




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



Notice of Public Hearing

Dear Campbell Resident,

June 16, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on June 27, 2023, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 1940 Hamilton Ave.

Zoning | Area Plan: P-O | N/A

Neighborhood Association(s): N/A

Council District: 2

File No.: PLN-2022-162

APN: 288-24-047

Applicant: Modules

Property Owner: 1940 Hamilton LLC

Application Type: Site and Architectural Review Permit Modification, Parking Modification Permit, Tree Removal Permit, and a (Utility) Variance

Project Planner: Daniel Fama, Senior Planner

Email Contact: danielf@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Modification to the site configuration of an approved 8,000 square-foot office building project to allow direct driveway access from Hamilton Avenue, a reduction to the required number parking stalls, removal of additional on-site protected trees, and retention of overhead frontage utility lines. Staff is recommending that this item be deemed Statutorily Exempt under CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom: (<http://campbellca.gov/HPBsignup> .)
- ◇ 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.

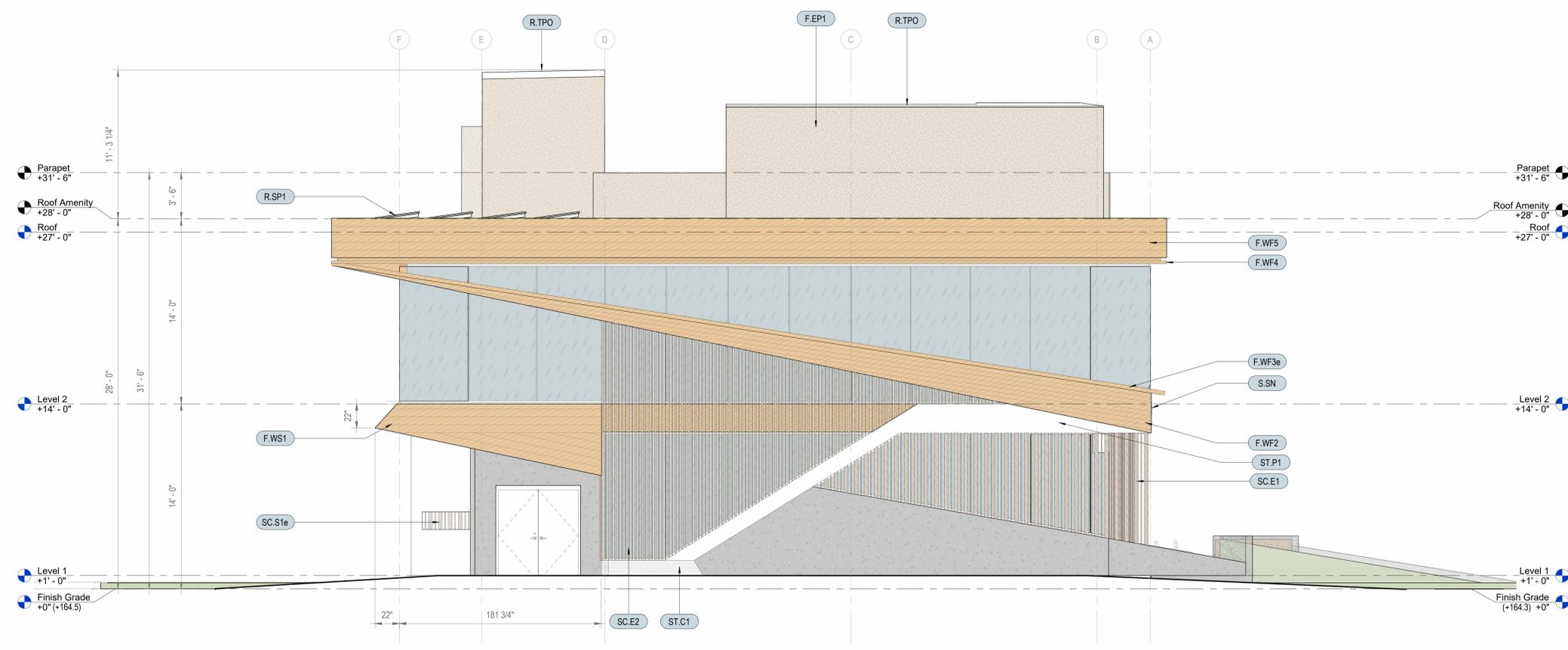


- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

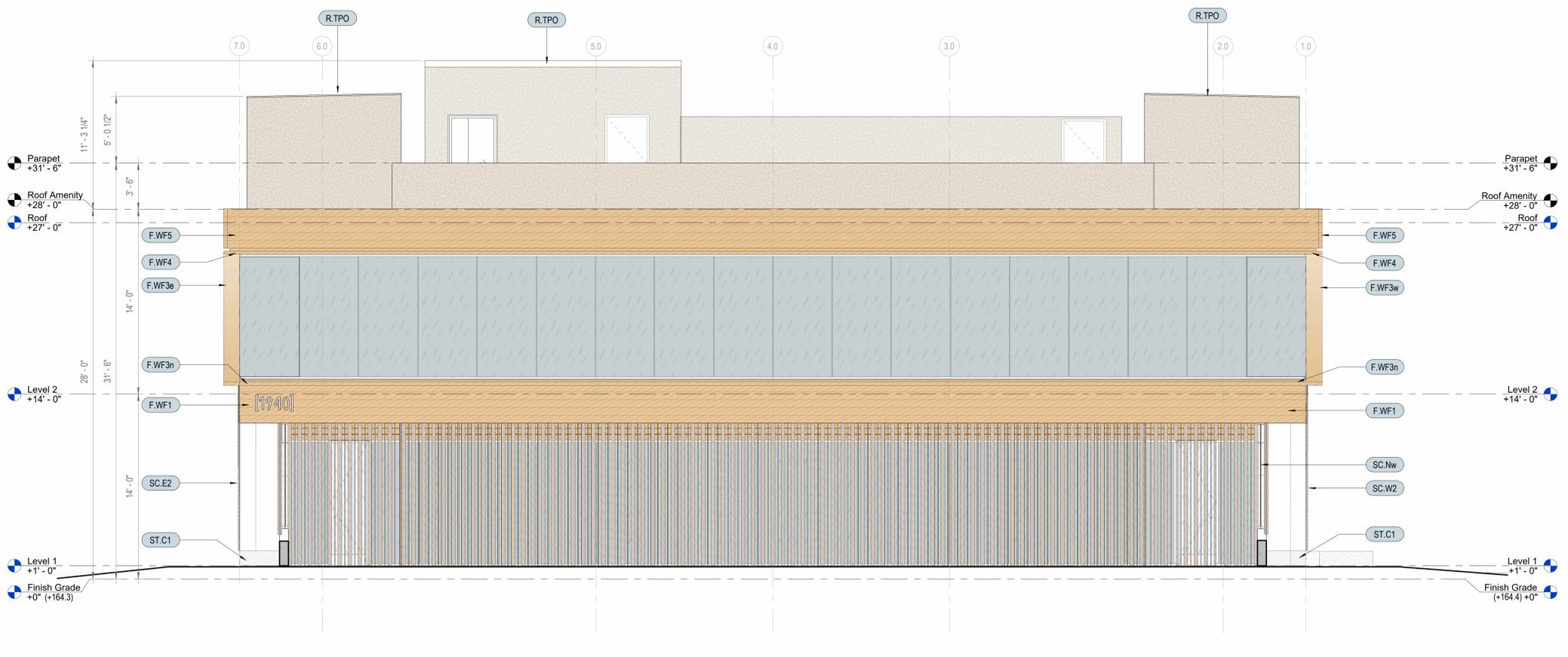
Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

