



CITY OF CAMPBELL
Community Development Department

January 15, 2016

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, **January 26, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Elizabeth Asadi for a Conditional Use Permit with Site and Architectural Review (PLN2015-248) to allow construction of an approximately 4,000 square-foot classroom building and an increase in student capacity from 120 to 150 children for an existing private Pre-K-8 school (Carden Day School) with ancillary daycare services, a Parking Modification Permit (PLN2015-361) to allow a shared parking arrangement, and a Tree Removal Permit (PLN2015-332) to allow removal of a Black Walnut tree on property located at **1980 Hamilton Avenue** in the P-F (Public Facilities) 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'.

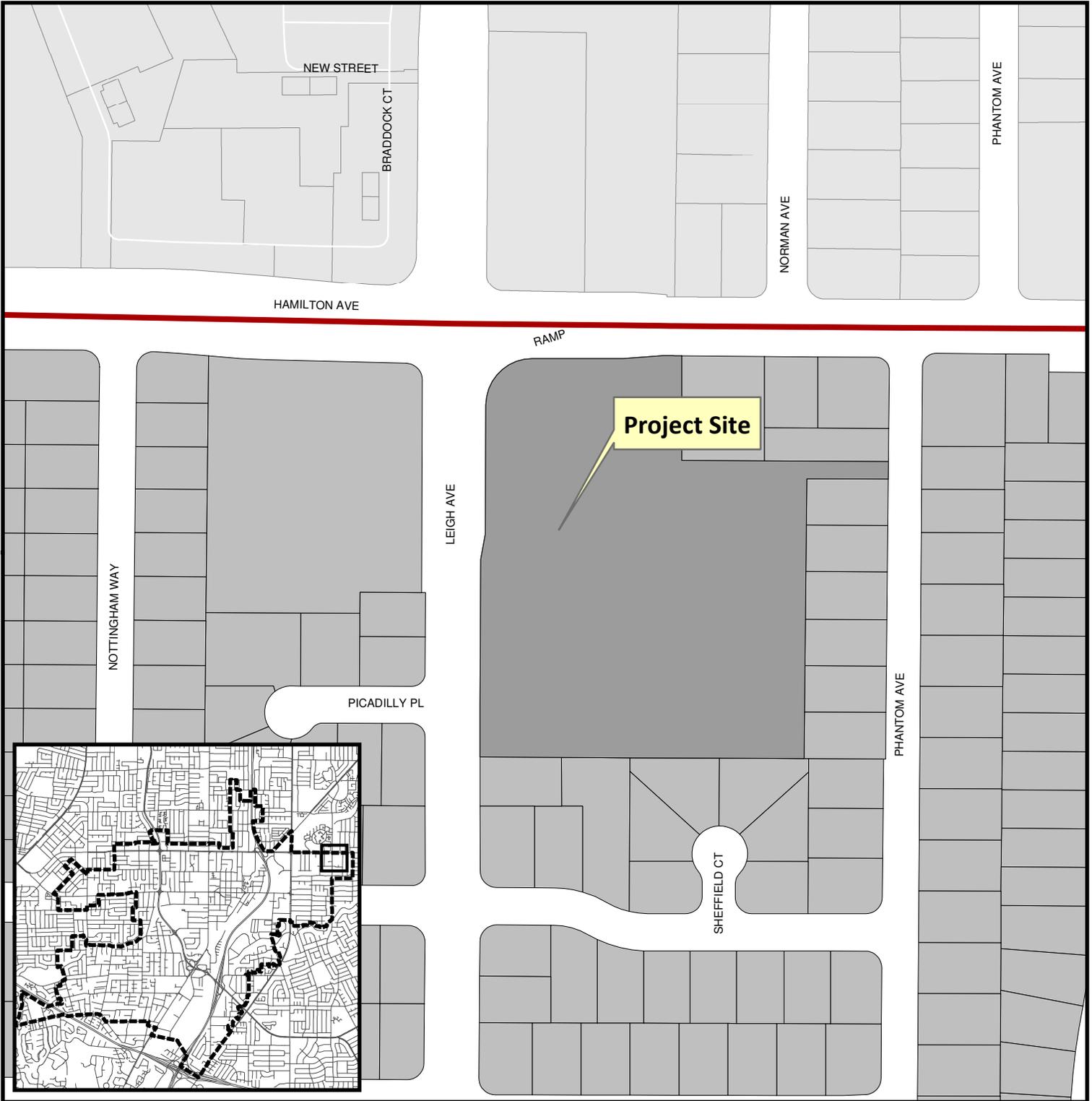
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **1980 Hamilton Avenue**

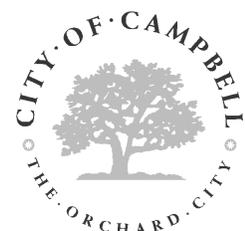
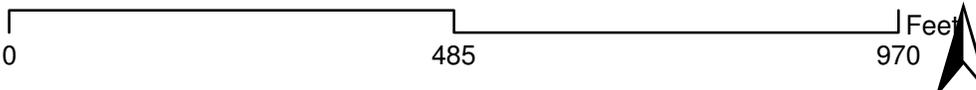
Project Location Map



Project Location: 1980 Hamilton Ave.

Application Type: Conditional Use Permit, Tree Removal Permit, Parking Modification Permit

Planning File No.: PLN2015-248,322,361)



Community Development Department
Planning Division

CARDEN DAY SCHOOL

CONDITIONAL USE PERMIT

1980 HAMILTON AVE. SAN JOSE, CA 95125

PROJECT INFORMATION

PROJECT DIRECTORY

CLIENT: GREEN DAY SCHOOL
 1980 HAMILTON AVE
 SAN JOSE, CA 95125
 CONTACT: ELIZABETH ABADI
 (408) 330-3687

ARCHITECT: BRAD COX ARCHITECT, INC.
 1980 HAMILTON AVE
 SAN JOSE, CA 95125
 CONTACT: BRAD COX
 (408) 330-3687

LANDSCAPE ARCHITECT: LANDSCAPE ARCHITECT
 1980 HAMILTON AVE
 SAN JOSE, CA 95125
 CONTACT: JEREMY MARLEO

PROJECT DATA

ASSESSOR'S PARCEL NUMBER	0934469
APN	0934469
TYPE OF CONSTRUCTION	V6
GENERAL PLAN CATEGORIZATION	INSTITUTIONAL
PERMITTED USES	CITY, COUNTY, STATE OR FEDERAL STRUCTURES, COMMUNITY CENTER, DAY CARE, DAY CAMP, DISTRICT REPAIR/RECON.
ADJUSTED MOVIUM FLOOR AREA (SQ. FT.)	29,238
EXISTING FLOOR AREA (SQ. FT.)	3,486
PROPOSED NEW CLASSROOM (SQ. FT.)	2,888
TOTAL FLOOR AREA (SQ. FT.)	6,374
MAXIMUM FLOOR AREA (SQ. FT.)	6,374
100 PERCENT (SQ. FT.)	6,374
ALLOWED HEIGHT (FEET)	36'0" (FEARCE RESTRICTIVE ZONING)
MOVIUM FLOOR AREA (SQ. FT.)	6,374
FLOOR AREA TO BE PROPOSED	6,374
SETBACK REQUIREMENTS	YES - AT NEW CLASSROOM BUILDING ONLY
FRONT SETBACK	15' (FEARCE RESTRICTIVE ZONING)
FRONT YIELD	25%
BACK	25'

GENERAL NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	08.06.15	ISSUE FOR PERMIT

TITLE SHEET

A-0.0

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PROJECT DESCRIPTION

THE DEVELOPMENT SET DESCRIBES IMPROVEMENTS TO OCCUR AT THE CARDEN DAY SCHOOL. THE BUILDING LAYOUT SEPARATES THE SITE INTO AN UPPER AND A LOWER PORTION. THE UPPER PORTION IS THE EXISTING BUILDING AND THE LOWER PORTION IS THE NEW CLASSROOM BUILDING. THE NEW CLASSROOM BUILDING IS A 10,000 SQ. FT. BUILDING WITH A 10' CLEARANCE TO THE EXISTING BUILDING. THE NEW CLASSROOM BUILDING IS A 10,000 SQ. FT. BUILDING WITH A 10' CLEARANCE TO THE EXISTING BUILDING. THE NEW CLASSROOM BUILDING IS A 10,000 SQ. FT. BUILDING WITH A 10' CLEARANCE TO THE EXISTING BUILDING.

