



CITY OF CAMPBELL
Community Development Department

June 1, 2022

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Campbell has set the hour of 7:30 p.m., or shortly thereafter, on **Tuesday, June 14, 2022**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the following item:

2. Public Hearing to consider the request of Bilal Iltter, Atlas General Construction, for property located at **388 Hatcher Court** to allow an approximately 403 square feet addition to a single-family house resulting in an FAR of 0.50. The application under consideration includes a Site and Architectural Review Permit File No.: PLN-2021-206. Staff is recommending that this item be deemed Categorical Exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. *Project Planner: Tracy Tam, Associate Planner*

This public hearing will be conducted in person as well as telecommunication and is compliant with provisions of the Brown Act.

Interested persons may appear and be heard in person or virtually at this hearing. Register to participate virtually in the Zoom City Council meeting at: <https://campbellca.gov/PCSignup>. This meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>.)

Please be advised that if you challenge the nature of the above 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 Planning Division 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, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the Community Development Department at 70 N. First Street, Campbell, CA 95008, (408) 866-2140 or planning@campbellca.gov at least one week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

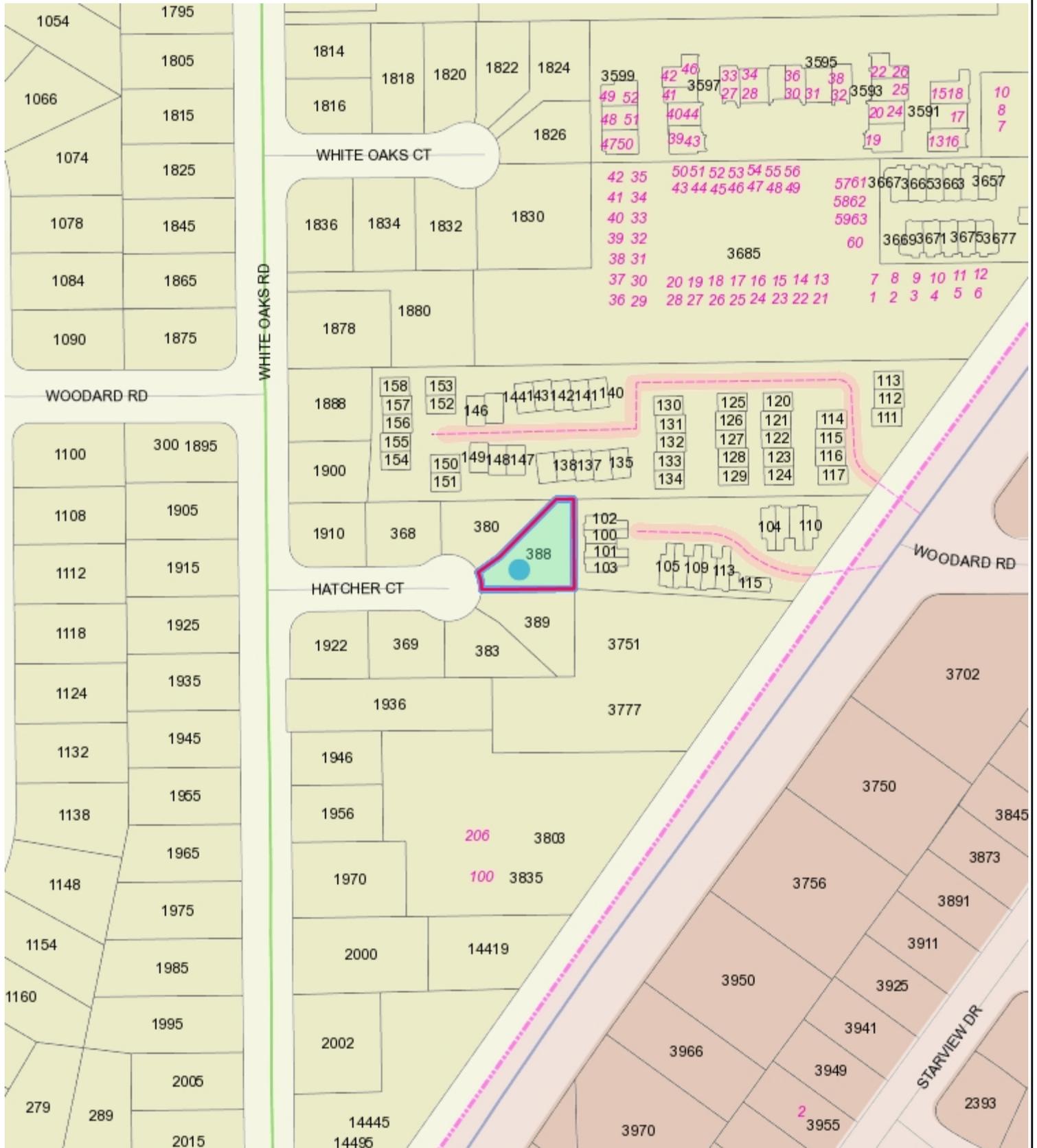
For more information you can contact the Community Development Department at (408) 866-2140 or planning@campbellca.gov.

PLANNING COMMISSION
CITY OF CAMPBELL
ROB EASTWOOD
SECRETARY

PLEASE NOTE: When calling on this please refer to: 388 Hatcher Ave



Location Map for 388 Hatcher Ct.



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.

KHEDIM RESIDENCE REMODELING / ADDITION

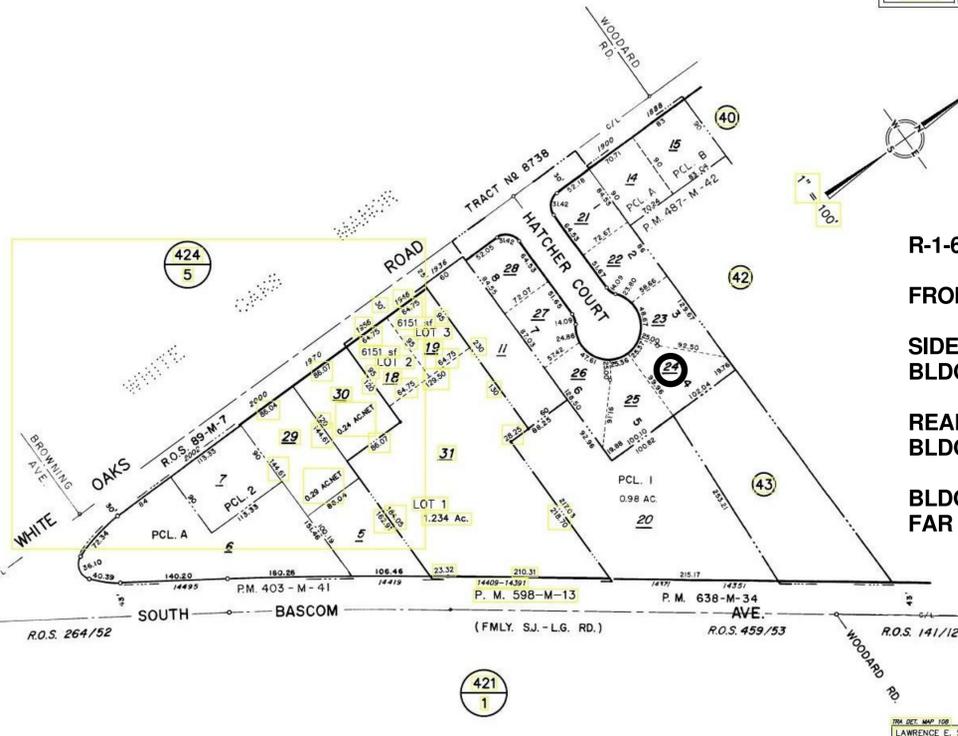
ADDRESS:
388 HATCHER CT.
CAMPBELL, CA

OWNER: SIDALI KHEDIM
Contact :
AGULASS@YAHOO.COM
(408) 637-1979



BOOK 414 PAGE 44

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA



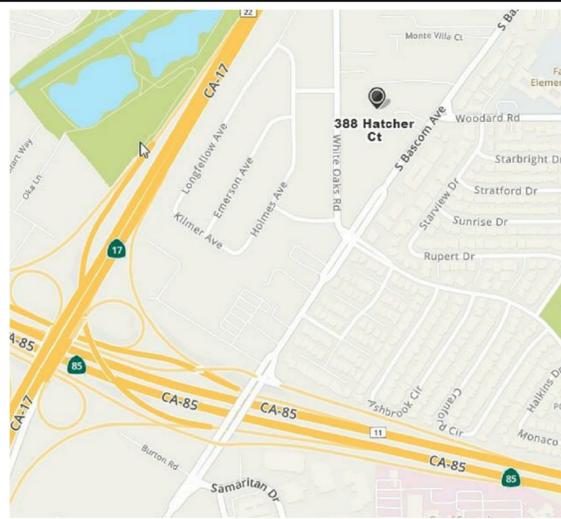
R-1-6 SETBACKS
FRONT 20 FT
SIDE 5FT MIN. OR HALF OF BLDG WALL HEIGHT
REAR 20 FT OR HALF OF BLDG WALL HEIGHT
BLDG COVERAGE 40 % FAR 45 %



PARKING SPACES: TWO COVERED (ENCLOSED),
ZONING : RESIDENTIAL R-1-6
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R3 & U
NO OF STORIES: 2
APPLICABLE CODES: 2019 CRC , 2019 CBC, 2019 CMC, 2019 CPC, 2019 CEC, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CAL GREEN BUILDING CODE , CAMPBELL CITY MUNICIPAL CODES.

