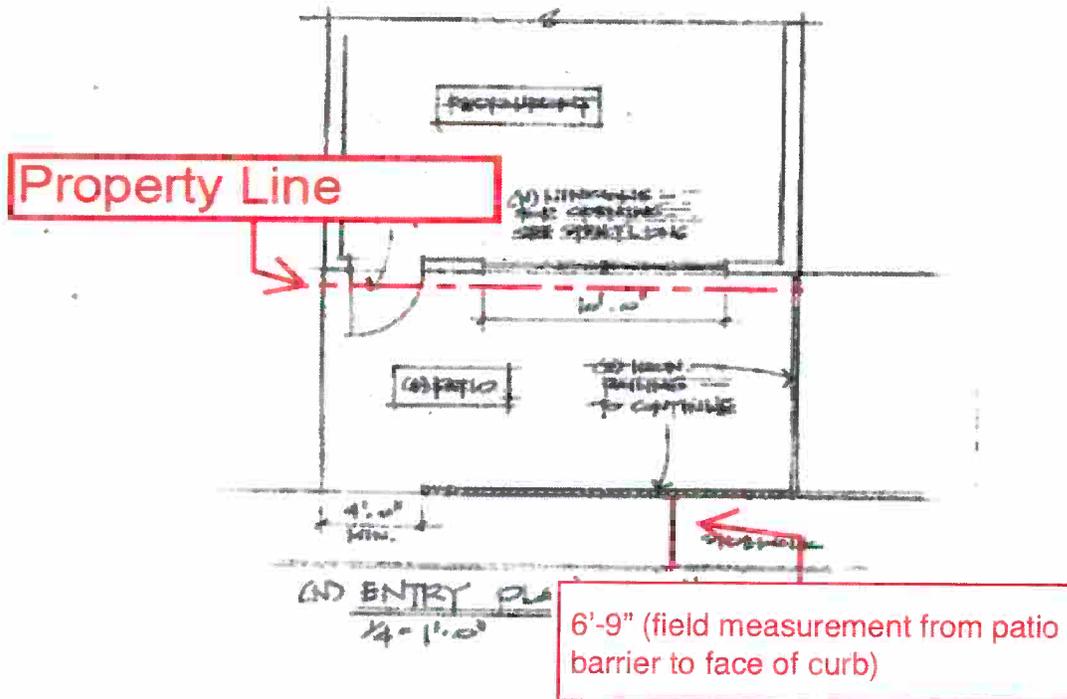
**Katie Blooms** | 369 E. Campbell Ave

Permit #UP 97-21/S 97-24

Issue Date: 01/27/97



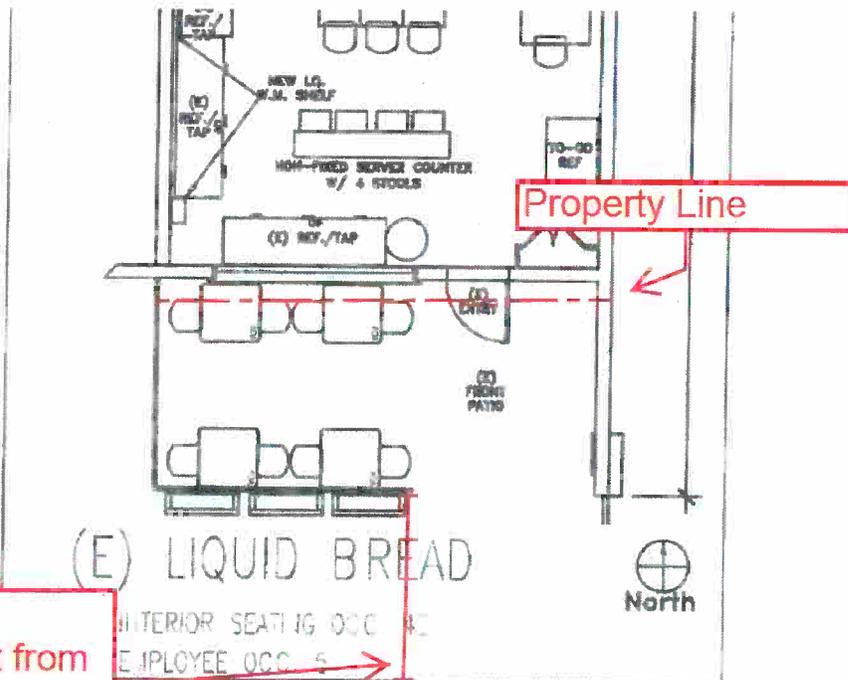
La Pizzeria | 373 E. Campbell Ave



**Liquid Bread** | 379 E. Campbell Ave

Permit # PLN2013-244

Issue Date: 9/24/13

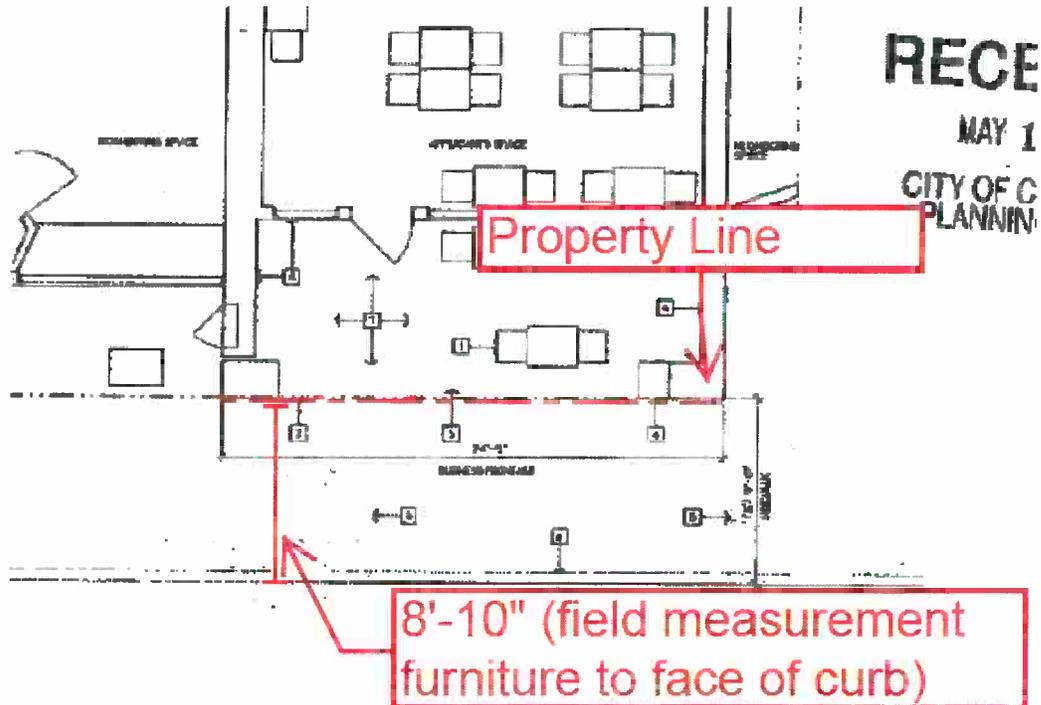
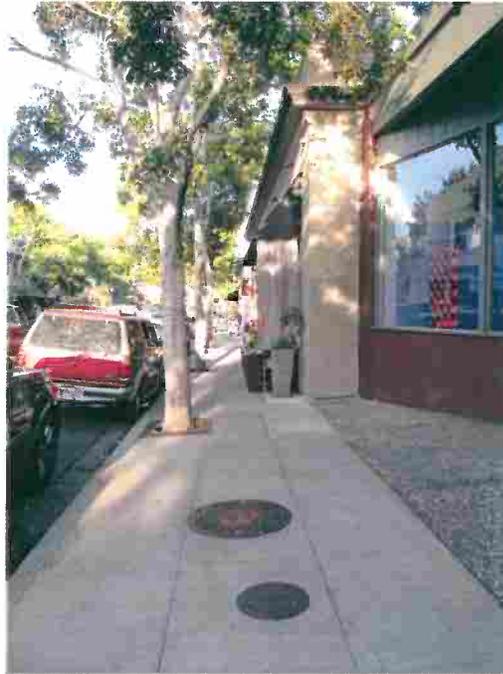


9'-1" (field measurement from patio enclosure to face of curb)

**Naschmarkt** | 384 E. Campbell Ave

Permit # PLN2011-131

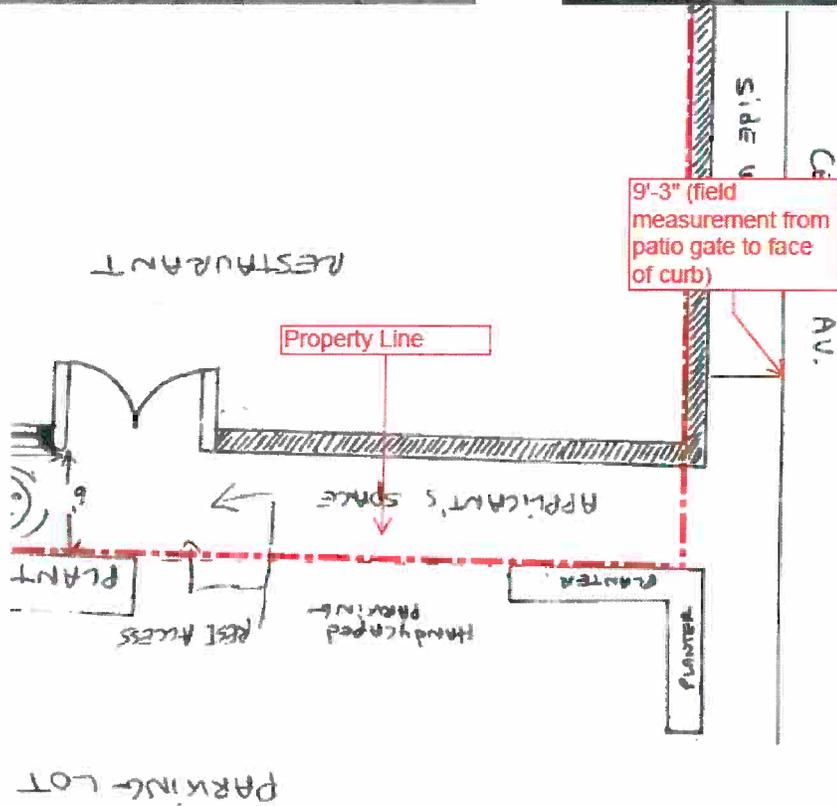
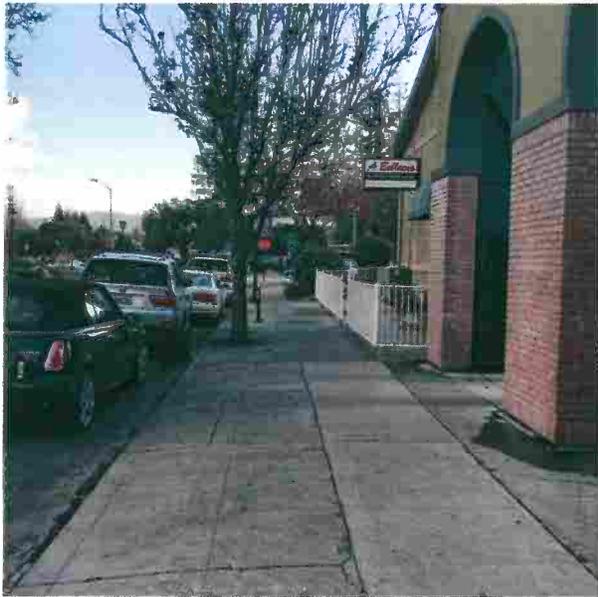
Issue Date: 5/19/11



