



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

November 10, 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, November 22, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Michael Navone for a Conditional Use Permit (PLN2016-258) to allow a rear addition and interior remodel to a historic resource inventory property in a Historic District located at **235 S. First Street**. 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.

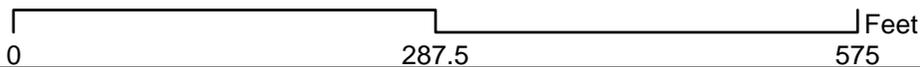
PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **235 S. First Street**

# Project Location Map



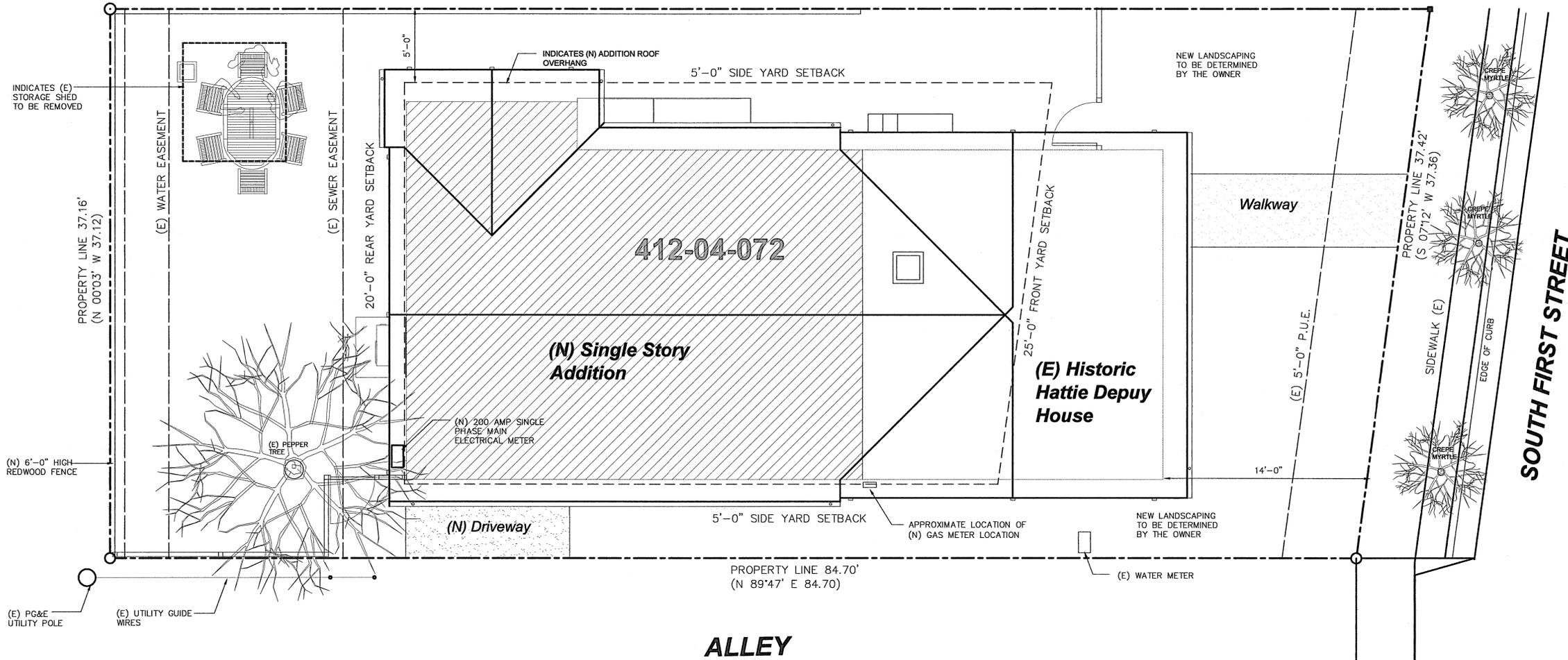
**Project Location:** 235 S. First St  
**Application Type:** Conditional Use Permit  
**Planning File No.:** PLN2016-258  
**Description:** Addition to home in Historic District.



