



**CITY OF CAMPBELL**  
**Community Development Department**

August 3, 2018

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **August 14, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Mike Paydar for a Planned Development Permit (PLN2017-395) for the approval of site configuration, architectural design, increased fence height and to create lots which do not have frontage on a public street, Tentative Subdivision Map (PLN2017-394) to create four single family lots and one commonly owned lot, Zoning Map Amendment (PLN2017-393) to change the zoning from R-M (Multiple-Family Residential) to P-D (Planned Development), Tree Removal Permit (PLN2017-397) to allow for the removal of the five trees on the site, and a Parking Modification Permit (PLN2018-137) to allow two assigned parking spaces to be provided as guest parking on property located at **50 Shelley Avenue**. Staff is recommending that a Mitigated Negative Declaration (PLN2017-396) be adopted for this project.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

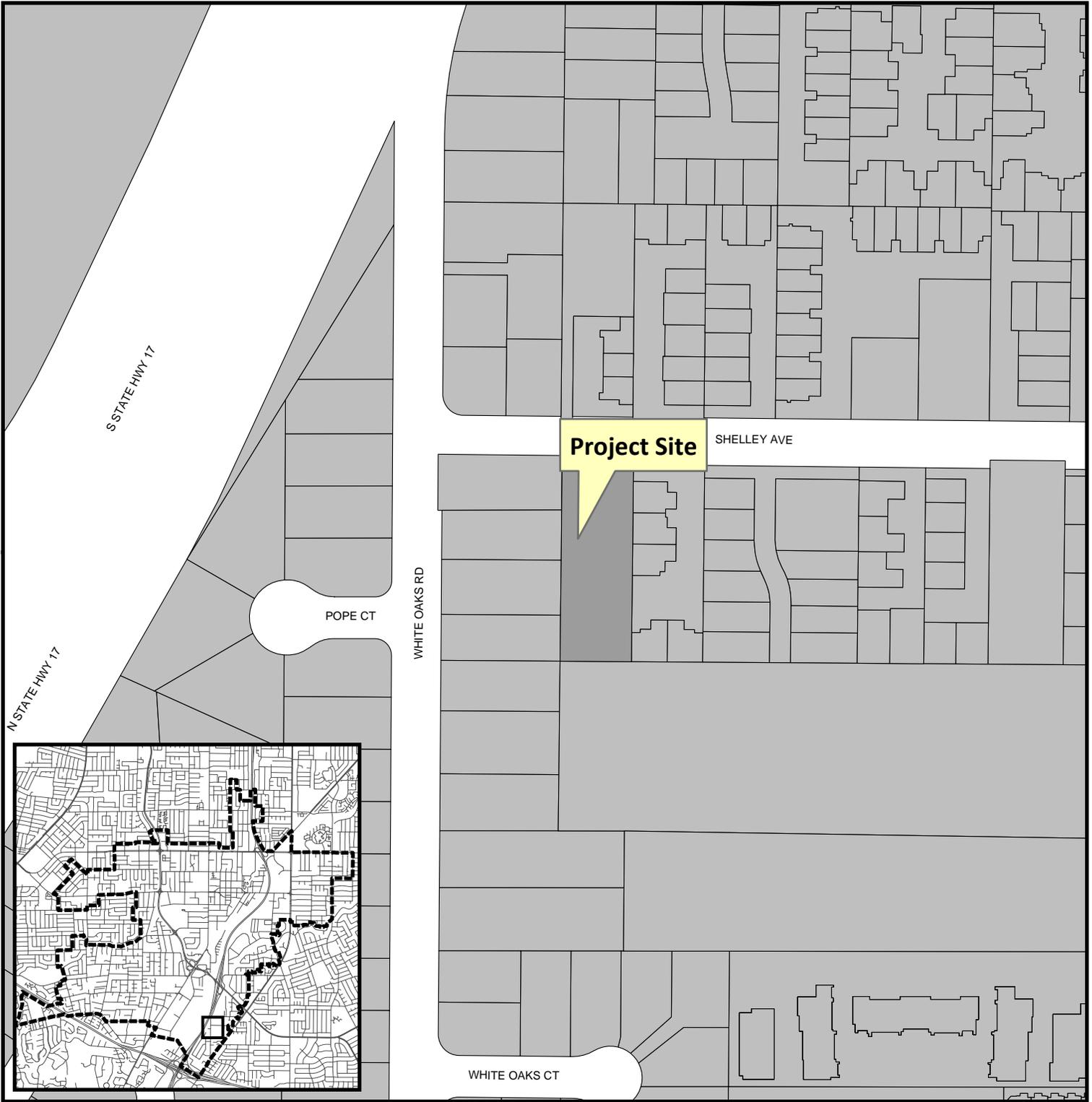
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **50 Shelley Avenue**

