

CITY OF CAMPBELL
Community Development Department

March 13, 2020

NOTICE OF PUBLIC HEARING
Historic Preservation Board

Notice is hereby given that the Historic Preservation Board of the City of Campbell has set the time of 5:00 p.m., or shortly thereafter, on Wednesday, **March 25, 2020**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Barzin Keyhankhadiv for a Tier 1 Historic Resource Alteration Permit (PLN-2020-12) to allow construction of an approximately 800 square-foot rear addition to an Alice Avenue Historic District property commonly known as the Mary Fablinger House, located at **20 Alice 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 Historic Preservation Board at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

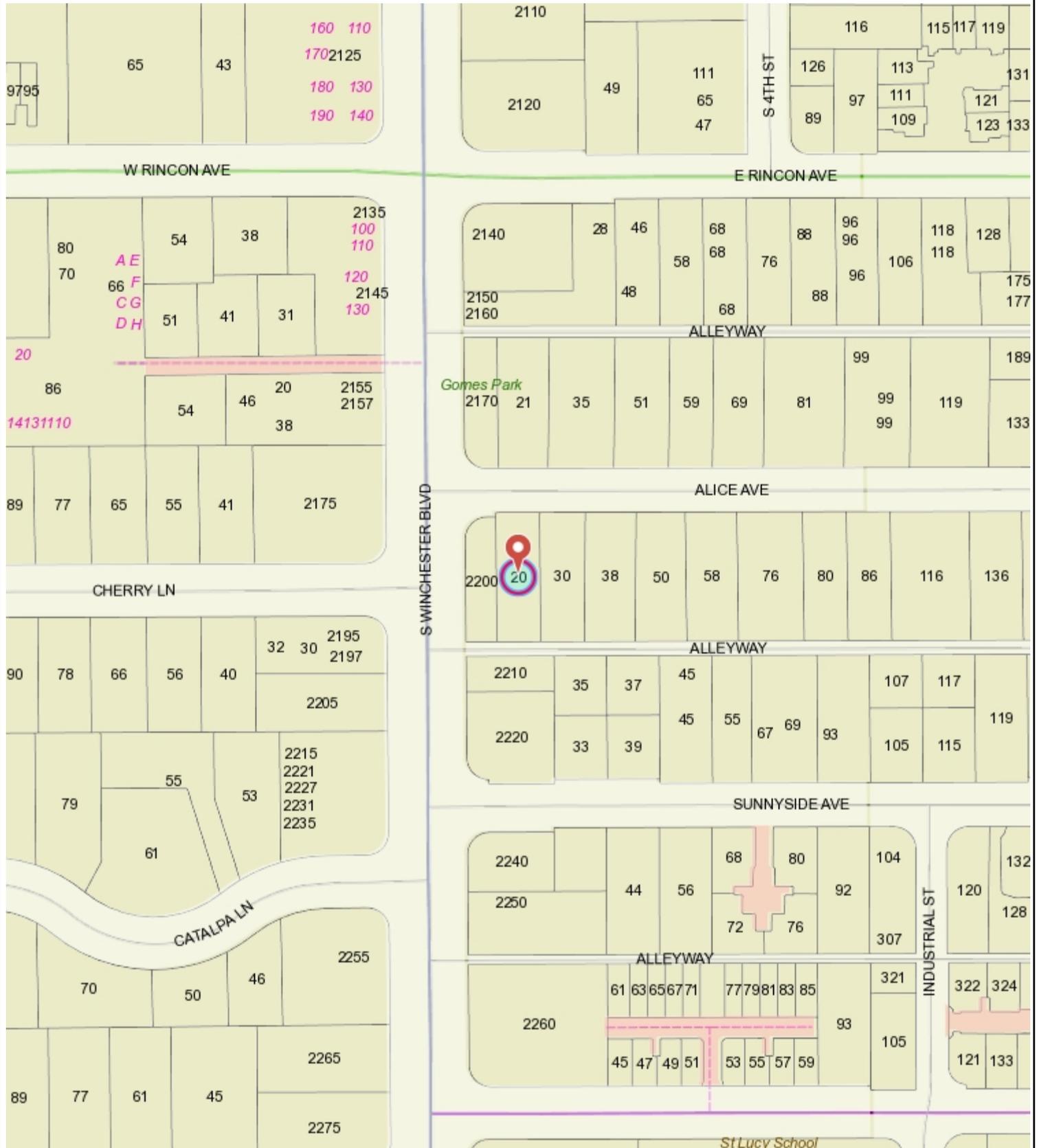
In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

HISTORIC PRESERVATION BOARD
CITY OF CAMPBELL
DANIEL FAMA
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **20 Alice Avenue**



Location Map - 20 Alice Ave



WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1:2,257

This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

ADDITION & REMODELING FOR: 20 ALICE AVE., CAMPBELL, CA 95008 APN: 412-04-052

PROJECT DATA

ZONING DISTRICT: R-1-6
 FIRE PROTECTION: NO SPRINKLER
 OCCUPANCY CLASSIFICATION: R-3/1
 NUMBER OF FLOORS: ONE STORY
 CONSTRUCTION TYPE: VB

APPLICABLE CODES:
 A. CALIFORNIA FIRE CODE 2019 EDITION
 B. CALIFORNIA BUILDING CODE 2019 EDITION
 C. CALIFORNIA MECHANICAL CODE 2019 EDITION
 D. CALIFORNIA PLUMBING CODE 2019 EDITION
 E. CALIFORNIA ELECTRIC CODE 2019 EDITION
 F. CALIFORNIA ENERGY CODE 2019 EDITION
 G. ANY OTHER APPLICABLE LOCAL, STATE LAWS AND REGULATIONS.
 ALSO 2019 CALIFORNIA RESIDENTIAL CODE AND 2019 CALIFORNIA GREEN BUILDING STANDARD CODE, WHICH ARE ALSO APPLICABLE TO THIS PROJECT.