NOTES:

VICINITY MAP:



APN # : 414 44 024 R-1-6 ZONING
FLOOR AREA TABLE: (COORDINATE WITH SHEET A2) LOT SIZE : 7,199 SQF R1-6 ZONING

BUILDING AREA	EXISTING	PROPOSED ADDITION	TOTAL SF	%
FIRST FLOOR	1,455.1 SF	144.0 SF	1,599.1 SF	22.2
SECOND FLOOR	1,272.8 SF	258.5 SF	1,531.3 SF	21.2
GARAGE	435.8 SF	0 SF	435.8 SF	6.1
ACCESSORY DWELL'G	NONE	NONE	NONE	
COVERED PATIOS		34.0 SF COUNTED FOR LOT COVERAGE	34.0 SF COUNTED FOR LOT COVERAGE	
OTHER (e.g. ,SHED)	NONE	NONE	NONE	
TOTAL (FAR)	3,163.7 SF	402.5 SF	3,566.2 SF	49.5

BUILDING COVERAGE:
2,034.9 SQF / 7,199 SQF = 28%

SCOPE OF WORK:

NEW ADDITION OF 144 SQF LIVABLE AREA FOR FIRST FLOOR.
NEW ADDITION OF 258.5 SQF LIVABLE AREA FOR UPPER FLOOR
INTERIOR REMODELING OF EXISTING AREAS
NO INCREASE TO BUILDING OVERALL HEIGHT AND
NO ALTERATION TO BUILDING ARCH. STYLE
AND CHARACTER

- DRAWING LIST

Sheet Number	Sheet Name
A1	COVER SHEET
A2	SITE PLAN
A3	FIRST FLOOR EXISTING & DEMO
A4	FIRST FLOOR PROPOSED
A5	SECOND FLOOR EXISTING & DEMO
A6	SECOND FLOOR PROPOSED
A7	EXISTING & PROPOSED ROOF PLANS
A8	EXTERIOR ELEVATIONS
A9	EXTERIOR ELEVATIONS
A10	SECTIONS
A11	3D INTERIOR
A12	3D INTERIORS 2
A13	3D INTERIORS 3

No	Description	Date

ATLAS CONSTRUCTION
16391 HALEY STREET
NEWARK, CA 94560
ATLASGENERALCONSTRUCTION.NET
Ph (508) 440-2236 (650) 440-1499
ATLASGENERALCONSTRUCTION@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS SHOWN ON THESE DRAWINGS. THE DESIGNER HAS MADE REASONABLE ATTEMPTS TO VERIFY THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

COVER SHEET

LICENSED ARCHITECT
BIENVENIDO ARCHITECT
NO. C-24968
4/30/20
STATE OF CALIFORNIA

**KHEDIM RESIDENCE
REMODELING & ADDITION
388 HATCHER CT.
CAMPBELL, CA**

Project no:	SID
Date	NOV-1-2021
Drawn by	Author
Checked by	Checker
A1	
Scale	

LOT SIZE : 7,199 SQF

BUILDING COVERAGE:
2,034.9 SQF / 7,199 SQF = 28%

FIRST FLOOR:

EXISTING LIVABLE	1,455.1 SQF
NEW ADDITION LIVABLE	144.0 SQF
TOTAL PROPOSED LIVABLE	1,599.1 SQF
EXISTING GARAGE	435.8 SQF
EXISTING FIRST FLOOR	1,890.9 SQF (Including Garage)
TOTAL FIRST FLOOR	2,034.9 SQF

R1-6 ZONING

SECOND FLOOR:

EXISTING LIVABLE	1,272.8 SQF
NEW ADDITION LIVABLE	258.5 SQF (229.8 SQF + 28.7 SQF)
TOTAL PROPOSED LIVABLE	1,531.3 SQF

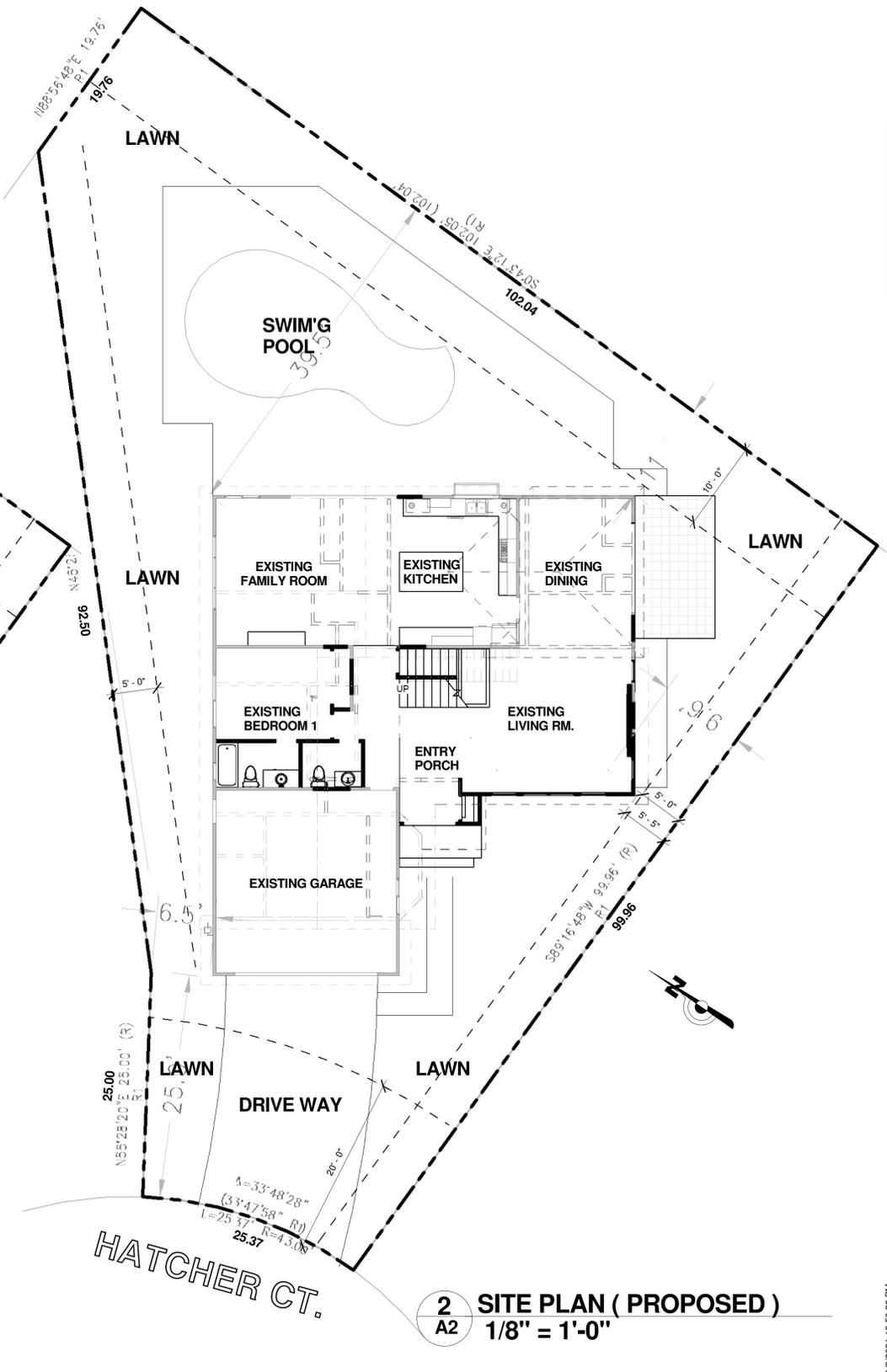
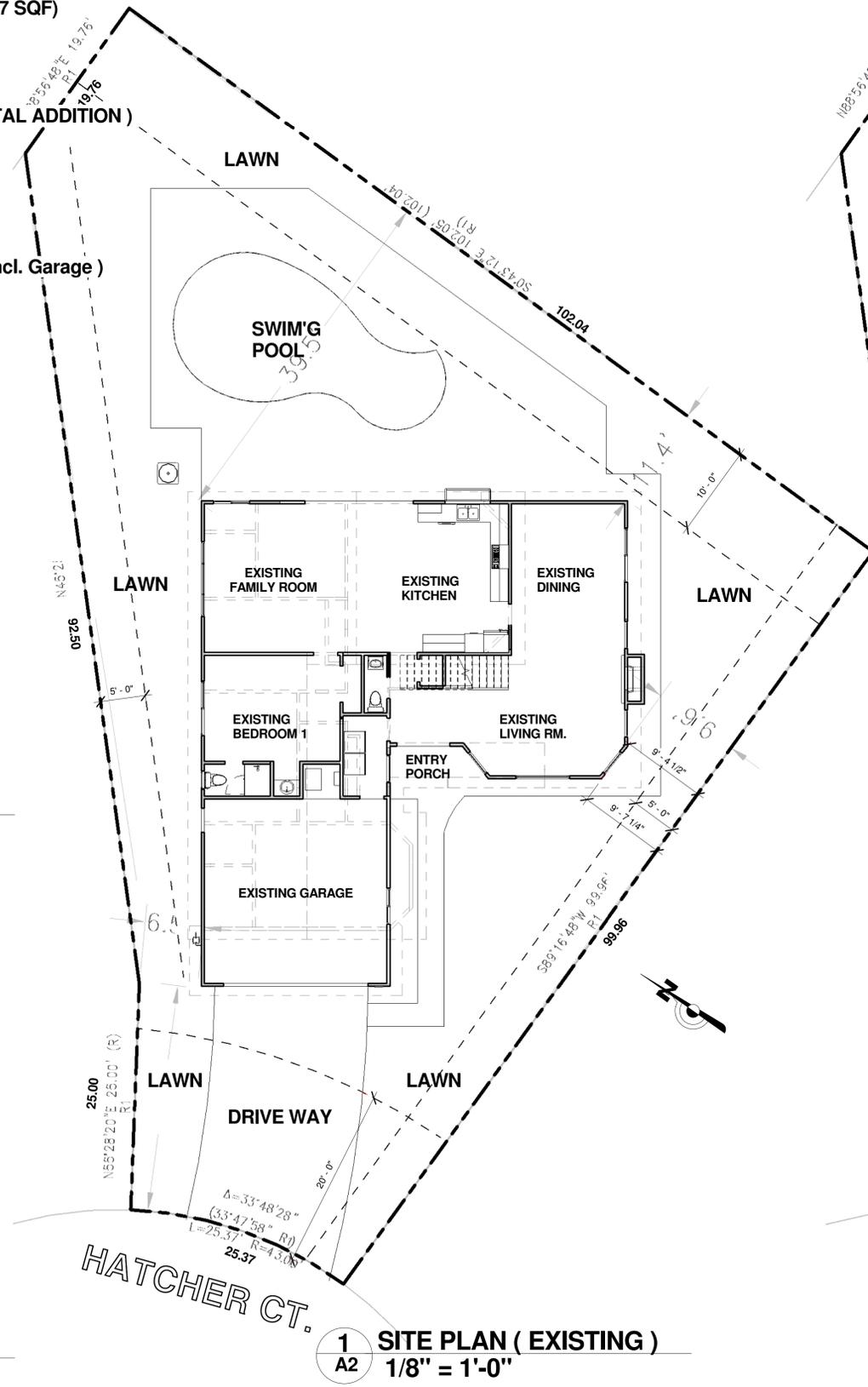
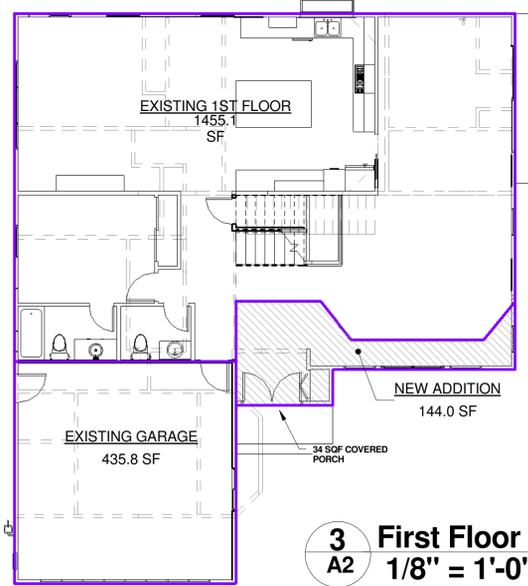
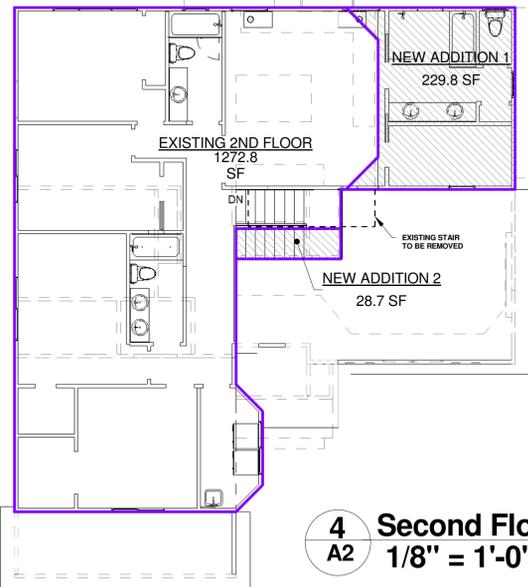
ALL FLOORS:

EXISTING LIVABLE	2,727.9 SQF
PROPOSED LIVABLE	3,130.4 SQF (402.5 SQF TOTAL ADDITION)
EXISTING GARAGE	435.8 SQF

EXISTING FAR 3,163.7 SQF (44 %)

TOTAL BUILDING ALL FLOORS

PROPOSED FAR 3,566.2 SQF (49.5 %) (Incl. Garage)



No.	Description	Date

ATLAS CONSTRUCTION
16301 HALEY STREET
NEWARK, CA 94560
ATLASGENERALCONSTRUCTION.NET
Ph (650) 440-2236 (650) 440-1899
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SITE PLAN

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY PROJECT EXCEPT AS SHOWN ON THESE DRAWINGS. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE DIMENSIONS AND CONDITIONS OF THE PROPERTY AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

KHEDIM RESIDENCING & ADDITION
REMODELING & ADDITION
388 HATCHER CT.
CAMPBELL, CA

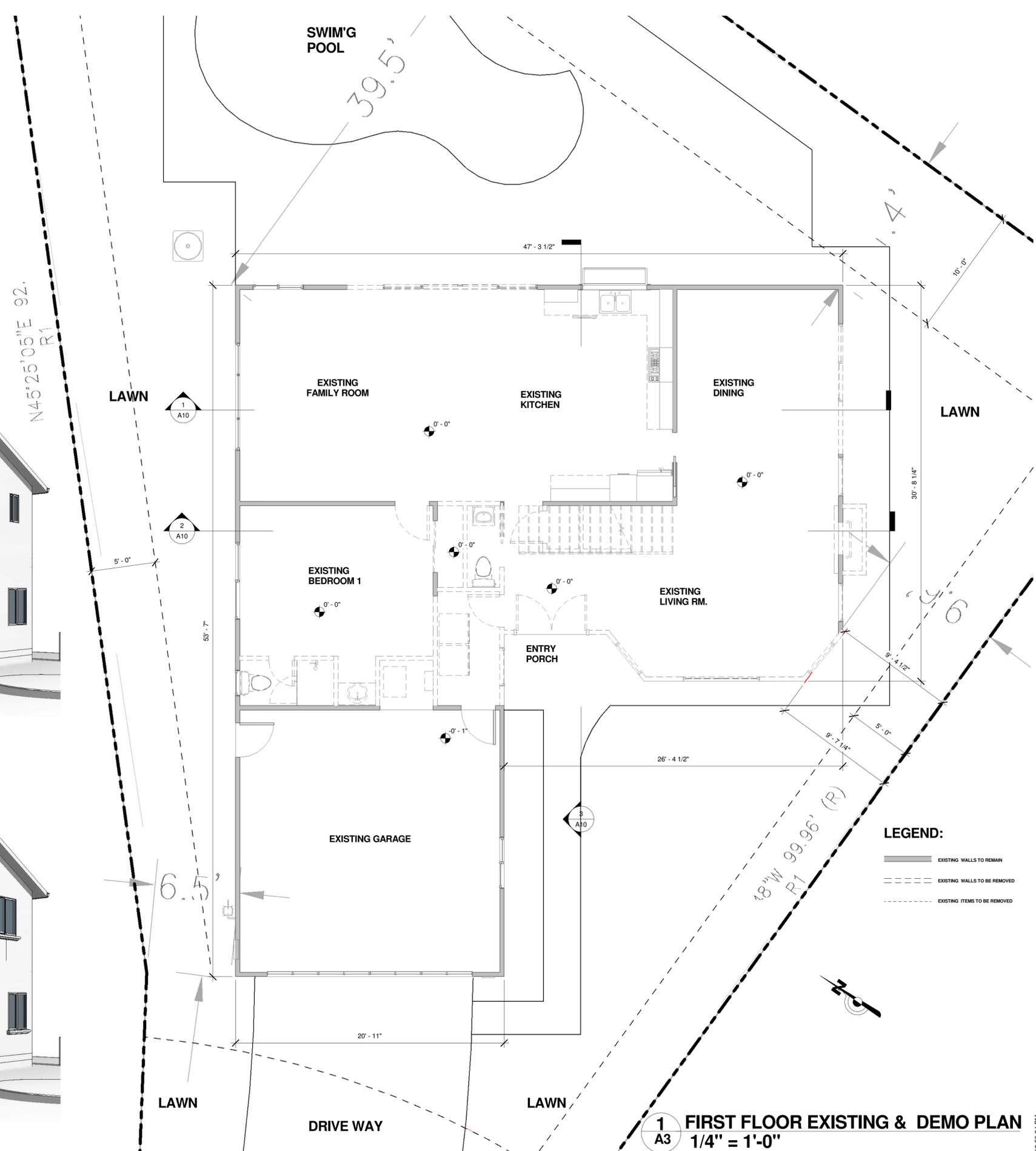
Project no:	SID
Date:	NOV-1-2021
Drawn by:	Author
Checked by:	Checker
A2	
Scale:	1/8" = 1'-0"



3 REAR RIGHT EXISTING
A3



2 REAR RIGHT PROPOSED
A3



LEGEND:
 ——— EXISTING WALLS TO REMAIN
 - - - - - EXISTING WALLS TO BE REMOVED
 ······ EXISTING ITEMS TO BE REMOVED

1 FIRST FLOOR EXISTING & DEMO PLAN
A3
1/4" = 1'-0"

No.	Description	Date

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FIRST FLOOR EXISTING & DEMO
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KHEDIM RESIDEN
 REMODELING & ADDITION
 388 HATCHER CT
 CAMPBELL, CA

Project no:	SID
Date:	NOV-1-2021
Drawn by:	Author
Checked by:	Checker
A3	
Scale:	1/4" = 1'-0"

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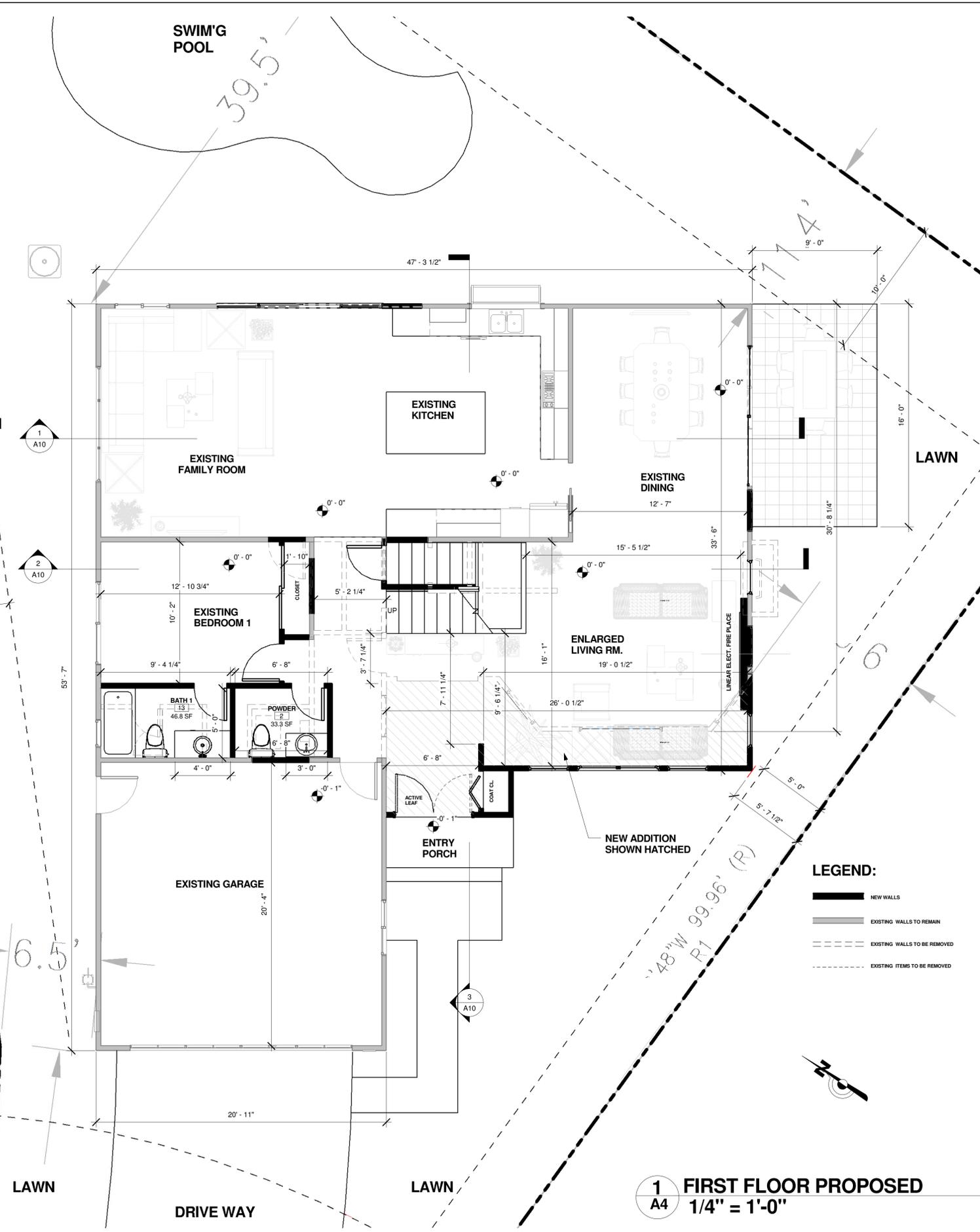
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3 REAR LEFT EXISTING
A4