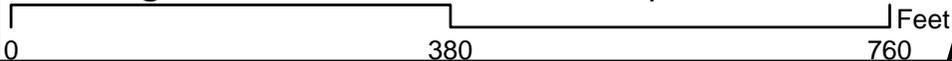
# Project Location Map



**Project Location:** 50 Shelley Avenue

**Application Type:** Planned Development Permit |  
Tentative Subdivision Map | Zoning Map Amendment |  
Tree Removal Permit | Parking Modification Permit |  
CEQA Review

**Planning File No.:** PLN2017-393:397 | PLN2018-137



Community Development Department  
Planning Division



UNIT 2 - REAR ELEVATION



UNIT 2 - FRONT (DRIVEWAY) ELEVATION



UNIT 2 - SIDE (BACKYARD) ELEVATION



UNIT 2 - SIDE ELEVATION

REVISIONS	BY

**CB**  
**BASSAL**  
**Architecture**  
 916.435.0605  
 408.674.2077



EXTERIOR ELEVATIONS

NEW PROJECT AT:  
 50 SHELLEY AVENUE  
 CAMPBELL, CA

DATE: 4-6-2018  
 SCALE: NOTED  
 DRAWN: CB  
 JOB NO: .

SHEET NO.  
**2A3.1**  
 OF SHEETS

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HORIZONTAL SIDING - MAIN COLOR  
**UNIT 3 - REAR ELEVATION**



**UNIT 3 - FRONT (DRIVEWAY) ELEVATION**



**UNIT 3 - SIDE (BACKYARD) ELEVATION**



**UNIT 3 - SIDE ELEVATION**

REVISIONS	BY



**BASSAL**  
**Architecture**  
916.435.0605  
408.674.2077

EXTERIOR ELEVATIONS

NEW PROJECT AT:  
50 SHELLEY AVENUE  
CAMPBELL, CA

DATE: 4-6-2018  
SCALE: NOTED  
DRAWN: CB  
JOB NO:

SHEET NO.  
**3A3.1**

OF SHEETS

EXTERIOR ELEVATIONS

1/4"=1'-0"

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REVISIONS	BY



**BASSAL**  
**Architecture**  
 916.435.0605  
 408.674.2077



EXTERIOR ELEVATIONS

NEW PROJECT AT:  
 50 SHELLEY AVENUE  
 CAMPBELL, CA

DATE:	4-6-2018
SCALE:	NOTED
DRAWN:	CB
JOB NO:	
SHEET NO.:	4A3.1
OF SHEETS:	

