



CITY OF CAMPBELL
Community Development Department

September 11, 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, **September 22, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Alex Keyser for a Site and Architectural Review Permit (PLN2014-343) to allow the construction of a new two-story single-family dwelling using portions of the original structure on property located at **1363 Capri Drive** in the R-1-8 (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'.

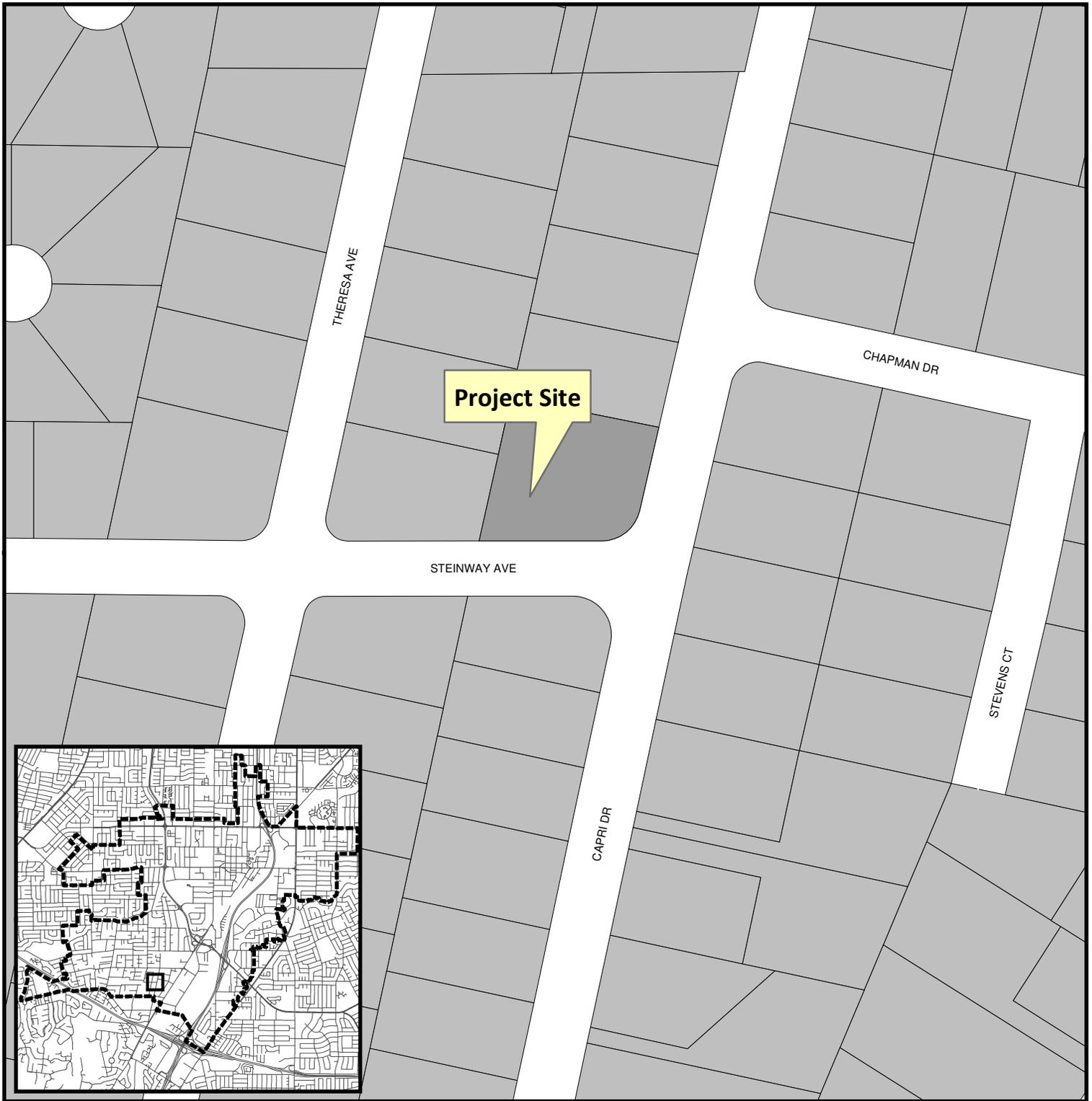
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to address: **1363 Capri Drive**

Project Location Map

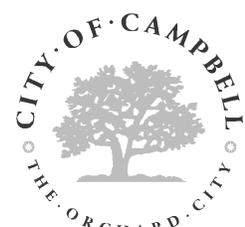
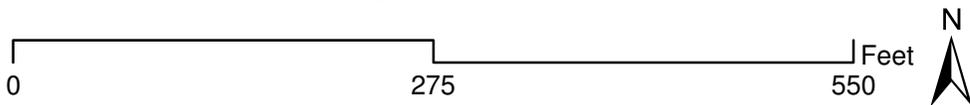


Project Location: 1363 Capri Dr.

Application Type: Site and Arch. Review Permit

Planning File No.: PLN2014-343

Description: New single-family residence



Community Development Department
Planning Division

GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES HE MAY FIND, BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY SITE CONDITIONS NOT REFLECTED ON THE WORKING DRAWINGS OR DIFFERENT FROM INFORMATION ON PLANS (DIMENSIONS INDICATED, INCLUDING RETAINED EARTH HEIGHT, CONTACT IN GRADES, ADVERSE SOIL CONDITIONS, GROUND WATER PRESENT, DEEPENED FOOTINGS, UNCOVERED AND UNEXPECTED UTILITY LINES, ETC.).
3. CONTRACTORS SHALL COORDINATE DIMENSIONS, LOCATIONS, AND SIZES OF OPENINGS IN FLOORS AND WALLS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
4. NO PIPES OR DUCTS SHALL BE PLACED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ENGINEER.
5. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR METHODS AND MEASURES OF CONSTRUCTION INCLUDING SHORING AND TEMPORARY BRACING. HE SHALL TAKE ALL NECESSARY MEASURES TO INSURE THE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION TRIPES TO THE SITE BY THE ARCHITECT OR ENGINEER SHALL NOT INCLUDE REVIEW OF THESE MEASURES.
6. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST APPROVED CALIFORNIA BUILDING CODE.
7. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
8. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF EXISTING UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR TO BEGINNING OF WORK.