2 REAR LEFT PROPOSED
A4



1 FIRST FLOOR PROPOSED
A4
1/4" = 1'-0"

No.	Description	Date

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FIRST FLOOR PROPOSED

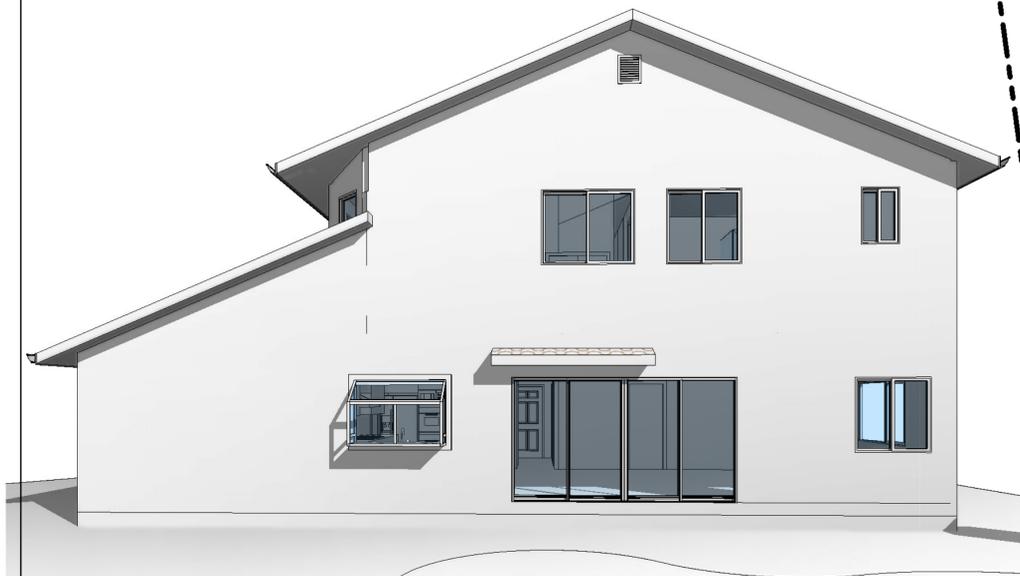
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KHEDIM RESIDENCE
 REMODELING & ADDITION
 388 HATCHER CT
 CAMPBELL, CA

Project no: SID
 Date: NOV-1-2021
 Drawn by: Author
 Checked by: Checker

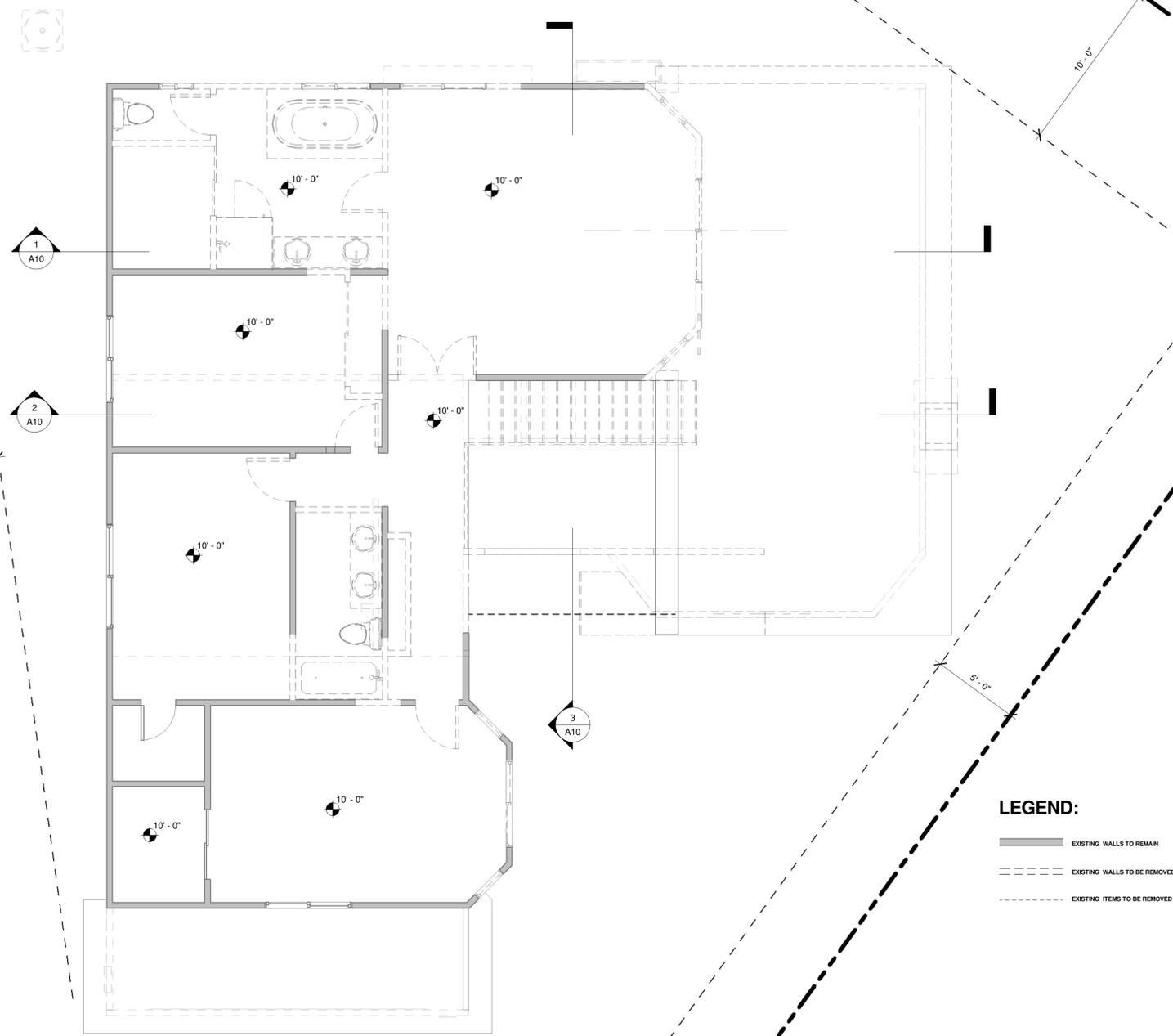
A4
 Scale: 1/4" = 1'-0"



3 REAR CENTER EXISTING
A5



2 REAR CENTER PROPOSED
A5



1 SECOND FLOOR EXISTING & DEMO PLAN
A5
1/4" = 1'-0"

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SECOND FLOOR EXISTING & DEMO

KHEDIM RESIDENCE & ADDITIONS
 REMODELING & ADDITIONS
 388 HATCHER CT
 CAMPBELL, CA

Project no:	SID
Date:	NOV-1-2021
Drawn by:	Author
Checked by:	Checker
A5	
Scale:	1/4" = 1'-0"

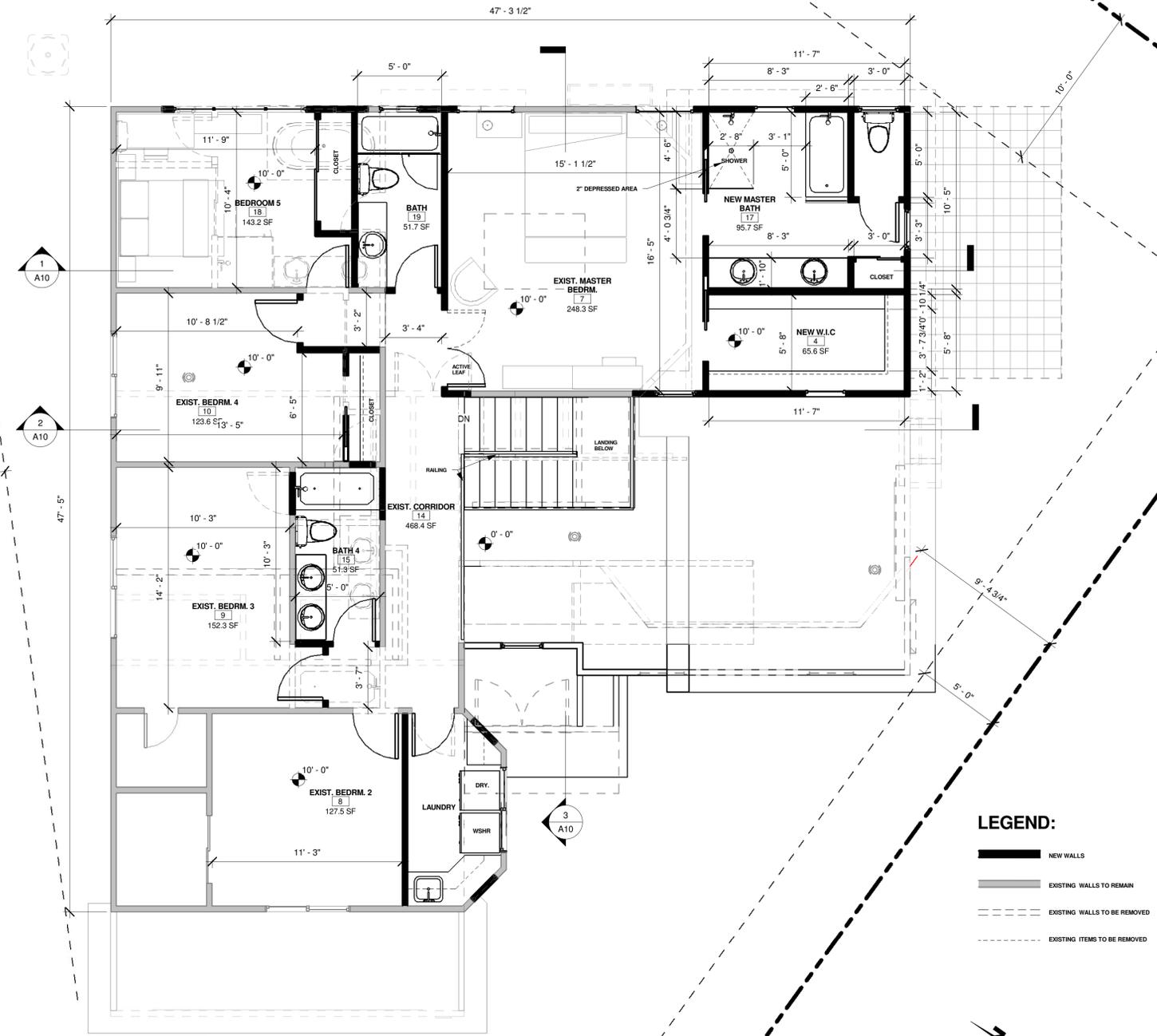
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3 FRONT RIGHT EXISTING
A6



