



CITY OF CAMPBELL
Community Development Department

January 12, 2018

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 23, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Arun K. Biessar for a Site and Architectural Review Permit (PLN2017-305) to allow for the construction of a new two-story single-family residence with attached garage on property located at **881 Kenneth 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'.

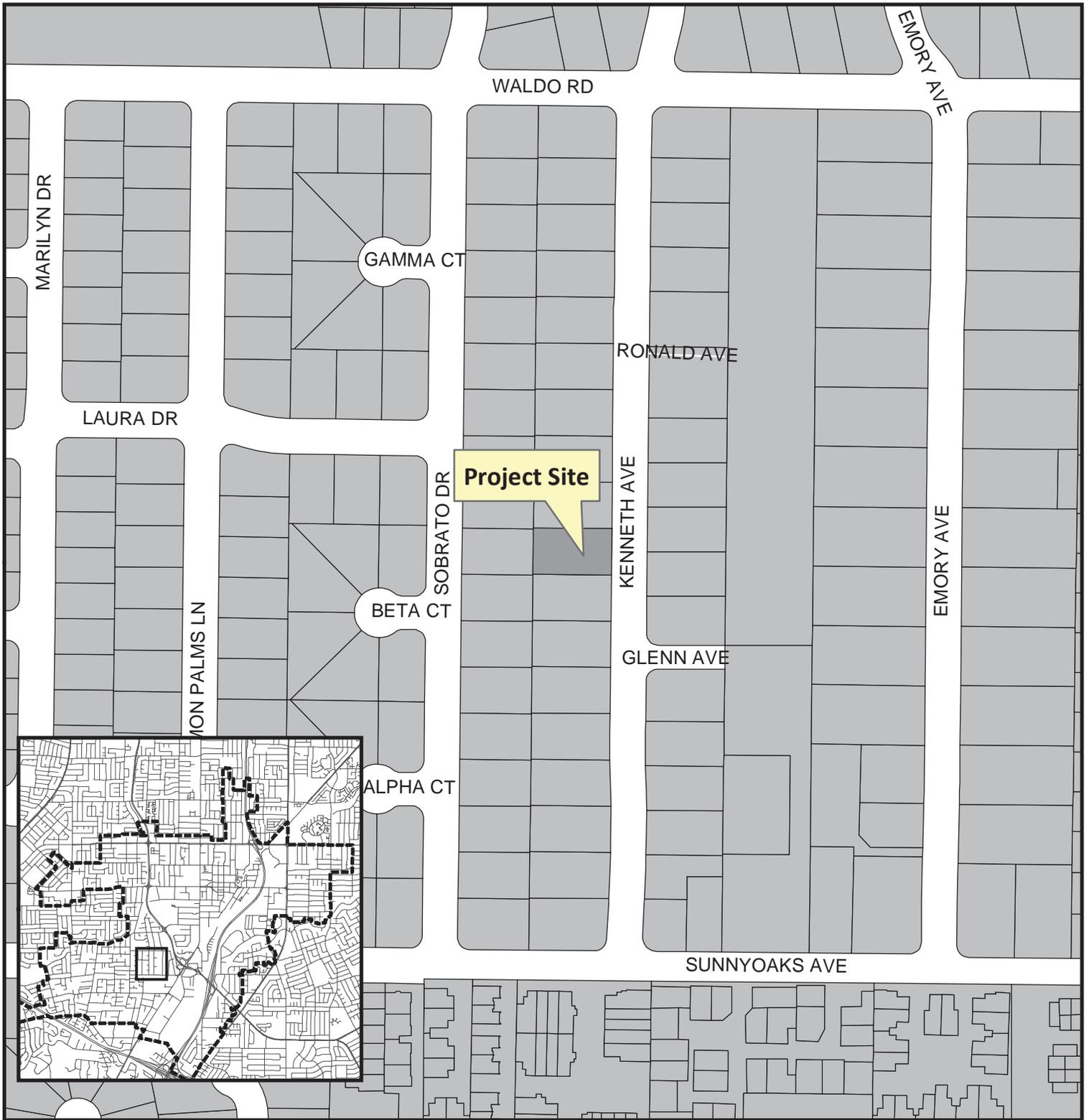
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **881 Kenneth Avenue**

Project Location Map

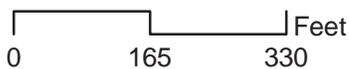


Project Location: 881 Kenneth Avenue

Application Type: Site and Architectural Review Permit

Planning File No.: PLN2017-305

Description: New two-story single-family residence



Community Development Department
Planning Division

NEW 2 STOREY RESIDENCE FOR RAVI K AND KANNA ASHWINI P AT 881 KENNETH AVE. CAMPBELL CITY CA. 95008

ABBREVIATIONS:

#	DIAMETER	JB	JAMB
∅	PIPE	JT	JOINT
AB	ANCHOR BOLT	LAM	LAMINATED
AC	AIR CONDITIONER	LANT	LANTERN
AD	ADJUSTABLE	LGT	LIGHT
ADU	AREA DRAIN	LW	LEAD WEIGHT
AE	APPLICABLE	MAX	MAXIMUM
APPX	APPROXIMATE	MFR	MANUFACTURER
BS	BUILDING	MIN	MINIMUM
BLK	BLOCK	ML	MILITE
BLU	BLOODING	MLT	METAL LATH
BM	BUILDING BEAM	MS	MOUNTED
BN	BUILDING PAPER	NA	NOT APPLICABLE
BTN	BETWEEN	NC	NOT IN CONTRACT
BU	BUILT UP	NS	NOT TO SCALE
C	CERAMIC	OC	ON CENTER
CAB	CABINET	OFC	OWNER PROVIDED CONTRACTOR INSTALLED
CAT	CATALANO	O/	OVER
CL	CENTRAL	OR	OR
CLJ	CONTROL JOINT	P LAM	PLASTIC LAMINATE
CLL	CENTER LINE	PL	PLATE
CLG	CLUNG	PLAS	PLASTIC
CLM	CLAMP	PLW	PLASTER
CLN	CLEAN	PC	POINT OF CONNECTION
CMU	CONCRETE MASONRY UNIT	PCF	POUNDS PER SQUARE FOOT
COMP	COMPACTED	PROP	PROPERTY
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	PT	POINT
DEL	DOUBLE	REDWD	REDWOOD
DF	DOUBLE FIRE	REFR	REFRIGERATOR
DFN	DOUBLE FINISH	RENF	REINFORCING
DI	DIAMETER	REO	REINFORCING
DIAM	DIAMETER	RM	ROOM
DIL	DILATION	RWS	RAW WATER LEADER
DN	DOWN	RWS	RECESSED WATER SERVICE
DR	DOWNSPOUT	SC	SOLID CORE
DRG	DRAINAGE	SD	SYSTEM DRAIN
EA	EXISTING	SECT	SECTION
ELEV	ELEVATION	SF	SQUARE FEET OR FOOT
EFS	EXPANSION JOINT	SH	SHIM
EM	EMBED	SHL	SHIMLAR
EMD	EMBEDDED	SHT MTL	SHEET METAL
EQ	EQUAL	SPC	SPECIFICATION
EP	EXPANDED POLYSTYRENE	SP	SPRINKLER
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	ST	STANDARD
FAM	FAMILY	STD	STEEL
FD	FLOOR DRAIN	SUSP	SUSPENDED
FE	FIRE EXTINGUISHER	SW	SWITCH
FG	FIBERGLASS	TAB	TOP & BOTTOM
FR	FRESH GRADE	TAC	TONGUE & GROOVE
FRN	FRESH FINISH	TOP	TOP OF
FRS	FRESH FLOOR	TR	TOP OF RAMP
FT	FOOT	TRM	TOP OF MOUND
FTG	FOOTING	TRP	TOP OF PILING
GA	GAUGE	TS	TUBE STEEL
GD	GRADE	TYP	TYPICAL
GIP	GALVANIZED IRON	UBC	UNIFORM BUILDING CODE
GR	GRASS	UNO	UNLESS NOTED OTHERWISE
GRD	GRASS BOARD	UP	UP
HD	HEAD	VERT	VERTICAL
HDR	HEADER	VTR	VERT THROUGH ROOF
HDRB	HEADER	W/	WITH
HT	HEIGHT	WO	WITHOUT
HML	HOLLOW METAL	WNS	WARRANTY
HORZ	HORIZONTAL	WO	WOOD
HR	HOUR	WTR	WATER
INSUL	INSULATION	WTR	WATER HEATER
INT	INTERIOR	WTR	WATER HEATER
		WVF	WOVEN WIRE FABRIC

GENERAL NOTES:

- ALL WORK PERFORMED IN CONNECTION WITH THESE CONTRACT DOCUMENTS SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION. ALL WORK TO COMPLY WITH:
- 2013 CALIFORNIA BUILDING STANDARDS CODE PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
 - 2013 CALIFORNIA RESIDENTIAL CODE PART 2, TITLE 24, CCR (2006 IRC AND 2007 CALIFORNIA AMENDMENTS)
 - 2013 CALIFORNIA ELECTRICAL CODE PART 3, TITLE 24, CCR (2005 NEC AND 2007 CALIFORNIA AMENDMENTS)
 - 2013 CALIFORNIA MECHANICAL CODE PART 4, TITLE 24, CCR (2006 IMC AND 2007 CALIFORNIA AMENDMENTS)
 - 2013 CALIFORNIA PLUMBING CODE PART 5, TITLE 24, CCR (2006 UPC AND 2007 CALIFORNIA AMENDMENTS)
 - 2013 CALIFORNIA FIRE CODE PART 9, TITLE 24, CCR (2006 IFC AND 2007 CALIFORNIA AMENDMENTS)
- ON-SITE VERIFICATION OF ALL DIMENSIONS AND DETAILS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR FOR HIS INDIVIDUAL WORK. THE ENGINEER OF RECORD SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE FOUND PRIOR TO COMMENCING WORK. THE RESPONSIBILITY FOR WORK COMPLETED WITHOUT PROPER NOTIFICATION SHALL BE BORN BY THE INDIVIDUAL CONTRACTOR INVOLVED.
 - THE CONTRACT DOCUMENTS INDICATE THE EXTENT AND APPROXIMATE LOCATION OF ELEMENTS OF THE BUILDING AND SITE. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. ALL CONDITIONS, LOCATIONS, DEVICES, AND ELEMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.
 - DO NOT SCALE DRAWINGS. PLAN DIMENSIONS TO FACE OF STUDS, UNLESS OTHERWISE NOTED.
 - SUBSTITUTIONS: THE ENGINEER WILL CONSIDER PROPOSALS FOR SUBSTITUTION OF MATERIALS, EQUIPMENT, METHODS, ONLY WHEN SUCH PROPOSALS ARE ACCOMPANIED BY FULL AND COMPLETE TECHNICAL DATA AND ALL OTHER INFORMATION REQUIRED BY THE ENGINEER OF RECORD TO EVALUATE THE PROPOSED SUBSTITUTION. PROPOSALS SUBMITTED WITHOUT COMPLETE DATA WILL NOT BE CONSIDERED.
 - PROPOSED NEW STRUCTURE SHALL HAVE AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE 2010 IRC, SECTION R315 AND NFPA 13D.
 - CARBON MONOXIDE ALARM(S) SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCE ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES AND OUTSIDE EACH SLEEPING AREA IN THE VICINITY OF THE BEDROOMS AND EACH FLOOR LEVEL.
 - SMOKE ALARMS SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA IN THE VICINITY OF THE BEDROOMS, ON EACH FLOOR LEVEL AND INSIDE EACH BEDROOM.

EXISTING PROJECT INFORMATION:

OWNER:	YALLAMDAS RAVI K. & KANNA ASHWINI P
LOCATION:	881 KENNETH AVE. CAMPBELL CA. 95008
ASSESSOR'S PARCEL NUMBER:	404-30-017
EXISTING LIVING AREA:	1530 SQ.FT.
APPROX. PARCEL AREA:	10,299 SQ.FT. 0.23 ACRE
ZONING:	R-1-10 SAN THOMAS NEIGHBORHOOD PLAN
SPRINKLED:	NO
CONSTRUCTION TYPE:	VB
OCCUPANCY TYPES:	R1
NUMBER OF STORIES - EXISTING:	1

PROJECT TEAM

DESIGNER:	AKB 7025 MILLBORO WAY SACRAMENTO CA. 95826
STRUCTURAL ENGINEER:	SKD ENGINEERING 3090 FITE CIRCLE SUITE 104 SACRAMENTO CA. 95827
TITLE 24:	KIRK AND ASSOCIATES

SHEET INDEX

A0	TITLE SHEET AND PROJECT INFORMATION
A1	EXISTING SITE PLAN AND EXISTING BUILDING PHOTOS
A2	PROPOSED SITE PLAN
A3	INTERIOR EXTERIOR WALL AND ROOF CALCULATION
A4	FLOOR AREA CALCULATION
A5	STREET ELEVATION VIEW
A6	EXISTING FIRST FLOOR PLAN
A7	PROPOSED FIRST FLOOR PLAN
A8	PROPOSED SECOND FLOOR PLAN
A9	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A10	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A11	BUILDING SECTIONS
A12	PROPOSED ROOF PLAN

FLOOR AREA INFORMATION:

	EXISTING FLOOR AREA	PROPOSED FLOOR AREA	TOTAL
FIRST FLOOR	1,530 SQ.FT.	294 SQ.FT.	1,824 SQ.FT.
GARAGE	287 SQ.FT.	179 SQ.FT.	466 SQ.FT.
TOTAL FIRST FLOOR AREA			2,290 SQ.FT.
SECOND FLOOR	0 SQ.FT.	1,391 SQ.FT.	1,391 SQ.FT.
TOTAL FIRST /SECOND FLOOR AREA			3,681 SQ.FT.