BUILDING CHARACTERISTICS

THE OVERALL AESTHETIC "LOOK AND FEEL" OF THE NEW CLASSROOM BUILDING IS TO BE HARMONIOUS WITH THE EXISTING BUILDING AND LANDSCAPE. THE BUILDING IS TO BE A SINGLE-STOREY BUILDING WITH A GABLE ROOF. THE BUILDING IS TO BE A SINGLE-STOREY BUILDING WITH A GABLE ROOF. THE BUILDING IS TO BE A SINGLE-STOREY BUILDING WITH A GABLE ROOF. THE BUILDING IS TO BE A SINGLE-STOREY BUILDING WITH A GABLE ROOF.

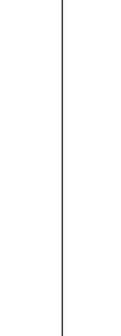
FIRE DEPARTMENT DEVELOPMENTAL REVIEW CONDITIONS

Comment 22: Fire Sprinklers Required: In other than residential buildings which require the installation of fire sprinklers for all new buildings according to the California Residential Code, an automatic fire sprinkler system is required for all new buildings. The sprinkler system shall be installed in accordance with the California Fire Code. The sprinkler system shall be installed in accordance with the California Fire Code. The sprinkler system shall be installed in accordance with the California Fire Code.

ABBREVIATIONS

ASPHALT CONCRETE	AC	CONCRETE	CON	EXPANDED POLYSTYRENE	EPS	GLASS FIBER REINFORCED CONCRETE	GFR
BRICK	BR	CEMENT	CEM	GLASS FIBER REINFORCED POLYMER	GFRP	INSULATION	INS
BRICK MASONRY	BRM	CEMENT BOARD	CB	INSULATION BOARD	IB	JOIST HANGER	JH
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VICINITY MAP



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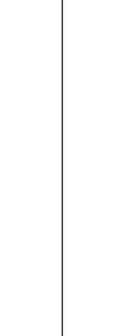
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IF THIS DRAWING IS NOT A "JOB",
 WHICH IS THE CASE FOR THIS DRAWING,
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 DRAWINGS MUST BE USED FOR ANY SCALE.

REVISIONS	TITLE BY	DATE

08.06.15
 DATE

GRADING
 & UTILITY
 PLAN

C2.0

2 SHEET 5

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LEGEND

EXISTING

- PROPERTY LINE
- UTILITY LINE
- CENTERS LINE
- EASTING
- WESTING
- POD, STD. CITY MONUMENT
- LANDSCAPE LIGHT
- STREET LIGHT
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- MANHOLE
- SANITARY SEWER CLEANOUT
- UTILITY POLE
- WATER VALVE
- BACKFLOW PREVENTER
- TREE W/ SIZE, TAG & ELEV.
- SPOT ELEVATION
- CONTROL
- INDEX CONTOUR
- CURB & GUTTER
- FENCE
- WALKWAY
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- PHONE LINE
- ELECTRICAL LINE
- CABLE TV
- TELEPHONE

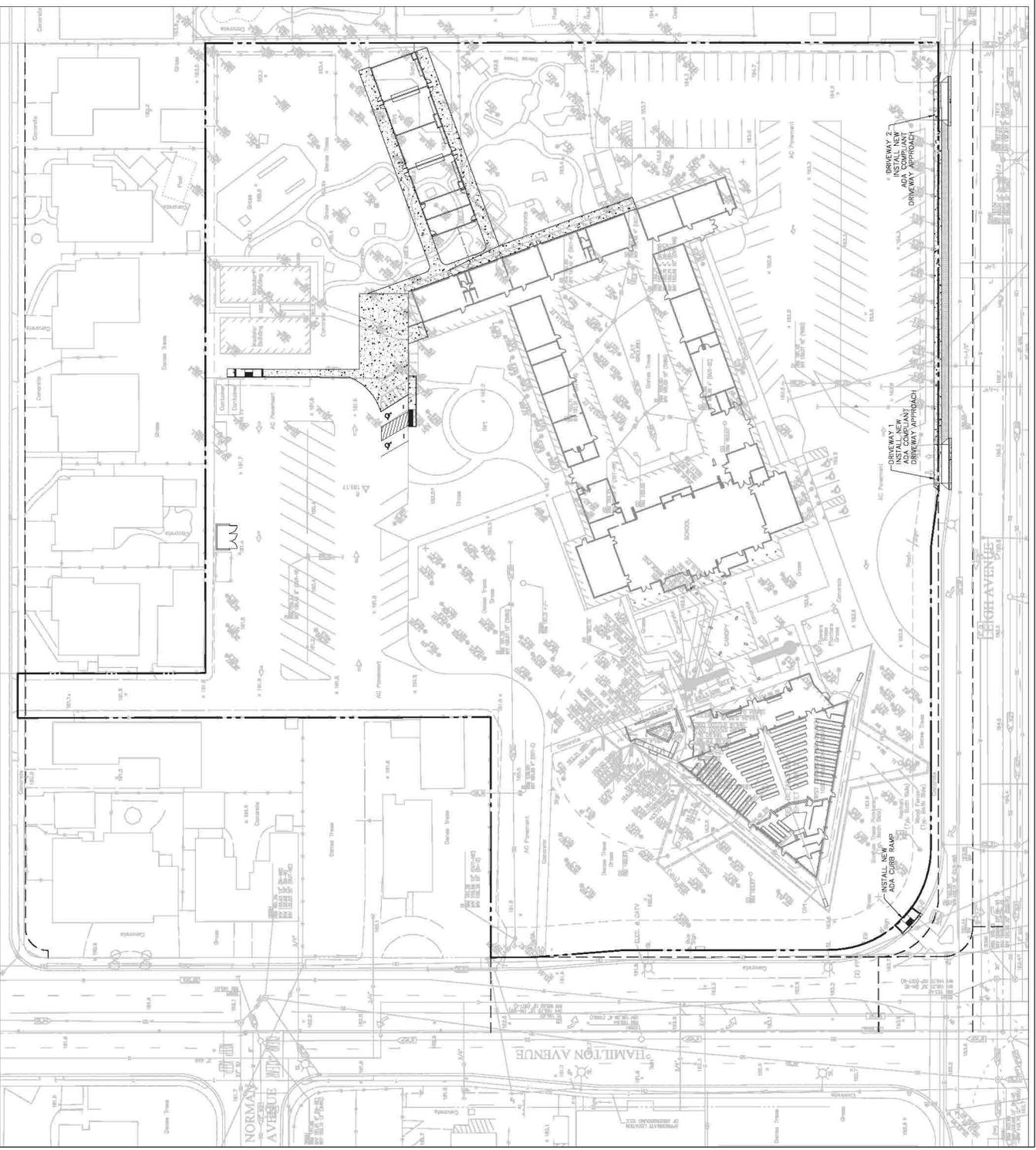
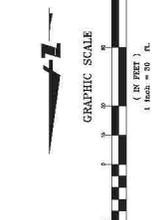
PROPOSED

- W/
- P/
- LED/LED

C.3 REGULATION NOTES:
 AS THIS PROJECT DOES NOT REPLACE 10,000 SF OR MORE OF IMPERVIOUS SURFACE, IT IS NOT A C.3 REGULATED PROJECT.

