



CITY OF CAMPBELL
Community Development Department

May 1, 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, **May 12, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Tom and Nancy Wills for a Modification (PLN2015-21) to a previously-approved Planned Development Permit (ZC 85-03) to allow a garage addition to an existing single-family residence and conversion of an existing garage to living area, on property located at **1206 W. Latimer Avenue** in the P-D (Planned Development) 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'.

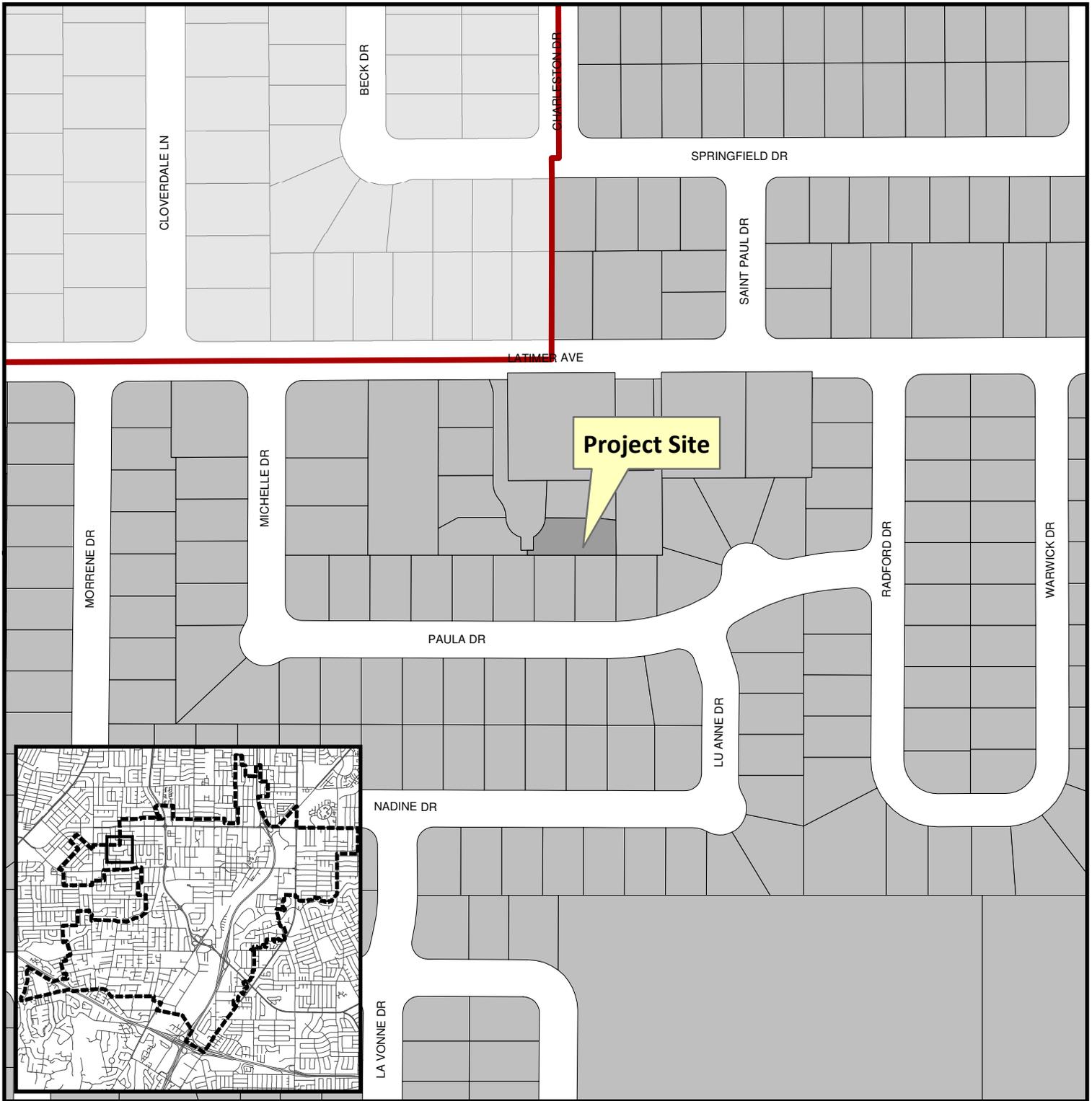
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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.

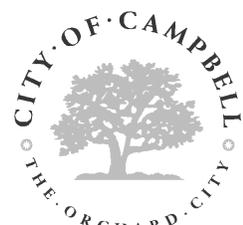
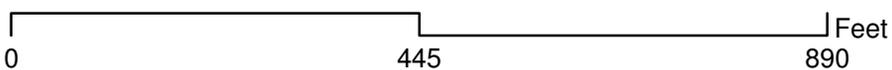
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1206 W. Latimer Avenue**

Project Location Map



Project Location: 1206 W. Latimer Ave.
Application Type: P-D Modification
Planning File No.: PLN2015-21
Description: Addition to single-family residence



Community Development Department
Planning Division

TECHNICAL INFORMATION

- ASSESSOR'S PARCEL NUMBER: APN: 307-49-047
- ADDRESS OF PROJECT: 1206 WEST LATIMER AVE., CAMPBELL CA
- OWNER'S NAME: TOM/NANCY WILLS - ZONING DISTRICT: P-D (R-1-6)
- SIZE OF LOT: APPROX. 6,705 SQUARE FT.

SCOPE OF WORK

1. RAISE FLOOR IN GARAGE TO MATCH LEVEL AT FML RM
2. RELOCATE KITCHEN ADJACENT TO FML RM
3. VAULT CEILING AT (E) FML RM AND KITCHEN
4. CREATE ADDITION FOR (N) 2CAR GARAGE RELOCATE
5. RELOCATE SECOND (E) BATHROOM
6. CREATE LAUNDRY ROOM ADJACENT TO SECOND BATHROOM
7. CREATE WALK-IN CLOSET FOR MASTER SUITE
8. REMODEL (E) MASTER BATHROOM
9. REMOVE (E) CLOSET IN MASTER SUITE
10. CREATE RESTROOM ADJACENT TO (N) GARAGE
- RELOCATE THIRD BEDROOM

AREA	(E)	(N)	TOTAL
MAIN LIVING	1485	490	1975
TOTAL LIVING ONLY			1975
GARAGE	490	577.12	577.12
(N) TOTAL=	2,552.12 SqFT.		
(E) = 1925 SqFT.	(N) = 2552 SqFT.		
.27 F.A.R.	.38 F.A.R.		

