




City of Campbell  
 70 North First Street  
 Campbell, CA 95008 -1423



# Notice of Public Hearing

Dear Campbell Resident,

June 2, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday June 13, 2023, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

**Project Address:** 535 W Hacienda Avenue

**Zoning | Area Plan:** R-3 | STANP

**Neighborhood Association(s):** N/A

**Council District:**

**File No:** PLN-2022-110

**APN:** 406-11-001

**Applicant:** Alex G. Ross DBA Pillars

**Property Owner:** James De Mello

**Application Type:** Site and Architectural Review Permit

**Project Planner:** Tracy Tam, Associate Planner

**Project Description:**

To allow a change in exterior material to existing balconies and to upgrade existing trash enclosures on a multi-family residential property.

**You may participate virtually or watch online:**

- ◇ Register online to speak via Zoom:  
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:  
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS ) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**Note:** Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**\*\*Asistencia en Español disponible, Simplemente marque (408) 866-2140 y pida traduccion en Español**









TRASH ENCLOSURE ANALYSIS: **TE#**

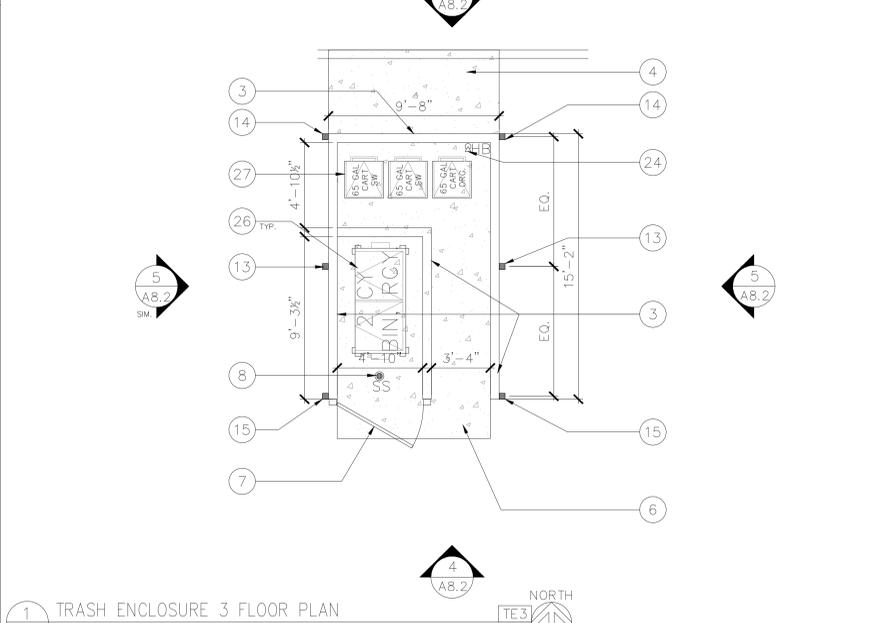
CITY RECOMMENDED WASTE SERVICES:					
ENCLOSURE #	UNITS SERVED	SOLID WASTE	RECYCLING	ORGANICS	REMARKS
TE1	24 UNITS BLDG B	ONE-2 C.Y. BIN SERVICE TWICE A WEEK	ONE-1.5 C.Y. BIN SERVICE TWICE A WEEK	ONE-65 GAL. CART SERVICE ONCE A WEEK	
TE2	30 UNITS BLDG C	ONE-3 C.Y. BIN SERVICE THREE TIMES A WEEK	ONE-1.5 C.Y. BIN SERVICE THREE TIMES A WEEK	ONE-65 GAL. CART SERVICE ONCE A WEEK	
TE3 & TE4	48 UNITS BLDG F	ONE-4 C.Y. BIN SERVICE THREE TIMES A WEEK	ONE-2 C.Y. BIN SERVICE THREE TIMES A WEEK	ONE-65 GAL. CART SERVICE ONCE A WEEK	
TE5	42 UNITS BLDG E	ONE-4 C.Y. BIN SERVICE THREE TIMES A WEEK	ONE-2 C.Y. BIN SERVICE THREE TIMES A WEEK	ONE-65 GAL. CART SERVICE ONCE A WEEK	
TE6	24 UNITS BLDG F	ONE-2 C.Y. BIN SERVICE TWICE A WEEK	ONE-1.5 C.Y. BIN SERVICE TWICE A WEEK	ONE-65 GAL. CART SERVICE ONCE A WEEK	
TE7	30 UNITS BLDG A	ONE-3 C.Y. BIN SERVICE THREE TIMES A WEEK	ONE-1.5 C.Y. BIN SERVICE THREE TIMES A WEEK	ONE-65 GAL. CART SERVICE ONCE A WEEK	
ENCLOSURE TOTALS:	198 UNITS 6 BUILDINGS	02 2 C.Y. BIN 02 18 C.Y. TOTAL SERVICE TIMES VARY	04 1.5 C.Y. BIN 02 10 C.Y. TOTAL SERVICE TIMES VARY	06 65 GAL. CART 390 GAL. TOTAL SERVICE TIMES VARY	

PROPOSED WASTE SERVICES:					
ENCLOSURE #	UNITS SERVED	SOLID WASTE	RECYCLING	ORGANICS	REMARKS
TE1	24 UNITS BLDG B	ONE-2 C.Y. BIN SERVICE TWICE A WEEK	ONE-1.5 C.Y. BIN+TWO-65 GAL. CARTS, SERVICE TWICE A WEEK	ONE-65 GAL. CART SERVICE ONCE A WEEK	SEE 1/A-1.1. TWO ADDITIONAL RECYCLE BINS LOCATED HERE FOR ENCLOSURE #2'S (TE2) RECYCLING SHORT FALL.
TE2	30 UNITS BLDG C	ONE-3 C.Y. BIN SERVICE THREE TIMES A WEEK	TWO-65 GAL. BINS+SEE 4 @ TE1 & TE6, SERVICE THREE TIMES A WEEK	ONE-65 GAL. CART SERVICE ONCE A WEEK	SEE 3/A-1.1. TWO RECYCLE BINS LOCATED AT THIS LOCATION & 4 ADDITIONAL RECYCLE BINS LOCATED AT TE 1 & 6
TE3	48 UNITS BLDG F	NONE, PLACED @ T.E. #4 2-65 GAL. CARTS CAN GO HERE	ONE-2 C.Y. BIN SERVICE THREE TIMES A WEEK	NONE	SEE 1/A-1.2. ROOM FOR 3 ADDITIONAL BINS, NOT REQUIRED. DESIGNATED AS 2 SOLID WASTE & 1 ORGANICS FOR NOW.
TE4	48 UNITS BLDG F	ONE-4 C.Y. BIN SERVICE THREE TIMES A WEEK	NONE, AT T.E. #3	THREE-65 GAL. CART SERVICE TWICE A WEEK	SEE 3/A-1.2. ORGANICS BINS REQUIRED BY TE3 & TE7 LOCATED AT THIS ENCLOSURE
TE5	42 UNITS BLDG E	ONE-4 C.Y. BIN SERVICE THREE TIMES A WEEK	ONE-2 C.Y. BIN SERVICE THREE TIMES A WEEK	NONE	SEE 6/A-1.2. ORGANICS BIN LOCATED AT TE4.
TE6	24 UNITS BLDG F	ONE-2 C.Y. BIN SERVICE TWICE A WEEK	ONE-1.5 C.Y. BIN+TWO-65 GAL. CARTS, SERVICE TWICE A WEEK	ONE-65 GAL. CART SERVICE ONCE A WEEK	SEE 6/A-1.1. TWO ADDITIONAL RECYCLE BINS LOCATED HERE FOR ENCLOSURE #2'S (TE2) RECYCLING SHORT FALL.
TE7	30 UNITS BLDG A	ONE-3 C.Y. BIN SERVICE THREE TIMES A WEEK	ONE-1.5 C.Y. BIN SERVICE THREE TIMES A WEEK	NONE	SEE 7/A-1.1. ORGANICS BIN LOCATED AT TE4.
ENCLOSURE TOTALS:	198 UNITS 6 BUILDINGS	02 2 C.Y. BIN 02 18 C.Y. TOTAL SERVICE TIMES VARY	03 1.5 C.Y. BIN 02 10.4 C.Y. TOTAL SERVICE TIMES VARY	06 65 GAL. CART 390 GAL. TOTAL SERVICE TIMES VARY	

