



CITY OF CAMPBELL
Community Development Department

May 11, 2018

NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT APPLICATION

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

Project Address: 77 S. Third

Zoning: Planned Development

File No.: PLN2018-88

APN: 412-05-008

Applicant: Allen Nikitin Architect Inc

Property Owner: John & Shannon Saunders

Project Description: New 2,912 square foot home with 930 square foot basement. The existing 960 square foot detached garage will remain in the rear yard. The existing home will be demolished.

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 May 14, 2018 and ends on May 23, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 23, 2018**.

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 Cindy McCormick, Senior Planner, in the Community Development Department, at (408) 871-5103 or by email cindym@cityofcampbell.com.

Project Location Map

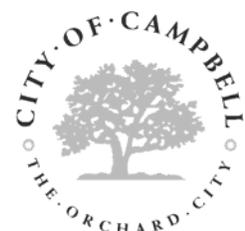
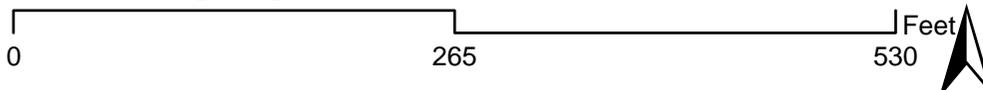


Project Location: 77 S. 3rd

Application Type: Administrative P-D Permit

Planning File No.: PLN2018-88

Description: New Home and retention of existing detached garage.



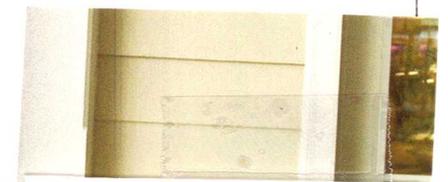
Community Development Department
Planning Division

BLDG HGT 227.5'



SHADOW GRAY*

CELOTEX COMPOSITION SHINGLES



2148-70

mountain peak white

SIDING 'HARDY'

9'6"

8'4"



EL DORADO STONE NAT. VENEER

SUBFL 200.0'

FIN GR

197.67' TOP OF CURB

WINDOWS WHITE FRAMES

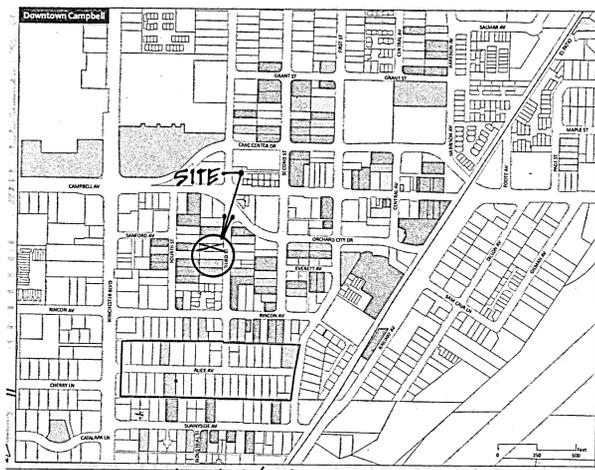
EAST -
77 S. 3RD ST
SHANNON RESIDENCE
1 MAY 2018

PM-28

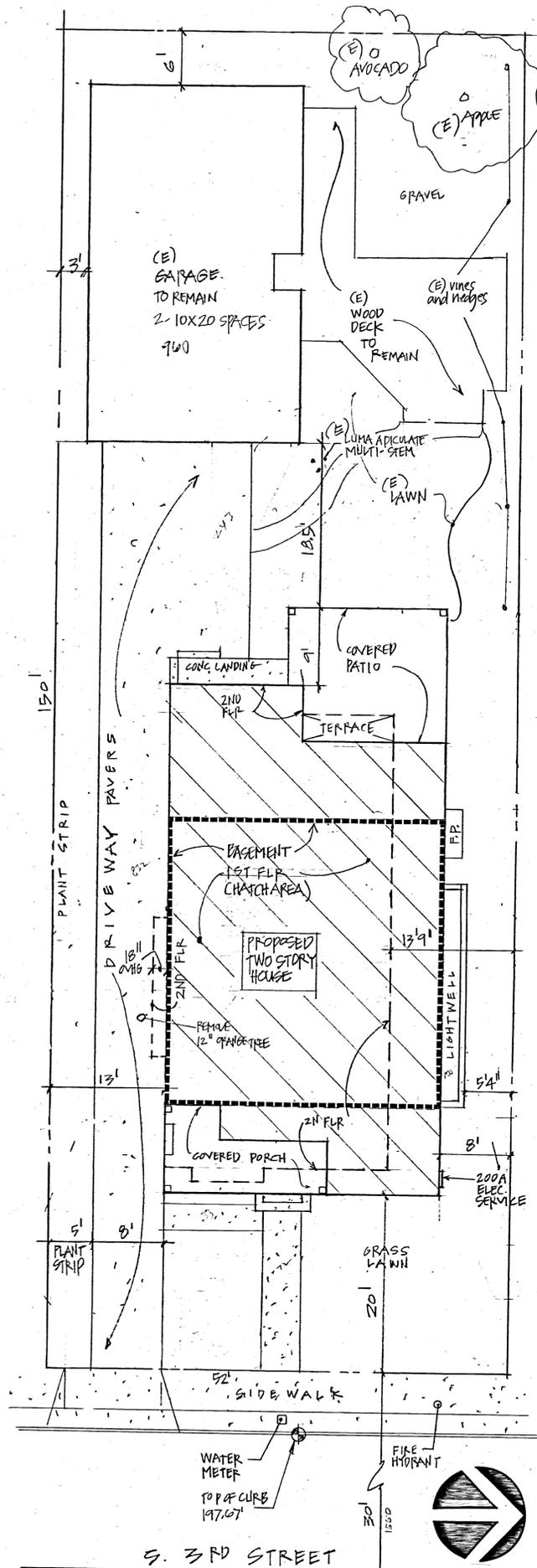
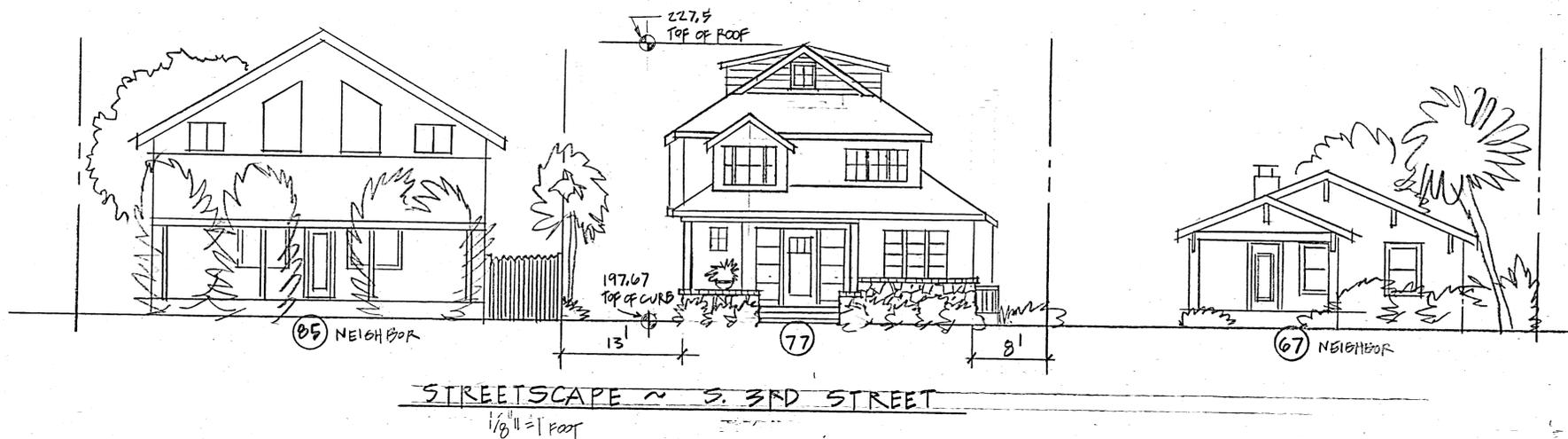
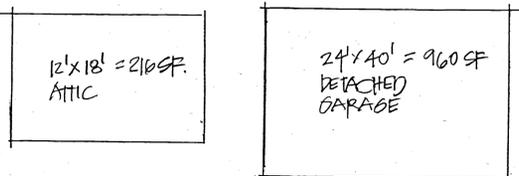
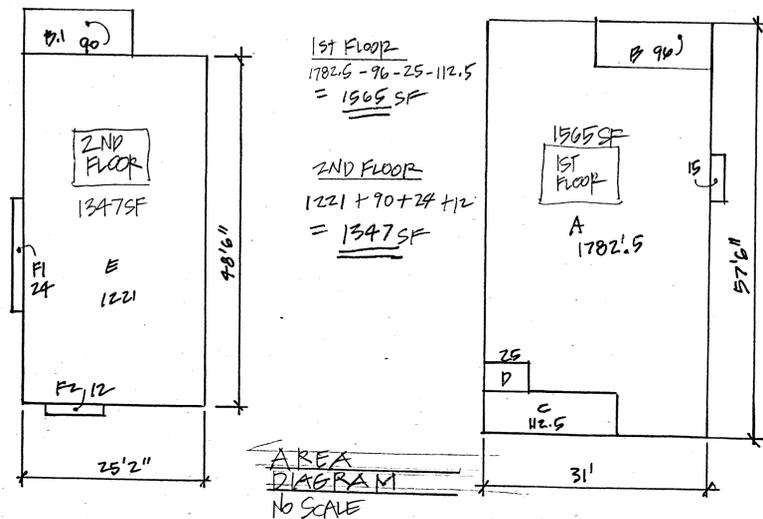
linen white