2 FRONT RIGHT PROPOSED
A6



1 SECOND FLOOR PROPOSED
A6
1/4" = 1'-0"

- LEGEND:**
- NEW WALLS
 - EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO BE REMOVED
 - EXISTING ITEMS TO BE REMOVED

No.	Description	Date

ATLAS CONSTRUCTION
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SECOND FLOOR PROPOSED

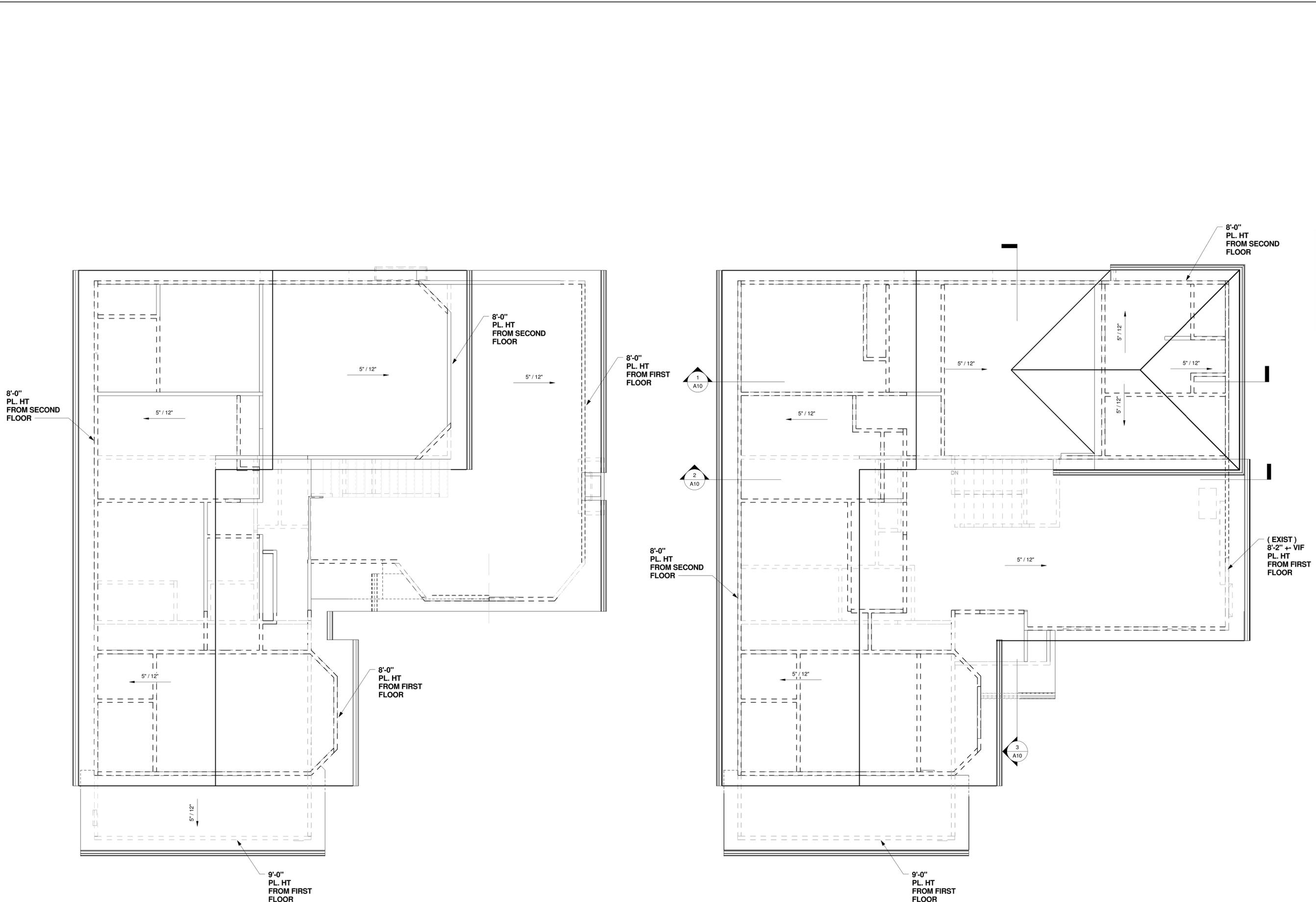


KHEDIM RESIDENCE
REMODELING & ADDITION
 388 HATCHER CT
 CAMPBELL, CA

Project no:	SID
Date:	NOV-1-2021
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Checked by:	Checker

A6
 Scale 1/4" = 1'-0"

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1 ROOF PLAN EXISTING
 A7 1/4" = 1'-0"

2 ROOF PLAN PROPOSED
 A7 1/4" = 1'-0"

No.	Description	Date

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EXISTING & PROPOSED ROOF PLANS

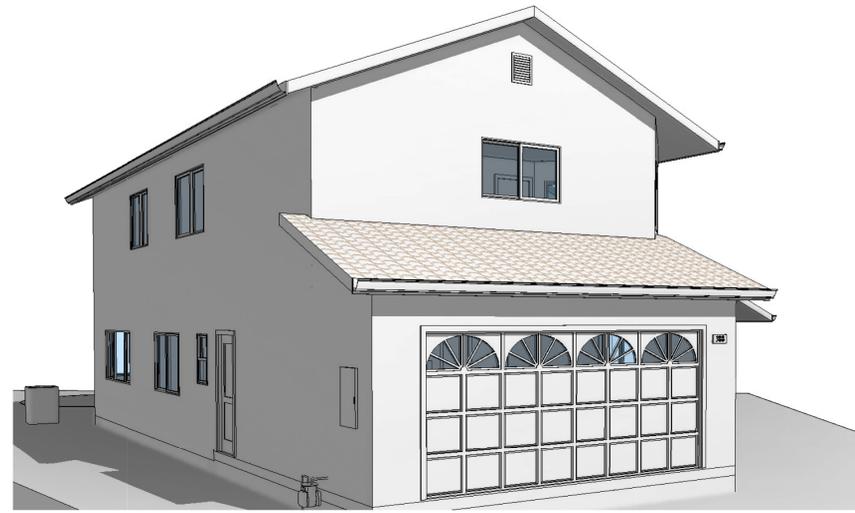
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KHEDIM RESHWAN ARCHITECTURE
 REMODELING & ADDITION
 388 HATCHER CT.
 CAMPBELL, CA

Project no:	SID
Date:	NOV-1-2021
Drawn by:	Author
Checked by:	Checker
A7	
Scale:	1/4" = 1'-0"

