



CITY OF CAMPBELL
Community Development Department

July 31, 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, **August 11, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Scott Trobbe to allow for a Major Modification (PLN2015-158) of the previously approved Planned Development Permit (PLN2013-238) to modify the project's construction phasing schedule to allow the office building and parking garage to be built concurrently (with temporary offsite valet parking during construction), and allow the seven-story parking garage (five stories above, two below) to be redesigned with all stories above ground (resulting in only a marginal increase in height as each story height would be more compressed), and allowing one of the two underground parking levels of the office building to be removed on property located at **675 Creekside Way**. The applicant's request also seeks to allow a Minor Modification (PLN2015-216) of the previously approved Planned Development Permit (PLN2013-237) to allow parking (including temporary valet parking during construction activities) serving 675 Creekside Way to be provided offsite at **705 Creekside Way**. A Mitigated Negative Declaration was previously approved for this project.

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'.

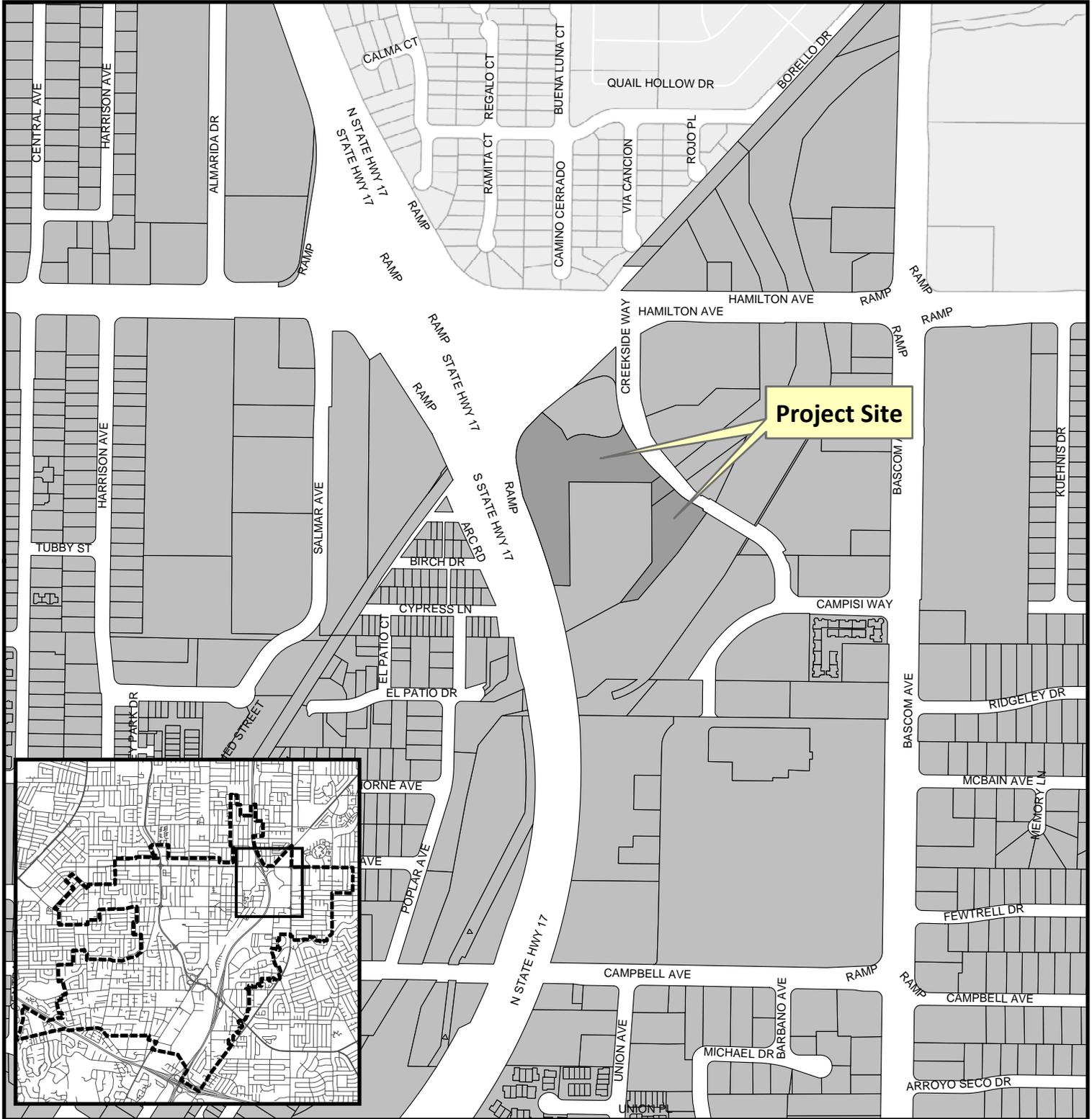
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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.

