



CITY OF CAMPBELL
Community Development Department

April 3, 2015

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, **April 14, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Brandon Stout for a Site and Architectural Review Permit (PLN2014-269) to allow construction of a new two-story single family residence reusing portions of the existing home on property located at **1247 Audrey Avenue** in the R-1-10 (Single-Family Residential) Zoning District. 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 Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

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'.

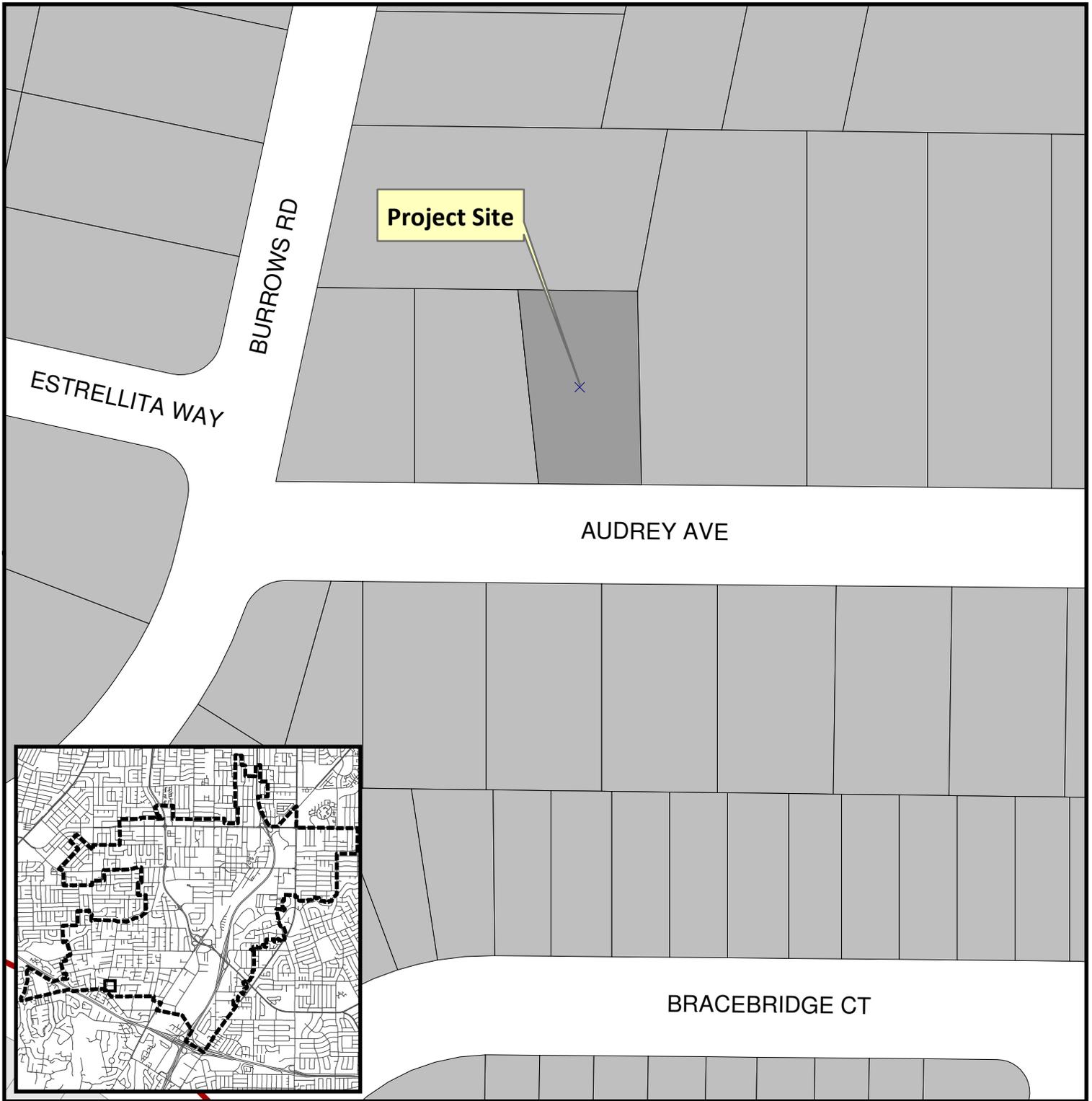
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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 address: **1247 Audrey Avenue**

Project Location Map

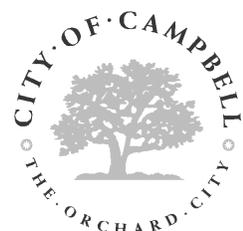
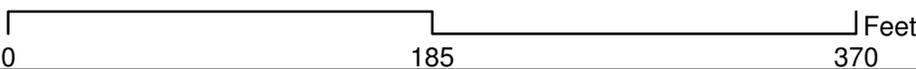


Project Location: 1247 Audrey Avenue

Application Type: Site and Architectural Review Permit

Planning File No.: PLN2014-269

Description: To allow construction of a new two-story single family residence reusing portions of the existing home.



Community Development Department
Planning Division

ALL EXISTING AND NEW UTILITIES SHALL BE PLACED UNDERGROUND WITHOUT EXCEPTION

STOUT RESIDENCE

1247 AUDREY AVENUE, CAMPBELL, CA 95008



VICINITY MAP

- A1 SITE PLAN, LANDSCAPE PLAN, PROJECT DATA
- A2 FLOOR PLANS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4.1 EXISTING FLOOR PLAN
- A4.2 EXISTING ELEVATIONS
- A5 FLOOR AREA CALCULATION / STREETSCAPE
- A6 ROOF PLAN / SECTION

