



CITY OF CAMPBELL
Community Development Department

October 14, 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, **October 25, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of HOMETEC Architecture for a Site and Architectural Review Permit (PLN2016-237) to allow a single-story addition to an existing single-family residence on property located at **786 Cambrian Drive**. 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'.

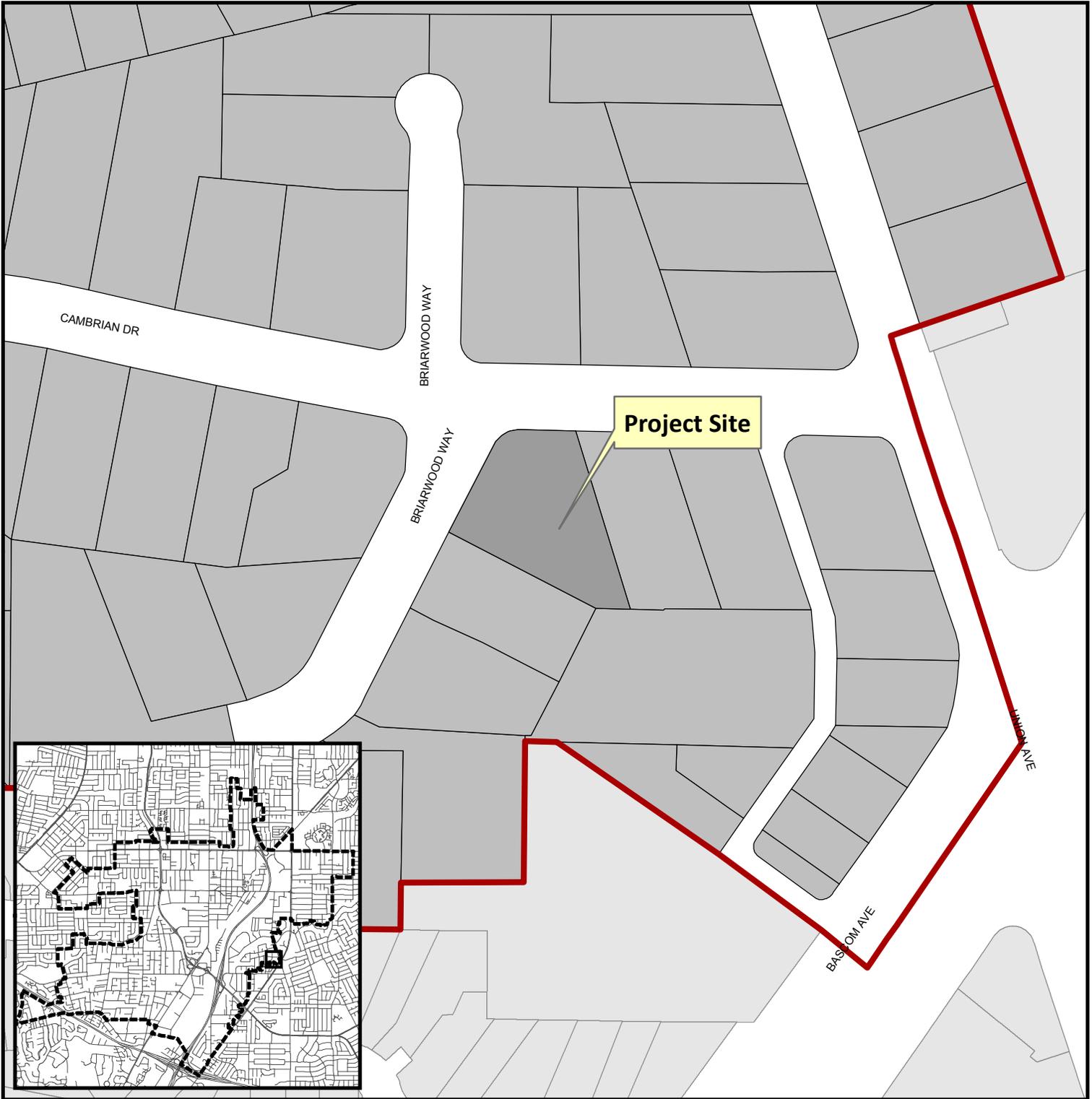
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **786 Cambrian Drive**