**A' Bellagio** | 33 Central Ave

Permit # PLN2000-60

Issue Date: 6/1/2000



**Attachment 3**

**Outdoor Display Inventory**

**Downtown Campbell**

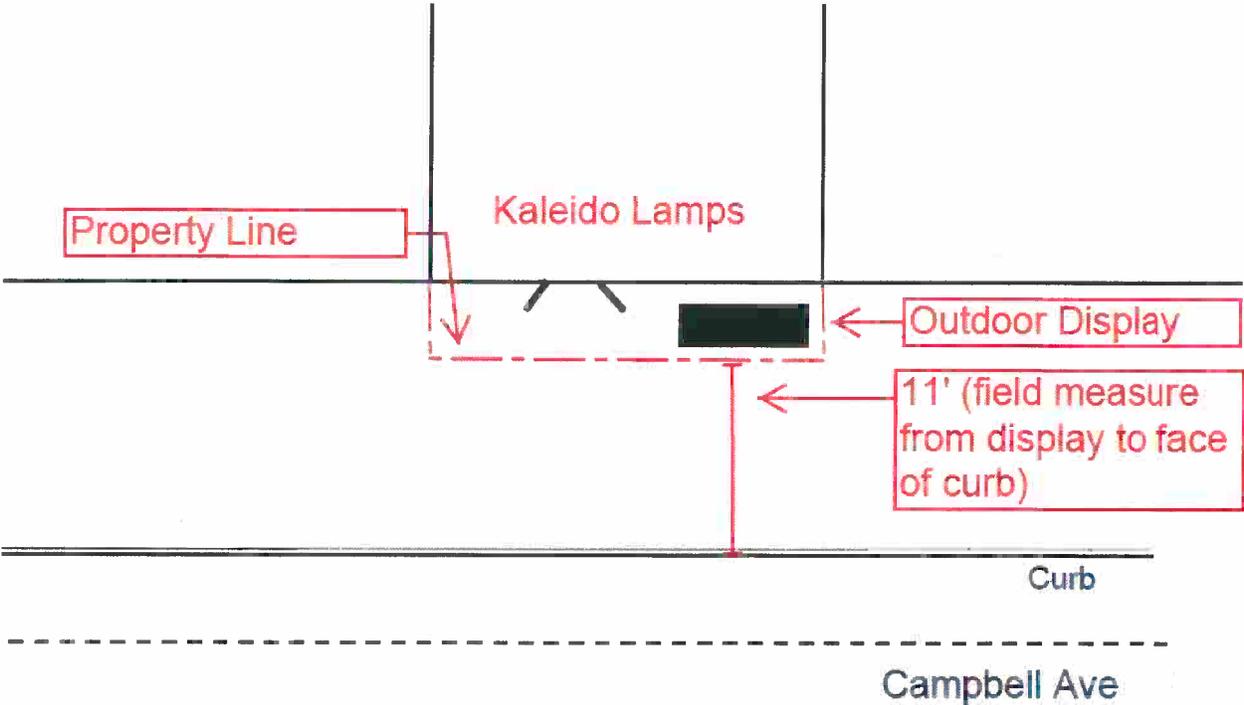
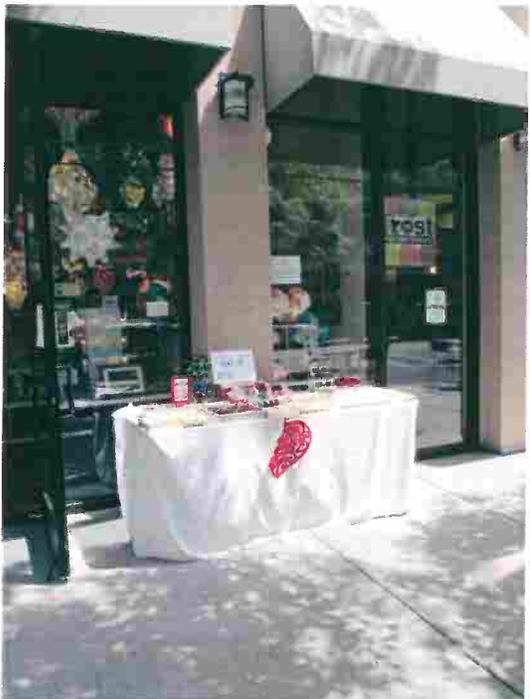
**February 16, 2016**

**Prepared By:**

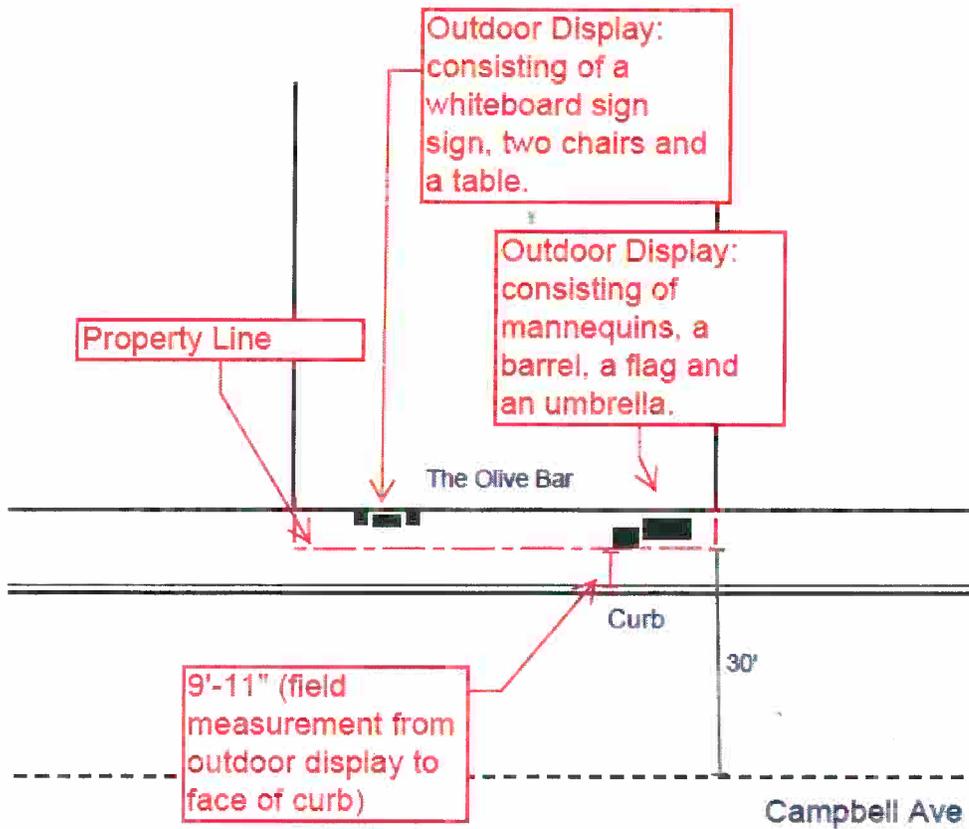
**Nicole Brown**

**Economic Development Coordinator**

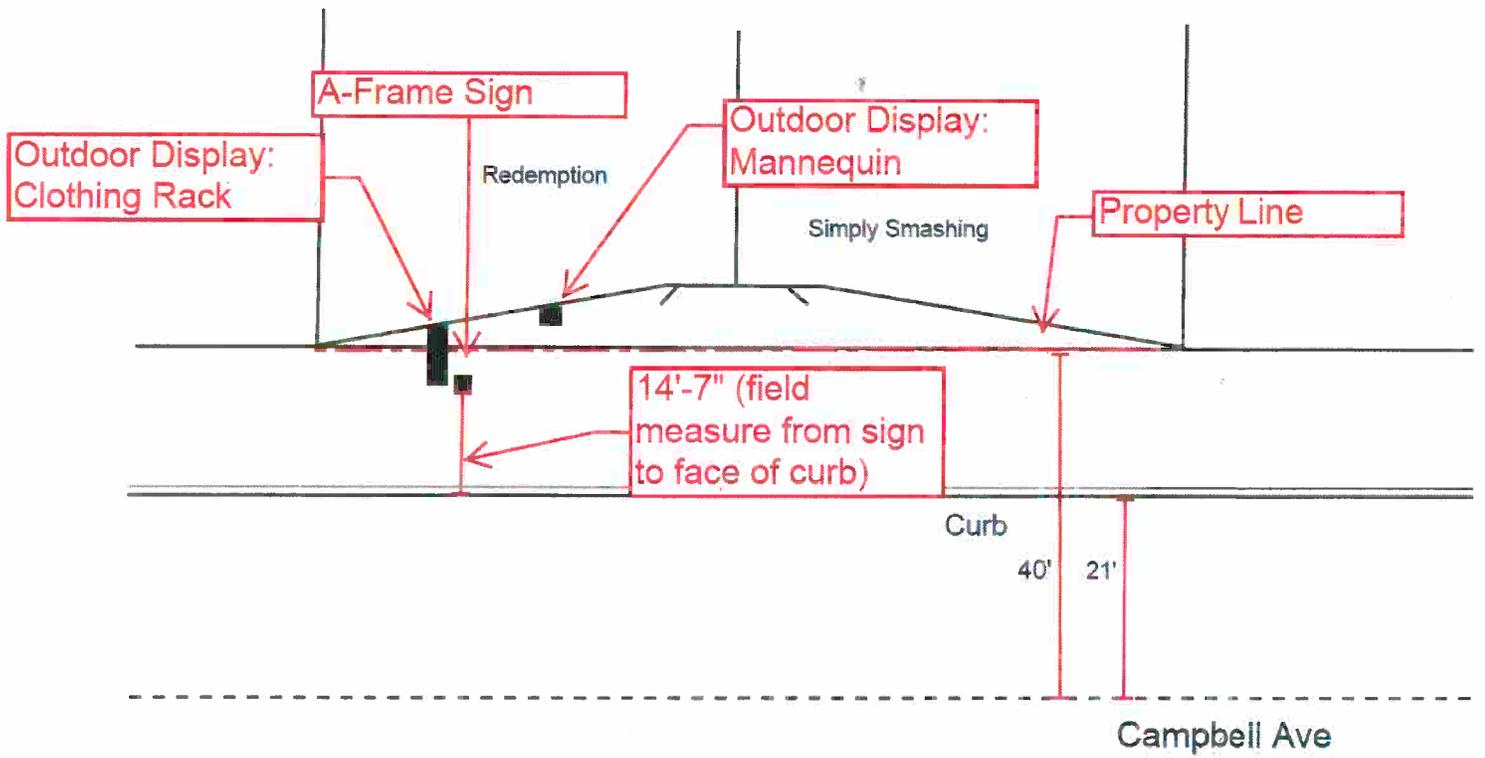
**Kaleido Lamps** | 197 E. Campbell Ave



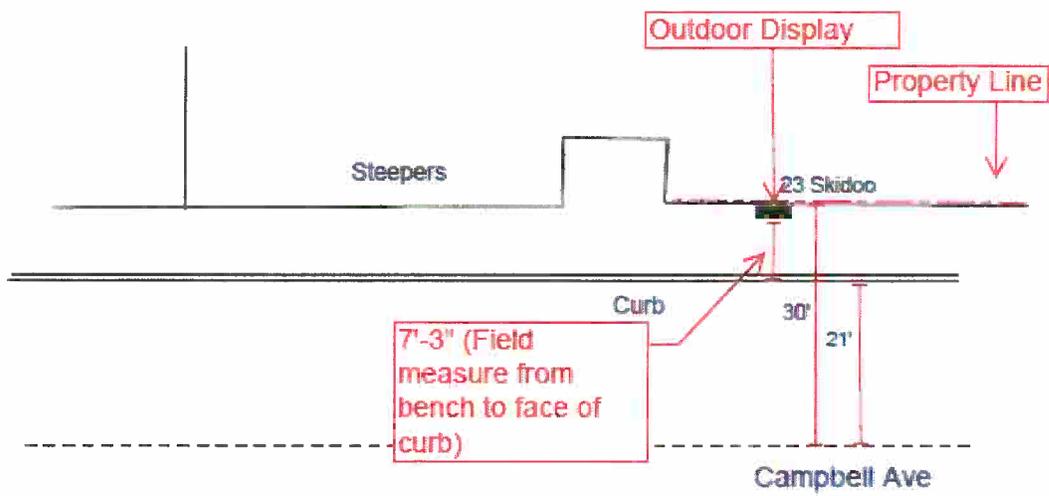
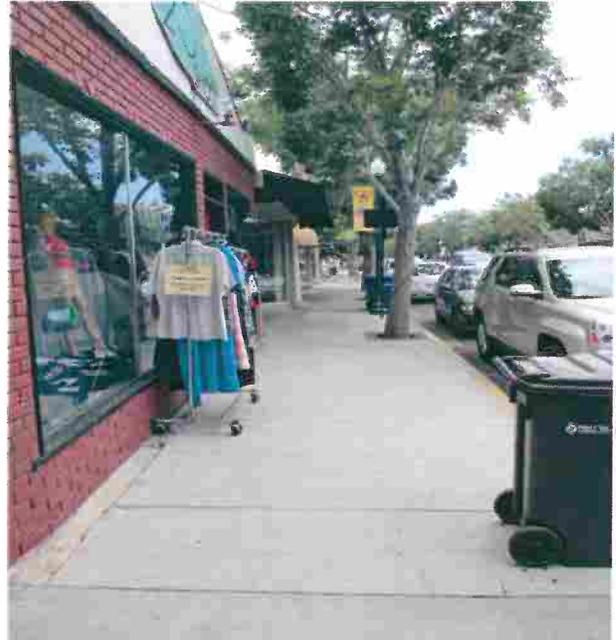
**The Olive Bar** | 232 E. Campbell Ave



