



CITY OF CAMPBELL
Community Development Department

March 1, 2019

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, **March 12, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Eaton Hall Architects for a Modification (PLN2019-09) to a previously approved Site and Architectural Review Permit (PLN2016-76), including a Historic Resource Alteration Permit (Tier 1), to allow a revised window and door design for an ongoing façade restoration and seismic retrofit of a Structure of Merit commonly known as the Second Bank of Campbell Building on property located at **360 E Campbell Avenue**. Staff is recommending that this project be deemed Categorical Exempt under CEQA.

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: **360 E Campbell Avenue**

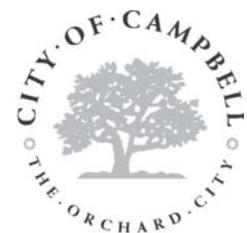
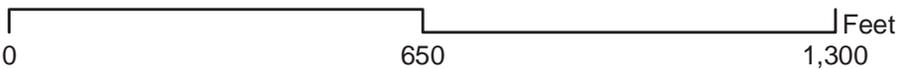
Project Location Map



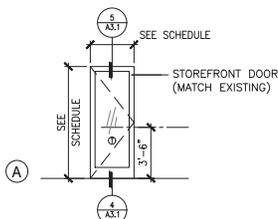
Project Location: 360 E. Campbell Ave.

Application Type: Modification

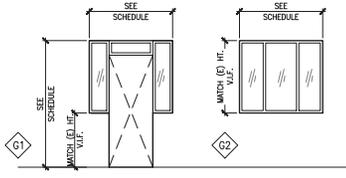
Planning File No.: PLN2019-09



Community Development Department
Planning Division



DOOR ELEVATION 7
1/4" = 1'-0"



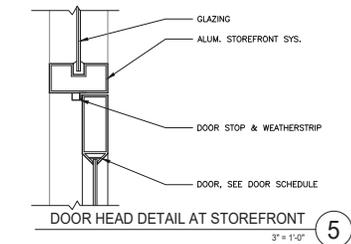
WINDOW ELEVATIONS 6
1/4" = 1'-0"

DOOR SCHEDULE												
DOOR NUMBER	DOOR TYPE	EXISTING/NEW	DOOR					FIRE RATING	HARDWARE GROUP	FRAME		REMARKS
			WIDTH	HEIGHT	THICKNESS	MTL.	FINISH			MTL.	FIN.	
101	A	N	3' - 0"	7' - 0"	0' - 1 1/2"	AL/QL	PAINT	-	1	ALUM.	PAINT	(TO MATCH EXISTING STOREFRONT)

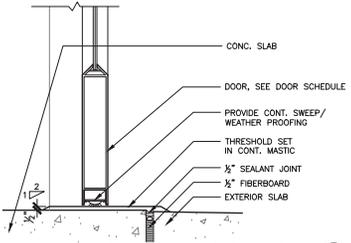
WINDOW SCHEDULE					
WINDOW ID	WIDTH	HEIGHT	FRAME MATERIAL	FRAME FINISH	COMMENTS
G2	12' - 2"	9' - 2"	ALUM.	PAINT	(STOREFRONT TO MATCH EXISTING HISTORICAL WINDOWS)

- DOOR NOTES**
- ALL HAND ACTIVATED DOOR OPERATING HARDWARE SHALL BE OPERABLE WITH A SINGLE EFFORT NOT REQUIRING GRASP TO OPEN. ALL DOORS SHALL HAVE LEVER TYPE HARDWARE, LOCAL.
 - EXIT DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. MAIN ENTRY DOOR TO RESERVE SOME AS FOLLOWS: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.
 - MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS. EFFORT TO OPERATE FIRE DOORS SHALL NOT EXCEED 15 LBS.
 - ALL REQUIRED EXITS SHALL MEET STATE AND ADA ACCESSIBILITY REQUIREMENTS.
 - INCLUDE SILENCERS & DOOR STOPS AT ALL DOORS.
 - INSTALL HALF-DOME DOOR STOP ON THE FLOOR WHERE THE DOOR SWINGS TOWARD THE WALL.
 - ALL FUTURE FURNISHINGS SHALL NOT REDUCE CLEAR DIM. TO DOOR LESS THAN 18" TYP. AT SWING SIDE.
 - THRESHOLDS SHALL HAVE MAX. HEIGHT OF 1/2" AT BUILDING ENTRANCE AND ALL DOORS.
 - ALL ACCESSIBLE DOORS SHALL BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR, PER CBC 11B 404.2.7