Project Location Map

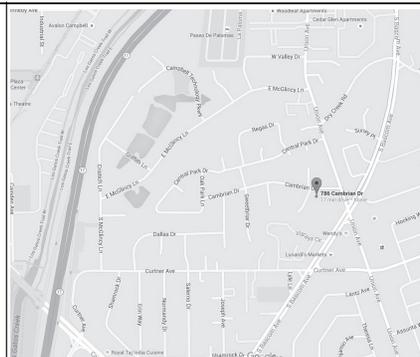
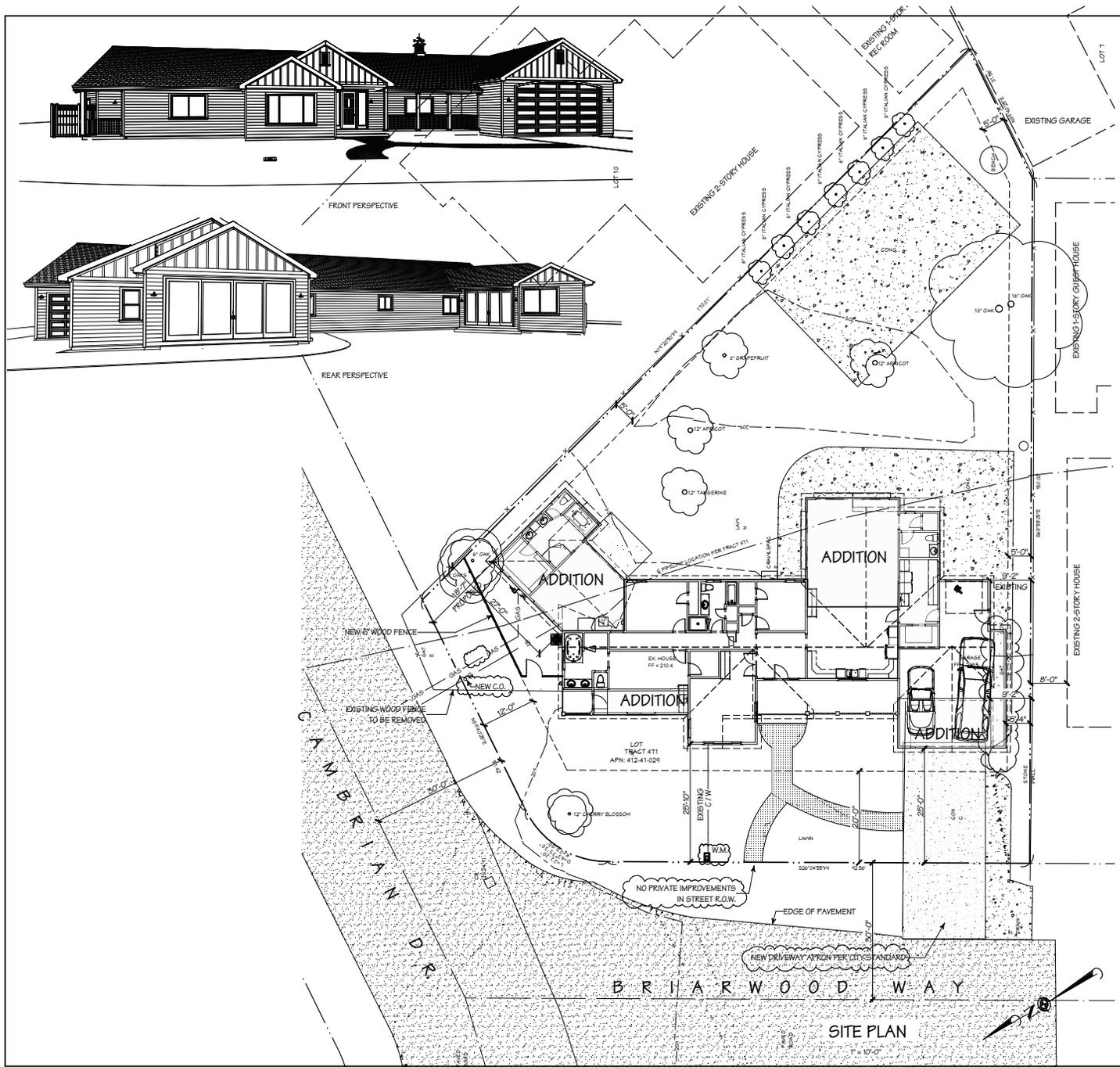