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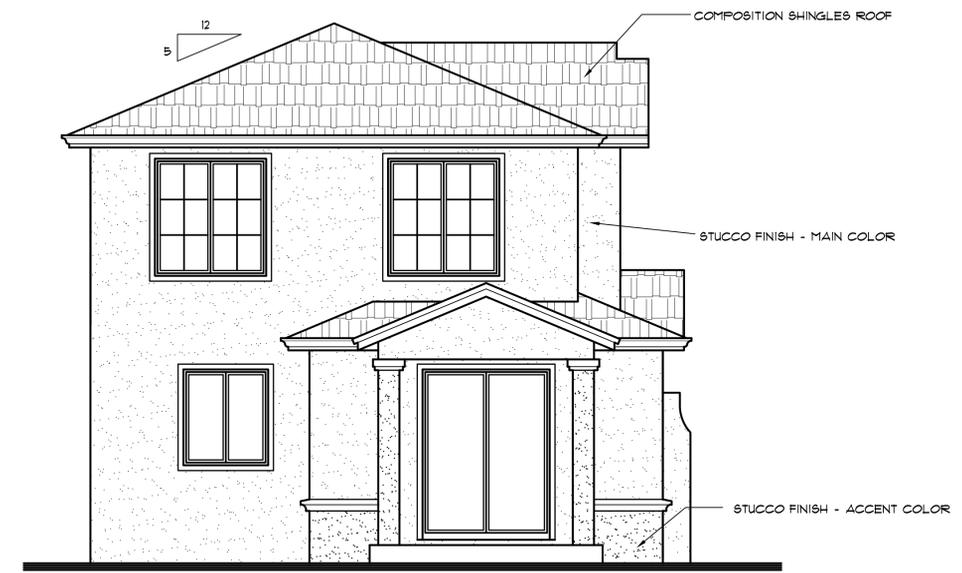
UNIT 4 - SIDE ELEVATION



