SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

Register in advance for this Zoom meeting if attending remotely:

www.campbellca.gov/SARCsignup

October 27, 2026
Tuesday
6:30 PM

After registering, you will receive a confirmation email containing information about joining the meeting.

SARC AGENDA

Police Department Emergency Operations Center
100 N First Street, Campbell, CA 95008

CALL TO ORDER / INTRODUCTIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

MEETING MANAGEMENT

The Site and Architectural Review Committee (SARC) is a subcommittee of the Planning Commission authorized by the Campbell Municipal Code to review proposed development projects. ***SARC's review is limited to architectural design and site layout***. The project's environmental or traffic impacts, operational characteristics, and other matters unrelated to architectural design and site layout are considered by the Planning Commission as a whole. SARC provides reports and recommendations to the Planning Commission but has no decision-making authority, and its recommendations are not binding on the Planning Commission.

Members of the public may be allotted up to two (2) minutes to comment on any scheduled item. Applicants and property owners, or their representatives, may be allotted up to a total of ten (10) minutes. The Chair may adjust these time limits based on scheduling considerations. SARC members may also engage directly with applicants and property owners, or their representatives, to ask questions regarding the project.

SCHEDULED ITEMS

ITEM/FILE NO.		ADDRESS	START TIME	APPLICANT
1.	PLN-2026-80	750 W. Hamilton Avenue	6:30 PM	Base Builders Inc.
Review of a Site and Architectural Review Permit to allow exterior architectural modifications to the existing professional office building located at 750 W. Hamilton Avenue, including replacement of the existing barrel-tile roof with standing-seam metal roofing, application of a new stucco finish over the existing brick façade, removal of an existing landscape partition wall, and associated landscape improvements. Project Planner: Stephen Rose, Senior Planner				

ADJOURNMENT

Adjourn to the next Site and Architectural Review Committee meeting on November 10, 2026, at 6:00 PM, in the Police Department Emergency Operations Center, 100 North First Street, Campbell, California and via telecommunication.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact City Clerk's Office at ClerksOffice@campbellca.gov or (408) 866-2117.

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: October 27, 2026

From: Stephen Rose, Senior Planner

Via: Rob Eastwood, Community Development Director

Subject: Site and Architectural Review Permit

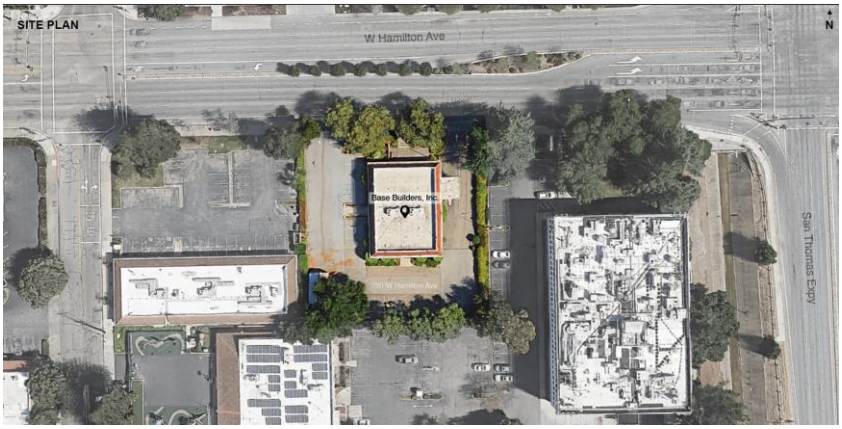
File No.: PLN-2026-80 ~ 750 W. Hamilton Avenue

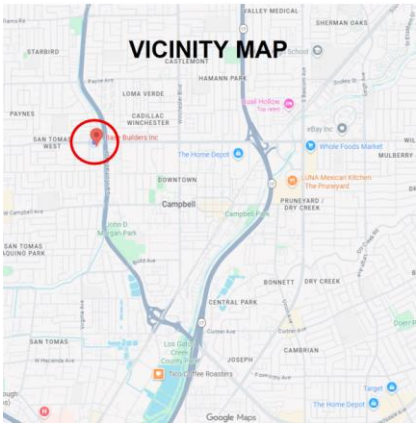
PROPOSAL

The applicant is requesting approval of a Site and Architectural Review Permit to allow exterior architectural modifications to the existing professional office building located at 750 W. Hamilton Avenue, including replacement of the existing barrel-tile roof with standing-seam metal roofing, application of a new stucco finish over the existing brick façade, removal of an existing landscape partition wall, and associated landscape improvements.