Project Location: 786 Cambrian Dr.
Application Type: Site and Arch. Review Permit
Planning File No.: PLN2016-237



Community Development Department
Planning Division





VICINITY MAP

A.P.N.:	412 - 41 - 029
ZONING:	R 1 - B
LOT SIZE:	15,510 S.F.
EXISTING HOUSE:	1,607 S.F.
ADDITION:	1,264 S.F.
GARAGE CONVERT:	131 S.F.
TOTAL HOUSE:	3,002 S.F.
EXISTING GARAGE: 512 - 131 = 361 S.F. (REMAINING)	
GARAGE ADDITION:	307 S.F.
NEW GARAGE:	688 S.F.
F.A.R. ALLOWED: 15,510 X .45 = 6,979.5 S.F.	
PROPOSED:	3,695 = 23.8%
LOT COV. ALLOWED: 15,510 X .40 = 6,204 S.F.	
PROPOSED:	3,864 = 24.9%
TYPE OF CONSTRUCTION: VB	
OCCUPANCY GROUP: R-3, U	
THIS PROJECT SHALL COMPLY WITH 2015 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.	

SITE DATA

- SHEET INDEX
- A-1 SITE PLAN
 - A-2 EXISTING FLOOR PLAN, ELEVATIONS
 - A-3 NEW FLOOR PLAN
 - A-4 ELEVATIONS
 - A-5 SECTIONS
 - A-6 AREA CALC'S, STREET SCAPE

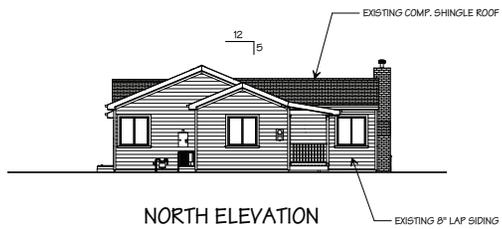
REVISIONS	BY
PLANNING	8-15-16
OWNER CHANGE	9-29-16

HOMETEC
ARCHITECTURE, INC.

