



**CITY OF CAMPBELL**  
Community Development Department

February 20, 2016

**NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

**File No.:** PLN2015-370  
**Applicant:** Peter Ko  
**Project Address:** 3 Heritage Village Lane  
**Property Owner:** Jeffrey Mar  
**Zoning District:** P-D (Planned Development)  
**General Plan:** High Density Residential  
**Project Description:** Construction of pedestrian entry features and a trash enclosure within the Heritage Village Apartment Homes community.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on February 20, 2016 and ends on March 1, 2016. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 1, 2016**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Associate Planner, in the Community Development Department, at (408) 866-2193 or by email [danielf@cityofcampbell.com](mailto:danielf@cityofcampbell.com).

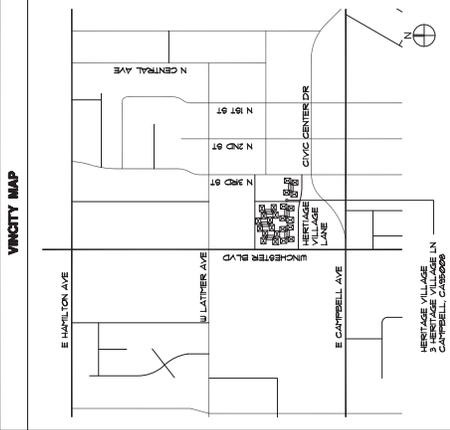


HERITAGE VILLAGE  
ENTRY FEATURES

3 HERITAGE VILLAGE LN  
CAMPBELL, CA 95008



HERITAGE VILLAGE ENTRY FEATURES  
3 HERITAGE VILLAGE LANE  
CAMPBELL, CA 95008



PROJECT TEAM

CLIENT / OWNER :  
HERITAGE REALTY GROUP  
91 E. CAMPBELL AVE, SUITE 2000  
CAMPBELL, CA 95008  
Phone: (408) 376-5000  
Fax: (408) 376-5001  
Contact: JEFFREY HARR  
Email: jharr@heritagerealty.com

ARCHITECT :  
KO ARCHITECTS, INC.  
900 HIGH STREET, STE 1  
PALO ALTO, CA 94301  
Phone: (650) 853-1908  
Fax: (650) 853-1909  
Contact: PETER KO, AIA, LEED AP  
Email: design@koarch.com

SCOPE OF WORK

THE SCOPE OF WORK IS TO RELOCATE EXISTING TRASH ENCLOSURE AND PROVIDE ENTRY FEATURES IN THE LOCATIONS OF THE PROJECT.

SHEET INDEX

- AS-0 COVER SHEET
- AS-0a EXISTING SITE PLAN & EASEMENTS
- AS-1 ILLUSTRATIVE SITE PLAN
- AS-1a ENLARGED SITE PLAN
- AS-2 PROPOSED STREET SCAPE
- AS-3 PROPOSED ELEVATIONS
- AS-4 PERSPECTIVE
- AS-5 PROPOSED FLOOR PLANS

PROJECT INFORMATION, ZONING INFORMATION / COMPLIANCE

RESIDENTIAL PROJECTS TOTAL UNIT NUMBERS	ASSESSOR'S PARCEL NUMBER:	279-511-145
UNIT TYPE	LOT SIZE:	\$224,925 SQFT (5.1% ACRES) NO CHANGE IN PROPOSE
A 1710 SQFT 2 BEDROOM 2 BATHROOM	DEVELOPMENT DATA	EXISTING SOFT EXISTING 42% PROPOSED NO CHANGE 42% PERCENT OF SITE PROPOSED NO CHANGE
B 1430 SQFT 1 BEDROOM 1 BATHROOM	BUILDING COVERAGE	\$56,074 SQFT NO CHANGE NO CHANGE
C 1376 SQFT 1 BEDROOM 1 BATHROOM	LANDSCAPE COVERAGE	\$75,026 SQFT NO CHANGE NO CHANGE
	PAVING COVERAGE	\$33,923 SQFT NO CHANGE NO CHANGE
	FLOOR AREA RATIO	0.50 NO CHANGE
	ADJACENT LAND USES	2 STORY CHURCH & APARTMENT COMPLEX 1 STORY SCHOOL DISTRICT OFFICE 3 STORY HERITAGE VILLAGE OFFICE & POST OFFICE 1 STORY OFFICES
	NORTH	
	EAST	
	SOUTH	
	WEST	
	PARKING	
	STANDARD SPACES	254
	HANDICAP SPACES	4
	TOTAL PARKING	258