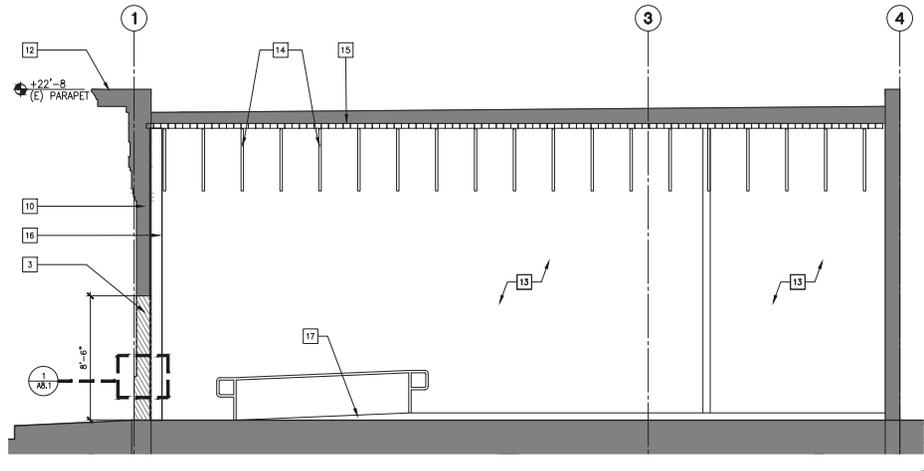
- HARDWARE GROUPS**
- GROUP 1 (EXTERIOR DOORS)
- HARDWARE BY DOOR/STOREFRONT MANUFACTURER: PROVIDE PUSH/PULLS, THRESHOLD, CONCEALED CLOSERS, STOPS, SILENCERS AND WEATHER PROOFING (INCLUDING SWEEP).
- KEY NOTES**
- (N) ENTRY
 - (N) ALUM. STOREFRONT (TYP.)
 - (N) BRICK PLASTER (TYP.), MATCH EXISTING
 - (E) HISTORIC TRANSOM WINDOWS, WINDOW PANES TO REMAIN
 - (E) BRICK PLASTER TO REMAIN
 - (E) HORIZONTAL BEAM TO REMAIN; RETAIN EXISTING (STUCCO) FINISH; PAINT TO MATCH ADJACENT BRICK
 - (E) FINING TO REMAIN
 - (N) GLAZING, ALUMINUM STOREFRONT PAINTED TO MATCH EXISTING HISTORIC WINDOWS
 - (N) MULLIONS TO MATCH EXISTING HISTORIC WINDOWS
 - (N) BRICK MANSOOT PAINTED TO MATCH EXISTING
 - (E) FACADE (NO WORK)
 - (E) CORNICE (NO WORK)
 - (E) RESTAURANT INTERIOR (NO WORK)
 - (E) TRUSS (SEE STRUCTURAL DRAWINGS)
 - (E) ROOF (SEE STRUCTURAL DRAWINGS)
 - (N) STRUCTURAL COLUMN WITHIN BRICK PLASTER (SEE STRUCTURAL DRAWINGS)
 - (N) ACCESSIBLE RAMP (MAX SLOPE OF 8.33%)
 - (E) STOREFRONT TO BE DEMOLISHED
 - (E) DOOR AND ENTRY TO BE DEMOLISHED
 - (E) RAMP TO ENTRY TO BE DEMOLISHED



