



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 Ardie Zahedani, on behalf of St. Anton Communities, for a Planned Development Permit (PLN2014-323) for the approval of site configuration and architectural design, Vesting Tentative Subdivision Map (PLN2014-324) to create townhome, duplex and commonly owned lots, Tree Removal Permit (PLN2014-329) to allow removal of protected trees, a Sign Exception (PLN2015-053) to allow a large decorative sign element and Variance (PLN2015-167) to allow the placement of a new service pole in association with the project's undergrounding of overhead utilities on property located at **208, & 226-328 Railway Avenue and a portion of 290 Dillon Avenue** (City Corporation Yard). A Mitigated Negative Declaration (PLN2014-325) has been prepared 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: **St. Anton Project**

Project Location Map

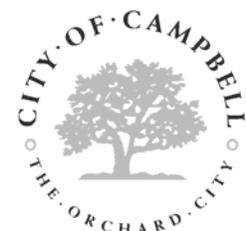
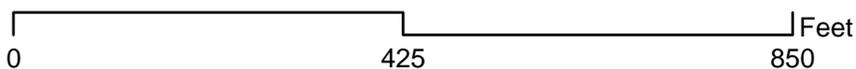


Project Location: 208, 226-328 Railway and 290 Dillon Ave.

Application Type: PD, TSM, MND, TRP, SE, V

Planning File No.: PLN2014-323, 324, 325, 329 /
PLN2015-053, 167

Description: Residential infill development project consisting of 157 units, comprised of 119 apartment units, 32 townhomes, and six (6) duplex units.



Community Development Department
Planning Division

Project Description / Scope of Work

Current and Adjacent Property Land Use

The 4.66+/- gross acre, predominately flat, assemblage of thirteen parcels is located in Sub-Areas 2 and 3 (High Density Residential) of the South of Campbell Avenue ("SOCA") Area Overlay. The builder, St. Anton Communities, owns ten of the parcels, is in escrow on two parcels and is negotiating the sale of a small portion of the City's Corporation Yard as the final parcel of the assemblage. The majority of the parcels have underutilized light industrial uses that include a number of vacant structures. There are paved parking areas and some utility easements. The property assemblage is generally bound by the "Avalon Campbell" high-density multifamily community to the south, the Los Gatos Creek Trail to the east, light industrial uses to the north, and the Downtown Campbell Transit Station and currently vacant light industrial buildings to the west across Railway Avenue. The majority of the light industrial buildings across Railway Avenue are a part of this project and proposed to be converted to "duet" residential units.

Project Overview

"Residences at Railway" is a 157-unit Masterplanned Transit Oriented Development ("TOD") with a pedestrian focus, adjacent to the Downtown Campbell Transit Station. The project includes a mix of rental and for sale housing types. There is a proposed highly amenitized 119-unit multifamily building, 32 for-sale townhomes and six attached for-sale "duet" residences across Railway Avenue. The TOD community benefits from adjacency and access to the Los Gatos Creek Trail, Downtown Campbell businesses and major regional freeways. Construction of the apartments is expected to begin in 4Q2015, with an anticipated 18-month construction completion. The for-sale units are expected to be generally available for sale during or prior to the leasing availability of the apartments. The new community is located in an urbanized area where public services are sufficient and available and is adjacent to public transit and trails. It has a "Walk Score" of 95, making it a "Walker's Paradise" community, the highest ranking possible.

As a public benefit and consistent with the developer's objective of providing "walkable communities," the applicant proposes a publicly accessible pedestrian walkway from Dillon Avenue through this private project and onto Railway Avenue. The privately funded pedestrian walkway reduces pedestrian walking distances, vehicular miles traveled and also provides more proximate access to the Los Gatos Creek Trail, the Downtown Campbell Transit Station and local businesses.

Using concrete podium construction to maximize open space and create ample parking, the 119-unit multifamily project will be constructed in a single phase. The buildings will be wood-framed with stucco, brick and other panel cladding. Architectural elements such as articulation of the façade and brick use are incorporated into the design of the buildings to create visual interest and to retain some of the historical elements of the Downtown Campbell area. The building exteriors will include varying fenestration accented with extensive trim painting schemes.