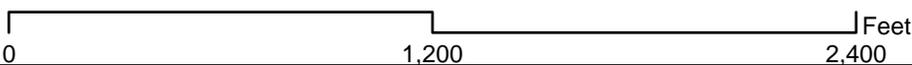
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **675 Creekside Way/ 705 Creekside Way**.

Project Location Map



Project Location: 675 and 705 Creekside Way
Application Type: Minor/Major Modification to PD Permit
Planning File No.: PLN2015-158/216
Description: To modify the project's construction phasing, permit valet parking during construction, redesign the office and parking garage and allow parking serving 675 Creekside to be provided at 705 Creekside.



Community Development Department
Planning Division

HAMILTON CAMPBELL, LLC

A Minor Modification to APD Permit For:
CREEKSIDE @ 17
 Creekside Way
 Campbell, California



ARC TEC
 ARCHITECTURAL TECHNOLOGIES

Arizona California
 2960 E. Northern Avenue 99 Almaden Boulevard
 Building C Suite 840
 Phoenix, AZ 85028 San Jose, CA 95113
 402.953.2358 f 408.496.0676
 402.953.2988 f 408.496.1121 f
 www.arcotecinc.com

PROJECT DESCRIPTION

A PROPOSED 5 STORY 172,772 SF OFFICE BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING AND A PARKING GARAGE. GARAGE IS 7.5 LEVELS ABOVE GRADE WITH 911 PARKING STALLS. SITE IMPROVEMENTS INCLUDE: PLAZA WITH LANDSCAPING, DRIVEWAY AND TRAFFIC CIRCLE, AND SURFACE PARKING WITH 88 STALLS.
 PHASING OF ORDINANCE 2178, 705 CREEKSIDE WAY

SEE ATTACHED MEMO TO THE CITY OF CAMPBELL DATED MAY 19, 2015

PROJECT TEAM

DEVELOPER: SOUTHBAY DEVELOPMENT COMPANY
 1690 Dell Avenue
 Campbell, California 95008

CONTRACTOR: SOUTHBAY CONSTRUCTION
 1711 Dell Avenue
 Campbell, CA 95008
 PHONE: 408.379.5500
 CONTACT: Richard Furtado
 EMAIL: rfurtado@sbc.com

ARCHITECT: ARC TEC INC.
 99 Almaden Boulevard, Suite 840
 San Jose, CA 95113
 PHONE: 408.496.0676
 CONTACT: Dan S. Kirby
 EMAIL: ds Kirby@arcotecinc.com

CIVIL: KIER & WRIGHT
 3350 Scott Boulevard, Building 22
 Santa Clara, CA 95054
 PHONE: 408.727.6665
 CONTACT: Mark Knudsen
 EMAIL: mknudsen@kierwright.com

LANDSCAPE: LINN B. WINTERBOTHAM
 727 Paradise Way
 Redwood City, CA 94061
 PHONE: 650.325.3137
 CONTACT: Linn B. Winterbotham
 EMAIL: winterbotham@lps.net

DRAWING INDEX AND ISSUE DATES

- PRELIMINARY OR PRICING PLANS
- FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- + MODIFICATIONS SINCE PREVIOUS ISSUE