UNIT 4 - FRONT ELEVATION

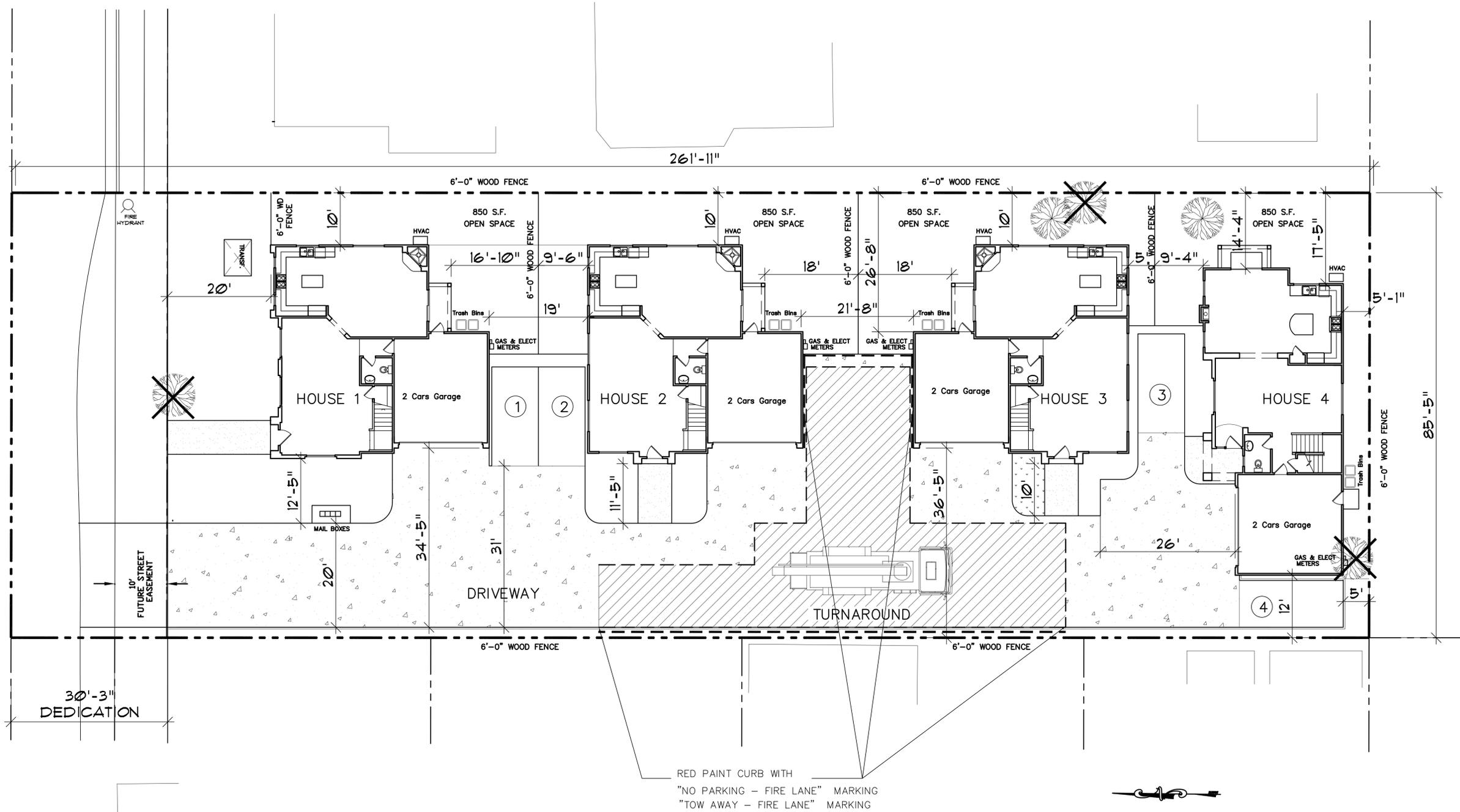


UNIT 4 - REAR ELEVATION



UNIT 4 - SIDE ELEVATION

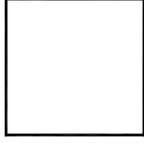
SHELLEY AVE.



REVISIONS	BY



**BASSAL**  
**Architecture**  
 916.435.0605  
 408.674.2077



**SITE PLAN**

**NEW PROJECT AT:**  
**50 SHELLEY AVENUE**  
**CAMPBELL, CA**

DATE: 4-6-2018  