Each apartment unit contains designer interiors, low VOC Green Label flooring, designer cabinetry and central heating and air conditioning. The building achieves in the upper tier of "Build it Green" pointing through numerous energy efficient features, including Energy Star rated appliances, energy efficient lighting, double pane windows and energy efficient insulation. Exterior amenities include a lavish courtyard equipped with a swimming pool and spa, outdoor barbeques and dining area. In addition, the community includes an outdoor and indoor fitness and yoga center, outdoor recreational area, community gardens and multiple outdoor lounge areas. The site's landscaping is designed to maximize communal outdoor space with lavish, drought tolerant low water usage plant material.

In addition to the apartment units, the multifamily project includes development of a clubhouse, community garden, dog park, leasing center, gym facility, business center, associated parking and other outdoor amenities. Adjacent to the existing high density Avalon Campbell apartment community, the project was carefully designed with consideration for height. Thus, the east and north sections, which are visible from Railway Avenue, have four-story massing and the south section, facing the creek connector and Avalon Apartments, is primarily single story with four and five story ends. The building increases to a maximum of five stories in the interior wings and on the east side (facing the City's Corp Yard) where there are no conflicts with adjacent uses. The entire apartment project will be elevated for accessibility and convenience.

In addition to the apartment building, 32 three-story townhomes and six two-story attached "duet" homes will be built on the northern portion of the site and across Railway Avenue. The for-sale units are anticipated to range in size from 1,684 sq. ft. to 1,900 sq. ft. (est.). The townhomes are anticipated to have a separate, additional community garden.

Units and Parking

Although the final unit mix may change through the design process, of the 119 apartment homes, approximately 6 are studio units, 83 have one bedroom, and 30 have two bedrooms. Each apartment unit has a washer and dryer at no additional cost, and has a private patio or balcony with bulk storage closet. Master suites feature walk-in closets, dual sink vanities, and large soaking tubs. Kitchens will have a deluxe range, dishwasher, garbage disposal, built-in microwave, and refrigerator with icemaker. In addition to the apartment development, a partnering homebuilder will construct 32 for-sale townhomes and six for-sale "duet" homes on the property.

For the apartment community, 149 parking spaces are required per code, but 168 parking spaces are proposed. A combination of a subterranean garage parking and on-grade parking provide onsite parking options for the apartments' residents. For the for-sale units, 78 parking spaces are required per code, but 90 parking spaces are proposed. Bicycle parking is accommodated through the use of private spaces in the parking garage and separate covered bicycle storage areas.

Circulation

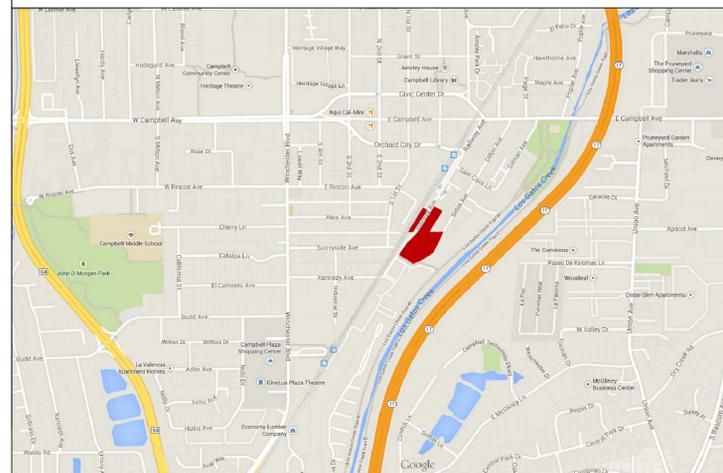
With a pedestrian and bicycle focus, the community is designed with multiple access points for seamless circulation. Vehicles have six access points from Railway Avenue and pedestrians and bicyclists have seven access areas, including a direct pedestrian gate connection to the Los Gatos Creek Trail connector. A primary objective of the circulation plan is to enable residents to use, both, the community's on site amenities and the surrounding community without vehicular travel. Pedestrian designated walkways allow for multiple paths of travel between buildings and on-site amenities, and provide for more visible and predictable pedestrian crossings throughout the community and onto Railway Avenue and the Downtown Campbell Transit Station. The dog park, community gardens, and internal trails are delineated to allow for unobstructed, safe access to the Los Gatos Creek Trail, the Railway Avenue sidewalk and proposed bicycle lanes. In addition, there is a plaza pedestrian entry at the main focal area of the apartment community, thus allowing pedestrians to enter and exit the building without walking across the on-grade parking area. To make efficient use of parking and circulation, there is a central subterranean and grade-level parking facility.