ISSUE DATES AND DESCRIPTIONS

07.23.13 PLANNING
 08.20.13 PERMITS
 5.14.15 MINOR MODIFICATION
 TO APD PERMIT
 7.20.15 REVISIONS
 PLANNING COMMENTS

COVER SHEET ● + +

CIVIL ● + +

C1.0 CONCEPTUAL GRADING & DRAINAGE PLAN ● + + +
 C2.0 CONCEPTUAL UTILITY PLAN ● + + +
 C3.0 PRELIMINARY STORMWATER CONTROL PLAN ● + + +

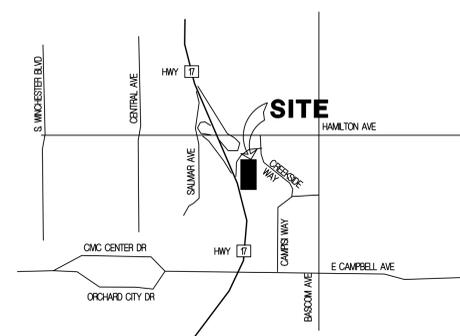
ARCHITECTURAL ● ● ●

A0.01 EXISTING SITE PHOTOS ● ● ●
 A1.01 SITE PLAN ● + +

PUBLIC TRANSPORT MAP



VICINITY MAP



A Minor Modification to APD Permit For
 PHASING REVISION FOR 705 CREEKSIDE WAY
CREEKSIDE @ 17
 Creekside Way
 Campbell, California



KEY NOTES

- 1) USE OF STRUCTURAL STEEL: AISC 360-16
- 2) CONCRETE COLUMN - FINI
- 3) FINISH STRIPS 8'-0" OC
- 4) CMU WALL WITH SMOOTH EXTERIOR FINISH
- 5) CONCRETE FINISH - FINI
- 6) METAL LITE GLAZING UNITS
- 7) USE OF CONCRETE: AISC 360-16
- 8) FINISH STRIPS 8'-0" OC
- 9) CONCRETE WALL
- 10) CONCRETE FLOOR
- 11) CONCRETE SLAB ON GROUND WITH METAL LITE GLAZING UNITS AND STAINLESS STEEL FINISH
- 12) FINISH STRIPS 8'-0" OC
- 13) ELEVATOR AND ELEVATOR EQUIPMENT ROOM (WHERE INDICATED)
- 14) OVER TO ABOVE LEVEL
- 15) CONCRETE WALL
- 16) GLAZING WITH LOADS
- 17) FINISH
- 18) QUANTITY TAKEOFF FOR FINISH STRIPS
- 19) USE OF CANTY AREA BELOW
- 20) METAL LITE GLAZING UNITS 2'-0" HIGH, THE FRAME WITH AN ANCHOR BOLT AND AN ANCHOR BOLT
- 21) CONCRETE FLOOR WITH ANCHOR BOLT AND ANCHOR BOLT
- 22) CONCRETE FLOOR WITH ANCHOR BOLT AND ANCHOR BOLT

