



**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 Terry Martin for a Site and Architectural Review Permit (PLN2015-01) to allow the construction of a rear addition (secondary dwelling unit) to an existing single-family residence and conversion of an existing garage to living area, on property located at **865 Briarwood Way** in the R-1-8 (Single Family Residential) Zoning District. Staff is recommending that this project be deemed Categorically 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'.

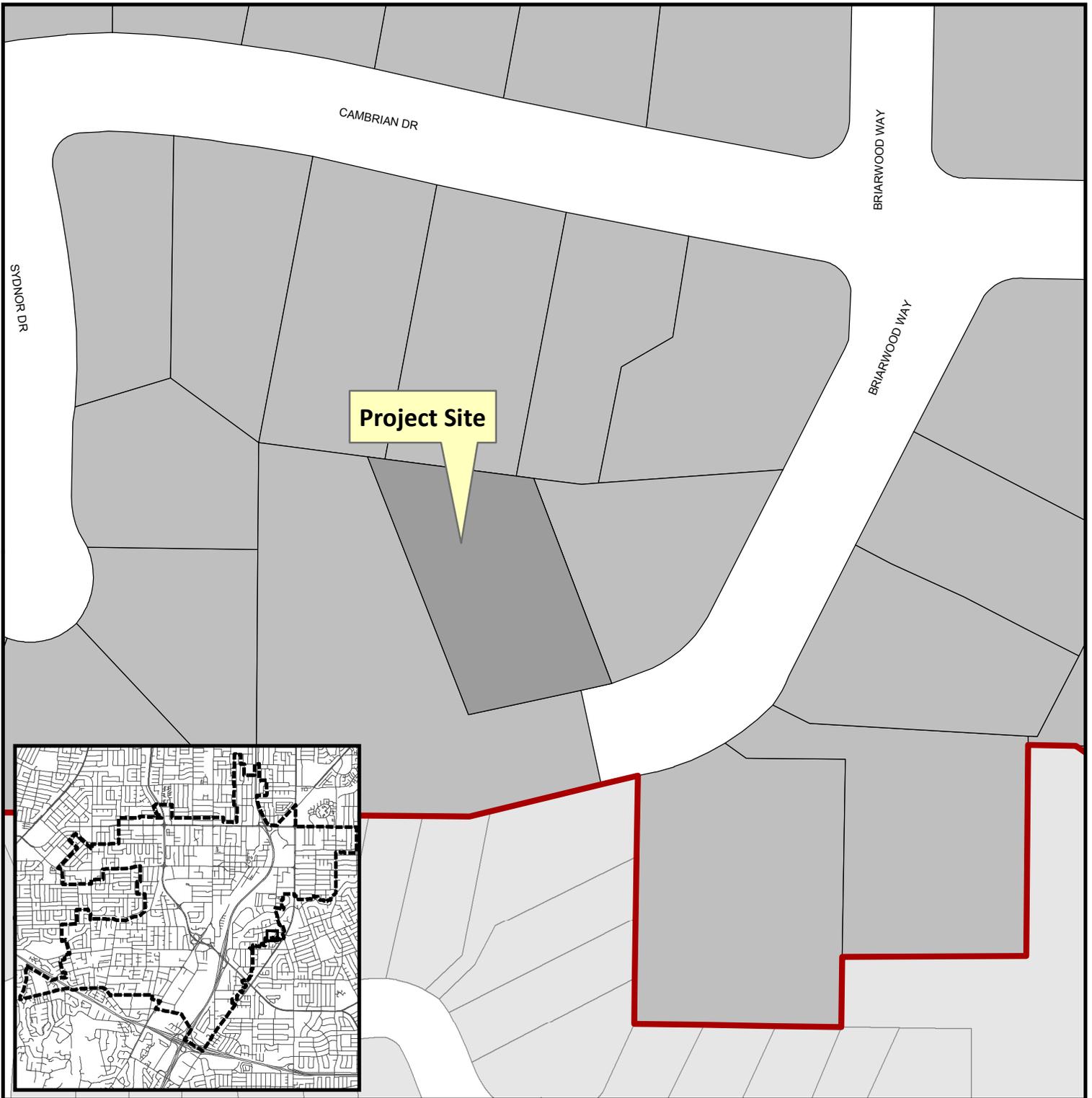
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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.