IMPERVIOUS/PERVIOUS AREAS:

PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)
EXISTING	115,006
PROPOSED	2,920
TOTAL SITE AREA = 362,075 SF (8.24 ACRES)	



CARDEN DAY SCHOOL
 CONDITIONAL USE PERMIT
 1980 HAMILTON AVE, SAN JOSE, CA 95128

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 WHICH IS THE CASE FOR THIS DRAWING,
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 DRAWING AND NOT AS A CONTRACT.

REVISIONS	DATE	BY	CHKD
1	08.06.15		

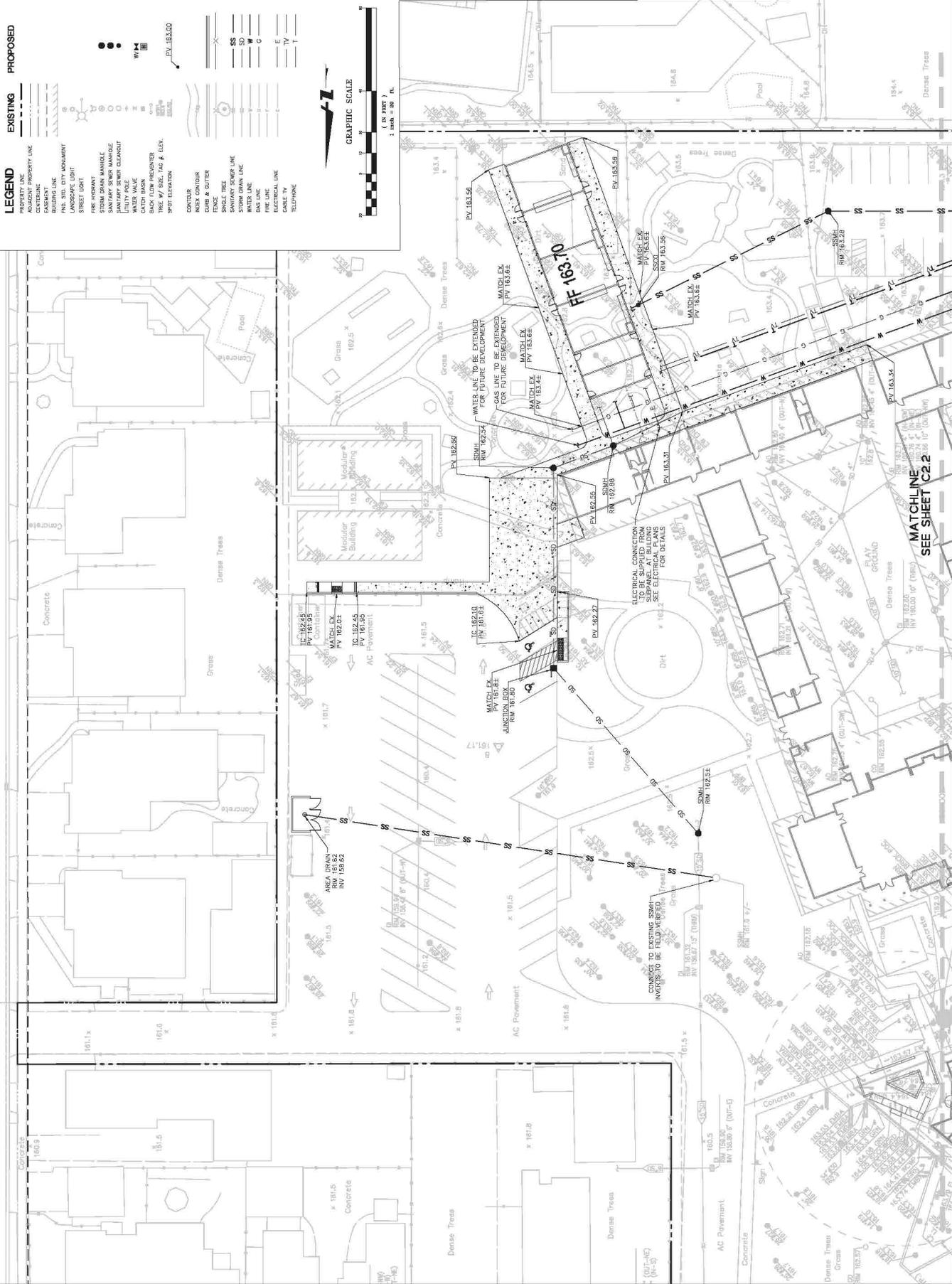
08.06.15
 DATE

GRADING
 & UTILITY
 PLAN

C2.1

3 SHEET
5

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LEGEND

- EXISTING**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - CONTIGUOUS
 - BUILDING LINE
 - FIN. STD. CITY MONUMENT
 - LANDSCAPE LIGHT
 - STREET LIGHT
 - STORM DRAIN MANHOLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER VALVE
 - CATCH BASIN
 - BACK FLOW PREVENTER
 - SEE W/ SPEC TAG # 12.4.
 - SPOT ELEVATION
 - CONTOUR
 - NECK CONTOUR
 - DOOR & OUTLET
 - SHADE TREE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - DAS LINE
 - FIRE LINE
 - ELECTRICAL LINE
 - TELEPHONE
- PROPOSED**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
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 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - DAS LINE
 - FIRE LINE
 - ELECTRICAL LINE
 - TELEPHONE



MATCHLINE
 SEE SHEET C2.2

ELECTRICAL CONNECTION
 TO BE SUPPLIED FROM
 EXISTING BUILDING
 SEE PROJECT FOR DETAILS

CONNECT TO EXISTING SSMH
 AND INSURING BE FIELD VERIFIED

WATER LINE TO BE EXTENDED
 FOR FUTURE DEVELOPMENT

GAS LINE TO BE EXTENDED
 FOR FUTURE DEVELOPMENT

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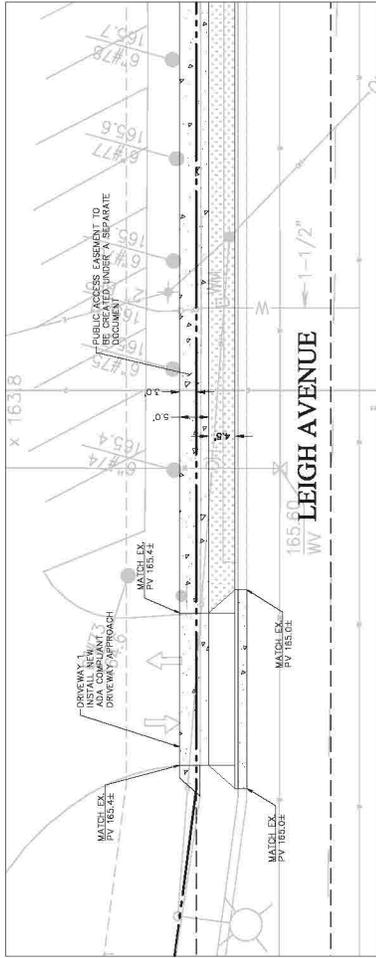
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1	08.06.15	ISSUED FOR PERMIT