Community Development Department  
Planning Division

412-04-71

PROPERTY LINE 89.73'  
(N 89°49' E 89.73)

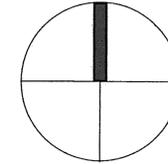


NOTE: ALL EXISTING OVERHEAD ELECTRICAL UTILITY LINES SERVING THIS HOME SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH CITY OF CAMPBELL'S MUNICIPAL CODE SECTION 21.18.140. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, REGULATIONS, AND STANDARDS THAT MAY BE REQUIRED TO PROPERLY EXECUTE ALL PHASES OF THIS WORK

PROPOSED SITE PLAN

1/8" SCALE

1  
A1.1



GENERAL NOTES

- SITE WORK
- The Contractor shall ensure that positive drainage away from foundations and other building structures is provided with a fall of not less than 6 inches in the first 10 feet (2% minimum slope). If obstructions or lot lines prohibit the 10' horizontal distance, provide alternative method of diverting water as approved by the Architect. If swales are to be used, all swales shall have a minimum of 2% if within 10' of foundation.
  - The Contractor shall review in the field with the Architect all final placement and arrangement of all surface including roof drainage connection lines, clean outs, all waterproofing system installations, depth and width of all utility and irrigation trenches, surface and subsurface drainage lines or other such related systems that may be proposed as part of this Division of the Work, before the back fill and compaction operation is to commence.
  - The Contractor shall be responsible for the survey of adjacent structures and the proposed improvements to establish the exact elevations at fixed points and to act as benchmarks, clearly identify these benchmarks and record the existing elevations. locate datum level used to establish benchmark elevations at sufficient distance so as not to be affected by movement resulting from excavation work.
  - It shall be the responsibility of the Contractor to promptly notify this office of any discrepancies, or conflicts with the drawings and the specifications, in relationship to the existing conditions encountered at the job site before proceeding with the work.
  - The Contractor agrees that he shall assume sole and complete responsibility for the job site conditions during the course construction of the project including, safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; at that the contractor shall defend, indemnify, and hold the owner and m. sandoval architects, inc., harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except for liability arising from the sole negligence of the Owner or Architect.
  - M. SANDOVAL ARCHITECTS, INC. assumes no responsibility beyond the adequacy of their design contained herein.

**M. SANDOVAL ARCHITECTS INC.**  
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PROJECT:  
**Remodel & Room Additions to the Historic Hattie Depuy House for**  
**MICHAEL NAVONE**  
235 South First Street  
Campbell, California

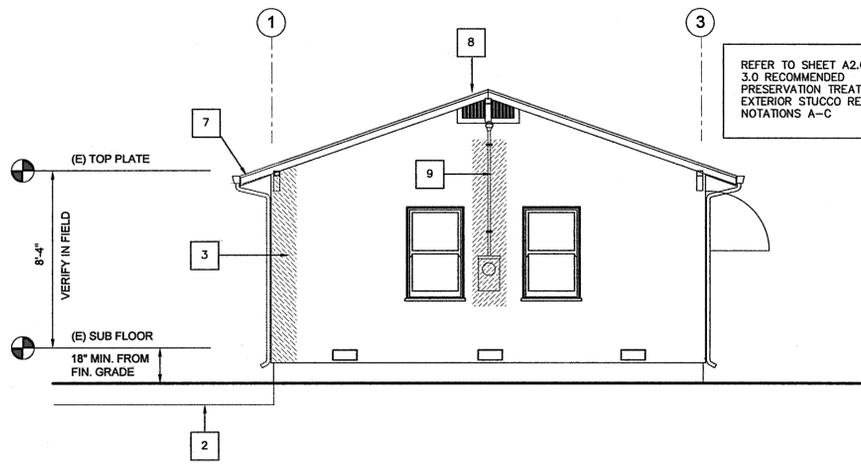


REVISIONS:

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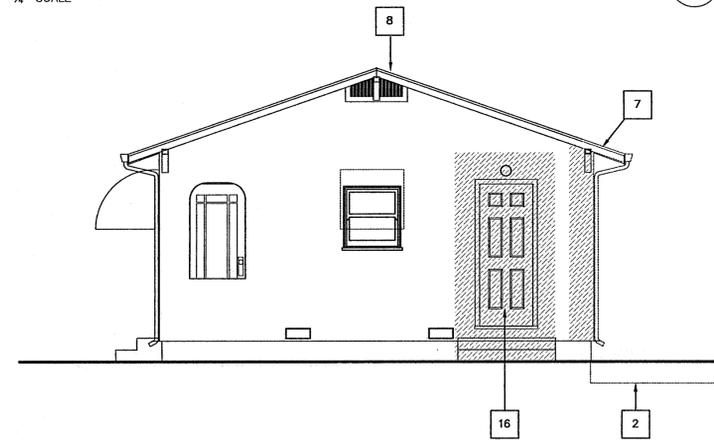
SHEET DESCRIPTION:  
**PROPOSED SITE PLAN**

NO. 1605-02  
6/6/16 AS NOTED  
DATE: SCALE:  
DRAWN BY: CHECK BY:  
SHEET NUMBER:  
**A1.1**



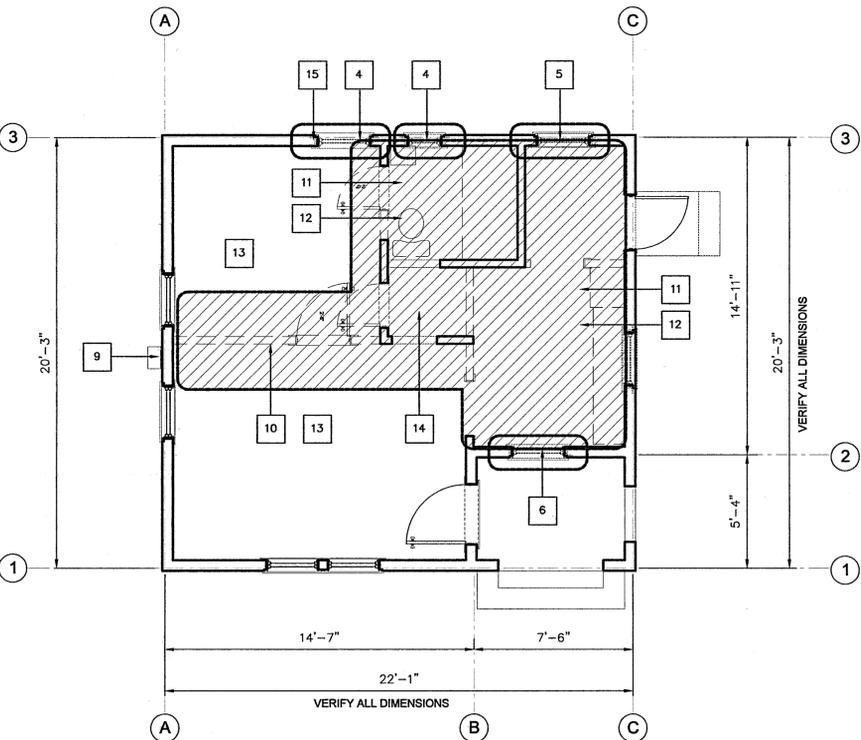
EXISTING EXTERIOR SOUTH ELEVATION

1/4" SCALE



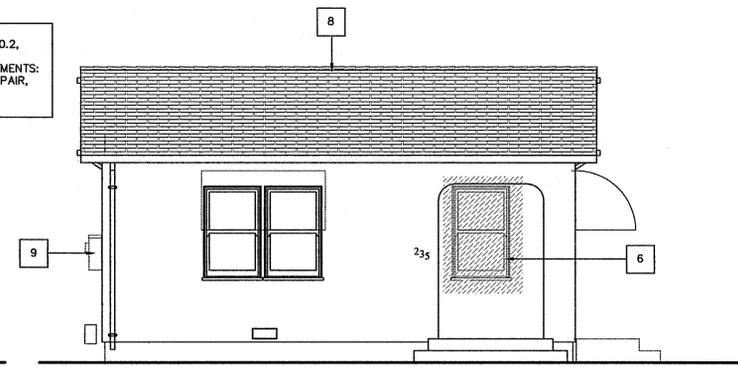
EXISTING EXTERIOR NORTH ELEVATION

1/4" SCALE



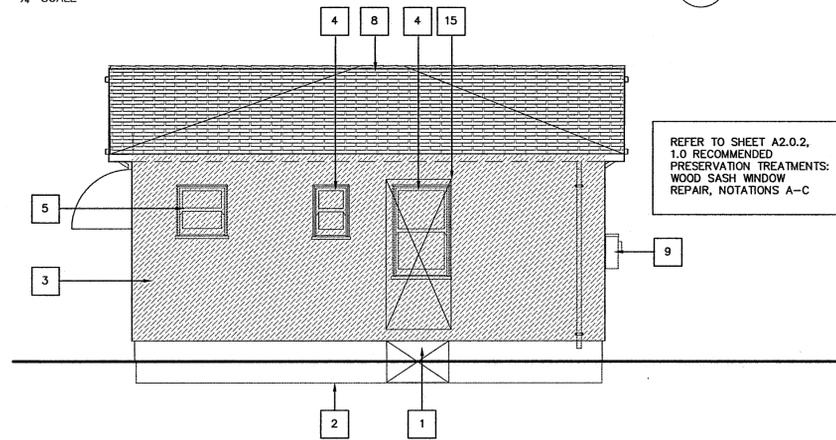
EXISTING FLOOR AND DEMOLITION PLAN

1/4" SCALE



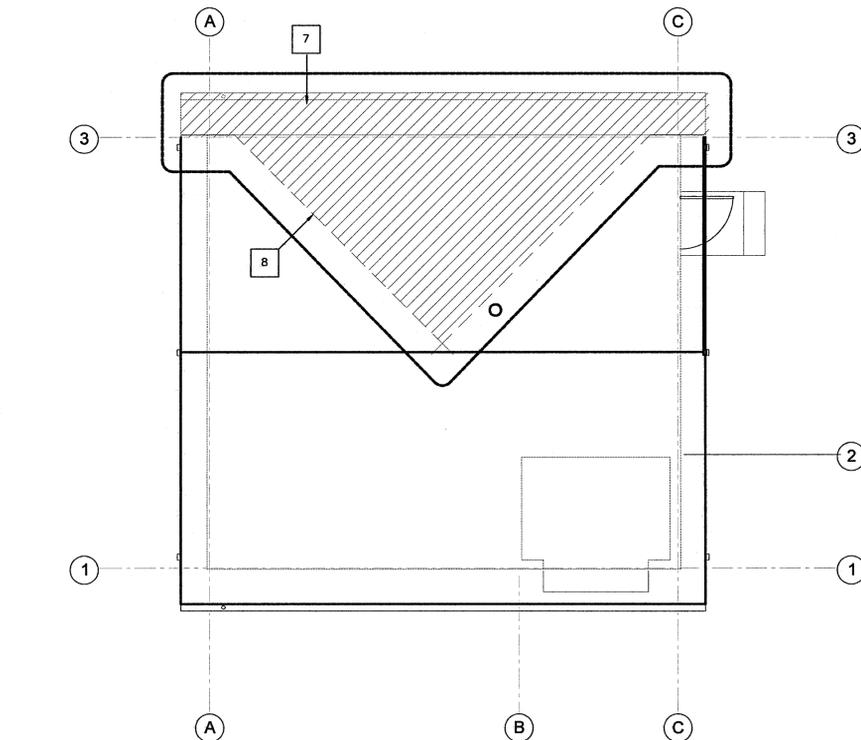
EXISTING EXTERIOR EAST ELEVATION

1/4" SCALE



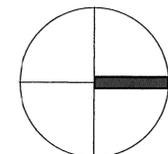
EXISTING EXTERIOR WEST ELEVATION

1/4" SCALE



EXISTING ROOF AND DEMOLITION PLAN

1/4" SCALE



SHEET NOTES

1. Indicates new penetration through existing concrete perimeter footing for crawl space access; carefully saw cut localized area without damaging existing floor and/or wall framing above; refer to structural foundation and new floor framing plan for additional requirements
2. Indicates general location to be excavated for the new room addition's foundation system; see structural foundation drawings for requirements
3. Indicates existing stucco wall surface material to be removed; care shall be observed to ensure that stud wall is not damaged by operation; repair as needed for new work