RICHARD A. HARTMAN
AIA
4000 60th
Beverly Hills, CA 90212

ADDITION & REMODEL FOR:
GREG STAPLES & MAGGIE OSTROWSKI
786 CAMBRIAN DRIVE, CAMPBELL, CA 95008

Date	7-20-16
Scale	1" = 10'-0"
Drawn	RAH
Job	15-046
Sheet	A-1
of	Sheets



NORTH ELEVATION



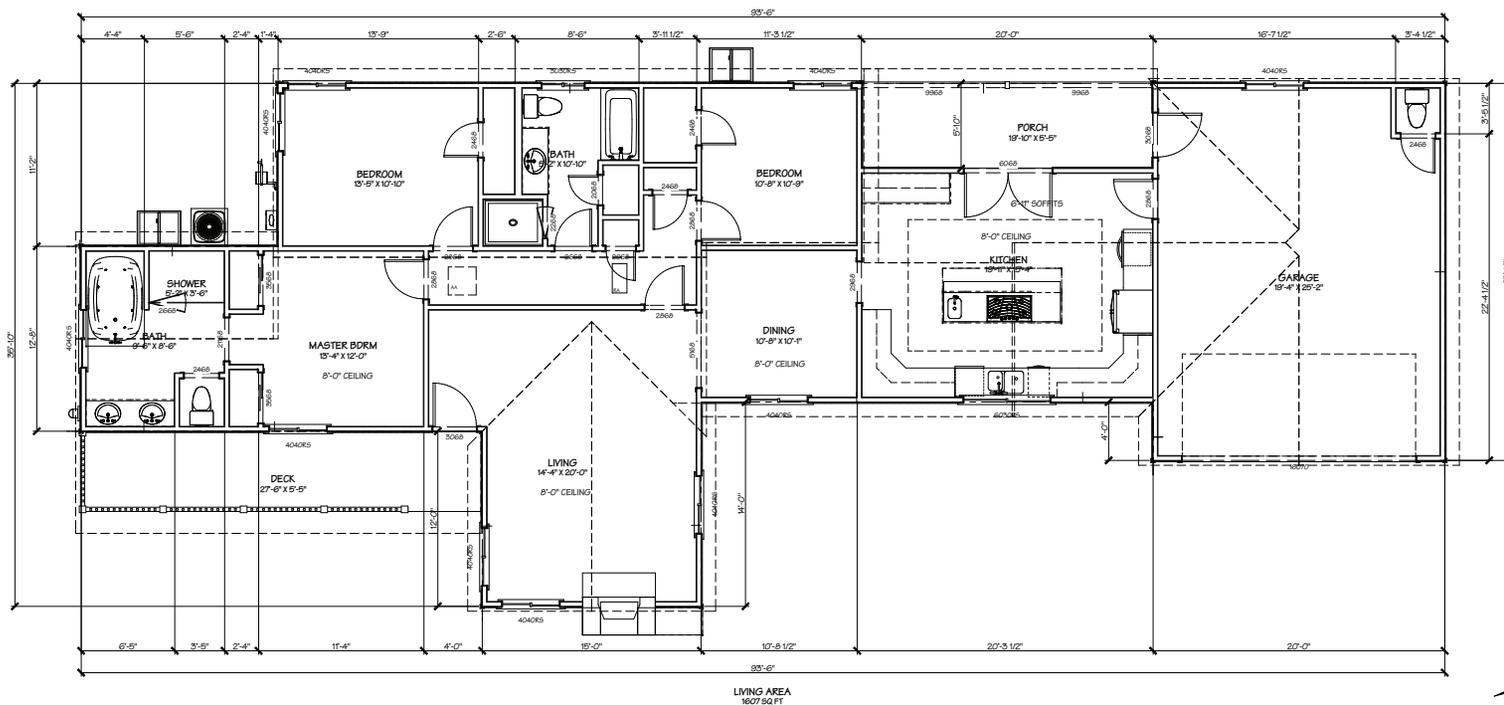
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