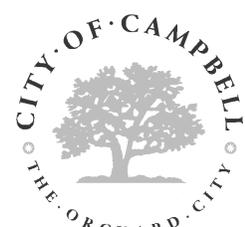
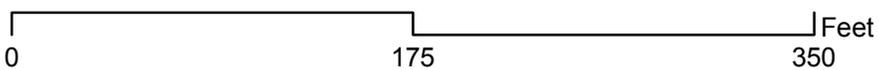
PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to address: **865 Briarwood Way**

# Project Location Map

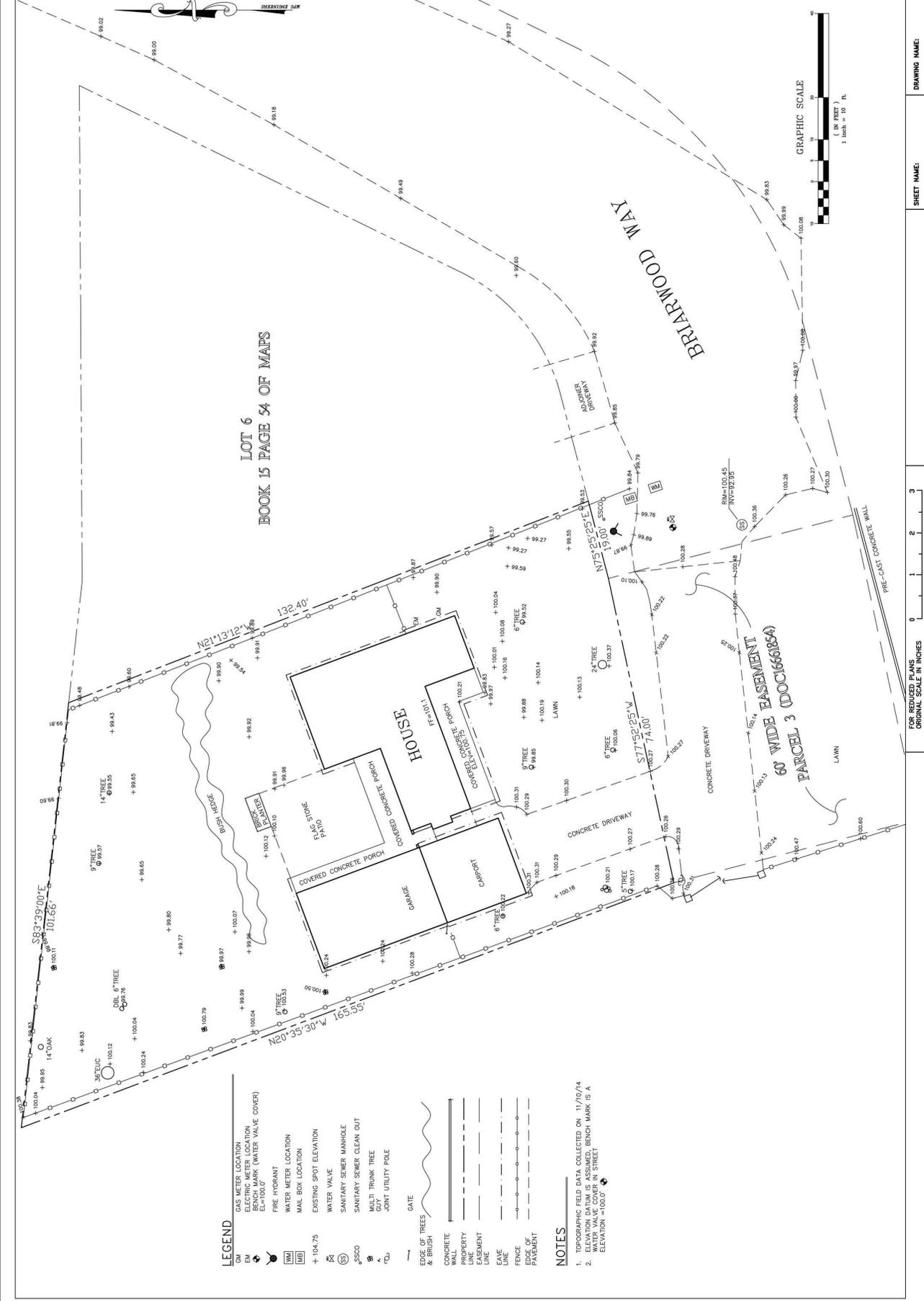


**Project Location:** 865 Briarwood Way  
**Application Type:** Site and Arch. Review Permit  
**Planning File No.:** PLN2015-01  
**Description:** Addition to single-family residence



Community Development Department  