GROUND LEVEL

SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	20'-0"	52'-1"	23'-8"
LEFT/RIGHT SIDE	5'-0"	5'-0"/5'-0"	NA
REAR	5'-0"*	30'-0"	NA

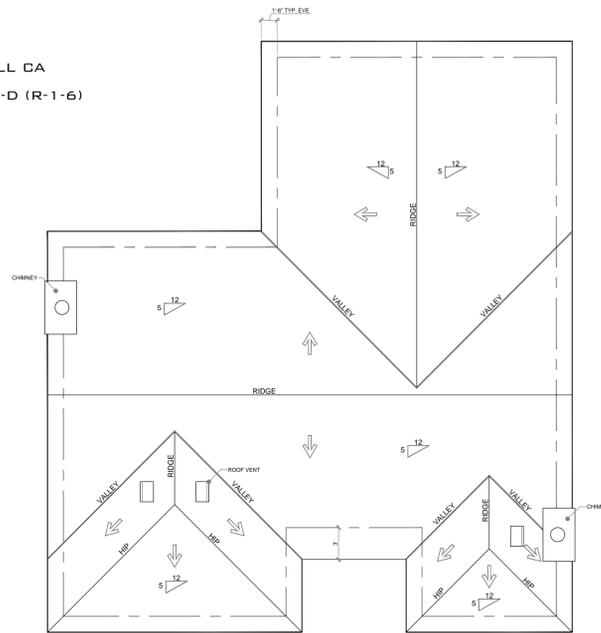
*5' SETBACK ONLY ALLOWED IF THERE IS 750 SQ. FT. OF OPEN SPACE IN REAR.

CODE COMPLIANCE:

ALL WORK SHALL COMPLY AND CONFORM TO ALL CODES AND REGULATIONS, INCLUDING THE 2013 CBC, CMC, CPC, 2013 CEC AND 2013 CA ENERGY STANDARDS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS, CODES & REGULATIONS.

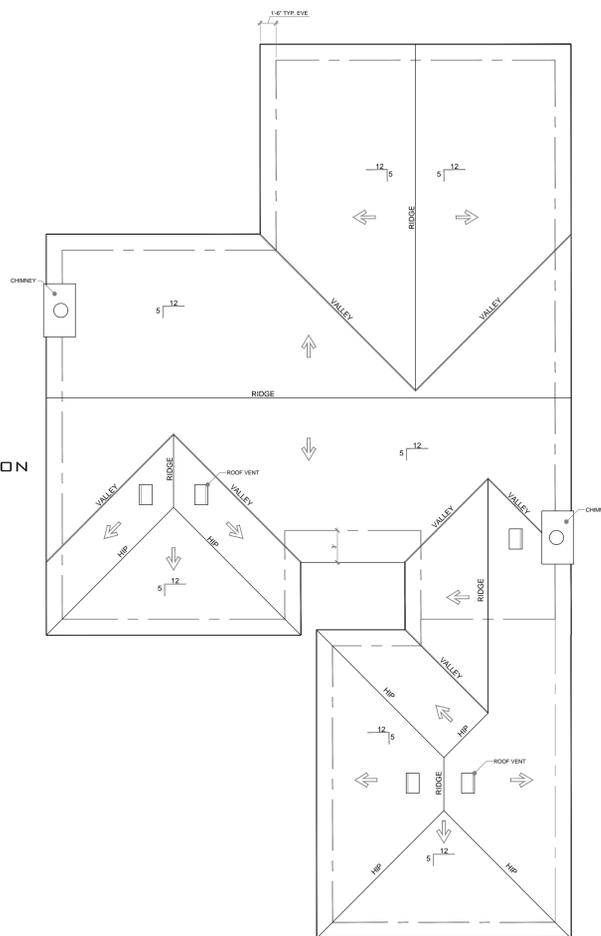
DRAWING INDEX

- A-1.0 SITE PLAN, ROOF PLANS & SITE INFORMATION
- A-2.0 EXISTING PLAN & EXTERIOR ELEVATIONS
- A-2.1 PROPOSED FLOOR PLAN
- A-3.0 PROPOSED ELEVATIONS
- A-4.0 PROPOSED SECTIONS
- L1.0 PROPOSED LANDSCAPE PLAN



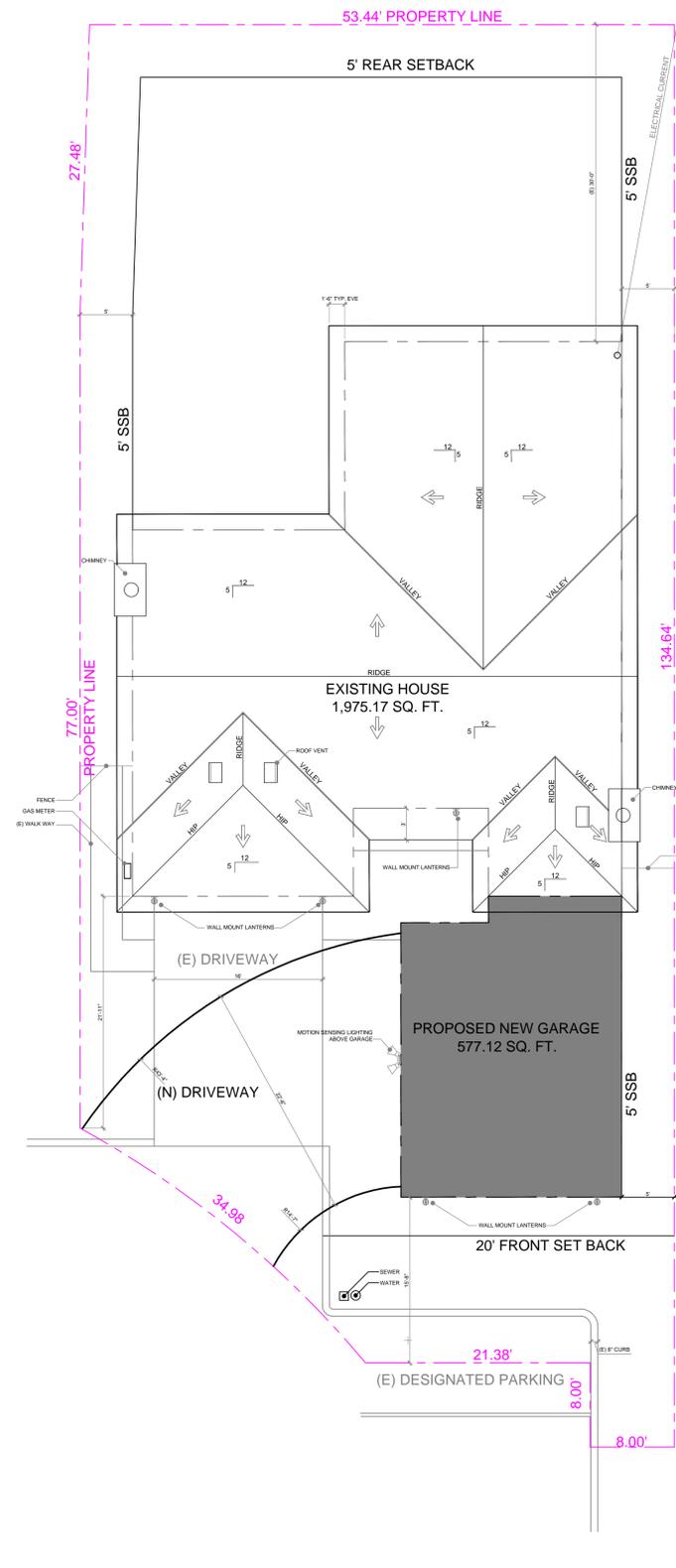
EXISTING ROOF PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$