SCOPE OF WORK

- ADD 804 SQ. FT. TO THE BACK OF THE HOUSE TO INCLUDE NEW TWO BEDROOMS, TWO BATHROOMS, WALK IN LAUNDRY.
- BLOCK THE EXTERIOR DOOR AT EXISTING BEDROOM NO. 2
- MAKE THE WINDOW EGRESS IN BEDROOM NO. 2
- REMOVE (R) LAUNDRY ROOM
- EXTEND EXISTING KITCHEN TO CREATE NEW DINING ROOM.
- UP GRADE AN EXISTING ELECTRICAL PANEL TO 200 AMP.
- REMOVE TANK WATER HEATER AND ADD NEW ELECTRICAL TANKLESS WATER HEATER ON RIGHT EXTERIOR WALL.
- ADD NEW FURNACE IN THE ATTIC.

AREA

NET LOT AREA 7,371.50 SQ. FT.
 GROSS LOT AREA * (7,371.50 + 125.0) = 8,621.50 SQ. FT.

AREAS	GARAGE SQ. FT.	HABITABLE AREA SQ. FT.	TOTAL SQ. FT.
EXISTING	257.36	944.41	1201.77
CHANGED	± 0.00	± 804.05	± 804.05
PROPOSED	257.36	1,748.46	2,005.82

FLOOR AREA RATIO:
 MAX. ALLOWABLE FAR = 7,371.50 x .45 % = 3,317.25 SQ. FT.
 TOTAL PROVIDED FAR = 2,121 % = 2,005.82 SQ. FT.

LOT COVERAGE:
 MAX. ALLOWABLE LOT COVERAGE = 7,371.50 x .40 % = 2,948.60 SQ. FT.
 TOTAL PROVIDED LOT COVERAGE = 2,138 % = 2,063.24 SQ. FT.

FOR MORE DETAILS ON AREA CALCULATIONS SEE SHEET "A1".

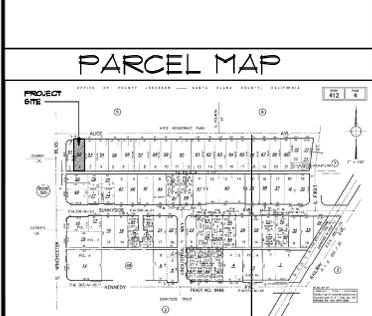
CONSULTANTS

DESIGNER:
 ARIA BUILD AND CONSTRUCTION
 CONTACT: AMIR MOEINI
 931 MERIDIAN AVE., SAN JOSE, CA 95126
 PH: (408) 816-1134

STRUCTURE:

TITLE24

PARCEL MAP



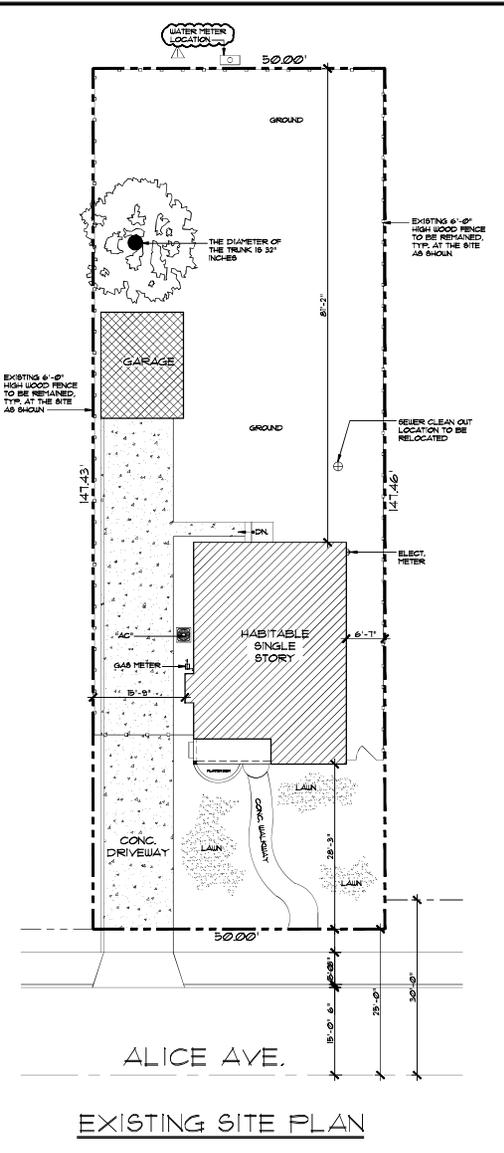
DRAWING INDEX

- ARCHITECTURAL:**
 A0 COVER SHEET, AND SITE PLANS
 A1 EXISTING MAIN HOUSE, DETACHED GARAGE FLOOR AND ROOF PLANS PLUS AREA CALCULATIONS
 A2 PROPOSED MAIN HOUSE FLOOR AND ROOF PLANS
 A3 EXISTING, PROPOSED FRONT AND RIGHT ELEVATIONS OF MAIN HOUSE
 A4 EXISTING, PROPOSED REAR AND LEFT ELEVATIONS OF MAIN HOUSE
 A5 SITE PHOTOGRAPH PICTURES

