



**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 Continued Public Hearing (from the Planning Commission meeting of November 13, 2018) to consider the revised application of Daniel Warren for a Site and Architectural Review Permit (PLN2018-198) to allow the construction of a new two-story single-family residence with attached garage and Tree Removal Permit to remove three protected trees on property located at **1384 Munro Avenue**. Staff is recommending that this item 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'.

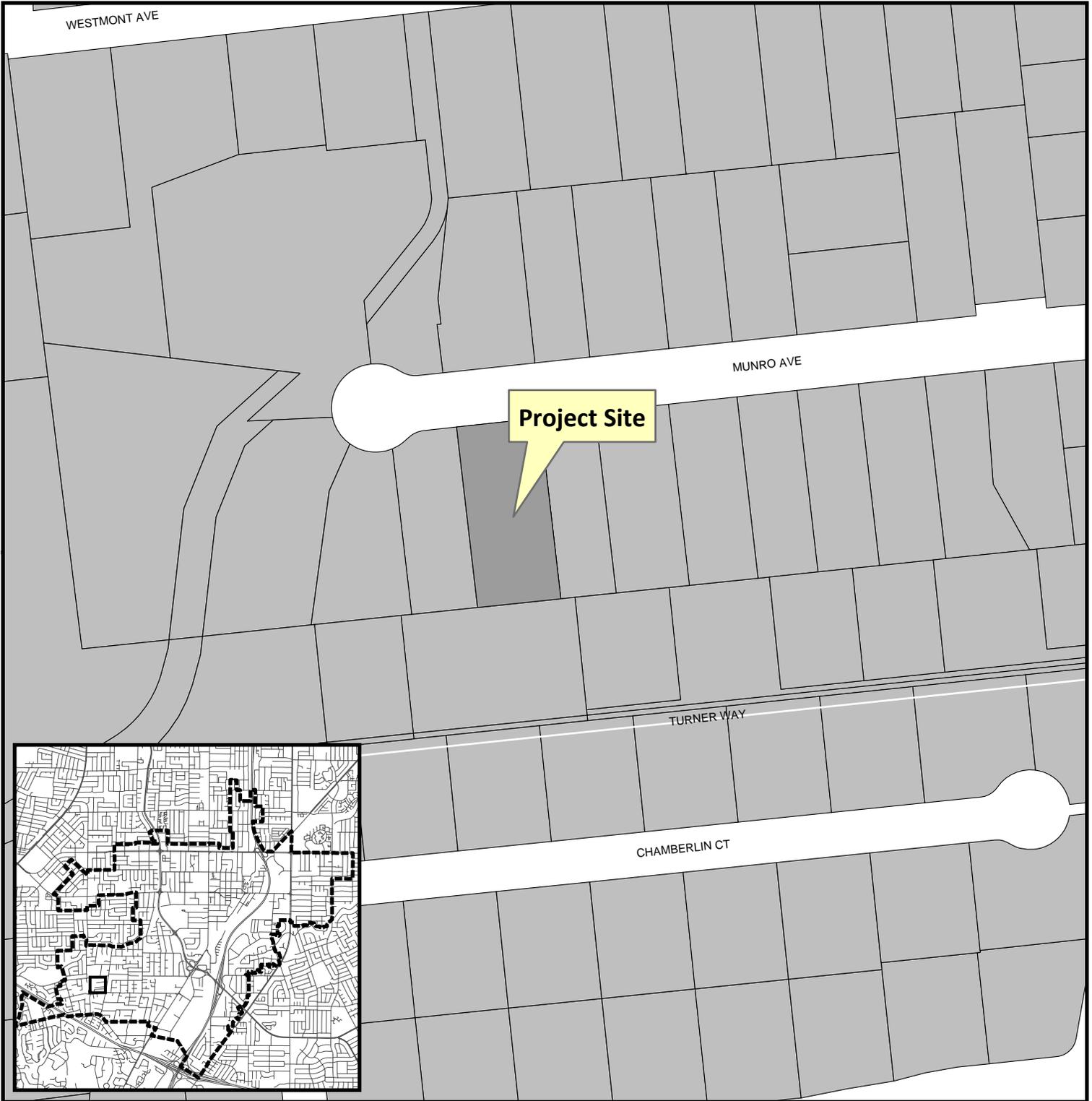
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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.