PARKING PROVIDED-L0

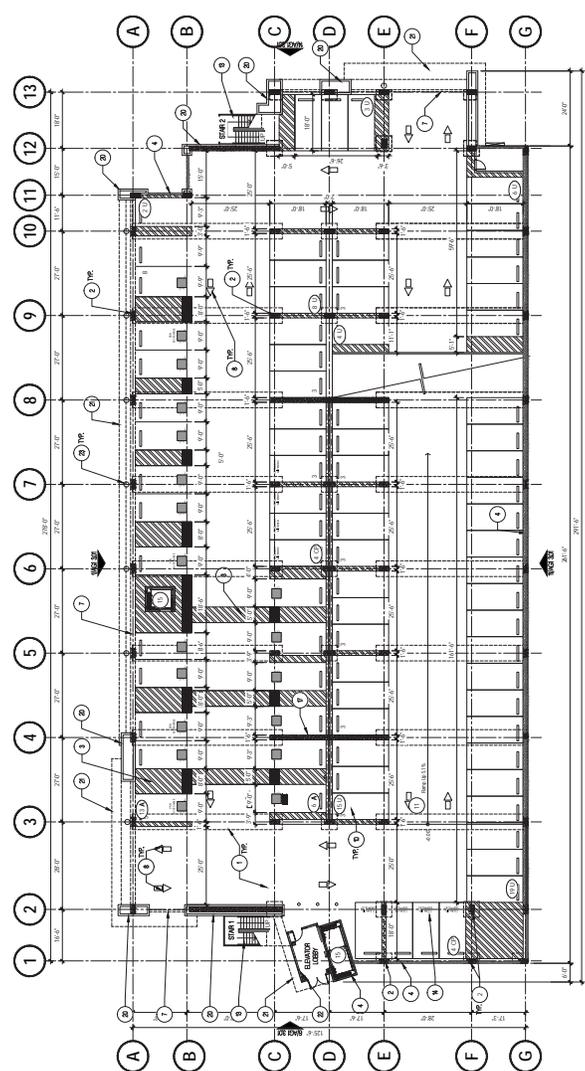
NUMBER	DETAILS
CONCRETE	DETAILS
GLAZING	DETAILS
TOTAL	DETAILS

PARKING PROVIDED-L1

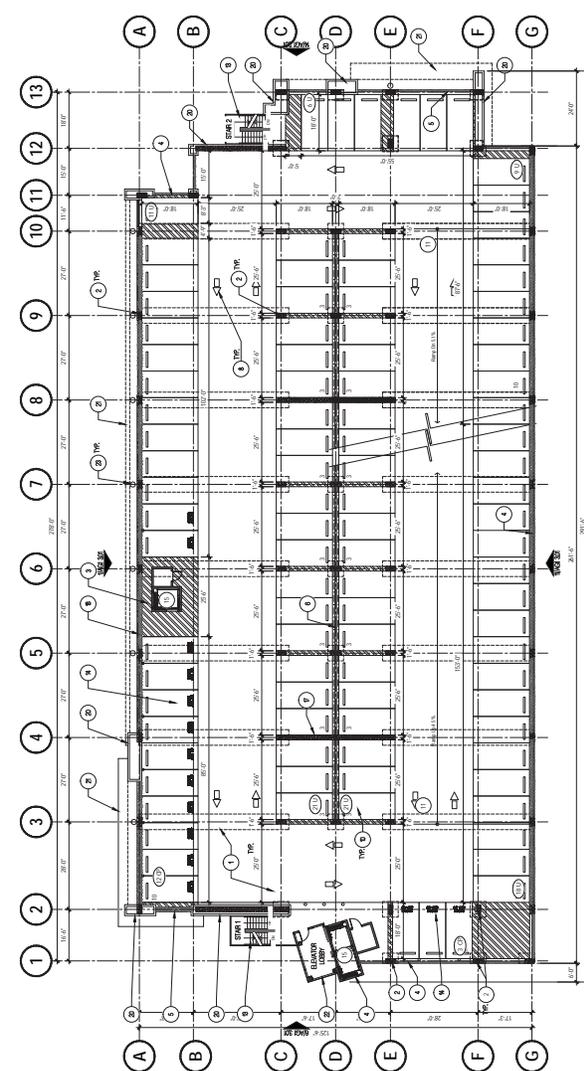
NUMBER	DETAILS
CONCRETE	DETAILS
GLAZING	DETAILS
TOTAL	DETAILS

PARKING PROVIDED-L2

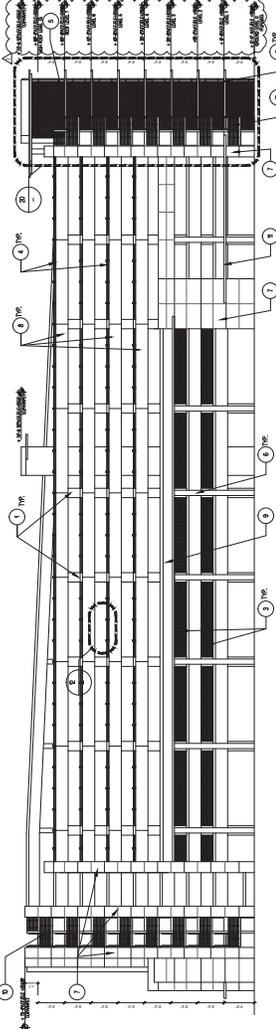
NUMBER	DETAILS
CONCRETE	DETAILS
GLAZING	DETAILS
TOTAL	DETAILS



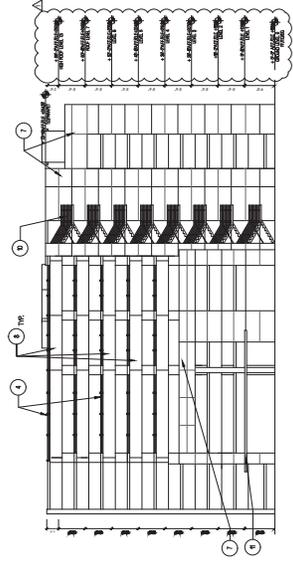
1 GARAGE 1 - GROUND LEVEL 0 FLOOR PLAN
SCALE: 1/8" = 1'-0"