LIVING AREA
1607.64 FT²

EXISTING FLOOR PLAN

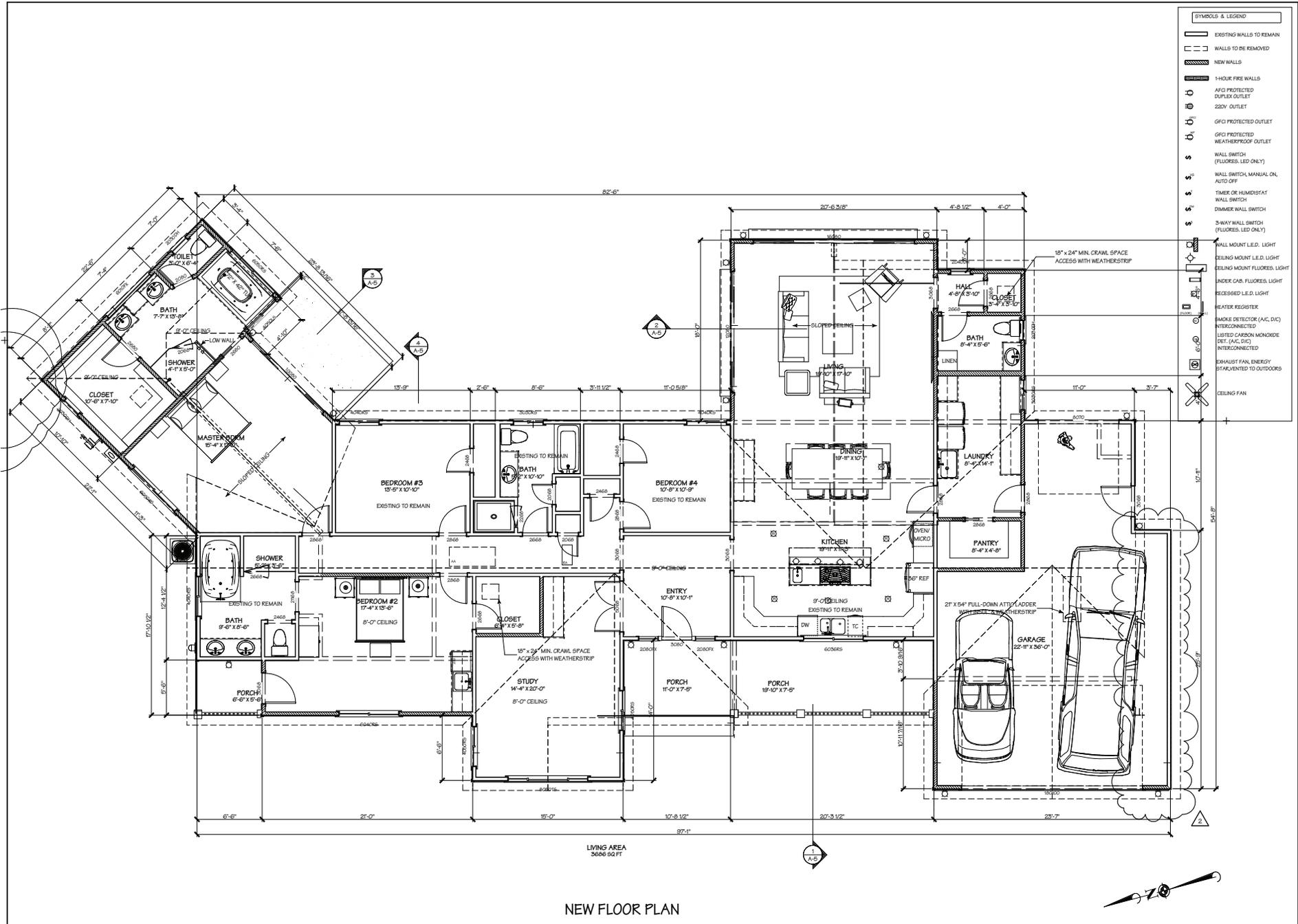


REVISIONS	BY
PLANNING 8-15-16	△
OWNER CHANGE 9-29-16	△

HOMETEC
ARCHITECTURE, INC.
415 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN
AIA
408.995.4508
Richard.Hartman@hometec.com

ADDITION & REMODEL FOR:
GREG STAPLES & MAGGIE OSTROWSKI
786 CAMBRIAN DRIVE, CAMPBELL, CA 95008

Date	7 - 20 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-048
Sheet	A-2
of	Sheets



SYMBOLS & LEGEND

- EXISTING WALLS TO REMAIN
- WALLS TO BE REMOVED
- NEW WALLS
- 1-HOUR FIRE WALLS
- AFG PROTECTED DUPLEX OUTLET
- 220V OUTLET
- GFG PROTECTED OUTLET
- GFG PROTECTED WEATHERPROOF OUTLET
- WALL SWITCH (FLUORES, LED ONLY)
- WALL SWITCH, MANUAL ON, AUTO OFF
- TIMER OR HUMIDIST WALL SWITCH
- DIMMER WALL SWITCH
- 3-WAY WALL SWITCH (FLUORES, LED ONLY)
- WALL MOUNT L.E.D. LIGHT
- CEILING MOUNT L.E.D. LIGHT
- CEILING MOUNT FLUORES LIGHT
- UNDER CAB. FLUORES LIGHT
- RECESSED L.E.D. LIGHT
- HEATER REGISTER
- SMOKE DETECTOR (A.C. D.C.)
- INTERCONNECTED LISTED CARBON MONOXIDE DET. (A.C. D.C.)
- INTERCONNECTED EXHAUST FAN, ENERGY STAR, VENTED TO OUTDOORS
- CEILING FAN

REVISIONS	BY
PLANNING	
8-15-16	
OWNER CHANGE	
9-23-16	

HOMETEC ARCHITECTURE, INC. 415 NORTH FIRST STREET, SAN JOSE, CA 95112

ADDITION & REMODEL FOR: GREG STAPLES & MAGGIE OSTROWSKI 786 CAMBRIAN DRIVE, CAMPBELL, CA 95008	RICHARD A. HARTMAN A.I.A. 48-000-0008 Richard.Hartman@hometec.com
-----------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------

Date	7-20-16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-048
Sheet	A-3
	of 3 Sheets