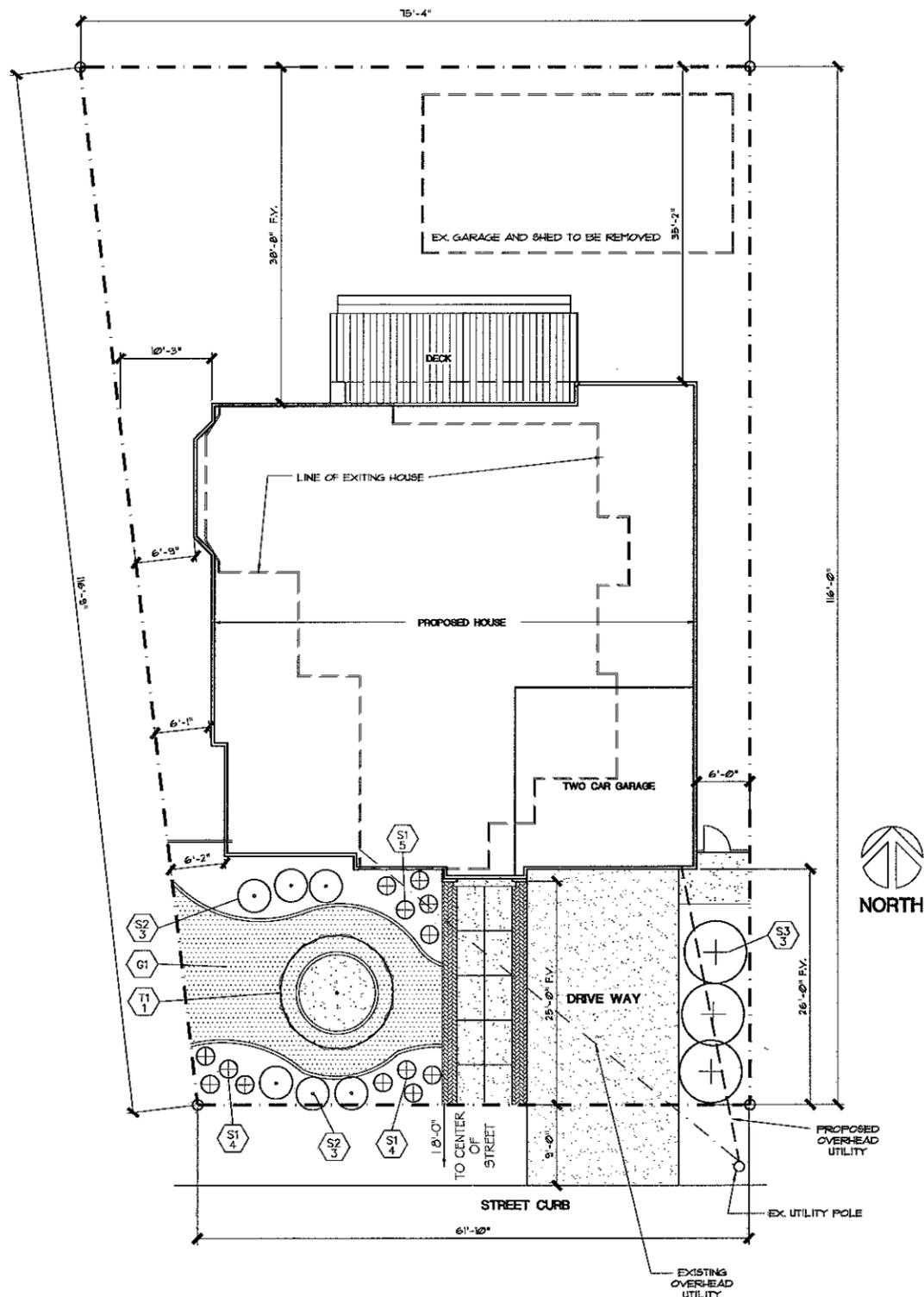
SHEETS INDEX

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 1/10 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. SOIL 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 - 1-800-221-2622

PLANT LEGEND

SYM	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	NOTES
SHRUBS					
S1	5 GA.	33	AGAPANTHUS 'TINKERBELL'	LILY-OF-THE-NILE	
S2	5 GA.	15	ESCALLONIA FRADESII	ESCALLONIA	
S3	5 GA.	8	PITOSFORUM TENUIFOLIUM	N.C.N.	
GROUND COVERS					
G1	1 GA.	-	LANTANA MONTEVIDENSIS	TRAILING LANTANA	24" O.C.
TREES					
T1	24" BOX	3	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	MULTI-TRUNK



SITE PLAN / CONCEPTUAL LANDSCAPE PLAN

1/8" = 1'-0"

OWNER:

BRANDON STOUT
1247 AUDREY AVENUE
CAMPBELL, CA 95008
(650) 521-6700

NEW HOUSE BUILT FROM THE REMODEL AND CONSTRUCTION OF ADDITIONAL SQUARE FOOTAGE TO THE ORIGINAL HOUSE.

PROJECT SCOPE:

PROPOSED NEW HOUSE REUSING PORTIONS OF THE EXISTING HOUSE WITH ATTACHED 2 CAR GARAGE

PROPOSED HOUSE TO INCLUDE NON HABITABLE UPPER LEVEL INCLUDED IN HOUSE SQUARE FOOTAGE

HOUSE DESIGN AND STYLE TO COMPLY WITH CAMPBELL DESIGN GUIDELINE AND COMPATIBLE WITH THE NEIGHBORHOOD.

NO TREES ARE PROPOSED FOR REMOVAL

REMOVE DETACHED GARAGE AND SHED AT THE BACK AND CREATE AN

APN 406-25-036

NET LOT SIZE: 7,896 SQ. FT.

ZONING: R1-10

THIS IS A NON-CONFORMING LOT FOR R1-10 THEREFORE IT'S REQUIREMENTS WILL BE BASED ON ZONING R1-6

SQUARE FOOTAGE SUMMARY

	SQ. FT.
EXISTING HOUSE	1,710 SQ. FT.
PROPOSED MAIN LEVEL HOUSE	741 SQ. FT.
PROPOSED ATTIC LEVEL	594 SQ. FT.
NEW ATTACHED GARAGE	415 SQ. FT.
PROPOSED TOTAL NEW HOUSE	3,460 SQ. FT.
REMOVED DETACHED GARAGE & SHED	(650 SQ. FT.)