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



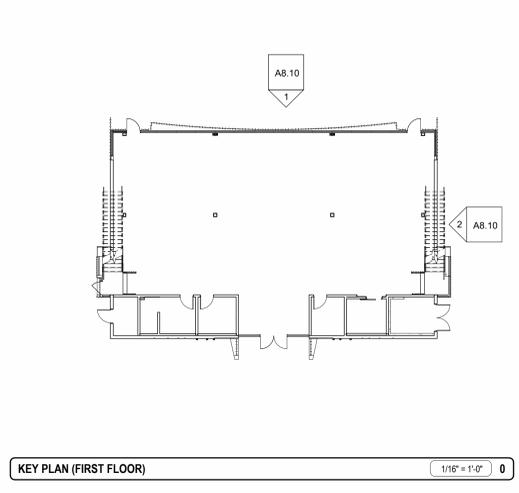
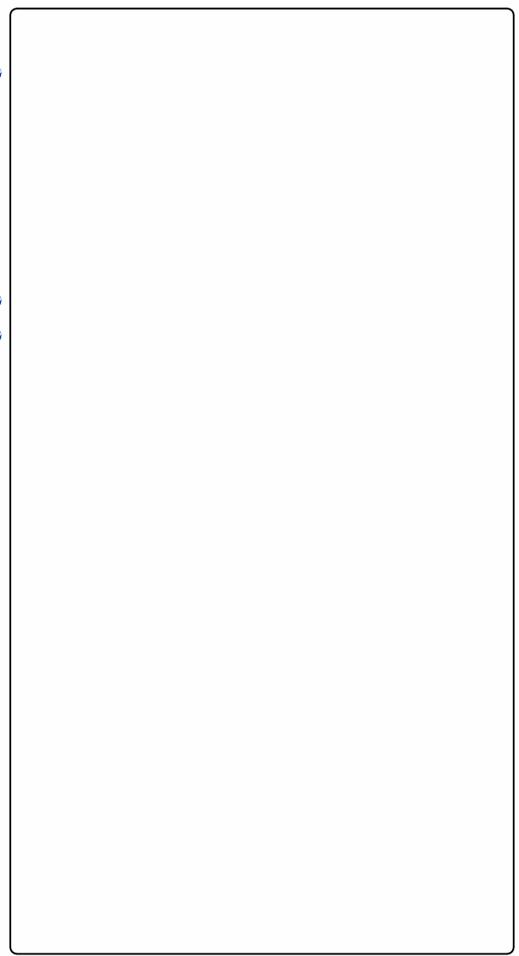


EAST ELEVATION 1/4" = 1'-0" 2

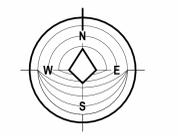


NORTH ELEVATION 1/4" = 1'-0" 1

MARK	DESCRIPTION
F.EP1	Exterior Plaster assembly, Smooth finish (Integrally Colored)
F.WF1	Wood fascia per schedule and details
F.WF2	Wood fascia per schedule and details
F.WF3e	Wood fascia per schedule and details
F.WF3n	Wood fascia per schedule and details
F.WF3w	Wood fascia per schedule and details
F.WF4	Wood fascia per schedule and details
F.WF5	Wood fascia per schedule and details
F.WS1	Wood soffit per schedule and details
R.SP1	Solar Panels. Proposed locations shall be verified with Owner vendor, and infrastructure coordinated with general contractor. Permitting and install shall be by separate submittal
R.TPO	TPO roof over sloped insulation per schedules and specifications
S.SN	Backlit extruded aluminum building address numbers
SC.E1	Wood screen per elevations and details (East, Second Floor)
SC.Nw	Wood screen per elevations and details (North-West)
SC.S1e	Wood screen per elevations and details (South Entry-East)
SC.W2	Wood screen per elevations and details (West, Second Floor)
ST.C1	Concrete step and landing per details
ST.P1	Steel stair component with high gloss paint finish (F.P1g)



KEY PLAN (FIRST FLOOR) 1/16" = 1'-0" 0



CORUSCANT

[PROJECT # 21.013]
PLAN REVIEW 2022.12.02

[MMXXIII ©] MODULUS

EXTERIOR ELEVATIONS

8.10



NOTES:

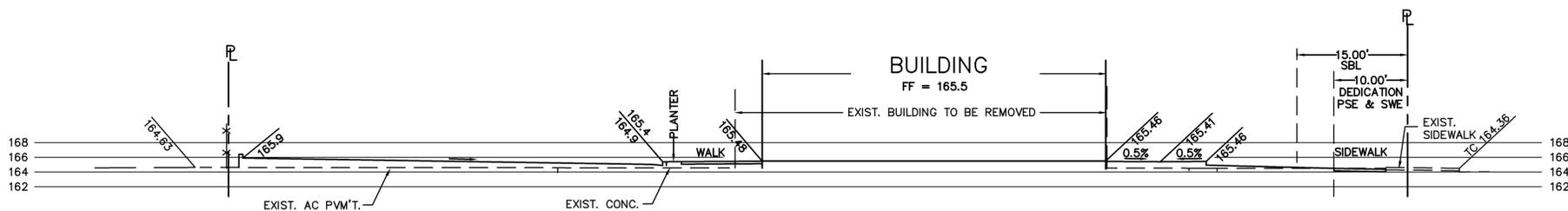
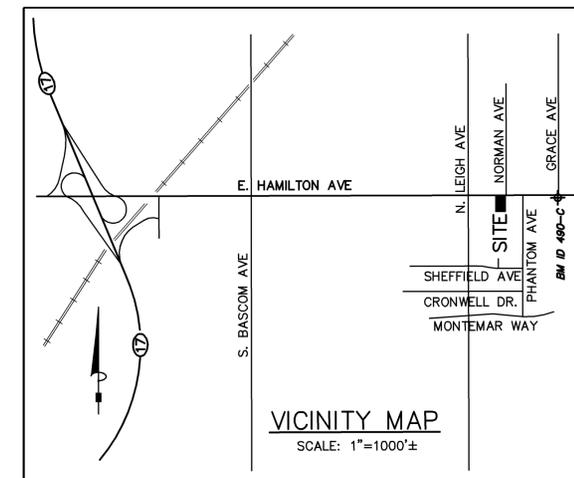
- CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
- DATE OF SURVEY: 6-5-2013, DEC. 2020
- BASIS OF BEARINGS:
THE MONUMENT LINE OF N 0°00'30" E LEIGH AVE. AS SHOWN ON TRACT NO. 3024, BOOK 137 PG 30 & 31, ROTATED TO NORTH PER RECORD OF SURVEY FOR ONOFRIO SCIORTINO, BOOK 45 PG 24, RECORDED SEPTEMBER 25, 1953, SANTA CLARA COUNTY RECORDS.
- BENCHMARK ID SCVWD BM222
BRASS DISK ON TOP OF 1.5 FEET TALL CONCRETE HEADWALL; SOUTHWEST CORNER OF LEIGH AVENUE BRIDGE OVER LOS GATOS CREEK; BETWEEN STOKES STREET AND HAMILTON PLACE. CITY OF SAN JOSE. ELEVATION=157.91
- PARCEL AREA = 20,000± S.F.
- ALL WORK TO COMPLY WITH SOIL REPORT PREPARED BY ROMIG ENGINEERS PROJECT NO. 5607-1, DATED DECEMBER 2021.
- THE SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION TO VERIFY ELEMENTS OF THE SOILS REPORT. SITE VISIT REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT INSPECTOR OF RECORD (IOR).
- THIS PROJECT WILL REQUIRE THAT A SURVEYOR APPROVE THE FOUNDATION FORMS IN TERMS OF SETBACK ACCURACY AND FLOOR LEVEL HEIGHTS PRIOR TO PLACING CONCRETE. LANGUAGE FOR THE LETTER MUST BE AS WRITTEN AS PER CAMPBELL'S SURVEYOR HANDOUT AVAILABLE THROUGH THE BUILDING DEPARTMENT.