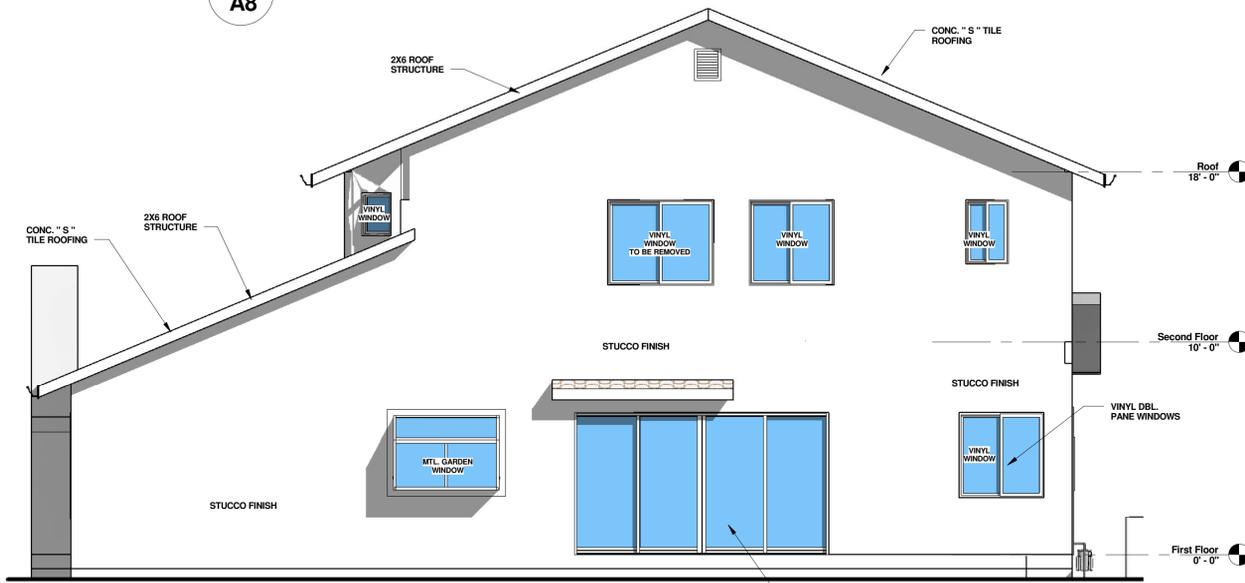
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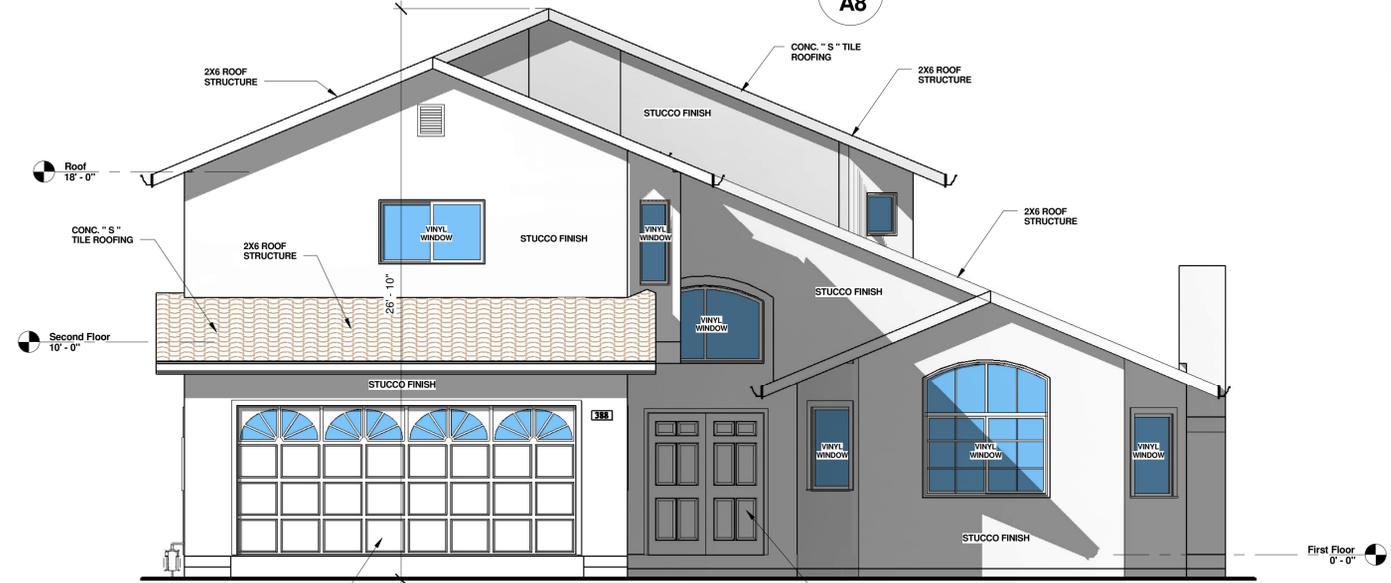
6 FRONT LEFT EXISTING
A8



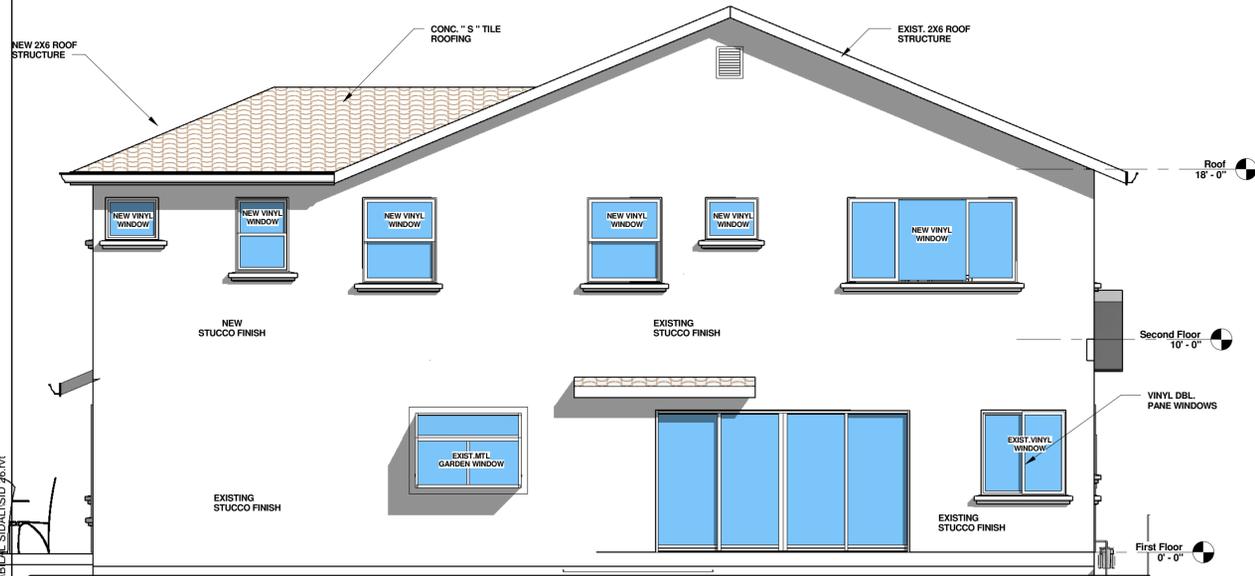
5 FRONT LEFT PROPOSED
A8



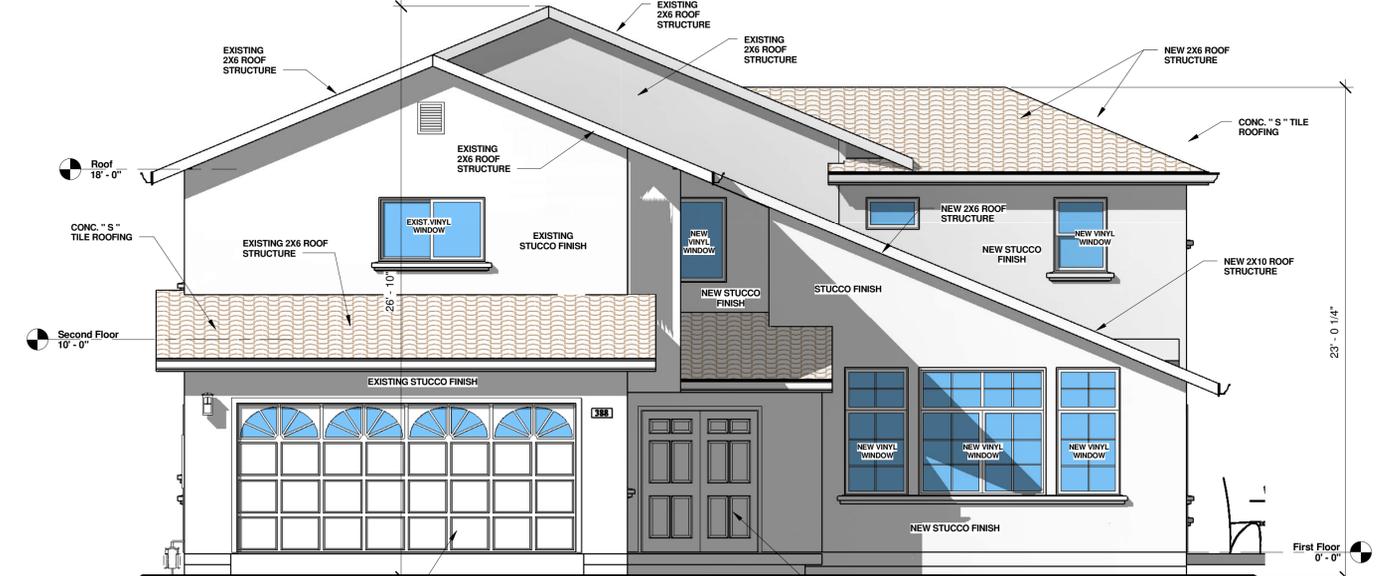
4 NORTHEAST (REAR) EXISTING
A8
1/4" = 1'-0"



2 SOUTHWEST (FRONT) EXISTING
A8
1/4" = 1'-0"



3 NORTHEAST (REAR) PROPOSED
A8
1/4" = 1'-0"



1 SOUTHWEST (FRONT) PROPOSED
A8
1/4" = 1'-0"

No.	Description	Date

ATLAS CONSTRUCTION
 16301 HALEY STREET
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EXTERIOR ELEVATIONS

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**KHEDIM RESIDENCE
 REMODELING & ADDITION
 388 HATCHER CT.
 CAMPBELL, CA**

Project no:	SID
Date:	NOV-1-2021
Drawn by:	Author
Checked by:	Checker
A8	
Scale:	1/4" = 1'-0"