DEVELOPMENT DATA

	SQUARE FEET		PERCENT OF SITE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	ALLOWED
LOT COVERAGE	2,360 SQ. FT.	2,866 SQ. FT.	29.8 %	36.3 %	40 %
FLOOR AREA RATIO	1,710 SQ. FT.	3,460 SQ. FT.	21.7 %	44 %	45 %
LANDSCAPE COVERAGE	4,322 SQ. FT.	3,920 SQ. FT.	54.7 %	49.6 %	
PAVING COVERAGE	1214 SQ. FT.	875 SQ. FT.	15.5 %	11.2 %	

PROJECT SUMMARY

REVISIONS	BY
PLANNING 11-24-2014	
PLANNING 01-24-2015	
PLANNING 03-30-2015	



BASSAL
Architecture
916.435.0605
4912 BRADFORD PL.
ROCKLIN, CA 95765

SITE PLAN - PROJECT DATA

ADDITION AT:
STOUT RESIDENCE
1247 AUDREY AVENUE
CAMPBELL, CA 95008

DATE:	09-25-2014
SCALE:	NOTED
DRAWN:	CB
JOB NO:	-
SHEET NO.:	A1
OF SHEETS:	

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REVISIONS	BY
PLANNING 11-24-2014	
PLANNING 02-04-2015	
PLANNING 03-30-2015	



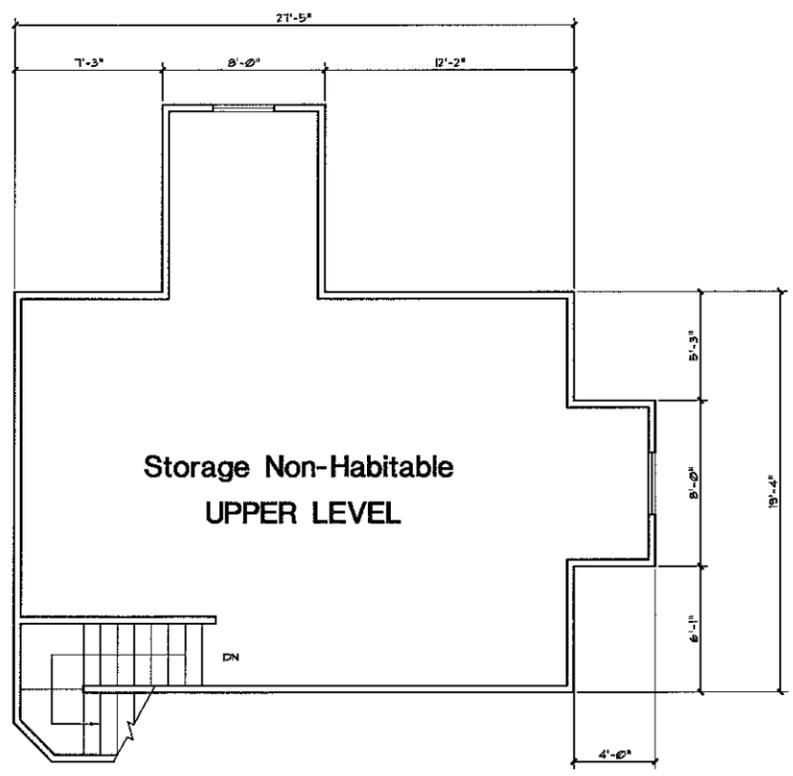
BASSAL
Architecture
 916.435.0605
 408.674.9077