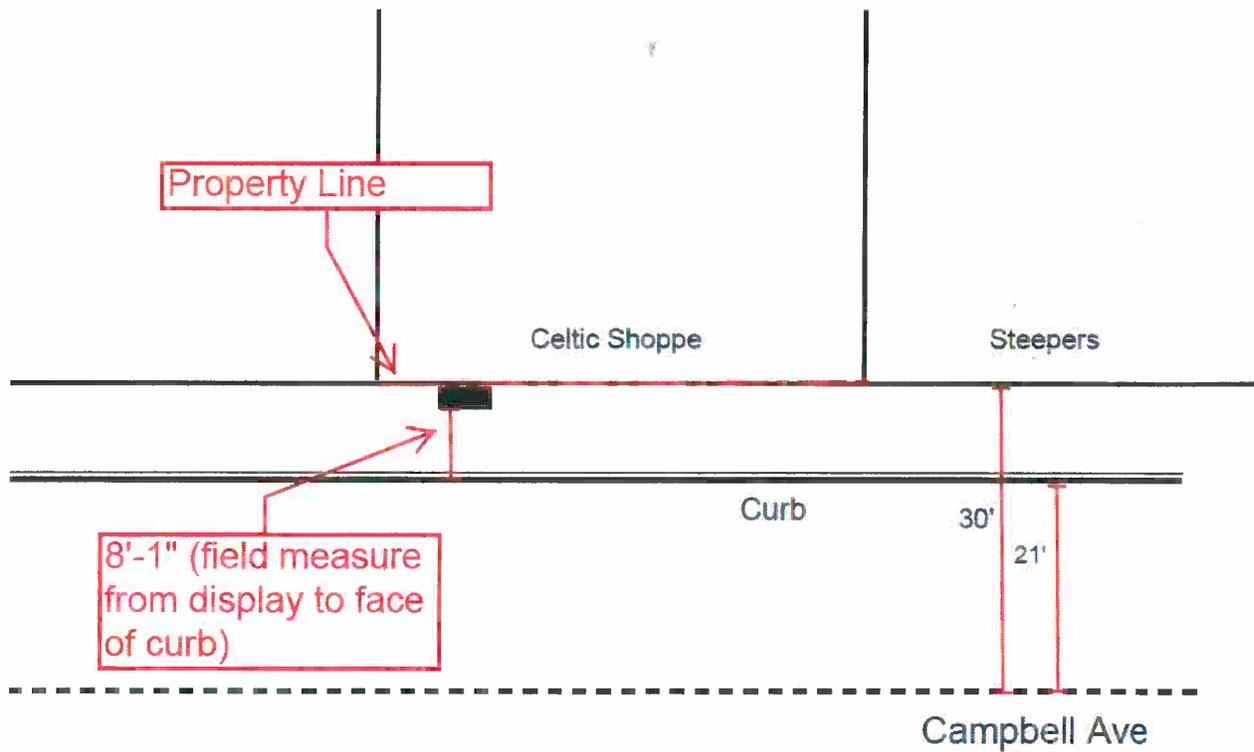
Redemption | 241-A E. Campbell Ave



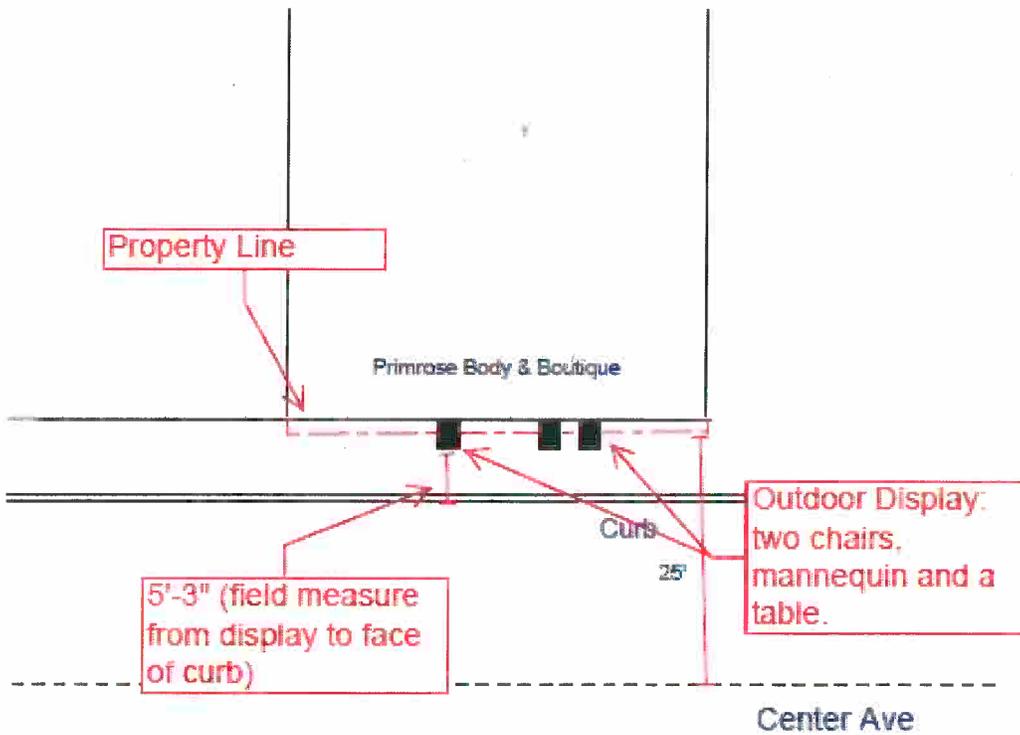
23 Skidoo | 342 E. Campbell Ave



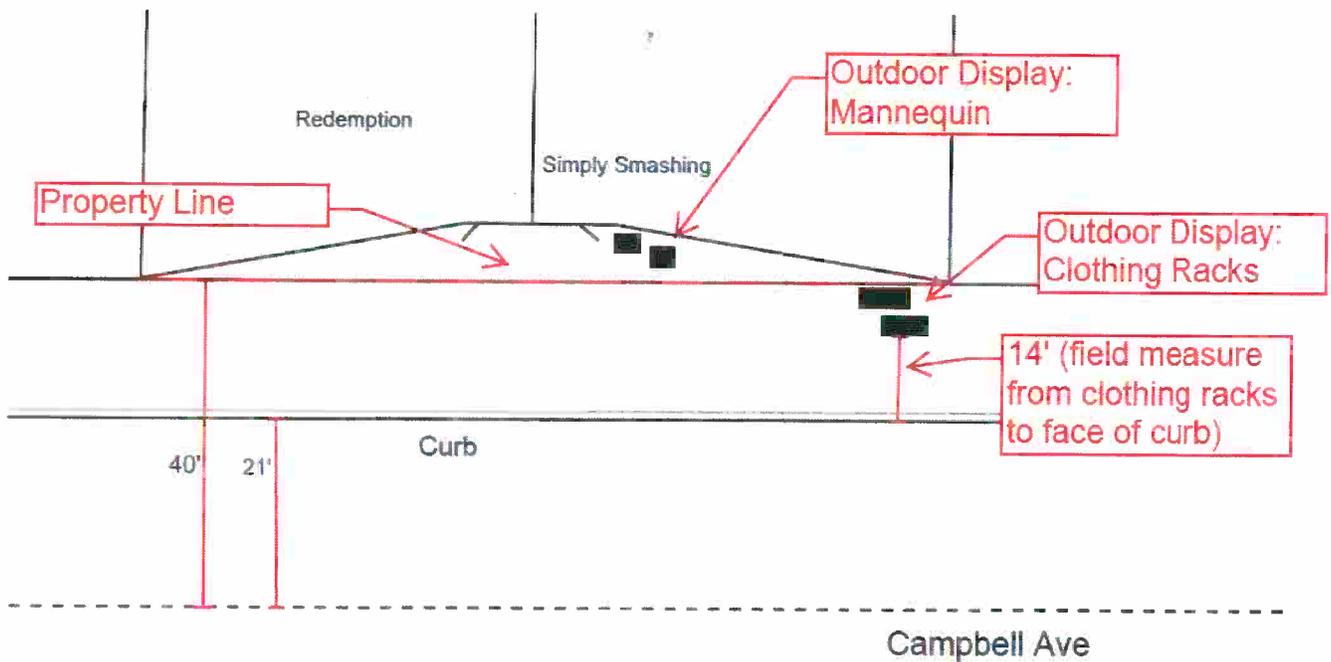
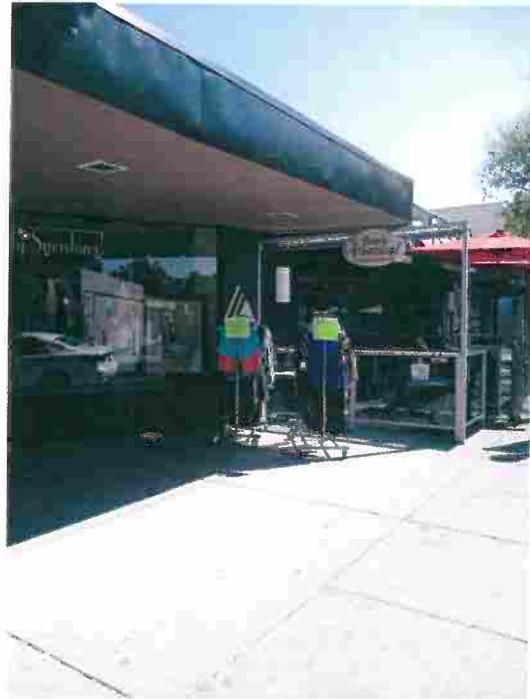
Celtic Shoppe | 354 E. Campbell Ave



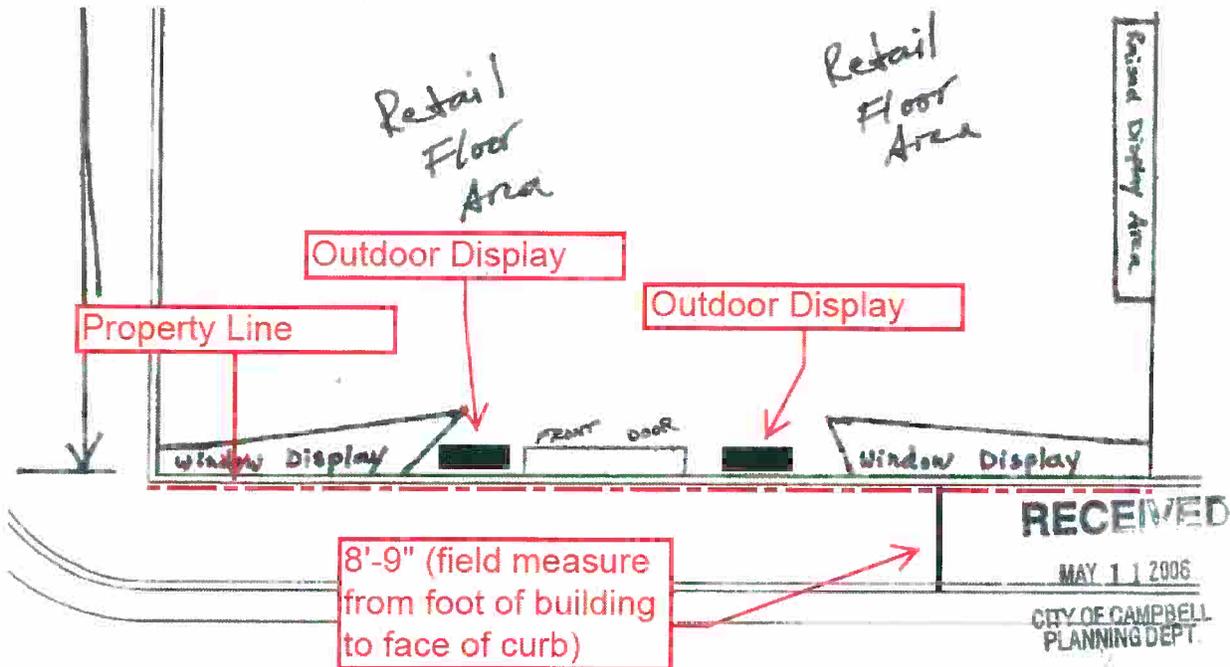
**Primrose Body & Boutique** | 31 N. Central Ave.