In addition, as a public benefit, a direct publicly accessible pedestrian walkway is proposed from Dillon Avenue through this private project and onto Railway Avenue.

Amenities

The clubhouse has a leasing area with multiple offices, a services/activities center, a 1,000+ square-foot fitness center, group exercise studio, and clubroom with kitchen and seating for community gatherings. The central outdoor recreation area offers a large outdoor swimming pool and spa, outdoor kitchen, pavilion dining, fire pit, fireplace and tech patio. A roof terrace is located at the northwest exterior of the fifth floor and includes an outdoor kitchen, dining pavilion, lounge seating, fire pit, movie screen, and synthetic turf. The southeast corner of the property contains an open lawn area, fenced dog park, and gathering areas with seating. In addition, two community gardens are proposed for shared use by tenants and homeowners.

Location Map



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COVER SHEET

CAMPBELL, CALIFORNIA

KTGY # 2014-0158

07.08.2015

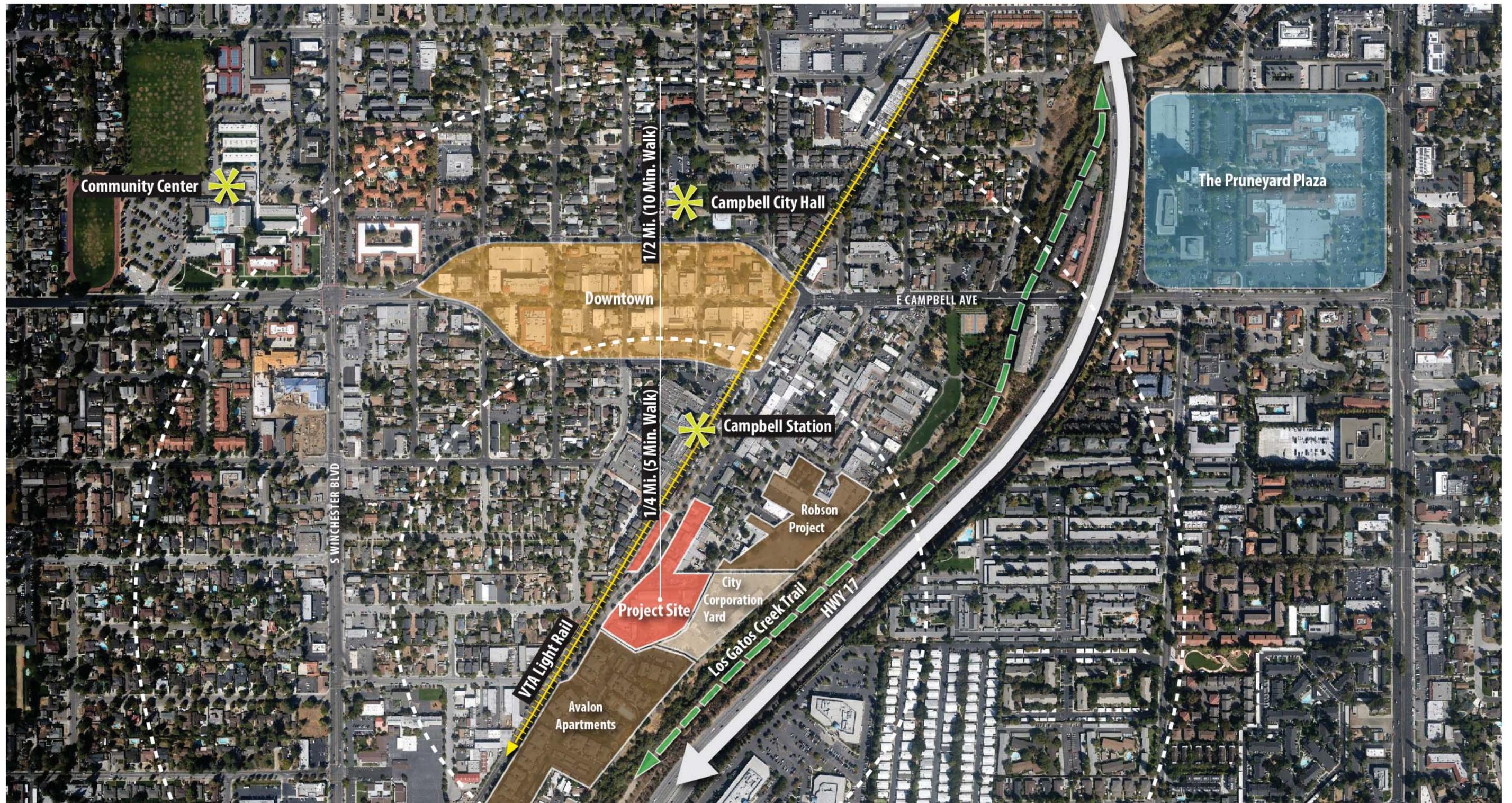
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Residences at Railway
a St. Anton Community