VICINITY MAP



CODE

2013 CBC, CPC, CMC, CEC AND 2013 CA ENERGY CODE.
OCCUPANCY: R-3
CONSTRUCTION: TYPE V
STORIES: 2

PROJECT DESCRIPTION

NEW TWO STORY DWELLING USING PORTIONS OF THE ORIGINAL STRUCTURE.

AREA CALCULATIONS:

| | |
|----------------------------|-------------|
| EXISTING LIVING AREA: | 1,968 SF |
| DEMO (E) FAMILY ROOM: | (434) SF |
| PROPOSED FLOOR 1 ADDITION: | 988 SF |
| PROPOSED FLOOR 2 ADDITION: | 1,240 SF |
| TOTAL LIVING AREA: | 3,762 SF |
| DEMO (E) ATTACHED GARAGE: | (362) SF |
| ATTACHED GARAGE ADDITION: | 743 SF |
| EXST'G DETACHED GARAGE: | 967 SF |
| TOTAL GARAGE AREA: | 1,710 SF |
| TOTAL AREA: | 5,472 SF |
| LOT SIZE: | 15,436 SF |
| FAR (5472SF/15436SF): | 0.35 (<.45) |
| COVERED PATIO & PORCH: | 553 SF |
| BUILDING COVERAGE: | |
| (4785SF/15436SF): | 31% (<35%) |

PROJECT DATA

ADDRESS
1363 CAPRI DRIVE
CAMPBELL, CA

OWNER
ALEX KEYSER
1363 CAPRI DRIVE
CAMPBELL, CA

BASIS FOR DESIGN

ROOF DEAD LOAD=15psf
ROOF LIVE LOAD=20psf
FLOOR DEAD LOAD=15psf
FLOOR LIVE LOAD=40psf
SEISMIC DESIGN CATEGORY E
WIND SPEED 110MPH
SOIL PRESSURE 3000PSF
W/ SEISMIC INCREASE 33%

SHEET INDEX

- A1 - COVER SHEET
- A2 - EXISTING SITE PLAN
- A3 - PROPOSED SITE PLAN
- A4 - EXISTING FLOOR PLAN
- A5 - PROPOSED 1ST FLOOR PLAN
- A6 - PROPOSED 2ND FLOOR
- A7 - PROPOSED ROOF PLANS
- A8 - PROPOSED SOUTH & EAST ELEVATIONS
- A9 - PROPOSED NORTH & WEST ELEVATIONS
- A10 - EXISTING ELEVATIONS
- A11 - FLOOR AREA CALCULATION DIAGRAM
- 1 - BOUNDARY & TOPOGRAPHIC SURVEY



IRRIGATION SYSTEM

AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO FINAL INSPECTION

DRAINAGE SUMMARY:

1. ROOF & DECK TO DRAIN TO SCUPPERS TO D.G. SIDEYARD.

NOTES:

1. ALL EXISTING HARD/SOFTSCAPE TO REMAIN. INSPECTOR TO VERIFY.
2. ENCROACHMENT PERMIT REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY.
3. ALL NEW AND EXISTING UTILITIES SHALL BE PLACED UNDERGROUND WITH NO EXCEPTION.

REVISIONS

| | |
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| | |

SEMP
STRUCTURAL
DESIGN, INC.
1000 N. 1ST ST.
CAMPBELL, CA 95008
TEL: 408.461.4564
WWW.SEMPSTRUCTURAL.COM

COVER SHEET
1/8"=1'-0"