PLANNING & SERIAL	206-0714
PROJECT NO.	5-571
DATE	APR 2005
DRAWN BY	KY
SCALE	AS NOTED

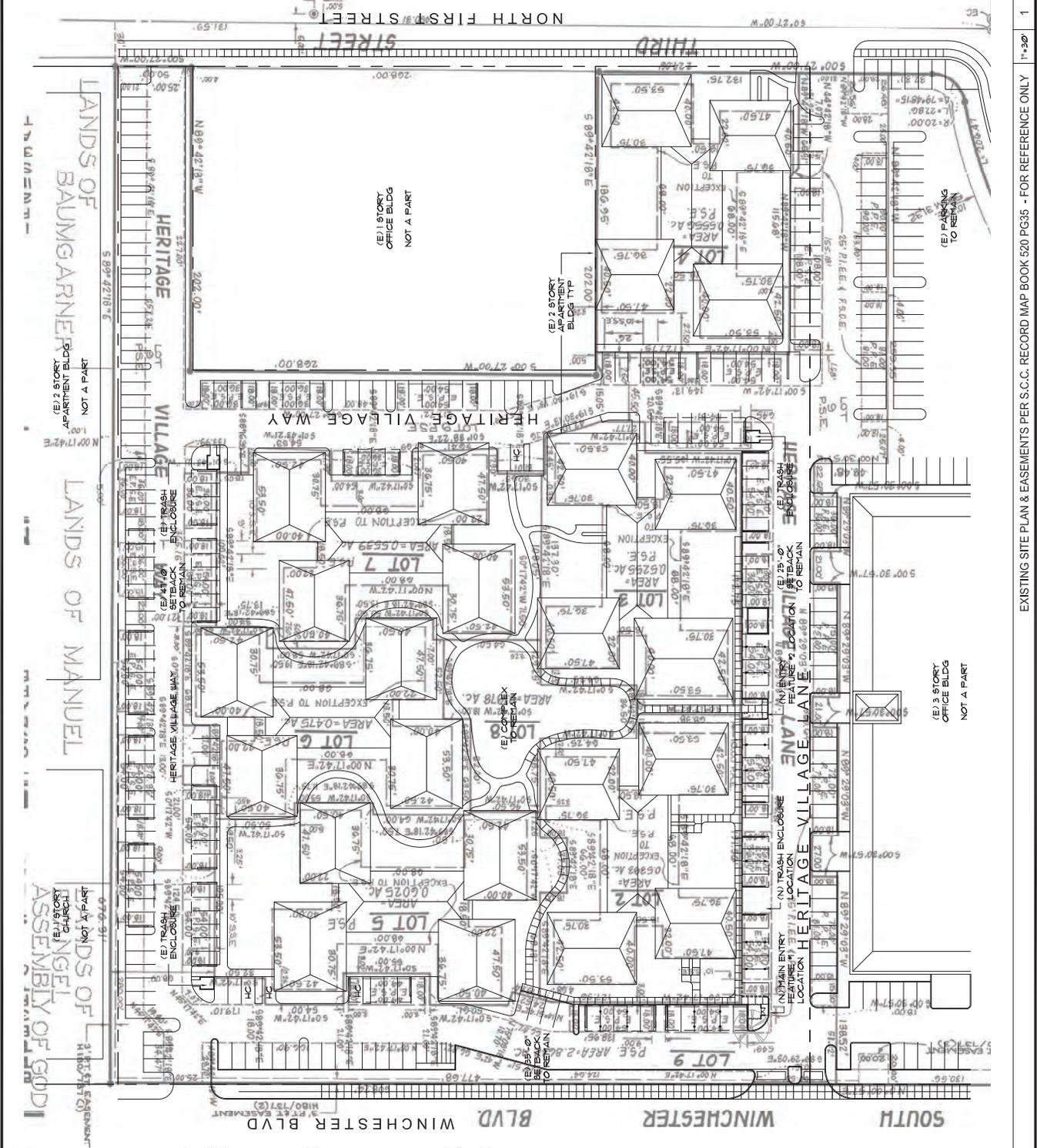
COVER SHEET & GENERAL NOTES  
SHEET AS-0