FLOOR PLAN

ADDITION AT:
 STOUT RESIDENCE
 1247 AUDREY AVENUE
 CAMPBELL, CA 95008

DATE:	01-22-2015
SCALE:	1/4" = 1'-0"
DRAWN:	CB

SHEET NO.
A2

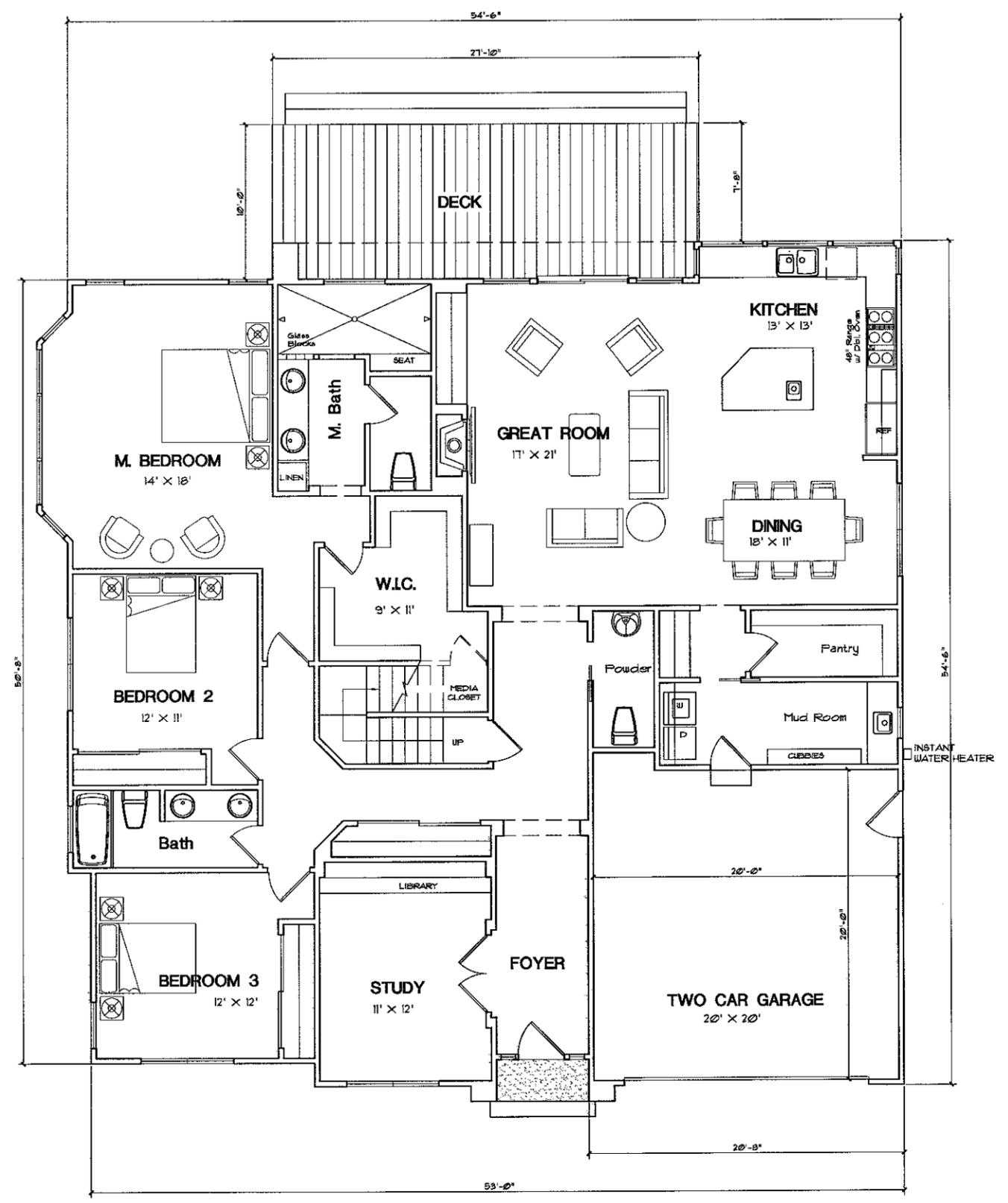


Main Level: 2,451 S.F.
 Upper Level : 594 S.F.
 Garage : 415 S.F.

 TOTAL: 3,460 S.F.

LOT COVERAGE 2,866 S.F. : 36.3%
 FLOOR AREA RATIO 3,476 S.F. : 44%

MAX. ALLOWED LOT COVERAGE 40%: 3,158 S.F.
 MAX. ALLOWED FLOOR AREA RATIO 45%: 3,553 S.F.

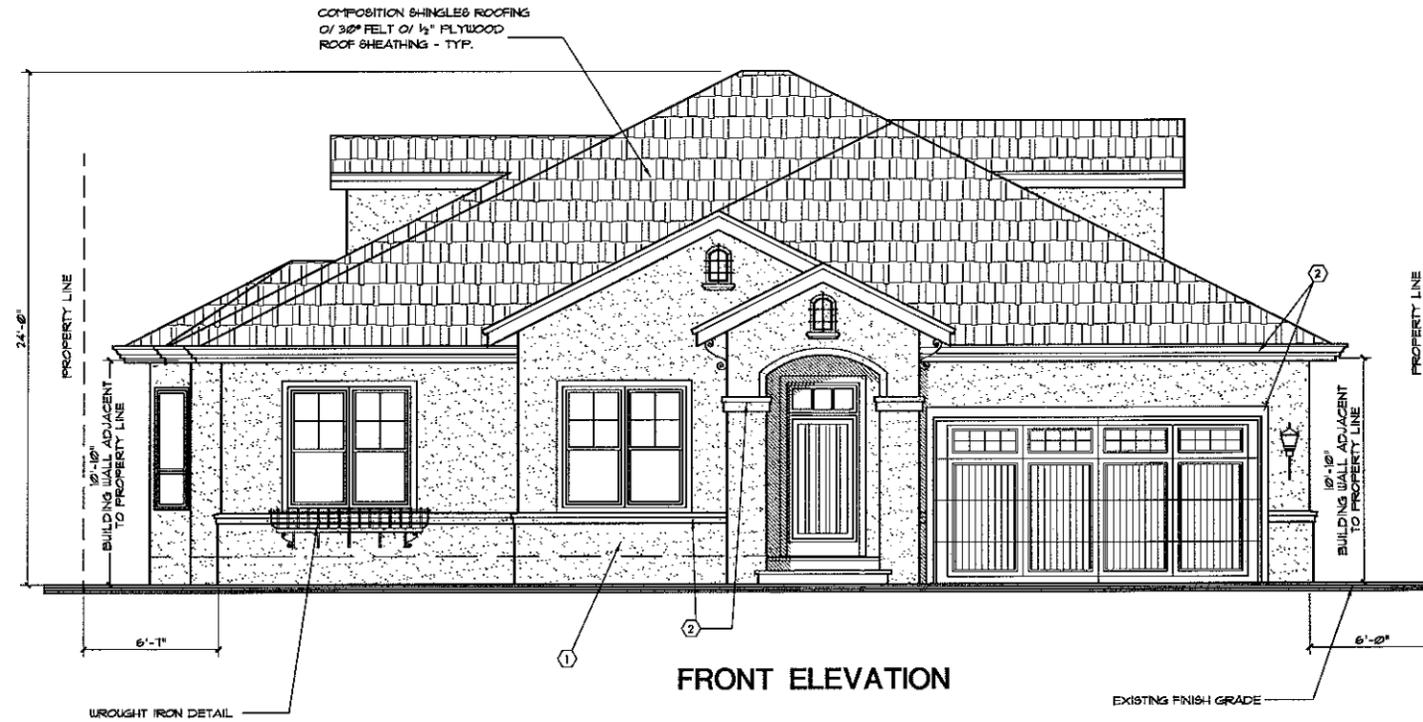


FLOOR PLAN

FLOOR PLAN

1/4" = 1'-0"