PROJECT SITE

The project site consists of an approximately .87-acre parcel located on the south side of West Hamilton Avenue, west of San Tomas Expressway and east of Darryl Drive. The property is developed with a one-story office building constructed in 1975, surface parking, and perimeter landscaping. The property is zoned CC-MU and designated Commercial Corridor Mixed-Use (45-60) by the General Plan.





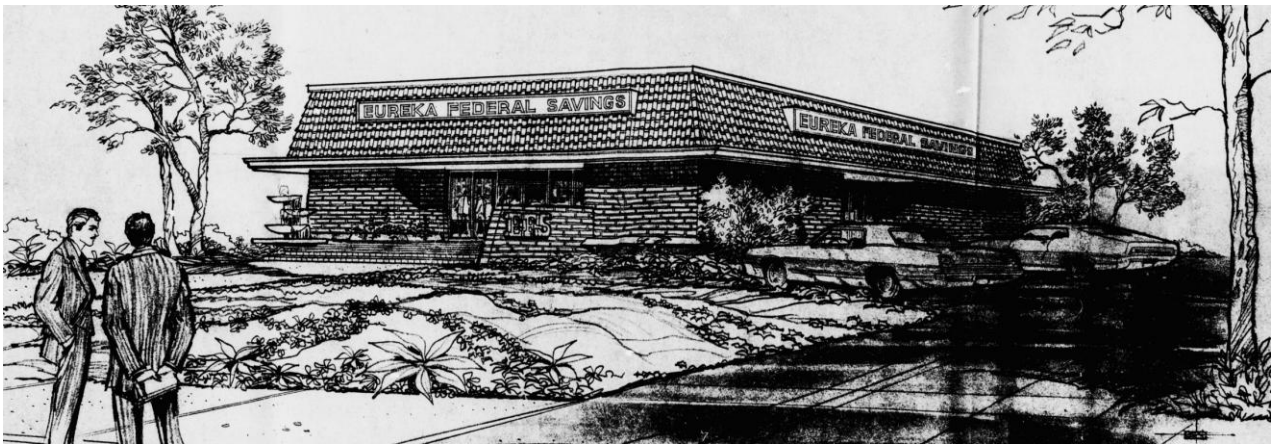
Surrounding development is primarily office and commercial in character, with a streetscape that is predominantly influenced by Spanish and Mediterranean architectural styles.

Project Data:

Zoning Designation:	Commercial Corridor Mixed Use
General Plan Designation:	*Commercial Corridor Mixed-Use (CC-MU)*
Parcel Size:	.87-acres (estimated)
Building Area:	4,144 square-feet
Building Height:	23 feet

BACKGROUND

On June 19, 1963, the Planning Commission approved a Site Approval ("S" 74-34) for construction of the existing commercial building. As illustrated in the 1963 concept rendering from the approved plans, the one-story building was designed with a low, horizontal profile defined by a broad hipped roof clad in clay barrel tile, deep roof overhangs, brick exterior walls, and recessed storefront glazing and entries. The combination of barrel-tile roofing, masonry walls, deep eaves, limited storefront glazing, and restrained detailing reflects a late mid-century commercial building incorporating Spanish/Mediterranean architectural influences.



The roof is the building's dominant architectural feature and a defining element of its character. During the original architectural review, the Architectural Advisor specifically recommended a barrel-tile roof (as opposed to a flat concrete tile) to enhance the building's appearance.