**TRACT NO. 7519**  
 CONSISTING OF THE SHERBET, 1983  
 AND VIKING  
 SURVEYS  
 SANTA CLARA COUNTY, CALIFORNIA

**NOTES AND LEGEND**  
 INDICATED IRON PIPE FOUND UNLESS  
 INDICATED OTHERWISE  
 INDICATED IRON PIPE SET  
 INDICATED IRON PIPE FOUND UNLESS  
 INDICATED OTHERWISE  
 INDICATED IRON PIPE SET  
 INDICATED IRON PIPE FOUND UNLESS  
 INDICATED OTHERWISE  
 INDICATED IRON PIPE SET

**SCALE: 1" = 50'**  
 BASIS OF BEARINGS  
 ALL BEARINGS ARE TO THE CENTER  
 OF THE CURVE UNLESS OTHERWISE  
 SHOWN UNLESS OTHERWISE  
 SHOWN UNLESS OTHERWISE  
 SHOWN UNLESS OTHERWISE  
 SHOWN UNLESS OTHERWISE

**NOTES AND LEGEND**  
 INDICATED IRON PIPE FOUND UNLESS  
 INDICATED OTHERWISE  
 INDICATED IRON PIPE SET  
 INDICATED IRON PIPE FOUND UNLESS  
 INDICATED OTHERWISE  
 INDICATED IRON PIPE SET



**HERITAGE VILLAGE  
 ENTRY FEATURES**

3 HERITAGE VILLAGE LN  
 CAMPBELL, CA 95008



PLANNING SUBMITTAL 2006-07-14

PROJECT NO. E-571  
 DATE APR. 2005  
 DRAWN BY  
 SCALE AS NOTED

**EXISTING  
 SITE  
 PLAN &  
 EASEMENTS**

**AS-0a**

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HERITAGE VILLAGE  
ENTRY FEATURES

3 HERITAGE VILLAGE LN  
CAMPBELL, CA 95008



PLANNING SUBMITTAL 2006-07-14

PROJECT NO. E-551  
DATE APR. 2005  
DRAWN BY KY  
SCALE AS NOTED



ILLUSTRATIVE  
SITE PLAN  
SHEET  
AS-1

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HERITAGE VILLAGE  
ENTRY FEATURES