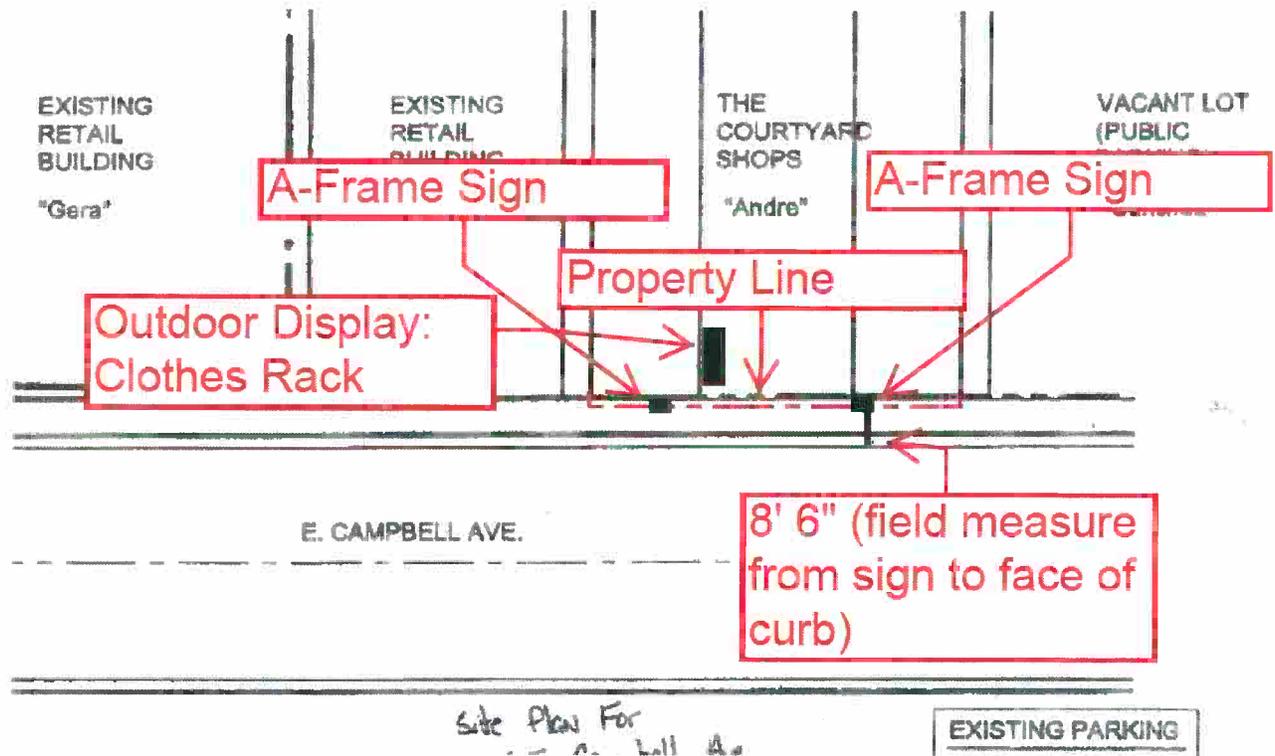
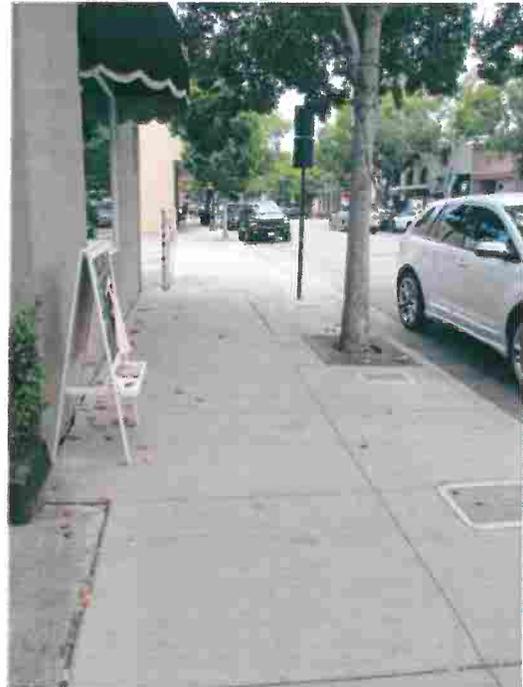
Simply Smashing | 241-B E. Campbell Ave



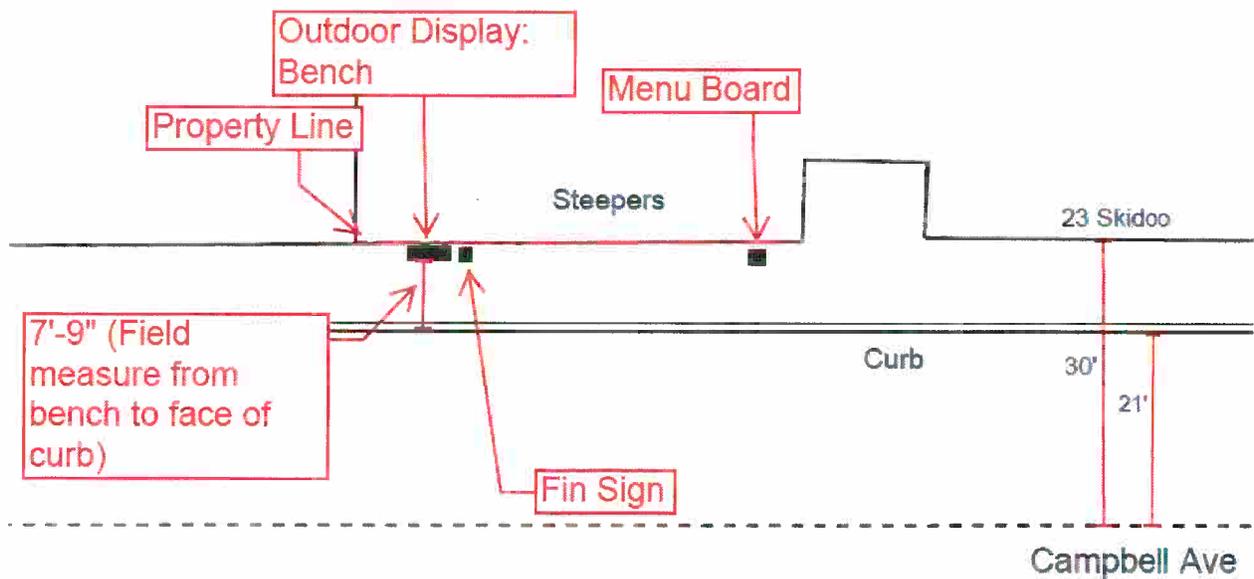
Recycle Bookstore | 275 E. Campbell Ave



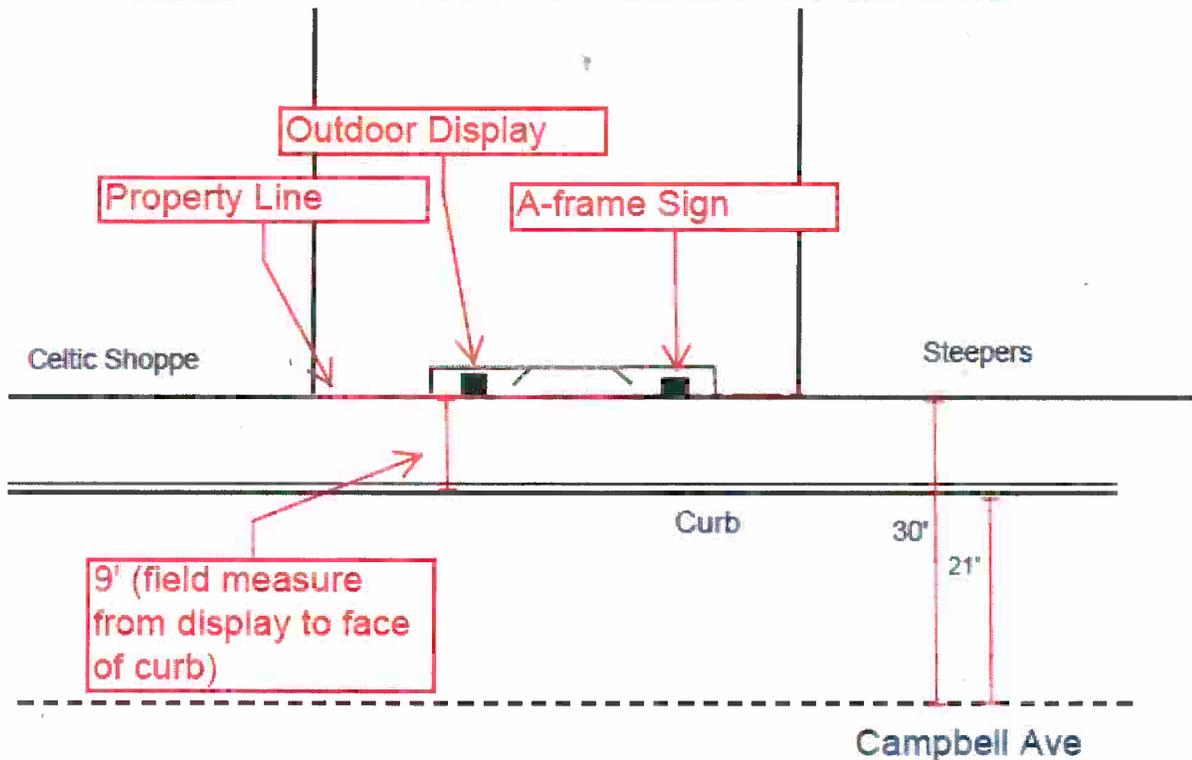
The Courtyard | 295 E. Campbell Ave



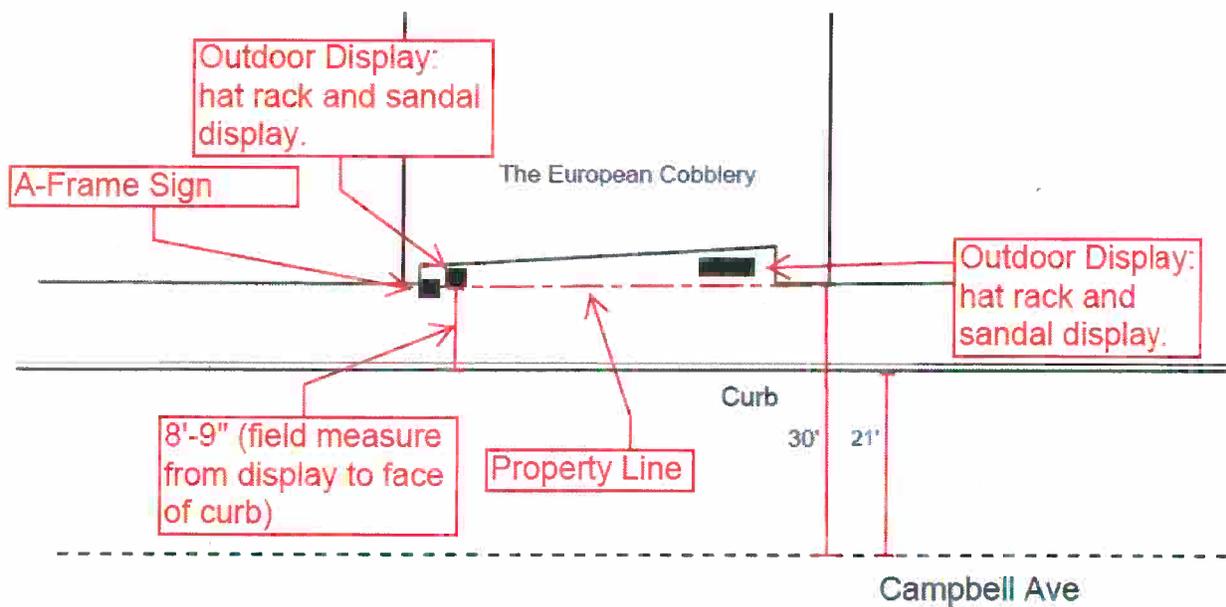
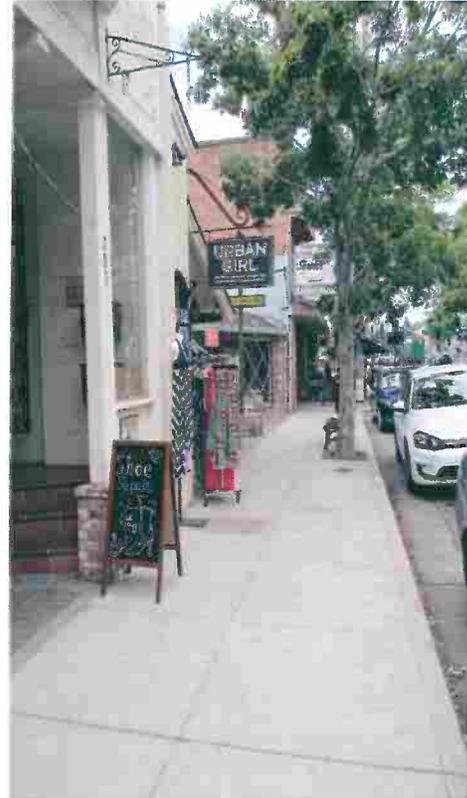
**Steepers** | 346 E. Campbell Ave