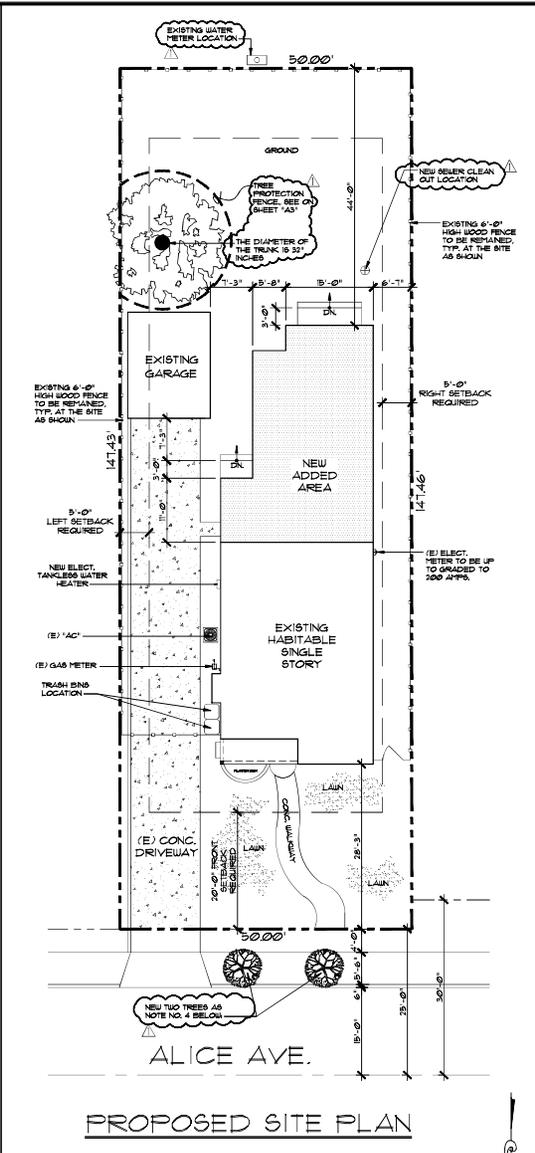


EXISTING TREE SURVEY BEHIND THE GARAGE

VICINITY MAP

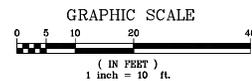


EXISTING SITE PLAN



PROPOSED SITE PLAN

- PUBLIC WORKS NOTES:**
1. CONTRACTOR TO REMOVE AND REPLACE BROKEN EXISTING DRIVEWAY APRON AND NECESSARY SIDEWALK CURBS AND GUTTER ALONG ALICE AVENUE PROJECT FRONTAGE.
 2. CONTRACTOR TO REMOVE AND REPLACE BROKEN AND UPLIFTED SIDEWALK ALONG ALICE AVENUE PROJECT FRONTAGE. SIDEWALK REPLACEMENT SHOULD BE FROM SCORE MARK TO SCORE MARK.
 3. CONTRACTOR TO REMOVE AND REPLACE BROKEN CURBS ALONG ALICE AVENUE PROJECT FRONTAGE.
 4. INSTALL CITY APPROVED 2 - 24 INCH BOX SAPHYR SEBRERUM'S AKCA CHINESE TALLOW TREE ALONG ALICE AVENUE PROJECT FRONTAGE. SPACING TO BE DETERMINED AT ENCROACHMENT PERMIT STAGE.
 5. CONSTRUCTION OF CONFORMS TO EXISTING PUBLIC AND PRIVATE IMPROVEMENTS, AS NECESSARY.



REVISIONS	BY
1	BK
2	
3	

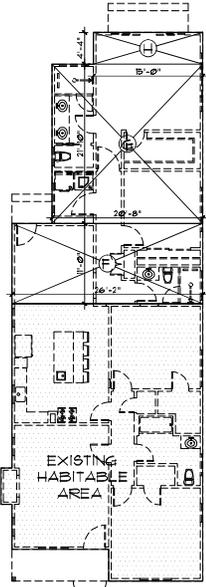
ARIA
 BUILD AND CONSTRUCTION
 931 MERIDIAN AVE.,
 SAN JOSE, CA 95126
 PH: (408) 816-1134

COVER SHEET PLUS EXISTING AND PROPOSED SITE PLANS

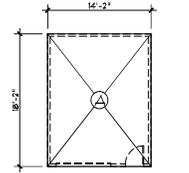
ADDITION AND REMODELING FOR:
 20 ALICE AVE.,
 CAMPBELL, CA 95008
 APN: 412-04-052