3 HERITAGE VILLAGE LN  
CAMPBELL, CA 95008



PLANNING SUBMITTAL 2006-07-14

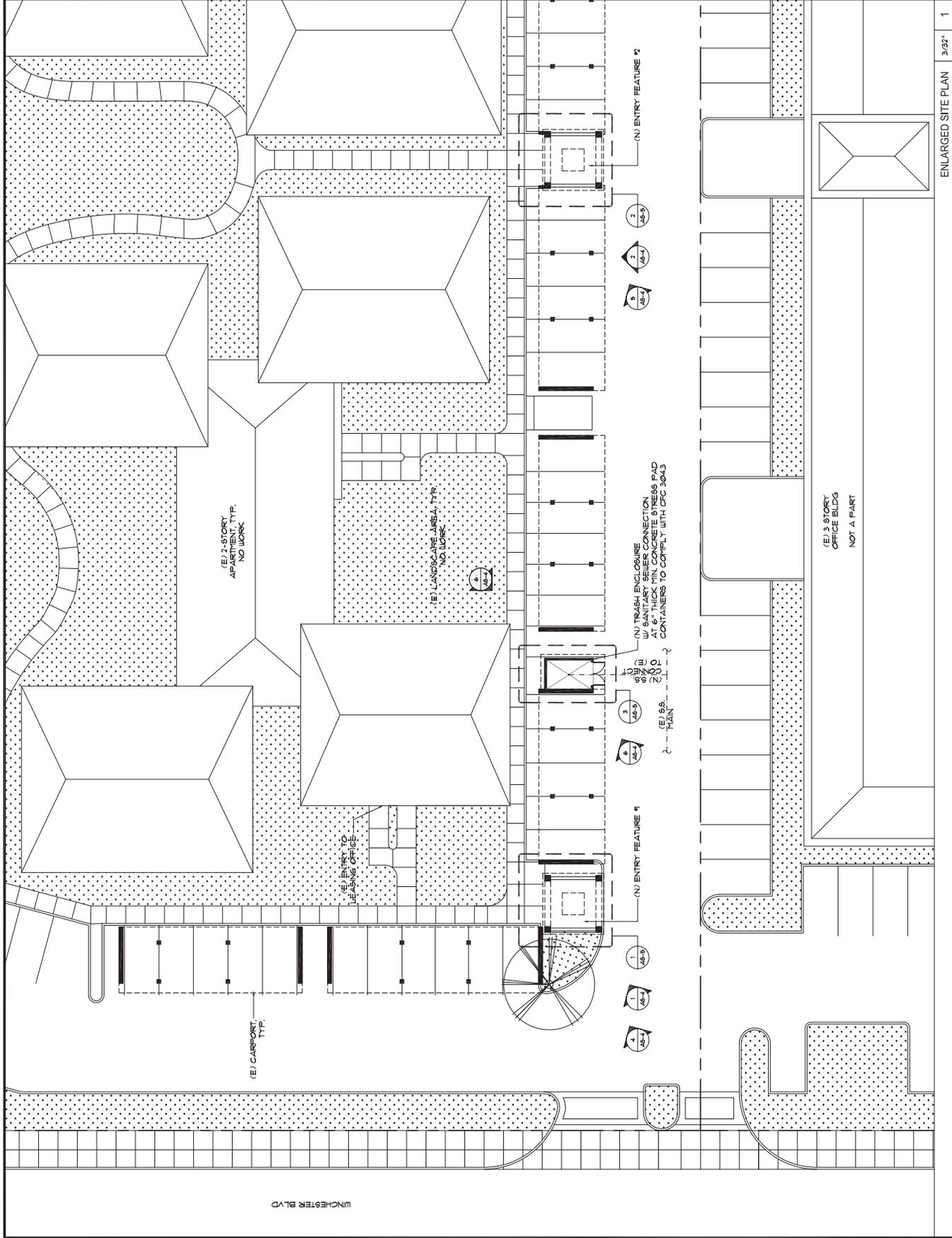
PROJECT NO.	EP-551
DATE	APR 2005
DRAWN BY	KY
SCALE	AS NOTED



ENLARGED  
SITE PLAN

SHEET  
AS-1a

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HERITAGE VILLAGE  
ENTRY FEATURES

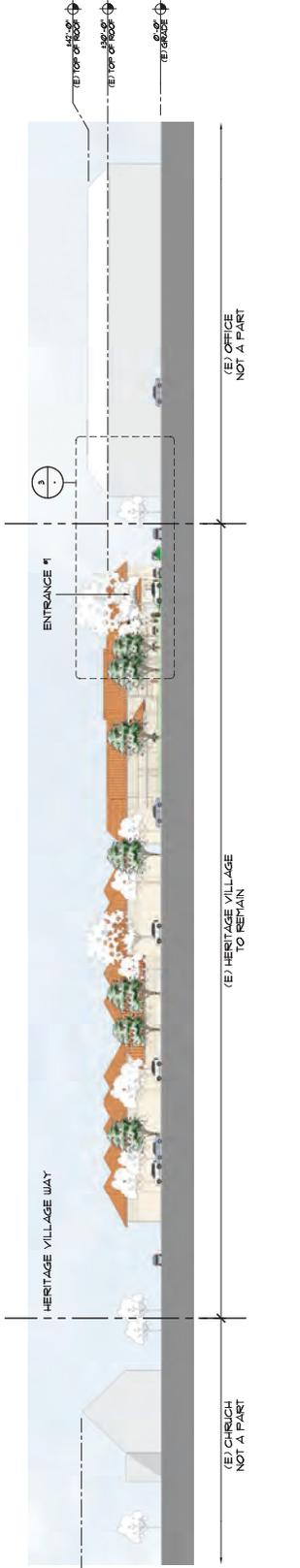
3 HERITAGE VILLAGE LN  
CAMPBELL, CA 95008