TRIM, WINDOWS
DOORS, FASCIA
GUTTERS

ELEVA SAU



VICINITY MAP



SITE PLAN

PROJECT DESCRIPTION

DEMOLISH EXISTING ONE STORY HOUSE.
CONSTRUCT NEW 2 STORY HOUSE WITH BASEMENT.
EXISTING DETACHED GARAGE TO REMAIN.

PROJECT ADDRESS	77 South 3rd Street CAMPBELL, CA 95008
PROPERTY OWNER	John and Shannon Saunders
ASSESSOR PARCEL NUMBER	412 05 008
ZONING	PD
OCCUPANCY	R3/U
CONSTRUCTION TYPE	VB
LOT SIZE	NET 7,800 sf GROSS 9,360 sf
EXISTING RESIDENCE	1,080 sf to be demolished
EXISTING DETACHED GARAGE	960 sf
Proposed Building Height	29.5 ft
Basement	930 sf
Proposed Residence	1st Floor 1,565 sf 2nd Floor 1,347 sf 2,912 sf
Proposed Floor Area	1st and 2nd floor 2,912 (e) Garage 960 attic 216 4,088 / 7800 = 52%
Proposed Bldg Coverage	House 1,565 Front Porch 137 Covered Patio 270 Fireplace 15 (E) Garage 960 2,947 / 7800 = 38%
Open Space Rear Yard	= 2,087 sf

PRELIMINARY PLANS
NEW TWO STORY
RESIDENCE

OWNER:
JOHN & SHANNON
SAUNDERS

PROJECT ADDRESS:
77 S. 3RD STREET
CAMPBELL, CA 95008



DATE: 12 MAR 13 SCALE: N.O.T.D.
REVISIONS: SHEET:
1 MAY 13 PLANNING REVIEW

**Appendix D
Prescriptive Compliance Option Checklist**

These requirements may be used to comply with the City's Water Efficient Landscape Ordinance if the total landscape area is less than 2,500 square feet. Compliance with all items is mandatory and must be documented on a landscape plan.

Cover Sheet

- Contact information for the project applicant and property owner, project address and parcel number(s)
- Total landscape area (square feet), including a breakdown of turf and plant material
- Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
- Water supply type and the local retail water purveyor (California Water Service Company)
- Applicant signature and date with the following statement: "I agree to comply with the requirements of the prescriptive compliance option to the Water Efficient Landscape Ordinance"
- Include the following note: "All landscape areas shall incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches"

Planting Materials

- For residential areas, install climate adapted plants that require occasional, little or no summer water (avg. WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
- For non-residential areas, install climate adapted plants that require occasional, little or no summer water for 100% of the plant area excluding edibles and areas using recycled water.
- A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

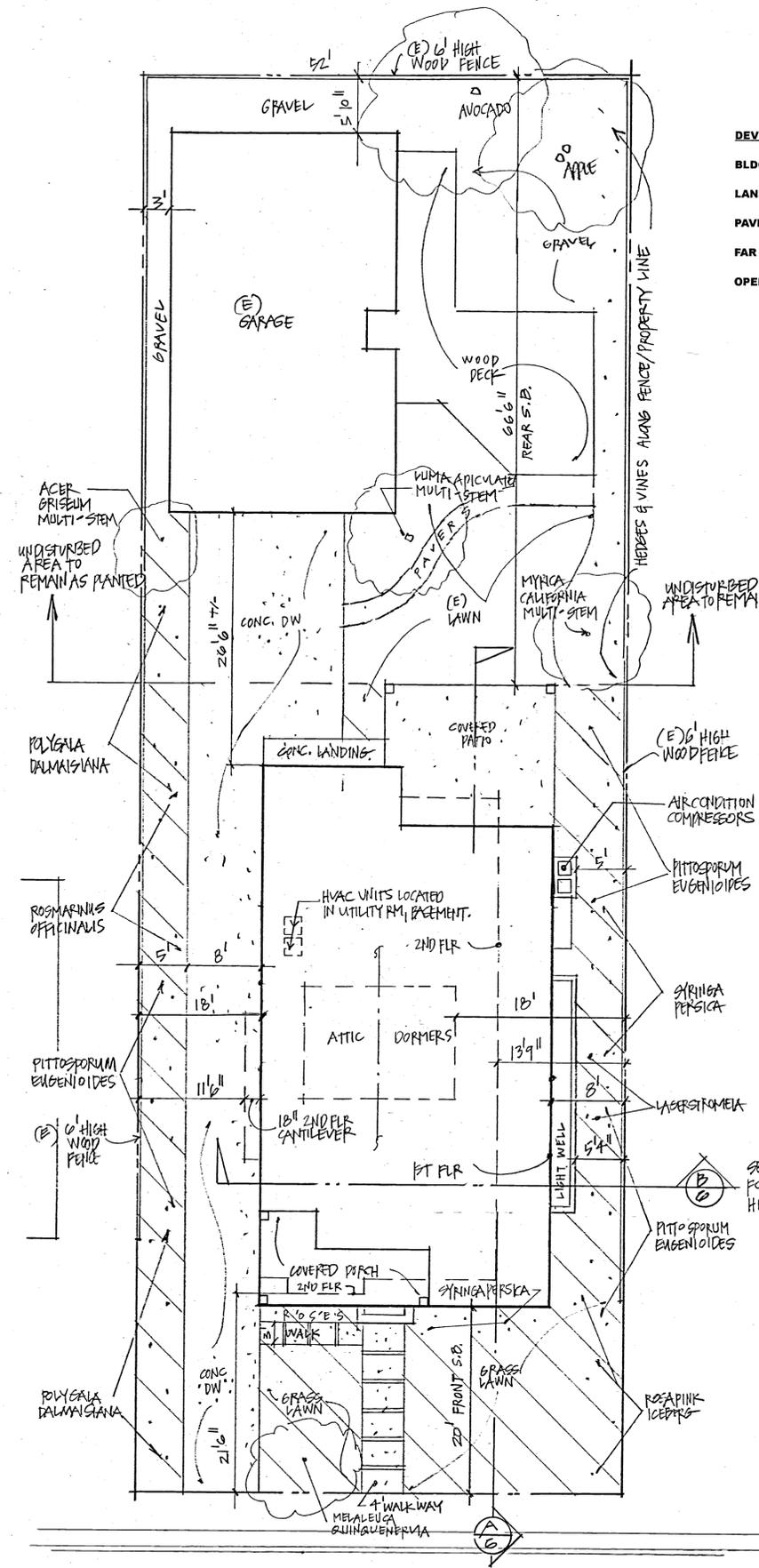
Turf Areas (Grass)

- Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas.
- Turf shall not be planted on sloped areas which exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length.
- Turf is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by sub-surface irrigation or by other technology that creates no overspray or runoff.

Irrigation Systems

- Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor
- Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted
- Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range
- Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply
- All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
- Areas less than 10 feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

*At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.



net lot size coverages		
DEVELOPMENTAL DATA	(E)	PROPOSED
BLDG COVERAGE	2040 27%	2889 37%
LANDSCAPE COVERAGE	3881 50%	3074 39%
PAVING COVERAGE	1710 22%	1280 16%
FAR	2040 26%	3872 49.6%
OPEN SPACE REAR YARD		2087

PROPOSED LANDSCAPING

HATCH AREA INDICATES DISTURBED AREA FOR PROPOSED LANDSCAPING.
PER TABULATION = 1,564 S.F.