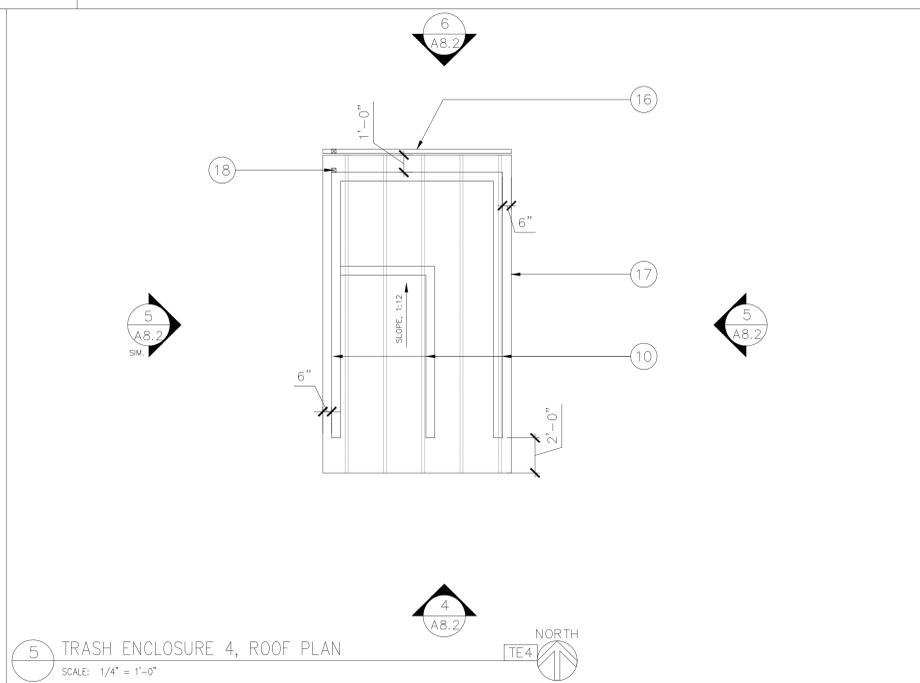
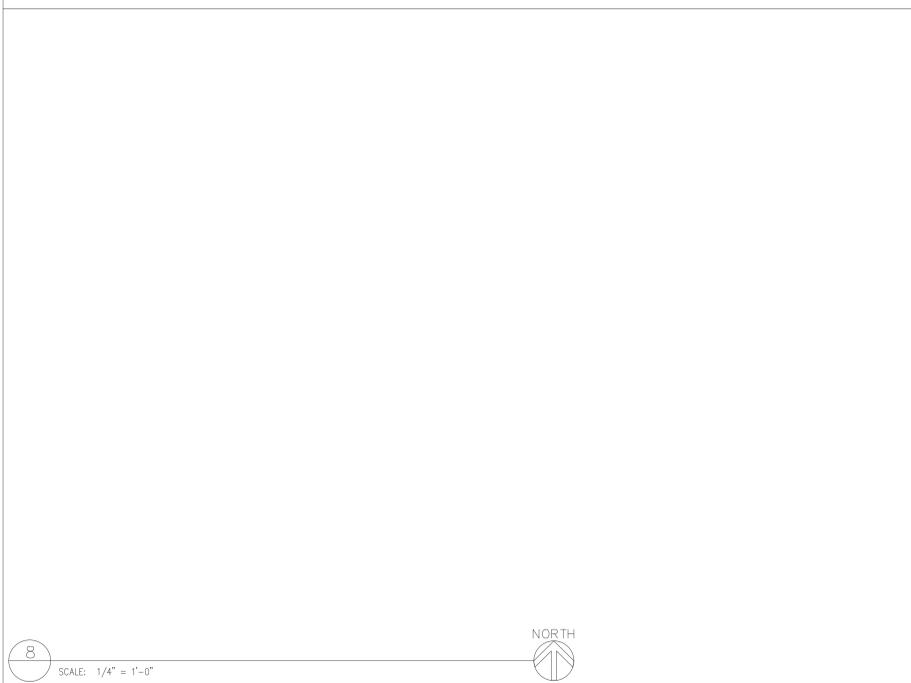
GENERAL TRASH NOTES:  
 1. MANAGEMENT COMPANY IS RESPONSIBLE FOR STAGING OF TRASH BINS IN AN APPROVED SERVICING AREA.  
 2. MANAGEMENT COMPANY SHALL HAVE ALL CONTAINERS MADE ACCESSIBLE BY 6AM ON COLLECTION DAYS.  
 3. CONTAINERS MUST BE PLACED AT LEAST 5 FEET AWAY FROM VEHICLES AND 3 FEET FROM STRUCTURES.  
 4. 1 GALLON = .00495 CUBIC YARDS.

CONSTRUCTION NOTES: **#**

- OUTLINE OF (E) CARPORT ROOF STRUCTURE ABOVE. NO WORK.
- EXISTING CARPORT COLUMNS. NO WORK.
- EXISTING T.E. WALLS, CONC. BLOCK WITH STUCCO FINISH AND PAINT, TO REMAIN. NO WORK.
- LANDSCAPE PLANTER AREA OR IMPACT PAD BEHIND T.E. NEW T.E. COVER, TIGHT TO T.E. WALL. ALIGN COLUMNS WITH EXISTING CARPORT COLUMNS. PAINT TO MATCH EXISTING. SEE STRUCTURAL.
- EXISTING T.E. CONCRETE IMPACT PAD. NO WORK.
- EXISTING SOLID STEEL T.E. DOOR. NO WORK.
- NEW SANITARY DRAIN, TIE TO SITE SANITARY SEWER. SEE PLUMBING PLAN.
- ALIGN BACK EDGE OF CARPORT FASCIA WITH EXISTING CARPORT. DRAIN TO LANDSCAPING BEYOND, NO GUTTER.
- EXISTING T.E. WALL BELOW.
- STANDING SEAM METAL ROOF, MATCH (E) CARPORT ROOF.
- EDGE OF CARPORT ROOF, SLOPE AWAY FROM PARKING LOT.
- NEW COVER COLUMNS, TIGHT TO EXTERIOR FACE OF EXISTING T.E. WALLS. SEE STRUCTURAL. PAINT, (DARK BRONZE).
- ALIGN NEW ROOF COLUMN WITH CORNER OF EXISTING T.E. WALL, PAINT (DARK BRONZE). SEE STRUCTURAL.
- ALIGN NEW ROOF COLUMN WITH END OF EXISTING T.E. WALL. PAINT (DARK BRONZE). SEE STRUCTURAL.
- NEW GUTTER, PAINT TO MATCH ROOF COLOR (DARK BRONZE).
- NEW STANDING SEAM METAL ROOF (DARK BRONZE COLOR); MATCH BIKE STORAGE LOCKER ROOF. SLOPE AT 1":12"
- NEW DOWNSPOUT, PAINT DARK BRONZE. DRAIN TO DISCHARGE TO EXISTING LANDSCAPE AREAS.
- NEW SANITARY DRAIN, TIE TO SITE SANITARY SEWER, SEE PLUMBING PLAN. IN ADDITIONS PROVIDE MIN. 4" CORE AT BASE OF WALL TO ALLOW WATER TO FLOW BETWEEN ADJACENT TRASH AREA TO NEW SANITARY SEWER DRAIN.
- NEW COLUMN FOR ROOF STRUCTURE. COLUMN TO BE TIGHT TO EXTERIOR FACE OF WALL. PAINT TO MATCH (E) GATE AND POSTS (DARK BRONZE). SEE STRUCTURAL.
- NEW COLUMN FOR ROOF STRUCTURE. CENTER COLUMN ON TRASH ENCLOSURE, TIGHT TO EXTERIOR FACE OF WALL. PAINT TO MATCH (E) GATE AND POSTS (DARK BRONZE). SEE STRUCTURAL.
- TREES IN THIS AREA WILL NEED TO BE TRIMMED OR REMOVED TO ALLOW FOR ROOF STRUCTURE INSTALLATION. TOTAL OF 3.
- NEW COLUMN FOR ROOF STRUCTURE, REPLACE EXISTING GATE SUPPORT POST. PAINT TO MATCH (E) GATE AND POSTS (DARK BRONZE). SEE STRUCTURAL.
- NEW HOSE BIB, TIE TO EXISTING IRRIGATION LINE. PROVIDE KEYED HOSE BIB CONNECTION.
- ALL COVERED TRASH ENCLOSURES WILL BE REQUIRED TO BE PROVIDED WITH FIRE SPRINKLERS.
- TYPICAL BIN CONFIGURATIONS, SEE TRASH ENCLOSURE ANALYSIS FOR ADDITIONAL INFORMATION.
- ADDITIONAL SPACE FOR FUTURE BINS, NOT REQUIRED AT THIS TIME.