DISCUSSION

The Site and Architectural Review Committee's (SARC) role is to review the architectural design and site configuration of the proposed project for compatibility with City design standards and guidelines and to make recommendations, as appropriate, to the Planning Commission. The Committee's review is therefore focused primarily on the physical design of the project, including the proposed building modifications, materials, architectural treatment, landscaping, circulation, and other site improvements.

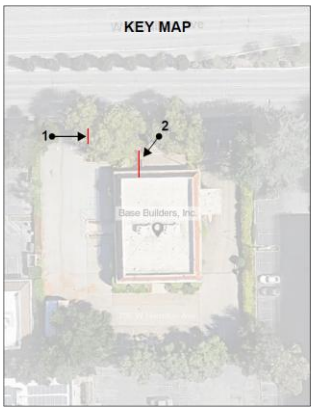
Proposed Project: The submitted application for a Site and Architectural Review Permit would allow exterior improvements intended to modernize the building while maintaining the existing professional office use. The proposed work is limited to exterior architectural and landscape improvements and does not include an expansion of the building footprint or floor area.

Existing North Elevation



Proposed North Elevation









The principal improvements identified in the project description and plans include:

- Installation of a new lath and plaster (stucco) finish over the existing exterior brick façade.
- Removal of the existing clay barrel-tile roofing and installation of a standing-seam metal roofing system while retaining the existing roof form, slopes, ridgelines, and overall building height.
- Demolition of the existing approximately three-foot-high landscape partition wall along the West Hamilton Avenue frontage and minor landscape enhancements associated with the exterior remodel.
- Adding new exterior lighting and painting a small inset portion of the wall on the west elevation black.
- Removal of the existing street-facing/monument signage. Replacement monument signage is not part of this application and would be reviewed under a separate sign permit.

No changes are proposed to onsite parking or site circulation. However, because the proposed scope of work meets the thresholds requiring frontage improvements under CMC 11.24.040, the existing driveways along the project frontage will need to be upgraded to comply with applicable ADA accessibility requirements[1].

Signage: Signage would be reviewed separately through a sign permit application by City staff. If the proposed design is approved, the existing monument sign would need to be revised to complement the proposed building, including the use of similar materials, colors, and textures[1].

REVIEW CONSIDERATIONS

In consideration of the proposed project, the SARC should consider site design, circulation, landscaping, parking, open space, compatibility with surrounding development, and overall project appearance in accordance with Section 21.42.040 (Considerations in review of applications) of the Campbell Municipal Code.

Additionally, the SARC should consider the project's consistency with the General Plan, including the following relevant policies:

[1] A condition of approval will be included in the Draft Resolution to the Planning Commission to address this requirement.

Policy LU-2.1 Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.

Policy CD-1.3: Through implementation of the city's design review process, encourage creative, high-quality, innovative, and distinctive architectural and site designs that help create unique, vibrant places.

Policy ED-2.4: Encourage the revitalization of existing shopping centers, business parks, industrial areas, and key corridors as needed in order to meet the economic development goals of the city.

The SARC should discuss the proposed project's design, with specific emphasis on the following point(s):

- **Should the roof material and siding change from a clay barrel-tile and brick to standing metal seam and stucco as proposed?**

  Staff Recommendation: Staff does not have a strong opinion regarding the proposed changes from brick to stucco siding or from tile to standing-seam metal roofing. Staff notes, however, that the appropriate treatment may depend on how the SARC weighs the surrounding architectural context.

  If the SARC finds it more important for the building to relate to the existing Spanish/Mediterranean character of nearby development, including Alvin's Corner and the approved redevelopment at 700 W. Hamilton Avenue, retention of a tile roof or incorporation of similar design elements may provide greater compatibility.



  Alternatively, if the SARC finds that a mix of architectural and roof styles is appropriate along this segment of Hamilton Avenue, the proposed standing-seam metal roof could also be considered compatible with nearby contemporary commercial development, including the Starbucks and Redwoods Shopping Center northwest of the site.