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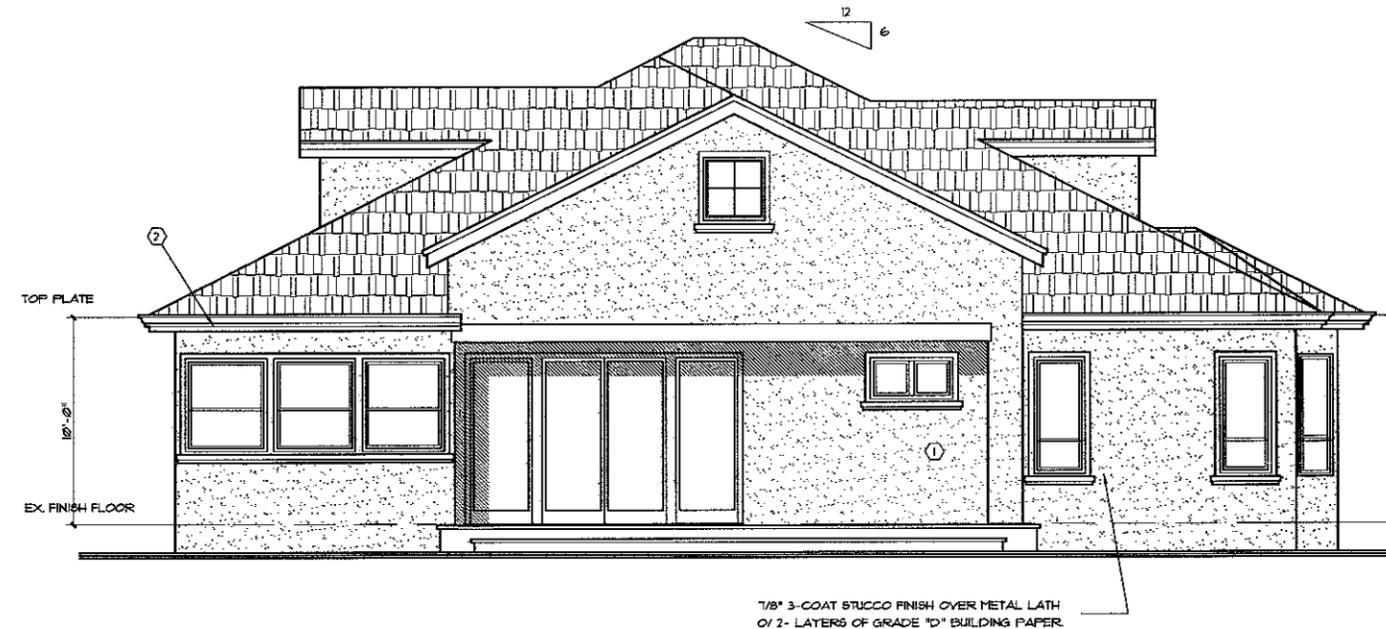
EXTERIOR FINISHES:

ROOFING - "QUEENS CORNING"
 COLOR: ESTATE GRAY

BUILDING COLORS BY: SHERWIN WILLIAM

① MAIN COLOR: Latta 806128

② TRIM COLOR: Divine White 806125



REAR ELEVATION

REVISIONS	BY
PLANNING 11-24-2014	
PLANNING 02-24-2015	
PLANNING 03-30-2015	



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EXTERIOR ELEVATIONS

ADDITION AT:
 STOUT RESIDENCE
 1247 AUDREY AVENUE
 CAMPBELL, CA 95008

DATE: 03-05-2014
 SCALE: NOTED
 DRAWN: CB

SHEET NO.
A3.1

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1/8" 3-COAT STUCCO FINISH OVER METAL LATH
 0/ 2- LAYERS OF GRADE "D" BUILDING PAPER.

RIGHT SIDE ELEVATION

EXTERIOR FINISHES:

ROOFING: "OWENS CORNING"
 COLOR: ESTATE GRAY

BUILDING COLORS BY: SHERWIN WILLIAM

① MAIN COLOR: Letta 6W6108
 ② TRIM COLOR: Divine White 6W6105



LEFT SIDE ELEVATION

REVISIONS	BY
PLANNING 11-24-2014	
PLANNING 02-04-2015	
PLANNING 03-30-2015	



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EXTERIOR ELEVATIONS

ADDITION AT:
 STOUT RESIDENCE
 1247 AUDREY AVENUE
 CAMPBELL, CA 95008

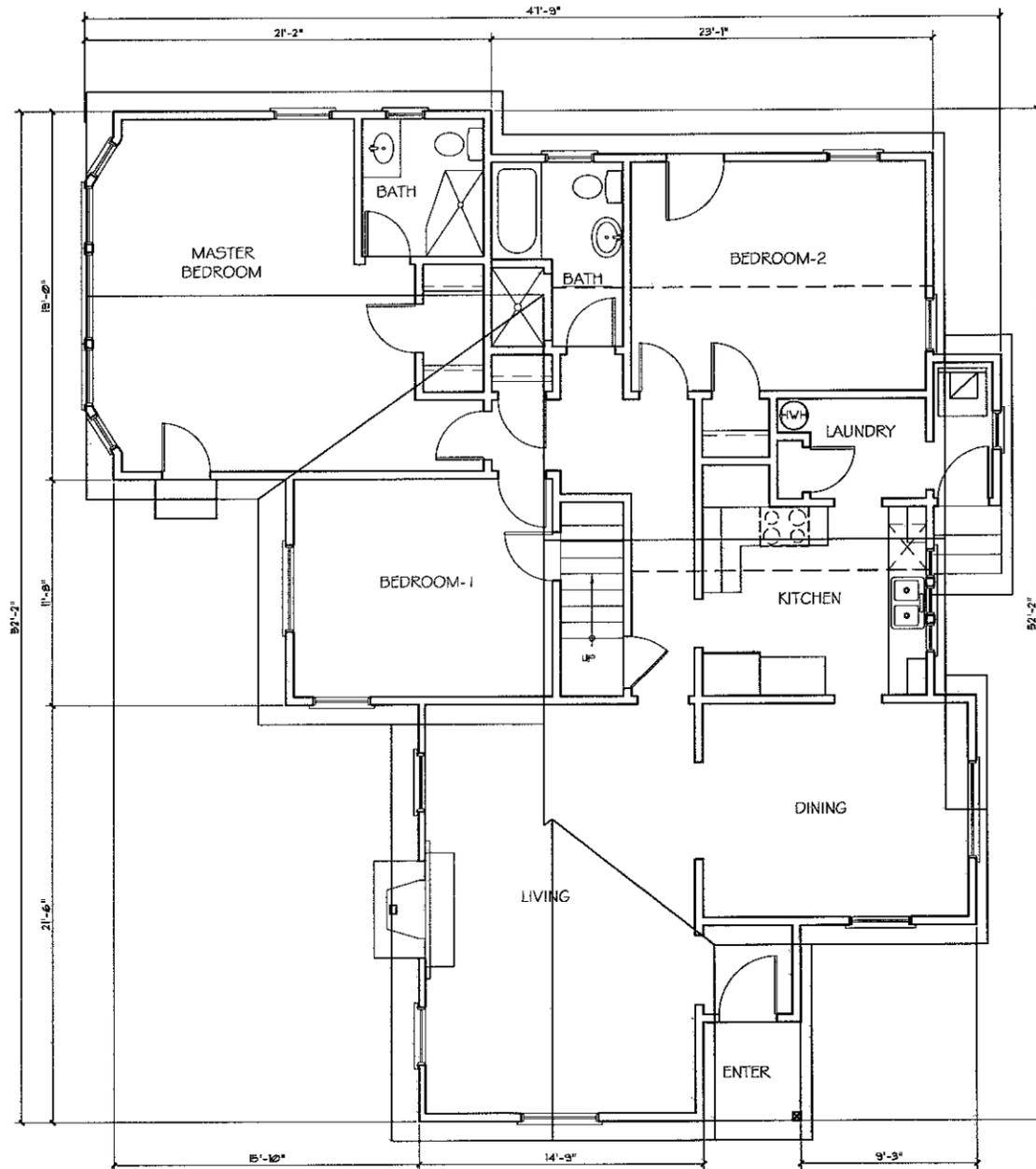
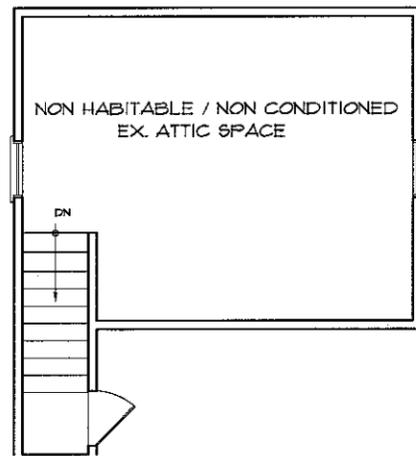
DATE:
09-08-2014