PER CA. WATER EFFICIENT STANDARDS PROPOSED LANDSCAPING IS BETWEEN 500 SF AND 2500 SF. THEREFORE, COMPLIANCE WITH APPENDIX D, SECT 490.1(C) IS REQUIRED.

**PRELIMINARY PLANS
NEW TWO STORY
RESIDENCE**

OWNER:
JOHN & SHANNON SAUNDERS

PROJECT ADDRESS:
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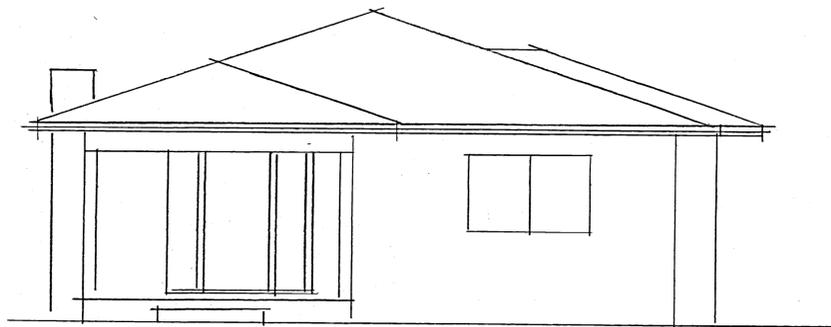
← NORTH

S. THIRD STREET

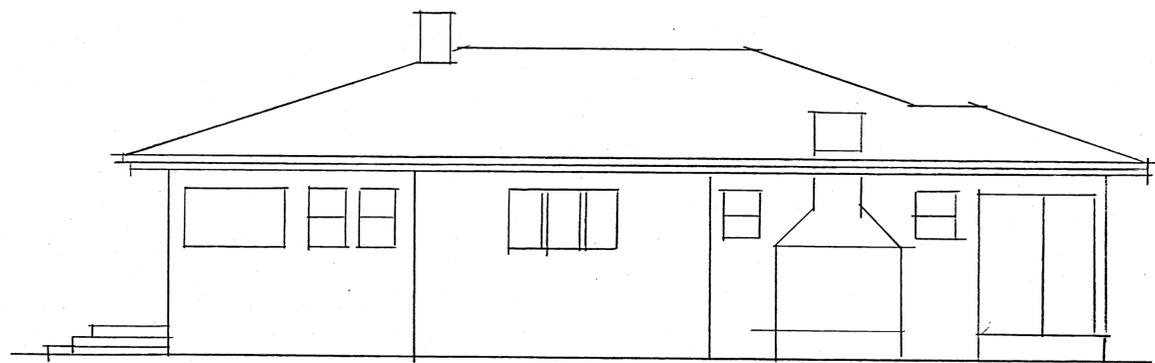
LANDSCAPE & BLDG SETBACKS
1/8" = 1 FOOT

DATE: 12 MAR 18 SCALE: NOTED

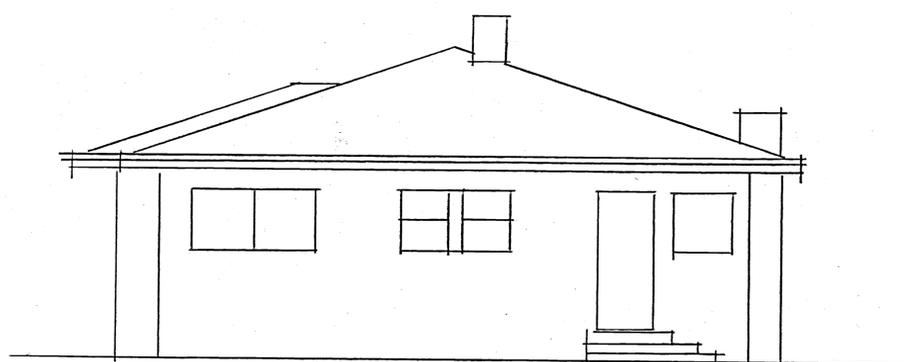
REVISIONS: SHEET:
1 MAY 18 PLANNING REVIEW
1.1



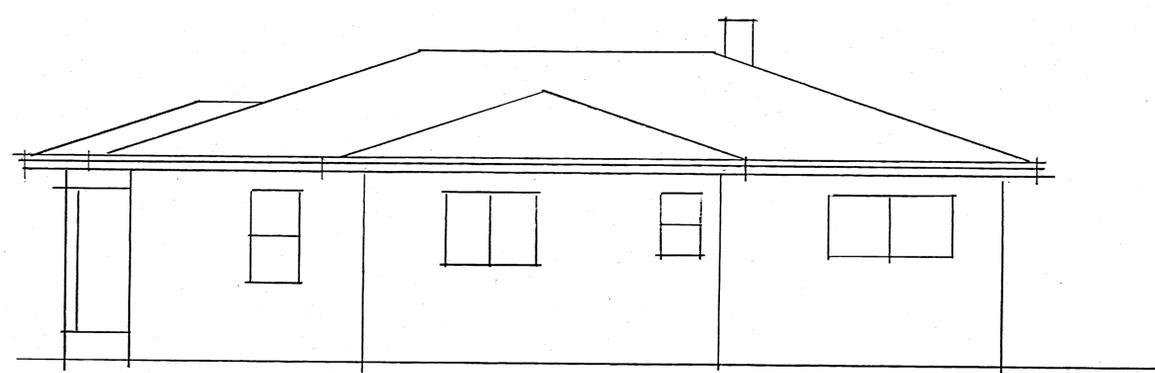
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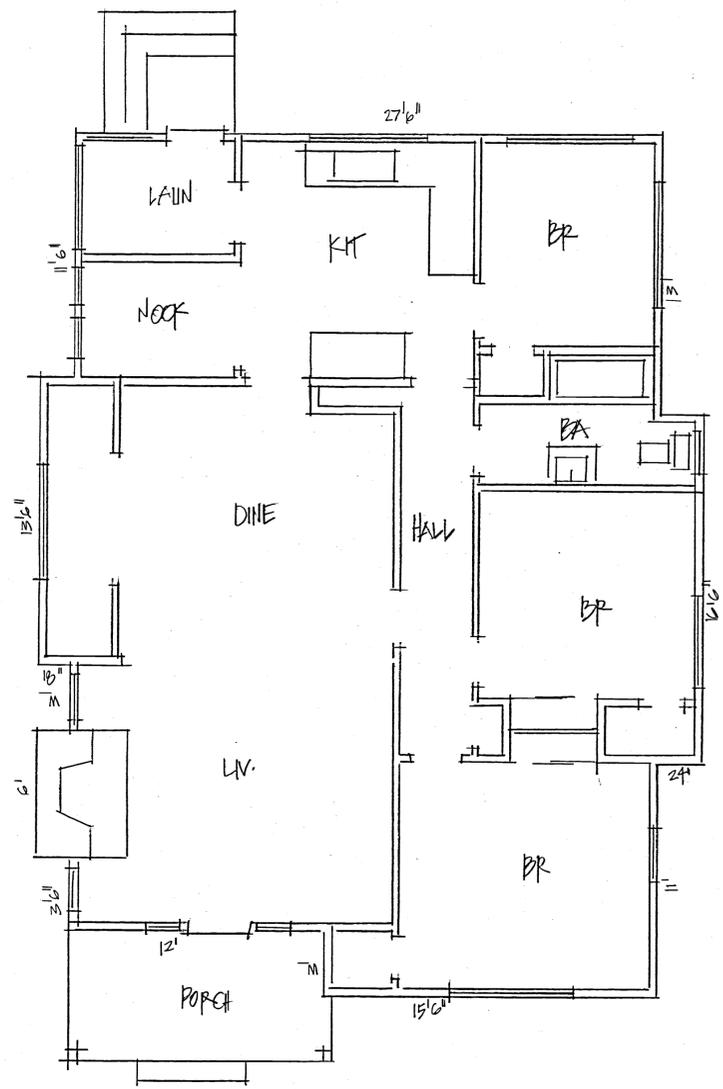
SOUTH