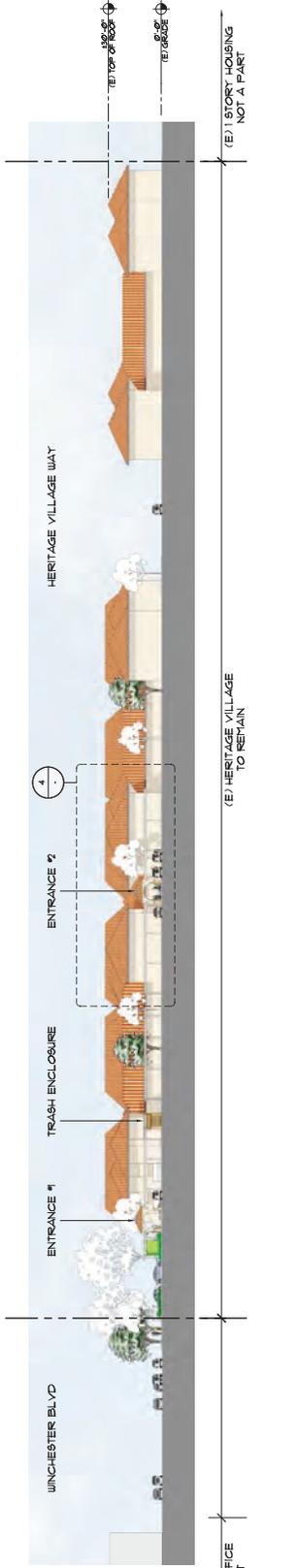
PLANNING SUBMITAL	20% 01/14
PROJECT NO.	E-551
DATE	APR 2005
DRAWN BY	KY
SCALE	AS NOTED

PROPOSED  
STREETSCAPE  
SHEET  
AS-2

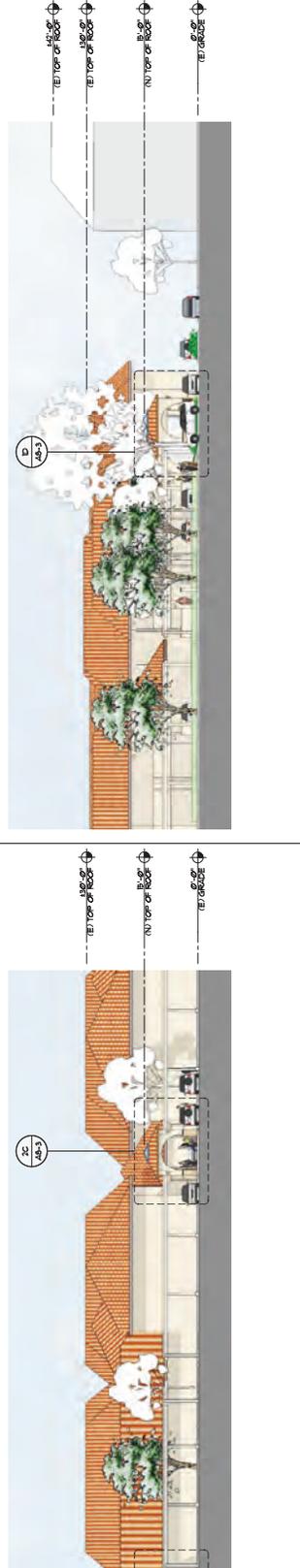
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PROPOSED STREETSCAPE ALONG WINCHESTER BLVD 1/2" = 1' 1