FLOOR AREA RATIO

EXISTING FOOT PRINT	1,530 + 287 = 1,817 SQ.FT.
EXISTING PLOT COVERAGE	1,817/10,299=17.6%
EXISTING FLOOR AREA RATIO	1,817 SQ.FT < 4,254 SQ.FT.

ALLOWABLE FLOOR AREA RATIO	10,299 X 0.45% = 4,634 SQ.FT.
ALLOWABLE LOT COVERAGE	35% MAXIMUM

PROPOSED FLOOR AREA	3681 < 4,634 S.F.
PROPOSED LOT COVERAGE	2290 < 3,604 S.F.

EXISTING NO. OF STORIES	1
PROPOSED NO. OF STORIES	2
EXISTING BUILDING NOT SPRINKLED	
PROPOSED BUILDING TO BE SPRINKLED	

PROJECT SUMMARY

NEW RESIDENCE USING PORTION OF EXISTING FIRST FLOOR STRUCTURE INCLUDING NEW 2 CAR GARAGE

SPECIAL PROVISION

PURSUANT TO CAMPBELL MUNICIPAL CODE (CMC) SEC. 21.18.140, THIS PROJECT REQUIRES THAT UTILITY (POWER/CABLE/TELEPHONE) LINES DIRECTLY SERVING THE SITE BE INSTALLED UNDERGROUND, ALL NEW AND EXISTING UTILITIES SHALL BE PLACED UNDERGROUND WITH NO EXCEPTION



VICINITY MAP

Revisions:

1	PLAN CHECK - 11/13/2015
2	PLAN CHECK - 2/2/2016

Project: NEW 2-STOREY RESIDENCE FOR RAVI & KANNA ASHWINI .P AT 881 KENNETH AVE. CAMPBELL CITY CA. 95008

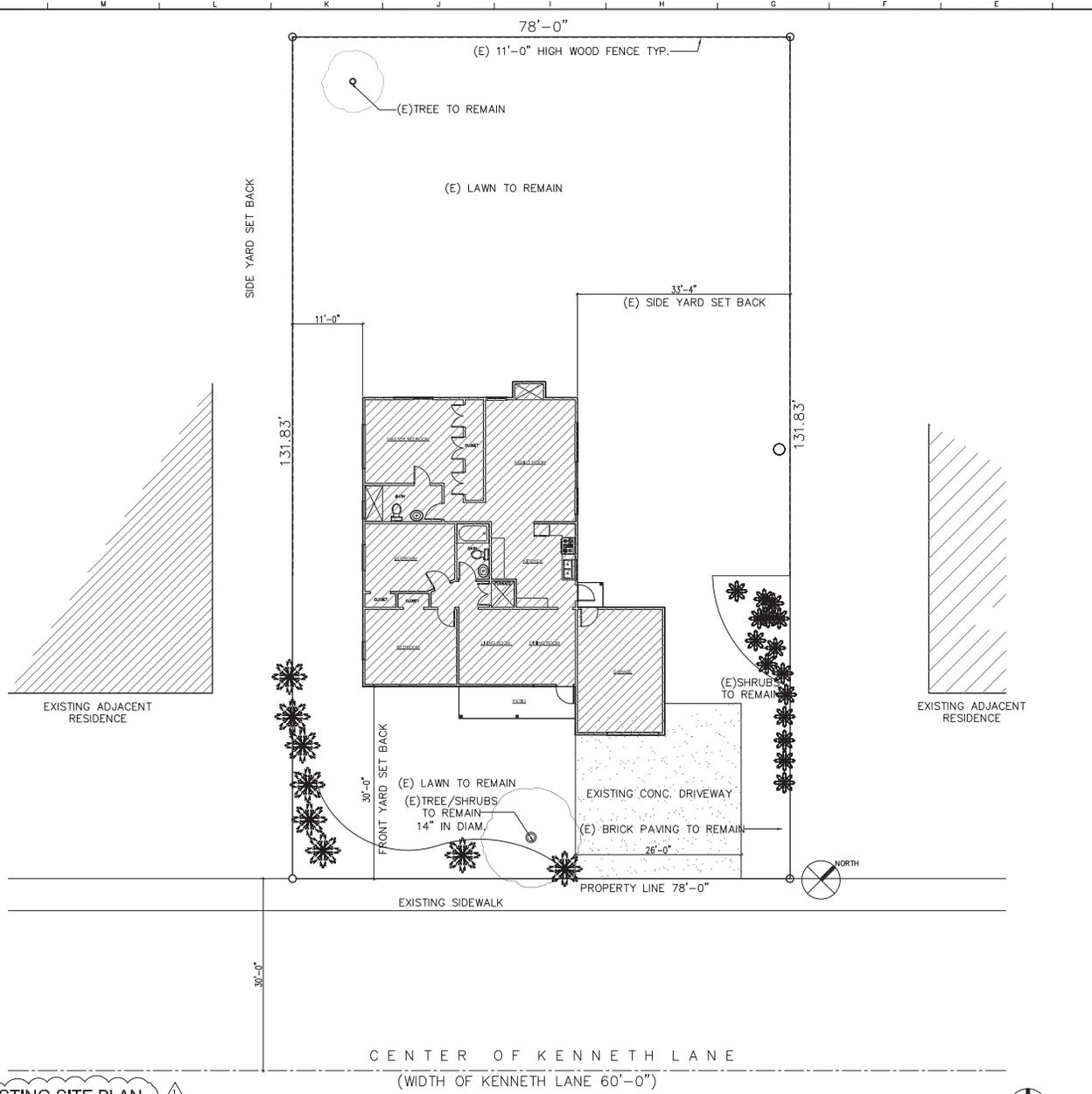
Supervisor	Designed	Drawn	Checked
	AKB	AKB	

