



CITY OF CAMPBELL
Community Development Department

March 15, 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 26, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Masud Maesumi for a Site and Architectural Review Permit (PLN2018-386) to allow the construction of a new approximately 4,094 square-foot two-story single-family residence on property located at **1374 Stevens Court**.

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. Staff is recommending that this project be deemed Categorical Exempt under CEQA.

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'.

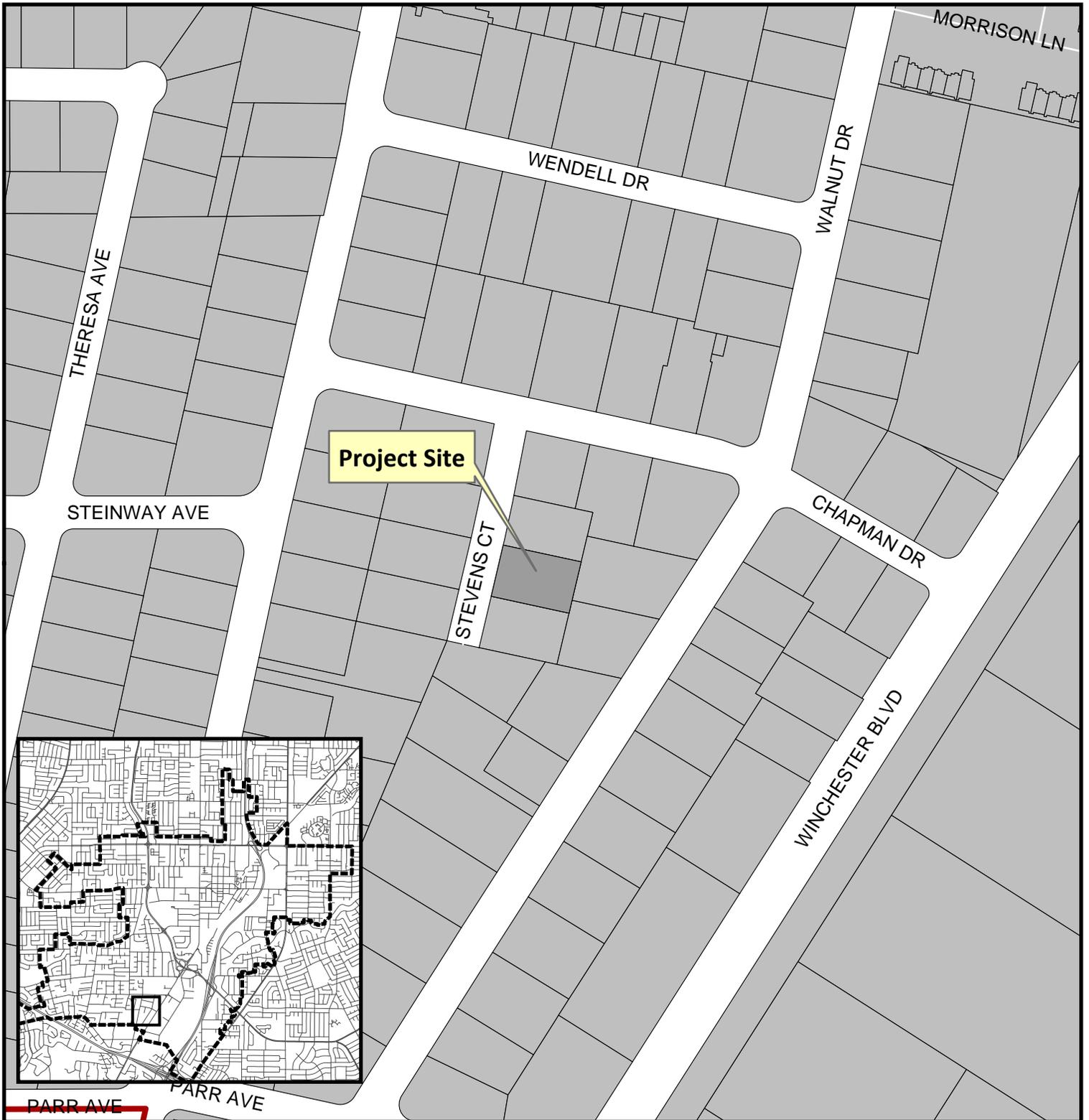
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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.