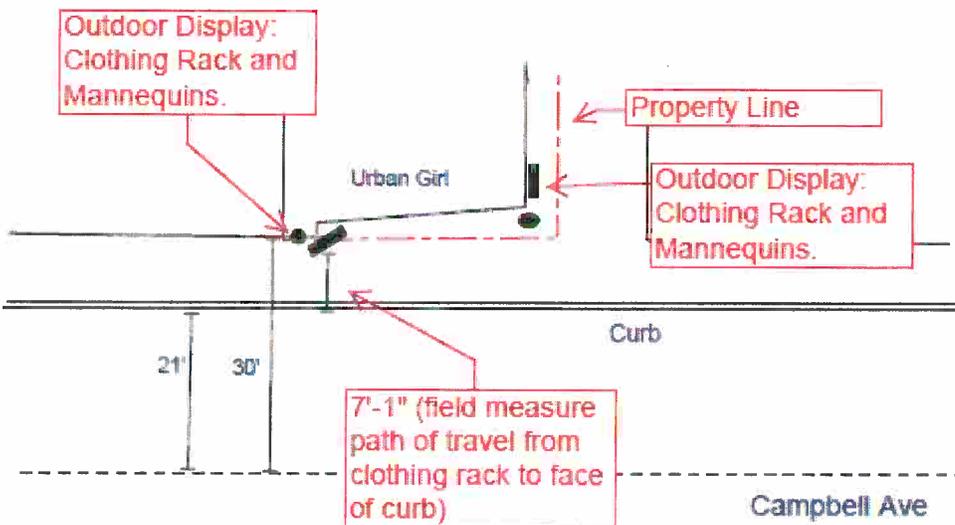
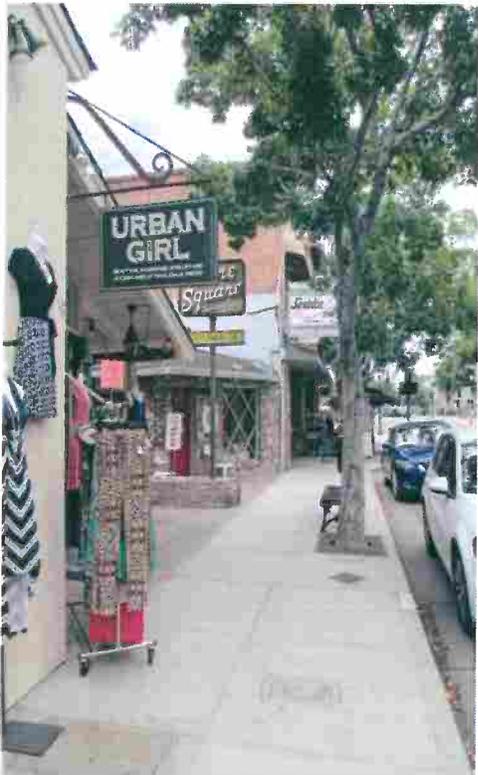
The Jewel Box | 350 E. Campbell Ave



European Cobblery | 393 E. Campbell Ave



Urban Girl | 395 E. Campbell Ave



**Attachment 4**

**Outdoor Portable Sign Inventory**

**Downtown Campbell**

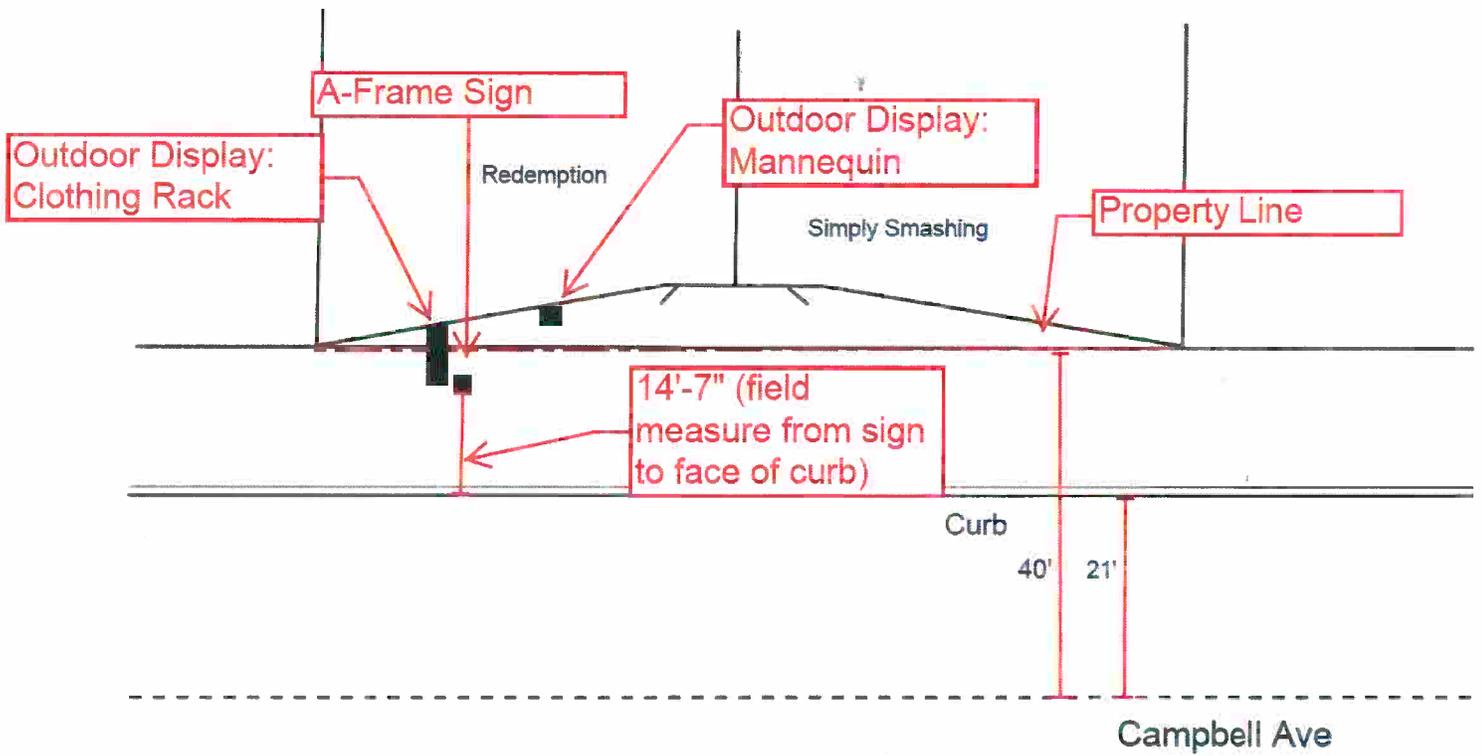
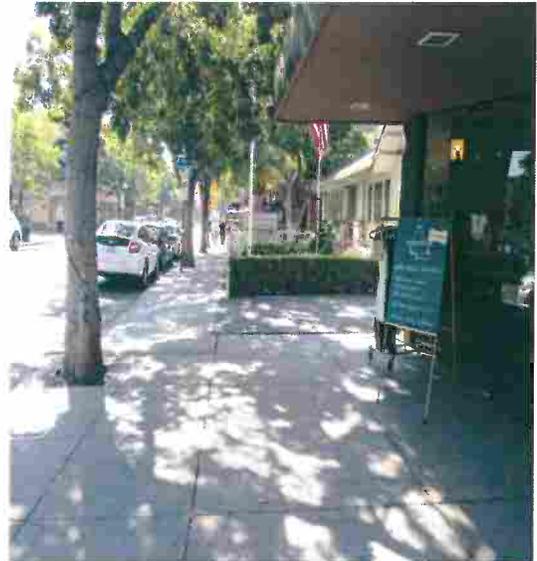
**February 16, 2016**

**Prepared By:**

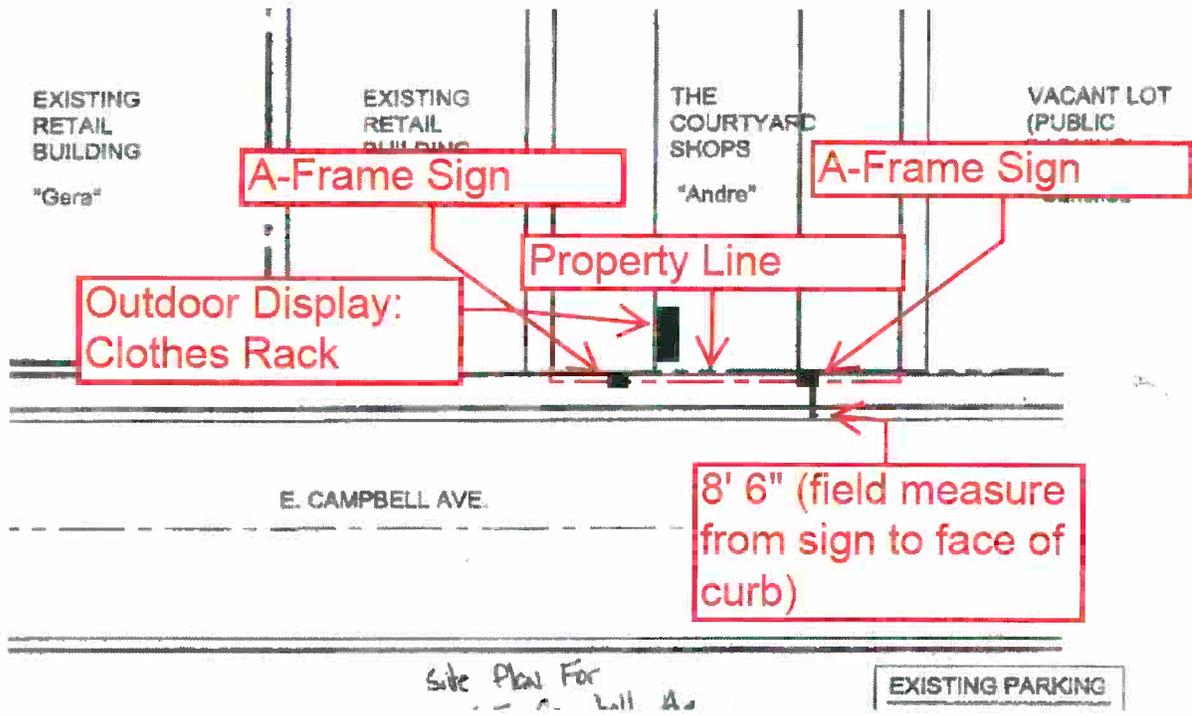
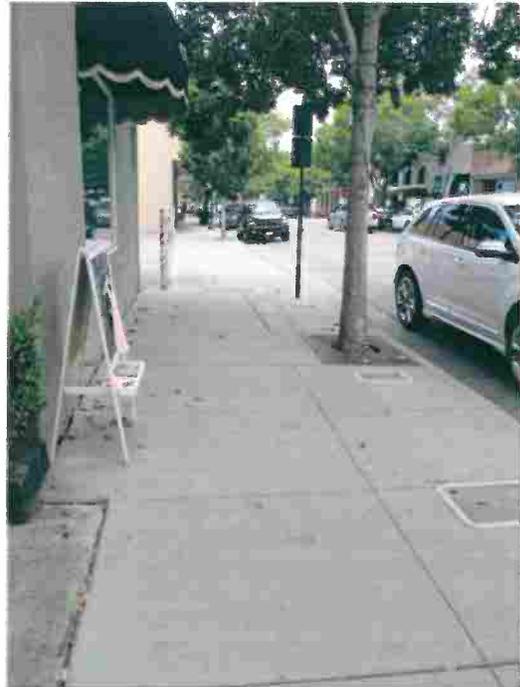
**Nicole Brown**