NEW FLOOR PLAN

COMPOSITION SHINGLES WITH 30 LB. FELT UNDERLAYMENT, CLASS "A". INSTALL PER MANUFACTURER'S INSTRUCTIONS
CERTAINTEED "PRESIDENTIAL "AUTUMN BLEND"



WEST ELEVATION

SLOPE FINISH GRADE AT 5% MIN. FOR 10' AWAY FROM HOUSE & 1% MIN. TO AN APPROVED FACILITY

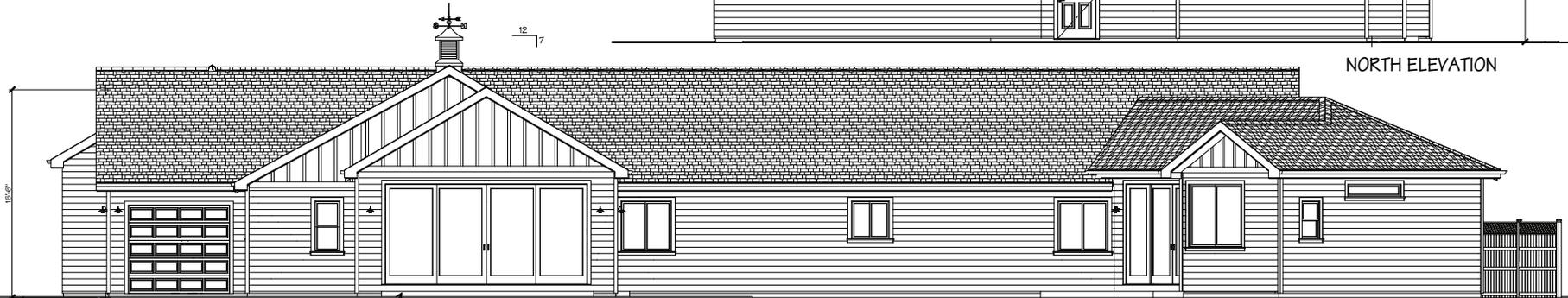
8" V-RUSTIC "HARDIE PLANK" SIDING OVER (1) LAYER OF TYPE I, NO. 15 ASPHALT SATURATED FELT COMPLYING TO ASTM D 226.
COLOR: "BUFF STONE" BY KELLY-MOORE #KM6704

MIN. 4" TALL STREET ADDRESS NUMERALS OF CONTRASTING COLOR TO BACKGROUND.

EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM, AND SHALL USE DOWN-DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCRUCH ONTO ADJACENT PROPERTIES.



NORTH ELEVATION



EAST ELEVATION

36" CONCRETE LANDING AS REQUIRED, 4" MIN. 7" MAX. STEP DOWN WITH 5/4" MAX. THRESHOLD @ SLIDERS & 1/2" MAX. THRESHOLD @ DOORS



SOUTH ELEVATION

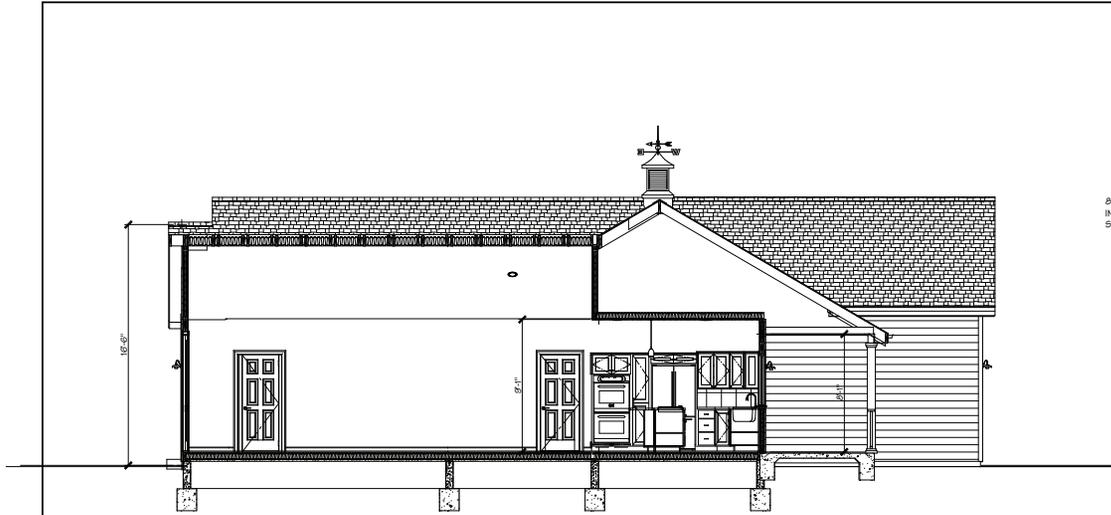
REVISIONS	BY
PLANNING 8-15-16	▲
OWNER CHANGE 9-29-16	▲