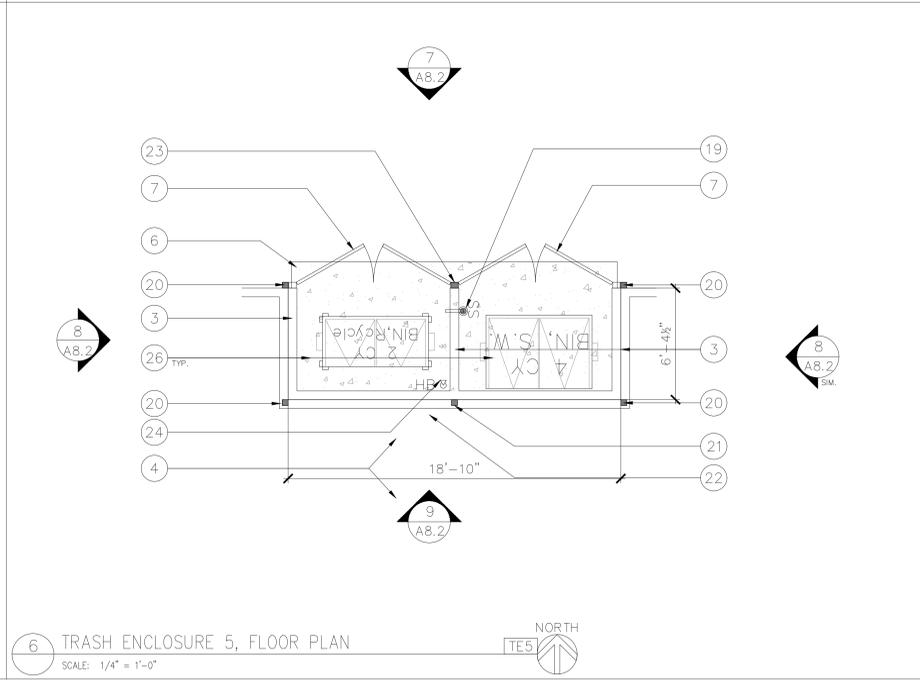
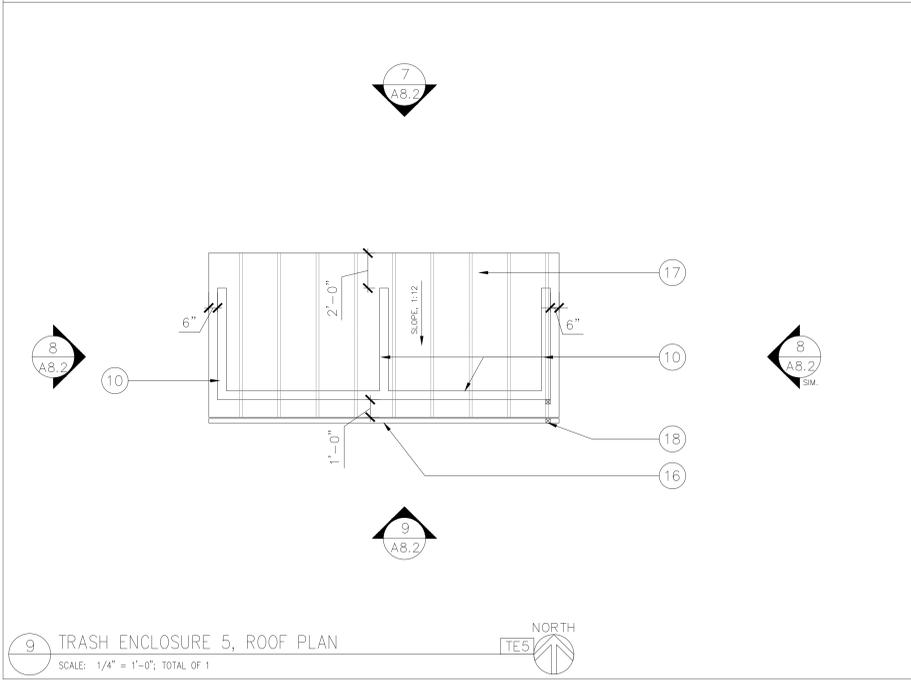


1 TRASH ENCLOSURE 3 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

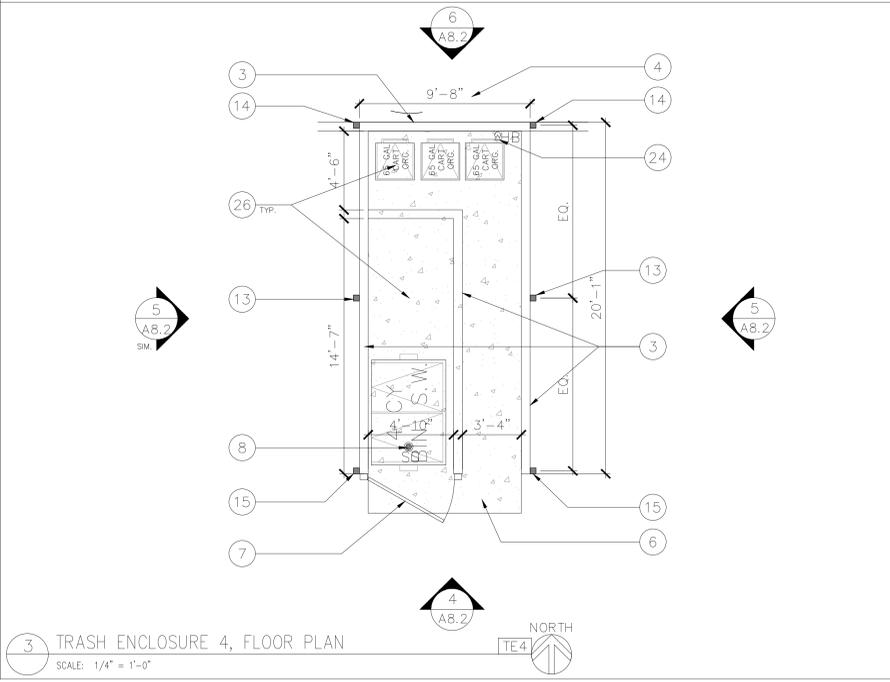


5 TRASH ENCLOSURE 4, ROOF PLAN  
SCALE: 1/4" = 1'-0"

2 TRASH ENCLOSURE 3 ROOF PLAN  
SCALE: 1/4" = 1'-0"



6 TRASH ENCLOSURE 5, FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE 4, FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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**Newport Apartments**  
 Balcony Alterations  
 535-585 W. Hacienda Avenue  
 Campbell, CA 95008

Trash Enclosure Plans, 4-6

These drawings are the sole possession of the architect (Alex G. Ross). They have been prepared for the client and are not to be used for any other project without the written consent of the architect. The architect and project representatives shall not be held responsible for any errors, omissions, or omissions that may appear in these drawings. The client shall be responsible for providing all necessary information and data for the project. The architect shall not be held responsible for any errors, omissions, or omissions that may appear in these drawings. The client shall be responsible for providing all necessary information and data for the project. The architect shall not be held responsible for any errors, omissions, or omissions that may appear in these drawings. The client shall be responsible for providing all necessary information and data for the project.