FINISH FLOOR ELEVATION: 181.0'



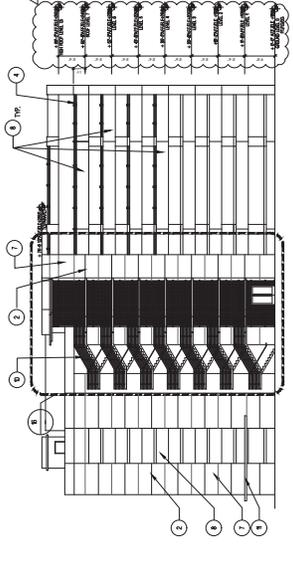
2 GARAGE 1 - LEVEL 1 AND 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"
FINISH FLOOR ELEVATION: L1=190.0', L2=199.1'



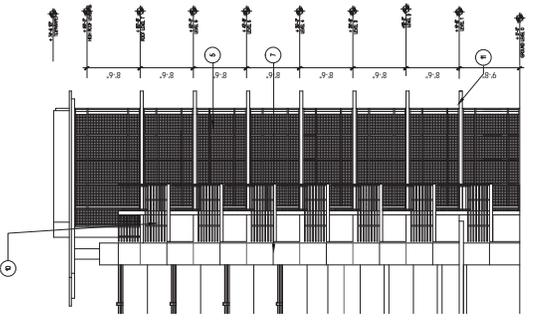
9 GARAGE - NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



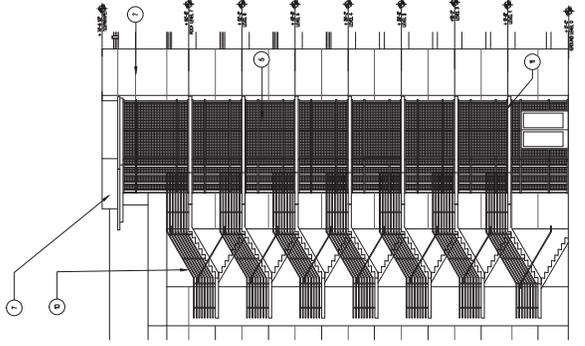
14 GARAGE - EAST ELEVATION
 SCALE: 1/8" = 1'-0"



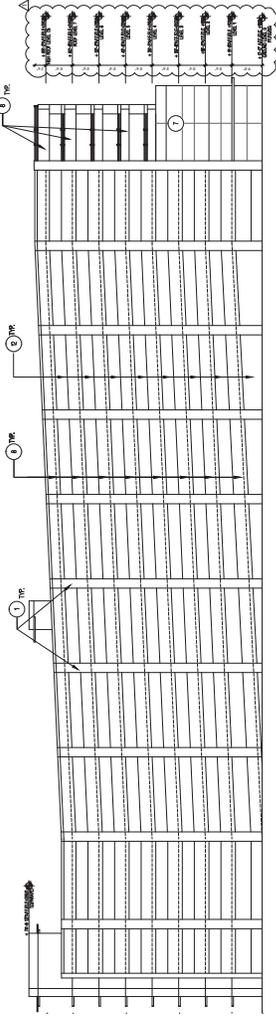
6 GARAGE - WEST ELEVATION
 SCALE: 1/8" = 1'-0"