WEST



NORTH



EXISTING FLOOR PLAN

**PRELIMINARY PLANS
NEW TWO STORY
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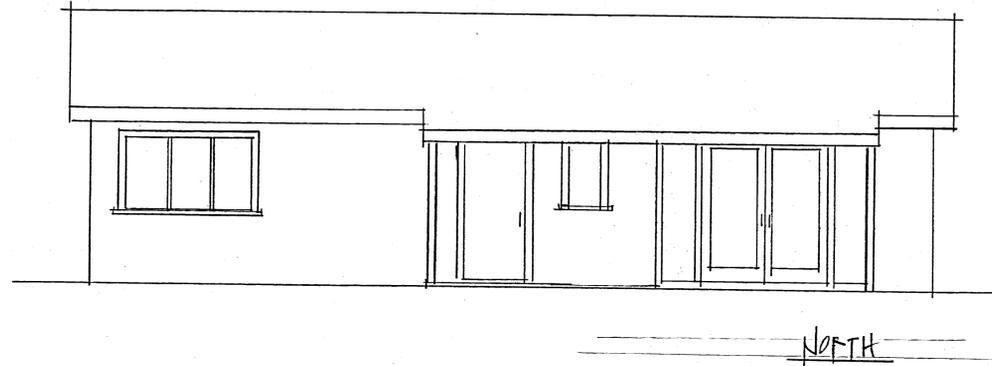


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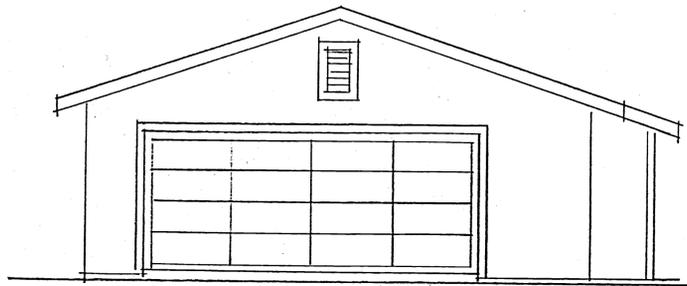
DATE: 12 MAR 10. SCALE: 1/4" = 1'

REVISIONS: SHEET:
1 MAY 10 PLANNING REVIEW
2

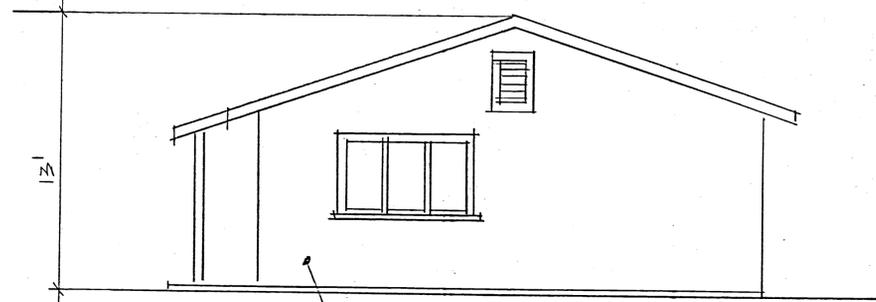
EXISTING/DEMOLITION PLAN



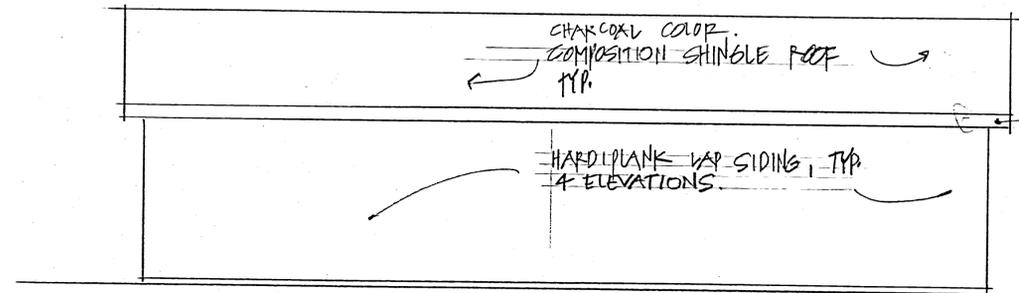
NORTH



EAST



WEST

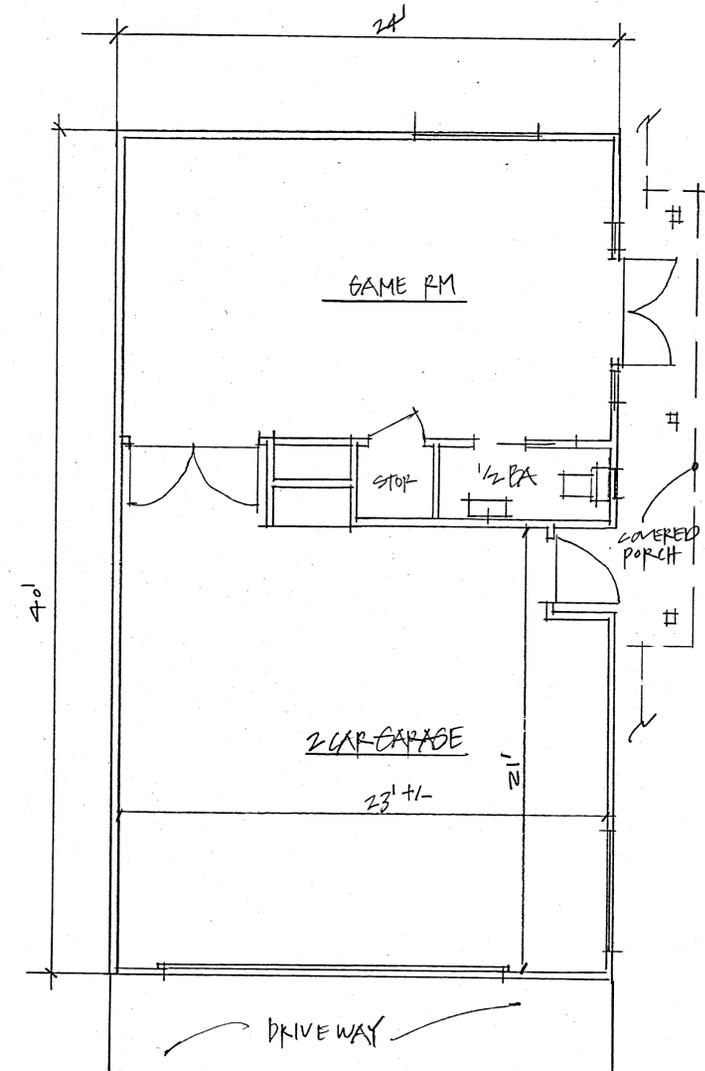


SOUTH

CHARCOAL COLOR.
COMPOSITION SHINGLE ROOF
TYP.

HARD PLANK VAP SIDING, TYP.
4 ELEVATIONS.

NOTE PAINT GARAGE
TO MATCH HOUSE
WALLS - B. MOORE 'MTN PEAK WHITE'
TRIM - B. MOORE 'LINEN WHITE'
• WINDOW & DOORS
• ENTRY DOOR
• FASCIA, GUTTERS, DOWNSPOUTS



FLOOR PLAN
900 SF.