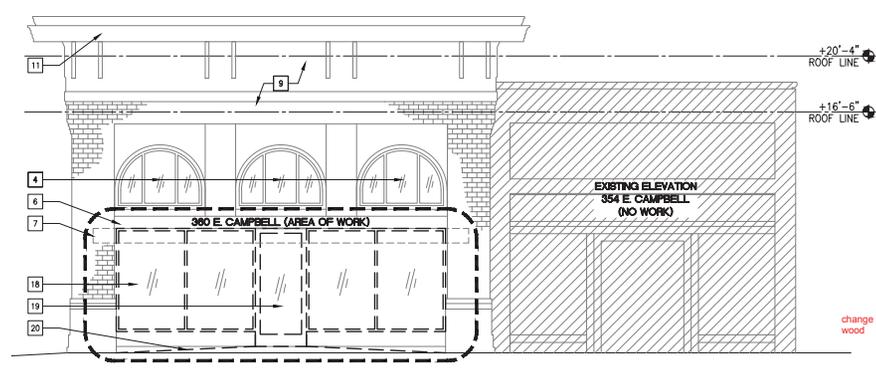
DOOR HEAD DETAIL AT STOREFRONT 5
3" = 1'-0"



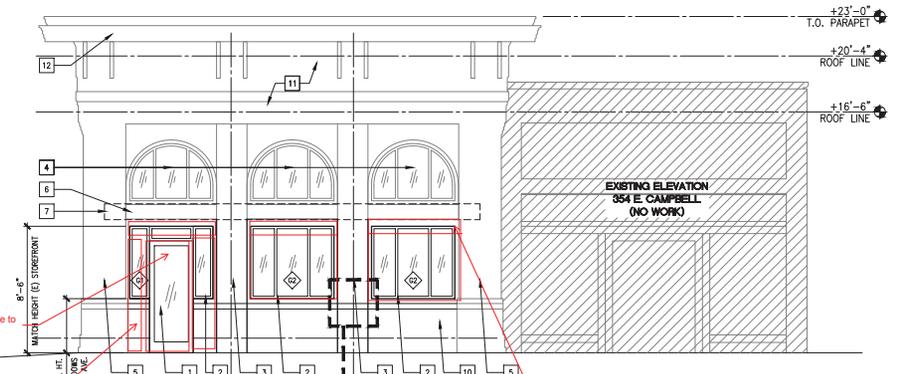
THRESHOLD DETAIL AT STOREFRONT 4
3" = 1'-0"



PROPOSED TRANSVERSE SECTION 3
1/4" = 1'-0"



EXISTING NORTH ELEVATION (E CAMPBELL AVE.) 2
1/4" = 1'-0"



PROPOSED NORTH ELEVATION (E CAMPBELL AVE.) 1
1/4" = 1'-0"