**Economic Development Coordinator**

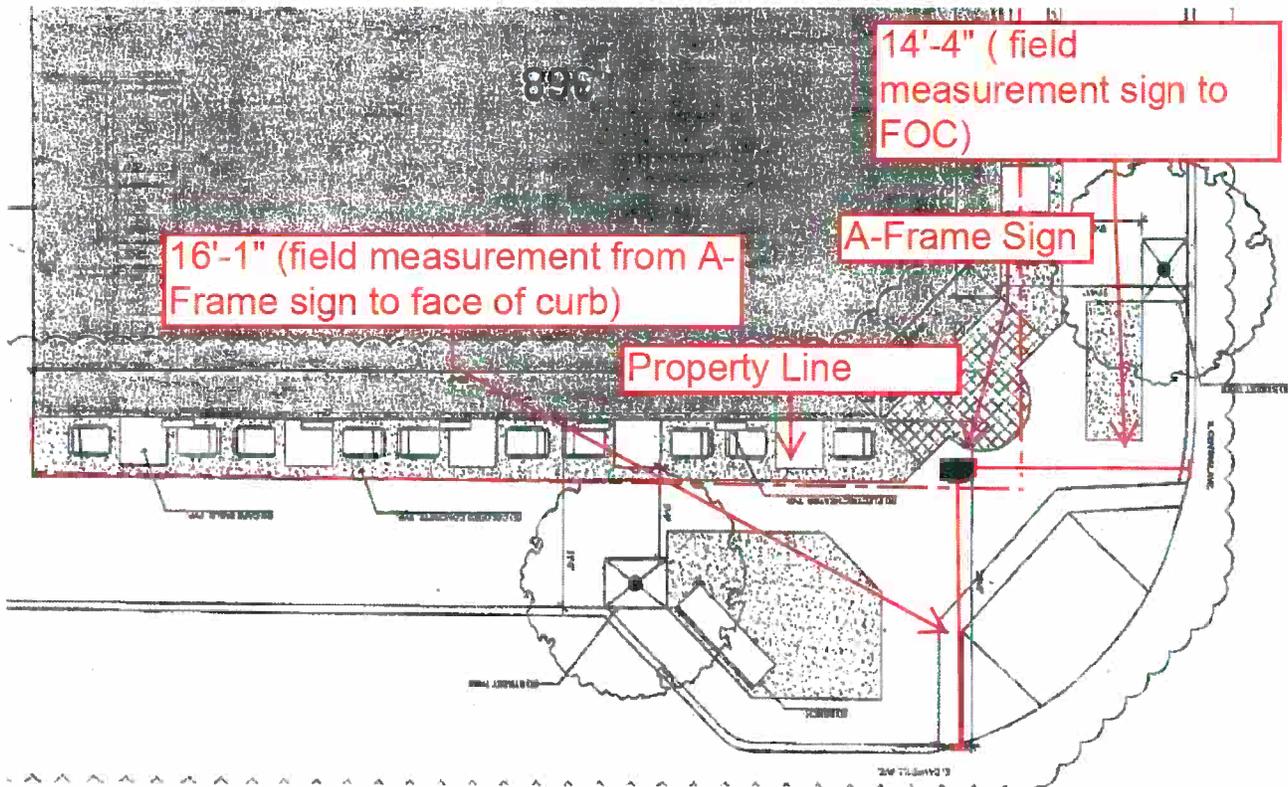
Redemption | 241-A E. Campbell Ave



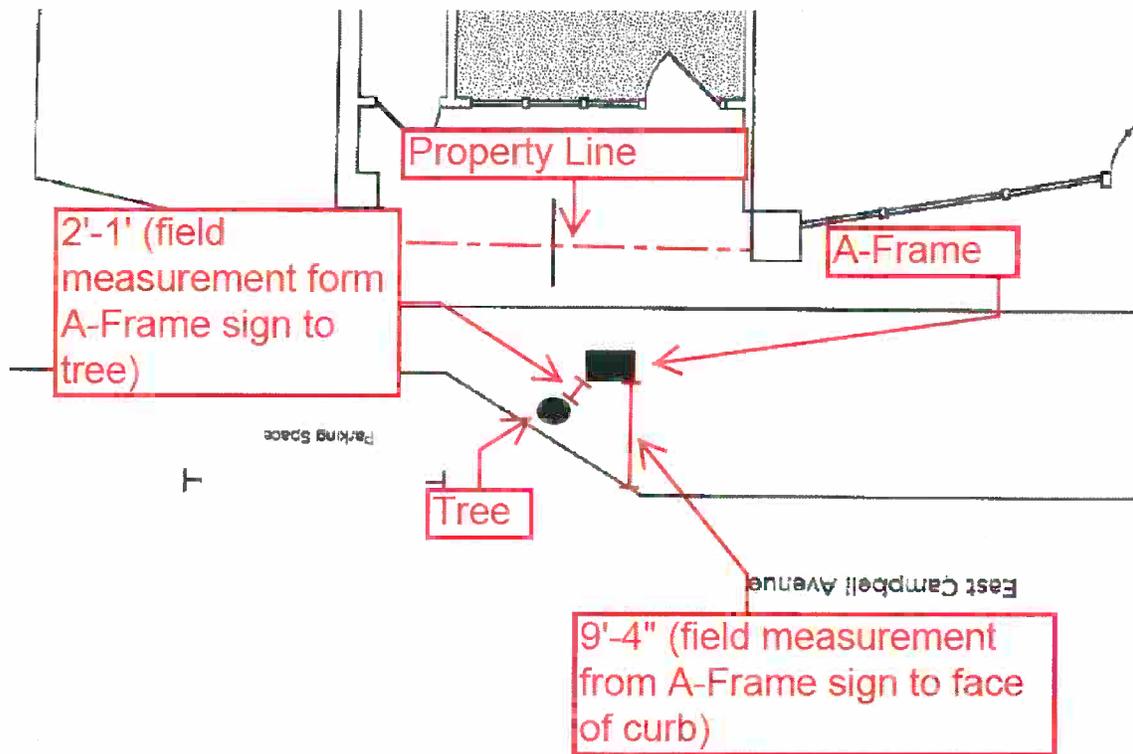
The Courtyard | 295 E. Campbell Ave



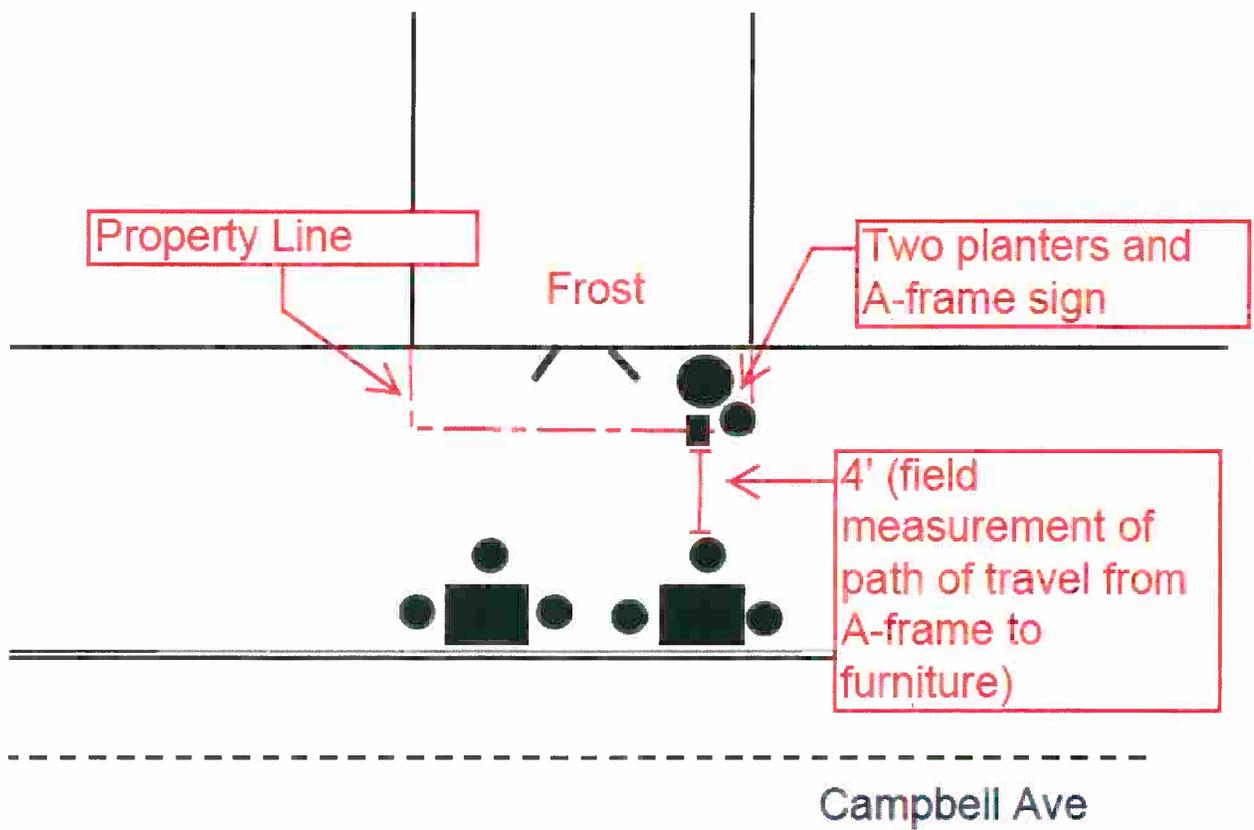
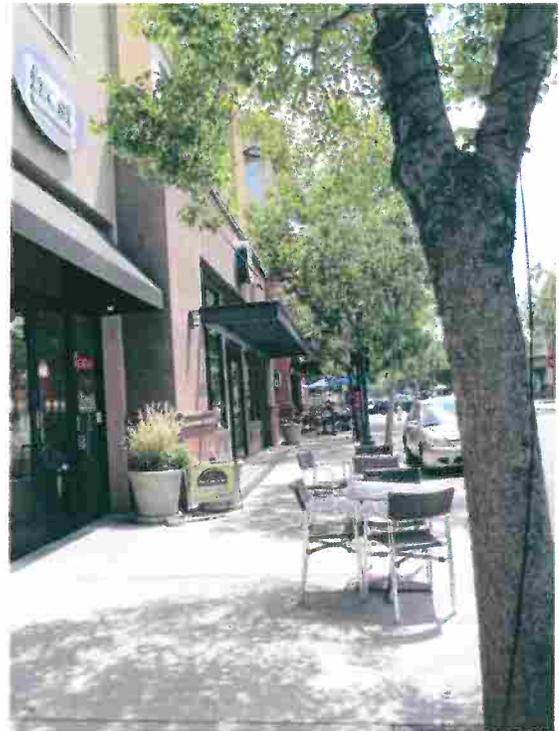
**Socialight** | 368 E. Campbell Ave



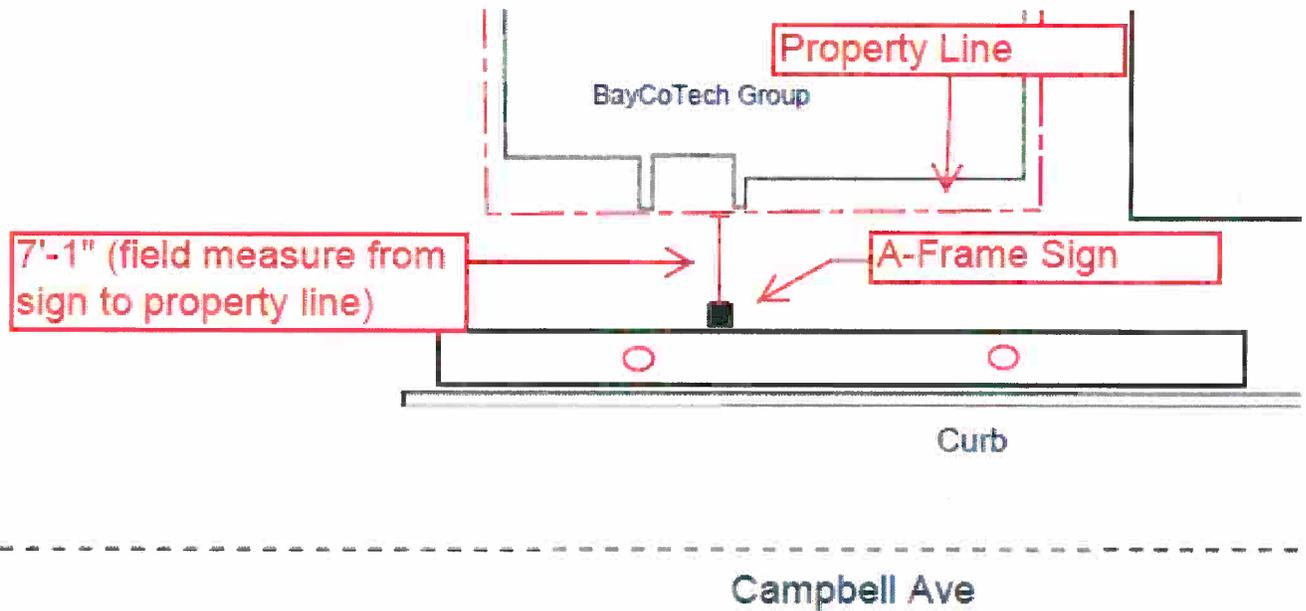
**Besties Boutique** | 411 E. Campbell Ave