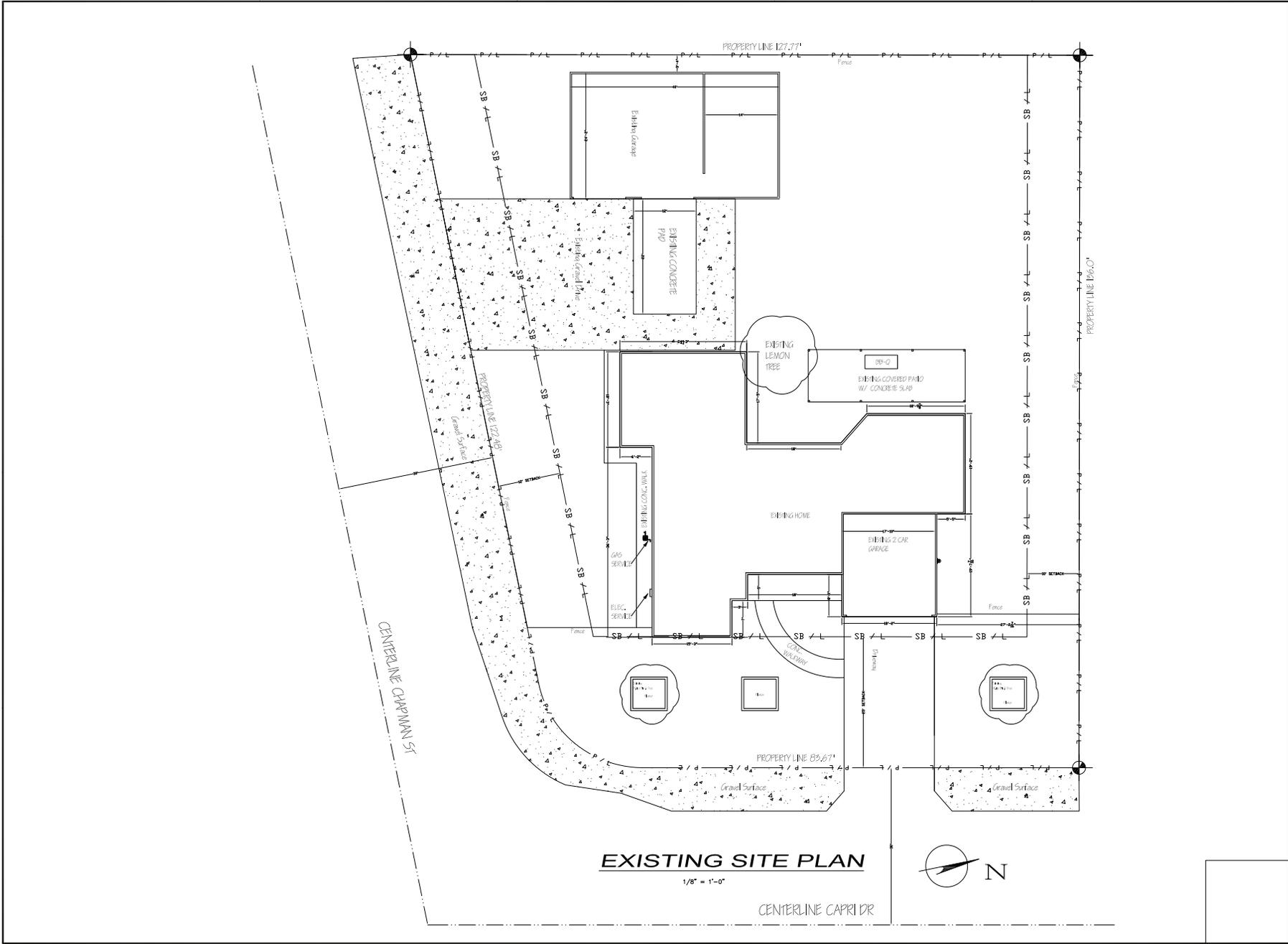
KEYSER RESIDENCE

1363 CAPRI DRIVE
CAMPBELL, CA

| | |
|-------|----------|
| DATE | 08/18/15 |
| SCALE | VARIES |
| DRAWN | KPB |
| JOB | 150401 |
| SHEET | |

A1

OF SHEETS



EXISTING SITE PLAN

1/8" = 1'-0"



CENTERLINE CAPRI DR

REVISIONS

| |
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| |
| |
| |
| |
| |

CAMPS
 STRUCTURAL
 DESIGN, INC.
 1000 S. 10TH AVE.
 SUITE 100
 CAMPBELL, CA 95008
 408-861-1684
 WWW.CAMPSSTRUCTURAL.COM

EXISTING SITE PLAN

1/8" = 1'-0"