File Date: SEPT: 2014
Sheet Title: PROJECT INFORMATION SITE PHOTOS

Reference North	Sheet Scale
Sheet Number	A0 of 12

24 x 36

DATE



EXISTING SITE PLAN 

SCALE 1/8"=1'-0"

Reference North 

EXISTING SITE PHOTOS



EXISTING FRONT VIEW



EXISTING FRONT VIEW



EXISTING SIDE VIEW



EXISTING SIDE VIEW

Revisions:

1	11/13/2015

Project
NEW 2-STORY RESIDENCE 
 FOR RAVI & KANNA
 ASWINI .P AT 881
 KENNETH AVE.
 CAMPBELL CITY
 CA.95008

Supervisor	Designed	Drawn	Checked
AKB	AKB	AKB	

File Date
 DEC., 2014

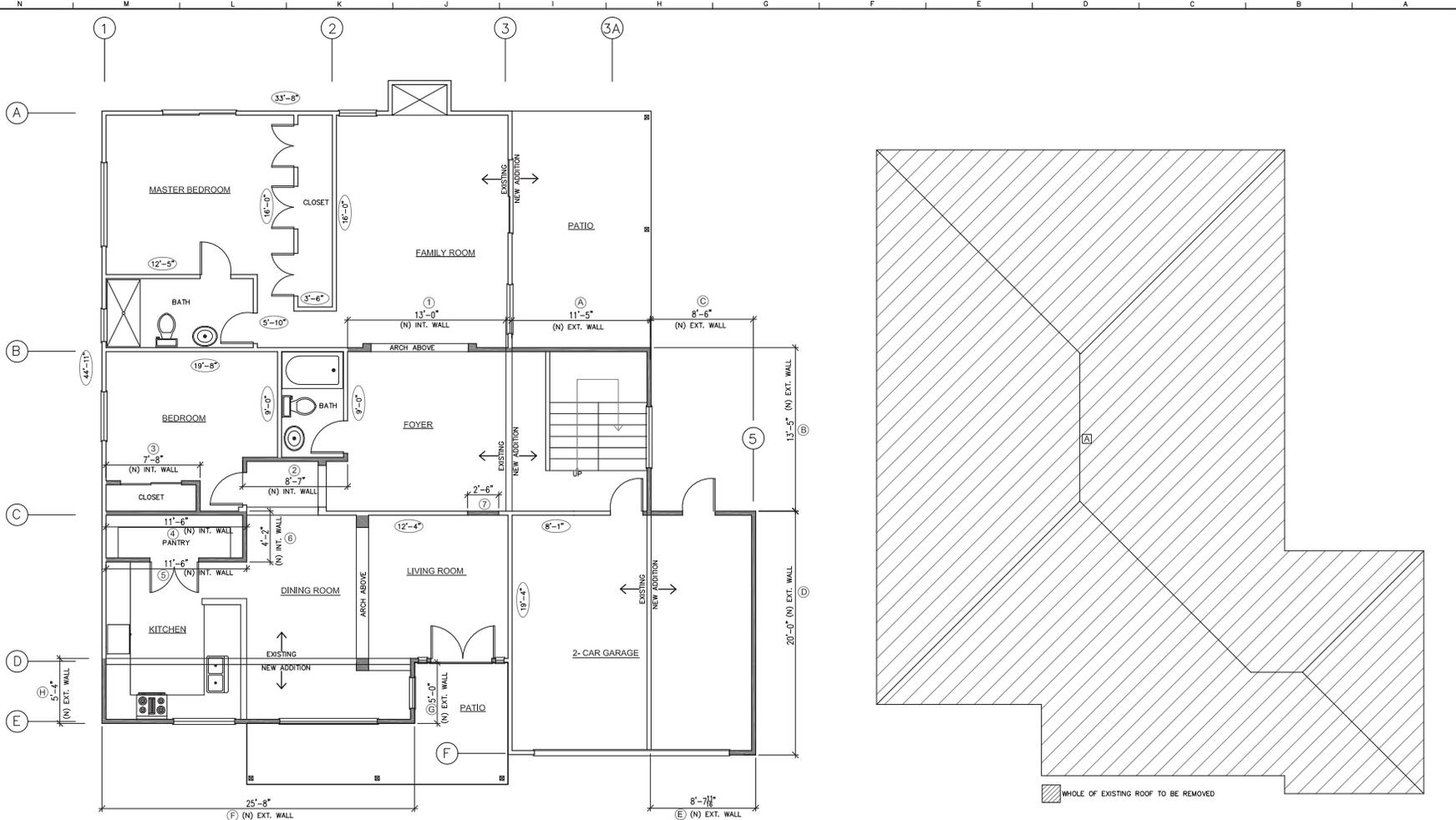
Sheet Title
EXISTING SITE PLAN AND SITE PHOTOS