SCALE:
NOTED

DRAWN:
CB

SHEET NO.
A3.2

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REVISIONS	BY
PLANNING 11-24-2014	
PLANNING 02-24-2015	



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916.435.0605
408.674.9077

EXISTING
FLOOR PLAN

ADDITION AT:
STOUT RESIDENCE
1247 AUDREY AVENUE
CAMPBELL, CA 95008

DATE:
09-25-2014

SCALE:
NOTED

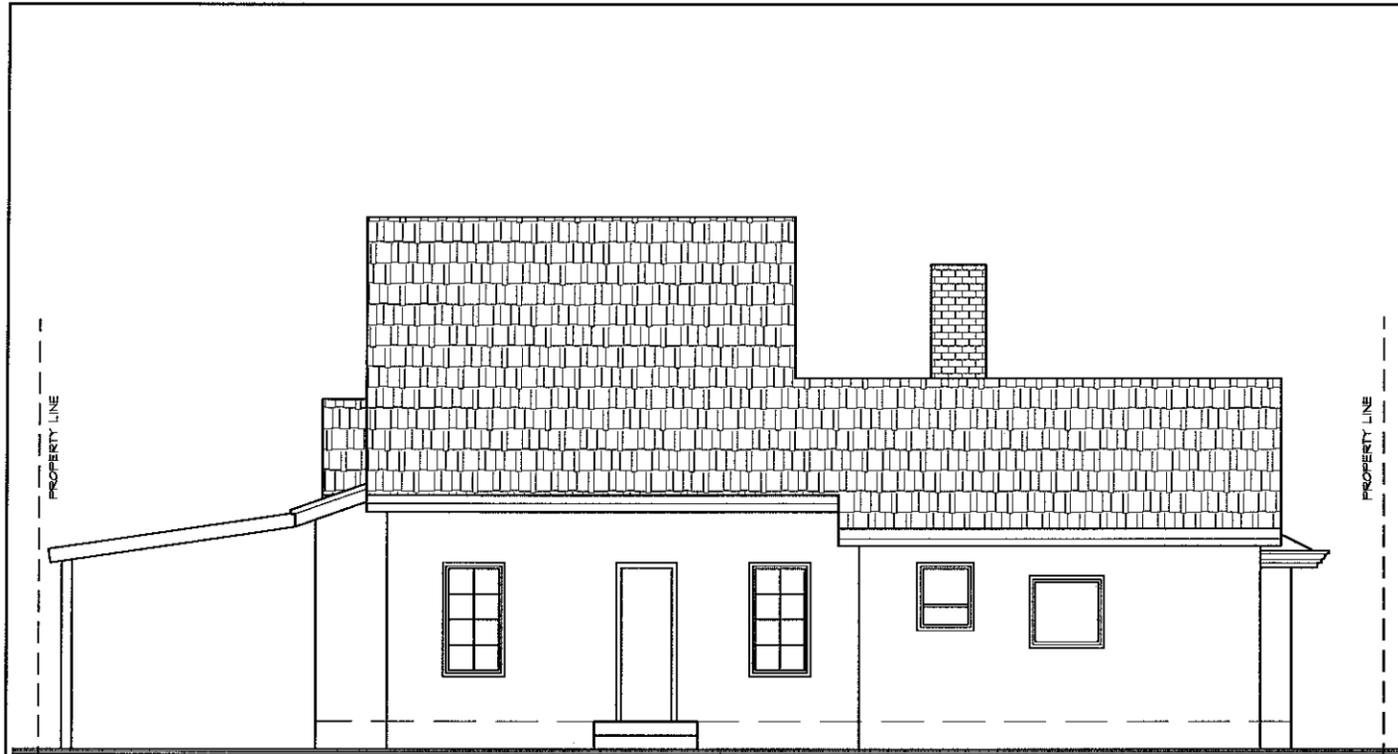
DRAWN:
CB

SHEET NO.
A4.1

EXISTING FLOOR PLAN

1/4" = 1'-0"

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EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING FRONT ELEVATION