Attachments

1. Project Plans

750 W HAMILTON AVE

BASE BUILDERS

PROPERTY INFO

APN	307-39-030
SITE ADDRESS	750 W HAMILTON AVE
LOT SIZE (ASSESSED)	1(ac)/(sq ft)
LOT SIZE (GIS)	30,462(sq ft)
YEAR BUILT	1975
ZONING	CC-MU
LAND USE	COMMERCIAL CORRIDOR MIXED-USED (45-60)
FORM-BASED ZONE	T4MS

SCOPE OF WORK

- Install new lath and plaster finish over the existing exterior brick façade.
- Remove the existing clay tile roofing.
- Install new standing seam metal roofing.
- Remove the existing exterior street-facing signage.
- Demolish the existing 3-foot-high landscape partition wall.

DRAWING INDEX

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G1.2 SITE PHOTOGRAPHY
A1.1 SITE PLAN & DEMOLITION
A1.2 2D EXISTING ELEVATIONS VS. PROPOSED
A1.3 MAIN EXISTING ELEVATION VS. PROPOSED
A1.4 EXISTING ROOF VS. PROPOSED

VICINITY MAP



SITE PLAN



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BASE BUILDERS OFFICE
EXTERIOR IMPROVMENTS

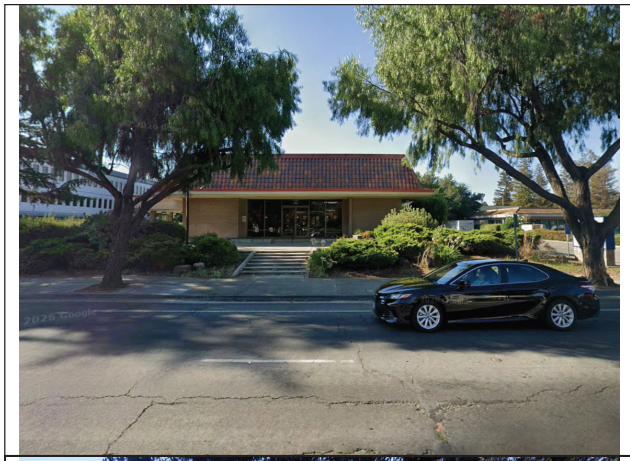
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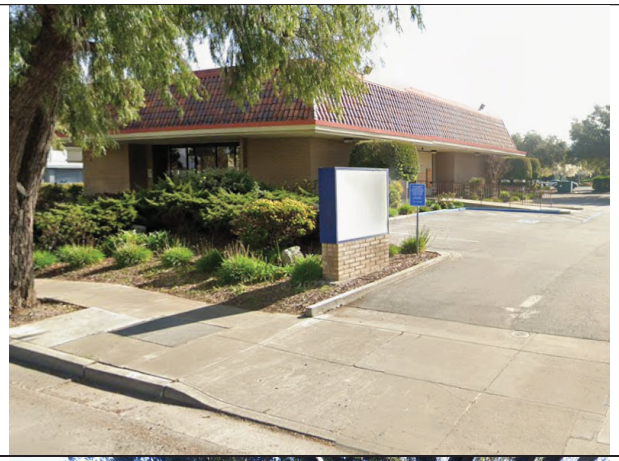
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ISSUE
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SHEET TITLE
COVER SHEET

SHEET NO.
G1.1



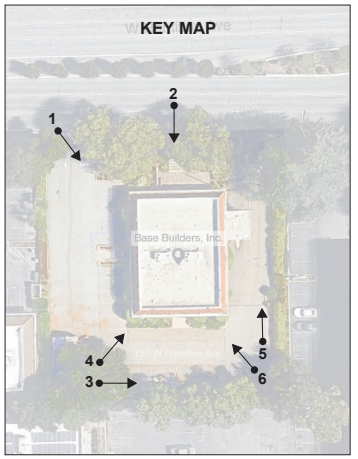












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ISSUE
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SHEET TITLE
SITE
PHOTOGRAPHY