ABBREVIATIONS

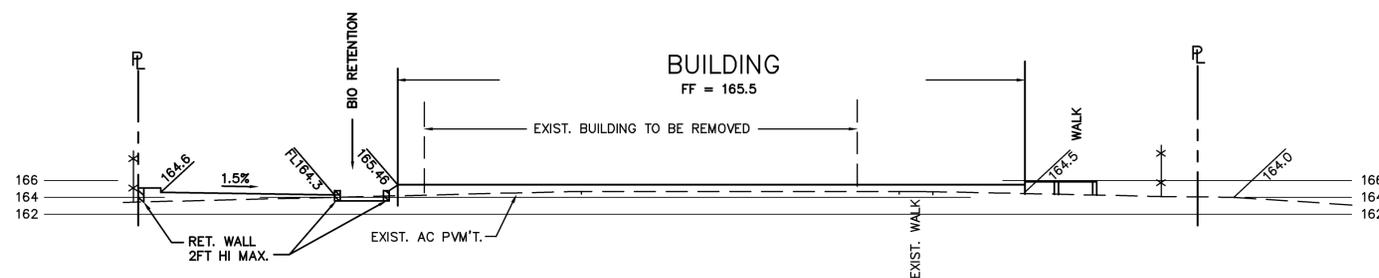
AC	ASPHALTIC CONCRETE
APN	ASSESSORS PARCEL NUMBER
CB	CATCH BASIN
CL	CENTER LINE
CO	CLEAN OUT
COTG	CLEAN OUT TO GRADE
CONC	CONCRETE
DI	DROP INLET
DS	DOWN SPOUT
E	ELECTRIC
EXIST	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
GP	GUARD POST
GM	GAS METER
HB	HOSE BIB
IRRI	IRRIGATION
JB	JUNCTION BOX
JP	JOINT POLE
JT	JOINT TRENCH
MH	MAN HOLE
MON	MONUMENT
NSS	NO STOP SIGN
OHW	OVERHEAD WIRE
PERF	PERFORATE
PSD	PERFORATED STORM DRAIN
PVM/T	PAVEMENT
RET	RETAINING
RD	ROOF DRAIN
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST	STEP/STAIRS
SCUP	SCUPPER
TC	TOP OF CURB
TW	TOP OF WALL
VL	VAULT
W	WATER
WCR	WHEEL CHAIR RAMP
WM	WATER METER
WS	WATER SURFACE
WV	WATER VALVE

LEGEND

	EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER		
CENTER LINE		
PROPERTY LINE		
EDGE OF PAVEMENT		
DRIVEWAY		
ACCESSIBILITY RAMP		
PCC OR AC REMOVAL		
STANDARD CITY MONUMENT		
BENCH MARK		
MANHOLE		
STORM DRAIN INLET		
WATER METER		
VALVE		
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX		
CABLE TELEVISION LINE		
ELECTRICAL LINE		
IRRIGATION LINE		
NATURAL GAS LINE		
OVERHEAD LINE		
SANITARY SEWER LINE		
STORM DRAIN LINE		
TELEPHONE LINE		
WATER LINE		
TRAFFIC SIGNAL CONDUIT		
LIGHTING CONDUIT		
ROADSIDE SIGN & SIGN CODE		
FENCE		
TREE/SHRUB		
RETAINING WALL		



SECTION A-A
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'

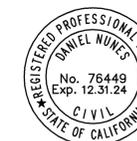
EARTH WORK QUANTITIES

CUT:	180 CY
FILL:	70 CY
EXPORT:	110 CY
IMPORT:	0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

SHEET INDEX

C1	NOTES & SECTIONS
C2	TOPOGRAPHIC/DEMOLITION PLAN
C3	GRADING & DRAINAGE PLAN
C4	COMPOSITE UTILITIES PLAN
C5	STORMWATER MANAGEMENT PLAN
C6	EROSION CONTROL PLAN
C7	BMPs