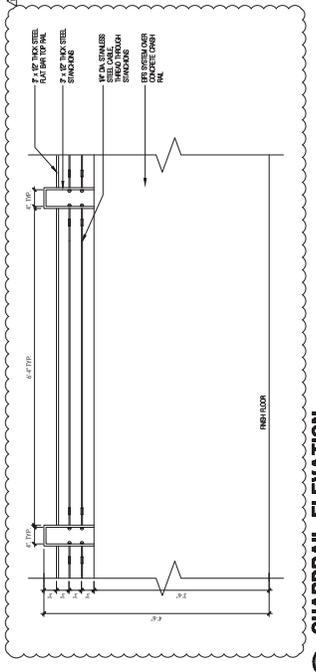
20 ENLARGED PARTIAL NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



16 ENLARGED PARTIAL WEST ELEVATION
 SCALE: 1/8" = 1'-0"



11 GARAGE - SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



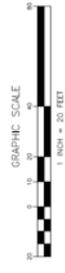
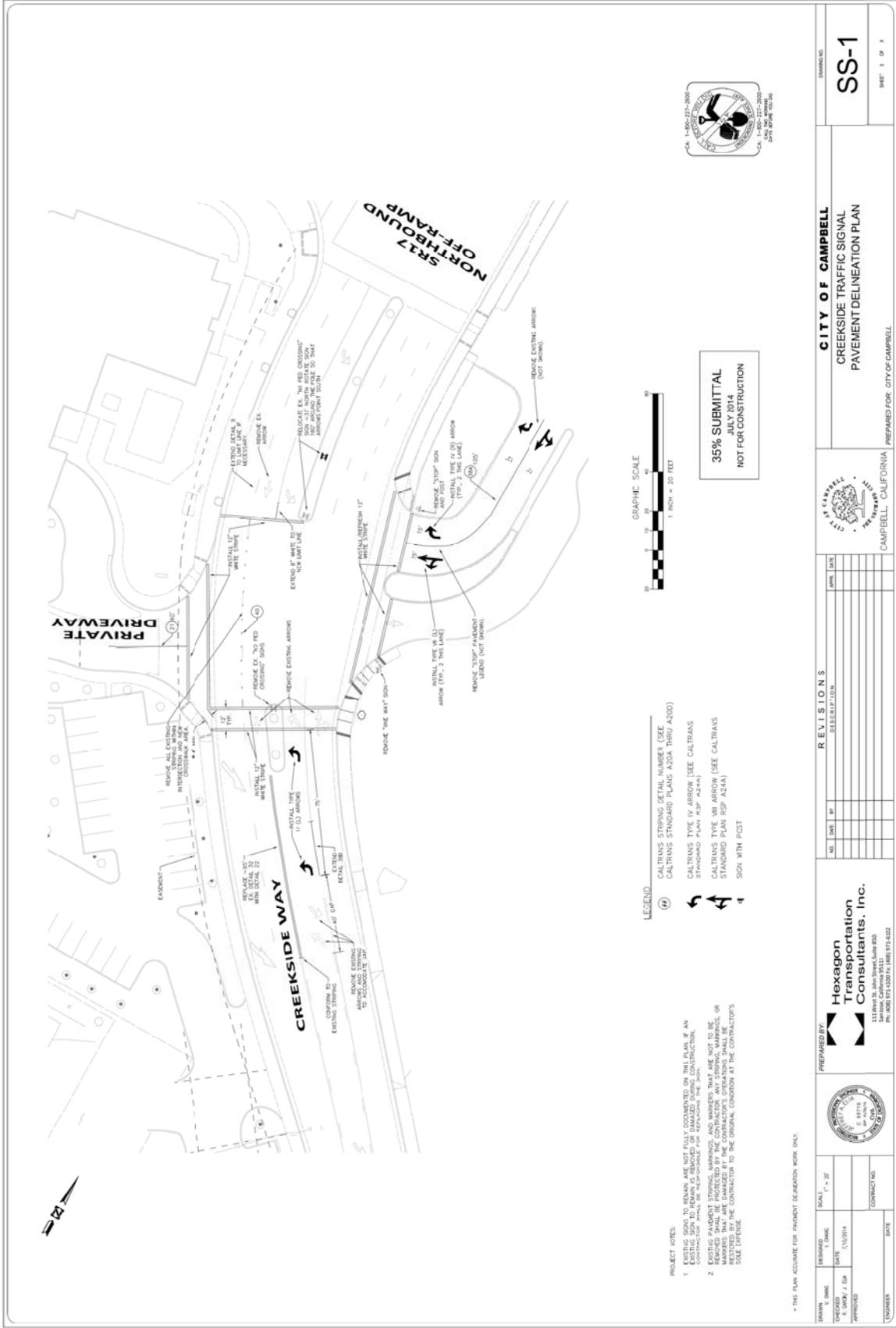
12 GUARDRAIL ELEVATION
 SCALE: 1/8" = 1'-0"