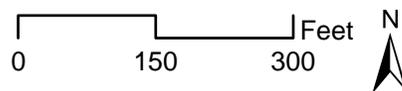
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1374 Stevens Court**

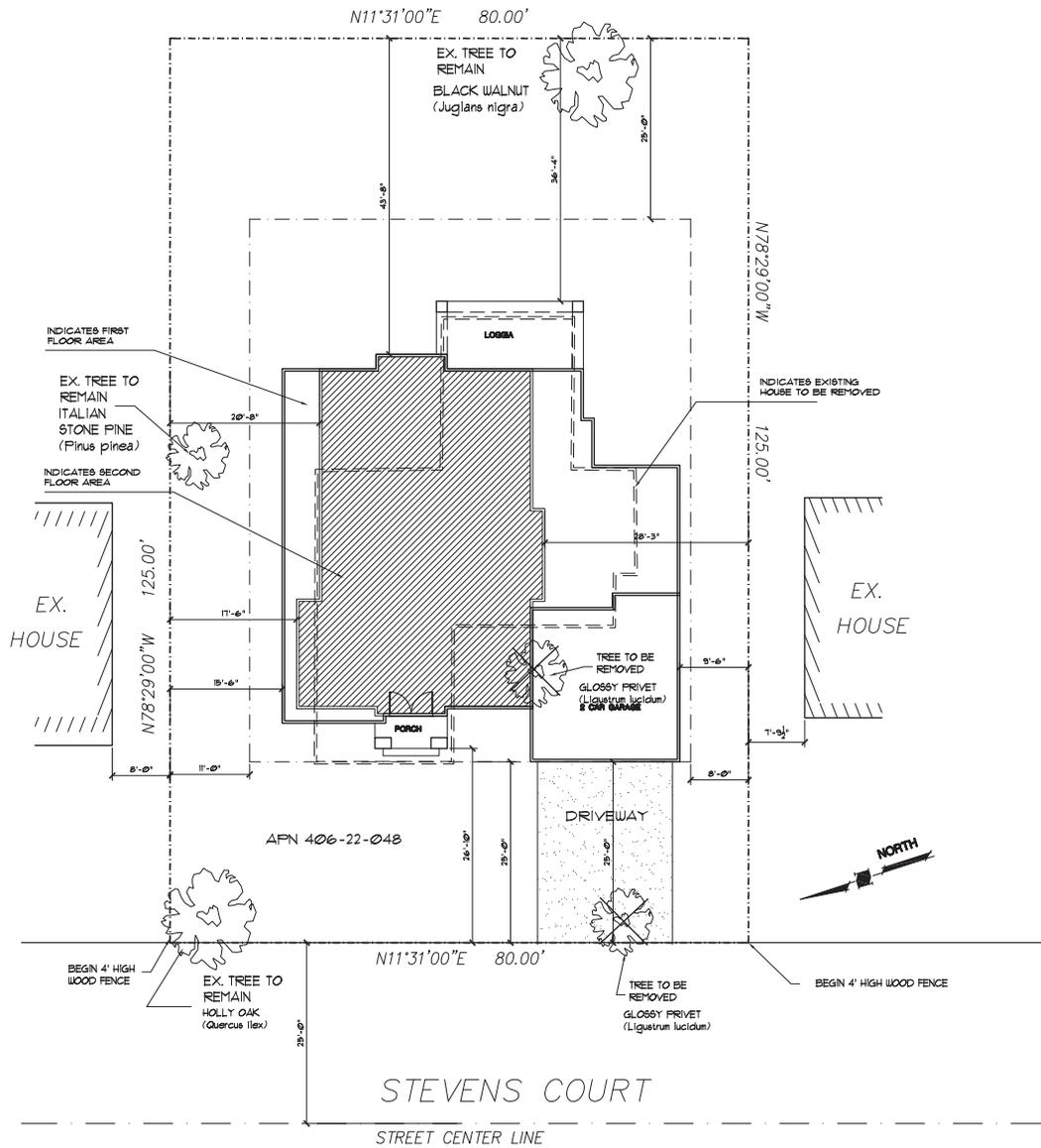
Project Location Map



Project Location: 1374 Stevens Ct
Application Type: Site and Architectural Review Permit
Planning File No.: PLN2018-386
Description: New approx. 4,094 sf two-story single-family residence