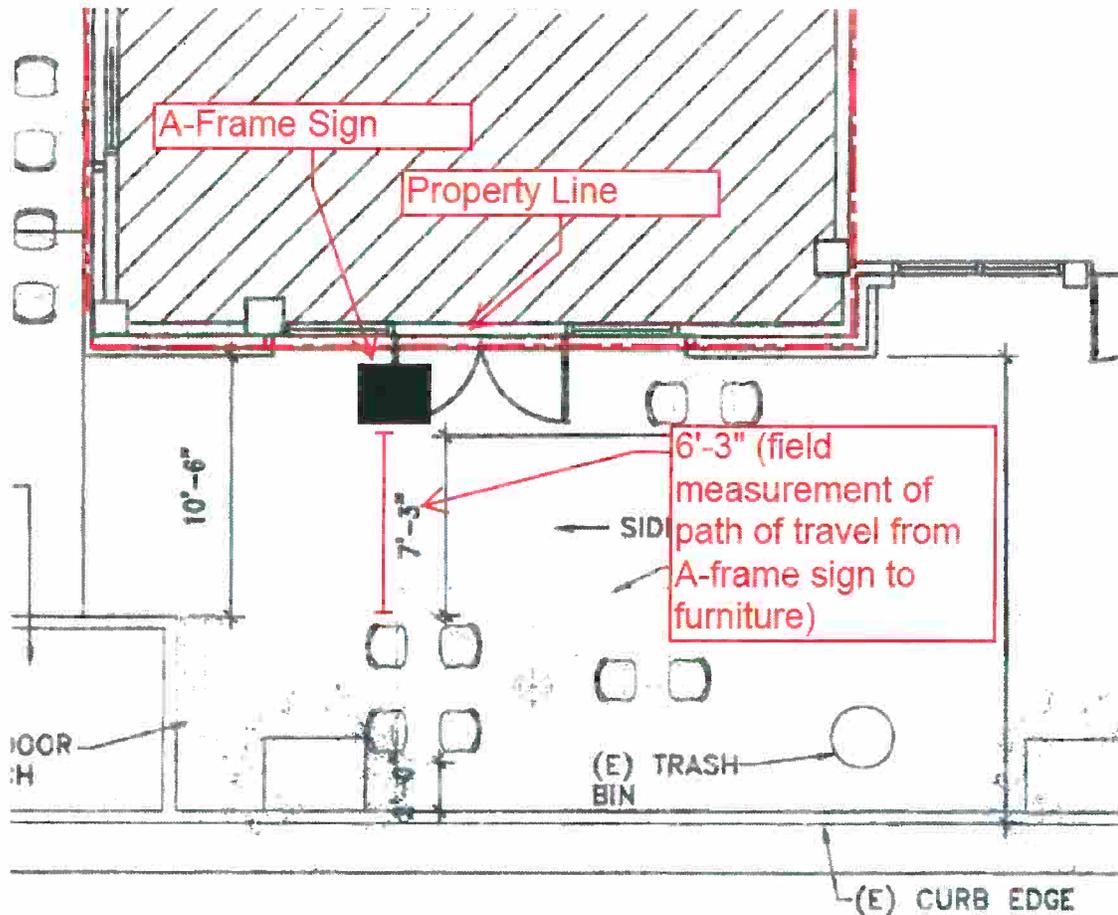
Frost | 199 E. Campbell Ave



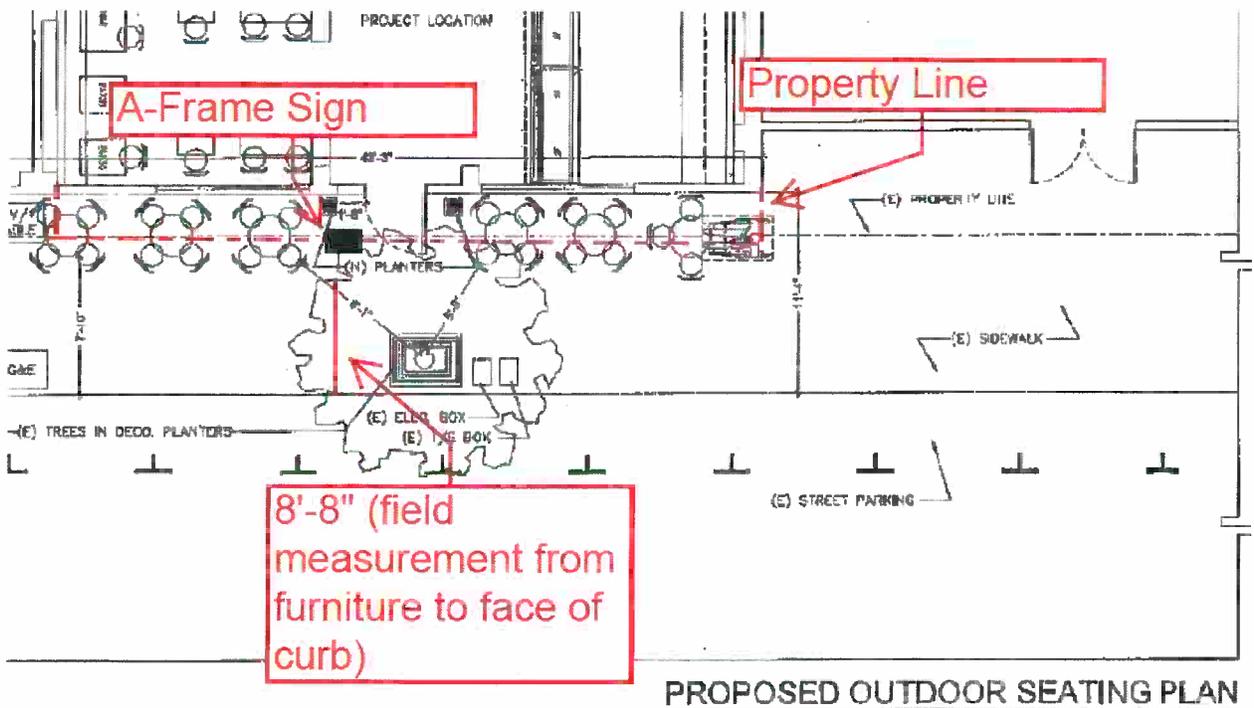
BayCoTech Group | 155 E. Campbell Ave



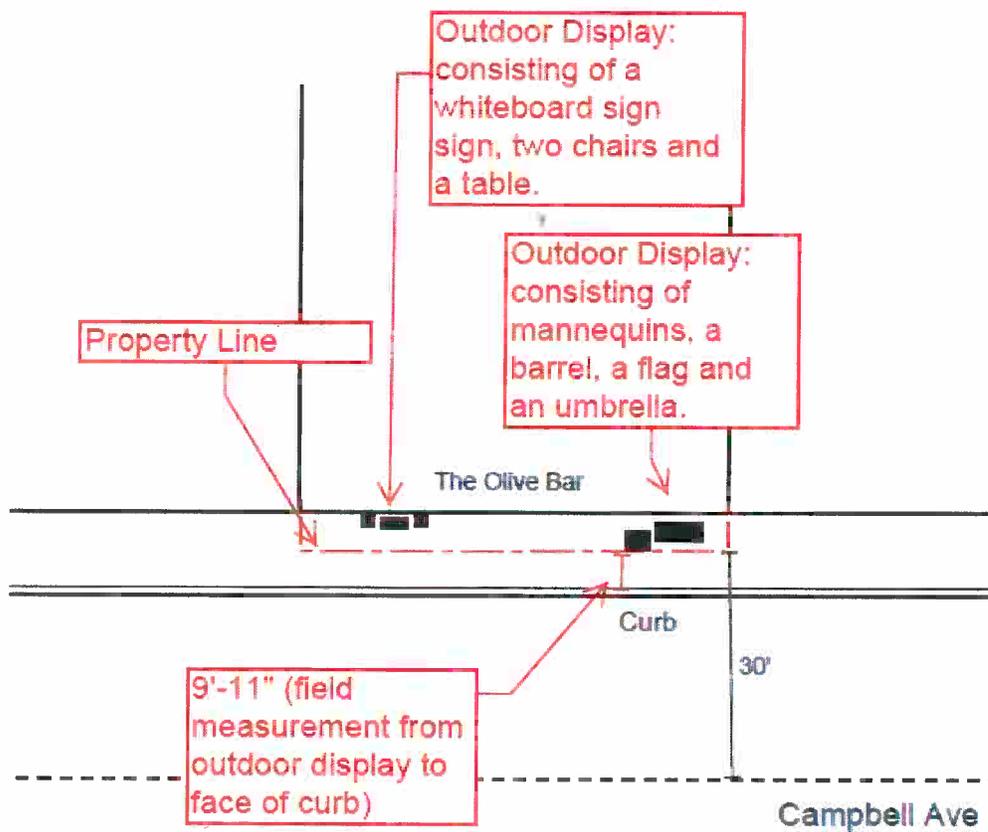
Snake & Butterfly | 191 E. Campbell Ave



La PanotiQ | 195 E. Campbell Ave



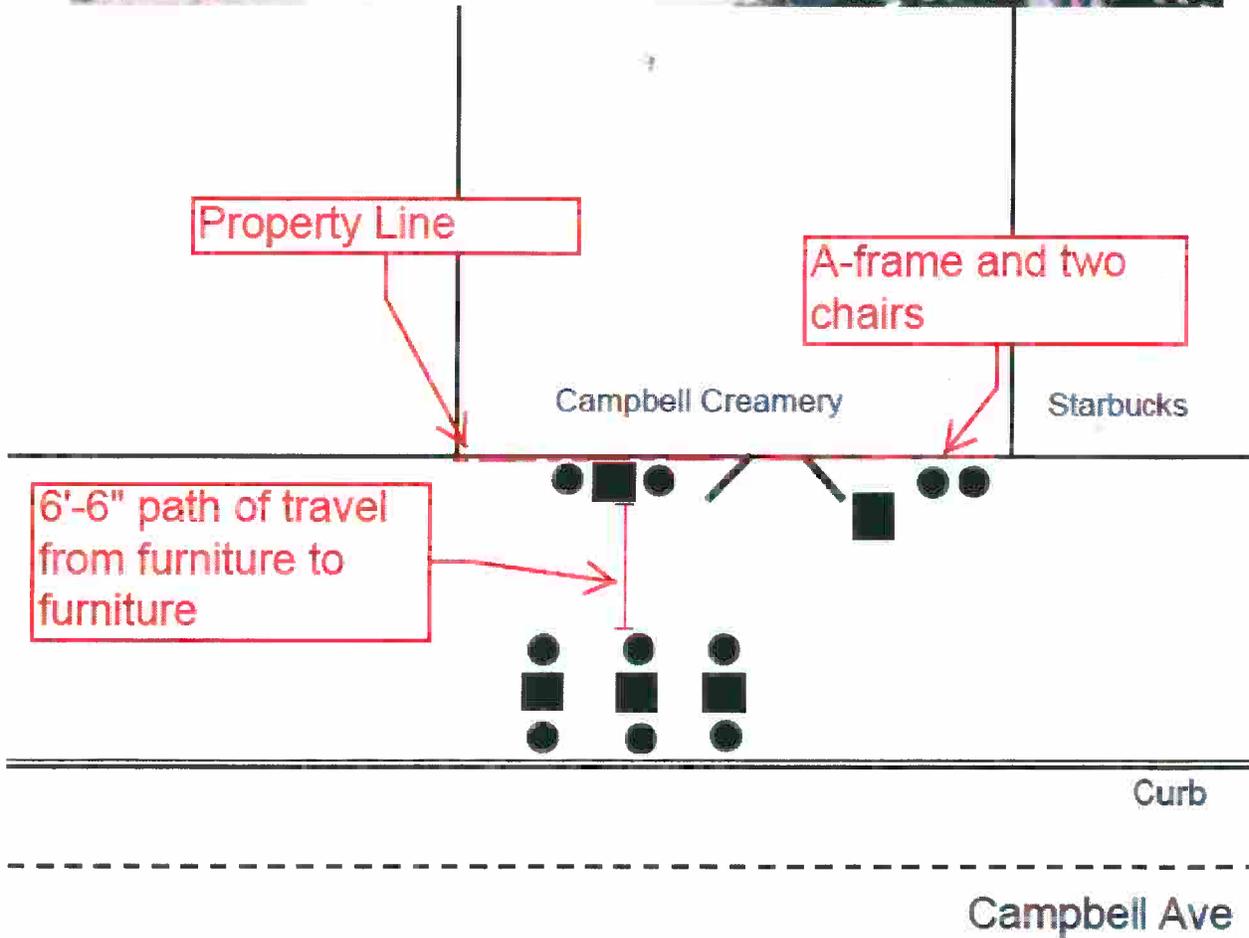
The Olive Bar | 232 E. Campbell Ave



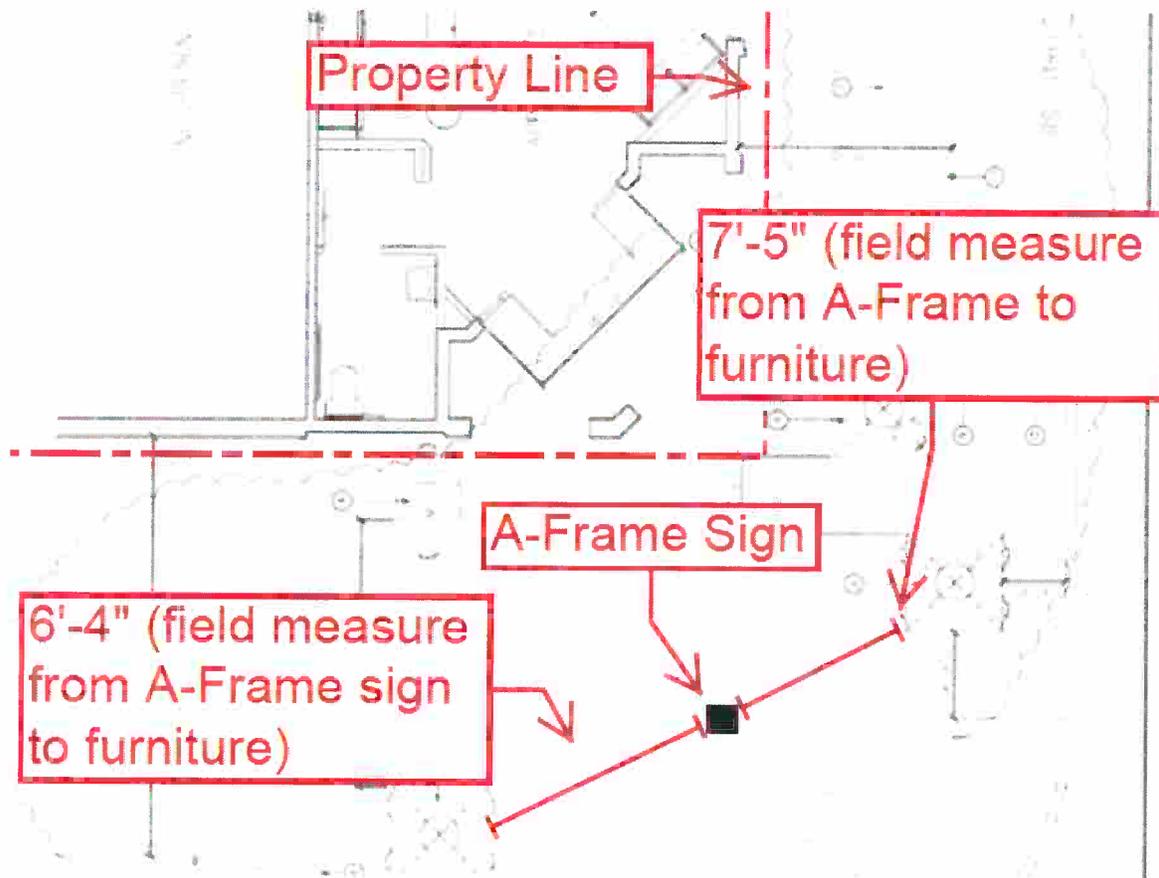