No.	Revision	Date	By	Chkd
Date: 03/27/23		Drawn By: SS ME30		
		Designed By: DN		

REGISTERED PROFESSIONAL ENGINEER
 DANIEL NUNES
 No. 76449
 Exp. 12.31.24
 CIVIL
 STATE OF CALIFORNIA

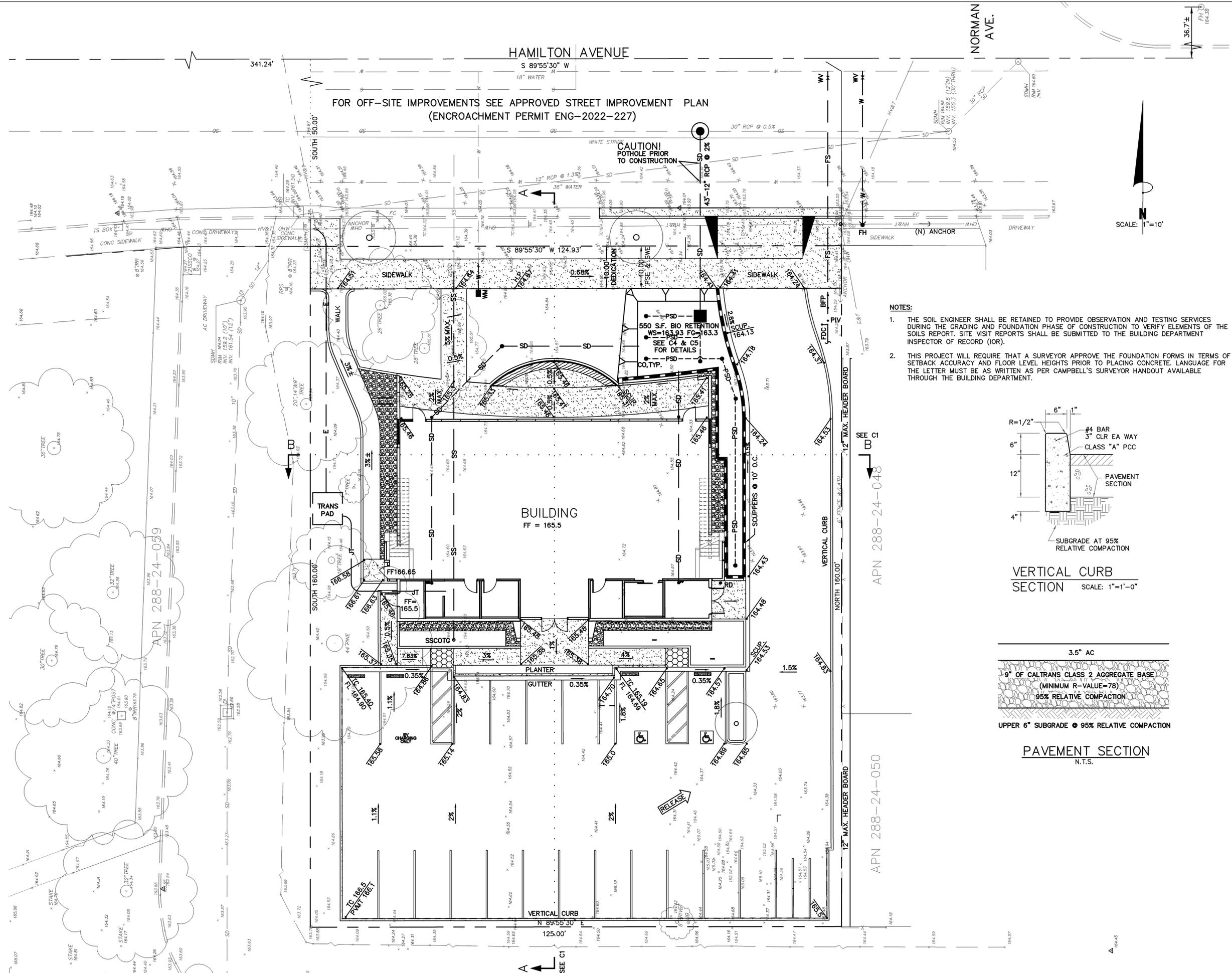
NOTES & SECTIONS
 ON-SITE GRADING & DRAINAGE PLANS
 PROJECT ADDRESS: 1940 HAMILTON AVENUE
 BUILDING PERMIT NO. _____

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 Tel: (408) 225-8888 Fax: (408) 225-8889
 www.missionengineers.com

CAMPBELL, CALIFORNIA

SCALE: AS SHOWN

SHEET: C1 OF 7

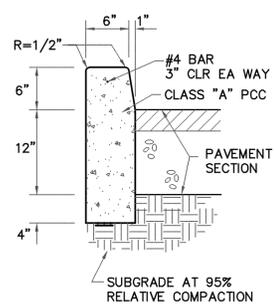


SCALE: 1"=10'

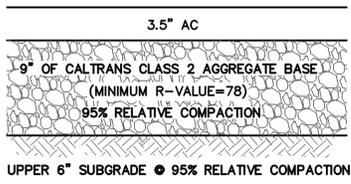


NOTES:

1. THE SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION TO VERIFY ELEMENTS OF THE SOILS REPORT. SITE VISIT REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT INSPECTOR OF RECORD (IOR).
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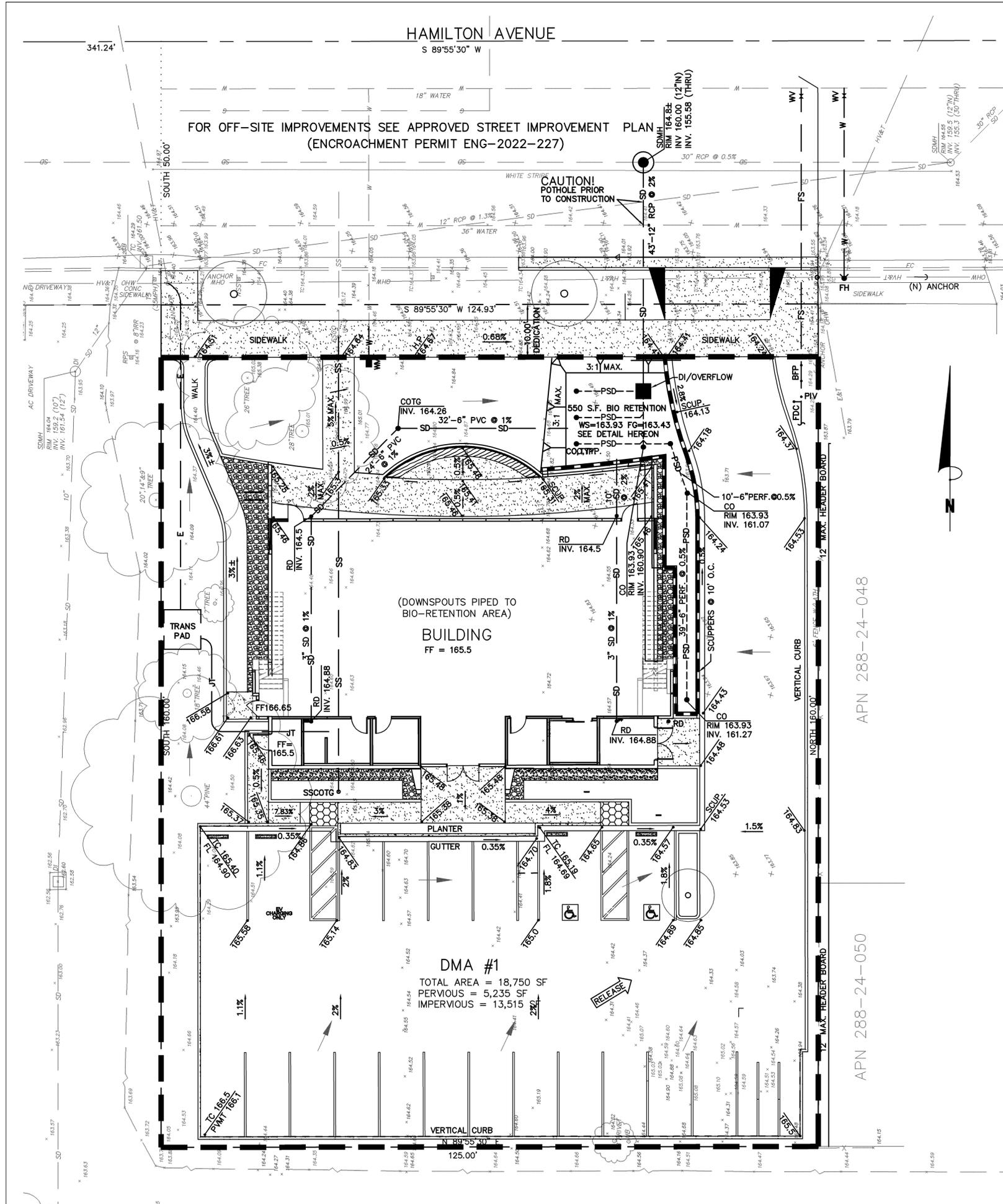


VERTICAL CURB SECTION SCALE: 1"=1'-0"



PAVEMENT SECTION N.T.S.