Community Development Department
Planning Division



REVISIONS	BY



BASSAI
Architecture
 916.435.0605
 408.674.9077



SITE PLAN

NEW RESIDENCE AT:
1874 STEVENS CT
CAMPBELL, CA

DATE: 1-15-2019
 SCALE: 1/8"=1'-0"
 DRAWN: CB
 JOB NO:

A2
A11
 OF SHEETS

SITE PLAN

1/8"=1'-0"

COPYRIGHTED LIST OF TREE REMOVAL AND PRESERVATION REQUIREMENTS TO THE ORIGINAL PROJECT BY THE CLIENT. THIS TREE REMOVAL AND PRESERVATION REQUIREMENTS SHALL BE SUBJECT TO THE APPROVAL AND SIGNATURE OF THE CLIENT AND THE CONTRACTOR. THESE REQUIREMENTS SHALL BE SUBJECT TO THE APPROVAL AND SIGNATURE OF THE CONTRACTOR AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THESE REQUIREMENTS SHALL BE SUBJECT TO THE APPROVAL AND SIGNATURE OF THE CONTRACTOR AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

PLANT LEGEND

SYM	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
SHRUBS				
⊕	5 GA.	AGAPANTHUS 'TINKERBELL'	LILY-OF-THE-NILE	
⊙	5 GA.	ESCALLONIA PRAESENS	ESCALLONIA	
⊕	5 GA.	PITTIOSPORUM TENUIFOLIUM	N.C.N.	
⊕	10 GA.	MYRTICA CALIFORNICA	COMMON MYRTLE	
GROUND COVERS				
[Pattern]		WOOD BARKS		
[Pattern]		LAWN		
[Pattern]		PERMEABLE Paver Walkways / Patio		
TREES				
⊙	15 GA.	PRUNUS CERASIFERA	FLOWERING PUM	MULTI-TRUNK

NOTES:

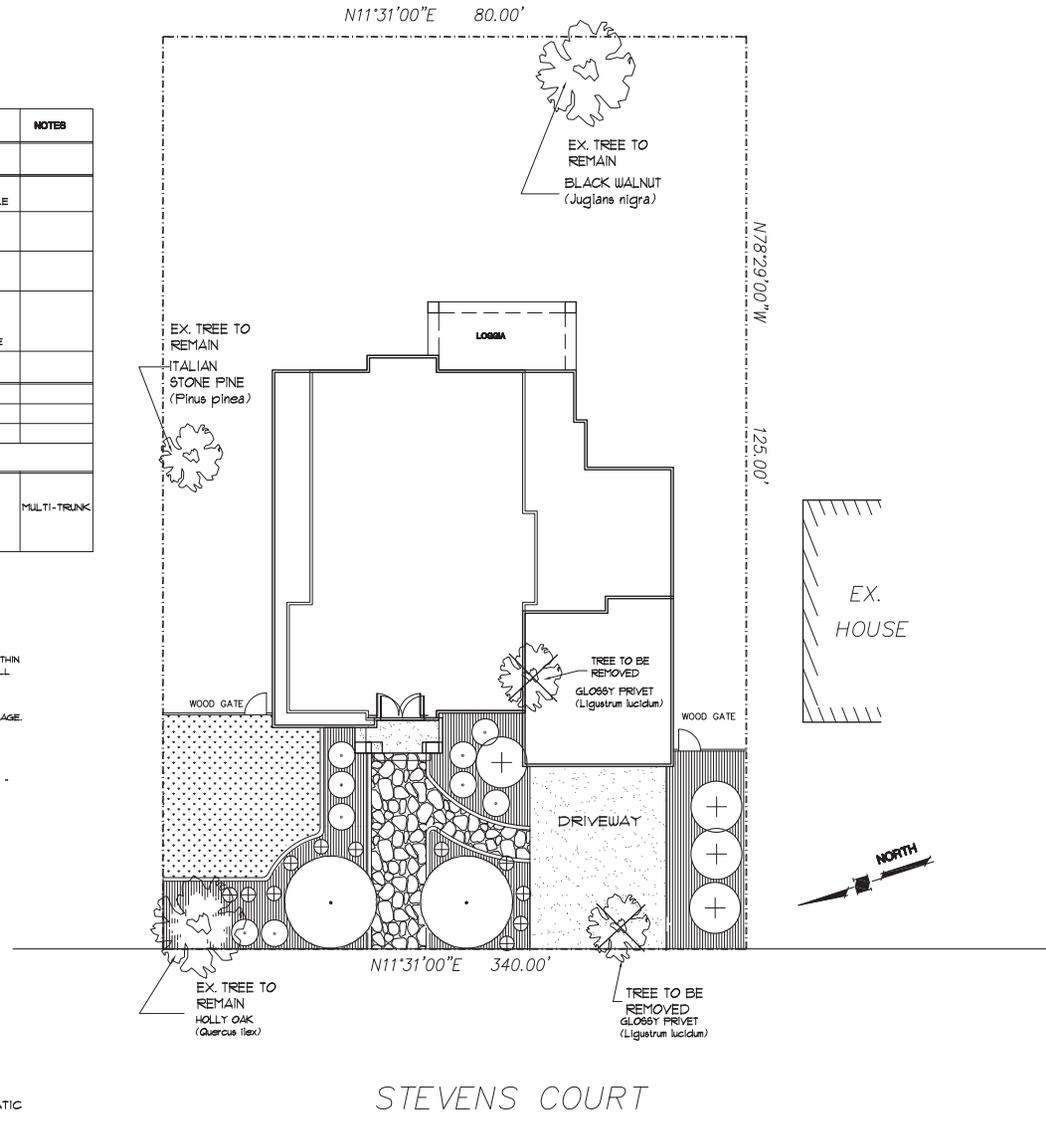
1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2 % MIN.)
2. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/80 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
3. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
4. REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
5. SOO 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