SHEET NO.
G1.2







SITE PLAN & DEMOLITION NOTES

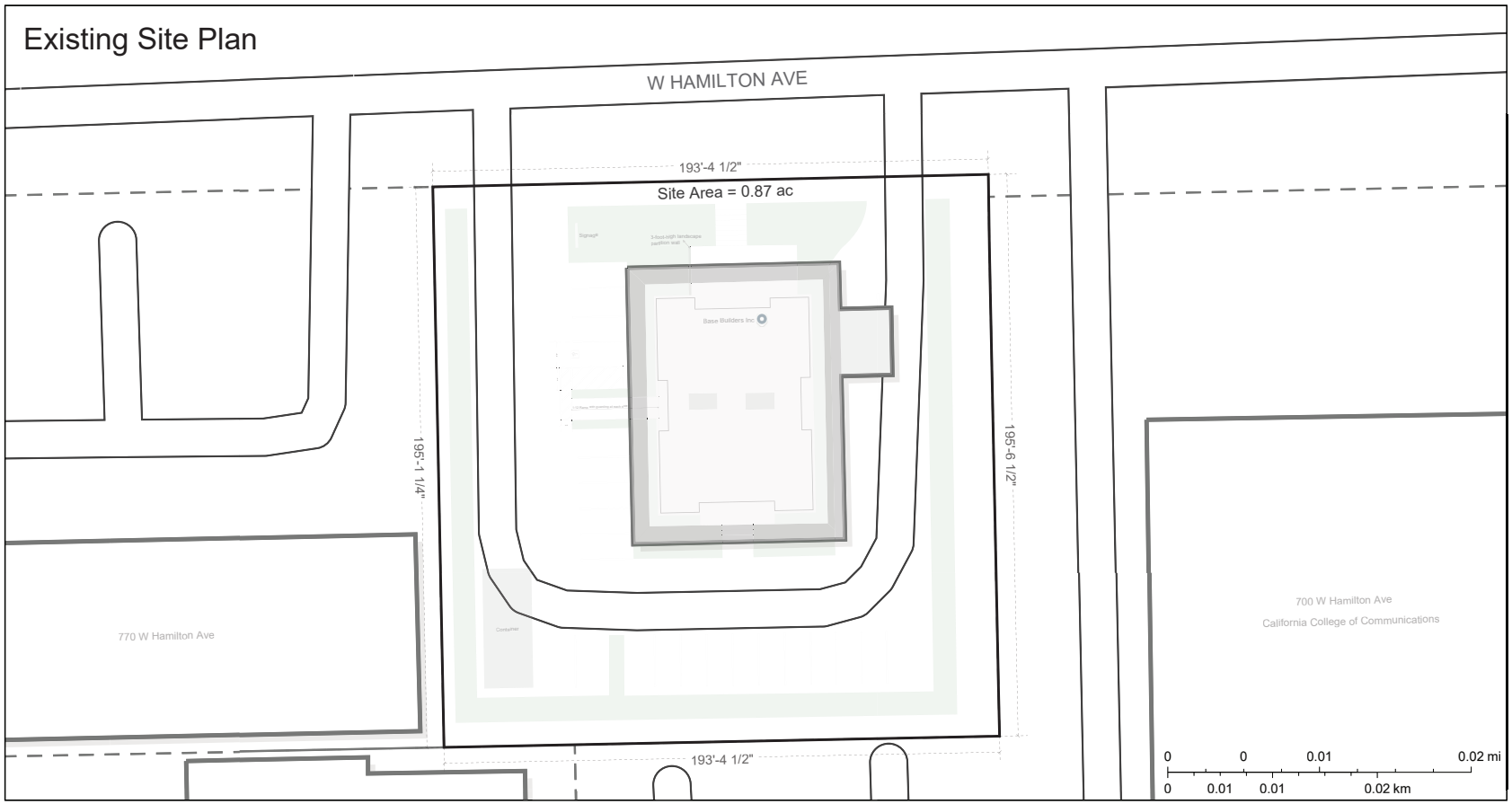
No modifications to the existing site layout, building footprint, parking, or circulation are proposed under this application. Minor landscape enhancements may be added for site beautification and do not substantially alter the approved site plan.