Reference North	Sheet Scale
-----------------	-------------

Sheet Number

A1 of 12

24 x 36



INTERIOR AND EXTERIOR WALL CALCULATION
SCALE 1/4"=1'-0"

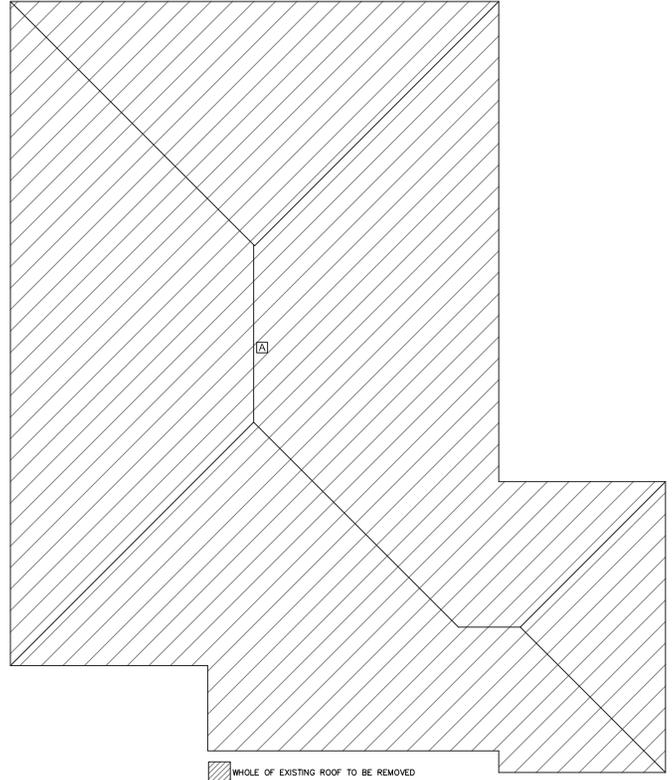
WALL CALCULATIONS (first floor)

PERCENTAGE OF WALL REMAINING = $\frac{(E)}{(E) + \text{NEW}} \times 100 = \frac{209.4'}{209.4' + 123.4'} \times 100 = 62.9\%$

(E) LINEAR FOOT OF EXISTING WALL TO REMAIN
NEW LINEAR FOOT OF WALL ADDED

WALL CALCULATIONS (second floor)

NO EXISTING WALLS AT SECOND
100% NEW WALL AT SECOND FLOOR



ROOF CALCULATION
SCALE 1/4"=1'-0"

ROOF CALCULATIONS

PERCENTAGE OF ROOF REMAINING = $\frac{0}{0 + 1869} \times 100 = \frac{0'}{0' + 1869} \times 100 = 0\%$