ONE TREE WILL BE REMOVED

<p>FRONT YARD LANDSCAPE ANALYSIS:</p> <p>FRONT YARD AREA: 2,000 SQ. FT.</p> <p>FRONT YARD LANDSCAPE ARE: 1,275 SQ. FT. = 64%</p> <p>FRONT YARD HARDSCAPE AREA: 125 SQ. FT. = 36%</p>

LANDSCAPE HAVE TO COMPLY WITH WATER EFFICIENT LANDSCAPE ORDINANCE "WELO"

LANDSCAPE CONTRACTOR SHALL PROVIDE AN AUTOMATIC WATER EFFICIENT DRIP IRRIGATION SYSTEM WHICH WILL PROVIDE 100% IRRIGATION COVERAGE TO ALL PLANTED AREAS



STEVENS COURT

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Architecture
 916.435.0605
 408.674.9077



LANDSCAPE PLAN

NEW RESIDENCE AT:
1874 STEVENS CT
CAMPBELL, CA

DATE:	1-15-2019
SCALE:	1/8"=1'-0"
DRAWN:	CB
JOB NO:	-

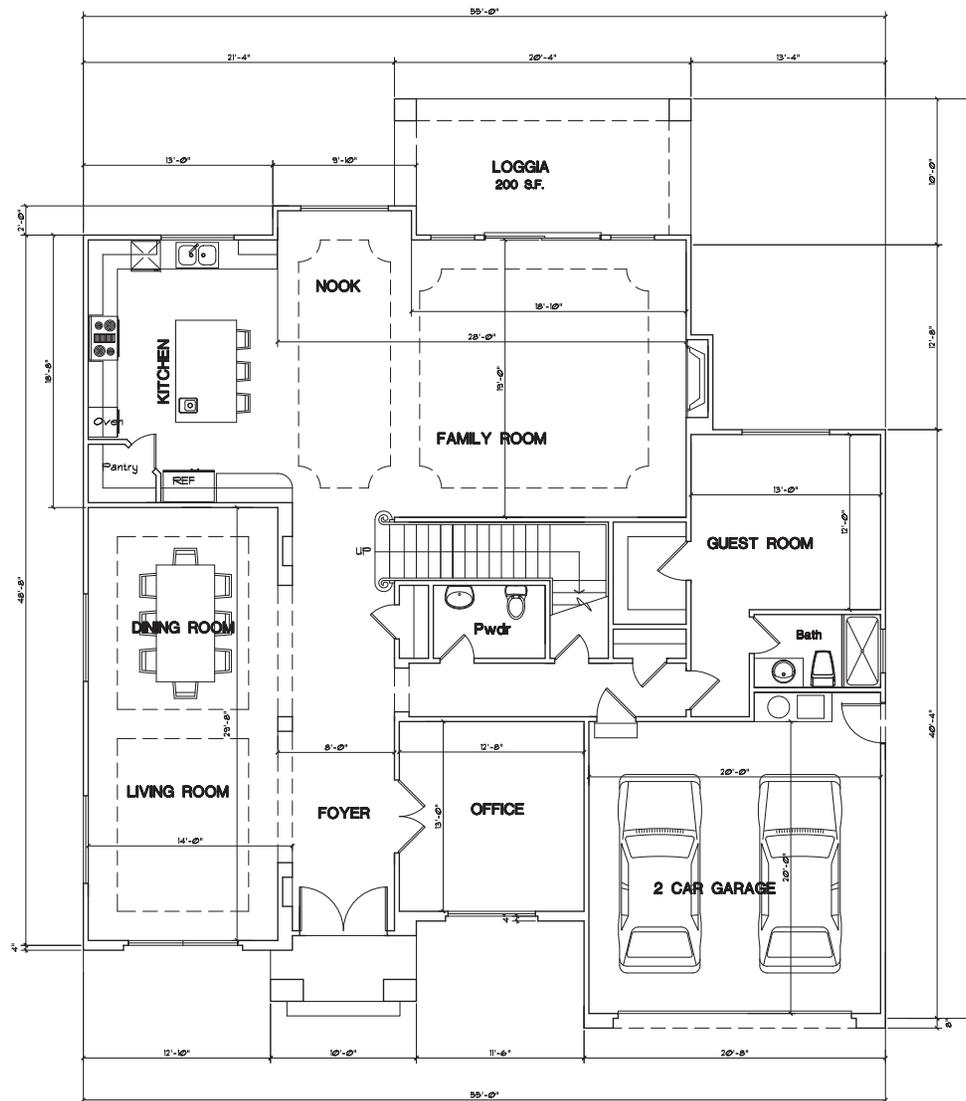
A2
A1.2

OF SHEETS

LANDSCAPE PLAN

1/8"=1'-0"

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FIRST FLOOR



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FIRST FLOOR PLAN

NEW RESIDENCE AT:
 1874 STEVENS CT
 CAMPBELL, CA

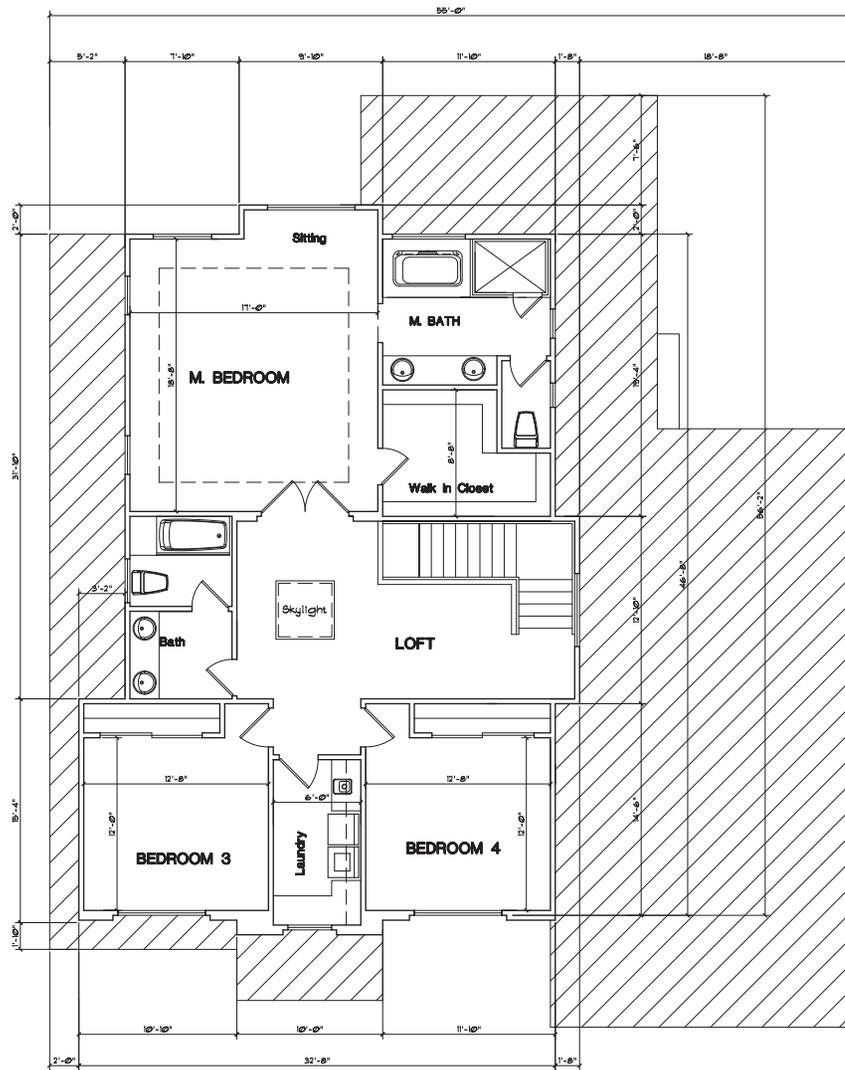
DATE: 1-15-2019
 SCALE: 1/4"=1'-0"
 DRAWN: CB
 JOB NO: -