eha

EATON HALL ARCHITECTURE

1501 The Alameda, Suite 105
San Jose, CA 95126
TEL 408.265.5255
FAX 408.265.6155

A CALIFORNIA CORPORATION

DOWNTOWN CAMPBELL SEISMIC RETROFIT

354 - 360 E CAMPBELL AVE.
CAMPBELL, CA 95008

Client: SALVATORE F. & KAREN E. BLANCA TO TRUST

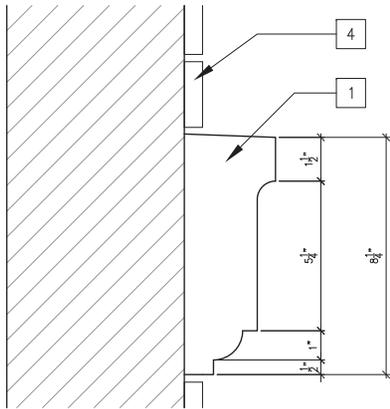
Date: 12/26/17

Rev. No. Description ISSUED FOR PLAN CHECK

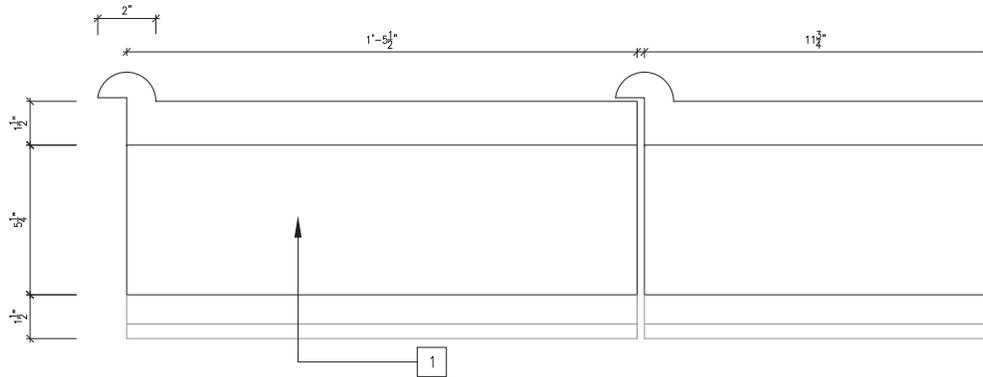
Project Number: 3.621
Date: 12/08/2017
Drawn by: PM

Sheet Title: SCHEDULES, EXISTING/PROPOSED ELEV./SECTION

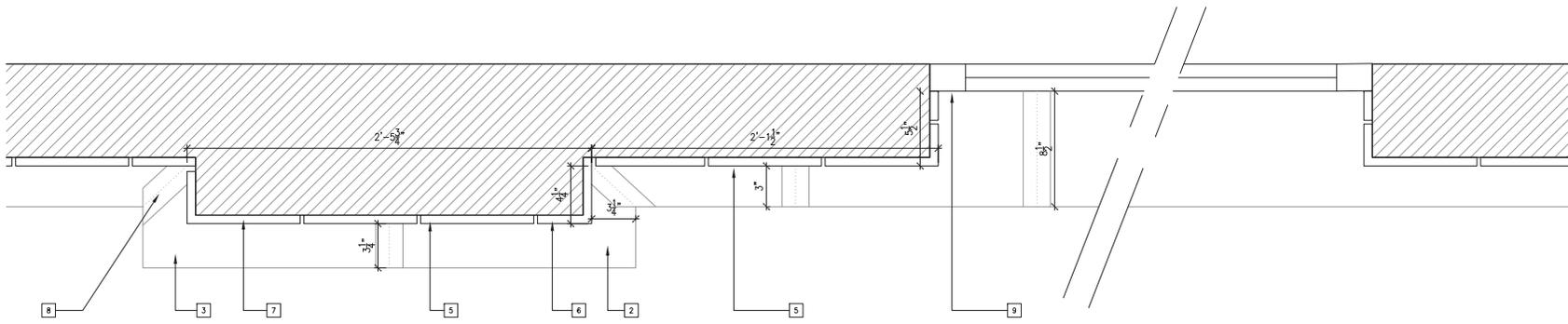
A3.1



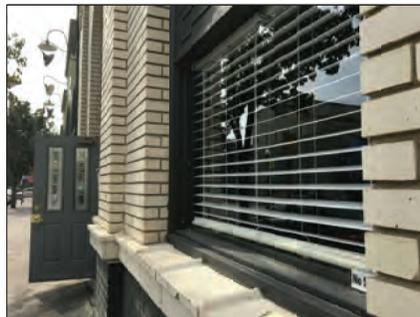
DETAIL SECTION 1
6" = 1'-0"



DETAIL ELEVATION 2
6" = 1'-0"



DETAIL PLAN 3
3" = 1'-0"