HOMETEC
ARCHITECTURE, INC.
615 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN - A.I.A.
408.995.6006
Richard.Hartman@hometec.com

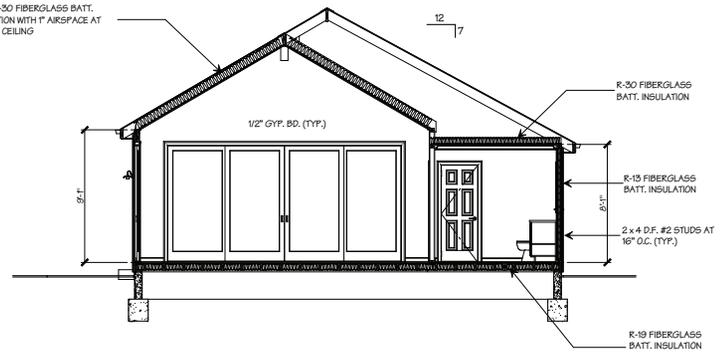
ADDITION & REMODEL FOR
GREG STAPLES & MAGGIE OSTROWSKI
786 CAMBRIAN DRIVE, CAMPBELL, CA 95008

Date	7-20-16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-048
Sheet	A-4

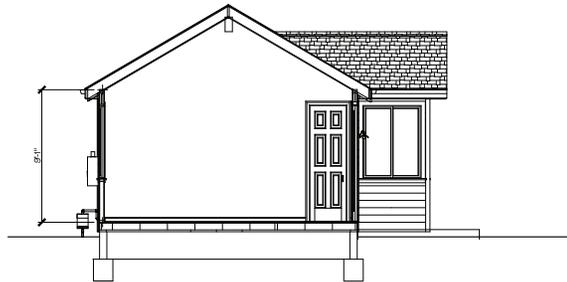
of Sheets



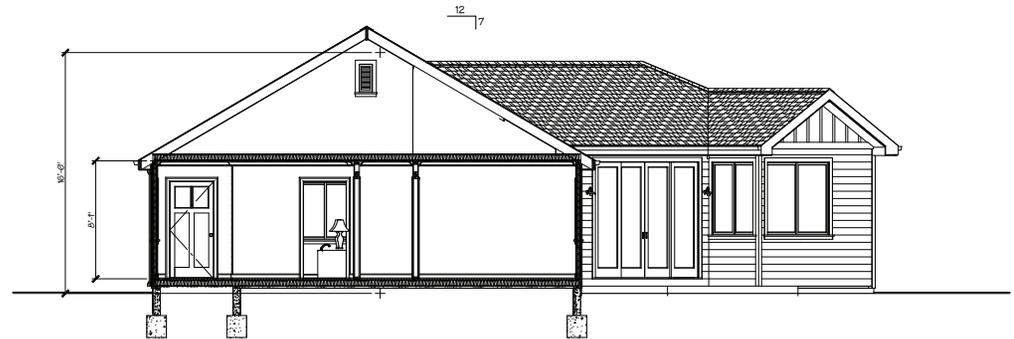
① SECTION



② SECTION



③ SECTION



④ SECTION

REVISIONS	BY
PLANNING 8-15-16	△
OWNER CHANGE 9-25-16	△

HOMETEC
ARCHITECTURE, INC.
615 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN
AIA
408.995.4208
Richard.A.Hartman@hometec.com

