



**CITY OF CAMPBELL**  
**Community Development Department**

July 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, **July 26, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of John Metzger for a Modification (PLN2016-15) to a previously approved Site and Architectural Review Permit (S 97-05) to allow a rear covered patio with a rooftop deck on property located at **1365 Harriet Avenue**. Staff is recommending that this item 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: **1365 Harriet Avenue**

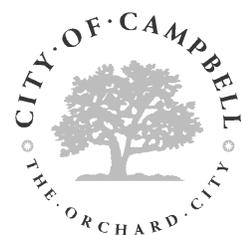
# Project Location Map



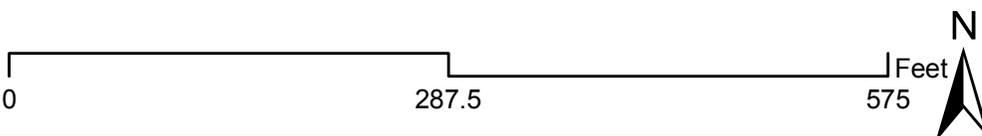
**Project Location:** 1365 Harriet Ave.

**Application Type:** Mod. to Site and Arch. Review Permit

**Planning File No.:** PLN2016-15



Community Development Department  
Planning Division



**GENERAL NOTES**

A. THIS PROJECT INCLUDES THE ADDITION OF A TWO LEVEL PATIO TO AN EXISTING HOME.

B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE COMMENCING WORK AND ASHALL REPORT ANY DISCREPANCIES. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES PRIOR TO THE START OF AND THROUGHOUT CONSTRUCTION.

C. DO NOT USE SCALED DIMENSIONS. USE WRITTEN DIMENSIONS OR WHERE NO DIMENSIONS IS PROVIDED, CONSULT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. COORDINATE ALL DIMENSIONS WITH DRAWINGS BEFORE PROCEEDING WITH THE WORK.

D. DIMENSIONING: THESE DOCUMENTS SHOULD BE CONSIDERED AS A PART OF THE COMPLETE DRAWING SET. IT IS INTENDED THAT THE STRUCTURAL DRAWINGS PROVIDE SUFFICIENT DIMENSIONS TO LOCATE THE PRIMARY STRUCTURAL ELEMENTS AND MEMBERS. LOCATION OF SECONDARY MEMBERS, WHICH ARE AFFECTED BY SYSTEMS DETAILED BY OTHERS, MAY REQUIRE REFERENCE TO CONTRACTOR.

E. ELEVATIONS: IT IS INTENDED THAT SUFFICIENT INFORMATION IS PROVIDED TO DETERMINE THE ELEVATION OF PRIMARY STRUCTURAL MEMBER AND ELEMENTS AND/OR AT CHANGES IN SLOPE. ELEVATION AT POINTS LOCATED BETWEEN PROVIDED ELEVATIONS MAY BE DETERMINED BY INTERPOLATION.

F. DETAILS AND NOTES SHOWN ON THESE DRAWINGS SHALL APPLY AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.

G. THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. ALL REQUESTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER.

H. ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, 2010 EDITION AS AMENDED BY THE COUNTY OF SANTA CLARA.

**PROJECT DATA**

PROPERTY CONTACT  
LARRAINE METZGER  
(510)364-3525

ADDRESS  
1365 HARRIET AVENUE  
CAMPBELL, CA 95008

LATITUDE  
37.2664085  
LONGITUDE  
-121.9808159

YEAR BUILT  
1999

STYLE  
SINGLE FAMILY  
RESIDENTIAL

BEDS  
5

BATHS  
3.5

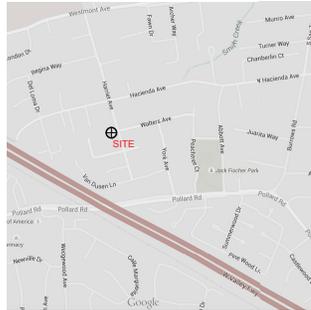
FLOORS  
2

**SITE DATA**

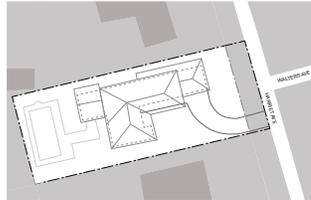
EXISTING BUILDING AREAS		
1ST FLR	2062	SQFT
2ND FLR	1596	SQFT
GARAGE	666	SQFT
TOTAL	4323	SQFT
LIVE AREA		
LOT SIZE	12,024	SQFT
EXISTING FAR	4,323 / 12,024 = 0.360	