4. Indicates existing window to be removed; re-frame and repair as needed for new work
5. Indicates existing wood double hung window to be removed and reused in place of existing widow at front porch area; repair as needed
6. Existing wood double hung window to be remove; re-frame and repair existing all wall surfaces as needed for reuse of existing window taken from rear facade of the home
7. Carefully remove existing roof tail rafters, solid sheathing, gutter and downspout as required for new room addition to the home; remove only material that is essential for the proper tie in and construction of work shown
8. Indicates approximate line of existing composition roof material to be removed for new California framed roof system; carefully remove localized areas of the existing roof that may be needed for adequate attic access for new mechanical, skylight, and general access clearance around plumbing within both attic spaces
9. Existing electrical main power feed and meter to be removed; patch and repair existing wall surfaces as needed
10. Indicates existing interior wall and/or partition to be removed; patch and repair all adjacent finishes as needed for new work
11. Remove all existing interior finishes, cabinetry, baseboard and trim; prepare wall surfaces as needed for new work
12. Carefully remove existing mechanical, plumbing, and electrical in room that is not to be modified or to be incorporated as part of the new remodeling improvements to the space; patch and prepare room area for new interior wall construction layout and rough-in of all new work as indicated in the drawings
13. Carefully retain all existing floor surface material as directed by the Owner
14. Remove existing furnace equipment, gas connection and ductwork; patch and repair existing floor, wall and ceiling framing in area and prepare all surfaces for new work
15. Indicates approximate location of new hallway penetration; refer to proposed floor plan
16. Indicates existing manufactured exterior door, jamb, and light fixture to be removed; reframe and repair as needed for new work; see Sheet A2.3 and A3.3 requirements

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PROJECT:

Remodel & Room Additions to the Historic Hattie Deputy House for

MICHAEL NAVONE

235 South First Street  
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REVISIONS:

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SHEET DESCRIPTION:

EXISTING BUILDING ELEVATIONS, FLOOR AND ROOF DEMOLITION PLANS

NO. 1605-02

7/5/16 AS NOTED  
DATE: SCALE:

DRAWN BY: CHECK BY:

SHEET NUMBER:

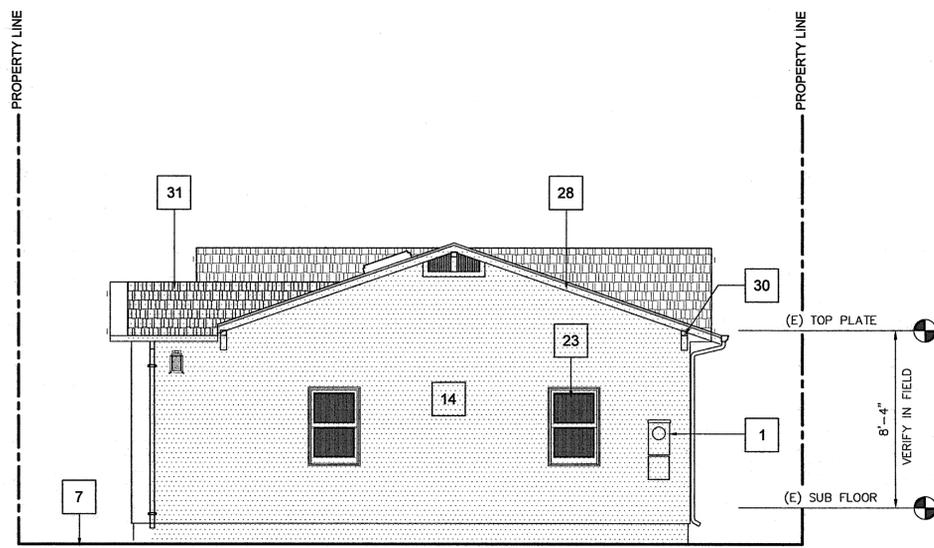
A2.1



PROPOSED EAST EXTERIOR ELEVATION - SOUTH FIRST STREET

1/4" SCALE

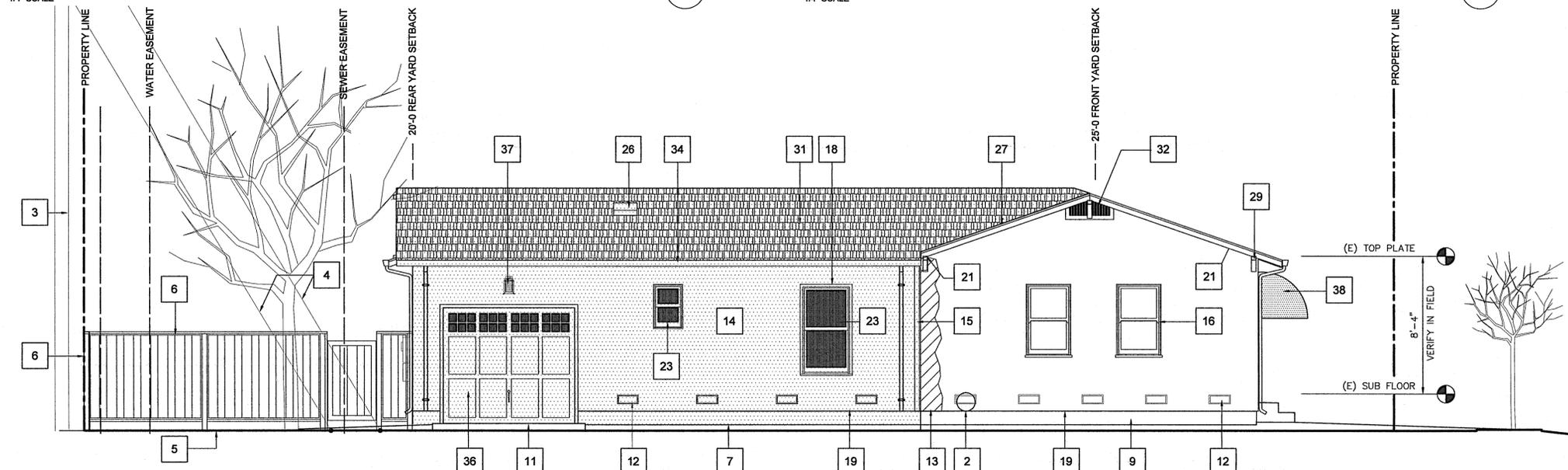
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A3.2