Proposed demolition is limited to:

- Removal of the existing approximately 3-foot-high landscape partition wall to enhance the landscaped frontage along West Hamilton Avenue.
- Removal of the existing monument sign. The replacement monument sign is not included in this application and will be submitted under a separate sign permit.

No structural modifications are proposed. The overall intent of the project is to improve the property's appearance and streetscape while maintaining the existing site configuration.

Existing Site Plan



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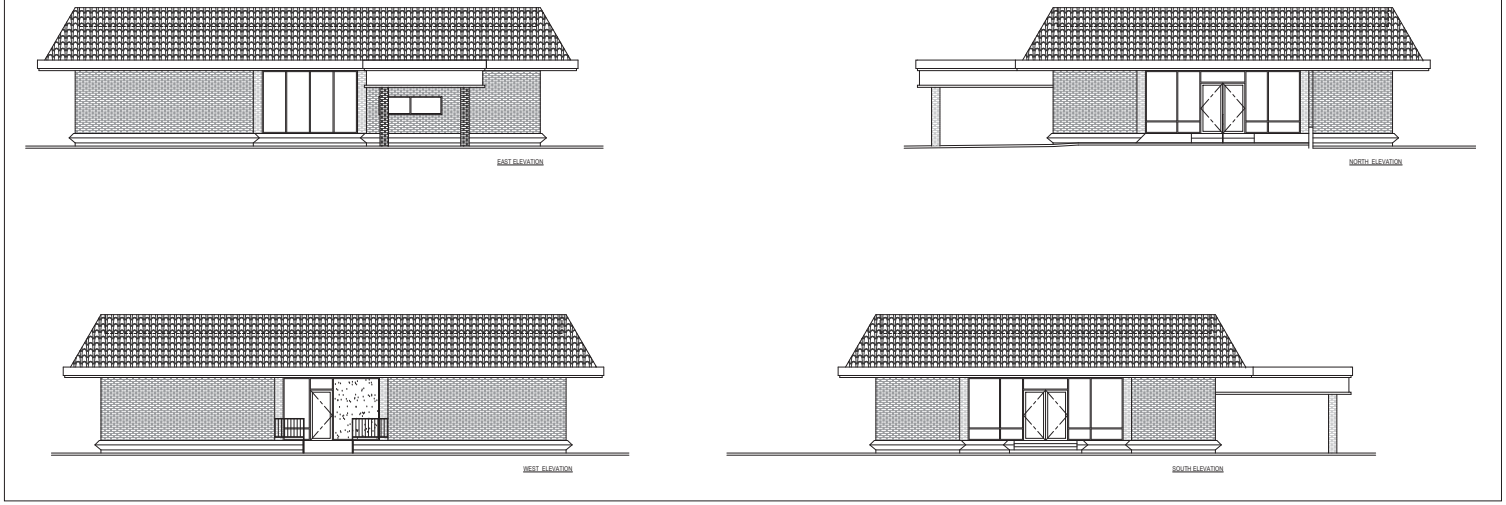
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SHEET TITLE
SITE PLAN & DEMOLITION