08.06.15
 DATE

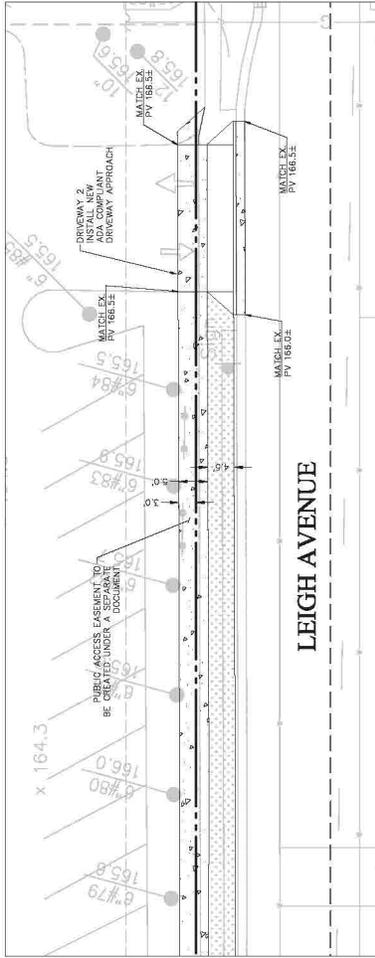
GRADING & UTILITY PLAN

C2.3
 5 SHEET 5

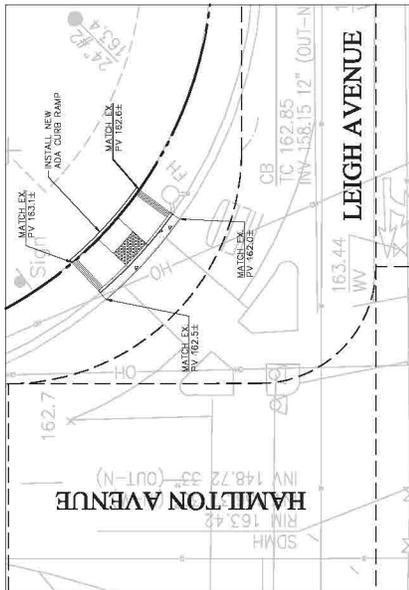
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DRIVEWAY #1
 SCALE: 1"=10'



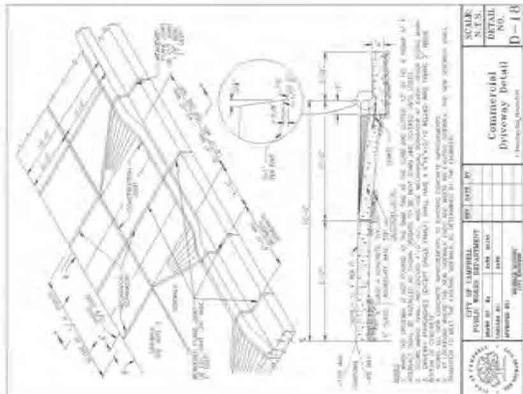
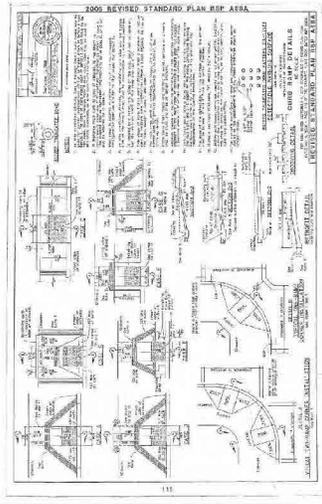
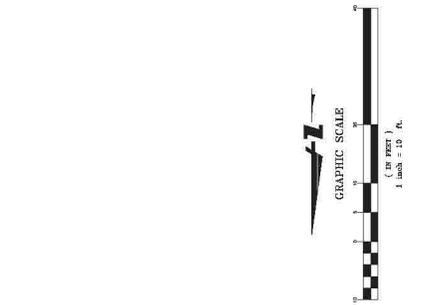
DRIVEWAY #2
 SCALE: 1"=10'



ADA RAMP
 SCALE: 1"=10'

LEGEND

	EXISTING PROPERTY LINE		PROPOSED PROPERTY LINE
	CENTERLINE		BUILDING LINE
	EASEMENT LINE		FIRE HYDRANT
	LANDSCAPE LIGHT		FIRE HYDRANT VALVE
	STREET LIGHT		SANITARY SEWER CLEANOUT
	FIRE HYDRANT VALVE		UTILITY POLE
	SANITARY SEWER CLEANOUT		GAS METER
	UTILITY POLE		BACKFLOW PREVENTER
	GAS METER		TREE W/ SIZE, TAG & ELEV.
	BACKFLOW PREVENTER		SPOT ELEVATION
	TREE W/ SIZE, TAG & ELEV.		CONTOUR
	SPOT ELEVATION		INDEX CONTOUR
	CONTOUR		CURB & GUTTER
	INDEX CONTOUR		SINGLE TREE
	CURB & GUTTER		STORM DRAIN LINE
	SINGLE TREE		SEWER LINE
	STORM DRAIN LINE		GAS LINE
	SEWER LINE		FIRE LINE
	GAS LINE		ELECTRICAL LINE
	FIRE LINE		CABLE TV
	ELECTRICAL LINE		TELEPHONE