PROPOSED WEST EXTERIOR ELEVATION - BACK SIDE

1/4" SCALE

2  
A3.2



PROPOSED SOUTH EXTERIOR ELEVATION - ALLEY

1/4" SCALE

3  
A3.2



PROPOSED NORTH EXTERIOR ELEVATION - RIGHT SIDE

1/4" SCALE

4  
A3.2

SHEET NOTES

1. New 200 electrical main services
2. New gas meter location
3. Indicates existing PG&E utility pole
4. Existing utility guide wires
5. Existing gravel Alley
6. 6'-0" redwood fence
7. Indicates finish grade elevation
8. Indicates existing concrete entry porch with steps
9. Indicates new concrete perimeter foundation refer to structural drawings for requirements
10. New concrete stoop, stairs and/or patio
11. Indicates new concrete driveway
12. Indicates new plaster stucco foundation 14" x 6" vent screen
13. Existing plaster stucco over wire lath with moisture barrier over 3/4" redwood horizontal sheathing; patch and repair as needed for new plaster stucco application as required; final surface application to match both the physical properties and visual characteristics of the original material; prepare for new paint application
14. Indicates new plaster stucco over self-furring wire lath over 2 layers of Grade D" building paper over 1/2" CDX plywood; final surface application to match both the physical properties and visual characteristics of the original material
15. Indicates new vertical 5/8" x 2" painted redwood transition trim board (separating the existing historic home from the new addition); refer to architectural drawings for requirements
16. Indicates existing double hung sash wood window; repair, refurbish, and re-glaze as required; refer to "Historic Window Repair Notes" for further requirements
17. Indicates original salvaged double hung sash wood kitchen window to be relocated in location as illustrated; repair and re-glaze as necessary; refer to "Historic Window Repair Notes" for further requirements
18. Indicates new "Z" painted galvanized iron head flashing (typical)
19. Indicates new plaster stucco drip screed
20. Indicates existing wood and divided glass door; repair and regulate existing hardware as needed to return to proper and full working operation
21. Indicates existing wood bead board eave roof sheathing; repair and or replace with material of equal dimensional and overall visual characteristics
22. Indicates new wood bead board eave roof sheathing to match overall visual characteristics of existing material
23. New wood double hung manufactured wood window with stucco wood trim to match size and general shape of original window trim, see Window Schedule for requirements
24. New manufactured patio French sliding door; see Window Schedule for requirements
25. New operable skylight; Velux or equal quality manufacturer
26. New solar attic roof vent; refer to building ventilation requirement calculations
27. Indicates existing redwood 2 x barge rafter with wood trim board; replace all weather related damaged boards as required with material of similar dimensional size, profile, and overall visual characteristics; refer to architectural details for other requirements
28. New redwood 2 x barge rafter with wood trim board to match dimensional size, profile, and overall visual characteristics of existing
29. Indicates existing wood gable triangular knee braces; repair as needed; review with the Architect any brace that requires replacement; if replacement is required, Contractor shall reconstruct item so that it matches the overall dimensional and visual characteristics of the original. Attachment to building shall follow similar methods used in installing the original brace, unless otherwise directed by the Architect.
30. Indicates new wood gable triangular knee brace; match overall dimensional and visual characteristics of original.
31. New Class A composition asphalt shingle roof system
32. Indicates existing wood attic ventilators; clean and repair as needed; replace attic interior mesh screen; prepare as needed for new paint application
33. New custom fabricated redwood attic ventilators with interior screen to match visual appearance of existing gable vent, provide shop drawings for the Architects approval before fabrication is to commence
34. Indicates new metal O.C. profile gutter with downspouts; provide concrete splash blocks to divert rainwater away from the building new foundation system
35. New exterior wood stile and rail swing door, frame and threshold
36. New garage door (style to be selected by the Owner)
37. Approximate location of new exterior light fixture (to be selected by the Owner)
38. Refurbished existing fabric awning with metal support wall mounted frame
39. Indicates address numbers; refer to Construction Notes on Sheet A2.0, 14.0, A

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SHEET DESCRIPTION:  
**PROPOSED EXTERIOR ELEVATIONS**

NO. 1605-02  
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DATE: SCALE:  
DRAWN BY: CHECK BY:  
SHEET NUMBER:  
**A3.2**