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NEW TWO STORY
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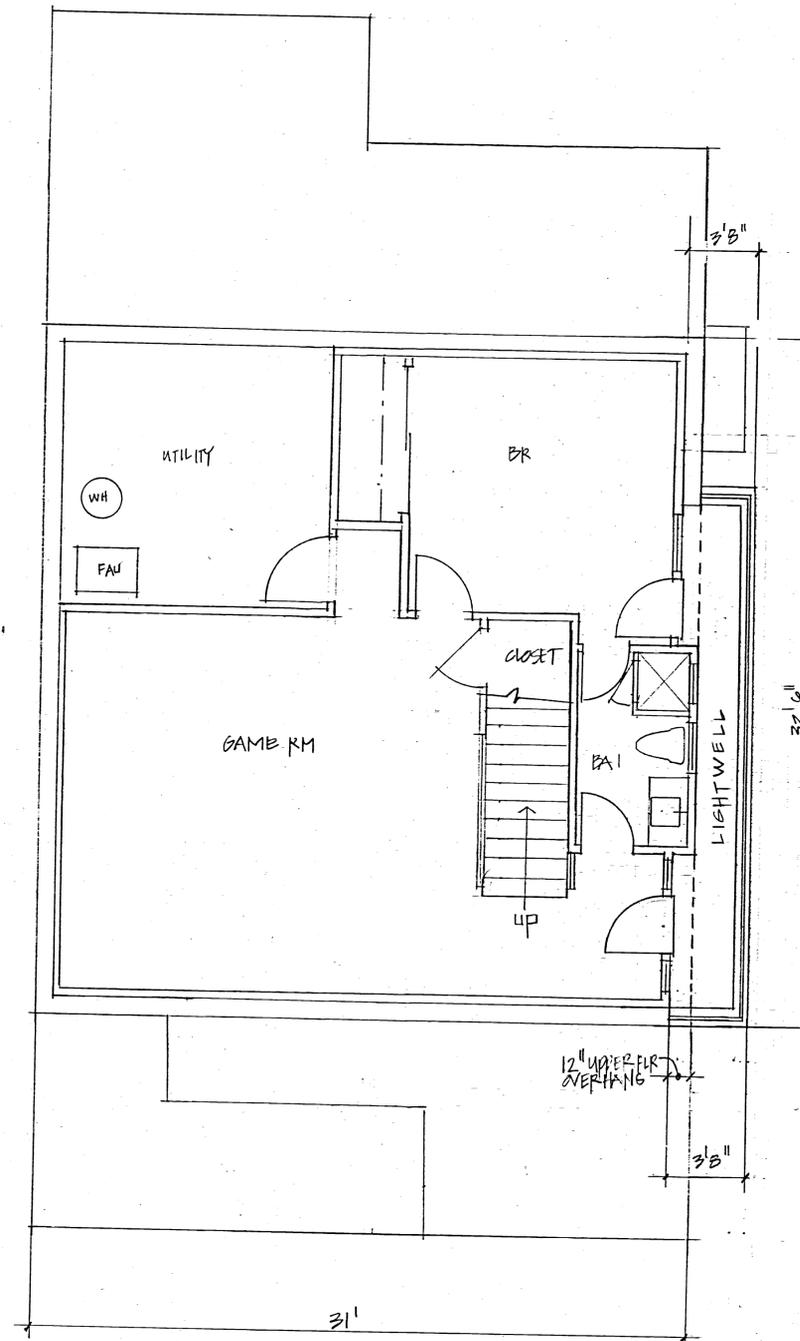
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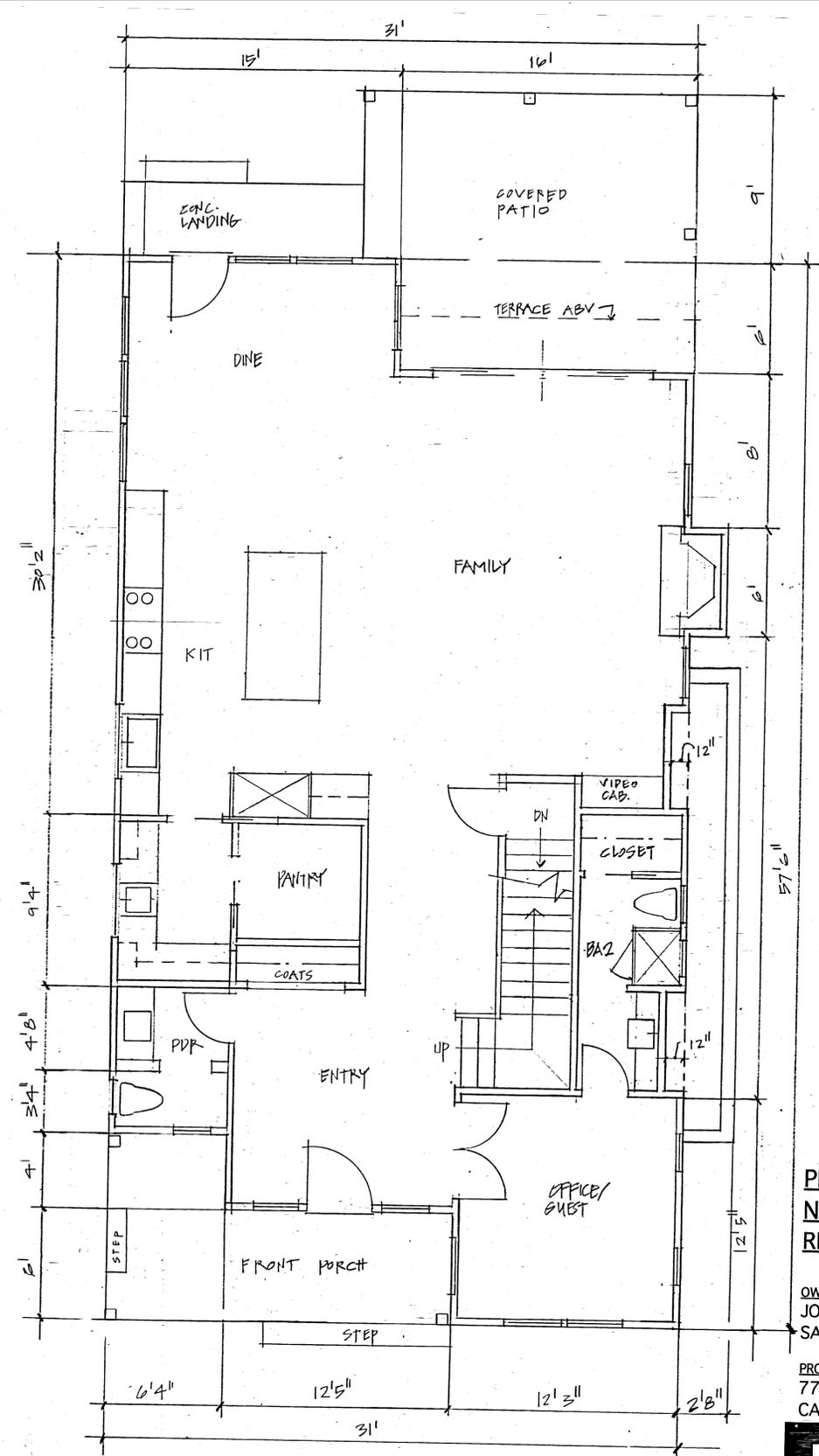
DATE: 12 MAR 10. SCALE: 1/4"