DATE	08/29/19
SCALE	1" = 10'-0"
DRAWN	BK
JOB	
SHEET	
OF	

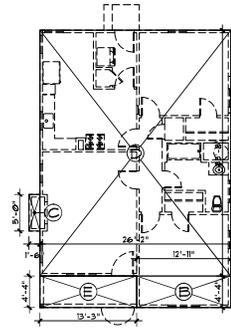




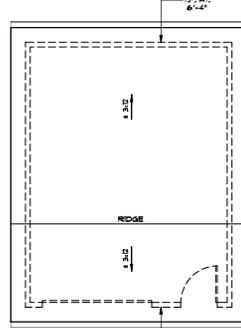
EXISTING HABITABLE AREA
SC: 1/8"=1'-0"



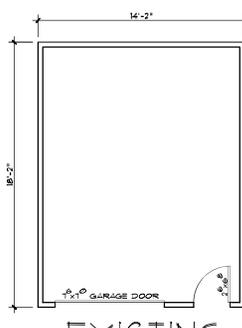
EXISTING GARAGE AREA
SC: 1/8"=1'-0"



EXISTING MAIN HOUSE AREA
SC: 1/8"=1'-0"



EXISTING GARAGE ROOF
SC: 1/4"=1'-0"



EXISTING GARAGE PLAN
SC: 1/4"=1'-0"

- LEGEND:**
- EXISTING 2X STUD WALL TO BE DEMOLISHED
 - EXISTING 2X STUD WALL TO BE REMAINED
 - EXISTING DOOR TO BE REMOVED
 - EXISTING WINDOW TO BE REMOVED

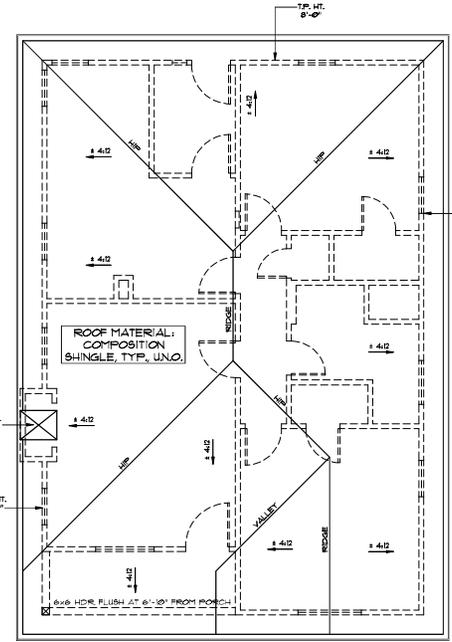
EXISTING	SPACES		AREAS (SQ. FT.)		TOTAL (SQ. FT.)	
	GARAGE	A	251.36		251.36	
	HABITABLE	D	944.41		944.41	
	COVERED PORCH	E	51.42		51.42	

ADDITION	SPACES		AREAS (SQ. FT.)		TOTAL (SQ. FT.)	
	HABITABLE	F	804.05		804.05	

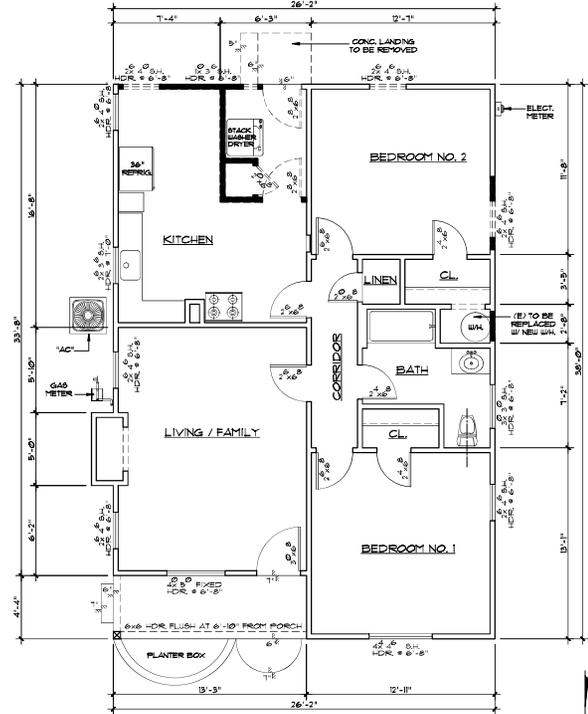
TOTAL PROPOSED HABITABLE AREA
944.41 + 804.05 = 1,748.46 SQ. FT.

TOTAL PROPOSED F.A.R.
HABITABLE AREA + GARAGE
1,748.46 + 251.36 = 2,005.82 SQ. FT.

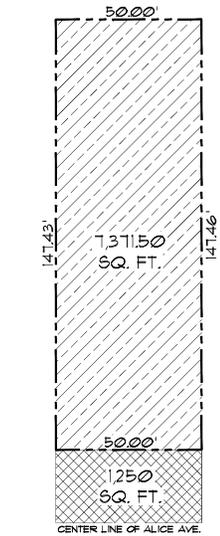
TOTAL PROPOSED LOT COVERAGE
HABITABLE AREA + COVERED PORCH + GARAGE
1,748.46 + 51.42 + 251.36 = 2,063.24 SQ. FT.



EXISTING ROOF PLAN
SC: 1/4"=1'-0"



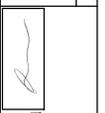
EXISTING FLOOR PLAN
SC: 1/4"=1'-0"



BOUNDARY PROPERTY AND SITE AREA CALCULATION
SC: 1"=20'-0"

NET LOT AREA 7,371.50 SQ. FT.
GROSS LOT AREA = (7,371.50 + 1,250) = 8,621.50 SQ. FT.