PROPOSED STREETSCAPE ALONG HERITAGE VILLAGE LANE 1/2" = 1' 2



PROPOSED ENLARGED STREETSCAPE ALONG HERITAGE VILLAGE LANE 1/4" = 1' 4

PROPOSED ENLARGED STREETSCAPE ALONG WINCHESTER BLVD 1/4" = 1' 3

HERITAGE VILLAGE LN  
ENTRY FEATURES

3 HERITAGE VILLAGE LN  
CAMPBELL, CA 95008



Ko Architects, Inc.  
900 High Street, Suite 1  
Palo Alto, CA 94301  
P: 650.853.1908



PLANNING SUBMITTAL	2006-07-14
PROJECT NO.	15-551
DATE	APR 2006
DRAWN BY	KY
SCALE	AS NOTED

PROPOSED  
ELEVATIONS  
SHEET  
AS-3

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<p>1 86X18 LIGHT WASCOS 6X6 CLASSIC SQUARE FINISHED POLY-CARBONATE OR APPROVED SIMILAR</p> <p>2 TERRA COTTA ROOF TILE EAGLE OR APPROVED EQUAL RED ORANGE TO MATCH EXISTING</p> <p>3 PAINT BODY MANUFACTURER KELLY MOORE COLOR: NAVALO WHITE 36 TO MATCH EXISTING APARTMENT COMPLEX</p> <p>4 EXTERIOR WALL-MOUNT LIGHTING LETTER 'L' WALL-CY, NEPER LIGHT, DARK BRONZE FINISH, UP 4 DOWN LIGHT OR APPROVED EQUAL</p> <p>5 EXTERIOR WALL-GLAZE TILE 3/4" X 3/4" VITRIFIED BROWN BEACON AT69, 3/8" X 3/8" PORCAG TILE OR APPROVED EQUAL</p> <p>6 SIGNAGE INSTALLER: TBC, LETTER SIZE: 18" HEIGHT, HALO BACK-LIT</p> <p>7 FLAT ROOF KELLY MOORE COLOR: TUSCAN CLAY 34483 TO MATCH EXISTING CARPORT ROOF COLOR</p> <p>8 PAINT TRIM KELLY MOORE COLOR: TORCANA 332 TO MATCH EXISTING TRIM COLOR</p> <p>9 VERTICAL PLANTER JACOBS 8.5 WASH WIRE ROPE PLANT TRELIS SYSTEM OR APPROVED EQUAL</p>	<p>ENTRANCE #1 ELEVATION 1/4"=1'</p> <p>1 NORTH ELEVATION</p> <p>2 EAST ELEVATION</p> <p>3 SOUTH ELEVATION</p> <p>4 WEST ELEVATION</p>	<p>ENTRANCE #2 ELEVATION 1/4"=1'</p> <p>1 NORTH ELEVATION</p> <p>2 EAST ELEVATION</p> <p>3 SOUTH ELEVATION</p> <p>4 WEST ELEVATION</p>
<p>ENTRANCE REAR ELEVATION 1/4"=1'</p> <p>1 NORTH ELEVATION</p> <p>2 EAST ELEVATION</p> <p>3 SOUTH ELEVATION</p> <p>4 WEST ELEVATION</p>	<p>TRASH ENCLOSURE REAR ELEVATION 1/4"=1'</p> <p>1 NORTH ELEVATION</p> <p>2 EAST ELEVATION</p> <p>3 SOUTH ELEVATION</p> <p>4 WEST ELEVATION</p>	<p>MATERIAL LEGEND</p> <p>- PAGES NOT TO SCALE</p>