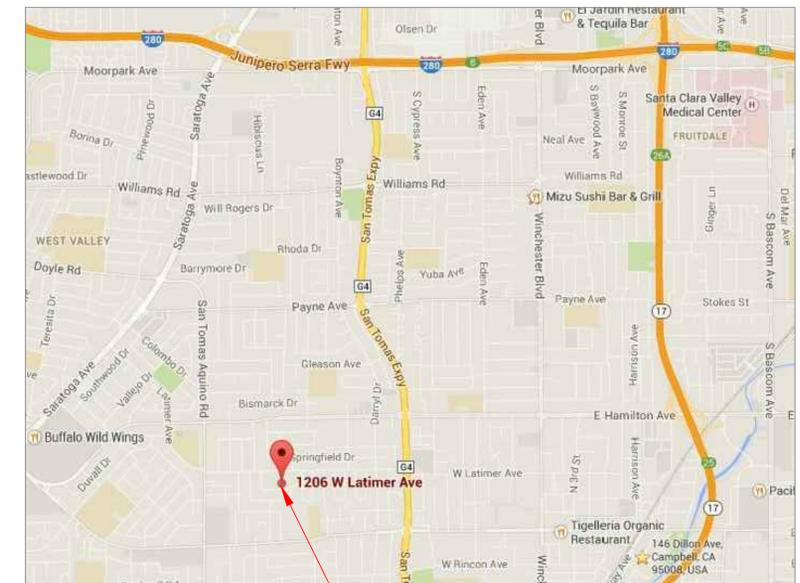
PROPOSED ROOF PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$



SITE PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$



VICINITY MAP

NOTE TO SCALE

CONTRACTOR SHALL: 1) BE SUITABLY LICENSED AND BONDED IN ACCORDANCE WITH THE SCOPE OF THE WORK ASSIGNED. 2) MAINTAIN ADEQUATE WORKER'S COMPENSATION COVERAGE. 3) BE SOLELY RESPONSIBLE FOR ALL JOB AND WORK SITE SAFETY.

CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AND BE PREPARED TO CARRY OUT THE WORK WITHIN THE EXISTING LIMITATIONS.

ALL WORK SHALL COMPLY AND CONFORM TO ALL CODES AND REGULATIONS, INCLUDING THE 2013 CBC, CMC, CPC, 2013 CEC AND 2013 CA ENERGY STANDARDS, AND ALL APPLICABLE LOCAL (INCLUDING HOMEOWNERS' ASSOCIATION, IF APPLICABLE), STATE AND FEDERAL REQUIREMENTS, CODES & REGULATIONS.

CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL PROFESSIONAL CALCULATIONS (JOB ASSOCIATED) AND BE PREPARED TO CARRY OUT THE WORK WITHIN THE EXISTING LIMITATIONS. ALL CALCULATIONS PROVIDED BY LICENSED PROFESSIONALS TAKE PRECEDENCE OVER WRITTEN SPECIFICATIONS ON PLANS.

VERIFY ALL DIMENSIONS IN THE FIELD; WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL OBSERVED CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.

CHANGE ORDERS SHALL BE SUBMITTED AND APPROVED IN WRITING.

CONTRACTOR SHALL TIMELY NOTIFY THE ARCHITECT OF ALL MODIFICATIONS TO DRAWING BY THE BUILDING DEPARTMENT AND OF ALL CHANGES REQUESTED BY THE INSPECTOR.

THE CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR, SCAFFOLDING, UTENSILS, AND APPARATUS REQUIRED FOR THE WORK SHOWN ON THESE PLANS AND PAY FOR THE FULL FREIGHTAGE, CARTAGE, STORAGE, TAXES, AND HANDLING OF ALL MATERIAL ASSOCIATED WITH THE WORK.

SUBSTITUTIONS WILL BE CONSIDERED, BUT DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS WITHOUT SPECIFIC ADVANCE APPROVAL BY QUALIFIED PERSONNEL AUTHORIZED BY THE OWNER. NOT APPROVED SUBSTITUTIONS ARE NOT PERMITTED.

FOLLOW MANUFACTURER'S INSTRUCTIONS CAREFULLY AND ADHERE TO THEM. IN THE ABSENCE OF MANUFACTURER'S INSTRUCTIONS, WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS. MANUFACTURER'S OPERATING INSTRUCTIONS AND WARRANTIES / WARRANTIES SHALL BE PROVIDED TO THE OWNER AT JOB COMPLETION.

ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS THAT SHOWN FOR SIMILAR CONDITIONS. FOR SPECIAL CONDITIONS OR DISCREPANCIES, NOTIFY QUALIFIED PERSONNEL AUTHORIZED BY THE OWNER BEFORE BIDDING OR PERFORMING WORK.

ALL MATERIALS SHALL BE OF THE BEST OF THEIR RESPECTIVE KINDS, NEW, SUITABLE FOR THE PROJECT, AND SUBJECT TO THE APPROVAL OF THE OWNER. ALL WORK IS TO BE PERFORMED IN THE BEST MANNER BY SUITABLY SKILLED WORKMEN.

ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS TO THE SATISFACTION OF THE OWNER.

* CLIENT ACKNOWLEDGES RECEIPT OF GENERAL NOTES
 * CLIENT IS ADVISED TO REVIEW WITH INDIVIDUAL CONTRACTORS.
 * ENGINEERS CALCULATIONS AND SPECIFICATIONS TAKE PRECEDENCE OVER PLANS SPECIFICATIONS.