Date: 06.20.22  
 Scale: AS SHOWN  
 Drawn By: SWB  
 Job No.: 210333

Revisions  
 Planning Rev.A 11.23.22  
 Planning Rev.B 03.27.23

Sheet Number:  
**A-1.2**









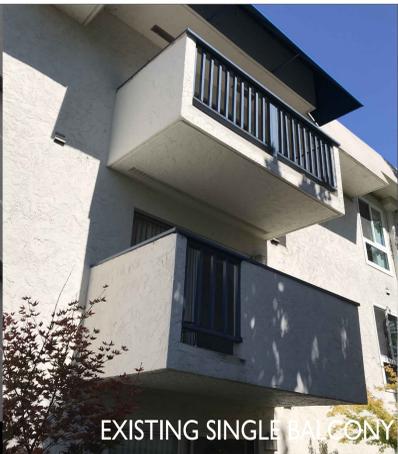


PAINT 2; MAIN ACCENT  
BLACK PANTHER



EXISTING DOUBLE BALCONY

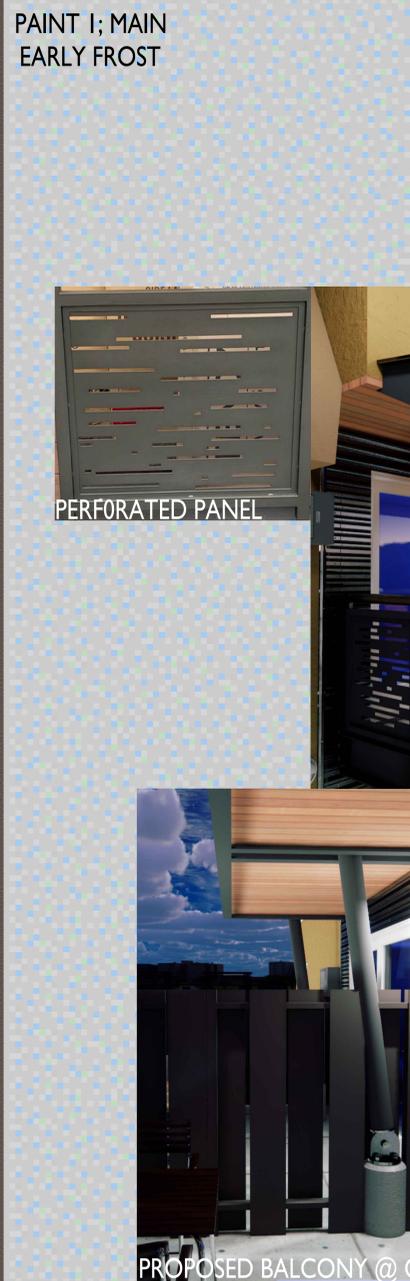
STANDING SEAM ROOF; DARK BRONZE



EXISTING SINGLE BALCONY

PAINT 4; STEEL  
MIDNIGHT DREAM

PAINT 1; MAIN  
EARLY FROST



PERFORATED PANEL



PROPOSED DOUBLE BALCONY



DOUBLE BALCONY OVERVIEW



PROPOSED SINGLE BALCONY



LIGHTING

WOOD ACCENTS



PAINT 5; FENCING  
STONE BROWN



PROPOSED BALCONY @ GRADE



OVERALL BALCONY



TE, ADJACENT TO CARPORT



TE, FREE STANDING SINGLE



TE, FREE STANDING DOUBLE



METAL SIDING , DB

PAINT 3; MINOR ACCENT  
CHARCOAL SLATE



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Job No: 210.33

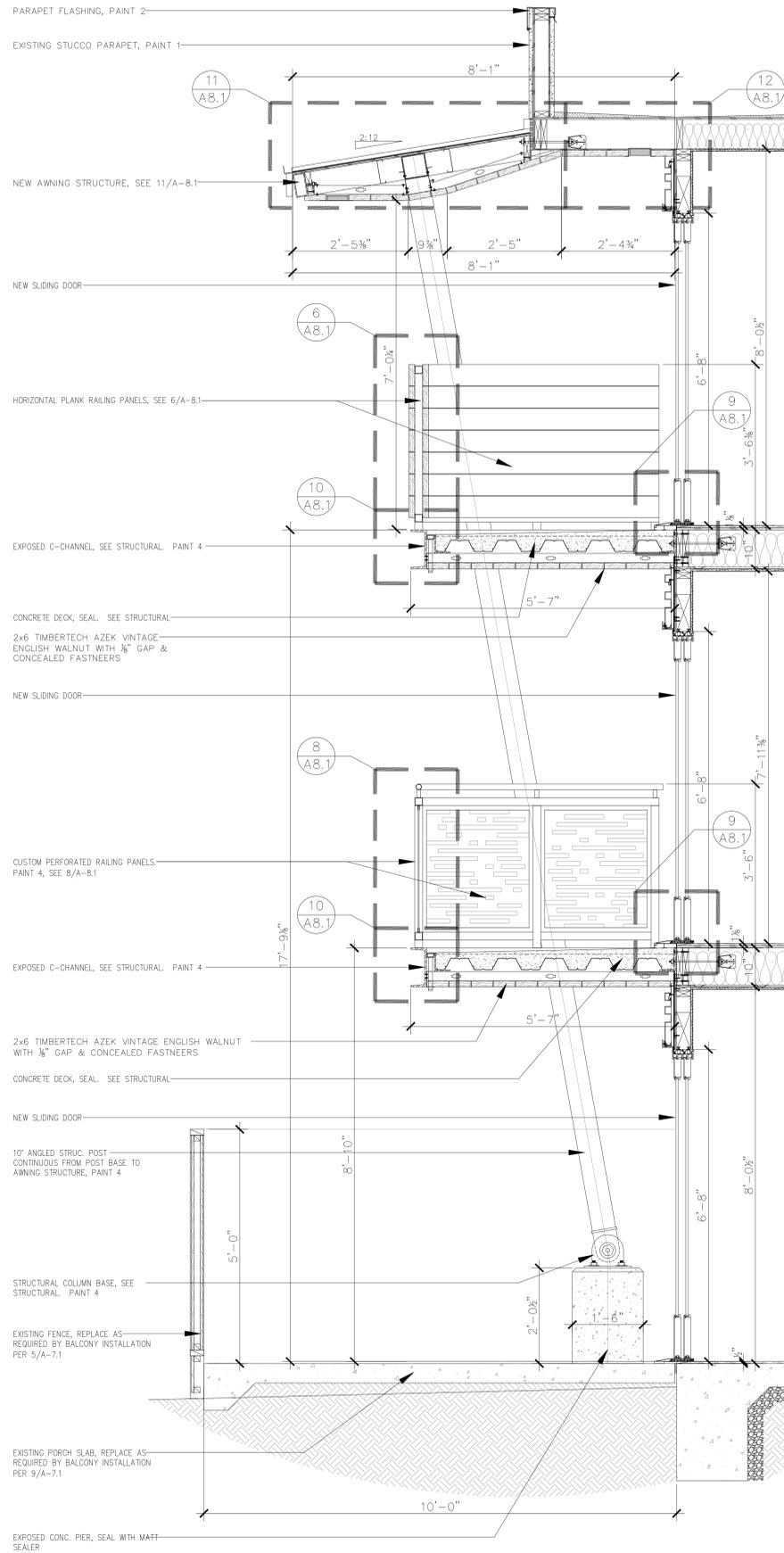
Revisions  
Planning Rev.A 11.23.22  
Planning Rev.B 03.27.23

Sheet Number:

A-7.1

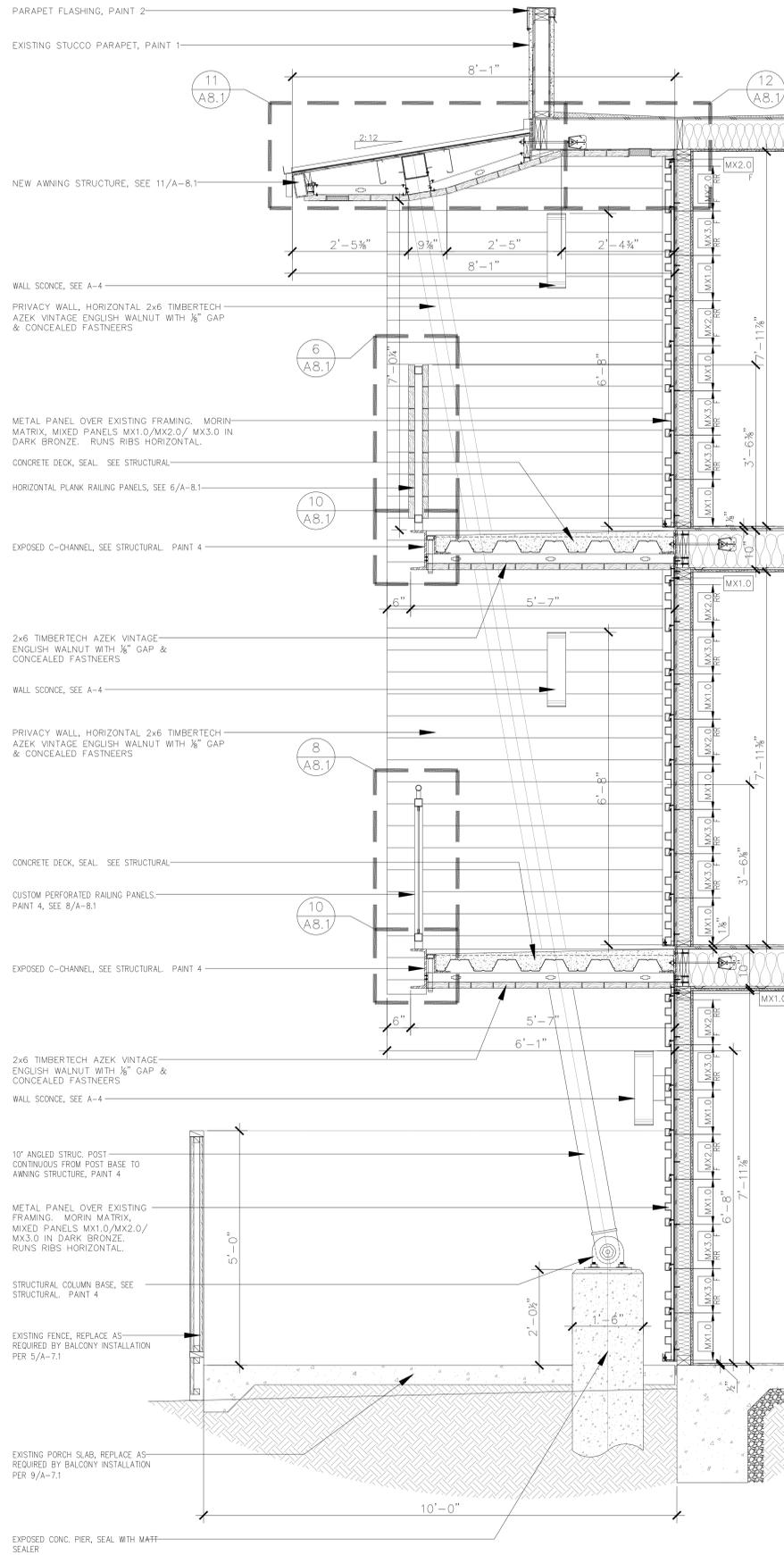






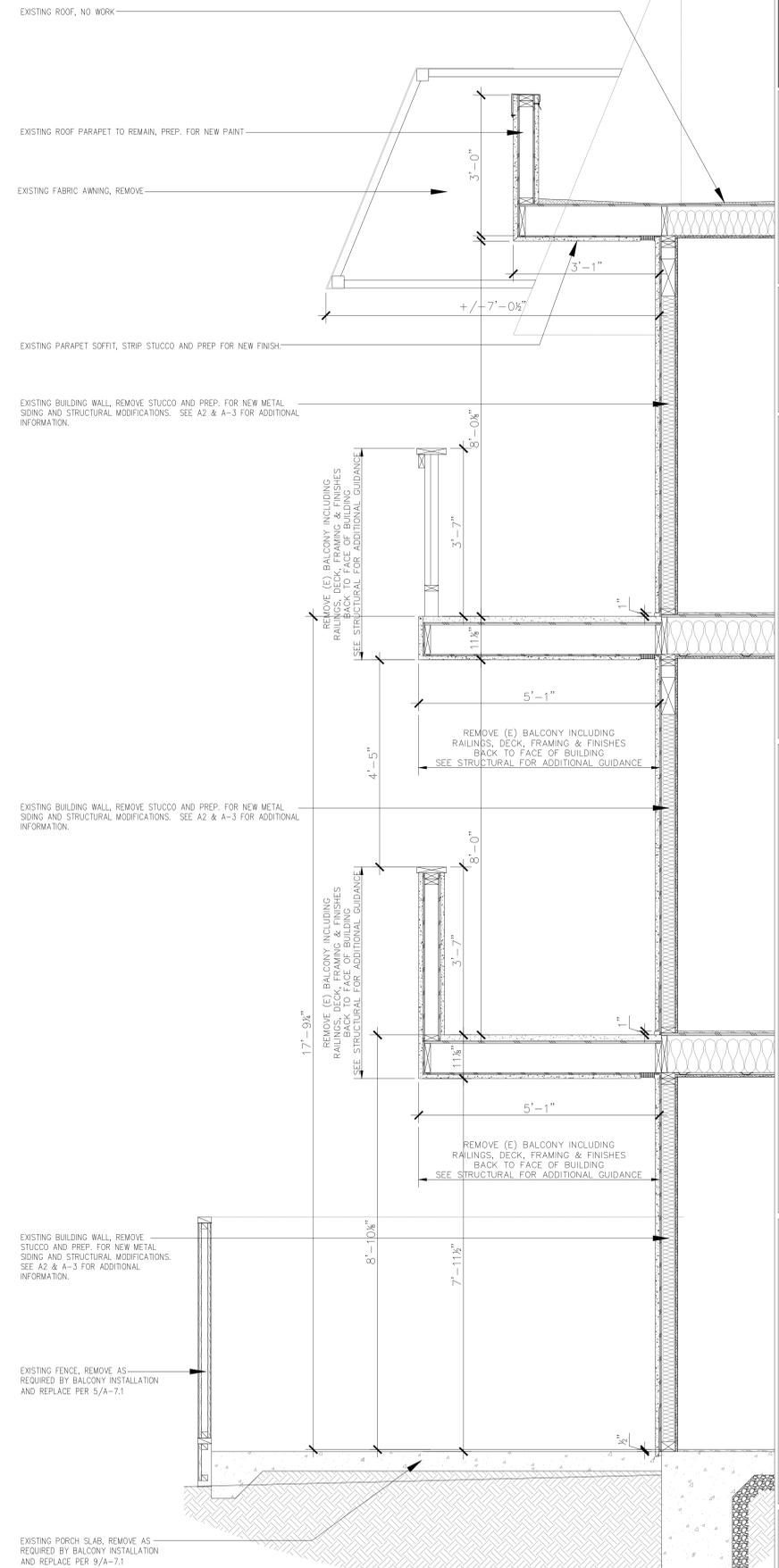
12 PROPOSED BALCONY SECTION B-B, AT DOOR

SCALE: 3/4" = 1'-0"



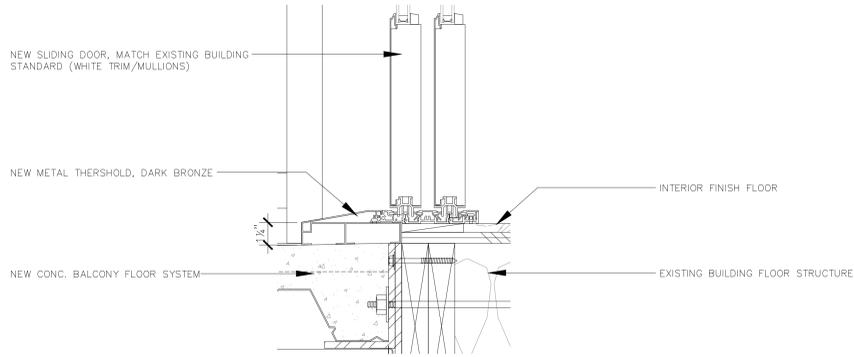
8 PROPOSED BALCONY SECTION A-A, AT WALL

SCALE: 3/4" = 1'-0"



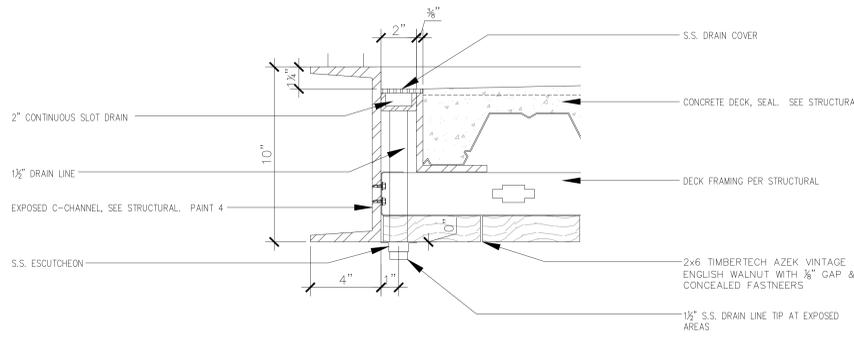
4 EXISTING BALCONY SECTION A-A

SCALE: 3/4" = 1'-0"



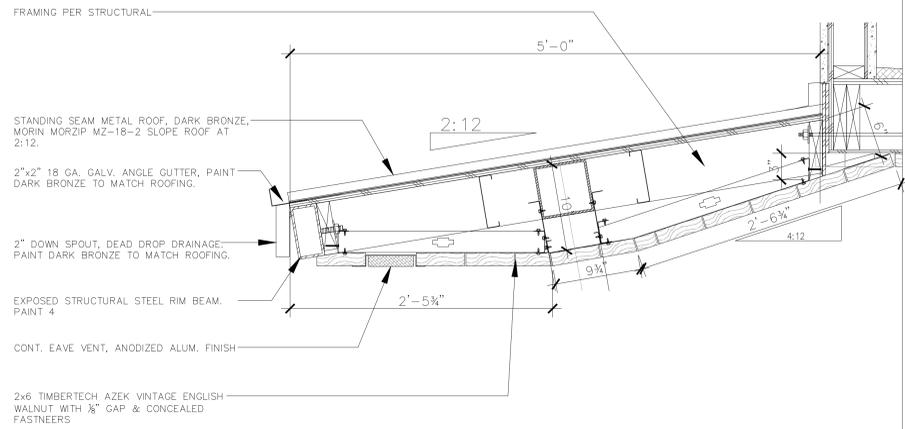
9 DOOR THRESHOLD @ BALCONY DETAIL

SCALE: 3" = 1'-0"



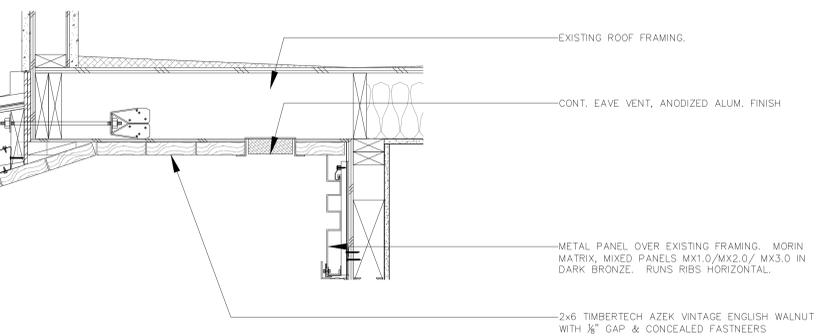
10 TRENCH DRAIN DETAIL

SCALE: 3" = 1'-0"



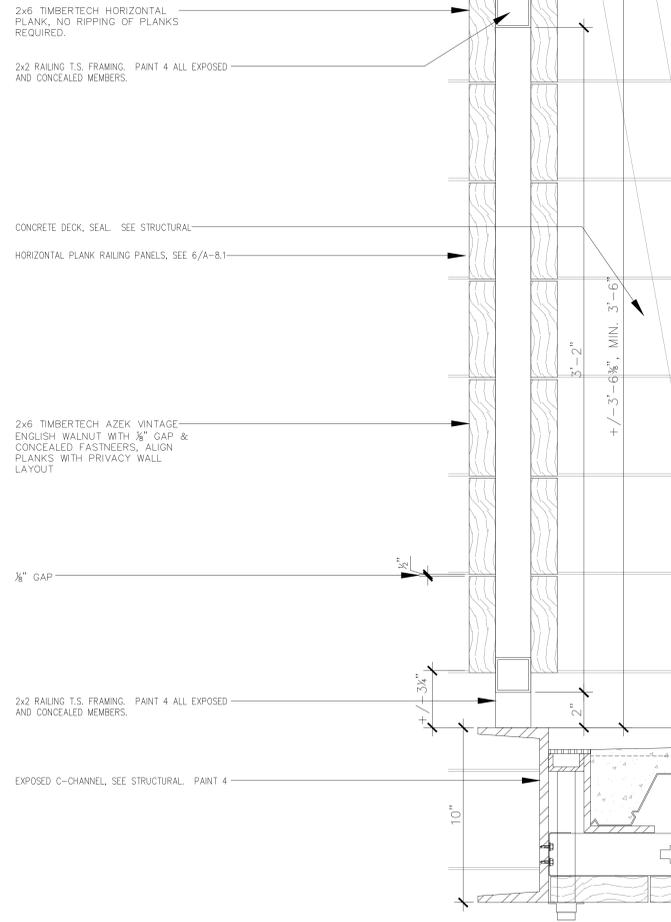
11 UPPER AWNING SECTION

SCALE: 1 1/2" = 1'-0"