 SCALE: NOTED  
 DRAWN: CB  
 JOB NO: .

SHEET NO.  
**A1.1**  
 OF SHEETS

**SITE PLAN**

**1"=10'-0"**

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EXTERIOR ELEVATIONS

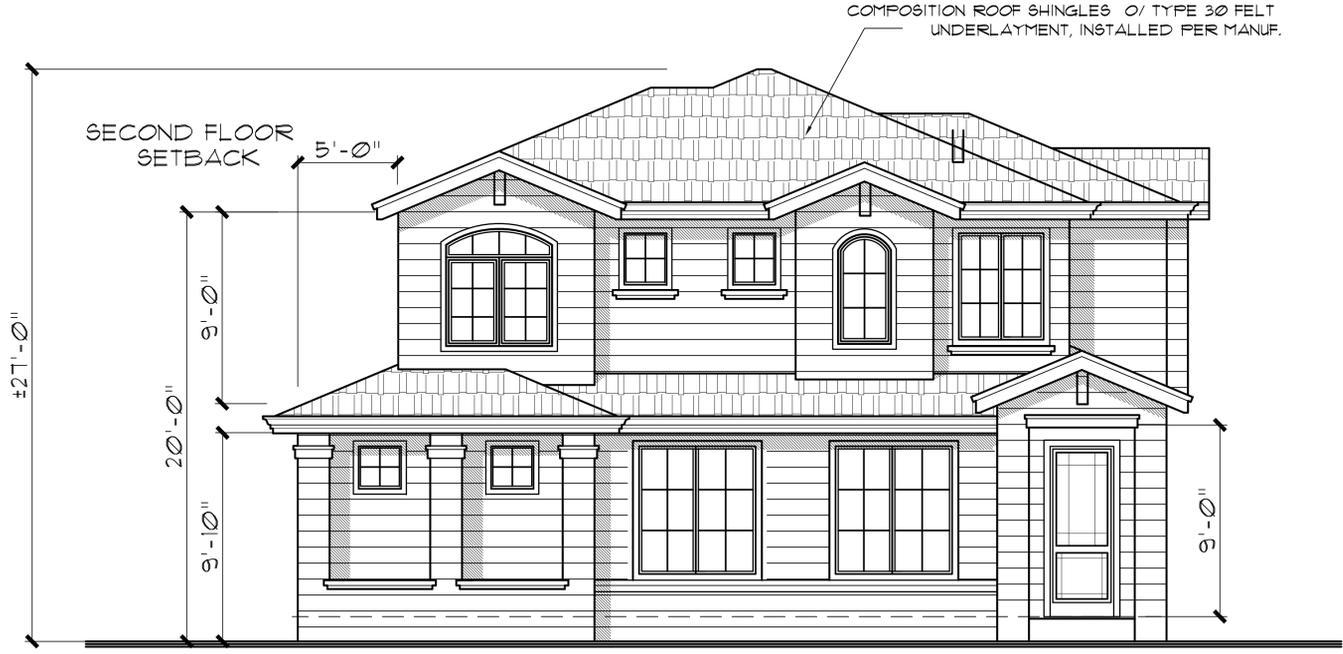
NEW PROJECT AT:  
 50 SHELLEY AVENUE  
 CAMPBELL, CA