S3 DESIGN GROUP
 6280 SAN IGNACIO AVE. (G)
 SAN JOSE, CA 95119
 PHONE: 408 629-9906
 LICENSE: # 945890



Wills Residence
 1206 WEST LATIMER AV,
 CAMPBELL CA. 95008

DATE	DESCRIPTION
4.2.15	REVISED SET PROPOSED PLAN

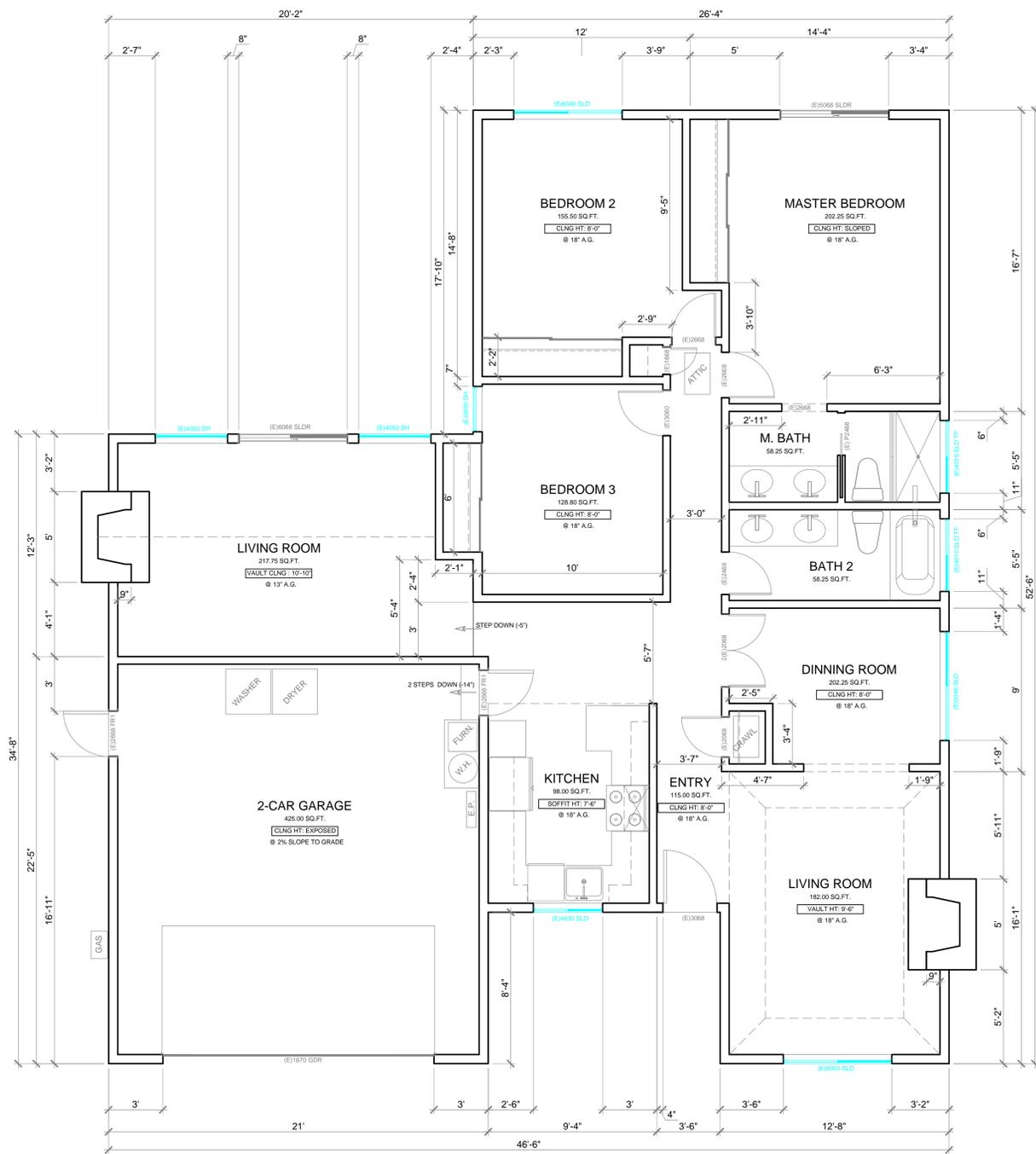
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LICENSE STAMP

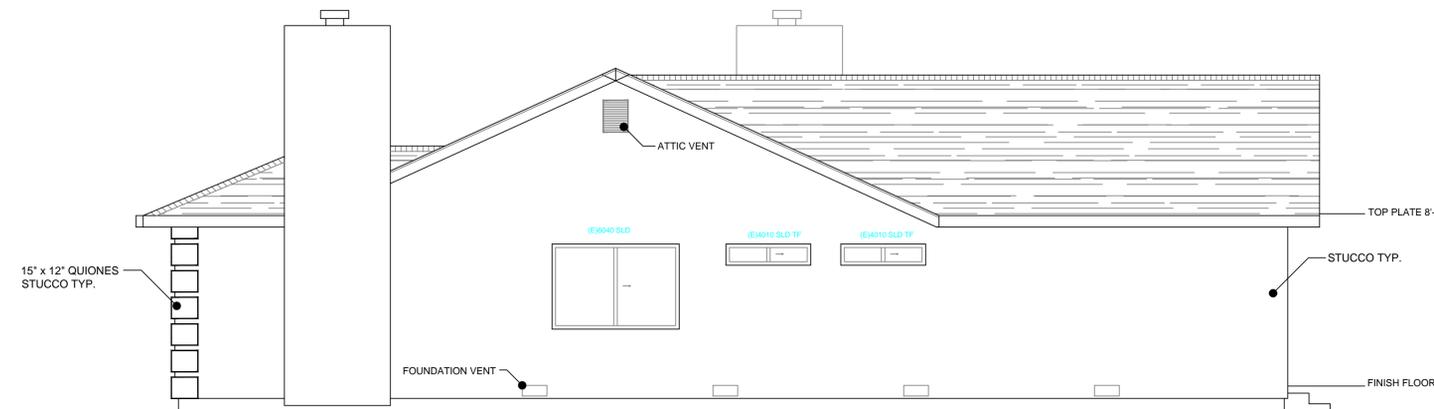
DATE AND DRAWN BY:
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A-1.0