Planning Division





BRIARWOOD WAY

**TERRY J. MARTIN ASSOCIATES, AIA**  
 61 East Main Street, Suite D  
 Los Gatos, CA 95030  
 Phone: 408-355-0418  
 Fax: 408-355-5232  
 terry@tmarch.com

Project: Remodel & Secondary Dwelling Unit  
 865 Briarwood Way  
 Campbell, CA 95008

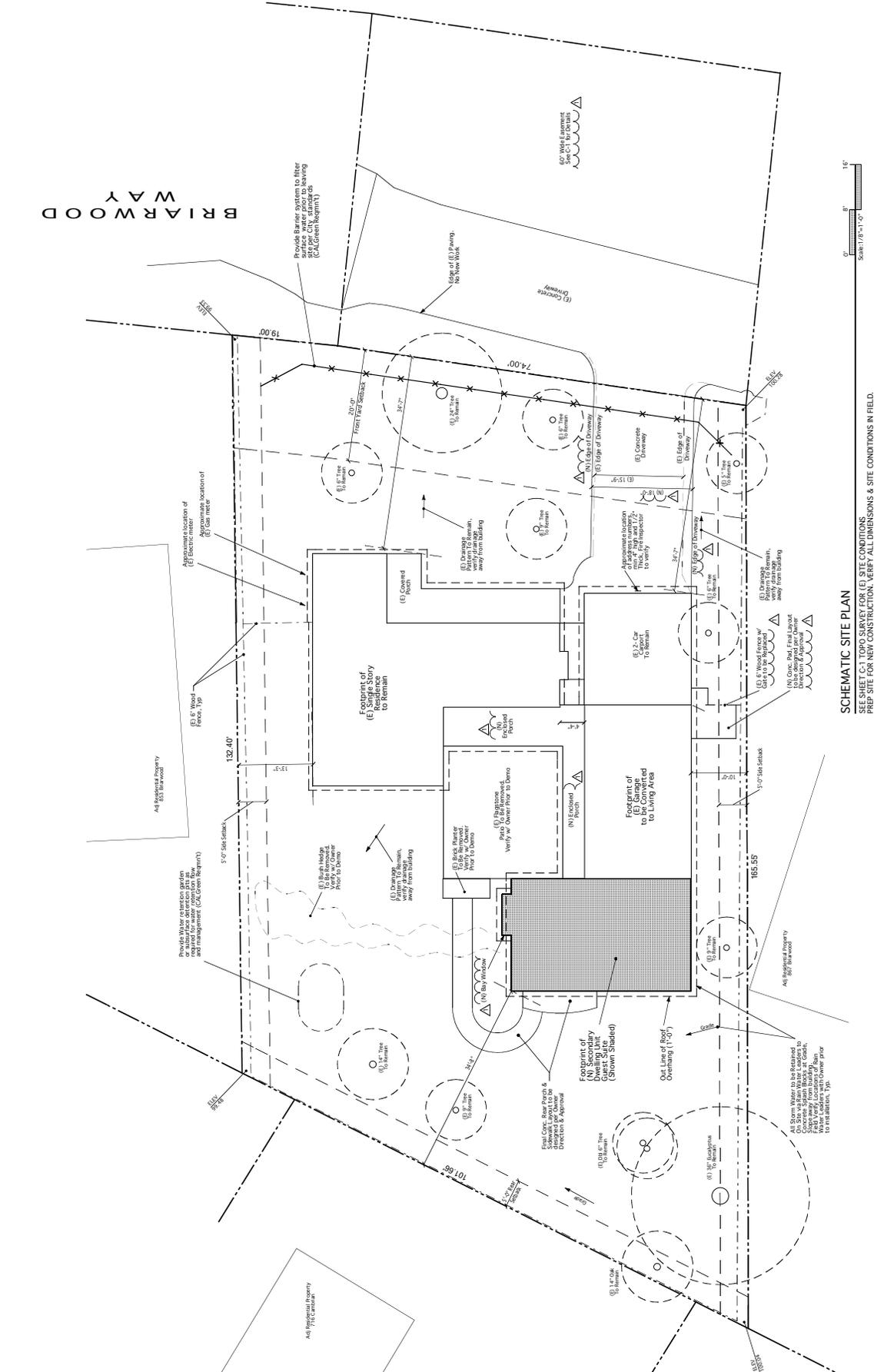
Rev: Design  
 Site & Architectural Residential  
 02/20/2015  
 12/20/2014