DATE:	4-6-2018
SCALE:	NOTED
DRAWN:	CB
JOB NO:	
SHEET NO.:	1A3.1
	OF SHEETS

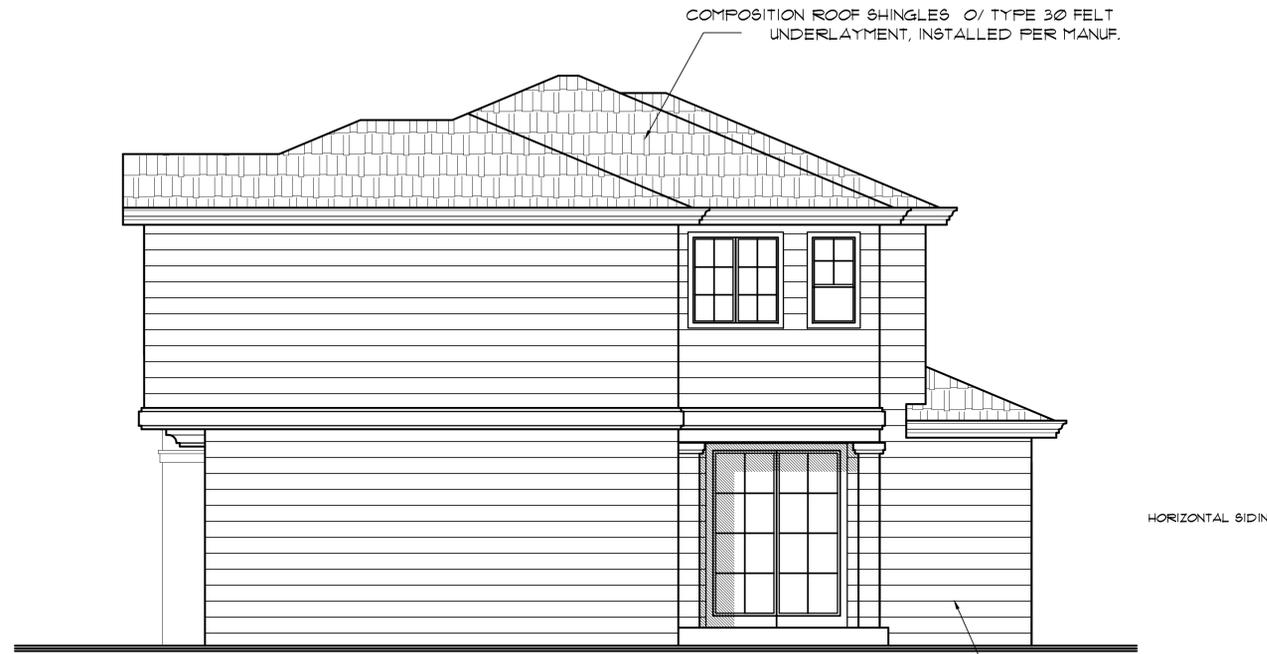
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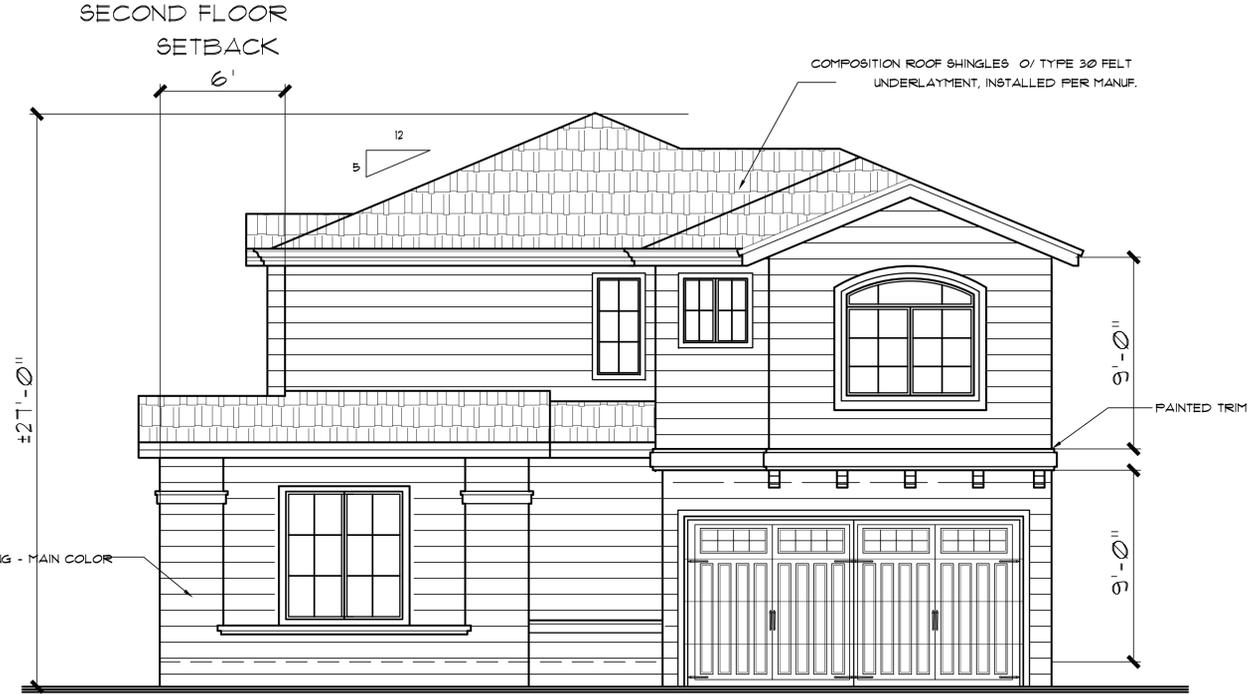
UNIT 1 - REAR ELEVATION