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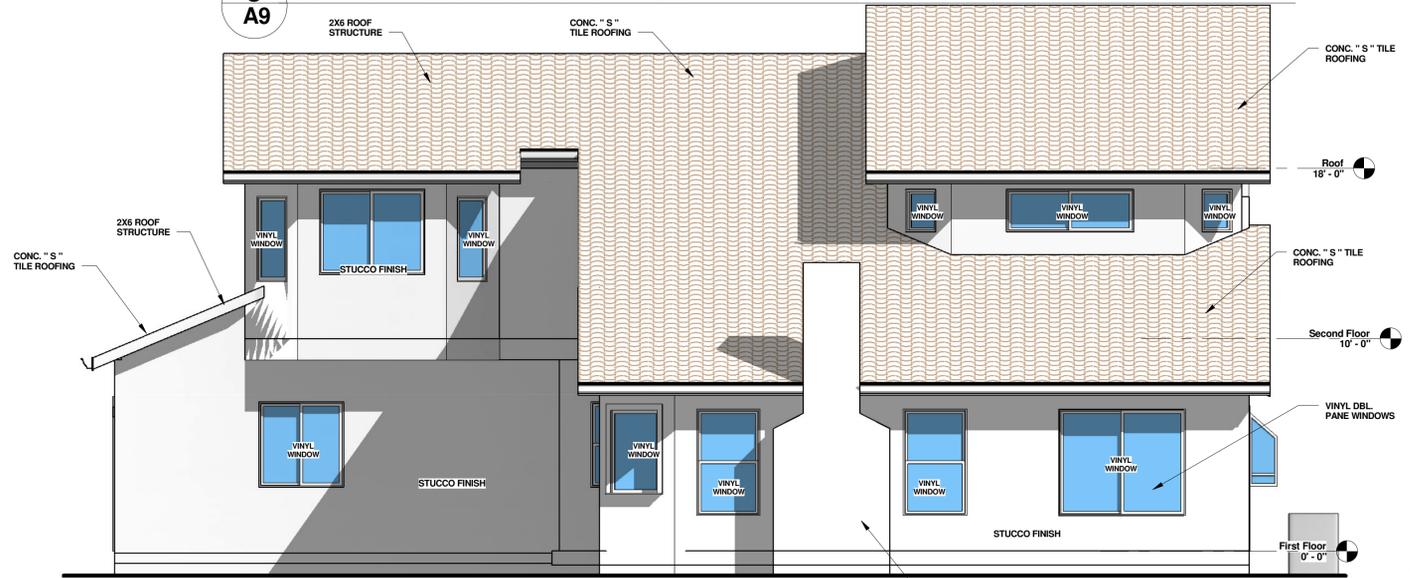
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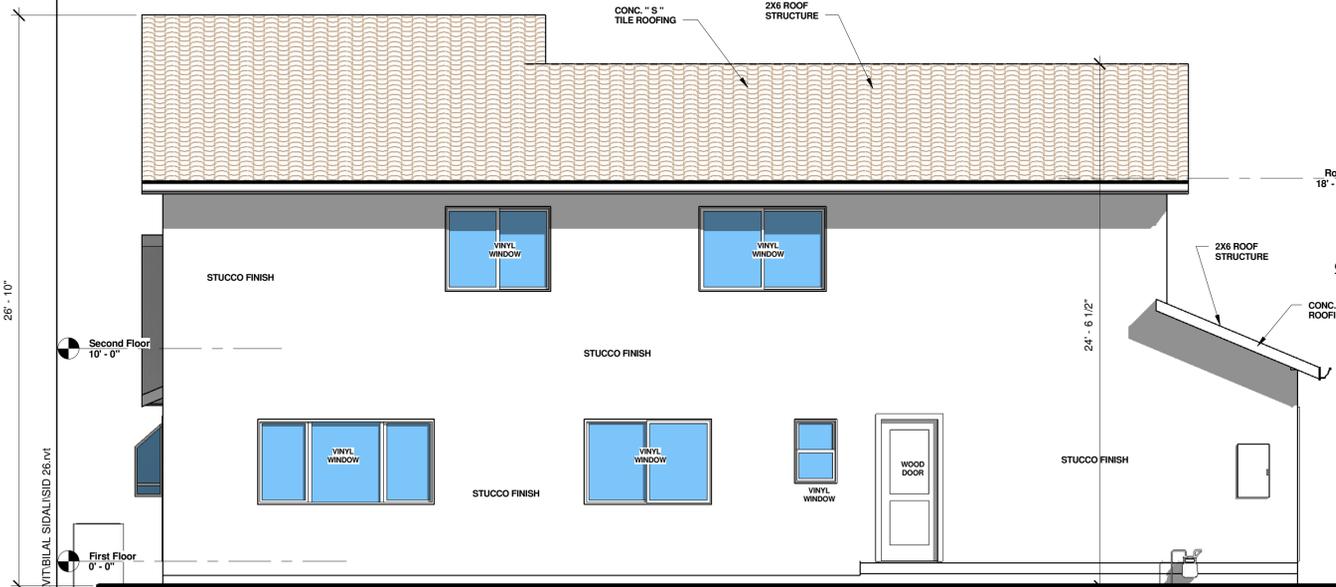
5 FRONT CENTER EXISTING
A9



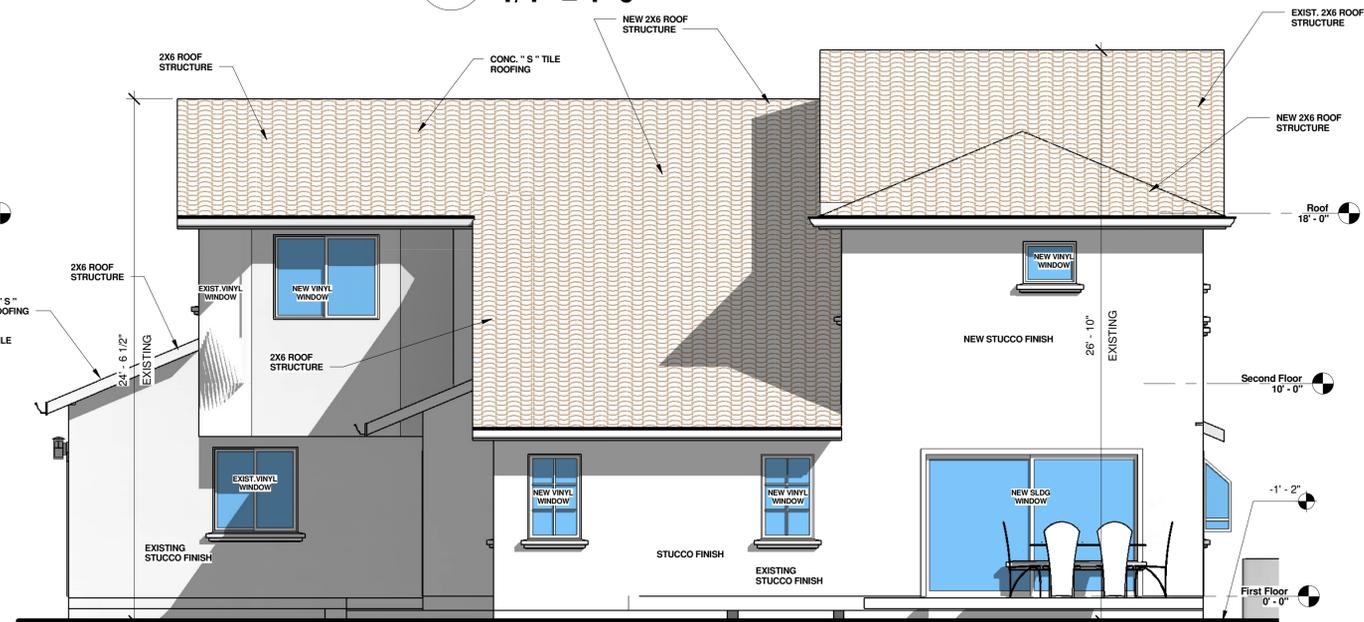
3 FRONT CENTER PROPOSED
A9



2 SOUTHEAST (RIGHT) EXISTING
A9 1/4" = 1'-0"



4 NORTHWEST (LEFT) EXISTING
A9 1/4" = 1'-0"



1 SOUTHEAST (RIGHT) PROPOSED
A9 1/4" = 1'-0"

No.	Description	Date

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EXTERIOR ELEVATIONS

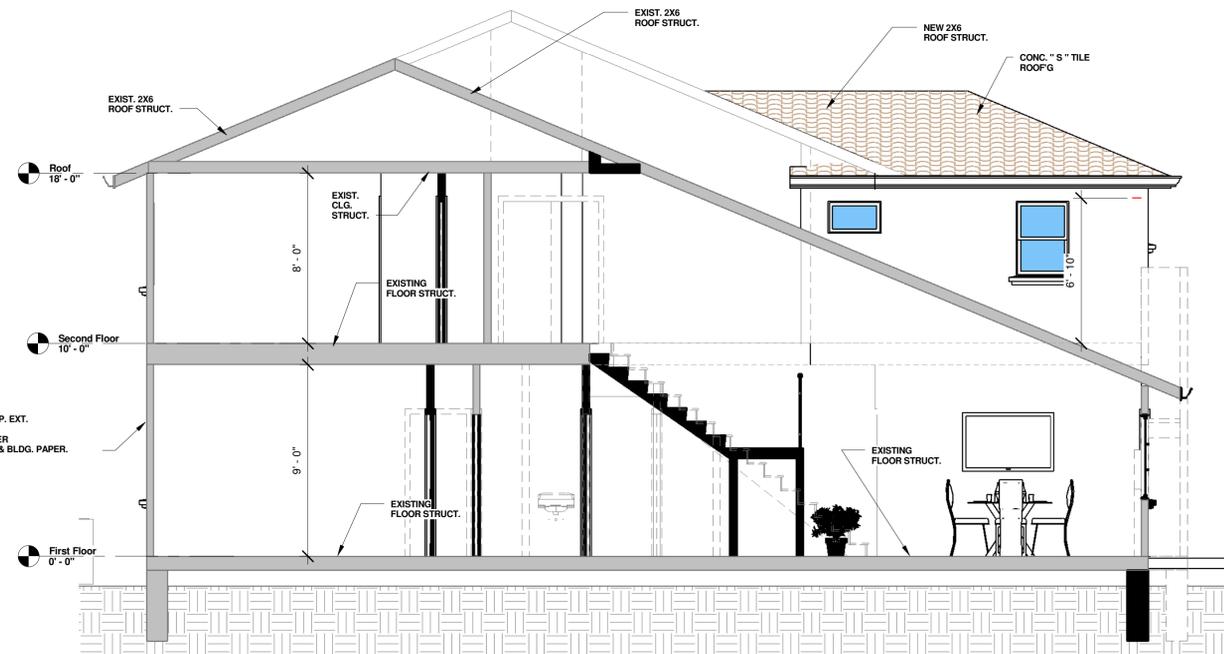
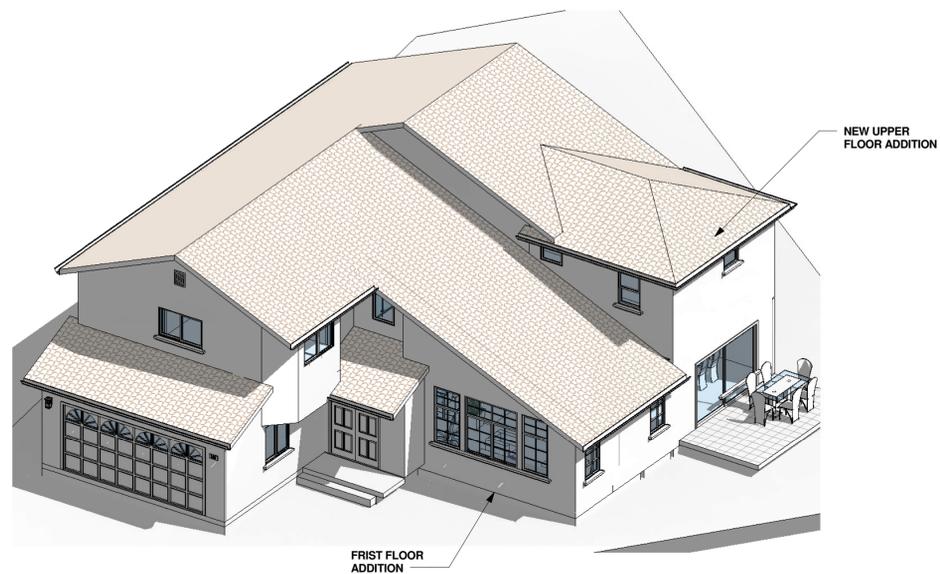
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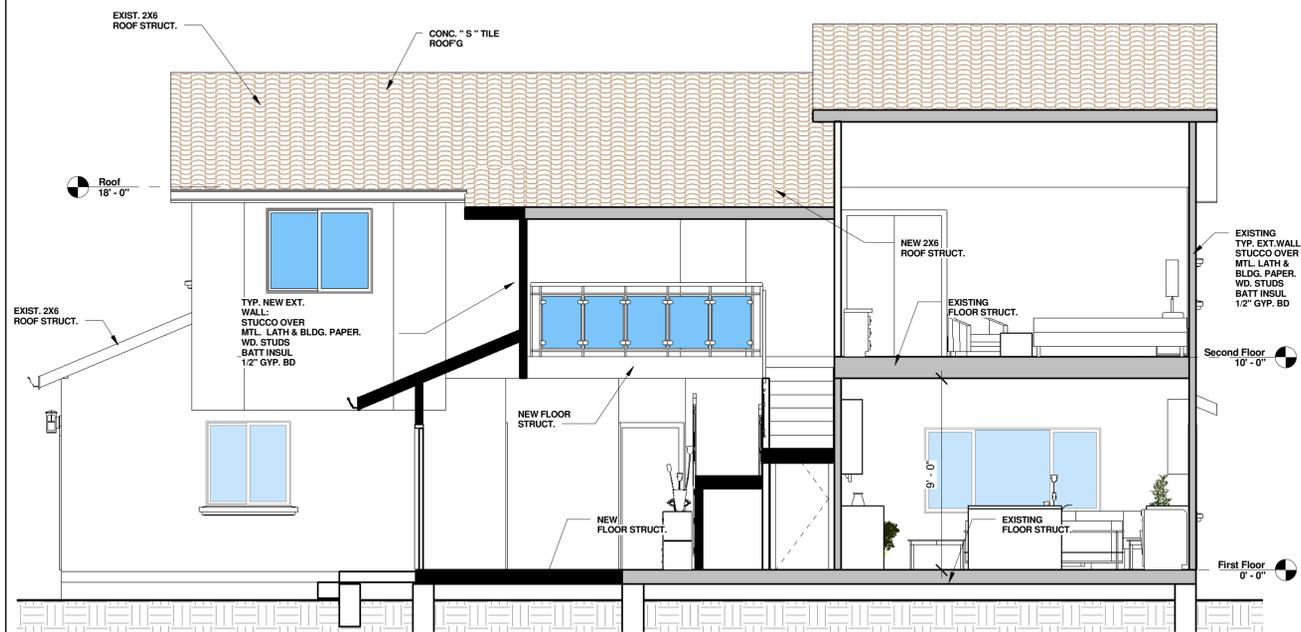
Project no:	SID
Date:	NOV-1-2021
Drawn by:	Author
Checked by:	Checker
A9	
Scale:	1/4" = 1'-0"