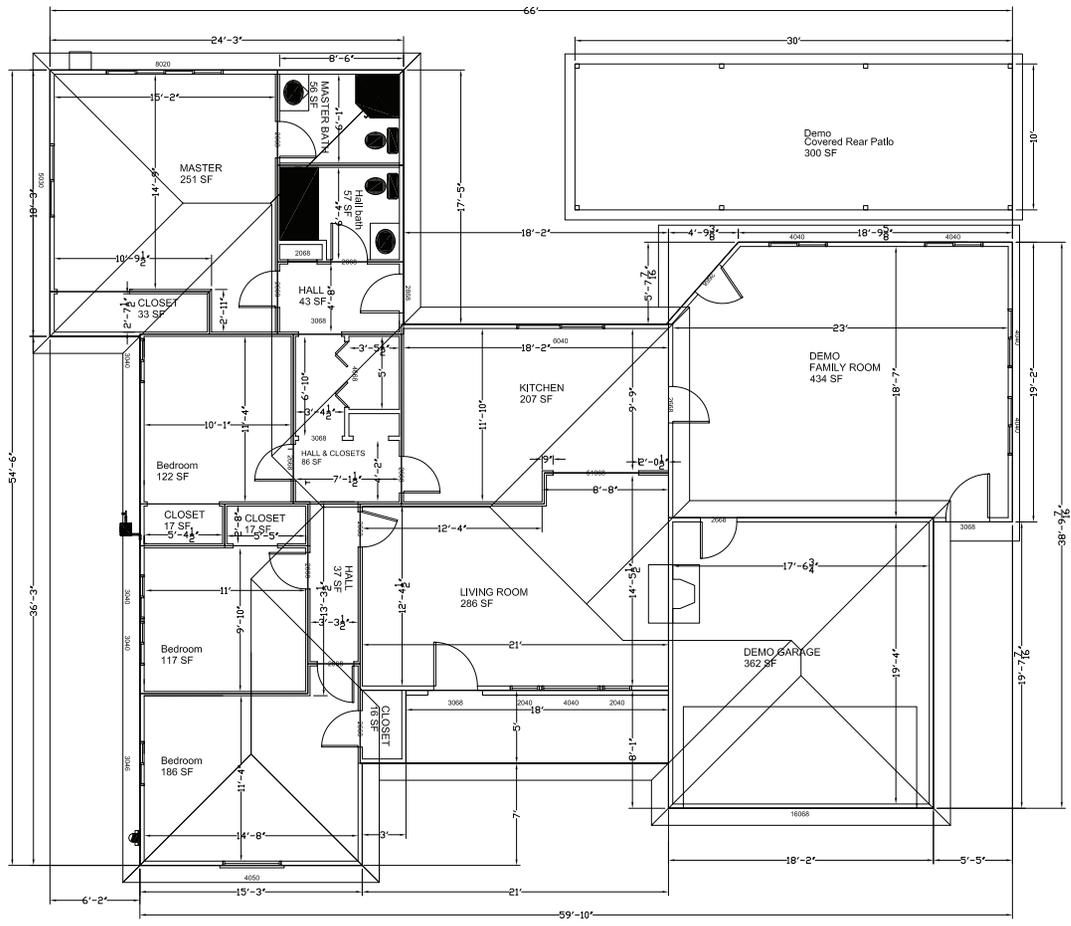
KEYSER RESIDENCE

1383 CAPRI DRIVE
CAMPBELL, CA

| | |
|-------|----------|
| DATE | 06/18/15 |
| SCALE | VARIES |
| DRAWN | KPB |
| JOB | 150401 |
| SHEET | |

A2

OF SHEETS



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
| | | |
| | | |

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

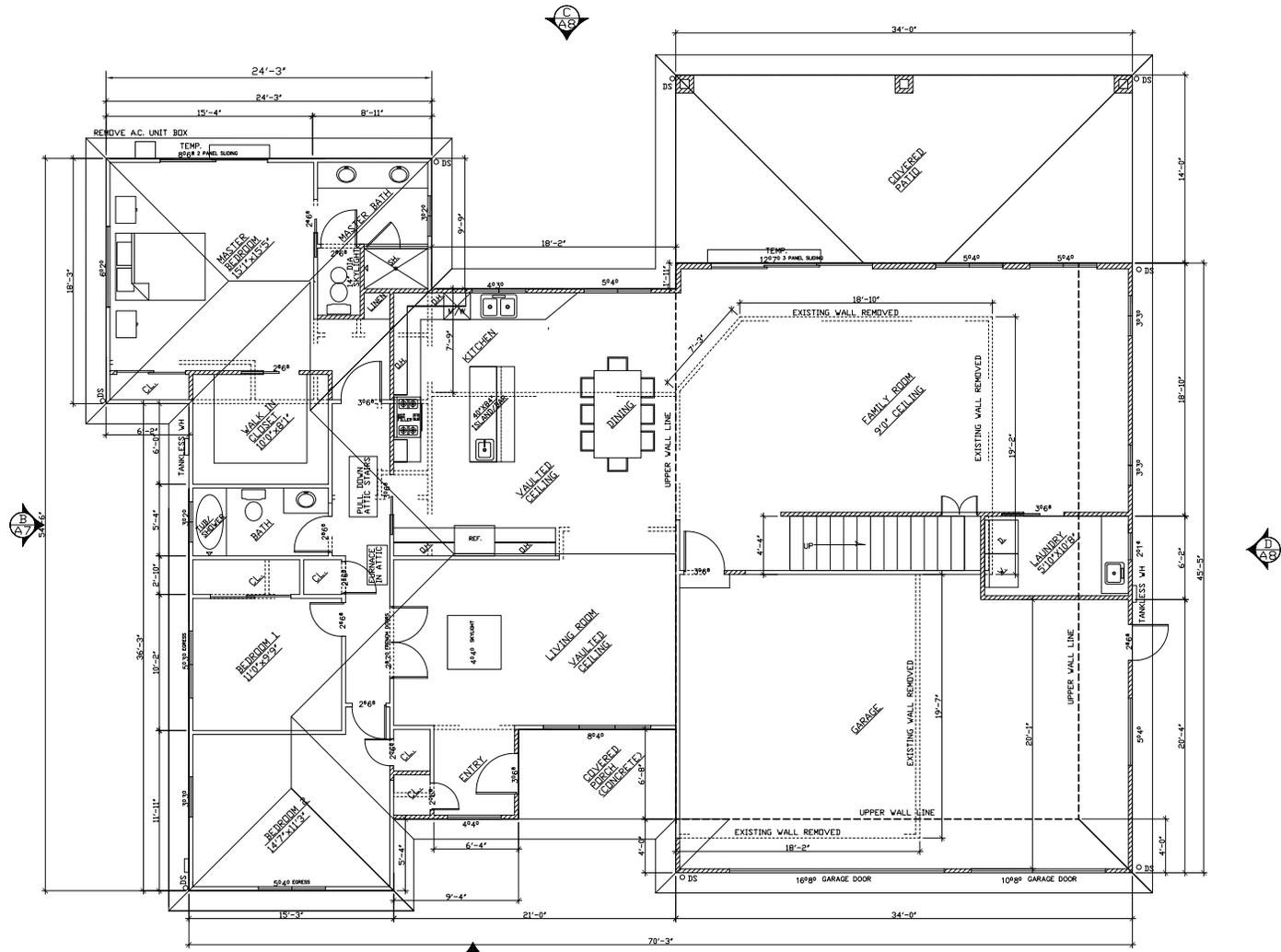
KEYSER RESIDENCE
1363 CAPRI DRIVE
CAMPBELL, CA

| | |
|-------|----------|
| DATE | 06/18/15 |
| SCALE | |
| DRAWN | KPB |
| JOB | 150401 |
| SHEET | |

A4
OF SHEETS

OF SHEETS

RAMPS
STRUCTURAL
DESIGN, INC.
1000 N. 10TH AVE. SUITE 100
CAMPBELL, CA 95008
831-661-0564
WWW.RAMPSSTRUCTURAL.COM



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

- LEGEND
- EXISTING FIRST FLOOR WALL
 - - - - - EXISTING WALL REMOVED
 - - - - - UPPER WALL LINE
 - ===== NEW FIRST FLOOR WALL