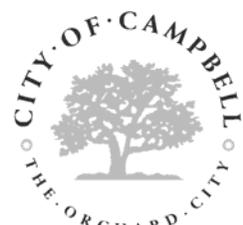
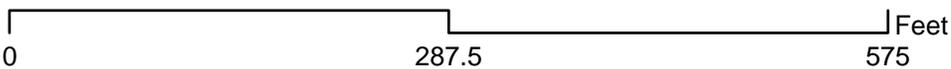
PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **1384 Munro Avenue**

# Project Location Map



**Project Location:** 1384 Munro Avenue  
**Application Type:** Site and Arch Review  
**Planning File No.:** PLN2018-198



Community Development Department  
Planning Division



# MUNRO RESIDENCE

1384 MUNRO AVENUE  
CAMPBELL, CALIFORNIA

WARREN DESIGN |  
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 950.469.3760 C. 209.534.7371

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GENERAL NOTES	SPECIAL INSPECTIONS	PROJECT DATA	SHEET INDEX
<ol style="list-style-type: none"> <li>CONTRACTOR SHALL COMPLY WITH ALL CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2016, CALIFORNIA BUILDING CODE (CBC) 2016, CALIFORNIA MECHANICAL CODE (CMC) 2016, CALIFORNIA PLUMBING CODE (CPC) 2016, CALIFORNIA FIRE CODE (CFC) 2016, CALIFORNIA ELECTRICAL CODE (CEC) 2016, CALIFORNIA GREEN BUILDING CODE (CGBC) 2016, ENERGY EFFICIENCY STANDARDS TITLE 24</li> <li>INSULATION AT ALL EXTERIOR WALLS, WALLS BETWEEN HOUSE AND GARAGE, WOOD FLOOR, FLOOR ABOVE GARAGE, AND CEILINGS SHALL BE (PER T-24 CALC'S): WALLS: R-21 INSULATION CRAWL SPACE: R-19 INSULATION ROOF ATTIC SPACE: R-38 INSULATION STAPLE CERTIFICATE ADJACENT TO OVERHEAD DOOR ON INTERIOR OF GARAGE</li> <li>VENTILATION REQUIRED: ATTIC MINIMUM OF 1/300 OF ATTIC SPACE. PROVIDE A MINIMUM OF 50% AT ROOF WITH DORMER VENTS WITH THE BALANCE OF THE REQUIRED VENTING AT EAVES.</li> <li>SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.</li> <li>FOUNDATION: SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.</li> <li>SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.</li> <li>ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.</li> <li>PROVIDE SOLID BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.</li> <li>AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 6'-0" PROVIDE A 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2-16d EACH END.</li> <li>BOTTOM CHORD OF TRUSS TO BE BRACED AT 12' O.C. (MINIMUM).</li> <li>ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.</li> <li>POWER DRIVEN FASTENERS: ICBO #1290, PIN #DN72 AS MANUFACTURED BY "HILTI". SPACING: 18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.</li> <li>EXTERIOR STUCCO - LA HABRA, THREE-COAT STUCCO SYSTEM. FINAL COAT TO HAVE INTEGRAL COLOR.</li> <li>STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1 CASING BEAD, MILCOR #66 EXTERIOR CORNER, MILCOR #1 EXP. JOINT. INTERIOR CORNER, MILCOR #30 EXP. JOINT.</li> <li>ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.</li> <li>ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED, H.S.=HORIZONTAL SLIDER, S.H.=SINGLE HUNG, OBS.=OBSURE, FXD.=FIXED, TEMP.=TEMPERED, HLF.=HALF ROUND.</li> <li>SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.</li> <li>EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE. ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.</li> <li>PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM.</li> <li>CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.</li> <li>BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.