SITE PLAN



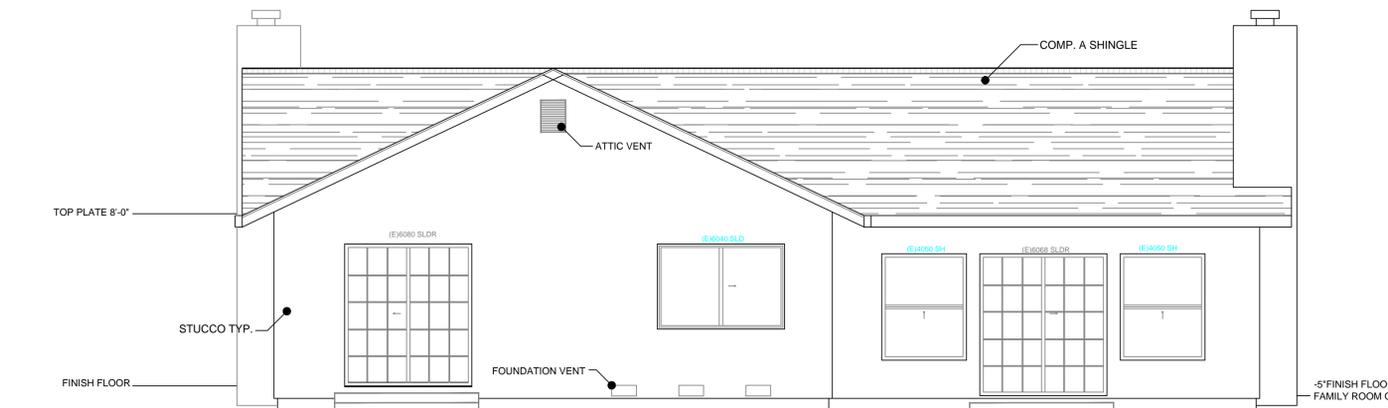
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



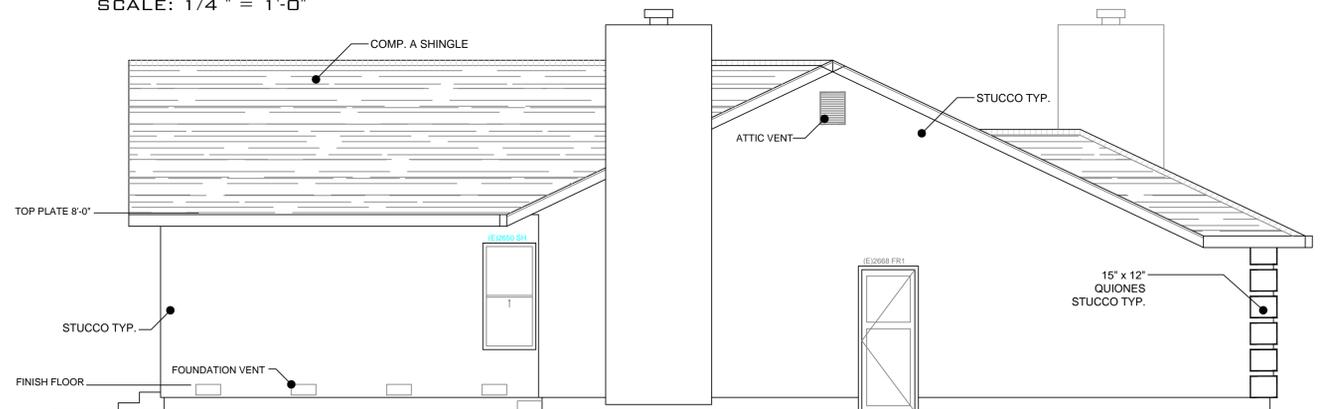
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

(E) FLOOR PLAN & ELEVATIONS

S3 DESIGN GROUP
6280 SAN IGNACIO AVE. (G)
SAN JOSE, CA 95119
PHONE: 408 629-9906
LICENCE: # 945890



Wills Residence
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CAMPBELL CA. 95008

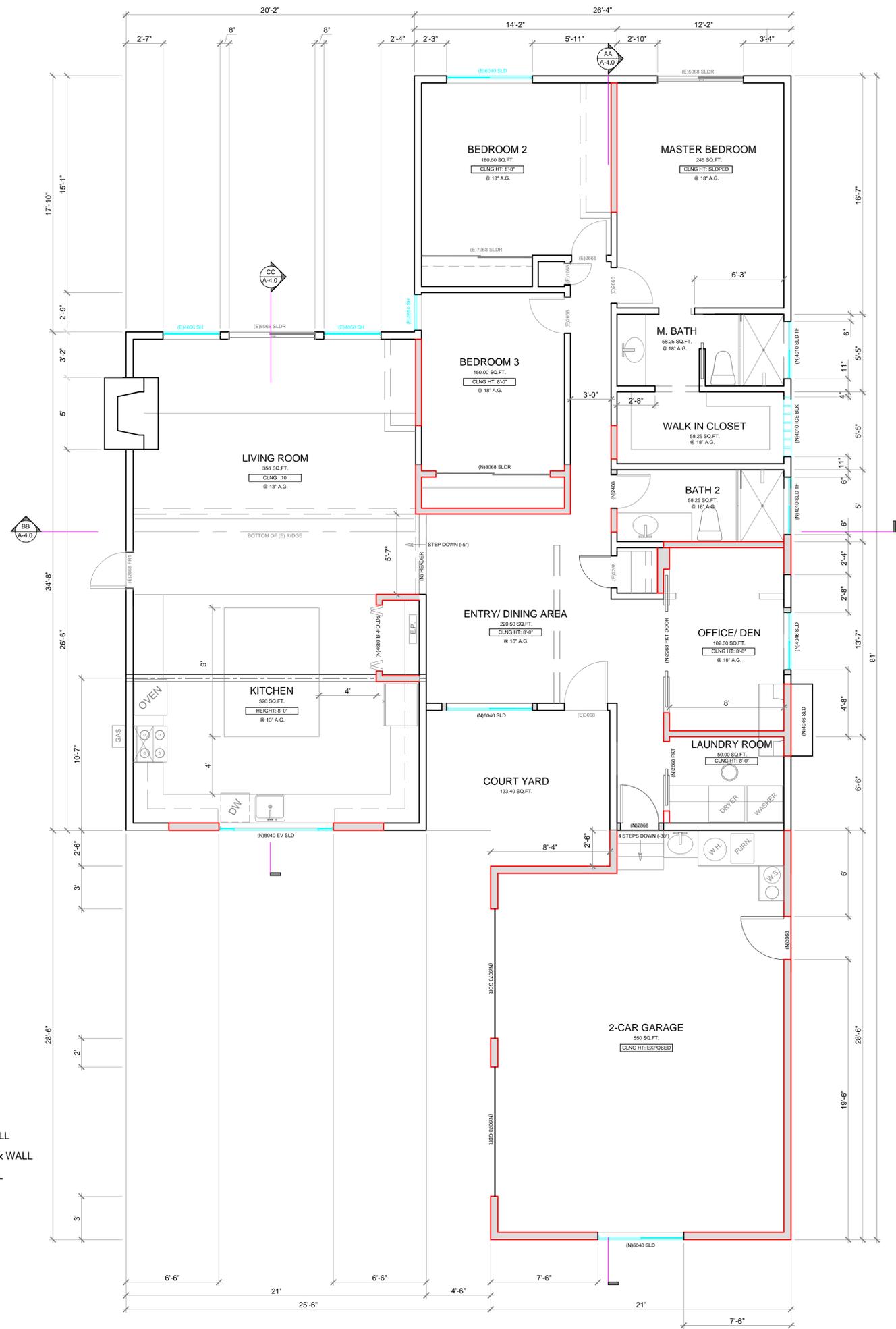
DATE	DESCRIPTION
4.2.15 <td>REVISED SET</td>	REVISED SET
	INITIAL PLAN