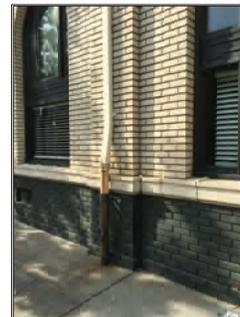
PHOTOS 4



PHOTOS 5



PHOTOS 6



PHOTOS 7

KEY NOTES

1. DECORATIVE SILL
2. RIGHT HAND CORNER SILL
3. LEFT HAND CORNER SILL
4. BRICK VENEER
5. STRAIGHT BRICK VENEER, TYP
6. SHORT CORNER BRICK VENEER, TYP
7. LONG CORNER BRICK VENEER, TYP
8. HIDDEN JOINT
9. FACE OF WINDOW SYSTEM

MATERIAL LIST PER PILASTER

STRAIGHT BRICK VENEER, TYP:	100
SHORT CORNER BRICK VENEER, TYP:	50
LONG CORNER BRICK VENEER, TYP:	50



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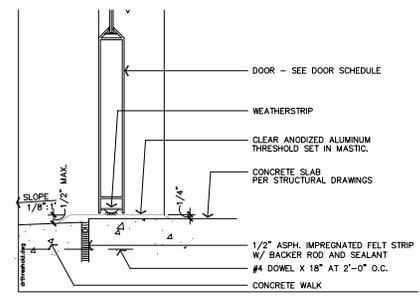
**DOWNTOWN CAMPBELL
SEISMIC RETROFIT**
354 360 E CAMPBELL AVE.
CAMPBELL, CA 95008
Client: SALVATORE F. & KAREN E. BLANCATO TRUST

Date: 12/08/17
Revised: 12/08/17
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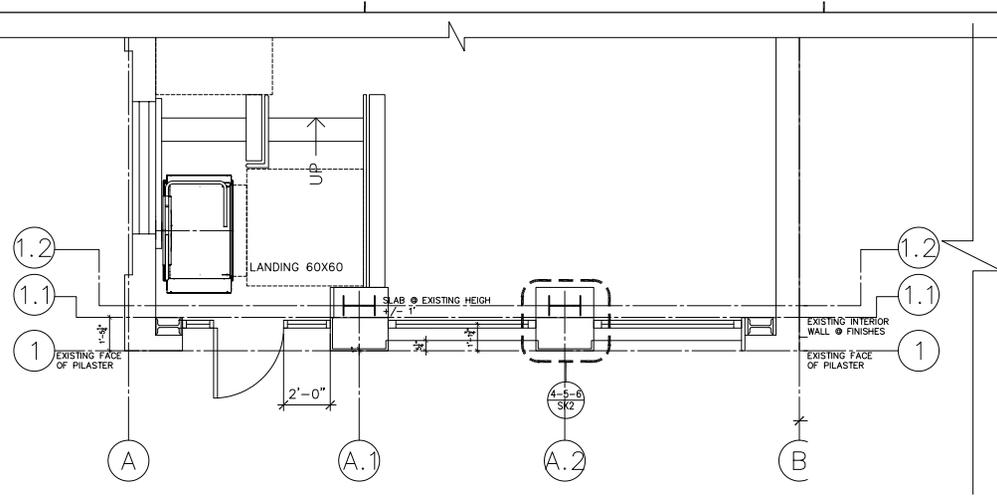
Sheet Title:
EXISTING/
DECORATIVE SILL
DETAILS

A8.1

WARNING
 GRIDLINE 1 IS ON THE FACE OF THE PILASTER



DOOR DETAIL - THRESHOLD (EXTERIOR) 2
 0" = 1'-0"



ENLARGED FLOOR PLAN ON STREET FACADE 1
 1/30" = 1'-0"



NORTH ELEVATION 3
 1/30" = 1'-0"



match new entry to original, with side windows to ground

match windows with original wood frame windows

Photo courtesy of the the Campbell Historical Museum