GARDEN DAY SCHOOL
 CONDITIONAL USE PERMIT
 1980 HAMILTON AVE. SAN JOSE, CA 95125

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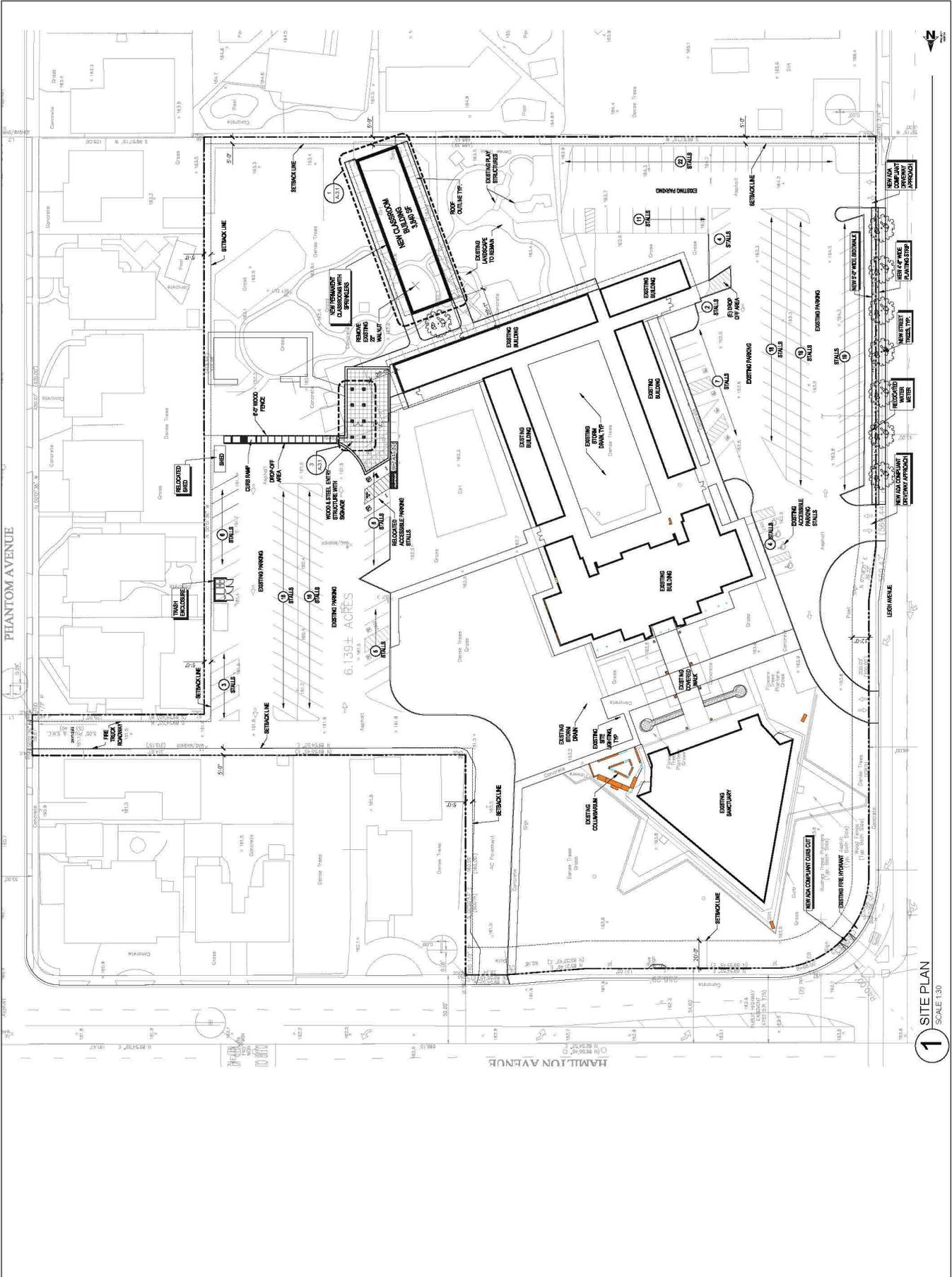
NO.	DATE	REVISIONS
1	08.06.15	11.10.15 Framing Comments

08.06.15
 DATE

SITE PLAN

A-1.1
 SHEET

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1 SITE PLAN
 SCALE 1/30



GARDEN DAY SCHOOL
 CONDITIONAL USE PERMIT
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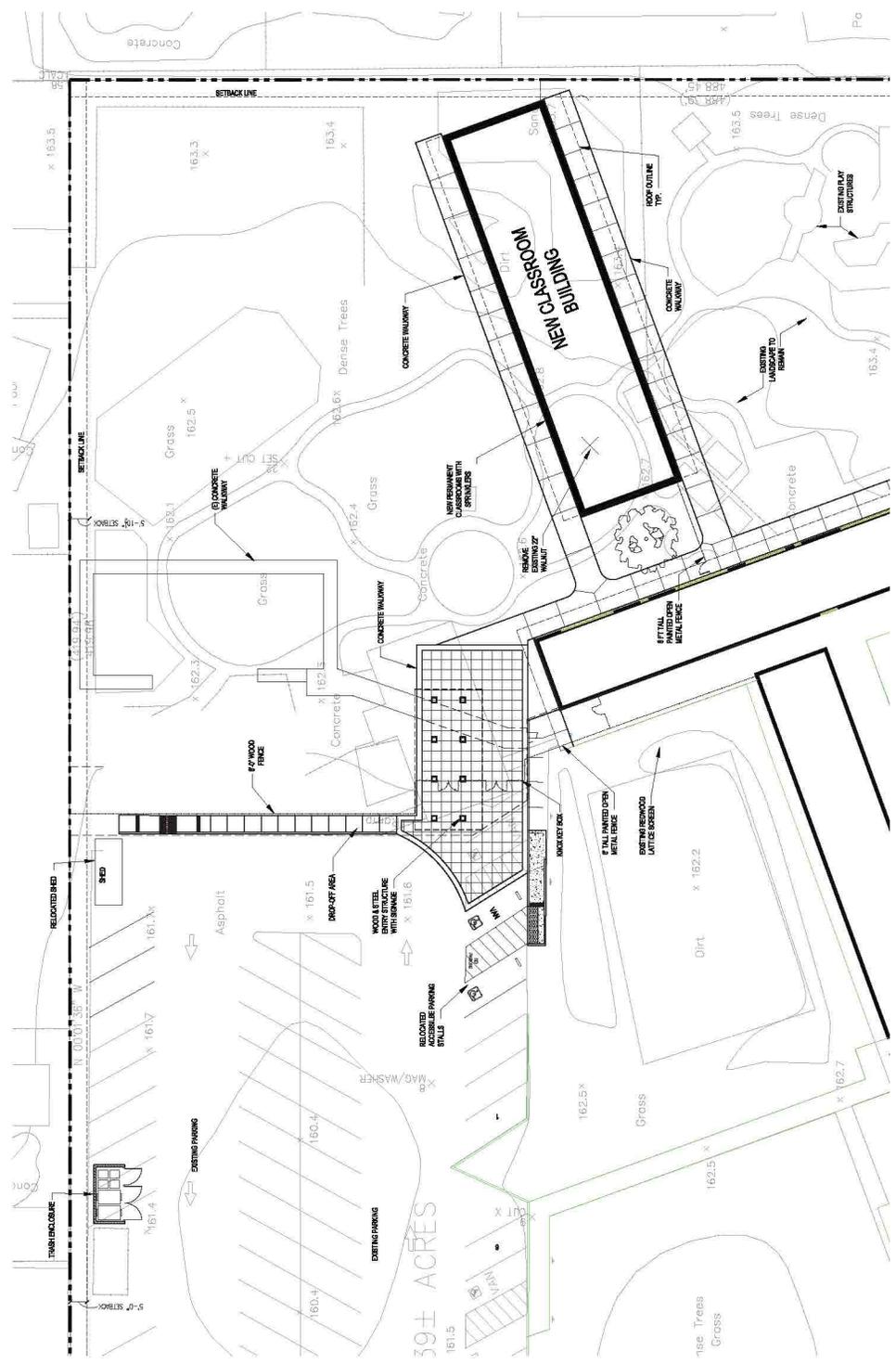
REVISIONS

No.	Description	Date
1	11.10.19 Planning Comments	

08.06.15
 DATE
 SITE PLAN
 ENLARGED

A-12
 SHEET

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1 SITE PLAN - ENLARGED
 1/16" = 1'-0"