REVISIONS: SHEET:
MAY'S PANNING REVIEW 2.1

EXISTING DETACHED GARAGE
TO REMAIN AS-IS



BASEMENT



1ST FLOOR

**PRELIMINARY PLANS
NEW TWO STORY
RESIDENCE**

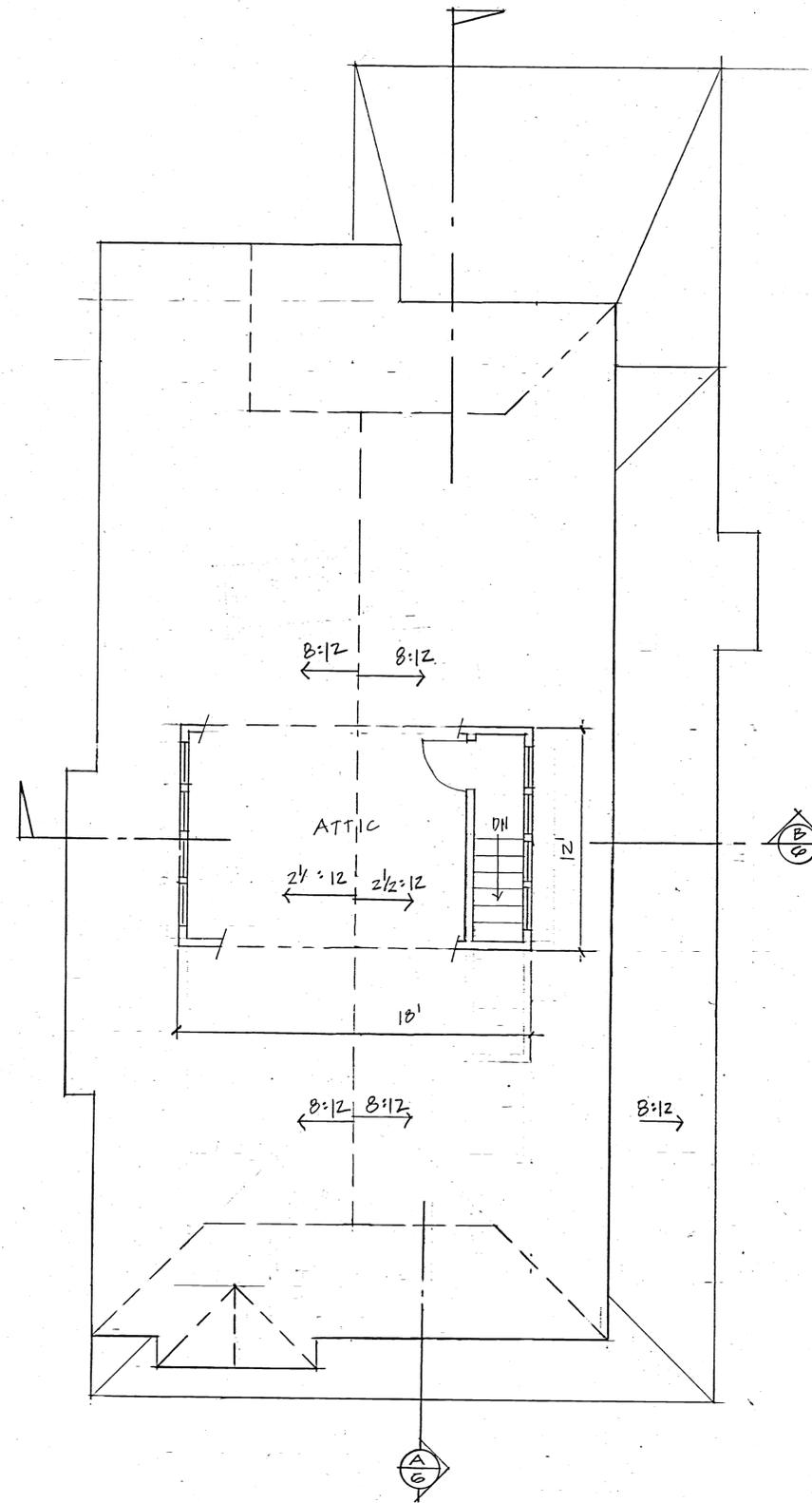
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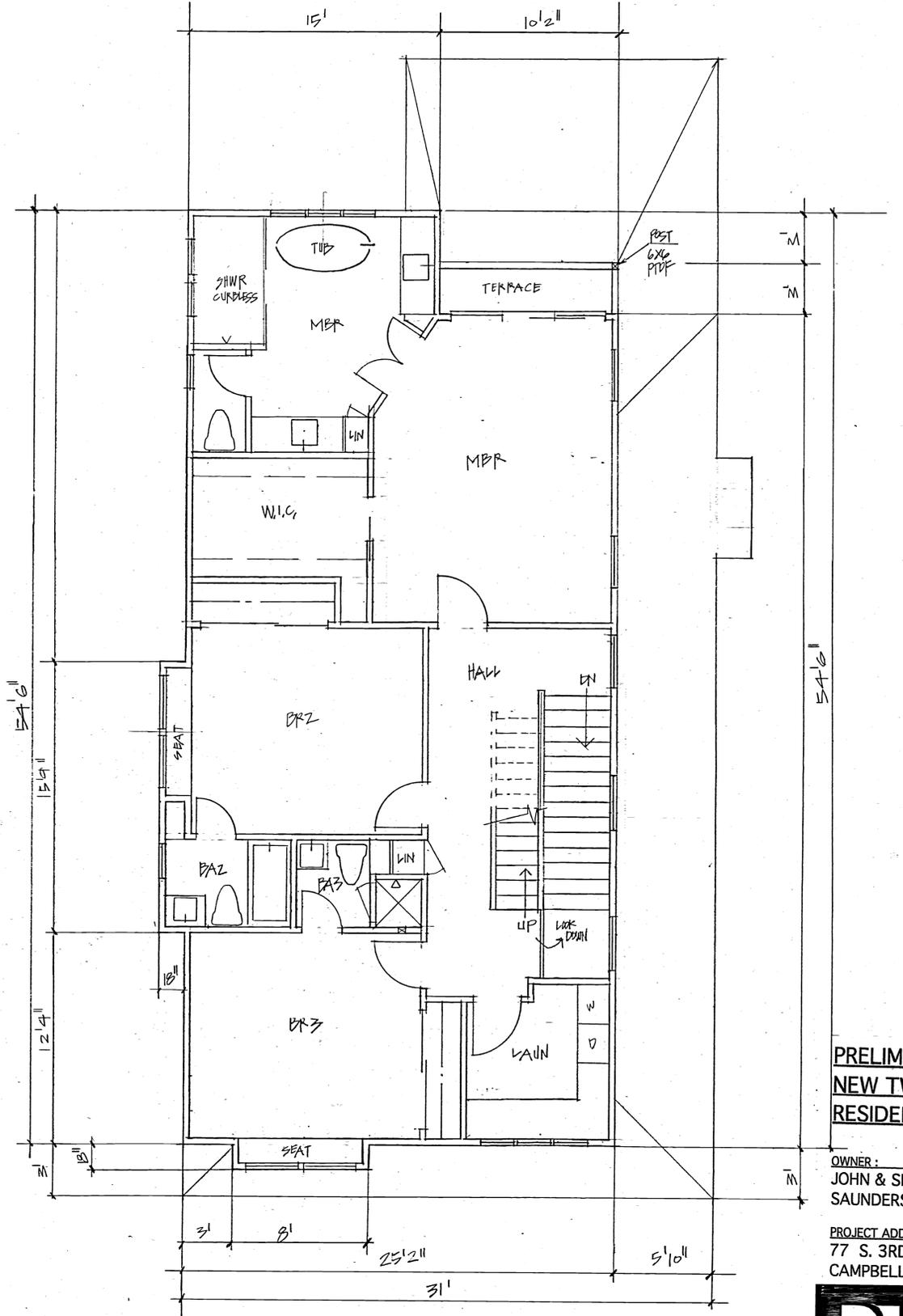


DATE: 12 MAR 10 SCALE: 1/4"

REVISIONS: SHEET:
1 MAY 10 PLANNING REVIEW
3



ATTIC



2ND FLOOR

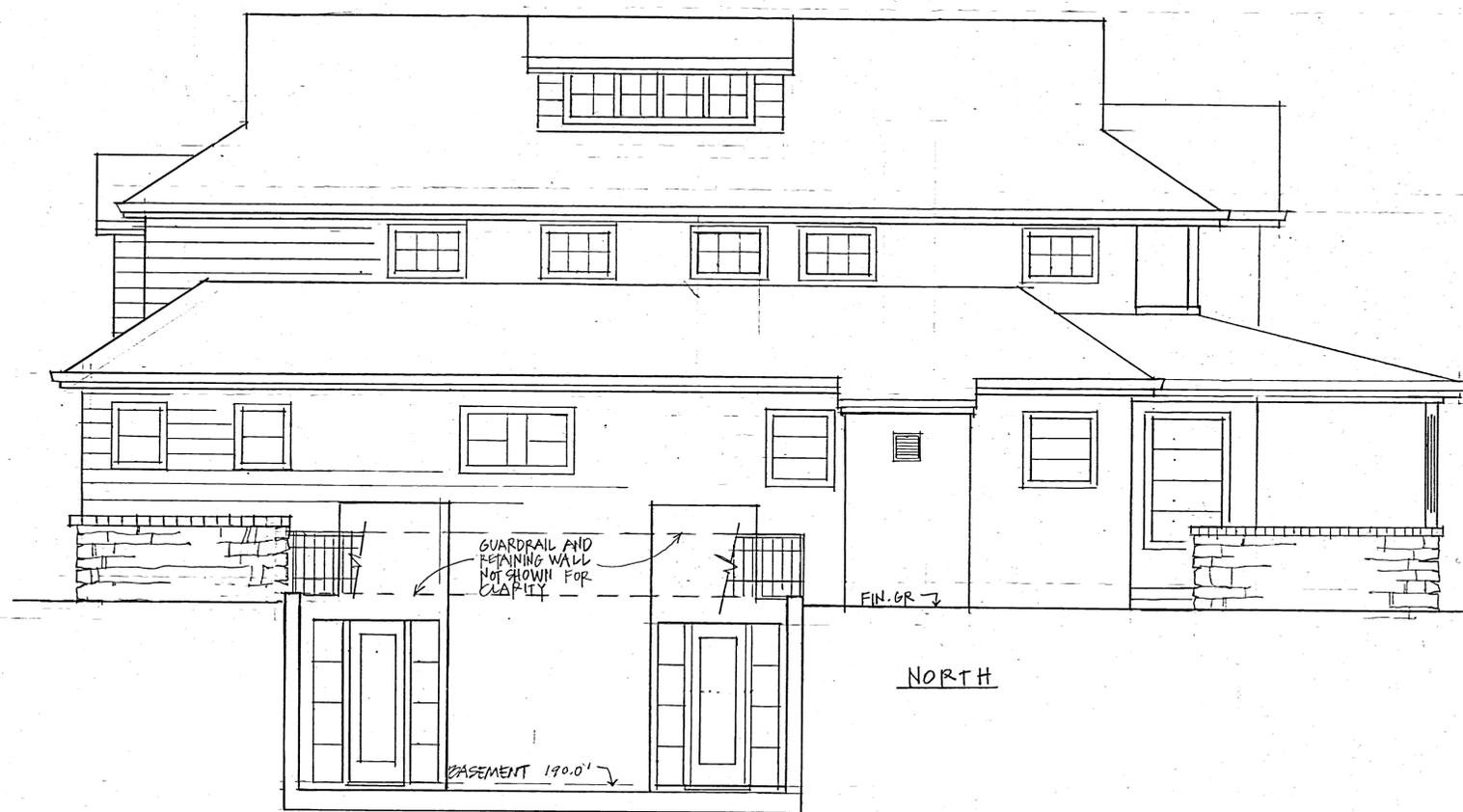
**PRELIMINARY PLANS
NEW TWO STORY
RESIDENCE**