</li> <li>BUILDER MUST PROVIDE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE-24 CALIFORNIA CODE OF REGULATIONS, PART 1, 10-103(B)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINARIES.</li> </ol>	<p>ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.</p> <ul style="list-style-type: none"> <li>RETROFIT HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION(S).</li> </ul>	<p>PROJECT ADDRESS: 1384 MUNRO AVE. ZONING: R-1-9 ASSESSOR PARCEL NUMBER: 403-14-029 CONSTRUCTION TYPE: V-B OCCUPANCY TYPE: R-3/U NET LOT SIZE: 12,097.5 S.F. (13,972.5 S.F. GROSS LOT SIZE) 775 S.F. DEMO EXISTING RESIDENCE: 3,407.6 S.F. PROPOSED ENTRY LEVEL: 698.7 S.F. TOTAL LIVING SPACE: 4,106.3 S.F. GARAGE: 668.9 S.F. MAX. F.A.R.: 5,443.8 S.F. TOTAL F.A.R.: 4,775.2 S.F. (39.4%) COVERED PORCH: 92.1 S.F. MAX. LOT COVERAGE: 4,234.1 S.F. TOTAL LOT COVERAGE: 4,168.6 S.F. (34.4%) FRONT SETBACK AREA: 1,875 S.F. FRONT YARD PAVING: 1,088 S.F. / 44.5% REAR YARD: 3,888 S.F. REAR YARD PAVING: 0 S.F. / 0% FRONT SETBACK: 25'-0" AT 1st FLOOR 38'-4" AT 2nd FLOOR LEFT SETBACK: 8'-0" AT 1st FLOOR 15'-10" AT 2nd FLOOR RIGHT SETBACK: 10'-0" AT 1st FLOOR 20'-6.5" AT 2nd FLOOR REAR SETBACK: 35'-2" AT 1st FLOOR 78'-4" AT 2nd FLOOR LANDSCAPING COVERAGE: 2,051 S.F. PAVING COVERAGE: 1,088 S.F. IMPERVIOUS COVERAGE: 5,751 S.F. PERVIOUS COVERAGE: 6,346.5 S.F. BUILDING HEIGHT: 25'-0 13/32" RIDGE HEIGHT (28'-0" MAX.) PARKING: 2 COVERED PARKING SPACES</p>	<p>T-1 PROJECT DATA/GENERAL NOTES/SHEET INDEX/ FLOOR AREA CALCULATION T-1.1 FLOOR AREA DIAGRAM A-1 PROPOSED SITE PLAN A-1.1 DEMO SITE PLAN A-1.2 EXISTING/PROPOSED STREETScape C-0 TOPOGRAPHIC SURVEY C-1 GRADING AND DRAINAGE PLAN C-2 SITE SECTIONS L-1 PLANTING PLAN L-2 IRRIGATION PLAN L-3 ARBORIST REPORT/ TREE PROTECTION L-4 PLAN PALETTE A-2 PROPOSED FLOOR PLAN A-3 PROPOSED FLOOR PLAN A-4 EXTERIOR ELEVATIONS A-5 EXTERIOR ELEVATIONS A-6 ROOF PLAN A-7 SECTIONS</p>
	<p><b>REQUIRED SPECIAL FEATURES</b></p> <ul style="list-style-type: none"> <li>THIS PROJECT WAS MODELED FOR COMPLIANCE WITH "COOL ROOF". A COOL ROOF MUST BE INSTALLED AND IS REQUIRED FOR THIS PROJECT AS A REQUIRED FEATURE OF THE ENERGY CALCULATIONS.</li> </ul>		
	<p><b>WASTE MANAGEMENT PLAN</b></p> <p>CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.</p> <p>WEST VALLEY COLLECTION AND RECYCLING (4048)283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.</p>		
	<p><b>VICINITY MAP</b></p>	<p><b>SCOPE OF WORK</b></p> <p>DEMO EXISTING RESIDENCE AND ATTACHED GARAGE. CONSTRUCT NEW 2-STORY RESIDENCE WITH ATTACHED 2 CAR GARAGE. PROVIDE NEW STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL AS NECESSARY AND SHOWN ON PLANS.</p>	<p><b>FIRE DEPARTMENT NOTES</b></p> <ul style="list-style-type: none"> <li>THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE &amp; LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".</li> <li>SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.</li> <li>AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SLEEPING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE WELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.</li> <li>THIS STRUCTURE MUST COMPLY WITH R313 FOR RESIDENTIAL FIRE SPRINKLERS. SUBMIT DESIGN CALCULATIONS AND PLANS AS DEFERRED SUBMITTAL TO COUNTY FIRE (408)378-4010.</li> </ul>