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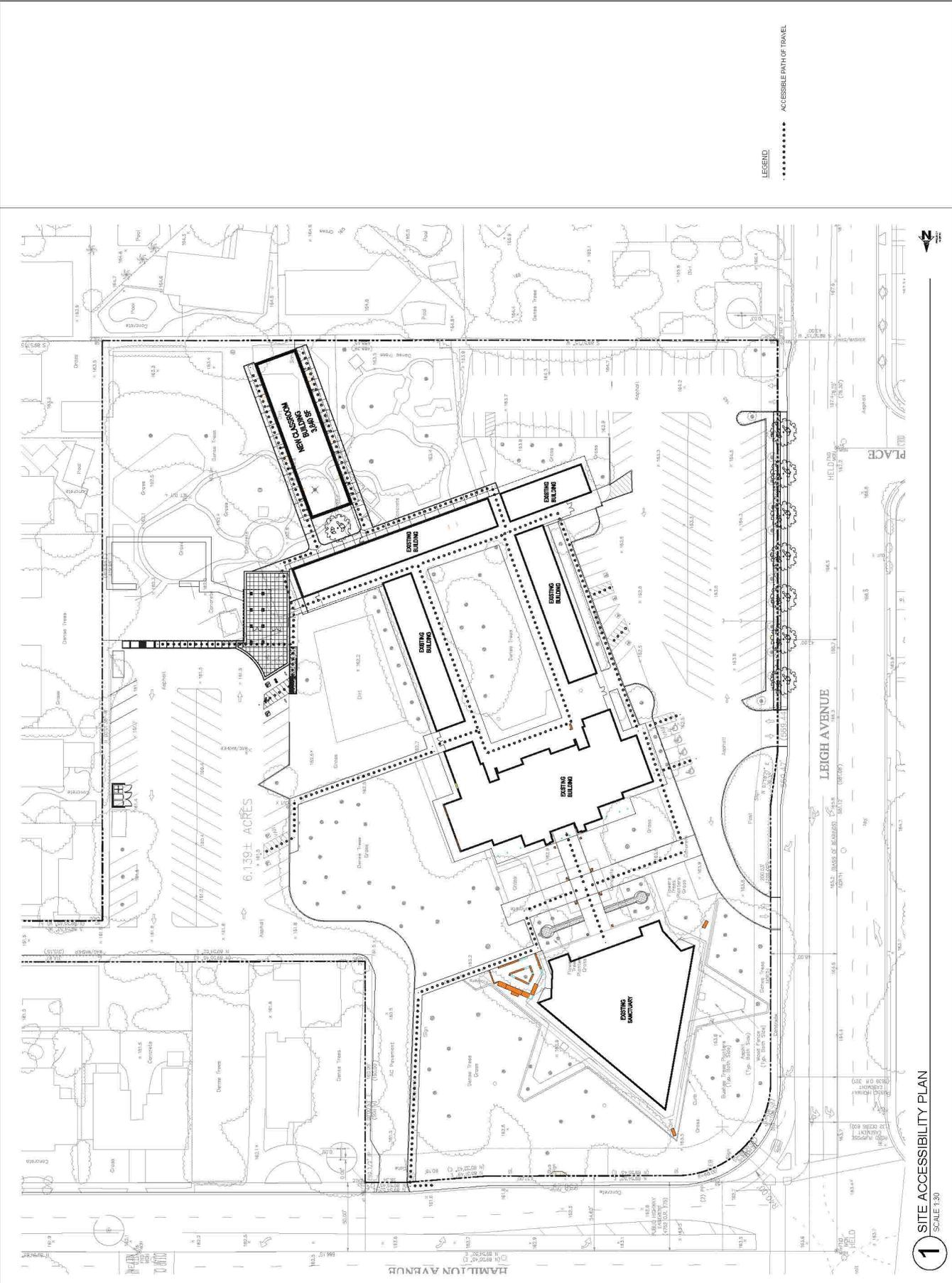
REVISIONS	DATE	DESCRIPTION
1	08.06.15	Initial Design

08.06.15
 DATE

SITE
 ACCESSIBILITY
 PLAN

A-1.3
 SHEET

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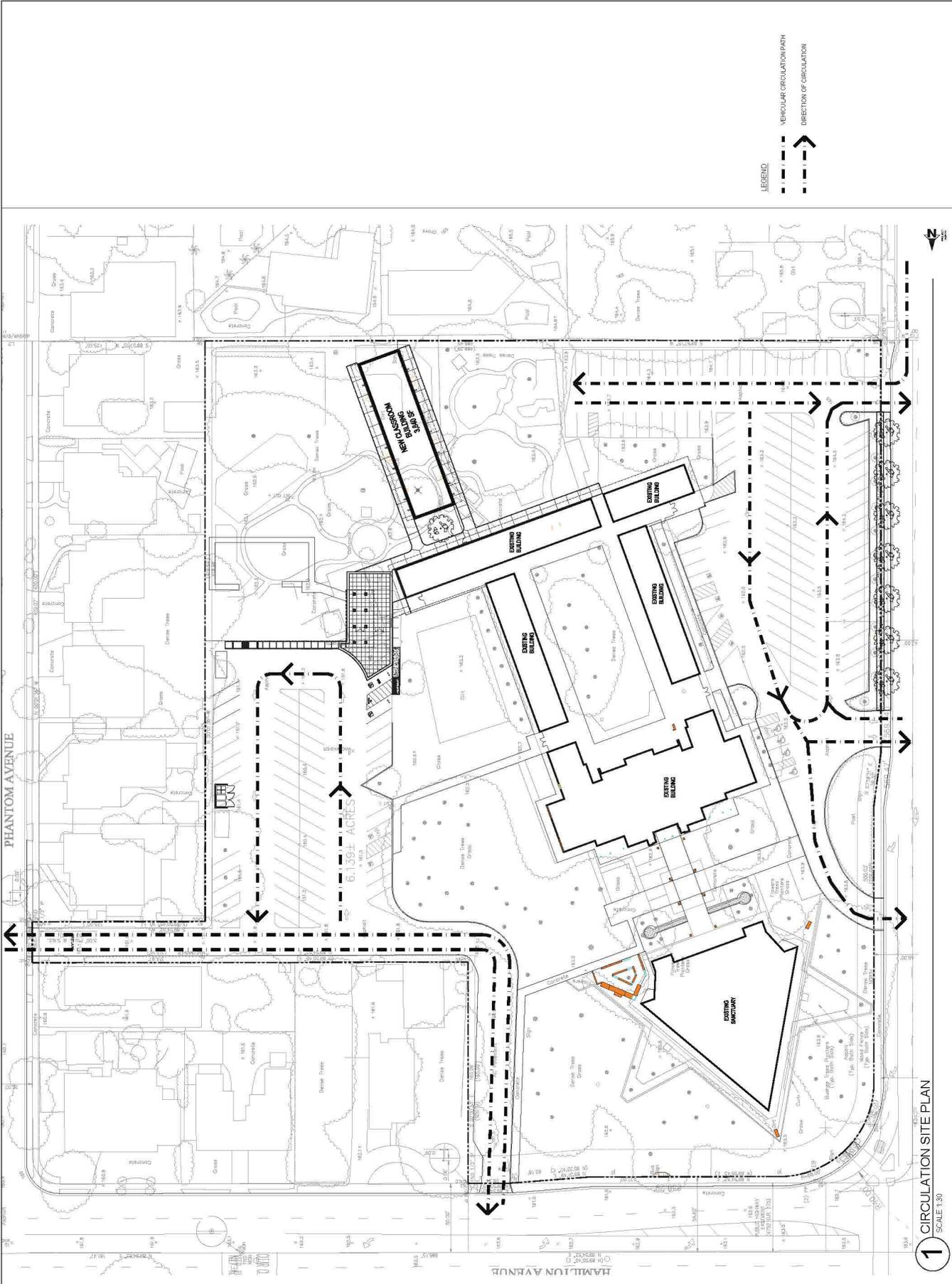