Date: 02/20/2015  
 Print Date: 02/20/2015

DATE: 02/20/2015  
 PROJECT: # 14004  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: RT

SHEET TITLE: SCHEMATIC SITE PLAN

A-2



**SCHEMATIC SITE PLAN**  
 SEE SHEET C-1 TOPO SURVEY FOR (E) SITE CONDITIONS  
 PREP SITE FOR NEW CONSTRUCTION. TYPICAL DIMENSIONS & SITE CONDITIONS IN FIELD.  
 NOTE: SITE PLAN IS ROTATED 90 DEGREES FROM FLOOR PLAN.

APN: 412-41-023  
 LOT SIZE: 13,463 SQ. FT. +/-  
 ZONING: R-1-8  
 EXISTING SINGLE STORY RESIDENCE TO REMAIN 1333 SQ. FT.  
 ALLOWABLE FAR: 6,058 SQ. FT. @ .45% (Excluding Garage)

DEVELOPMENT DATA

	Square Feet	Percent of Site
Existing	1,723	12.8%
Proposed	2,628	19.5%
BUILDING COVERAGE	1,723	12.8%
PAVING COVERAGE	2,055	15.3%
FLOOR AREA RATIO	1,723	12.8%

Scale: 1/8" = 1'-0"  
 0 5 10 Feet

North Arrow

As Shown on Survey  
 As Shown on Survey

Final Conc. Rear Porch & Deck to be designed per local jurisdictional codes, standards, and regulations. Final design subject to local jurisdictional review.

Provide barrier system to filter site per C.U.T. standards (CAL Green Report)

Provide water retention pond or water retention system for site water management (CAL Green Report)