A2
A2.1
 OF SHEETS

FIRST FLOOR PLAN

1/4"=1'-0"

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SECOND FLOOR



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SECOND FLOOR PLAN

NEW RESIDENCE AT:
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 CAMPBELL, CA

DATE: 1-15-2019
 SCALE: 1/4"=1'-0"
 DRAWN: CB
 JOB NO: -

A2
A2.2

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FRONT ELEVATION

EXTERIOR FINISHES:	
ROOFING BY "EAGLE ROOFING"	
①	199 CHARCOAL RANGE GOLDEN EAGLE PROFILE
BUILDING COLORS BY: SHERWIN WILLIAMS	
②	MAIN COLOR: KM4943 SUBWAY
③	TRIM COLOR: KM21 BONE
④	HOUSE DOOR: KM401 CARBON
CULTURED STONE: ELDORADO STONE	
⑤	MONTESITO CLIFFSTONE



REAR ELEVATION

EXTERIOR ELEVATION

1/4"=1'-0"

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EXTERIOR ELEVATION

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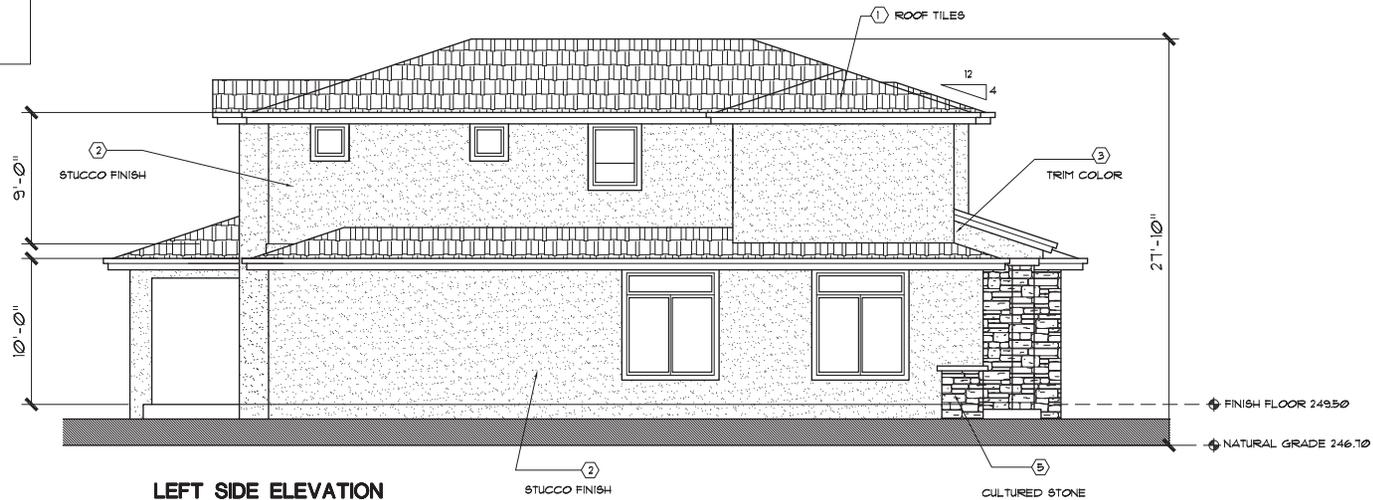
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RIGHT SIDE ELEVATION