PROPOSED AREA    446.25    SQFT

**VICINITY MAP**  
N.T.S.



**SITE MAP**

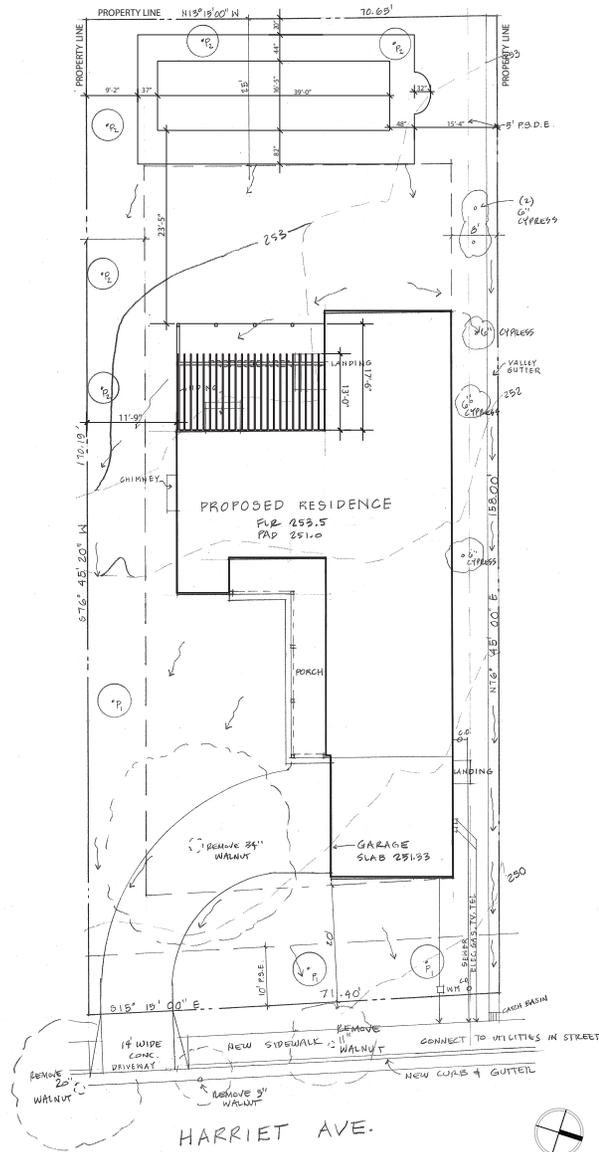


**LOT COVERAGE CALCULATIONS**

EXISTING BUILDING AREAS			
1ST FLR	2062		SQFT
GARAGE	666		SQFT
FRONT BALCONY	270		SQFT
REAR BALCONY	446		SQFT
<b>TOTAL</b>	<b>3,444</b>		<b>SQFT</b>
LOT SIZE	12,024		
EXISTING LOT FAR		29.0%	

**DRAWING INDEX**

- A1.0 GENERAL NOTES, INDEX AND PLOT PLAN
- A1.1 EXISTING PLANS
- A1.2 PROPOSED PATIO PLANS
- A2.1 ELEVATIONS
- A3.1 SITE LINE DIAGRAM



EXISTING SITE PLAN

SCALE: 1"=10'-0"