REVISIONS	BY
11/21/18	BK



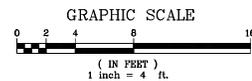
ARIA
BUILD AND CONSTRUCTION
931 MERIDIAN AVE.
SAN JOSE, CA 95126
Build & Construction PH: (408) 816-1134

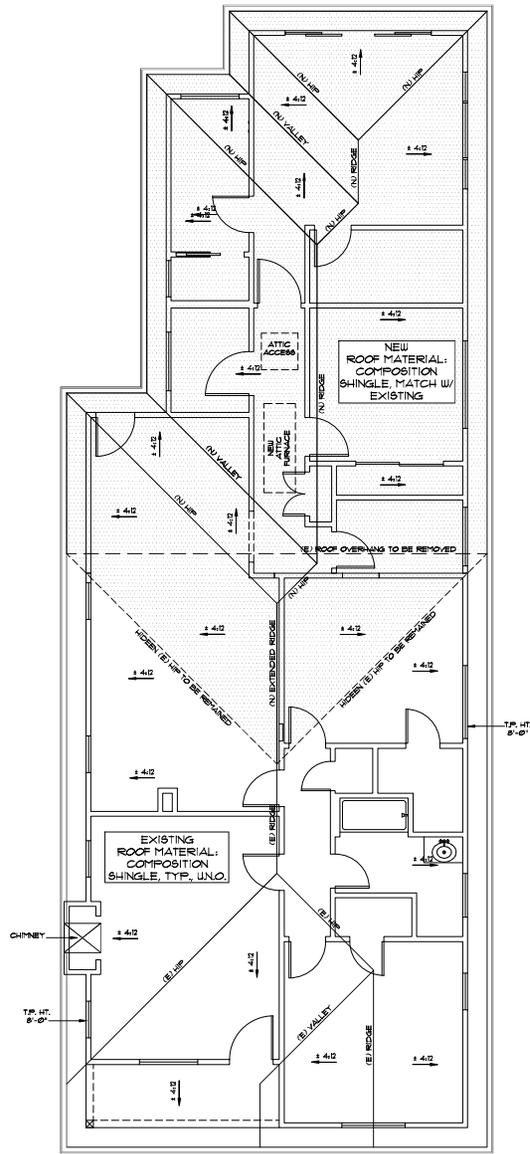
**EXISTING MAIN HOUSE,
DETACHED GARAGE FLOOR
AND ROOF PLANS PLUS
AREA CALCULATIONS**

ADDITION AND REMODELING FOR:
20 ALICE AVE.,
CAMPBELL, CA 95008
APN: 412-04-052

DATE	1/20/19
SCALE	AS SHOWN
DRAWN	BK

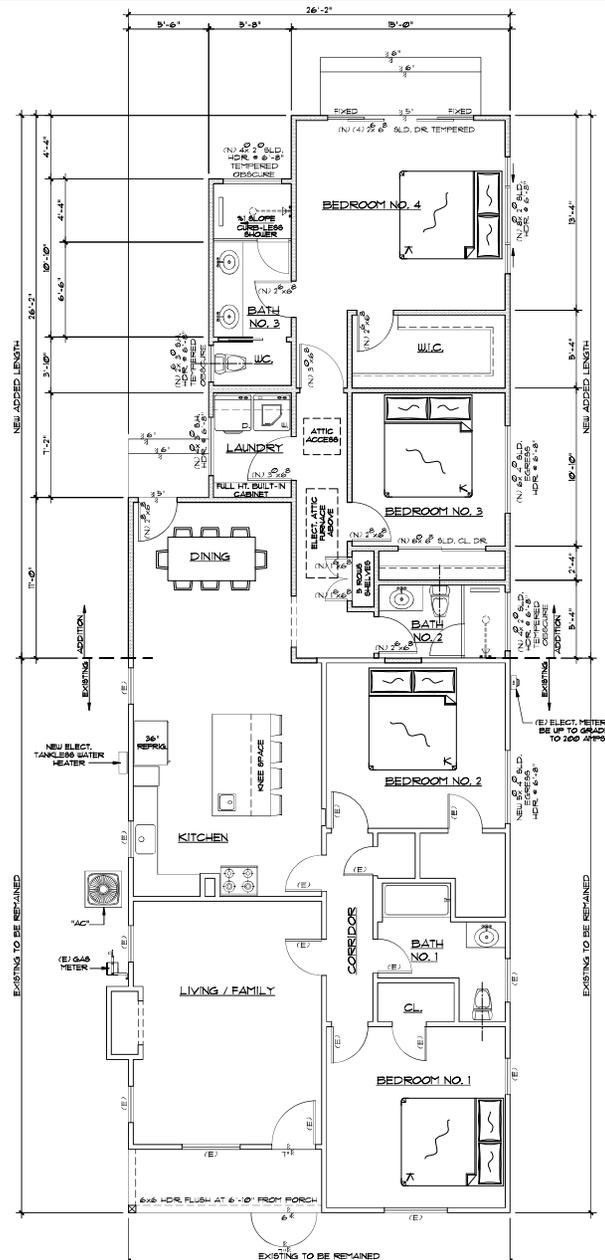
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OF SHEETS





PROPOSED ROOF PLAN

SC: 1/4"=1'-0"