1 SITE ACCESSIBILITY PLAN
 SCALE 1/320



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REVISIONS	DATE	DESCRIPTION
1	08.06.15	11.10.15 Planning Comments



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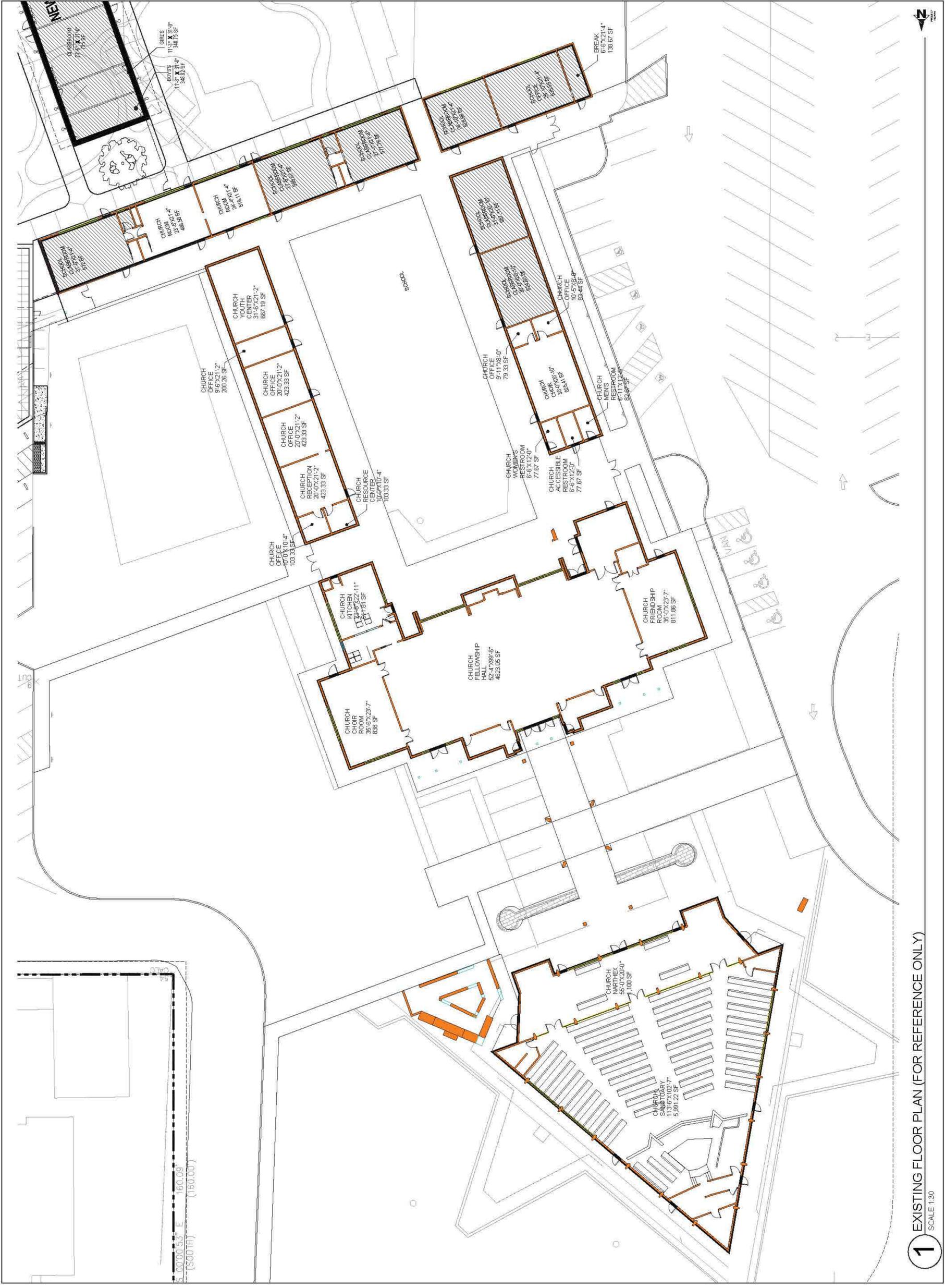
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EXISTING
 FLOOR PLAN
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A-1.5
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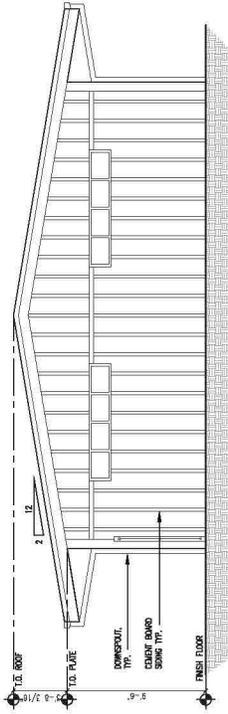
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1980 HAMILTON AVE, SAN JOSE, CA 95125

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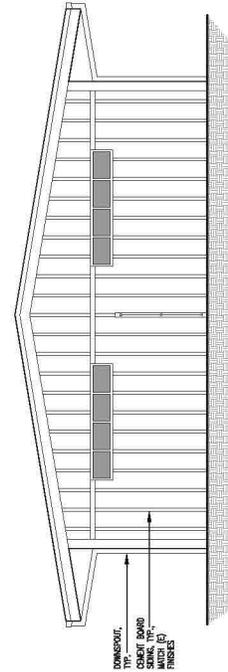
REVISIONS	DATE	BY	DESCRIPTION
1	08.06.15		11.10.15 Framing Comments