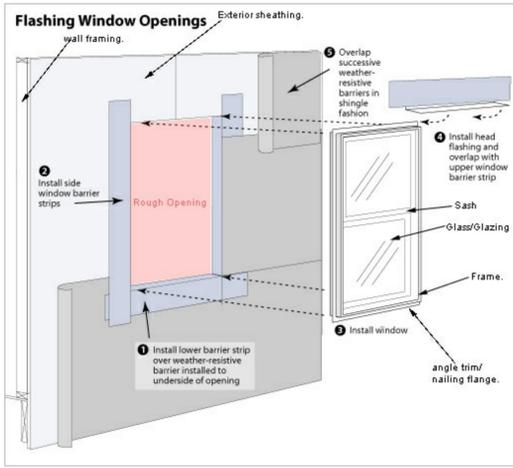
**MUNRO RESIDENCE**  
**1384 MUNRO AVENUE**  
**CAMPBELL CALIFORNIA**

Date: 6/1/18  
Drawn By: DCW  
Revisions:  
▲  
▲  
▲  
▲  
▲

Title Sheet

Project No: 1812  
Sheet No: T-1  
of





FROM FINISH GRADE TO HIGHEST RIDGE

DECORATIVE LANTERN- SEE ELECTRICAL PLAN PROVIDE SHIELDED FIXTURE TO ELIMINATE LIGHT POLLUTION- TYP.

ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:  
 EXTERIOR WINDOWS AND DOORS.  
 AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.  
 WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS.  
 AT BUILT-IN GUTTERS.

COMPOSITION SHINGLE ROOFING  
 TYP -  
 COLOR CHARCOAL



Front Elevation

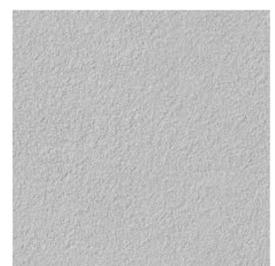
APPROVED ADDRESS TO CONTRAST W/ BACKGROUND MIN. 4" HI. W/ MIN. 1/2" STROKE

26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 3/12" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS-TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)

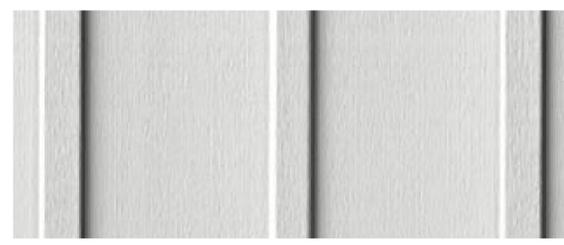


COMPOSITION SHINGLE ROOF - COLOR CHARCOAL

- OGEE GUTTER TYP WHERE SHOWN COLOR TO BE CHARCOAL
- BATTEN BOARD EXTERIOR SIDING OVER MIN. 1 LAYER OF 15# FELT COLOR TO BE WHITE
- WINDOW MULLION TYP. WHERE SHOWN WINDOW FRAME COLOR TO BE CHARCOAL
- DECORATIVE SQ. WOOD COLUMNS W/ CAP AND BASE - COLOR WHITE
- DECORATIVE FRONT DOOR - COLOR CHARCOAL