OWNER:
JOHN & SHANNON
SAUNDERS

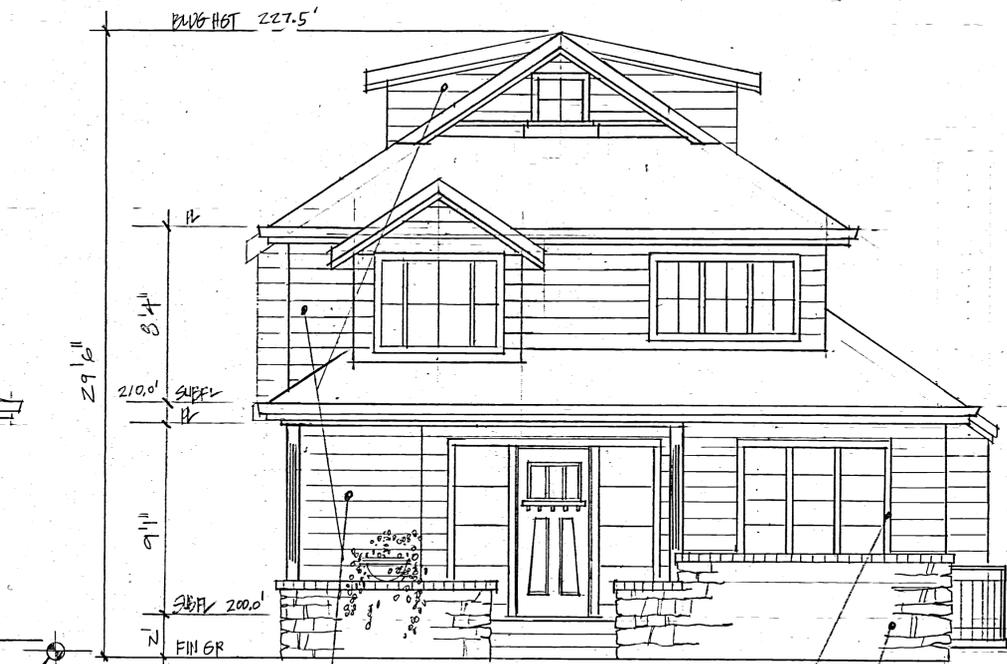
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DATE: 12 MAR 18 SCALE: 1/4" = 1'-0"
REVISIONS: SHEET:
1 MAY 18 PLANNING REVIEW
4



NORTH



EAST

197.67' TOP OF CURB

NOTE: PAINT COLORS BY B. MOORE

SIDING = 'MTN. PEAK WHITE'

WINDOW & DOOR = 'LINEN WHITE'

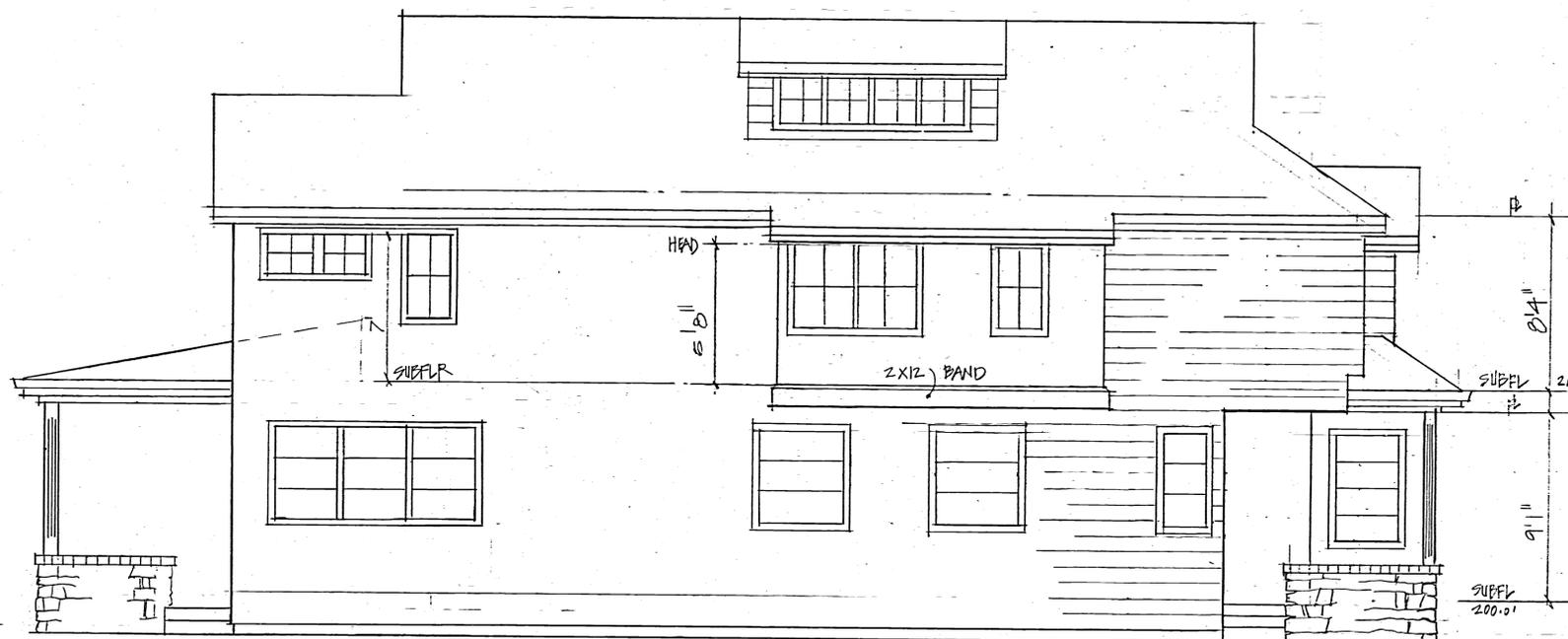
TRIM

WINDOW & DOOR = WHITE

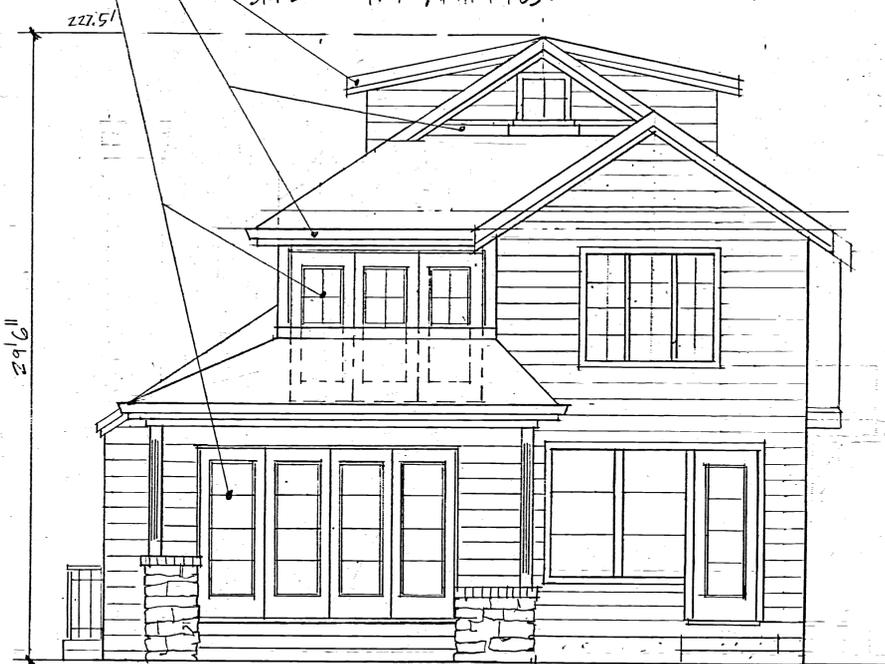
FRAMES.