S3 DESIGN GROUP IS NOT RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS UNLESS CERTIFIED AND WET SIGNED BY LICENSED ENGINEER

LICENSE STAMP

DATE AND DRAWN BY:
CDG

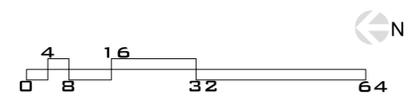
A-2.0



WALL LEGEND

- NEW 2x WALL
- EXISTING 2x WALL
- DEMO WALL

PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



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4.2.15	REVISED SET
	PROPOSED PLAN

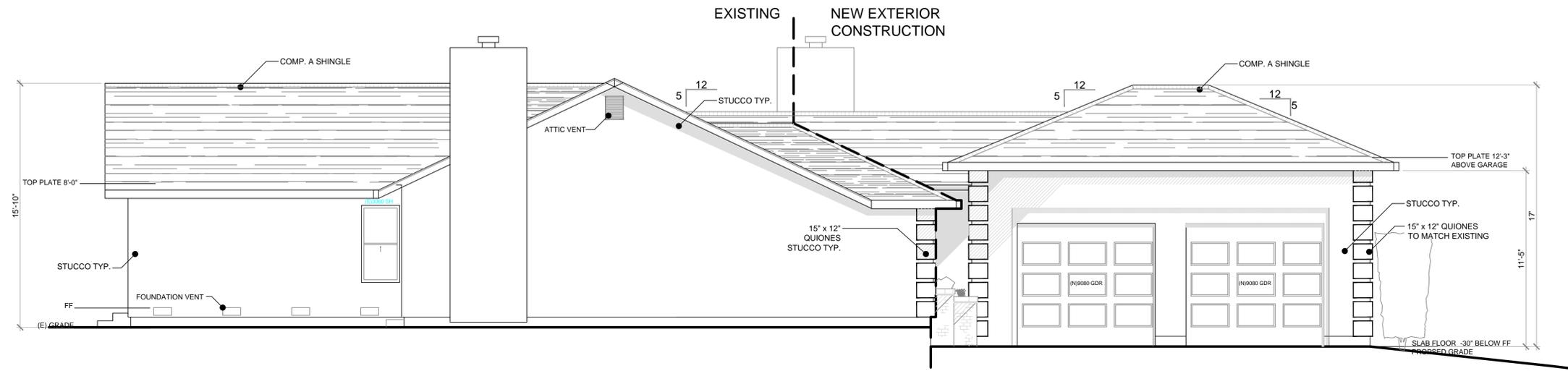
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LICENSE STAMP

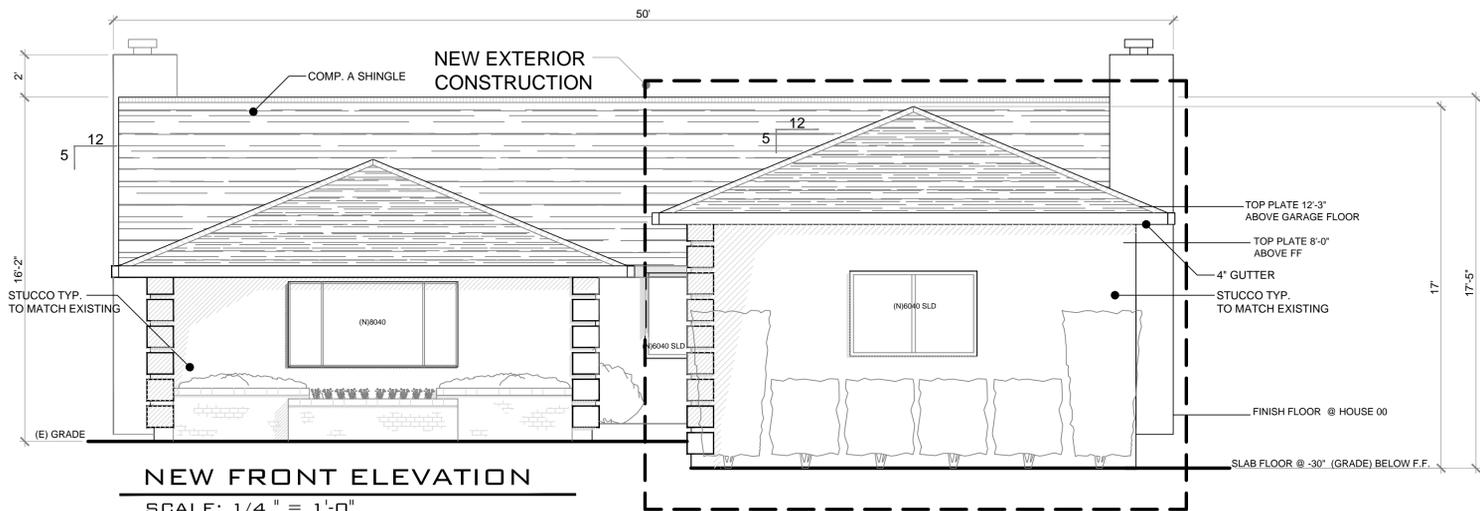
DATE AND DRAWN BY:
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A-2.1