Footprint of (E) Single Story to Remain

Footprint of (N) Secondary Guest Site

Footprint of (E) to be Completed to Living Area

Front Yard Setback

Side Setback

Rear Setback

Edge of (E) Driveway

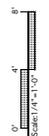
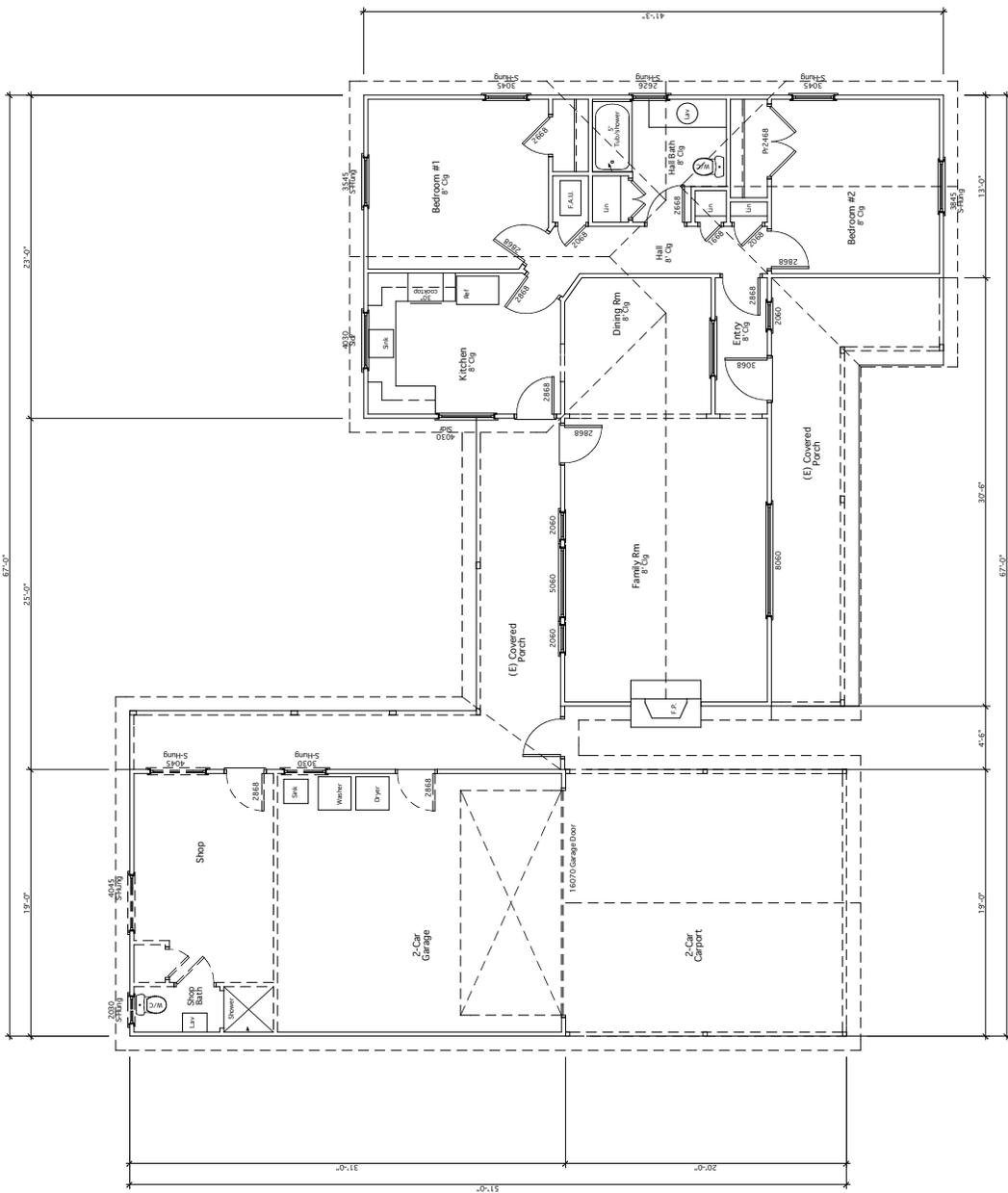
Edge of (E) Driveway