REVISIONS	BY
PLANNING 01-24-2014	
PLANNING 07-04-2015	

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 408.674.9077

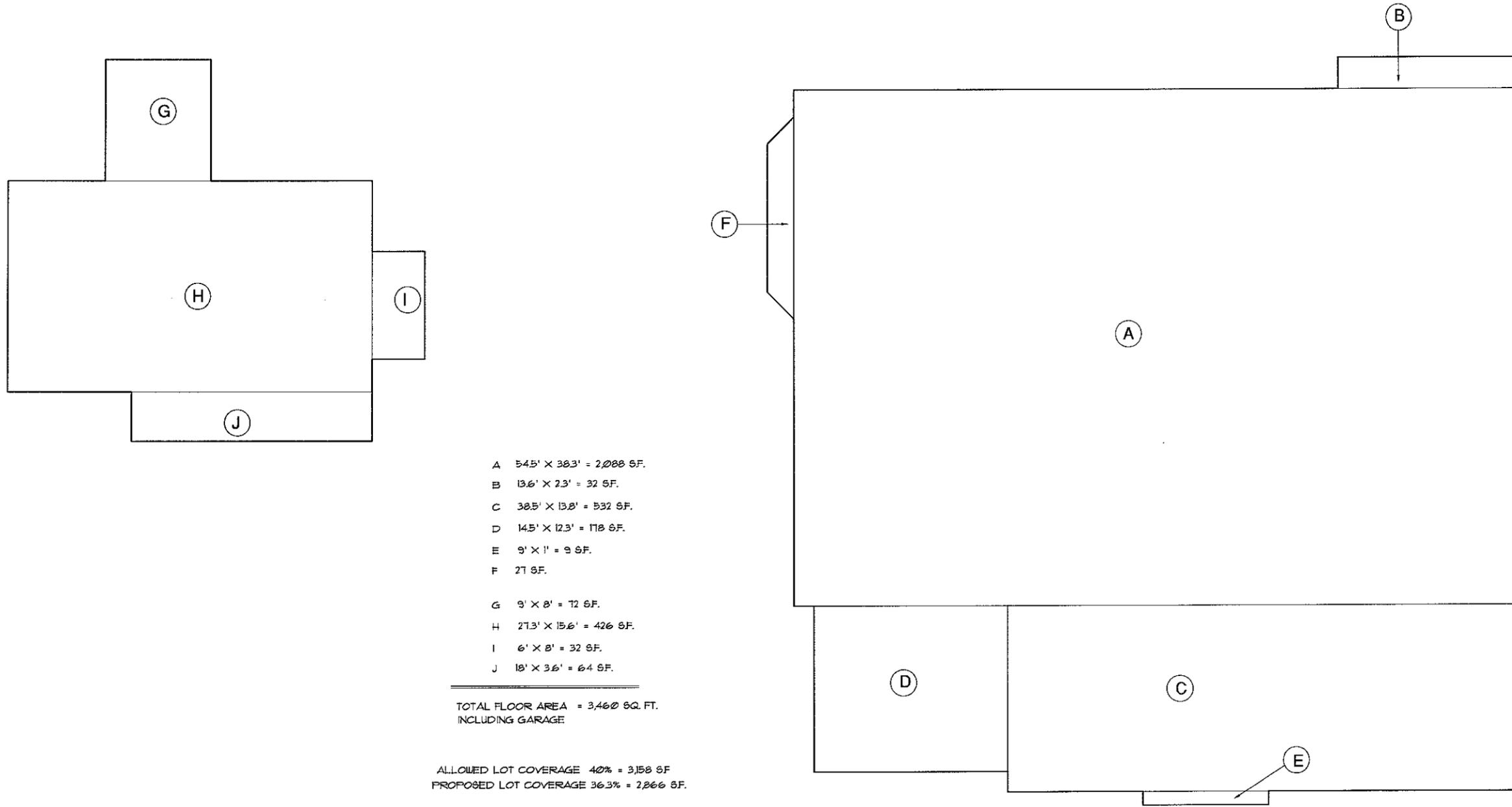
EXISTING
ELEVATIONS

ADDITION AT:
 STOUT RESIDENCE
 1247 AUDREY AVENUE
 CAMPBELL, CA 95008

DATE:
03-05-2014
 SCALE:
NOTED
 DRAWN:
CB

SHEET NO.
A4.2

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- A 54.5' X 38.3' = 2,088 SF.
- B 13.6' X 2.3' = 32 SF.
- C 38.5' X 13.8' = 532 SF.
- D 14.5' X 12.3' = 178 SF.
- E 9' X 1' = 9 SF.
- F 27 SF.
- G 9' X 8' = 72 SF.
- H 27.3' X 15.6' = 426 SF.
- I 6' X 5' = 32 SF.
- J 18' X 3.6' = 64 SF.

TOTAL FLOOR AREA = 3,460 SQ. FT.
INCLUDING GARAGE

ALLOWED LOT COVERAGE 40% = 3,158 SF
PROPOSED LOT COVERAGE 36.3% = 2,866 SF.

FLOOR AREA CALCULATION DIAGRAM

1/4" = 1'-0"



STREETSCAPE

1/8" = 1'-0"