UNIT 1 - FRONT (SHELLEY) ELEVATION



UNIT 1 - SIDE (BACKYARD) ELEVATION



UNIT 1 - SIDE (DRIVEWAY) ELEVATION

REVISIONS	BY

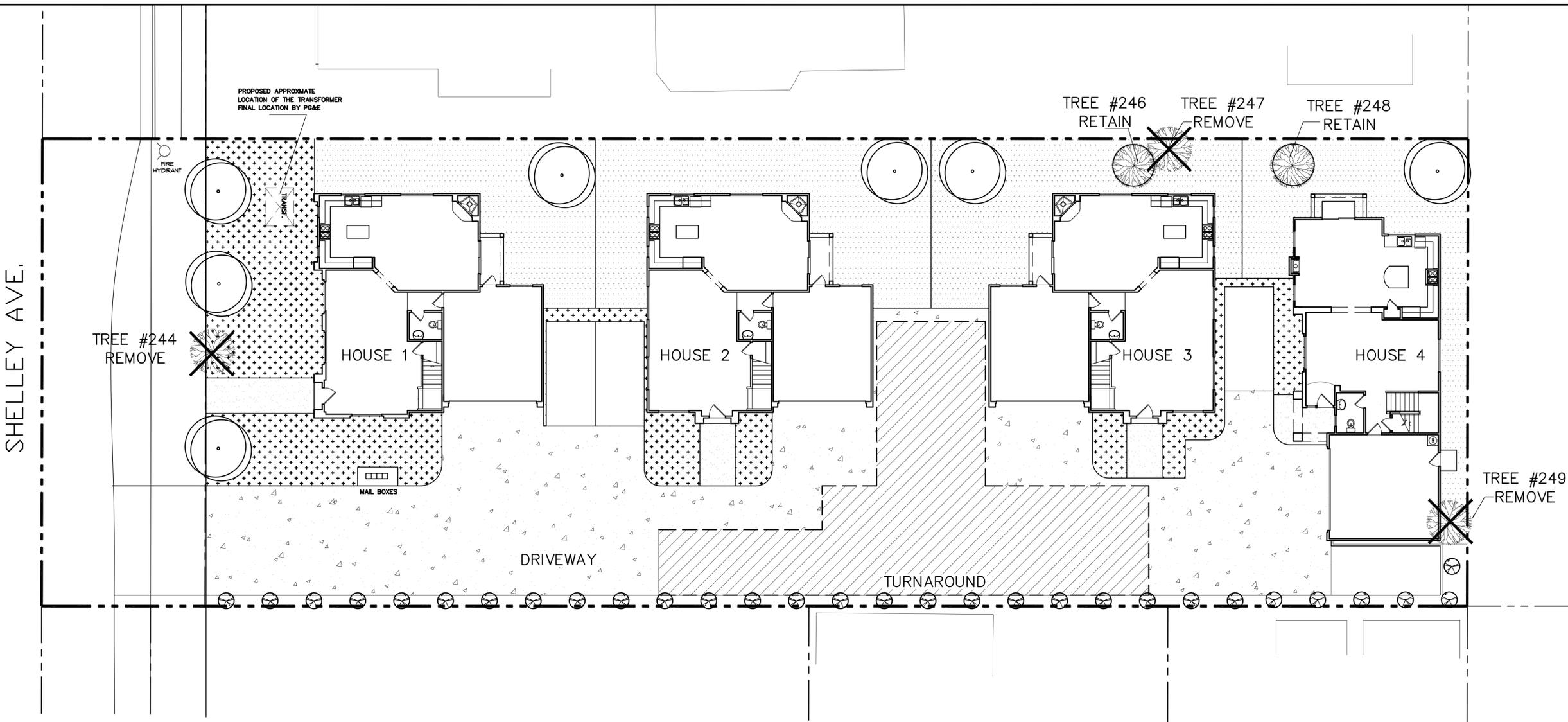
**CB**  
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**Architecture**  
 916.435.0605  
 408.674.2077



**LANDSCAPE PLAN**

**NEW PROJECT AT:  
 50 SHELLEY AVENUE  
 CAMPBELL, CA**

DATE: 4-6-2018  
 SCALE: NOTED  
 DRAWN: CB  
 JOB NO: .  
 SHEET NO. **L.11**  
 OF SHEETS



**NOTES:**

1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2 % MIN.)
2. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/10 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
3. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
4. REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
5. SOD LAWN SHALL BE DWARF FESCUE BLEND.
6. PROVIDE 3" OF MEDIUM BARK THROUGHOUT SITE.
7. PROVIDE WATER - EFFICIENT LANDSCAPE.
8. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 18002212600

**Tree Protection Fencing:**

- a. Shall be installed as shown on the landscape plan.
- b. Shall be established prior to the arrival of construction equipment or materials on site.
- c. Shall be comprised of six-foot high chain link fencing mounted on eight-foot tall, 2-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.
- d. Shall be posted with signs saying "TREE PROTECTION FENCE - DO NOT REMOVE WITHOUT APPROVAL FROM CITY ARBORIST".
- e. Call City Arborist, Kate Bear at (408) 868-1216 for an inspection of tree protection fencing once it has been installed. This is required prior to obtaining building division permits.
- f. Tree protection fencing shall remain undisturbed throughout the construction until final inspection. If contractor feels that work must be done inside the fenced area, call City Arborist to arrange a field meeting.