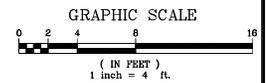


PROPOSED FLOOR PLAN

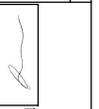
SC: 1/4"=1'-0"

LEGEND:

- EXISTING 2x4 STUD WALL TO BE REMAINED
- NEW 2x4 STUD WALLS PER STRUCTURAL PLANS
- (E) EXISTING TO BE REMAINED
- EXISTING ROOF FRAMING TO BE REMAINED
- NEW ROOF FRAMING PER STRUCTURAL PLANS
- POSSIBLE EAVE VENT BLOCK LOCATION



REVISIONS	BY
11/21/18	BK



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**PROPOSED MAIN HOUSE
 FLOOR AND ROOF PLANS**

ADDITION AND REMODELING FOR:
 20 ALICE AVE,
 CAMPBELL, CA 95008
 APN: 412-04-052

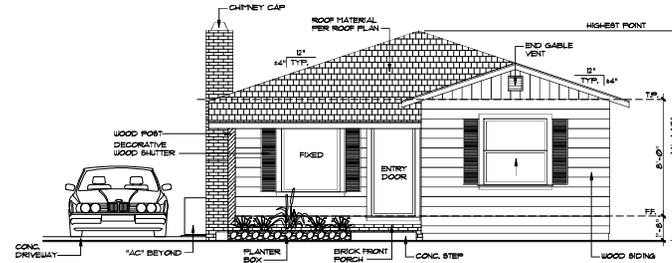
DATE	11/21/18
SCALE	1/4" = 1'-0"
DRAWN	BK

SHEET
 OF SHEETS

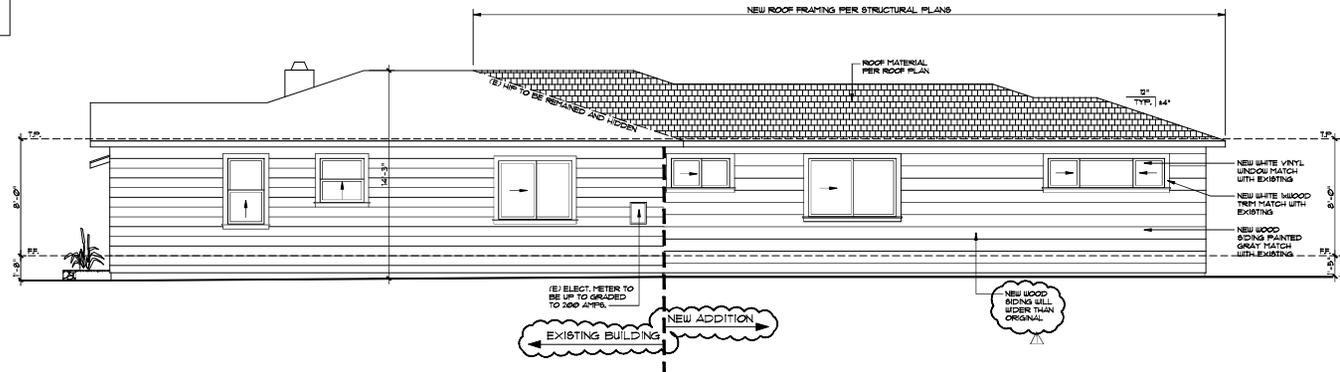
STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

CONSTRUCTION OF PRIVATE PROPERTY WHERE PROTECTED TREES ARE DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING DEVELOPMENT OF A PROPERTY BY COMPLIANCE WITH THE FOLLOWING:

- PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. PROTECTIVE FENCING SHALL BE INSTALLED AS FOLLOWS:
 - THE FENCE SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE. THE FENCE SHALL BE CHAIN LINK WITHOUT SLATS TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.
 - THERE SHALL BE NO STORAGE OF ANY KIND PRIOR TO OR AT SUCH TIME AFTER THE PROTECTIVE FENCING IS INSTALLED.
 - THE FENCE MAY BE ADJUSTED AS NECESSARY TO ACCOMMODATE WORK APPROVED WITHIN THE DRIPLINE PROVIDED ANY EXCAVATION IS DONE IN ACCORDANCE WITH INSTRUCTIONS DIRECTED BY A QUALIFIED ARBORIST.
- THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS MAY BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR WHEN IT IS REASONABLY DEMONSTRATED THAT THE ALTERNATE GRADE WILL NOT DAMAGE THE HEALTH OF THE TREE.
- DRAIN WELLS SHALL BE INSTALLED WHENEVER IMPERVIOUS SURFACES WILL BE PLACED OVER THE ROOT SYSTEM OF A PROTECTED TREE (THE ROOT SYSTEM GENERALLY EXTENDS TO THE OUTERMOST EDGES OF THE BRANCHES).
- TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.
- TREES CANNOT BE PRUNED TO ACCOMMODATE GRADING OR CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY. UPON RECEIPT OF WRITTEN APPROVAL, PRUNING OF TREES MUST BE UNDERTAKEN IN ACCORDANCE WITH PRUNING STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND MUST BE CARRIED OUT BY A LICENSED ARBORIST.
- SOIL COMPACTION OF THE AREA UNDER THE DRIPLINE OF THE TREE SHALL BE AVOIDED DURING ALL PHASES OF SITE CLEARING AND CONSTRUCTION.
- NO SOIL STERILANTS OR WEED KILLER THAT WILL INHIBIT OR RESTRICT THE TREE'S GROWTH MAY BE APPLIED IN THE ROOT AREA.
- NO SIGNS, WIRES OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.
- ANY OTHER MEASURES DEEMED NECESSARY BY A QUALIFIED ARBORIST AND SPECIFIED IN ANY REPORT PREPARED FOR DEVELOPMENT PROJECTS WITH CITY REVIEW AND APPROVAL.
- THE APPLICANT SHALL PROVIDE THE PROJECT PLANNER WITH PHOTOS OF THE INSTALLED PROTECTIVE FENCING PRIOR TO ISSUANCE OF A BUILDING PERMIT.