PROPOSED PLAN



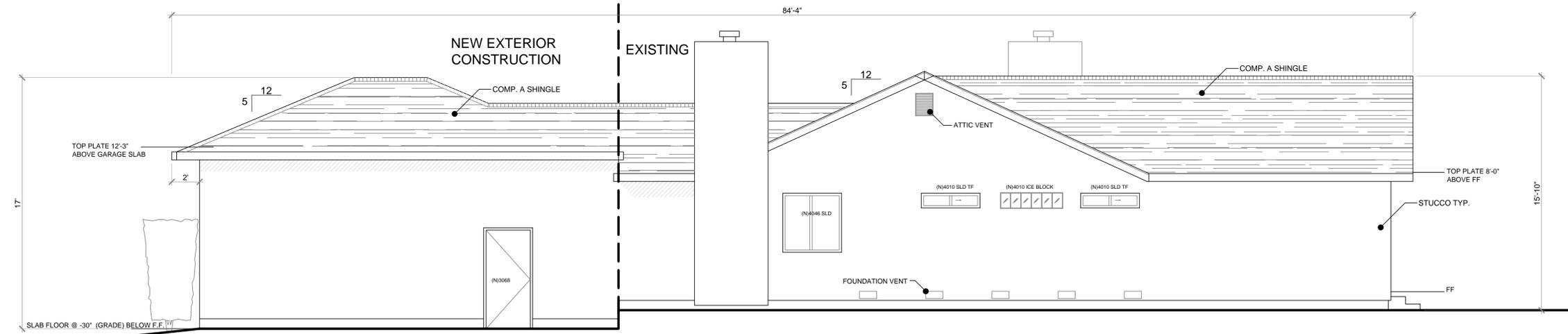
NEW LEFT ELEVATION
SCALE: 1/4" = 1'-0"



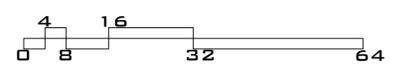
NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"

COLOR SCHEME OF EXISTING TO MATCH NEW

- DUNN EDWARDS
Gutters and Front Door - Emerald Dust DE3140
- DUNN EDWARDS
Trim for Front Door, Windows, and Garage Door - Inside Passage DE3185
- DUNN EDWARDS
Stucco and Garage Door - Total Recall DE3187



NEW RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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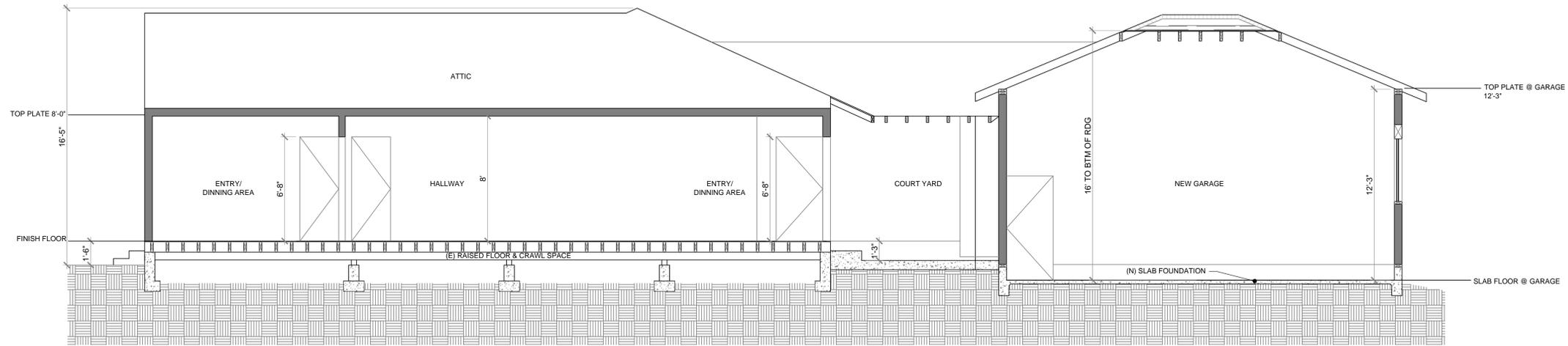
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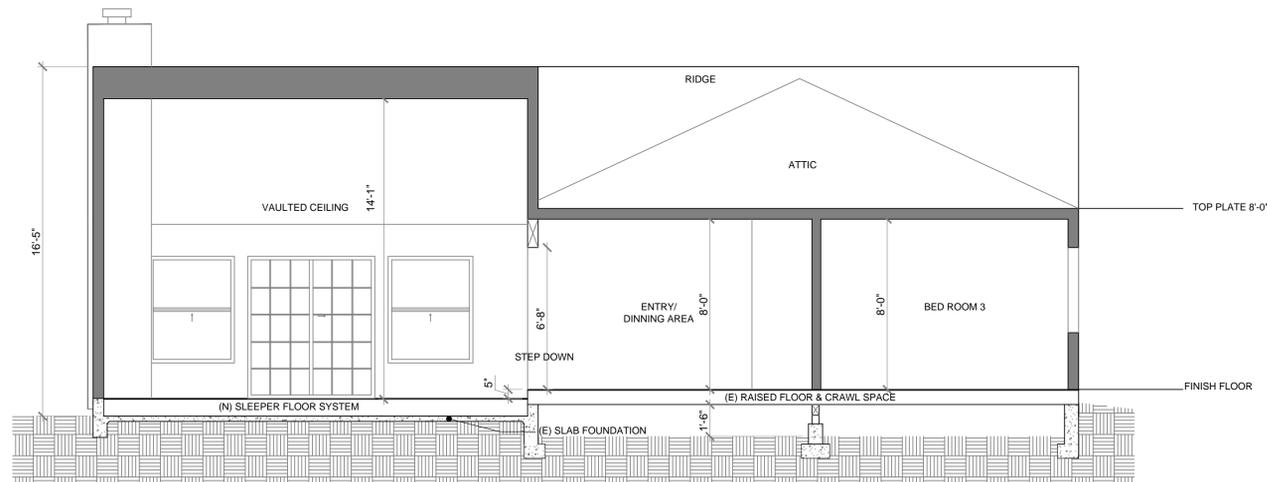
NEW ELEVATIONS