ADDITION & REMODEL FOR
GREG STAPLES & MAGGIE OSTROWSKI
786 CAMBRIAN DRIVE, CAMPBELL, CA 95008

Date 7-20-16
Scale 1/4" = 1'-0"
Drawn RAH
Job 15-048
Sheet

A-5
of Sheets

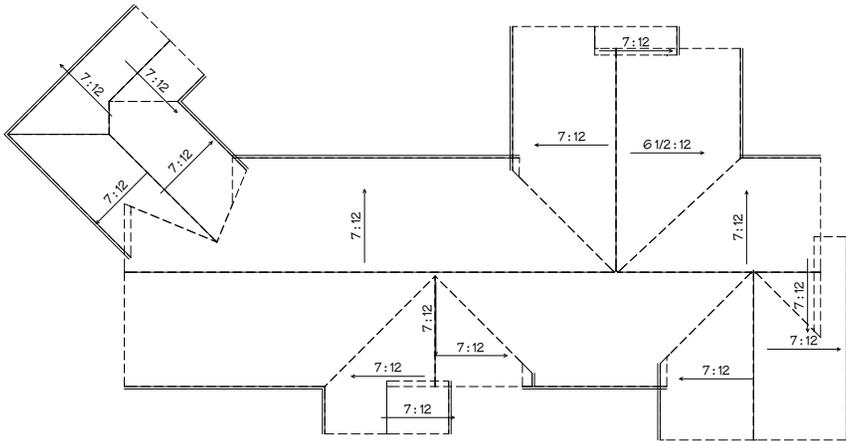


C A M B R A I N D R.

SUBJECT



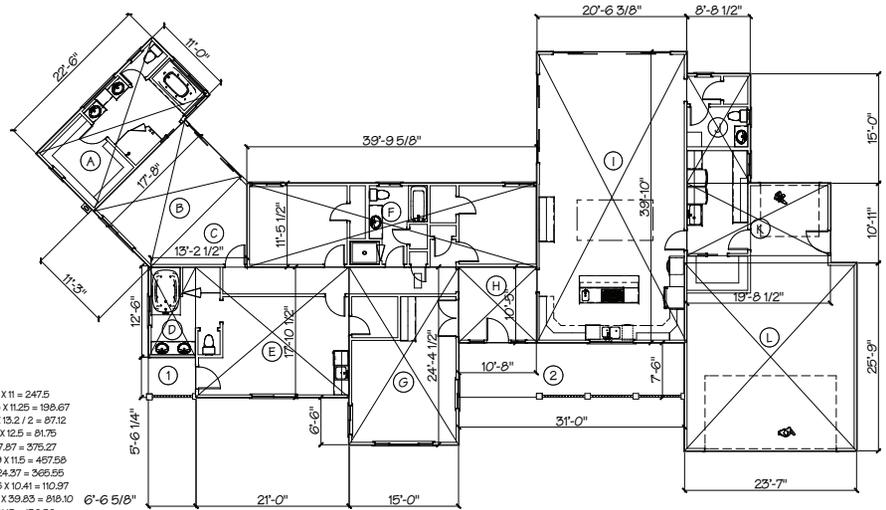
B R I A R W O O D W A Y



ROOF PLAN

- A : 22.5 X 11 = 247.5
- B : 17.66 X 11.25 = 199.67
- C : 13.2 X 13.2 / 2 = 87.12
- D : 6.54 X 12.5 = 81.75
- E : 21 X 17.87 = 375.27
- F : 39.79 X 11.5 = 457.58
- G : 15 X 24.27 = 365.55
- H : 10.66 X 10.41 = 110.97
- I : 20.54 X 39.85 = 819.10
- J : 8.70 X 15 = 130.50
- K : 19.70 X 10.91 = 214.92
- L : 23.58 X 25.75 = 607.18

TOTAL = 3,695.11 S.F.



AREA CALCULATIONS



REVISIONS	BY
PLANNING 8-15-16	△
OWNER CHANGE 9-25-16	△

HOMETEC
 ARCHITECTURE, INC.
 615 NORTH FIRST STREET, SAN JOSE, CA 95112
 (408) 995-6008
 HOMETEC@GMAIL.COM

ADDITION & REMODEL FOR
GREG STAPLES & MAGGIE OSTROWSKI
 786 CAMBRIAN DRIVE, CAMPBELL, CA 95008

Date	7-20-16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-046
Sheet	A-3
of	Sheets