REVISIONS

EMPS
STRUCTURAL
DESIGN, INC.
1000 S. GARDEN
CITY OF SAN JOSE
831-661-0564
WWW.EMPSSTRUCTURAL.COM

PROPOSED
FIRST FLOOR PLAN
1/4" = 1'-0"

KEYSER RESIDENCE

1363 CAPRI DRIVE
CAMPBELL, CA

DATE 06/18/15
SCALE
DRAWN KPB
JOB 150401
SHEET

A5

OF SHEETS

REVISIONS

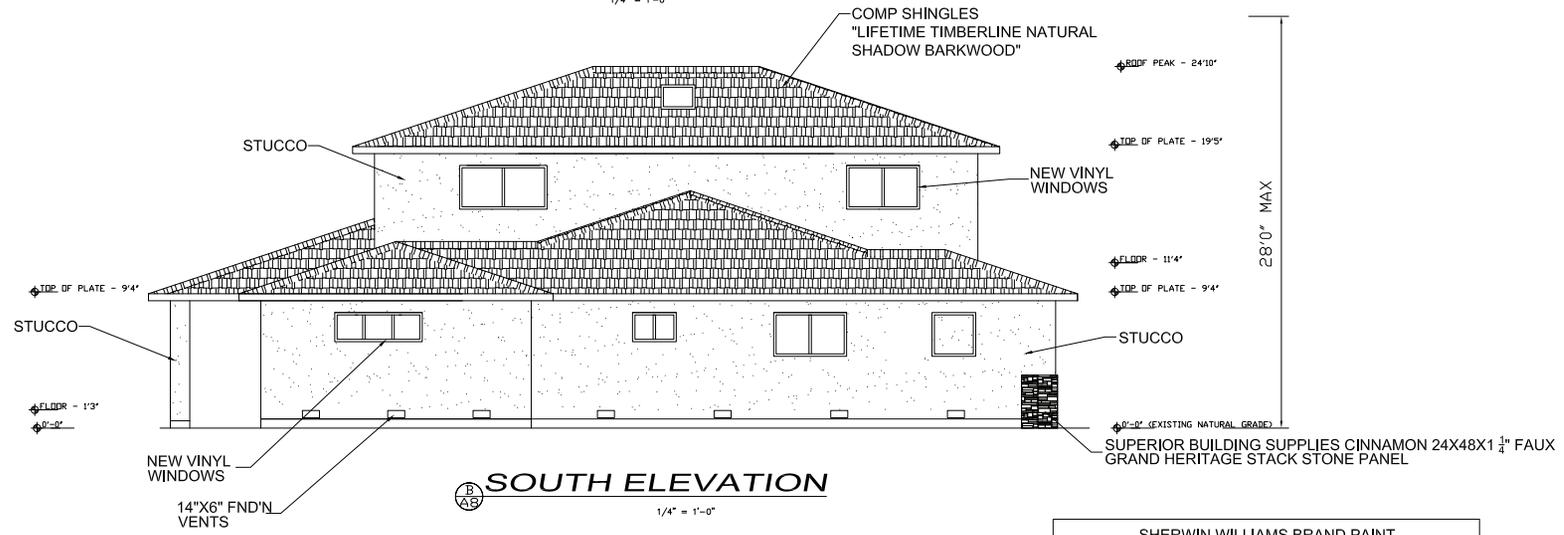
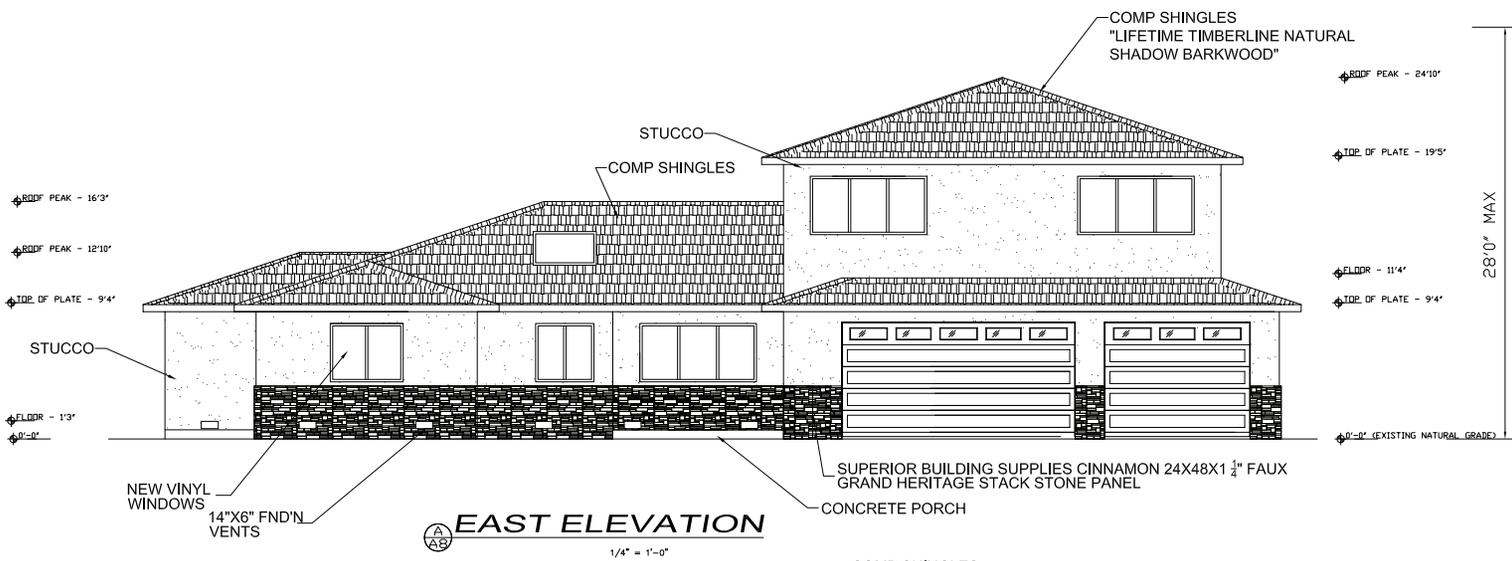
CAMP
STRUCTURAL
DESIGN, INC.
1000 S. GARDEN
AVENUE
CAMPBELL, CA
95008
831-661-1554
WWW.CAMPSTRUCTURAL.COM