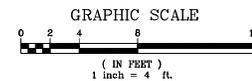
EXISTING FRONT ELEV.
 SC: 1/4"=1'-0"
MAIN HOUSE
 (NO CHANGES)



PROPOSED RIGHT ELEV.
 SC: 1/4"=1'-0"
MAIN HOUSE



EXISTING RIGHT ELEV.
 SC: 1/4"=1'-0"
MAIN HOUSE



REVISIONS	BY
11/21/18	BK

ARIA
 BUILD AND CONSTRUCTION
 931 MERIDIAN AVE.
 SAN JOSE, CA 95126
 PH: (408) 816-1134
 Build & Construction

EXISTING, PROPOSED FRONT AND RIGHT ELEVATIONS OF MAIN HOUSE

ADDITION AND REMODELING FOR:
 20 ALICE AVE.,
 CAMPBELL, CA 95008
 APN: 412-04-052

DATE	11/21/18
SCALE	1/4" = 1'-0"
DRAWN	BK
SHEET	A3
OF	SHEETS

CITY OF CAMPBELL
 BUILDING INSPECTION DIVISION - COMMENTS TO THE DEVELOPMENT REVIEW COMMITTEE
 DRC: January 30, 2020
 ADDRESS: 20 Alice Ave. Project Application: **PLN-2020-12**

RECOMMENDATION

Note: No building code has been reviewed at Development Review Committee; it will be reviewed in the Building Permit process. Please be aware that building codes are changing constantly; plans submitted for building permit shall comply with the code in effect at that time. Submit permit application together with required documents to the Building Inspection Division to obtain a building permit. No construction can be commenced without an appropriate building permit.

It is recommended that this item be forwarded to the Planning Commission for review, with the following conditions:

TO THE SATISFACTION OF THE BUILDING DIVISION MANAGER/BUILDING OFFICIAL:

1. PERMITS REQUIRED: A building permit application shall be required for the proposed addition to and remodeling of the existing structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.
2. PLAN PREPARATION: This addition may require plan prepared under the direction and oversight of a California licensed Engineer or Architect. When applicable, plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.
3. CONSTRUCTION PLANS: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.
4. SIZE OF PLANS: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.
5. SITE PLAN: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details.
6. TITLE 24 ENERGY COMPLIANCE: California Title 24 Energy Standards Compliance forms shall be blue-lined on the construction plans. Compliance with the Standards shall be demonstrated for conditioning of the building envelope and lighting of the building.
7. SPECIAL INSPECTIONS: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the

F:\Building DRC Comments\20 Alice Ave_2020.doc

Building Official for approval prior to issuance of the building permits, in accordance with C.B.C. Chapter 1, Section 86. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

8. The City of Campbell, street-front Santa Clara Valley Non point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

9. APPROVALS REQUIRED: The project requires the following agency approval prior to issuance of the building permit:

- a. West Valley Sanitation District (378-2407)
 - b. Santa Clara County Fire Department (378-4010)
 - c. San Jose Water Company (279-7900)
- School District:
- i. Campbell Union School District (378-2405)
 - ii. Campbell Union High School District (371-0960)
 - iii. Moreland School District (379-1370)
 - iv. Cambrian School District (377-2103)

Note: To Determine your district, contact the offices identified above. Obtain the School District payment form from the City Building Division, after the Division has approved the building permit application.

c. Bay Area Air Quality Management District (Demolitions Only)