KEY NOTES

- 1 CONCRETE COLUMN - PAINT
- 2 REBAR
- 3 ALUMINUM CLAMPS
- 4 1/2" X 1/2" STEEL, PVC GASKET
- 5 W/6 ALUM. EXTERIOR AT ELEVATION LEVEL; 2x4 STUD, LIME FRAME WITH ALUM. BRG. GALVANIZED ALUM. HULL BY KNOXWELL
- 6 CONCRETE METAL PANEL W/SP. ASP. STEEL, PVC COLUMN
- 7 CONCRETE FASER SYSTEM DUAL FRAMING
- 8 CONCRETE WALL PANELS - PAINT
- 9 CONCRETE SLAB PANEL WITH CONCRETE RESISTANT JOBS AND INTERNAL ELEVATION AND DRAINAGE
- 10 CONCRETE SLAB PANEL WITH CONCRETE RESISTANT JOBS AND INTERNAL ELEVATION AND DRAINAGE
- 11 CONCRETE METAL PANEL
- 12 CONCRETE METAL PANEL
- 13 CONCRETE METAL PANEL WITH SEMI-GLOSS ENAMEL PAINT

CONDUCTOR SCHEDULE

AWG OR CABLE	CIRCUIT	NUMBER OF CONDUCTORS/CABLES	
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#3			
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35% SUBMITTAL
JULY 2014
NOT FOR CONSTRUCTION

- LEGEND**
- (H) CALTRANS STRING DETAIL NUMBER (SEE CALTRANS STANDARD PLANS A24A THRU A200)
 - (A) CALTRANS TYPE IV ARROW (SEE CALTRANS STANDARD PLAN RSP A24A)
 - (B) CALTRANS TYPE VIII ARROW (SEE CALTRANS STANDARD PLAN RSP A24A)
 - (C) SIGN WITH POST

PROJECT NOTES:

1. ALL SIGNAGE SHALL BE INSTALLED ON THE DATE OF AN EXISTING SIGN TO REMAIN IS REMOVED OR DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE SIGN.
2. ALL SIGNAGE SHALL BE PROTECTED BY THE CONTRACTOR. ANY SIGNAGE, MARKERS OR MARKERS THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.

* THIS PLAN ACCURATE FOR PRELIMINARY DESIGN WORK ONLY.

DESIGNED BY	SCALE	DATE
CHECKED BY	DATE	DATE
APPROVED BY	DATE	DATE



PREPARED BY:
Hexagon Transportation Consultants, Inc.
111 River St., Suite 200, Campbell, CA 95008
PH: (408) 371-1300 FAX: (408) 371-4322

NO.	DATE	BY	DESCRIPTION



CITY OF CAMPBELL
CREEKSIDE TRAFFIC SIGNAL
PAVEMENT DELINEATION PLAN

SS-1
SHEET 1 OF 1

CAMPBELL, CALIFORNIA PREPARED FOR: CITY OF CAMPBELL