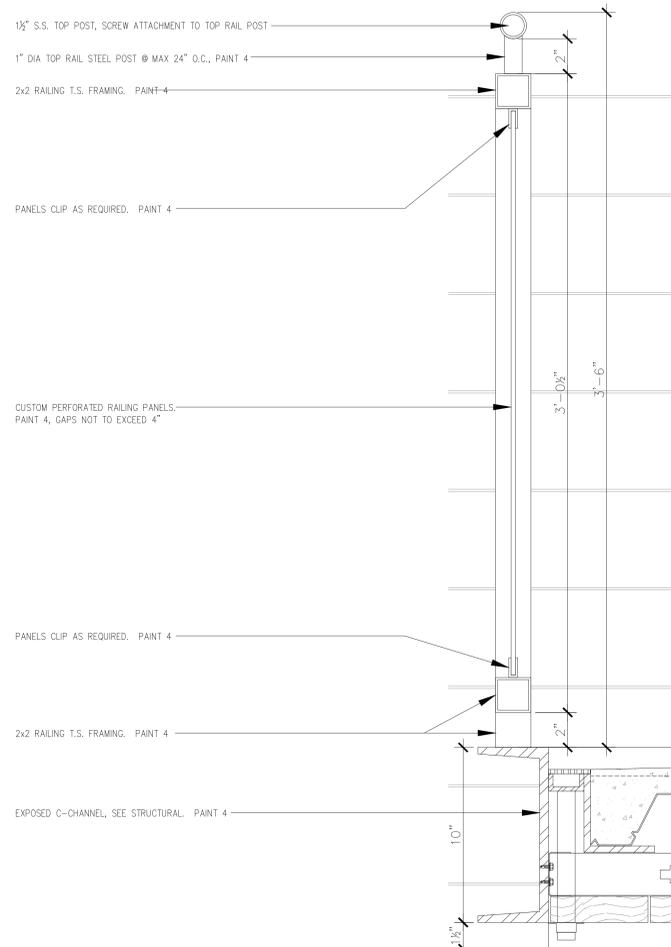
12 UPPER SOFFIT DETAIL

SCALE: 1 1/2" = 1'-0"



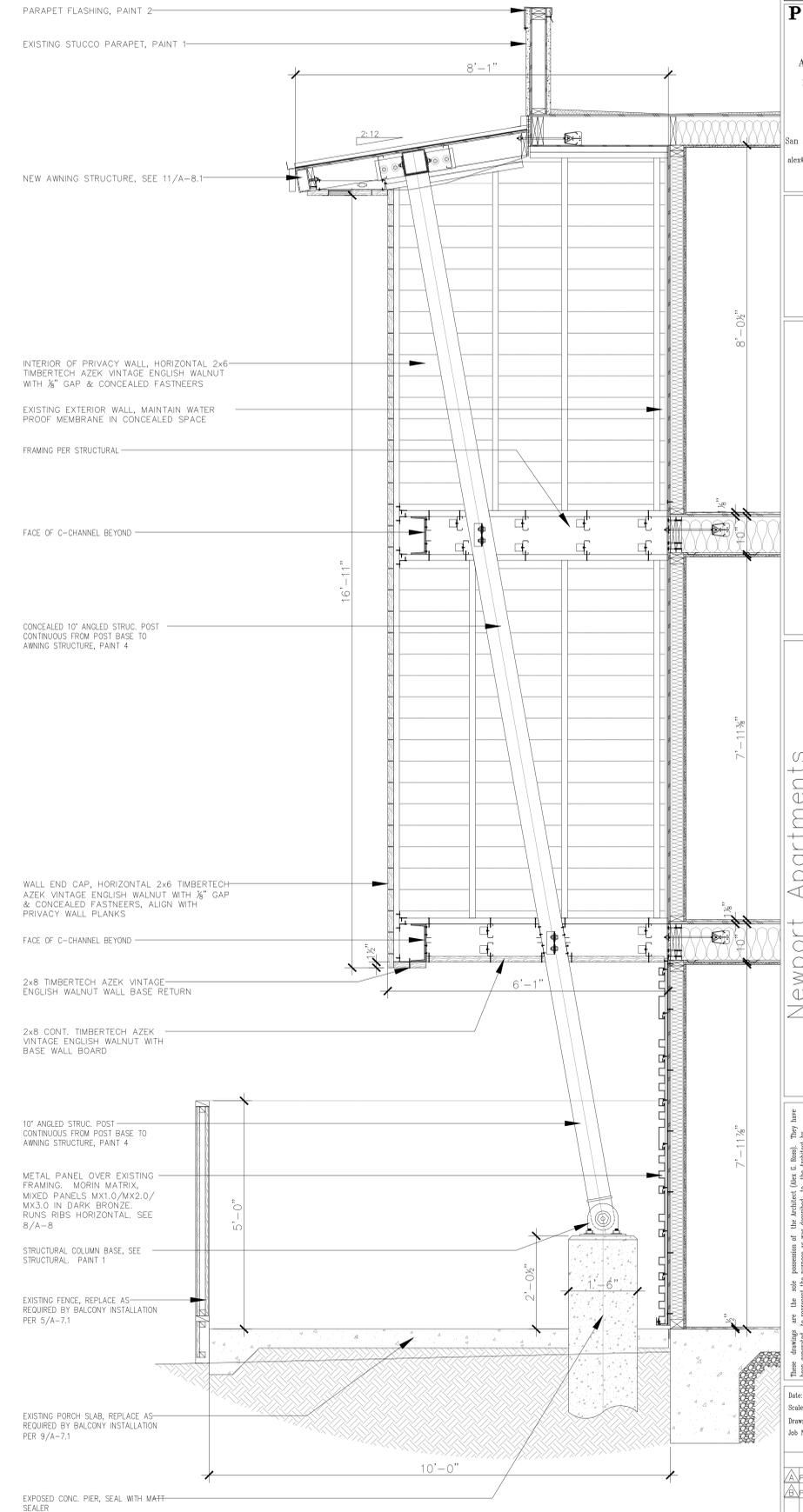
6 ENCLOSED RAILING SECTION

SCALE: 3" = 1'-0"



8 OPEN RAILING SECTION

SCALE: 3" = 1'-0"



4 PROPOSED BALCONY SECTION C-C, THROUGH WALL

SCALE: 3/4" = 1'-0"



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Revisions  
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B Planning Rev.B 03.27.23

Sheet Number:

A-8.1



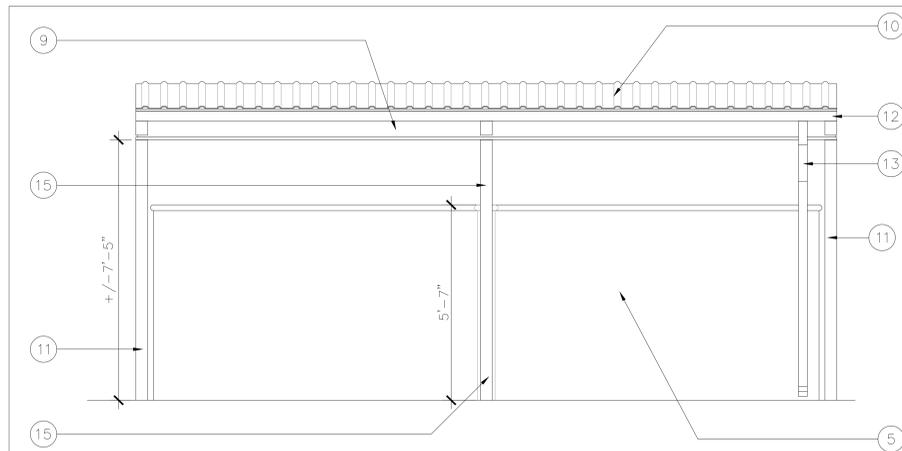
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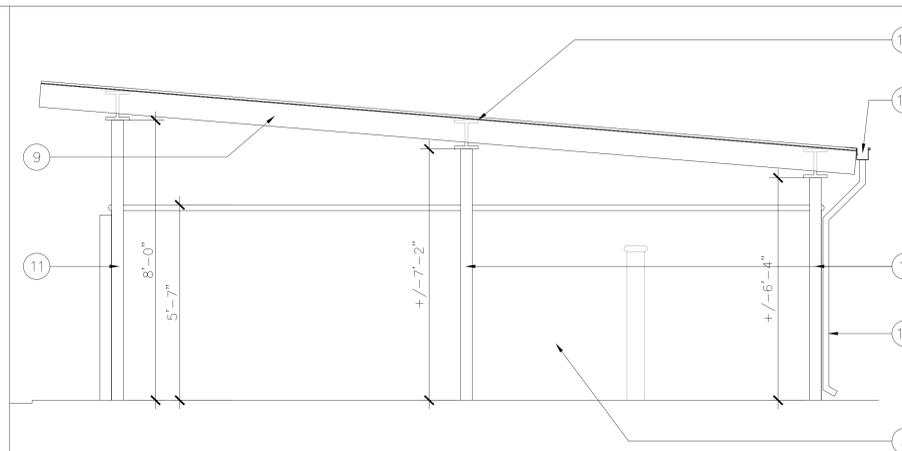
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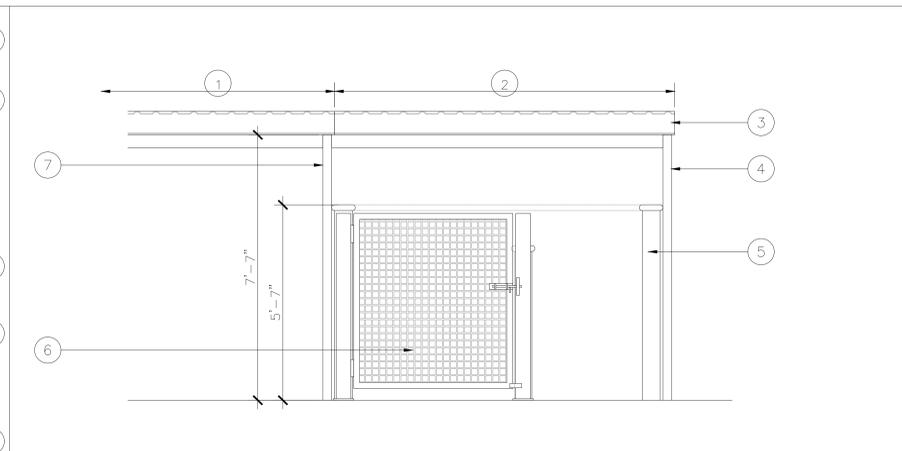
Trash Enclosure Elevations



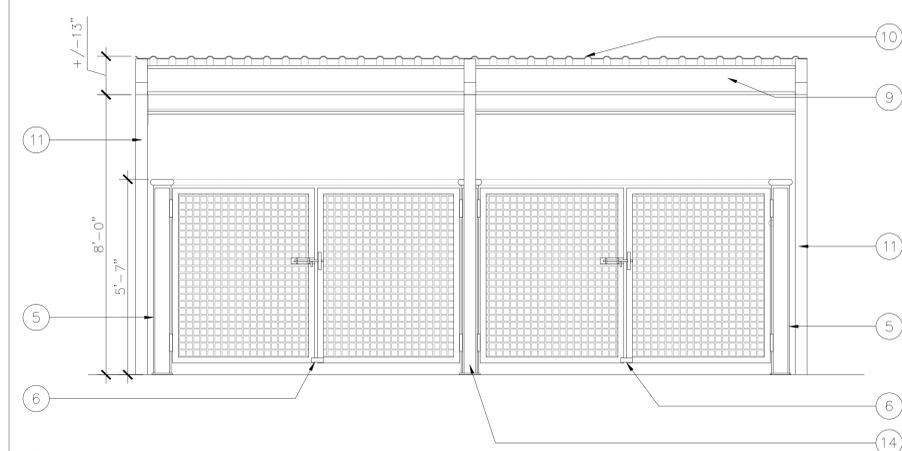
9 T.E. 5 REAR ELEVATION  
SCALE: 1/2" = 1'-0"



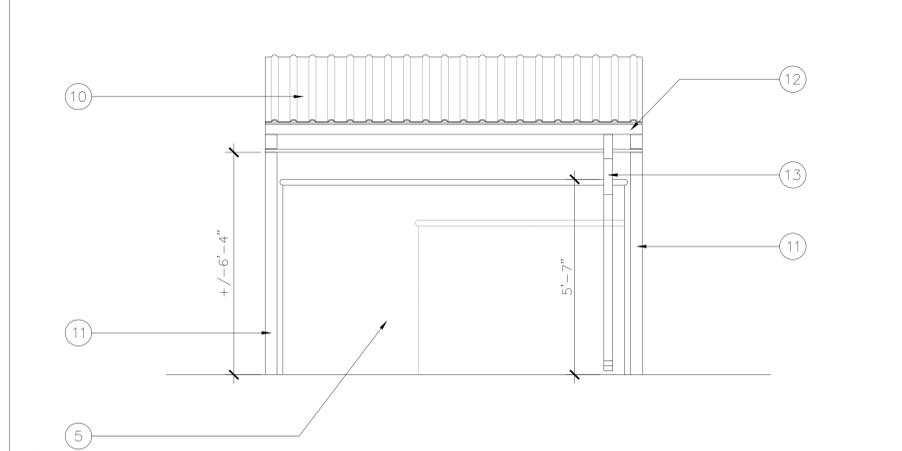
8 T.E. 3 & 4 SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



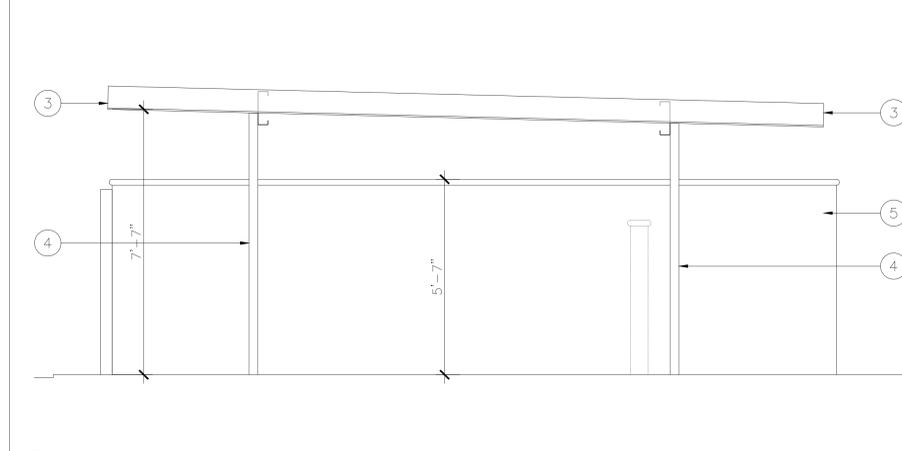
1 T.E. 1, 2, & 6 FRONT ELEVATION  
SCALE: 1/2" = 1'-0"



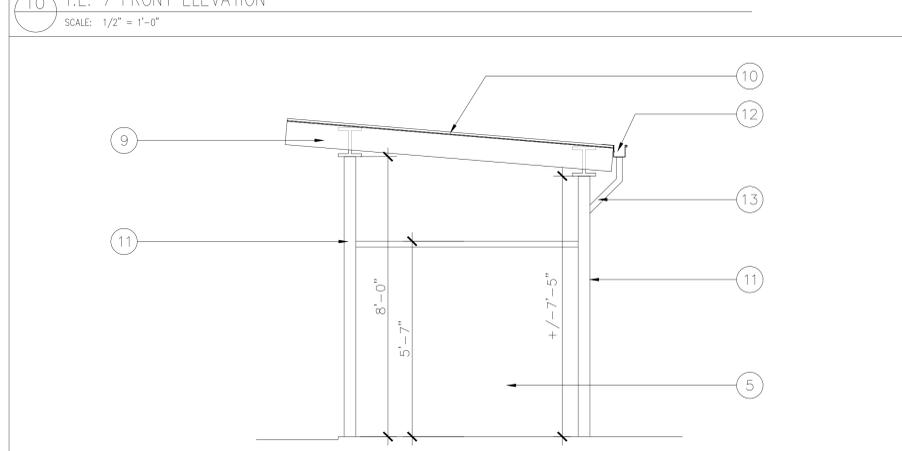
10 T.E. 7 FRONT ELEVATION  
SCALE: 1/2" = 1'-0"



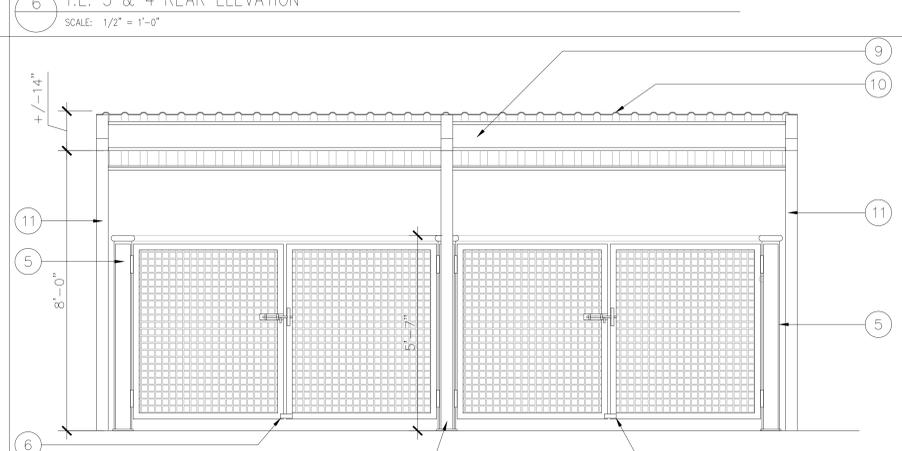
6 T.E. 3 & 4 REAR ELEVATION  
SCALE: 1/2" = 1'-0"