St. Anton Communities
1801 I St., Suite 200
Sacramento, CA
(916) 444-9897

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

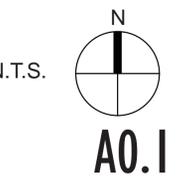




VICINITY MAP

CAMPBELL, CA
 KTG # 2014-0158

05.07.2015

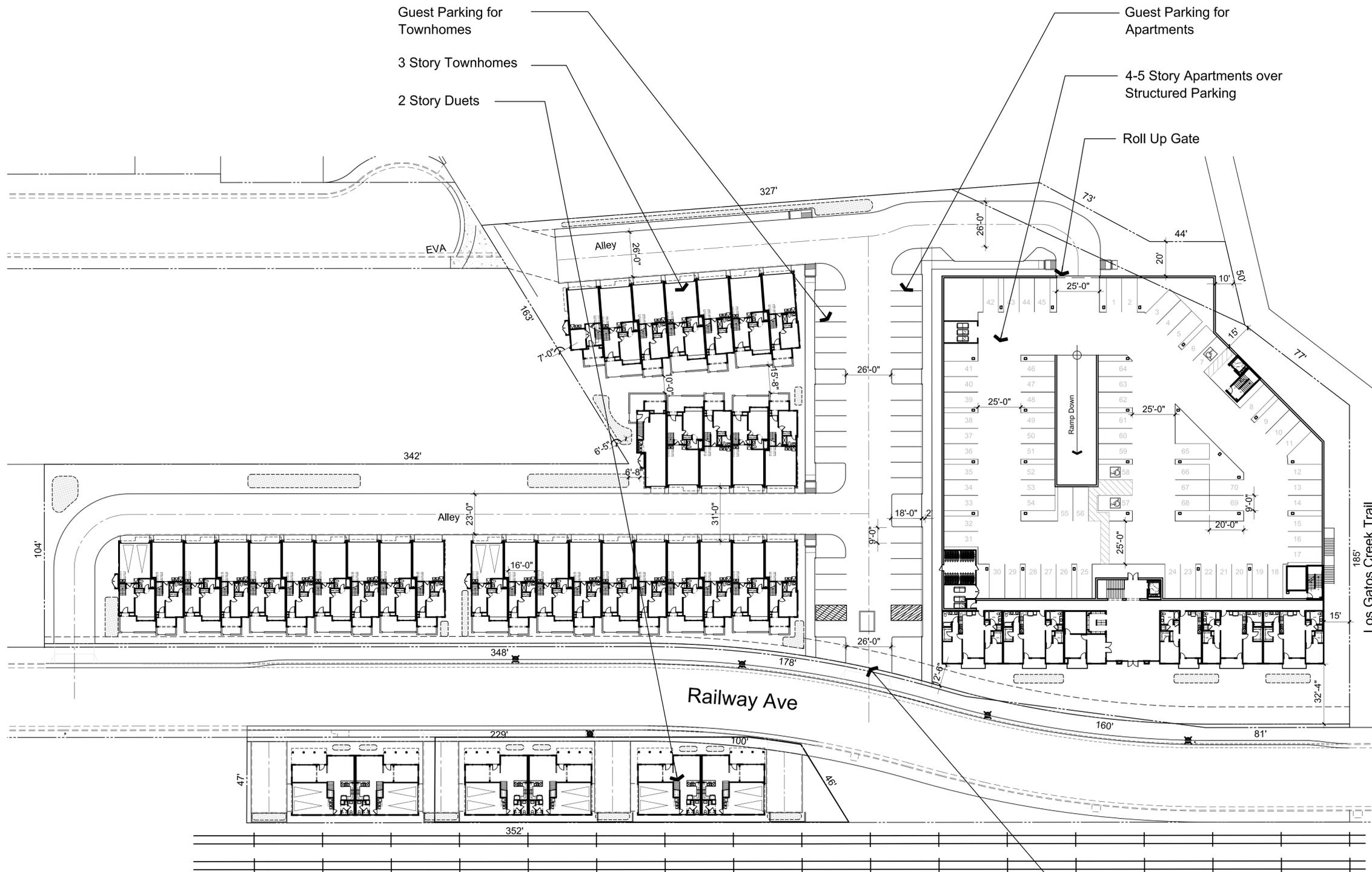


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Site Summary (Overall Site)				
Assessors Parcel Number	412-03-005, 006, 007; 412-07-005, 042; 412-08-005, 054, 056, 061, 062, 065, 066 and a portion of 029			
Gross Site Area	4.66 AC			
Net Site Area	3.90 AC			
Dwelling Units	157 DU			
Density (Gross)	33.7 DU/AC			
Development Data	Square Feet		Percent of Site	
	Existing	Proposed	Existing	Proposed
Building Coverage	50,400	84,559	29.7%	49.8%
Landscape Coverage	9,570	34,723	5.6%	20.4%
Paving Coverage	109,822	50,510	54.6%	29.7%
Floor Area Ratio (Net)	50,400	258,400	0.30	1.52

Plan Summary					
	BD	SF	# of Units	%	Total Net S.F. Avg. Net S.F.
P0	0	441	6	3.8%	2,646
P1A	1	685	67	42.7%	45,895
P1B	1	732	16	10.2%	11,712
P2A	2	1010	27	17.2%	27,270
P2B	2	1060	3	1.9%	3,174
TH 1	3	1747	15	9.6%	57,829
TH 2	4	1926	15	9.6%	28,890
TH 3	2	1483	1	0.6%	1,483
TH 4	2	1251	1	0.6%	1,251
Duet	3	1900	6	3.8%	11,400
Total			157	100.0%	151,576

Apartment Summary					