EXTERIOR FINISHES:	
ROOFING BY "EAGLE ROOFING"	
①	199 CHARCOAL RANGE GOLDEN EAGLE PROFILE
BUILDING COLORS BY: SHERWIN WILLIAMS	
②	MAIN COLOR: KM4343 SUBWAY
③	TRIM COLOR: KM21 BONE
④	HOUSE DOOR: KM401 CARBON
CULTURED STONE: ELDORADO STONE	
⑤	MONTEBITO CLIFFSTONE



LEFT SIDE ELEVATION

EXTERIOR ELEVATION

1/4"=1'-0"

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EXTERIOR ELEVATION

NEW RESIDENCE AT:
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CAMPBELL, CA

DATE: 1-15-2019
 SCALE: 1/4"=1'-0"
 DRAWN: CB
 JOB NO: -

A3.2

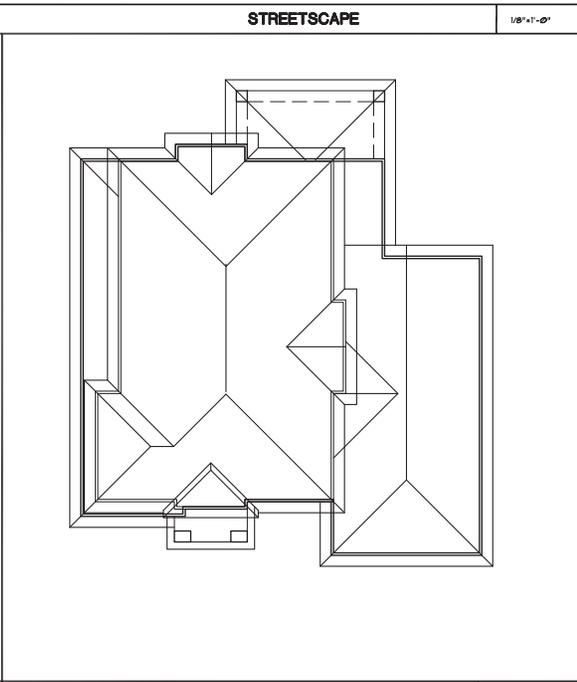
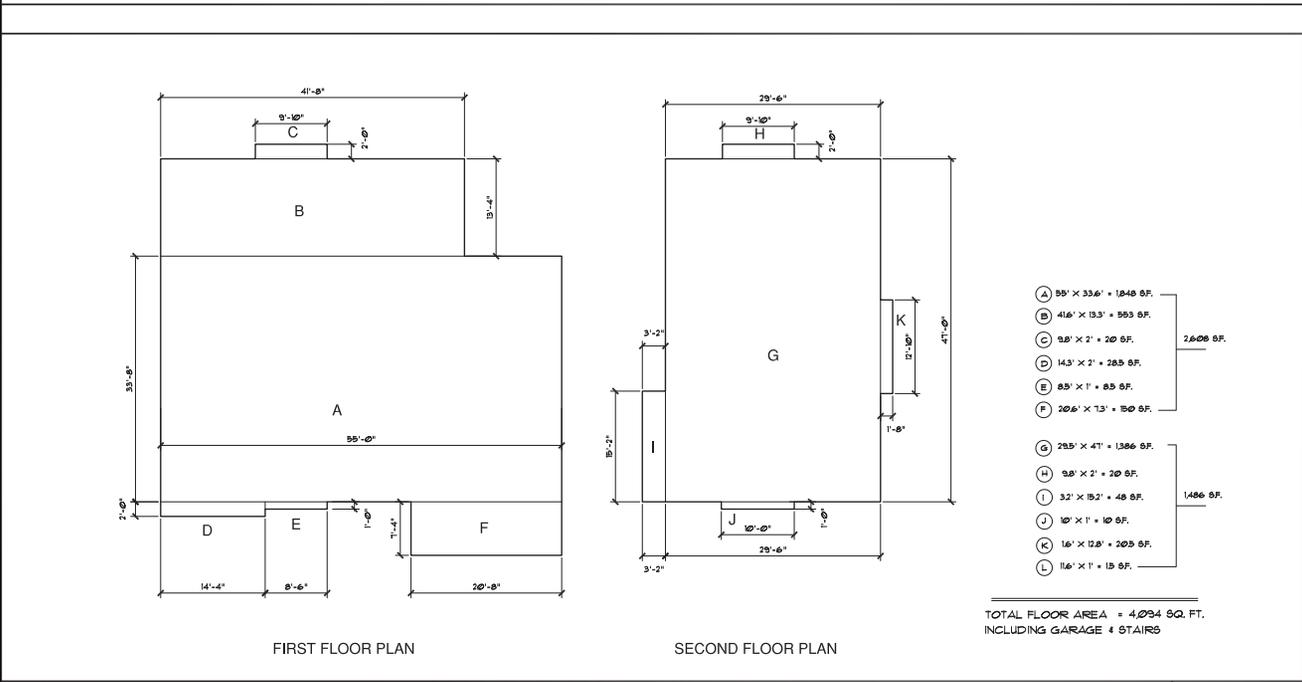
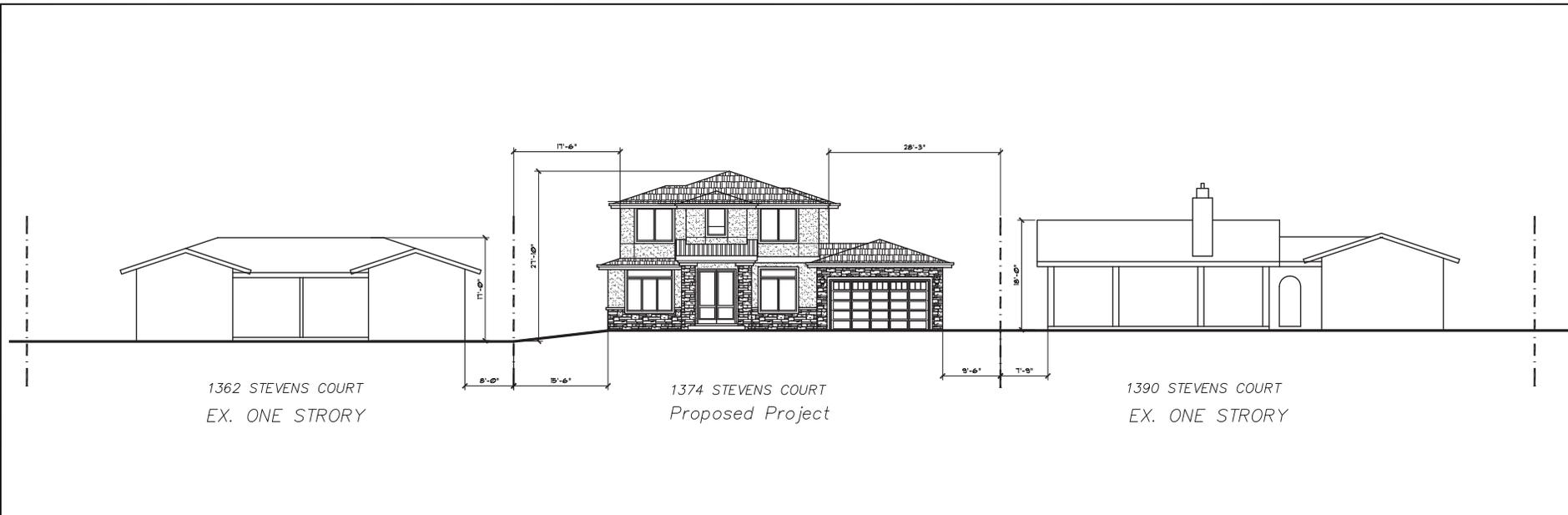
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ROOF PLAN
STREETSCAPE
FLOOR AREA CALCULATIONS

NEW RESIDENCE AT:
1374 STEVENS CT
CAMPBELL, CA

DATE: 1-15-2015
 SCALE: -
 DRAWN: CB
 JOB NO: -
 A2
A4

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