**Campbell Creamery** | 267 E. Campbell Ave



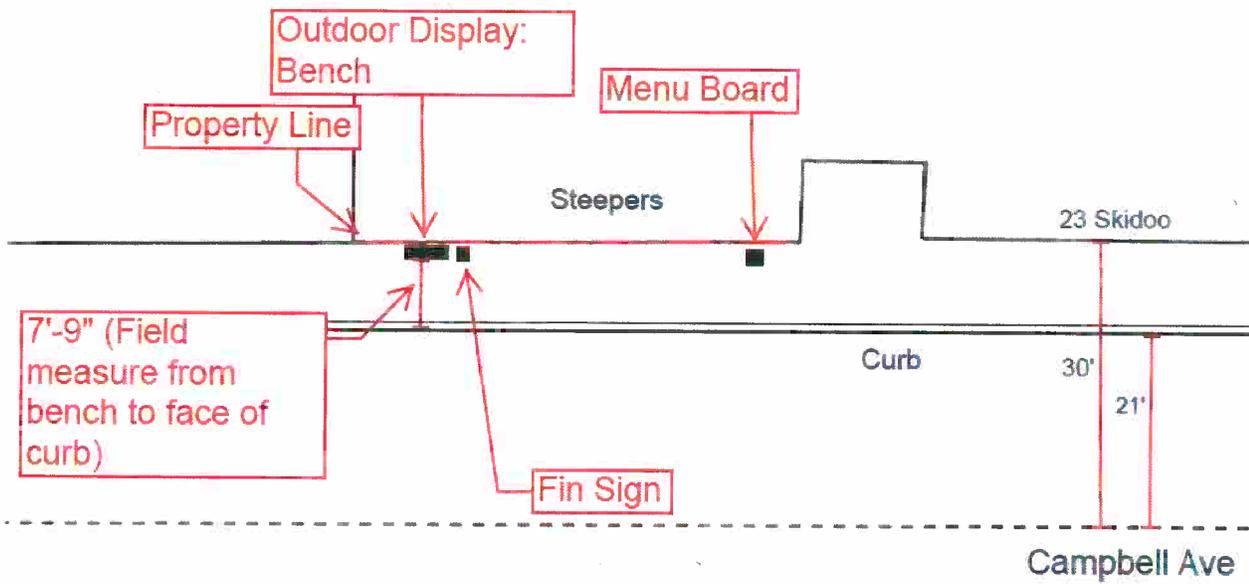
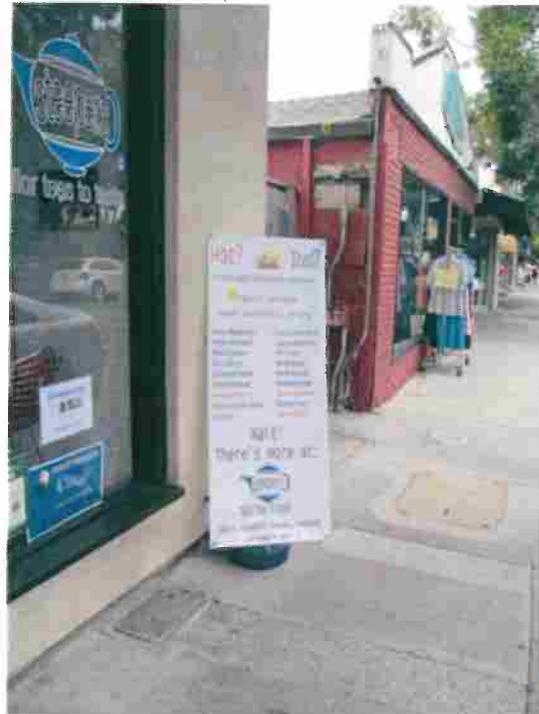
Starbucks | 267 E. Campbell Ave



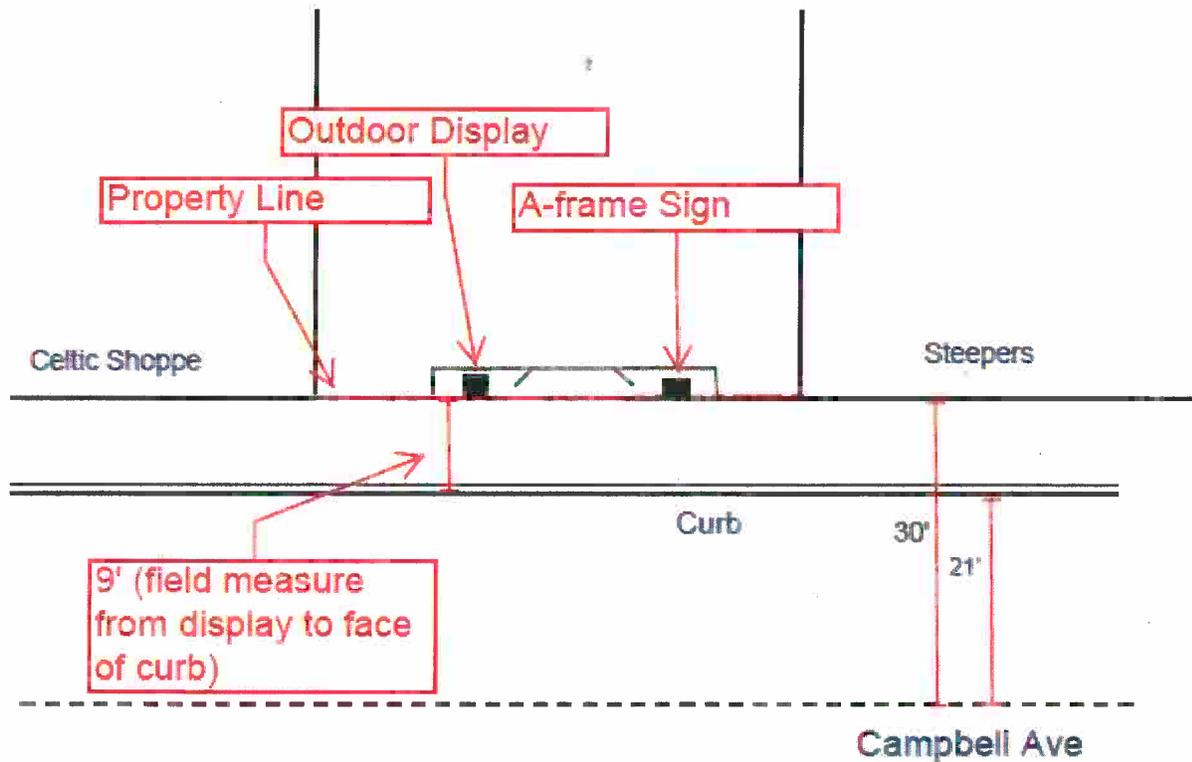
Mo's | 278 E. Campbell Ave



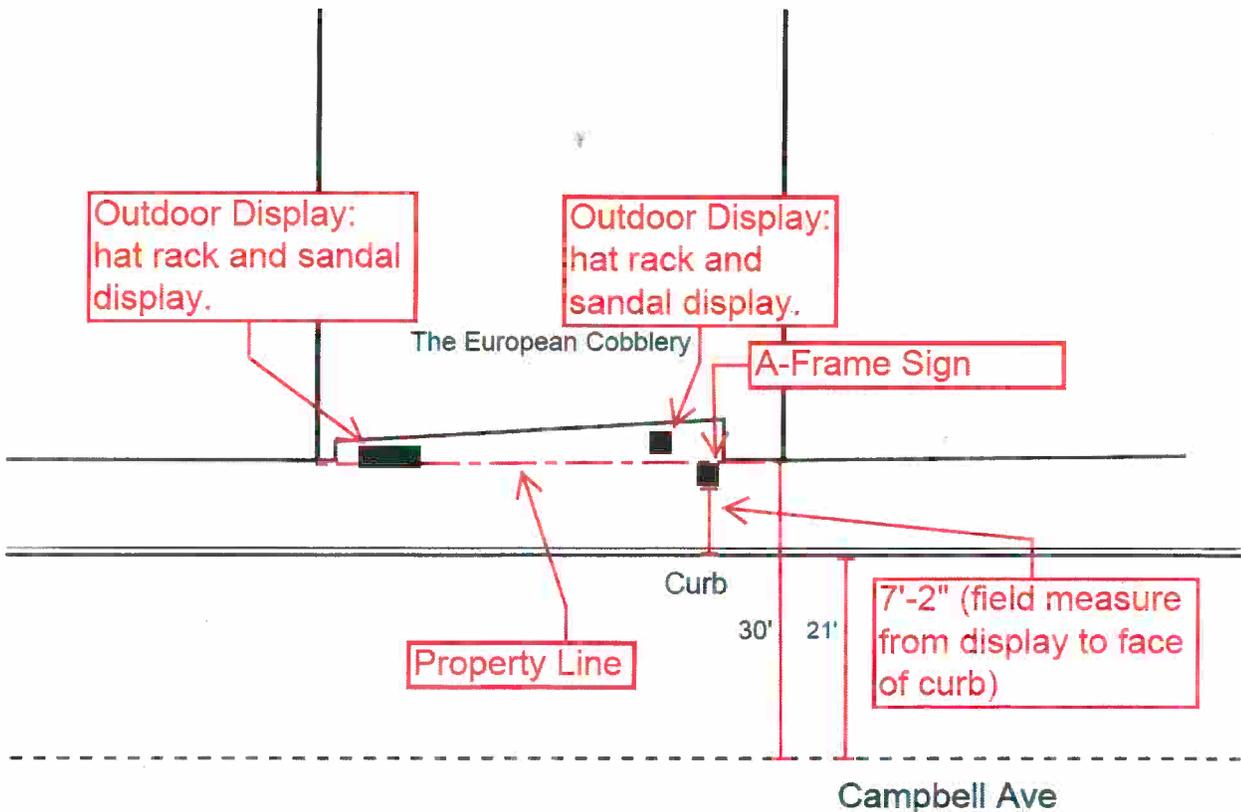
**Steepers** | 346 E. Campbell Ave



The Jewel Box | 350 E. Campbell Ave



The European Cobbler | 368 E. Campbell Ave



**Kwench** | 428 E. Campbell Ave