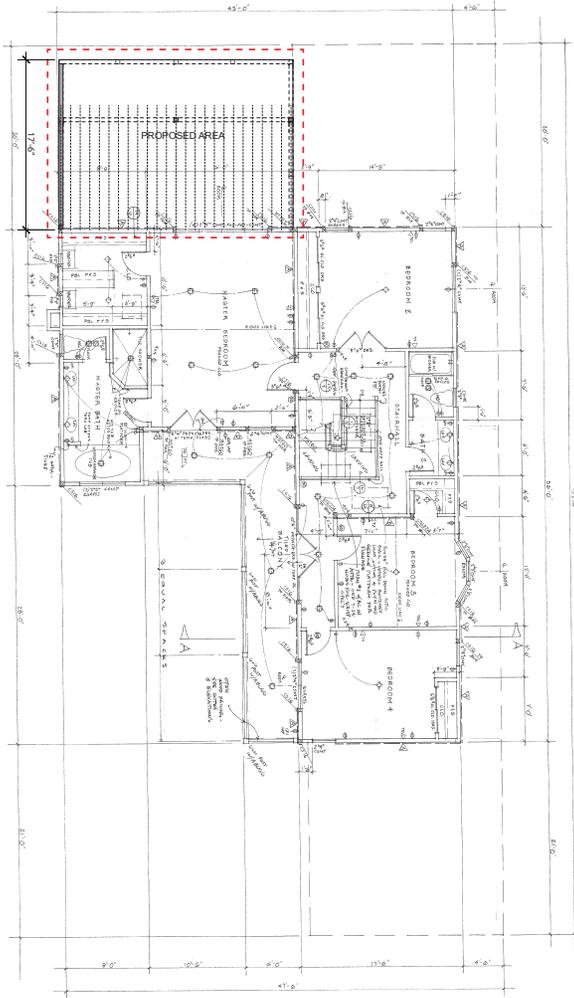
**METZGER RESIDENCE**  
1365 Harriet Avenue  
Campbell, CA 95008  
Parcel #: 40319129, Lot 101

REVISIONS:

Date	Description

Description	Date
PATIO ADDITION	08.24.2015
Scale	SEE DWG
Drawn	CY
Job	METZGER
Sheet	

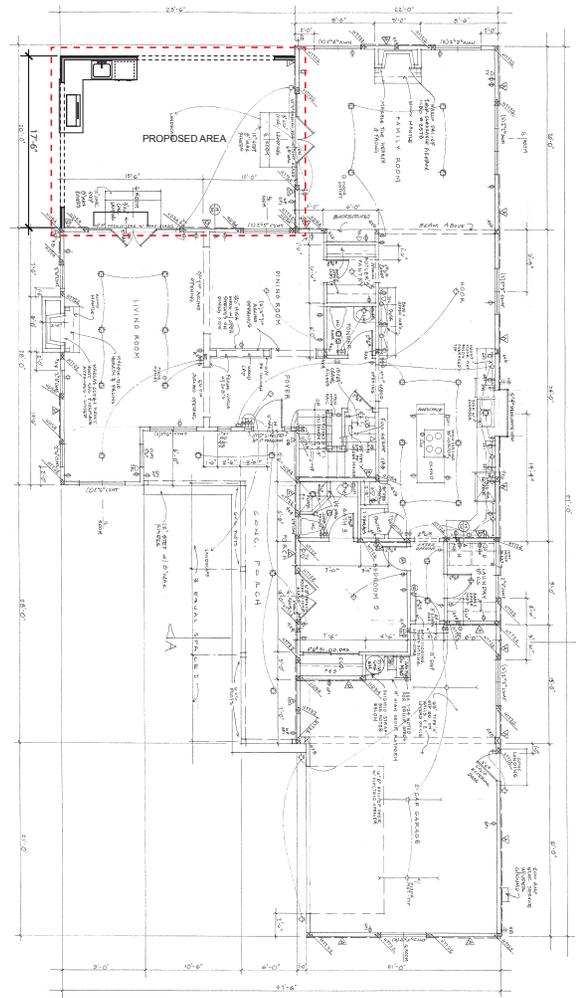
**A1.0**



EXISTING SECOND FLOOR PLAN

SCALE 3/16"=1'-0"

2



EXISTING FIRST FLOOR PLAN

SCALE 3/16"=1'-0"