HERITAGE VILLAGE  
ENTRY FEATURES

3 HERITAGE VILLAGE LN  
CAMPBELL, CA 95008



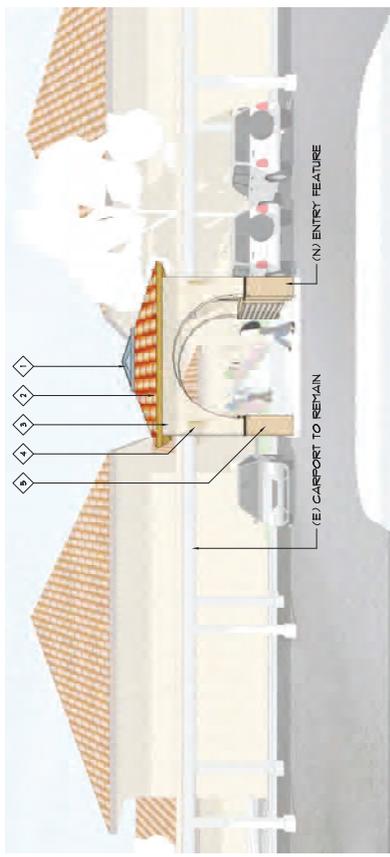
PLANNING SUBMITAL	2004-0114
PROJECT NO.	E-551
DATE	APR 2005
DRAWN BY	KY
SCALE	AS NOTED

PERSPECTIVE SHEET  
**AS-4**

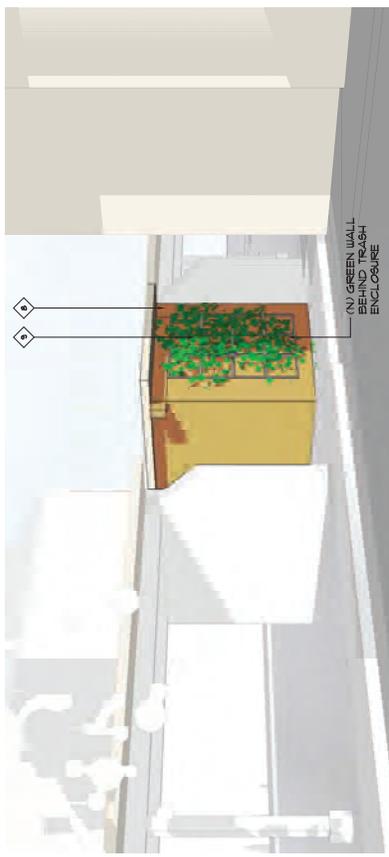
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ENTRANCE #1 PERSPECTIVE - 1



ENTRANCE #2 PERSPECTIVE - 2



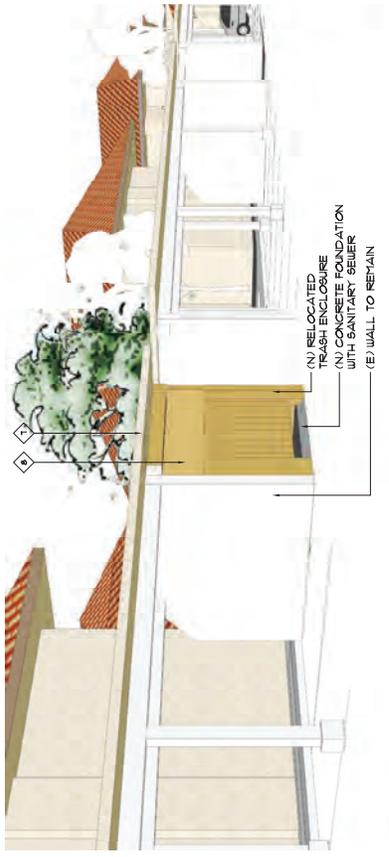
TRASH ENCLOSURE PERSPECTIVE - 3



ENTRANCE #1 AERIAL VIEW - 4



ENTRANCE #2 AERIAL VIEW - 5



TRASH ENCLOSURE PERSPECTIVE - 6

HERITAGE VILLAGE  
ENTRY FEATURES

3 HERITAGE VILLAGE LN  
CAMPBELL, CA 95008



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PLANNING & ARCHITECTURAL 2006-0114

PROJECT NO. E-551  
DATE APR. 2005  
DRAWN BY KY  
SCALE AS NOTED



PROPOSED  
FLOOR PLANS  
SHEET  
AS-5

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