	BD	SF	# of Units	%	Total Net S.F. Avg. Net S.F.
P0	0	441	6	5.0%	2,646
P1A	1	685	67	56.3%	45,895
P1B	1	732	16	13.4%	11,712
P2A	2	1010	27	22.7%	27,270
P2B	2	1058	3	2.5%	3,174
Total			119	100.0%	90,697

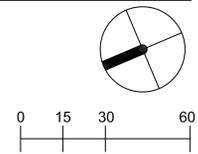
Parking Provided			
	Spaces Provided	Spaces/Unit	
Garage Spaces	144		
Open	17		
Accessible	7		
Total parking spaces	168	1.41	

Townhome Summary					
	BD	SF	# of Units	%	Total Net S.F. Avg. Net S.F.
TH 1	3	1747	15	46.9%	28,890
TH 2	4	1926	15	46.9%	28,890
TH 3	2	1483	1	3.1%	1,483
TH 4	2	1251	1	3.1%	1,251
Total			32	100.0%	57,829

Parking Provided			
	Spaces Provided	Spaces/Unit	
Garage Spaces	64		
Open	12		
Accessible	2		
Total parking spaces	78	2.44	

Duet Summary					
	BD	SF	# of Units	%	Total Net S.F. Avg. Net S.F.
Duet	3	1900	6	100.0%	11,400
Total			6	100.0%	11,400

Parking Provided			
	Spaces Provided	Spaces/Unit	
Garage Spaces	12		
Open	0		
Accessible	0		
Total parking spaces	12	2.00	



ARCHITECTURAL SITE PLAN

CAMPBELL, CALIFORNIA

KTGY # 2014-0158

05.07.2015

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AERIAL PERSPECTIVE VIEW

CAMPBELL, CALIFORNIA

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A6.0

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