PROPOSED SOUTH &
EAST ELEVATIONS
1/4" = 1'-0"

KEYSER RESIDENCE
1363 CAPRI DRIVE
CAMPBELL, CA

DATE 06/18/15
SCALE
DRAWN KFB
JOB 150401
SHEET

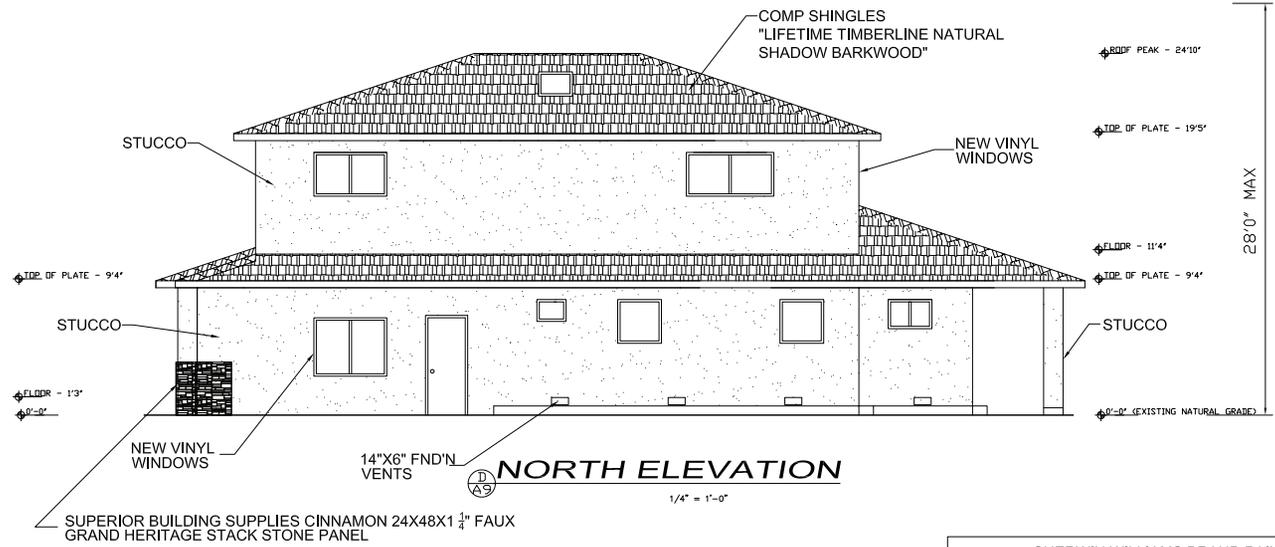
A8
OF SHEETS



| SHERWIN WILLIAMS BRAND PAINT | | |
|------------------------------|--------------------------|-----------------|
| ACCENT COLOR | TRIM COLOR | BASE COLOR |
| SW6054 CANYON CLAY | SW6153 PROTOGE BRONZE | SW6108 LATTE |



WEST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

| SHERWIN WILLIAMS BRAND PAINT | | |
|------------------------------|--------------------------|------------------|
| ACCENT COLOR | TRIM COLOR | BASE COLOR |
| SW6054 CANYON CLAY | SW6153 PROTOGE BRONZE | SW6108 LATITE |

REVISIONS

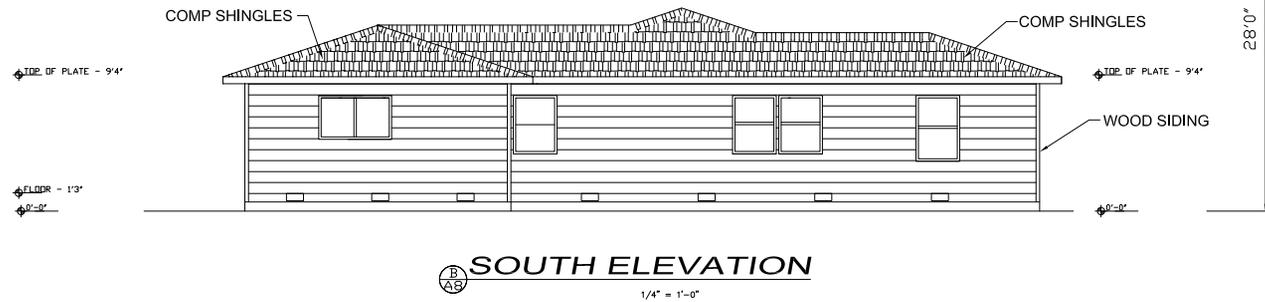
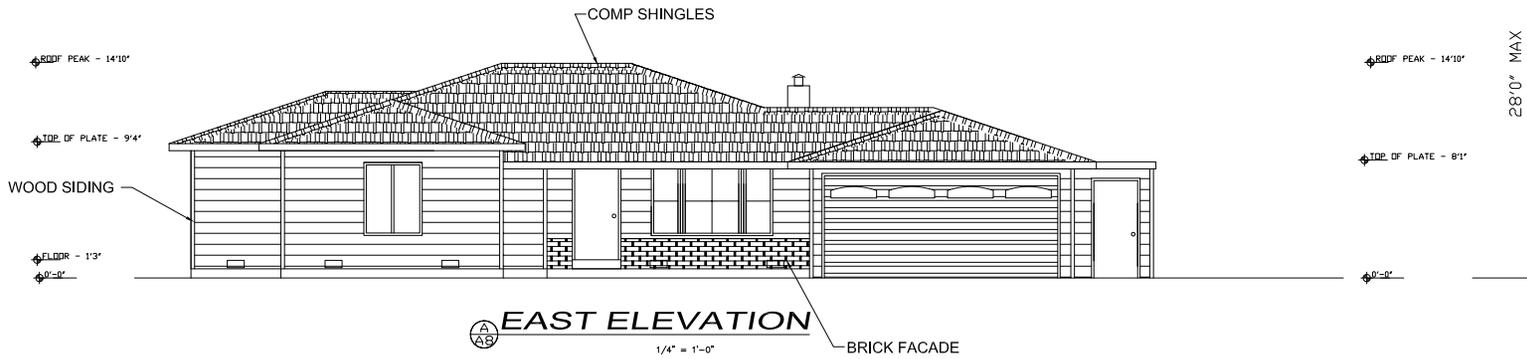
RAMP
 STRUCTURAL
 DESIGN, INC.
 1000 S. GARDEN
 SUITE 100
 GARDEN GROVE, CA 92640
 949-441-1111
 831-661-0564
 WWW.RAMPSTRUCTURAL.COM