STUCCO - COLOR GRAY

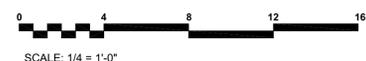


BATTEN BOARD SIDING - COLOR WHITE



Right Elevation

STUCCO O/ 1 LAYER GRADE "D" PAPER (2 LAYERS TOTAL) - COLOR GRAY



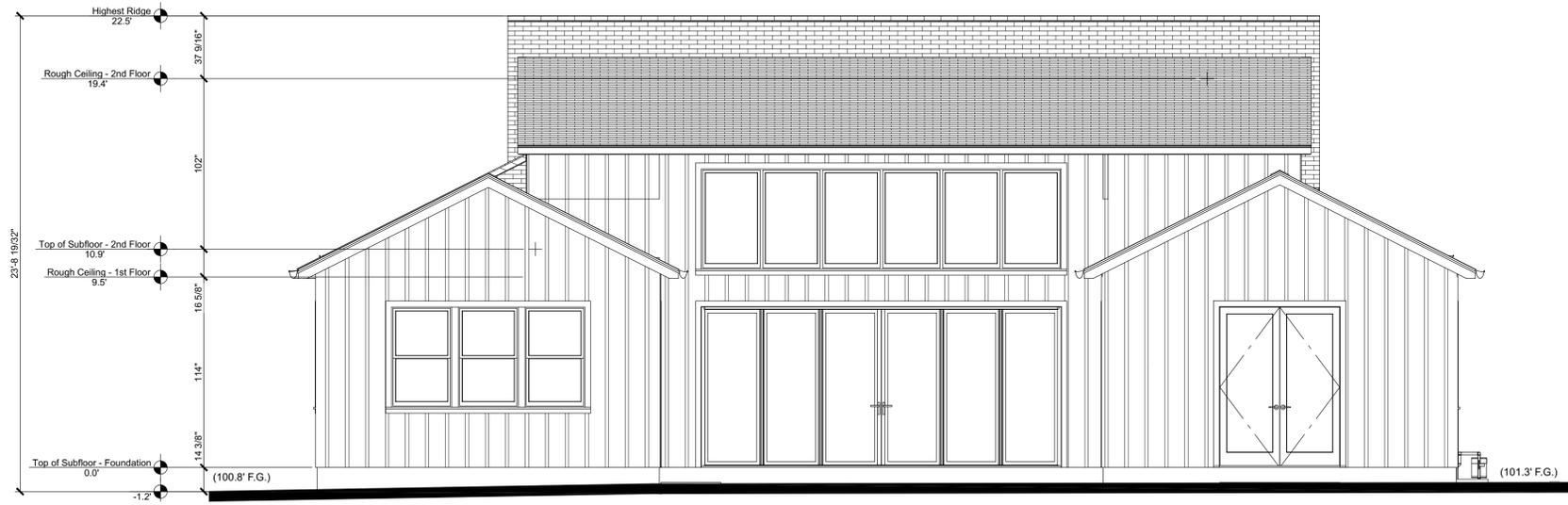
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Date: 6/1/18  
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 Revisions:

EXTERIOR ELEVATIONS

Project No: 1812  
 Sheet No: A-4  
 of PAGES



Rear Elevation



STUCCO OJ 1 LAYER GRADE "D"  
PAPER (2 LAYERS TOTAL) -  
COLOR GRAY

Left Elevation



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**EXTERIOR ELEVATIONS**

Project No:  
**1812**  
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**A-5**  
of PAGES



Streetscape

scale: 1/8" = 1'-0"

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*Handwritten signature*  
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Drawn By: DCW

Revisions:

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- △
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Streetscape

Project No:  
1812

Sheet No:  
**A-1.2**

of