1

**METZGER RESIDENCE**  
 1365 Harriet Avenue  
 Campbell, CA 95008  
 Parcel #: 40319129, Lot 001

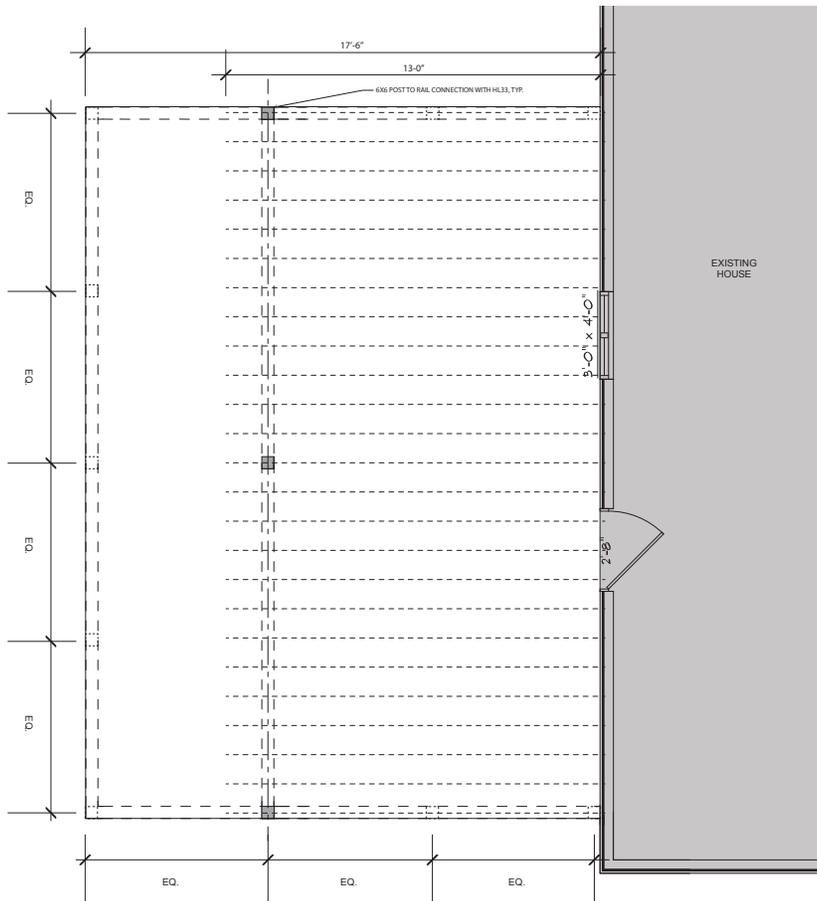
REVISIONS:

Date	Description

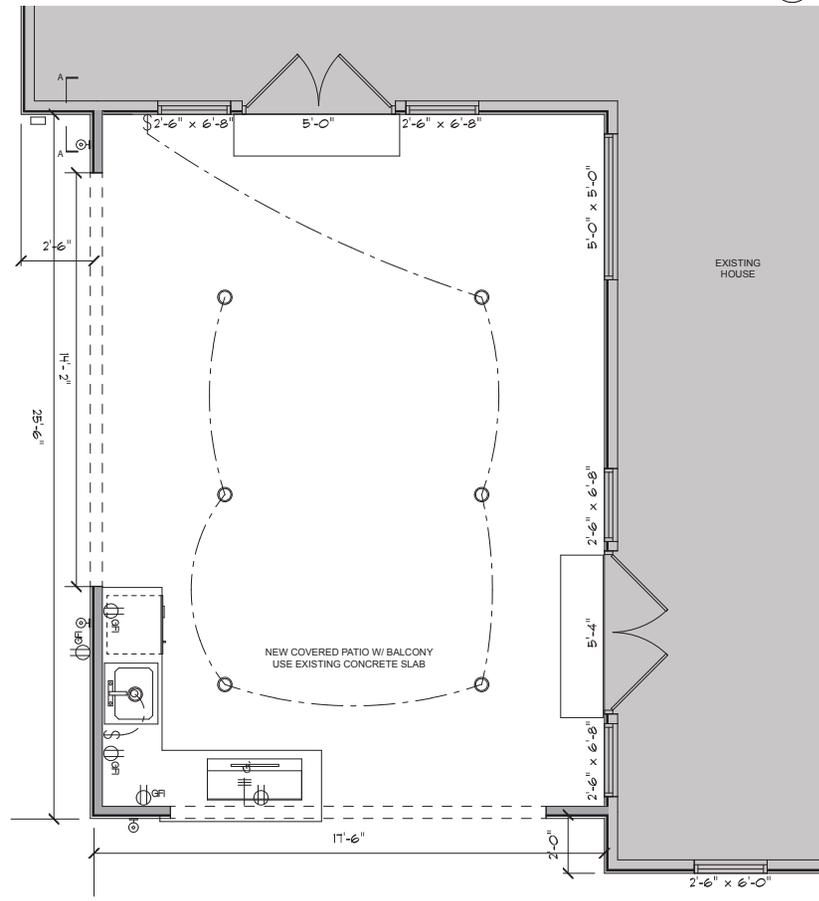
Description

	PATIO ADDITION
Date	08.24.2015
Scale	SEE DWG
Drawn	CY
Job	METZGER
Sheet	

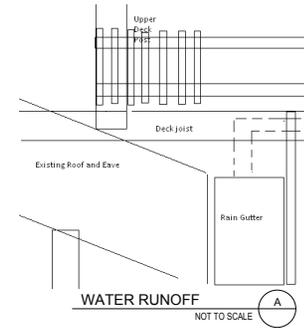
**A1.1**



PROPOSED SECOND FLOOR PLAN  
SCALE: 1/2"=1'-0" 2



PROPOSED FIRST FLOOR PLAN  
SCALE: 1/2"=1'-0" 1

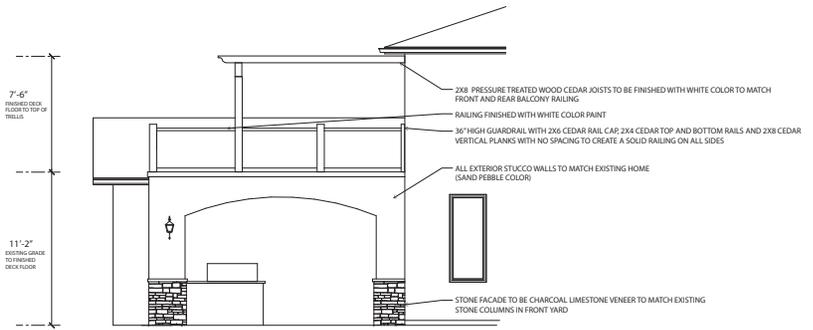


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REVISIONS:	
Date	

Description	Date	Scale	Drawn	Job	Sheet
PROPOSED PATIO ADDITION	08.24.2015	SEE DWG	CY	METZGER	

**A1.2**



PROPOSED LEFT-SIDE ELEVATION 4  
SCALE: 1/4"=1'-0"



PROPOSED REAR (WEST) ELEVATION 3  
SCALE: 1/4"=1'-0"



EXISTING REAR (WEST) ELEVATION 2  
SCALE: 1/4"=1'-0"



EXISTING LEFT-SIDE (SOUTH) ELEVATION 1  
SCALE: 1/4"=1'-0"

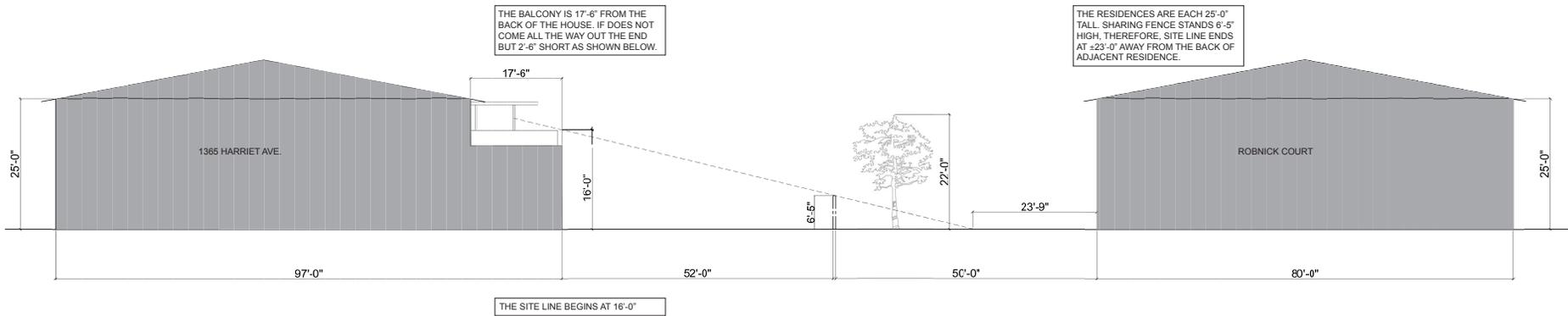
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REVISIONS:

Date	

Description	PATIO ADDITION
Date	08.24.2015
Scale	SEE DWG
Drawn	CY
Job	METZGER
Sheet	

**A2.1**



**METZGER RESIDENCE**  
 1365 Harriet Avenue  
 Campbell, CA 95008  
 Parcel #: 40319129, Lot 001

REVISIONS:	
Date	.

Description	PATIO ADDITION
Date	08.24.2015
Scale	SEE DWG
Drawn	CY
Job	METZGER
Sheet	

LINE OF SITE DIAGRAM 1  
 SCALE: 1/8"=1'-0"

**A3.1**