PROPOSED NORTH & WEST ELEVATIONS
1/4" = 1'-0"

KEYSER RESIDENCE
1363 CAPRI DRIVE
CAMPBELL, CA

DATE 06/18/15
SCALE
DRAWN KFB
JOB 150401
SHEET

A9
OF SHEETS



REVISIONS

EMPS
STRUCTURAL
DESIGN, INC.
1000 S. GARDEN
CITY, CA 95008
831-661-0564
WWW.EMPSDESIGN.COM

EXISTING SOUTH &
EAST ELEVATIONS
1/4" = 1'-0"

KEYSER RESIDENCE

1363 CAPRI DRIVE
CAMPBELL, CA

DATE 08/18/15

SCALE

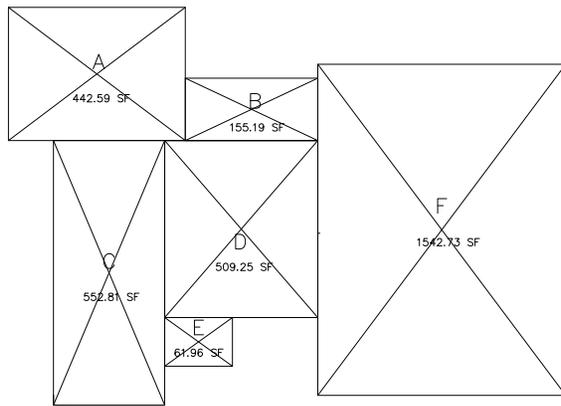
DRAWN KPB

JOB 150401

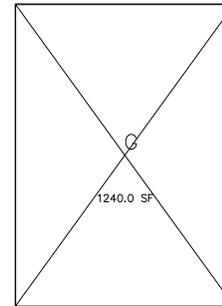
SHEET

A10

OF SHEETS



FIRST FLOOR



SECOND FLOOR

- A: 24.25' X 18.25' = 442.59 SF
- B: 18.17' X 8.55' = 155.19 SF
- C: 36.25' X 15.25' = 552.81 SF
- D: 21.00' X 24.25' = 509.25 SF
- E: 9.29' X 6.67' = 61.96 SF
- F: 34.00' X 45.38' = 1542.73 SF
- G: 30.00' X 41.33' = 1240.0 SF

REVISIONS

CAMP
STRUCTURAL
DESIGN, INC.
1940 153RD AVE. #100
CUTTERVILLE
95129
831-661-0564
WWW.CAMPSTRUCTURAL.COM

FLOOR AREA
CALCULATION DIAGRAM
1/4"=1'-0"