A-3.0



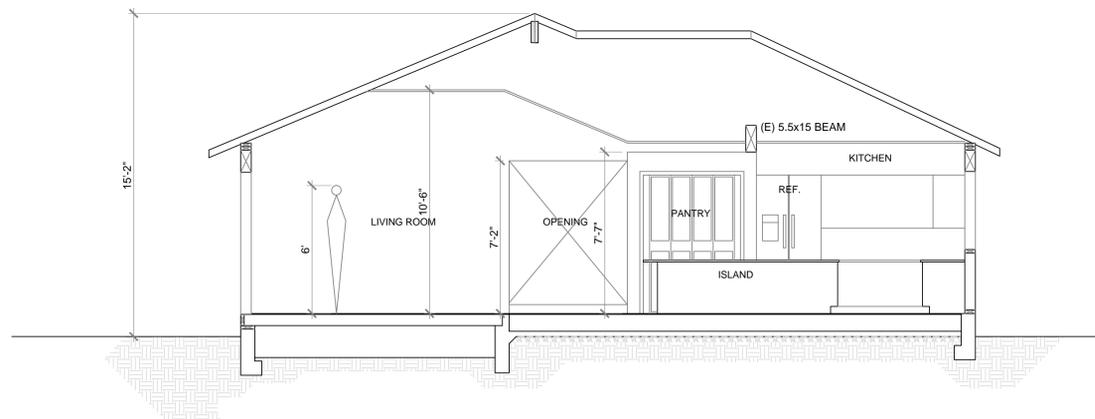
AA SECTION

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



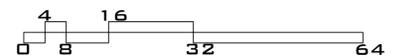
BB SECTION

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



CC SECTION

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



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A-4.0

NEW SECTIONS

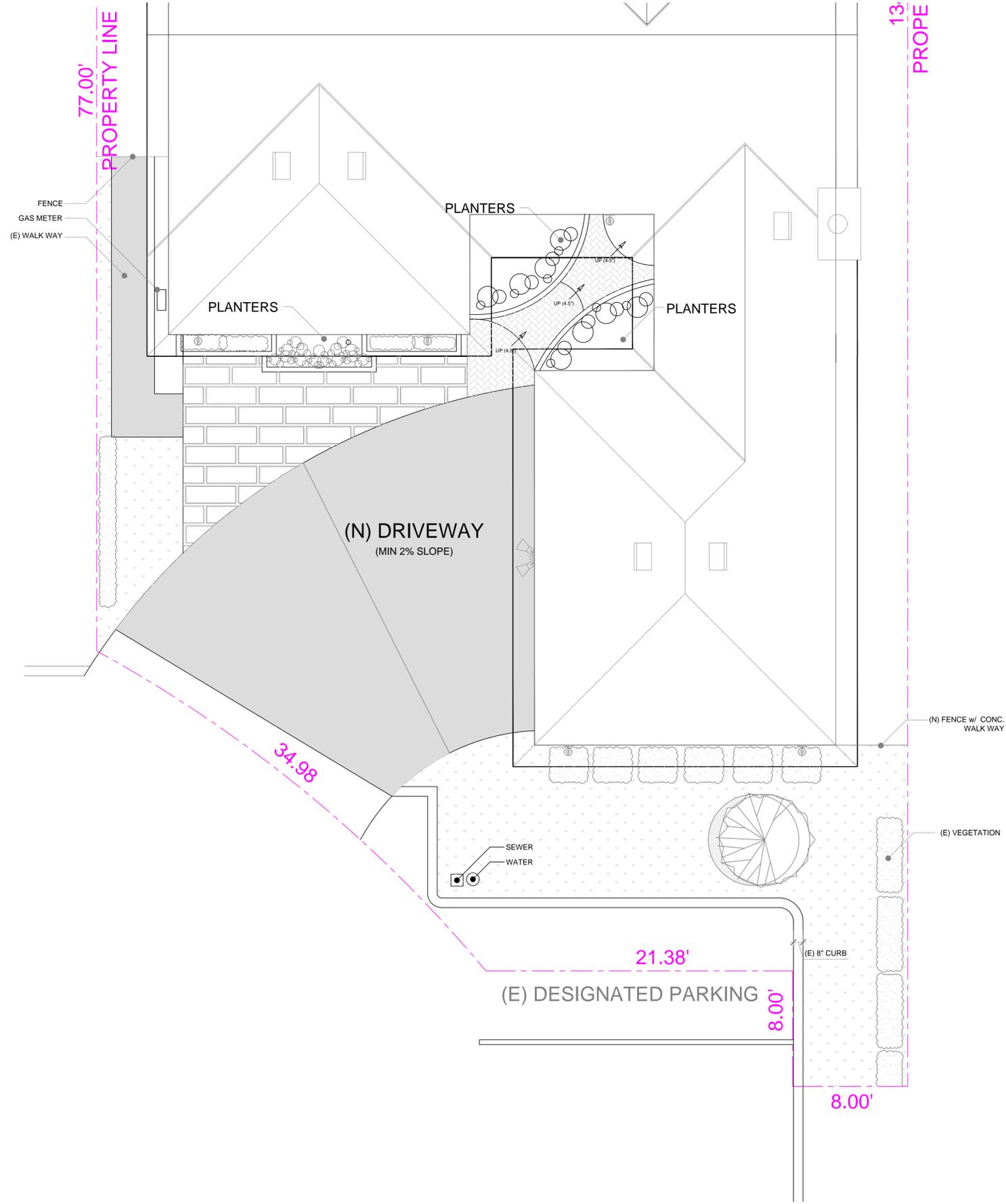


The Wills Residence

1 206 WEST LATIMER AV,
CAMPBELL CA. 95008



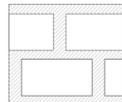
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LANDSCAPING LEGEND

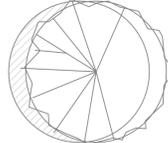
- 

ORGANIC MULCH
- 

BERMUDA GRASS
(Cynodon dactylon)
- 

NON-SLIP PAVERS WITH GRASS
- 

H-BONE STONE PAVERS
- 

CONCRETE
- 

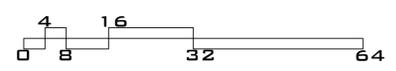
Heritage River Birch
(Betula nigra)
DROUGHT TOLERANT
OPTIONAL
- 

AUCUBA SHRUB
(Aucuba japonica)
DROUGHT TOLERANT
OPTIONAL
- 

PURPLE CONEFLOWERS
(Echinacea purpurea)
DROUGHT TOLERANT
- 

COLUMBIAN LEWISIA FLOWER
(Lewisia columbiana)
DROUGHT TOLERANT

LANDSCAPING PLAN
SCALE: 1/4" = 1'-0"



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	REVISED SET

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LICENSE STAMP

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L-1.0

PROPOSED LANDSCAPE PLAN