EAVES, RAKES, GUTTERS & D.S. = 'LINEN WHITE'

STONE = NAT. EARTH TONES.



SOUTH



WEST

ELEVATION & SECTION NOTES
SAUNDERS

ROOF	composition Fibreglas shingles Class A fire-rated over 15 # roofing felt, typical unless noted otherwise
EAVES and Rakes	2 X Wood painted
WALLS	Hardi-plank lap siding - over 'Tyvek' waterproof membrane
WINDOWS	wood clad, dual pane
TRIM	2 X wood trim, painted
GUTTERS and Downspouts	painted GSM
STONE	NATURAL STONE VENEER

PRELIMINARY PLANS
NEW TWO STORY
RESIDENCE

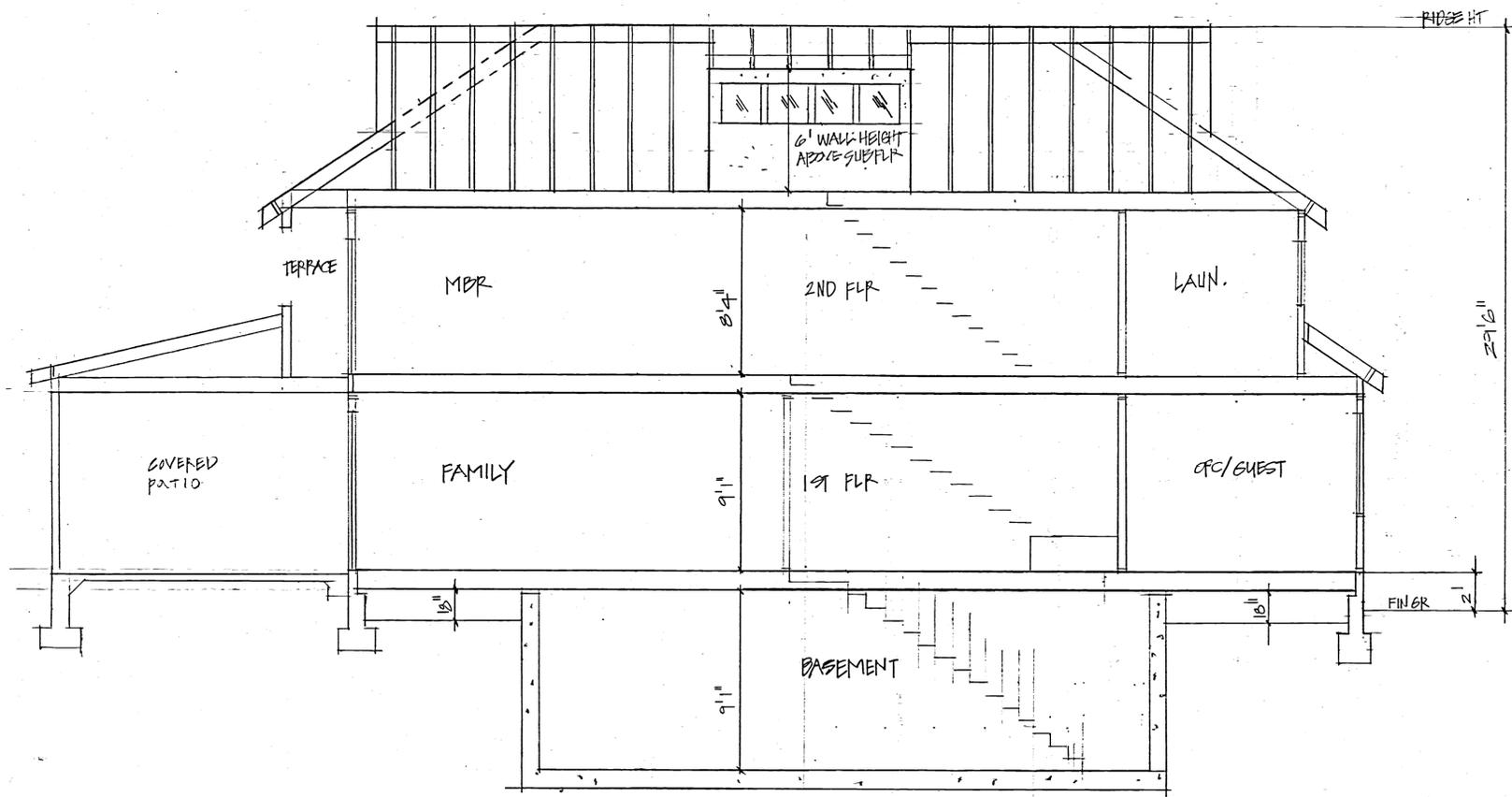
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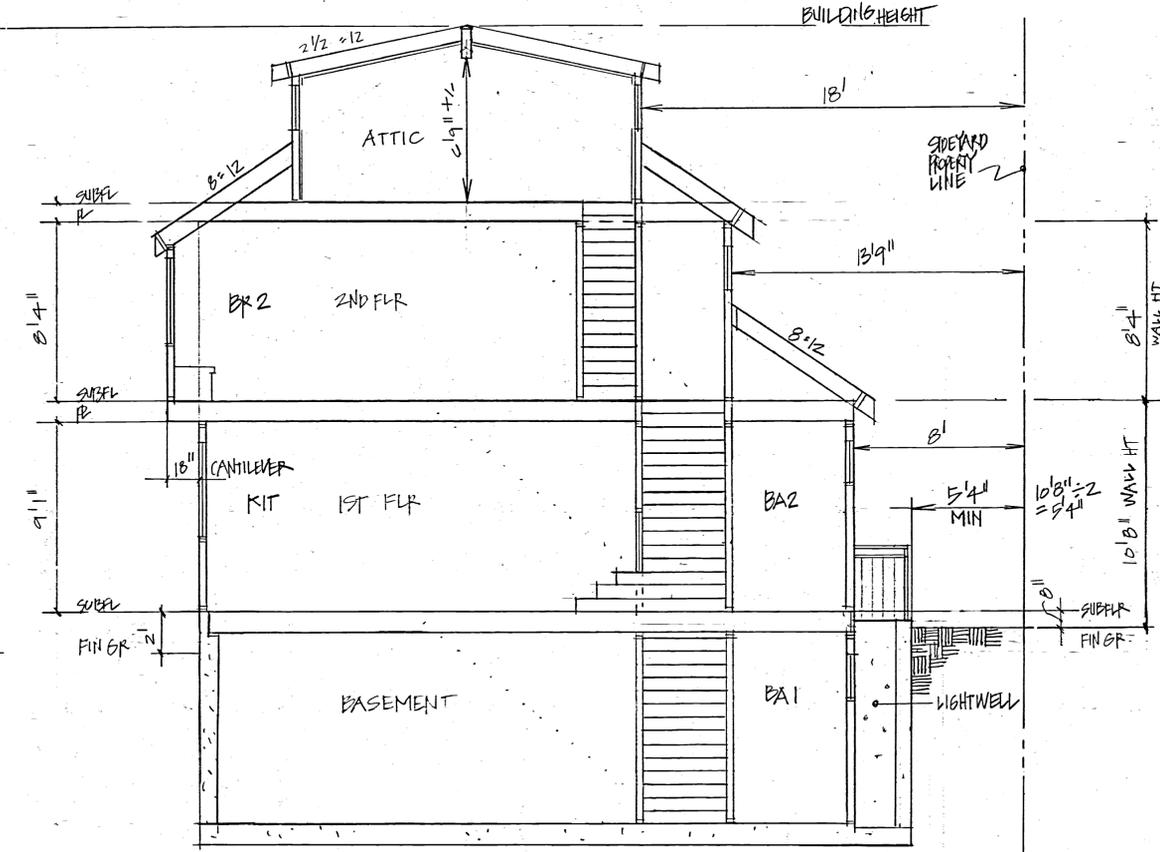


DATE: 12 MAR 18 SCALE: 1/4"

REVISIONS: SHEET:
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(A) SECTION



(B) SECTION

SIDEYARD WALL SETBACKS
DIAGRAM AND CALCULATION

**PRELIMINARY PLANS
NEW TWO STORY
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