KEYSER RESIDENCE

1363 CAPRI DRIVE
CAMPBELL, CA

DATE 08/18/15

SCALE

DRAWN KPB

JOB 150401

SHEET

A11

OF SHEETS

TRACT NO. 478
SAN THOMAS VILLAS UNIT NO. 3
22 M 41

LOT 36

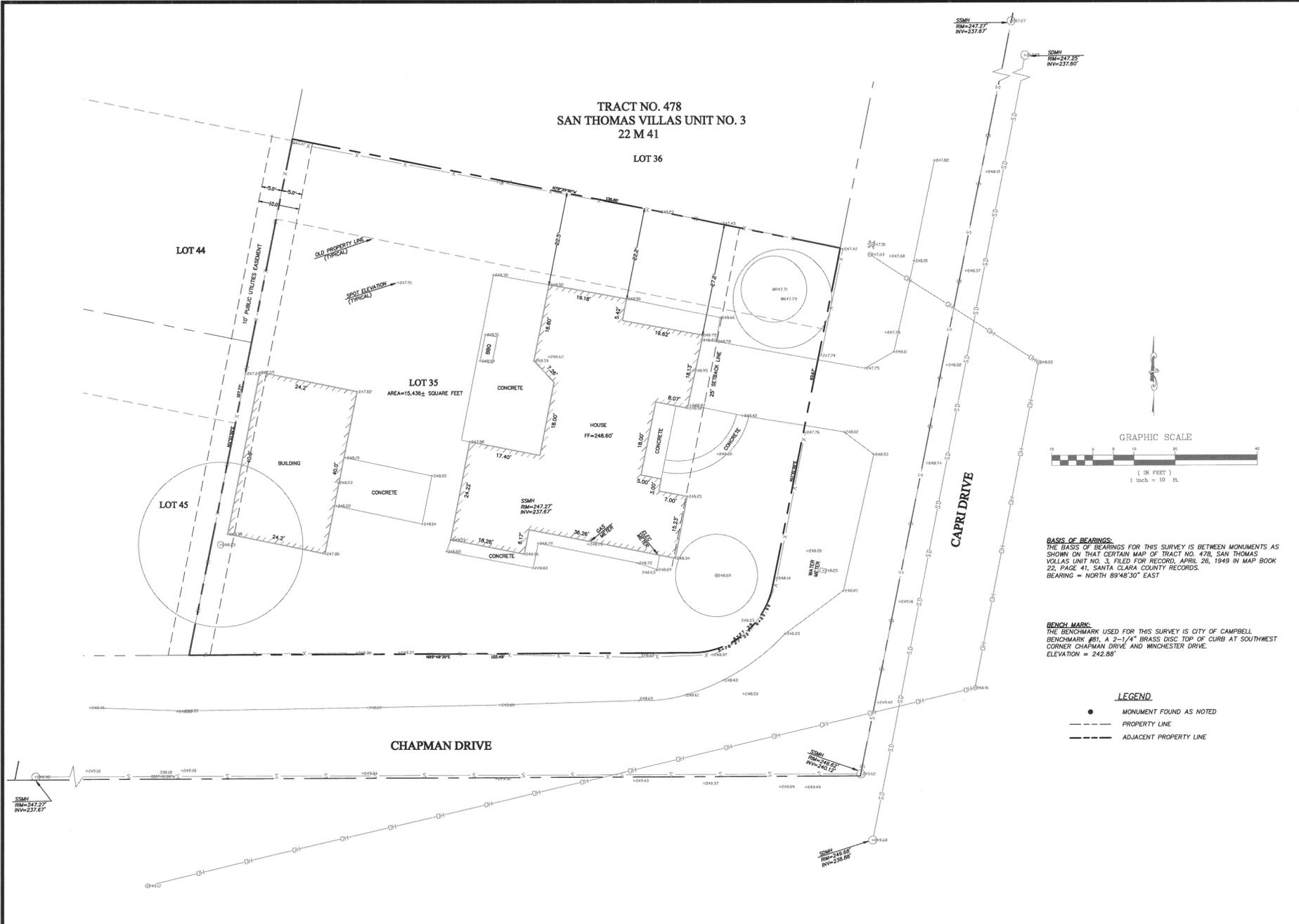
LOT 44

LOT 35
AREA=15,436± SQUARE FEET

LOT 45

CHAPMAN DRIVE

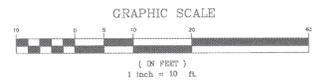
CAPRI DRIVE



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS AS SHOWN ON THAT CERTAIN MAP OF TRACT NO. 478, SAN THOMAS VILLAS UNIT NO. 3, FILED FOR RECORD, APRIL 26, 1949 IN MAP BOOK 22, PAGE 41, SANTA CLARA COUNTY RECORDS.
BEARING = NORTH 89°46'30" EAST

BENCH MARK:
THE BENCHMARK USED FOR THIS SURVEY IS CITY OF CAMPBELL BENCHMARK #81, A 2-1/4" BRASS DISC TOP OF CURB AT SOUTHWEST CORNER CHAPMAN DRIVE AND WINCHESTER DRIVE.
ELEVATION = 242.88'

- LEGEND**
- MONUMENT FOUND AS NOTED
 - - - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE



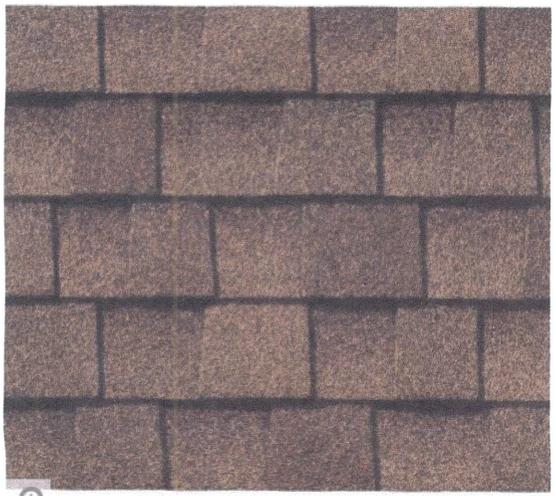
DATE: 8/19/15
KEYIN W. SMITH, P.L.S. 8237

KEVIN SMITH
LAND SURVEYING
3381 MISSION DRIVE
SANTA CRUZ, CA 95066
(831) 588-0154

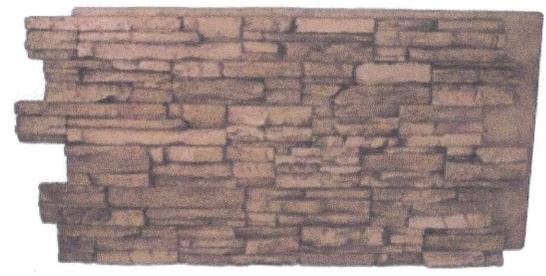
BOUNDARY & TOPOGRAPHIC SURVEY
FOR: Alex Keyser
1363 Capri Drive, Campbell, CA 95008

SHEET
1
OF 1
DATE: AUG. 2012
JOB NO.
K12008

1363 Capri Dr.



Lifetime Timberline Natural Shadow Barkwood Shingles



Superior Building Supplies Cinnamon 24 in. x 48 in. x 1-1/4 in. Faux Grand Heritage Stack Stone Panel

Accent Color



SW 6054 Canyon Clay

Trim Color



SW 6153 Protégé Bronze

Base Color



SW 6108 Latte

Sherwin-Williams Brand Paint