REVISIONS	BY
PLANNING 11-24-2014	
PLANNING 02-04-2015	
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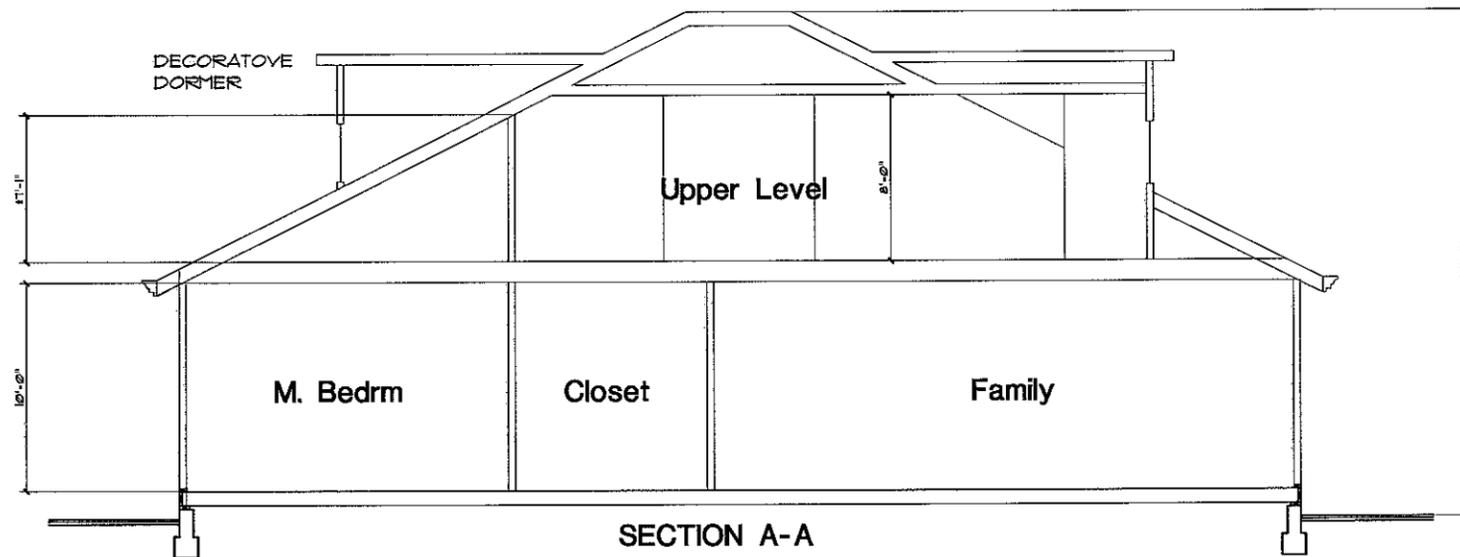
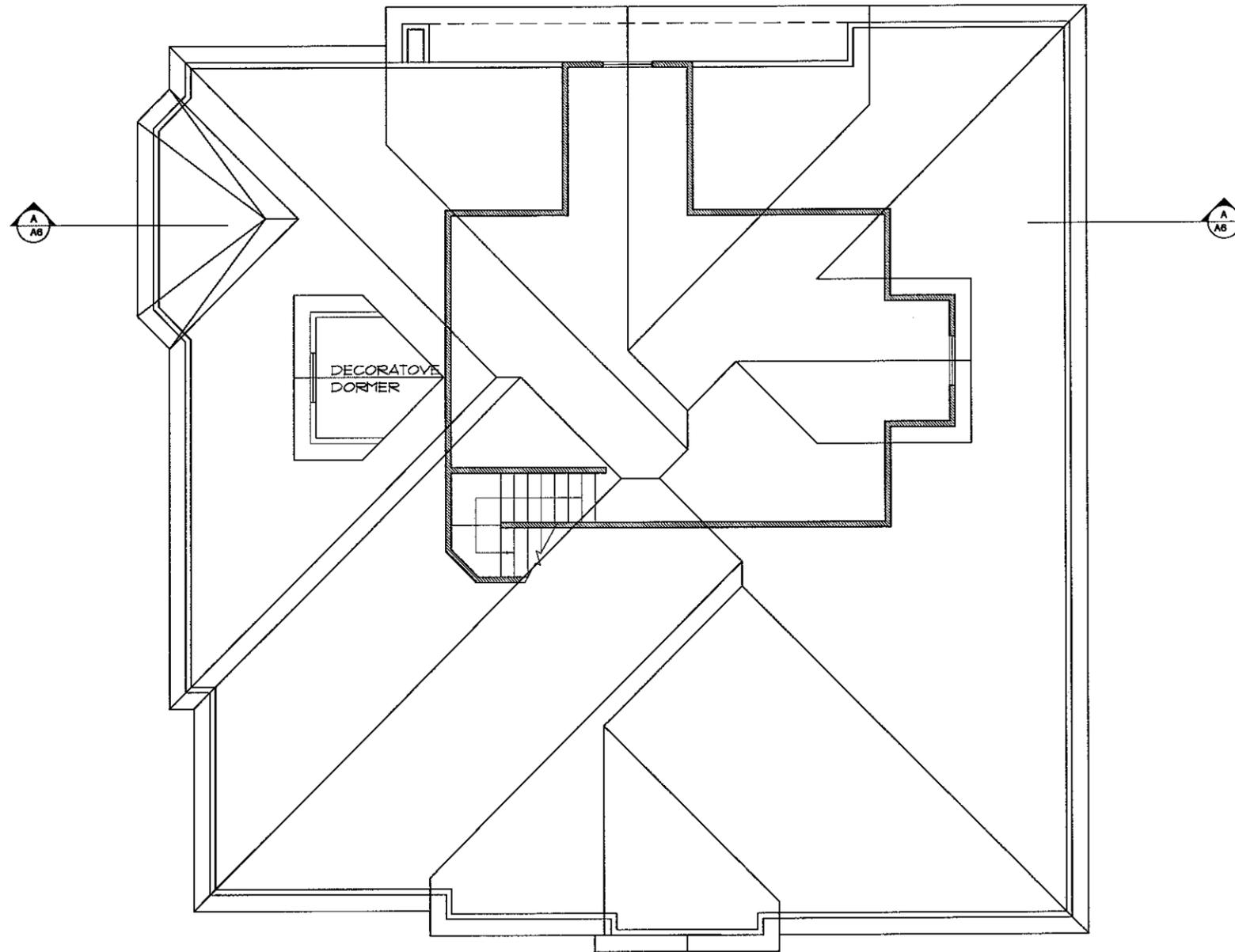
STREETSCAPE
FLOOR AREA CALCULATION

ADDITION AT:
STOUT RESIDENCE
1247 AUDREY AVENUE
CAMPBELL, CA 95008

DATE: 03-05-2014
SCALE: NOTED
DRAWN: CB

SHEET NO.
A5

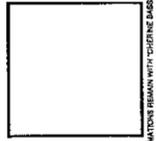
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SECTION A-A

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PLANNING 02-04-2015	
PLANNING 03-30-2015	

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BASSAL
Architecture
 916.435.0605
 408.674.9077



ROOF PLAN
SECTION

ADDITION AT:
 STOJT RESIDENCE
 1247 AUDREY AVENUE
 CAMPBELL, CA 95008

DATE: 01-22-2015
SCALE: 1/4"=1'-0"
DRAWN: CB

SHEET NO.
A6

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