	<p>GRADING AND DRAINAGE PLAN ON-SITE GRADING & DRAINAGE PLANS PROJECT ADDRESS: 1940 HAMILTON AVENUE BUILDING PERMIT NO. _____</p>		<p>Date: 03/27/23 Drawn By: SS ME30 Designed By: DN</p>	<p>No. _____ Revision _____</p>	<p>Date _____ By Chkd _____</p>
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A. PROJECT DESCRIPTION:
THE PROPOSED DEVELOPMENT WILL CONSIST OF A NEW OFFICE BUILDING AND PARKING.

B. SITE CONDITIONS:
SITE TOPOGRAPHY IS GENERALLY FLAT WITH SLOPES UP TO 1%.
RECEIVING WATER BODY: LOS GATOS CREEK WATER SHED.
POLLUTANTS OF CONCERN: SEDIMENTS, LITTER, OIL, GREASE.
POLLUTANT SOURCE: PARKING AREA AND ROOF.

C. STORM DRAINAGE:
EXISTING CONSISTS OF SHEET FLOW FROM SOUTH TO NORTH DIRECTION.

II. STORMWATER DESIGN:
DMA #1 CONSISTS OF LANDSCAPING AND CONCRETE WALK WITH FLOW DIRECTED TO SELF TREATING LANDSCAPE AREA. PROPOSED STORM DRAINAGE FOR DMA #2 (PARKING LOT & BUILDING ROOF) SHEET FLOWS/PIPED VIA DOWNSPOUTS TO BIORETENTION AREA.

III. PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

BMP SIZING:

	IMPERVIOUS AREA (SF)	4% OF IMPERVIOUS AREA (SF)	REQUIRED BIO-RETENTION AREA (SF)	PROPOSED BIO-RETENTION AREA (SF)	% OF IMPERVIOUS TREATED
DMA 1	13,515	541	541	550	4.1%

STORM WATER CONTROL MEASURES

POLLUTANTS	SOURCE AREA	SOURCE CONTROL MEASURE
OIL & GREASE	PARKING LOT	PARKING LOT RUNOFF DRAINS TO BIORETENTION AREAS (DMA 2)
GENERAL TRASH	SITE	GENERAL MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING)

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STORM WATER MANAGEMENT PLAN
ON-SITE GRADING & DRAINAGE PLANS
PROJECT ADDRESS: 1940 HAMILTON AVENUE
BUILDING PERMIT NO. _____

SCALE:
1"=10'

SHEET:
C5 OF 7

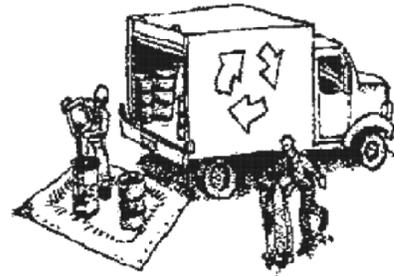
No.	Revision	Date	By	Chkd

Date: 03/27/23
Drawn By: SS ME30
Designed By: DN

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

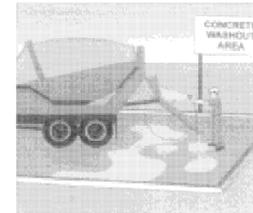
Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

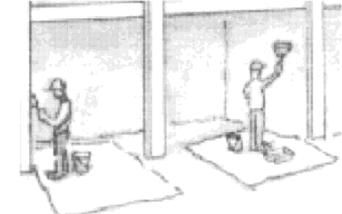
Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

No.	Revision	Date	By	Chkd
Date: 03/27/23				
Drawn By: SS ME30				
Designed By: DN				
BLUE PRINT FOR A CLEAN BAY ON-SITE GRADING & DRAINAGE PLANS PROJECT ADDRESS: 1940 HAMILTON AVENUE BUILDING PERMIT NO. _____				
SCALE: N/A				
SHEET: C7 OF 7				

Storm drain polluters may be liable for fines of up to \$10,000 per day!