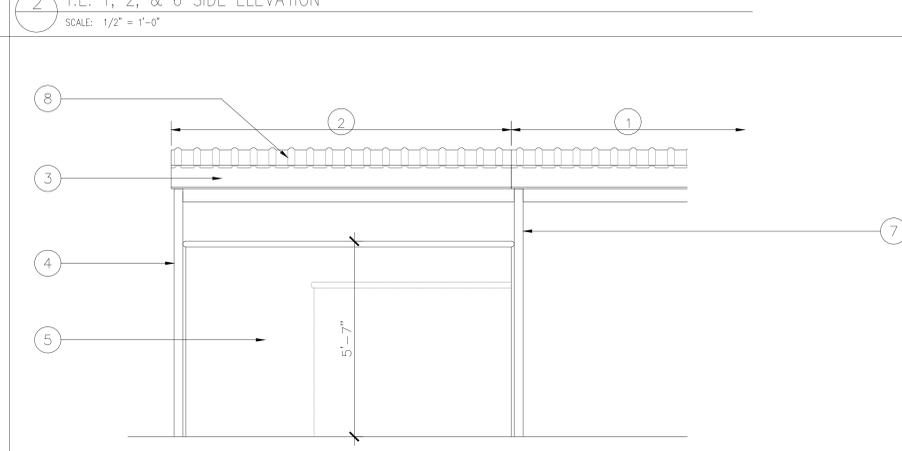
2 T.E. 1, 2, & 6 SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



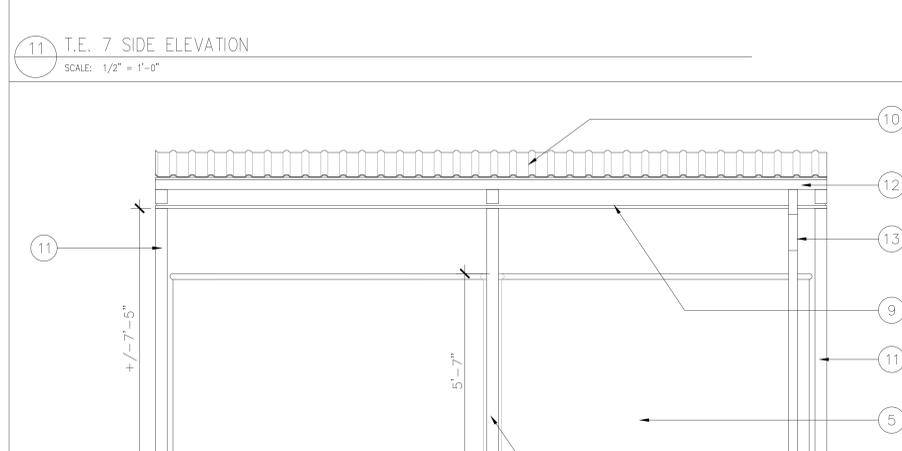
11 T.E. 7 SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



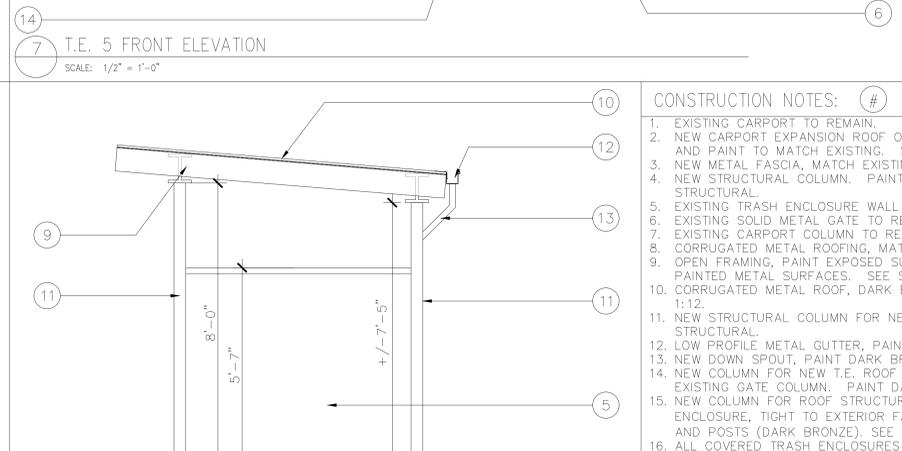
7 T.E. 5 FRONT ELEVATION  
SCALE: 1/2" = 1'-0"



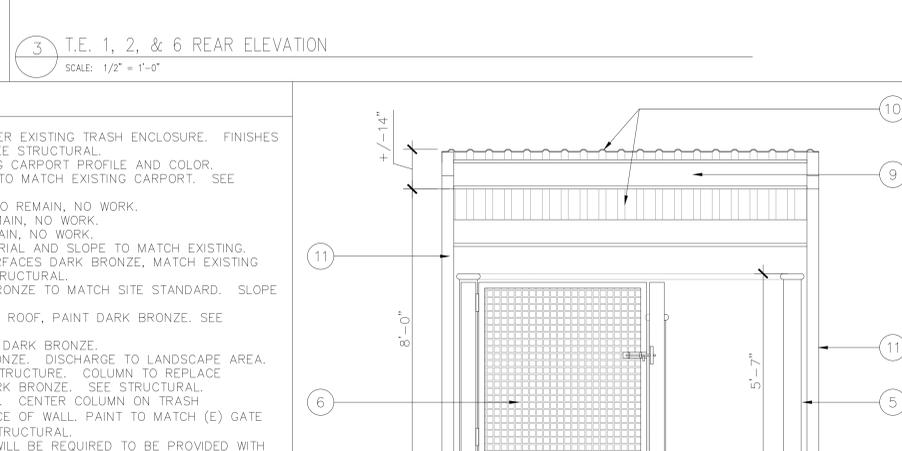
3 T.E. 1, 2, & 6 REAR ELEVATION  
SCALE: 1/2" = 1'-0"



12 T.E. 7 REAR ELEVATION  
SCALE: 1/2" = 1'-0"



8 T.E. 5 SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



4 T.E. 3 & 4 FRONT ELEVATION  
SCALE: 1/2" = 1'-0"

CONSTRUCTION NOTES: #

- EXISTING CARPORT TO REMAIN.
- NEW CARPORT EXPANSION ROOF OVER EXISTING TRASH ENCLOSURE. FINISHES AND PAINT TO MATCH EXISTING. SEE STRUCTURAL.
- NEW METAL FASCIA, MATCH EXISTING CARPORT PROFILE AND COLOR.
- NEW STRUCTURAL COLUMN. PAINT TO MATCH EXISTING CARPORT. SEE STRUCTURAL.
- EXISTING TRASH ENCLOSURE WALL TO REMAIN, NO WORK.
- EXISTING SOLID METAL GATE TO REMAIN, NO WORK.
- EXISTING CARPORT COLUMN TO REMAIN, NO WORK.
- CORRUGATED METAL ROOFING, MATERIAL AND SLOPE TO MATCH EXISTING.
- OPEN FRAMING, PAINT EXPOSED SURFACES DARK BRONZE, MATCH EXISTING PAINTED METAL SURFACES. SEE STRUCTURAL.
- CORRUGATED METAL ROOF, DARK BRONZE TO MATCH SITE STANDARD. SLOPE 1:12.
- NEW STRUCTURAL COLUMN FOR NEW ROOF, PAINT DARK BRONZE. SEE STRUCTURAL.
- LOW PROFILE METAL GUTTER, PAINT DARK BRONZE.
- NEW DOWN SPOUT, PAINT DARK BRONZE. DISCHARGE TO LANDSCAPE AREA.
- NEW COLUMN FOR NEW T.E. ROOF STRUCTURE. COLUMN TO REPLACE EXISTING GATE COLUMN. PAINT DARK BRONZE. SEE STRUCTURAL.
- NEW COLUMN FOR ROOF STRUCTURE. CENTER COLUMN ON TRASH ENCLOSURE, TIGHT TO EXTERIOR FACE OF WALL. PAINT TO MATCH (E) GATE AND POSTS (DARK BRONZE). SEE STRUCTURAL.
- ALL COVERED TRASH ENCLOSURES WILL BE REQUIRED TO BE PROVIDED WITH FIRE SPRINKLERS.

These drawings are the sole possession of the architect (Alex G. Ross). They have been prepared by the architect and his staff. The architect and his staff are not responsible for any errors or omissions in these drawings. The architect and his staff are not responsible for any errors or omissions in these drawings. The architect and his staff are not responsible for any errors or omissions in these drawings. The architect and his staff are not responsible for any errors or omissions in these drawings.

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