Edge of (E) Driveway

**HARMER  
RESIDENCE**  
Remodel & Secondary Dwelling Unit  
865 Briarwood Way  
Campbell, CA 95008

Rev. Description	Site & Architectural Residential
DATE:	02/20/2015
DATE:	12/20/2014
DATE:	02/20/2015

**TERRY J. MARTIN ASSOCIATES A.I.A.**  
RESIDENTIAL & COMMERCIAL ARCHITECTURE  
61 East Main Street, Suite D  
Los Gatos, CA 95030  
Phone: (408) 955-9816  
Fax: (408) 955-5122  
tjmartin@tjma.com  
www.tjma.com



**FLOOR PLAN**  
SEE DEMO NOTES & GENERAL NOTES, SHEET A1.1 & A1.2, FOR ADDITIONAL REQUISITS  
Please Confirm Extent of Demolition, Removal, and Salvage with Owners prior to commencing work.  
Notes apply to construction prior to commencing work.

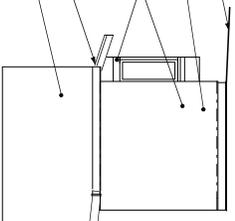
(E) Main Level	1333 Sq Ft
Total Living (Excluding Covered Porches)	1333 Sq Ft
Total Living Plus (E) Garage	300 Sq Ft



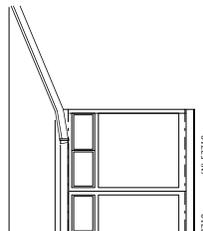




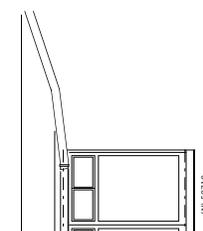
(N) Check All Roofing System  
 All Above-Grade Components  
 Obtain Owner Approval Prior to  
 Replacement  
 All Storm Water to be Collected On  
 Concrete Spill Basins at Grade,  
 Freely with a Location of Rain Water  
 Installation, 1/2" per foot to  
 (N) Level Sides, 1/2" to match (E)  
 Residence Green, White Respectively  
 (N) 3. Check Source/Content/Plaster  
 Areas to be Plaster. All Hard Board  
 Plaster including CP. 2 Layers 1/2" each  
 Scope made away from 848g  
 5/8" min at landscape  
 5/8" min at landscape



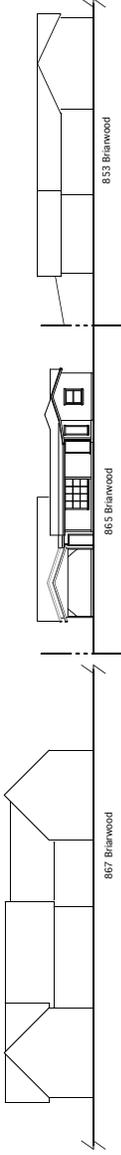
**NORTH COURTYARD ELEVATION**  
 Scale: 1/4" = 1'-0"



**WEST COURTYARD ELEVATION**  
 Scale: 1/4" = 1'-0"



**SOUTH COURTYARD ELEVATION**  
 Scale: 1/4" = 1'-0"



**SCHEMATIC STREETSCAPE**  
 FOR REFERENCE ONLY

Scale: 1/8" = 1'-0"

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 61 East Main Street, Suite D  
 Los Gatos, CA 95030  
 Phone: 408-352-0818  
 Fax: 408-352-7232  
 terry@tmarch.com  
 tmarchitect.com

Rev	Description
1	Site & Architectural Submittal
2	02/20/2015
3	12/30/2014
4	02/20/2015
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**HARMER RESIDENCE**  
 Remodel & Secondary Dwelling Unit  
 865 Briarwood Way  
 Campbell, CA 95008

Date:	08/20/14
Project:	# 110004
Scale:	1/4" = 1'-0"
Drawn by:	RT

Sheet Title:  
**COURTYARD EXTERIOR ELEVATIONS & SCHEMATIC STREETSCAPE**

**A-6.2**