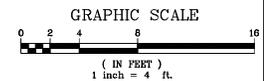
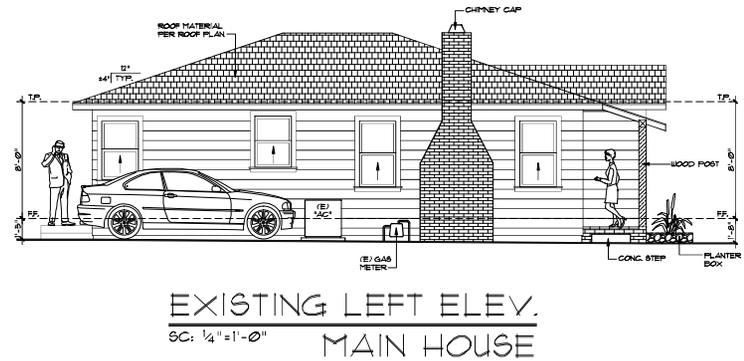
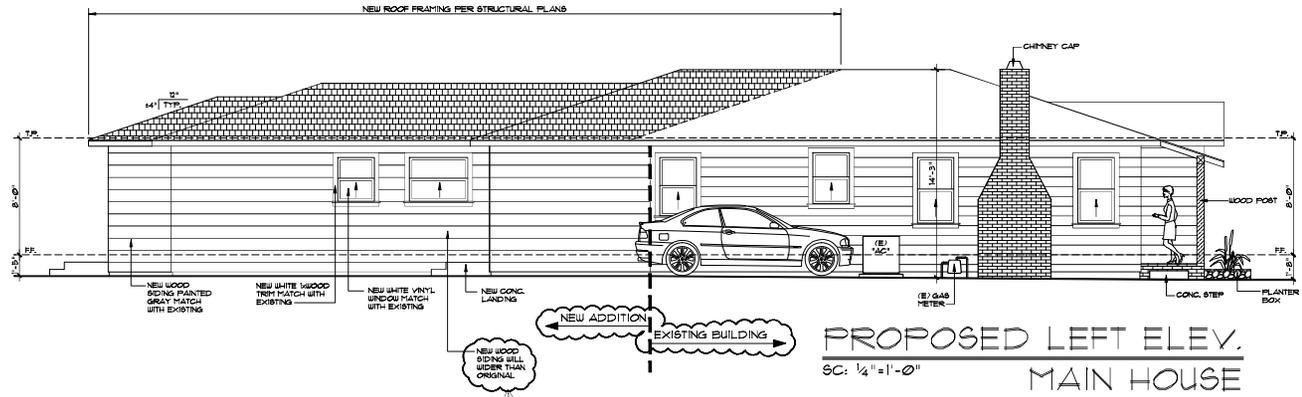
10. P.G. & E.: Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. Applicant should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

11. INTENT TO OCCUPY DURING CONSTRUCTION: Owners shall declare their intent to occupy the dwelling during construction. The Building Inspection Division may require the premises to be vacated during portions of construction because of substandard and unsafe living conditions created by construction.

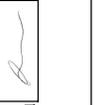
12. CALIFORNIA GREEN BUILDING CODE: This project is subject to the mandatory requirements for new residential structures (Chapter 4) under the California Green Building Code, 2019 edition.

13. STORM WATER REQUIREMENTS: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

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REVISIONS	BY
1	BK



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 BUILD AND CONSTRUCTION
 931 MERIDIAN AVE.
 SAN JOSE, CA 95126
 Build & Construction PH: (408) 816-1134

EXISTING, PROPOSED REAR AND LEFT ELEVATIONS OF MAIN HOUSE

ADDITION AND REMODELING FOR:
 20 ALICE AVE.,
 CAMPBELL, CA 95008
 APN: 412-04-052

DATE	1/30/20
SCALE	1/4" = 1'-0"
DRAWN	BK
JOB	
SHEET	44
OF	SHEETS



CAMERA NO. 1



CAMERA NO. 2



CAMERA NO. 3



CAMERA NO. 4



CAMERA NO. 5



CAMERA NO. 6



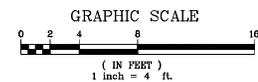
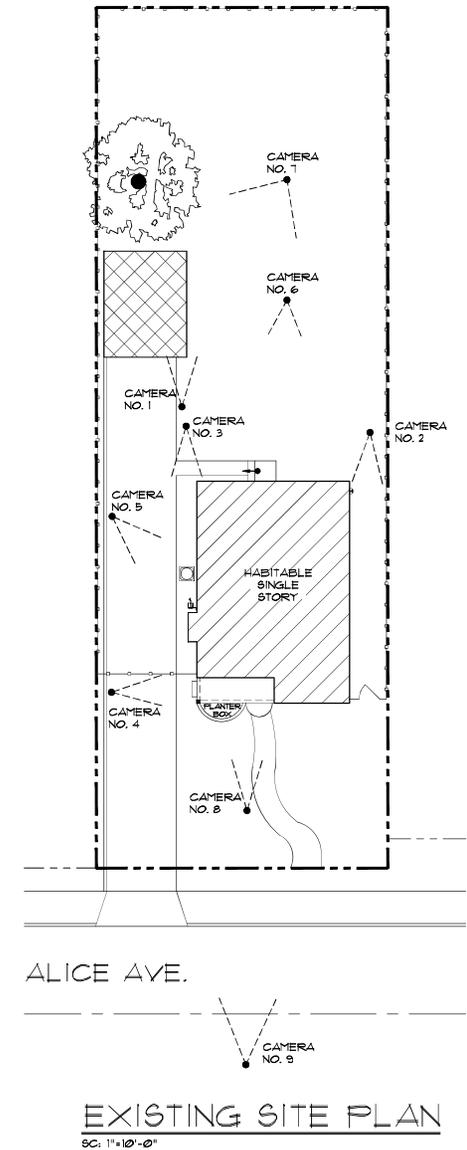
CAMERA NO. 7



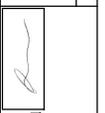
CAMERA NO. 8



CAMERA NO. 9



REVISIONS	BY
1	BK



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BUILD AND CONSTRUCTION
931 MERIDIAN AVE.
SAN JOSE, CA 95126
Build & Construction PH: (408) 816-1134

ARIA
SITE PHOTOGRAPH PICTURES

ADDITION AND REMODELING FOR:
20 ALICE AVE.,
CAMPBELL, CA 95008
APN: 412-04-052

DATE	1/22/19
SCALE	AS SHOWN
DRAWN	BK
JOB	
SHEET	43
OF SHEETS	