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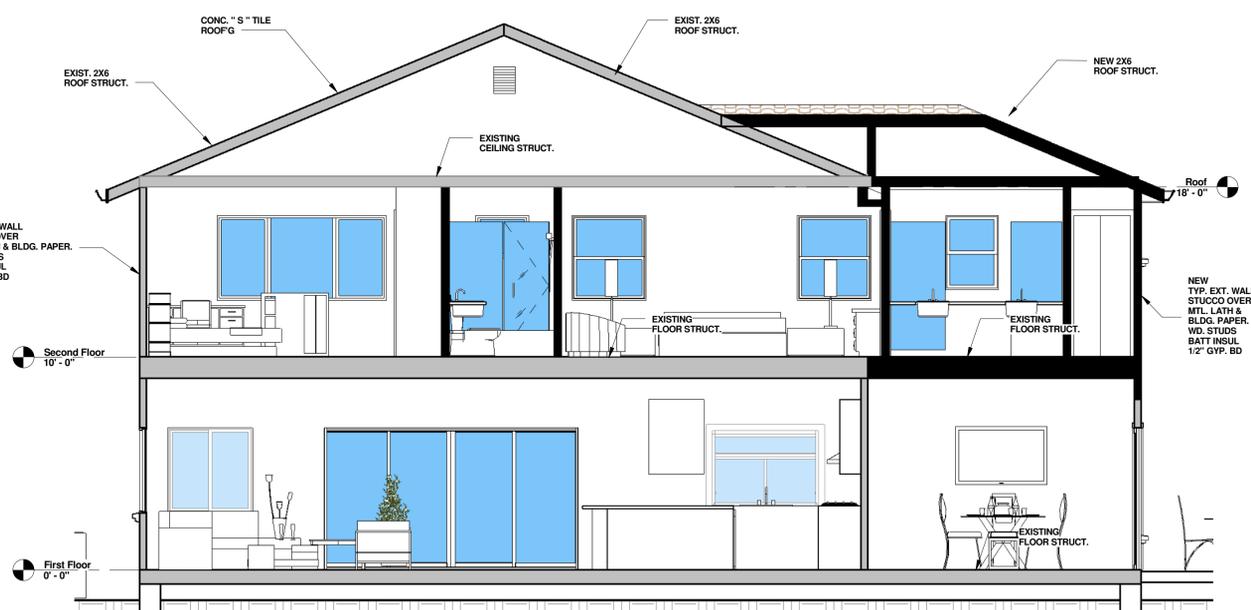
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2 SECTION THRU STAIR (PROPOSED)
A10 1/4" = 1'-0"



3 CROSS SECTION (PROPOSED)
A10 1/4" = 1'-0"



1 SECTION THRU DINING
A10 1/4" = 1'-0"

No.	Description	Date

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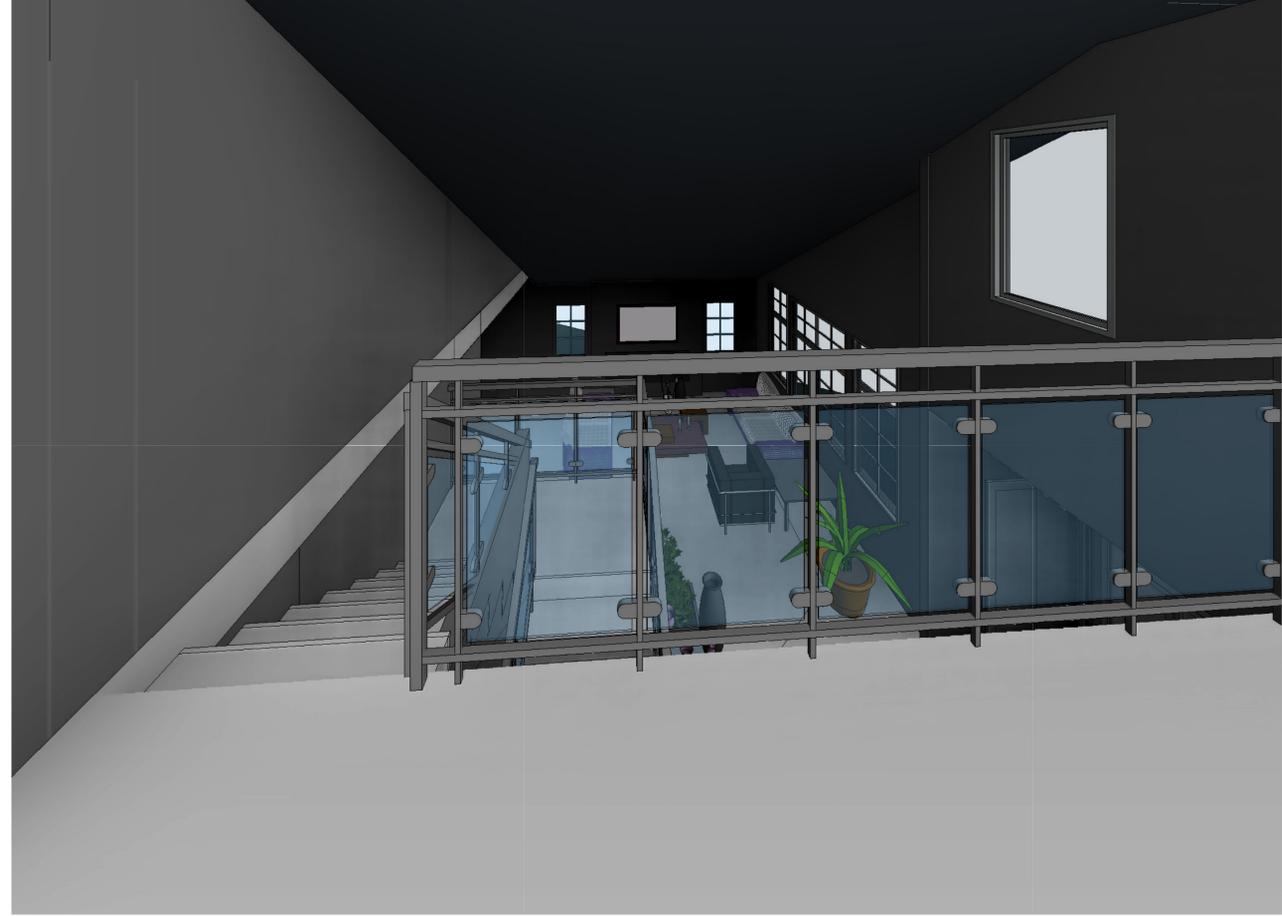
SECTIONS



**KHEDIM RESIDENCE
REMODELING & ADDITION**
388 HATCHER C
CAMPBELL, CA

Project no: SID
Date: NOV-1-2021
Drawn by: Author
Checked by: Checker

A10
Scale 1/4" = 1'-0"



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No.	Description	Date

ATLAS CONSTRUCTION
 16301 HALEY STREET
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 Ph (650) 440-2236 (650) 440-1899
 ATLASGENERALCONSTRUCTION@GMAIL.COM



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 NEWARK CA 94560
 ATLASGENERALCONSTRUCTION.NET
 Ph (503) 440-2236 (503) 440-1499
 ATLASGENERALCONSTRUCTION@GMAIL.COM



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