08.06.15
DATE
EXTERIOR ELEVATIONS BUILDING 'C'
A-6.1
SHEET

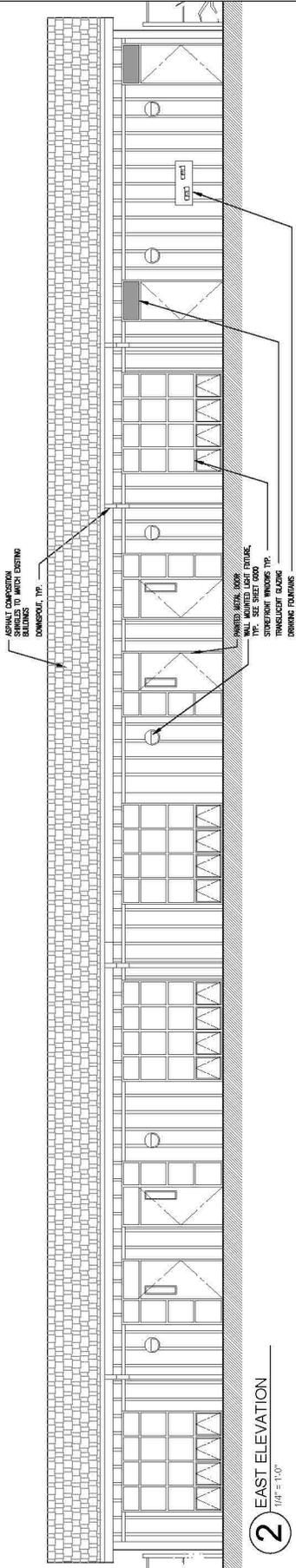
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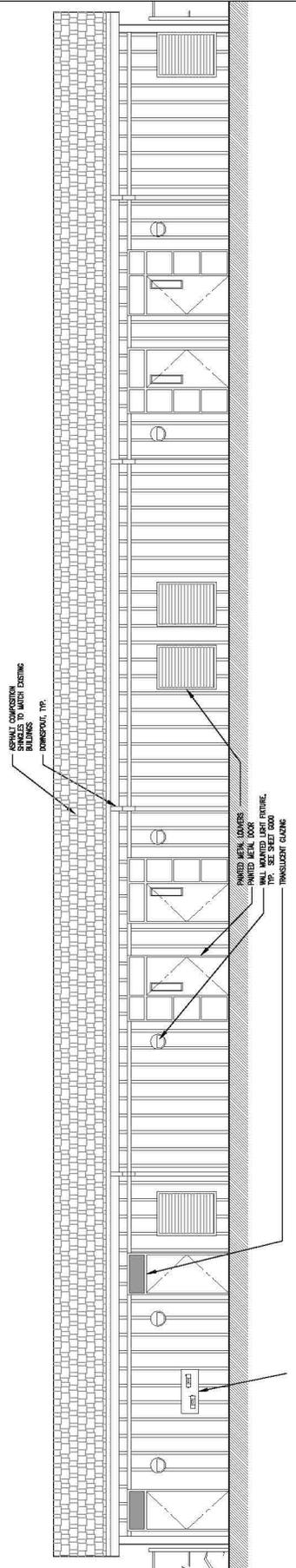
3 SOUTH ELEVATION
1/4" = 1'-0"



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



2 EAST ELEVATION
1/4" = 1'-0"



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

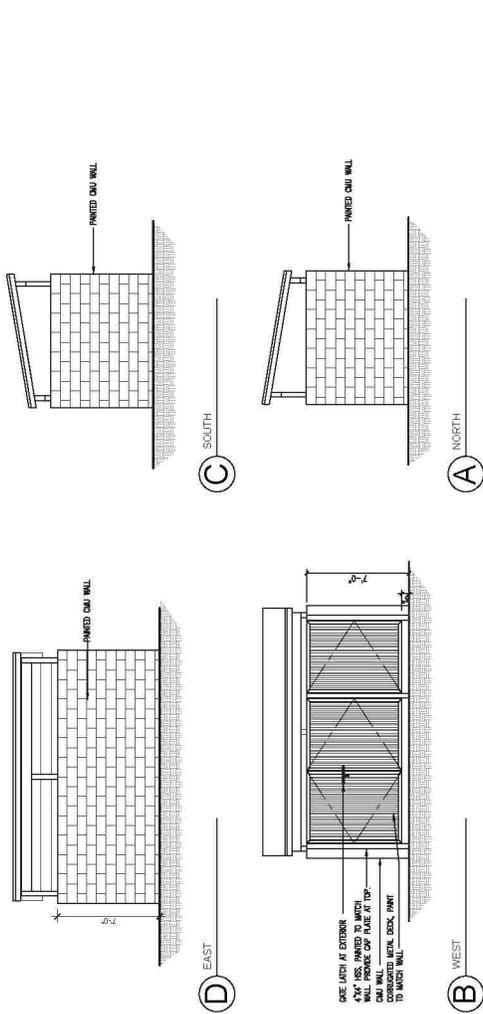


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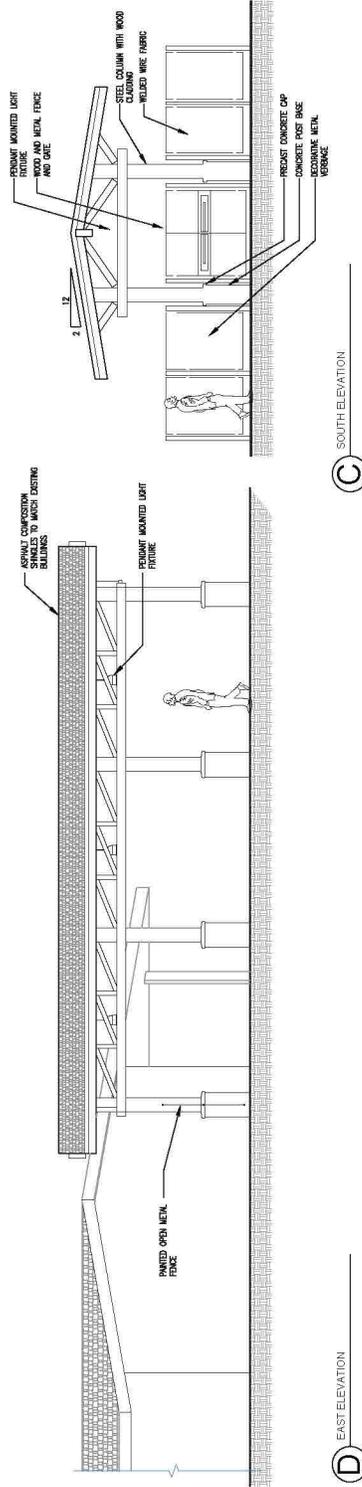
REVISIONS	DATE	DESCRIPTION
1	08.06.15	Final

08.06.15
DATE
EXTERIOR ELEVATIONS
ENTRY CANOPY & TRASH ENCLOSURE
A-6.2
SHEET

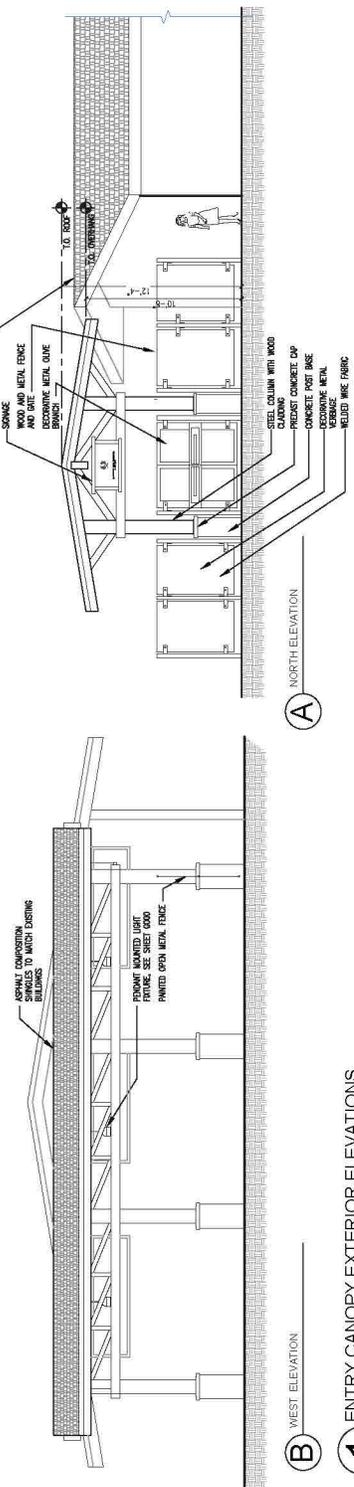
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2 TRASH ENCLOSURE EXTERIOR ELEVATIONS
1/4" = 1'-0"



1 ENTRY CANOPY EXTERIOR ELEVATIONS
1/4" = 1'-0"



1 ENTRY CANOPY EXTERIOR ELEVATIONS
1/4" = 1'-0"