SYM.	SIZE	COMMON NAME
	1 GA.	YELLOW TRUMPET VINES
		EXISTING TREES TO BE REMOVED
	15 GA.	NEW TREES FLOWERING PUM
		COMMON AREA LANDSCAPE TRAILING LANTANA @ 24"O.C.
		PRIVATE YARDS LANDSCAPE
		COMMON DRIVEWAY USE PERMEABLE INTERLOCKING CONCRETE PAVERS - TYPICAL SEE SHEET C-3 FOR DETAIL
		FIRE TRUCK TURNAROUND SAME PAVERS AS DRIVEWAY



**LANDSCAPE PLAN**

**1"=10'-0"**

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**Bassal**  
Architecture

# **MATERIAL BOARD**

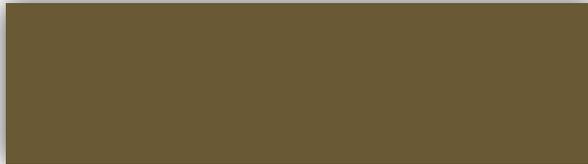
**Residential Project at:  
50 Shelley Ave., Campbell, CA**

Building Colors by **Kelly-Moore**

## SPANISH SAND KM 231

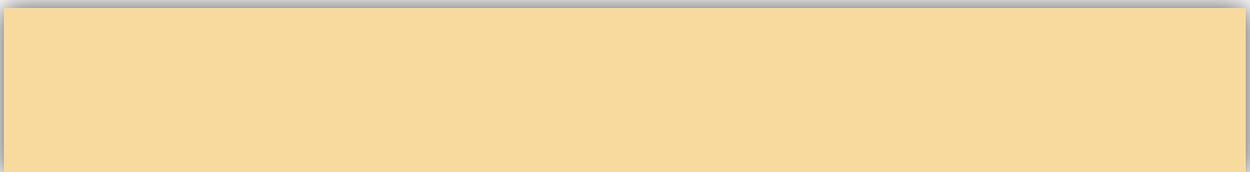


**Main Color**

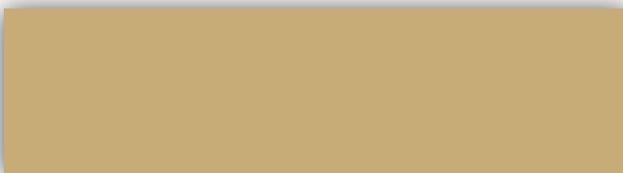


**Accent Color**

## PHOENIX FOSSIL KM 5292



**Main Color**



**Accent Color**

**Composition Shingles Roof by: CertainTeed LandMark**



**Max Def Weathered Wood**



**Aged Bark**

**Garage Doors by: Amarr**

**Classica Carriage Door**





UNIT 1 - FRONT (SHELLEY) ELEVATION

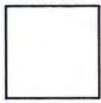


UNIT 2 - FRONT (DRIVEWAY) ELEVATION

REVISIONS	BY



**BASSAL**  
**Architecture**  
 916.435.0605  
 408.674.9077



EXTERIOR ELEVATIONS

NEW PROJECT AT:  
 50 SHELLEY AVENUE  
 CAMPBELL, CA

DATE:	3-31-2018
SCALE:	-
DRAWN:	CB
JOB NO:	-
SHEET NO.:	A
OF SHEETS	-

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UNIT 3 - FRONT (DRIVEWAY) ELEVATION



UNIT 4 - FRONT ELEVATION

EXTERIOR ELEVATIONS

REVISIONS	BY

**CB**

**BASSAL**  
**Architecture**  
 916.435.0605  
 408.674.9077

EXTERIOR ELEVATIONS

NEW PROJECT AT:  
 50 SHELLEY AVENUE  
 CAMPBELL, CA

DATE:	3-21-2019
SCALE:	
DRAWN:	CB
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SHEET NO.	<b>B</b>
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