SHEET NO.
A1.1

Existing Elevations



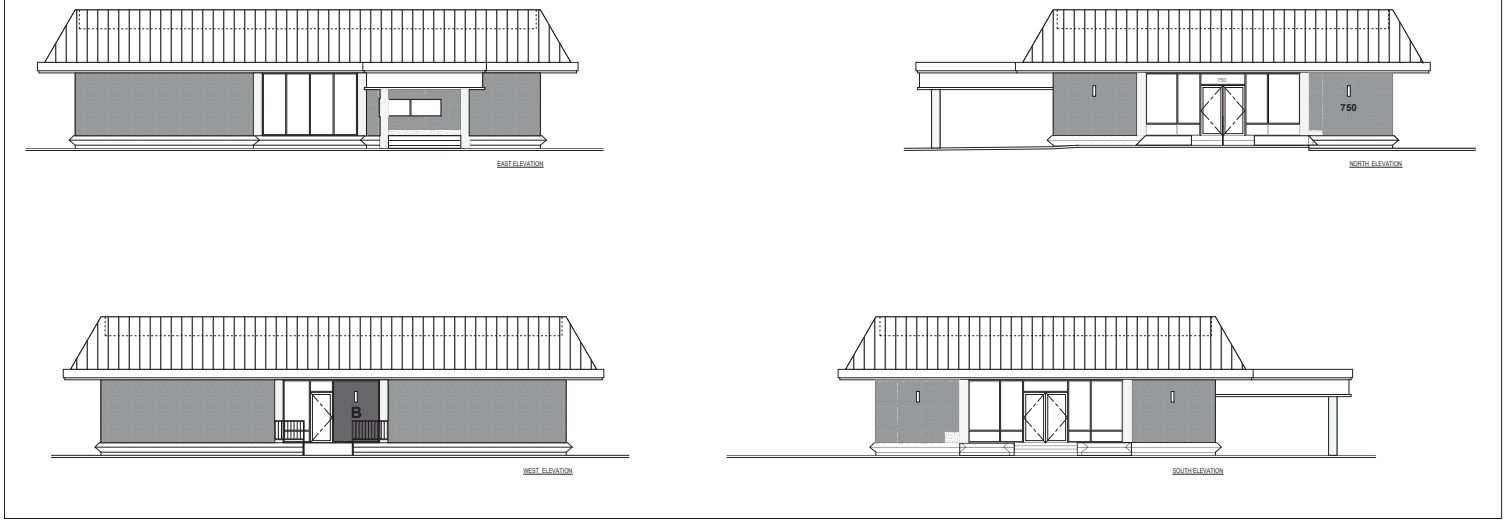
LEGEND

- Ex. Brick
- Ex. Clay Tile
- Ex. Gyp Board
- Metal Roofing
- Lath & Plaster
- Black Paint

FACADE REMODELING

The proposed façade remodel is limited to the installation of a new lath and plaster (stucco) finish over the existing exterior brick façade, as indicated. No structural modifications, changes to the building footprint, wall openings, or architectural massing are proposed.

Proposed Elevations



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DATE
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ISSUE
PERMIT

SHEET TITLE
EXISTING
ELEVATIONS
VS. PROPOSED

SHEET NO.
A1.2

Existing North Elevation



NORTH ELEVATION – EXISTING AND PROPOSED
View from West Hamilton Avenue

This sheet illustrates the existing and proposed north elevation of the existing one-story office building as viewed from West Hamilton Avenue.

The proposed exterior improvements are limited to the replacement of the existing clay tile roofing system with a new standing seam metal roofing system and application of a new exterior lath and plaster (stucco) finish over the existing brick façade. The proposed improvements maintain the existing building footprint, roof form, roof slopes, ridgelines, and overall building height.

No structural modifications, building additions, or changes to the existing massing and architectural configuration are proposed as part of this scope of work.

The proposed elevation image is provided for illustrative purposes only to demonstrate the anticipated appearance of the exterior improvements. Final construction shall conform to the approved permit drawings and specifications.

Proposed North Elevation



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EXTERIOR IMPROVMENTS

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DATE
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ISSUE
PERMIT

SHEET TITLE
MAIN EXISTING ELEVATION VS. PROPOSED

SHEET NO.
A1.3



ROOF REPLACEMENT SCOPE:

1. This project consists of the removal of the existing clay tile roofing and installation of a new standing seam metal roofing system.

2. The existing roof configuration, roof slopes, roof ridgelines, and roof geometry shall remain unchanged.

3. The proposed roofing replacement will be installed over the existing roof framing. No modifications to the existing roof structure or structural framing are proposed under this scope of work.

4. The overall building height and roof profile will remain substantially unchanged.

5. Existing rooftop mechanical equipment will remain in its current locations and at their existing elevations relative to the finished roof. No new rooftop mechanical equipment is proposed under this application.

6. No photovoltaic (PV) panels are proposed as part of this permit application.

Proposed Roofing



Conceptual rendering illustrating the proposed roof replacement with a standing seam metal roofing system.

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SHEET TITLE
EXISTING ROOF
VS. PROPOSED

SHEET NO.
A1.4