(E) AREA OF EXISTING ROOF TO REMAIN
DEMO. AREA OF ROOF BEING DEMOLISHED

LEGEND

1	
2	
3	
4	
5	
6	
7	

Revisions:
 1 PLAN CHECK - 11/13/2015

Supervisor	Designed	Drawn	Checked
	AKB	AKB	

File Date
DEC., 2014

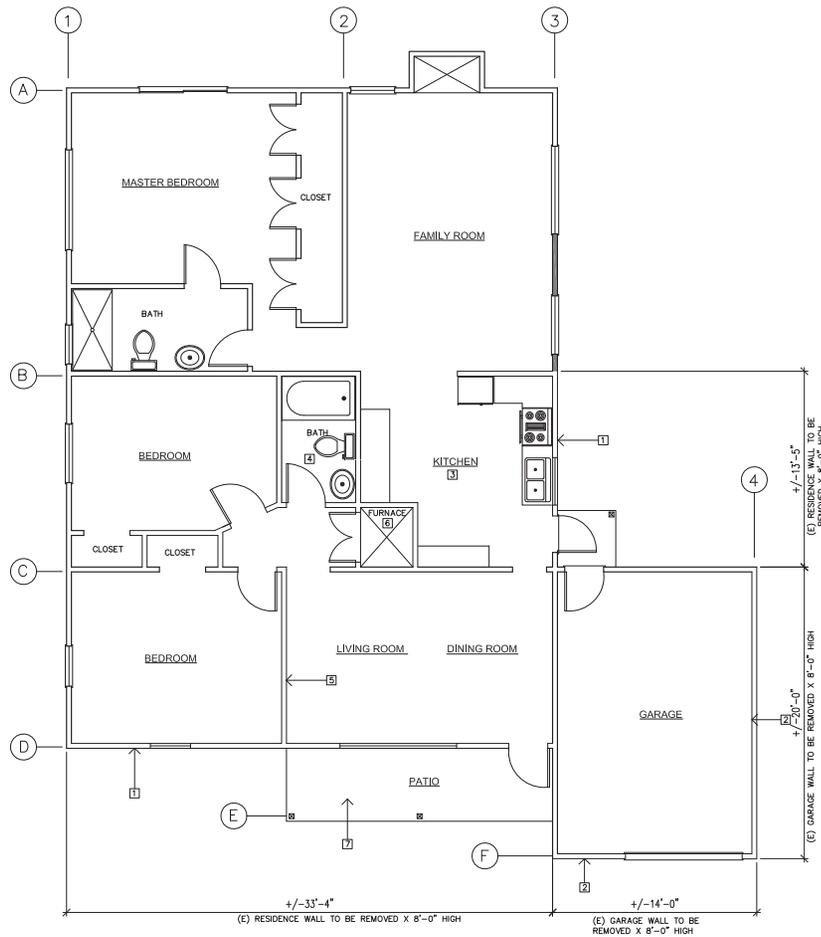
Sheet Title
FLOOR AND ROOF AREA CALCULATIONS

Reference North	Sheet Scale

Sheet Number
A3 of 12

24 x 36

N M L K J I H G F E D C B A



SYMBOLS LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

FLOOR PLAN KEYNOTES

- [1] REMOVE EXTERIOR WALL OF RESIDENCE
- [2] REMOVE EXTERIOR WALL OF GARAGE
- [3] REMOVE (E) KITCHEN PLUMBING, ELECTRICAL, MECHANICAL
- [4] REMOVE (E) BATHROOM FIXTURES
- [5] REMOVE EXISTING INTERIOR WALL
- [6] REMOVE EXISTING FURNACE
- [7] REMOVE EXISTING PATIO FOR NEW PATIO

Revisions:

NO.	DESCRIPTION	DATE

Project
NEW 2-STORY RESIDENCE FOR RAVI & KANNA ASWINI .P AT 881 KENNETH AVE. CAMPBELL CITY CA.95008

Supervisor	Designed	Drawn	Checked
	AKB	AKB	

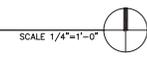
File Date
 DEC., 2014

Sheet Title
EXISTING FIRST FLOOR PLAN

Reference North	Sheet Scale

Sheet Number
A6 of 12

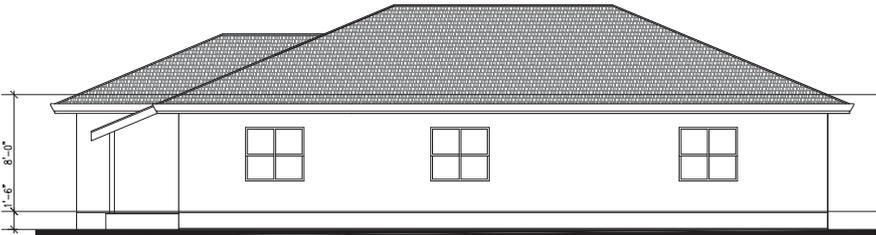
EXISTING FIRST FLOOR PLAN



04/14/12

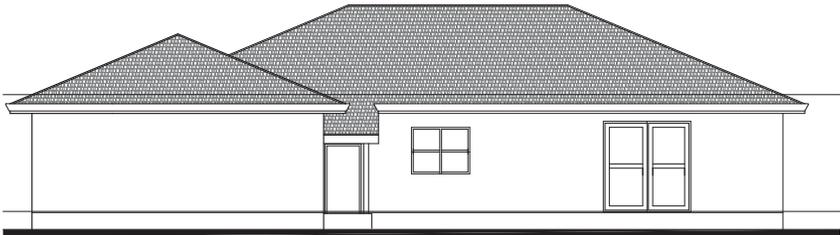
24 x 36

N M L K J I H G F E D C B A



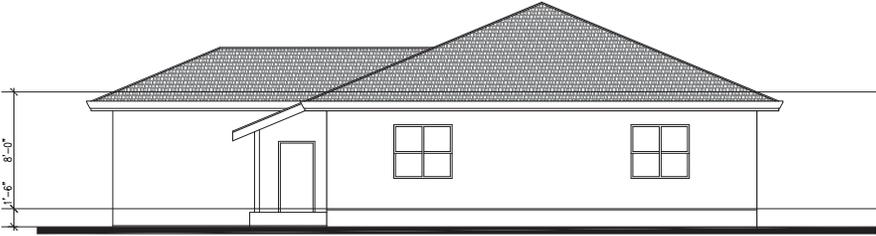
EXISTING WEST ELEVATION (SIDE)

SCALE 1/8"=1'-0"



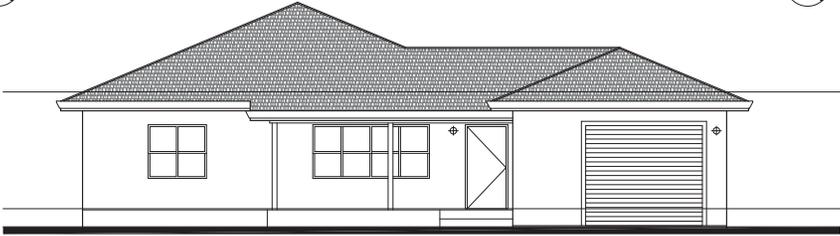
EXISTING EAST ELEVATION (SIDE)

SCALE 1/8"=1'-0"



EXISTING NORTH ELEVATION (REAR)

SCALE 1/8"=1'-0"



EXISTING SOUTH ELEVATION (FRONT)

SCALE 3/8"=1'-0"



Revisions:

PROJECT
 NEW 2-STORY RESIDENCE
 FOR RAVI & KANNA
 ASWINI .P AT 881
 KENNETH AVE.
 CAMPBELL CITY
 CA.95008

Supervisor	Designed	Drawn	Checked
	AKB	AKB	

File Date
 DEC., 2014

Sheet Title

EXISTING
 EXTERIOR
 ELEVATIONS

Reference North	Sheet Scale

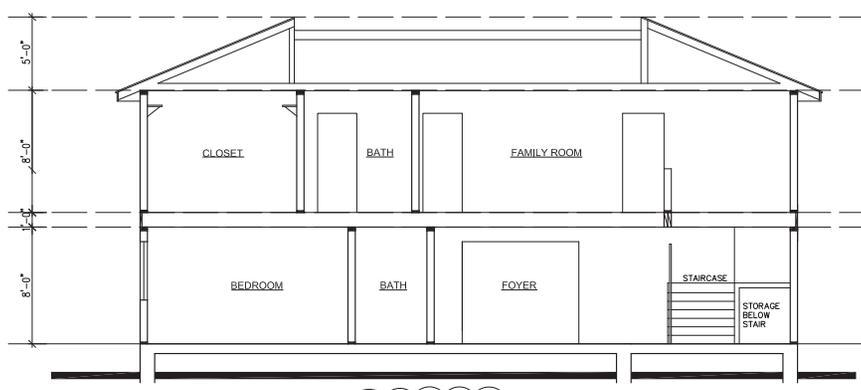
Sheet Number

A10 of 12

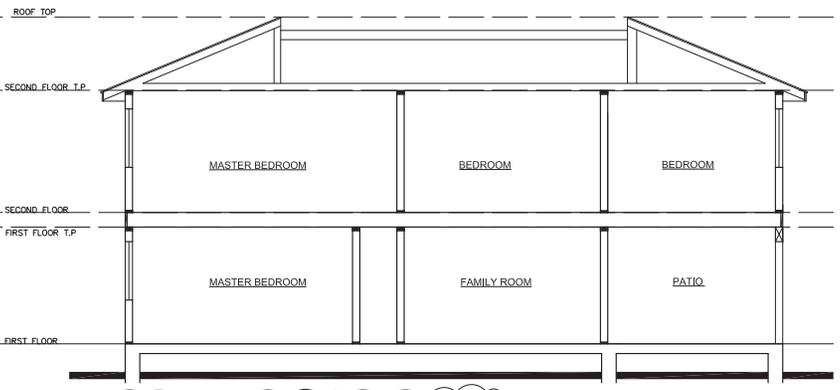
04/11/14

24 x 36

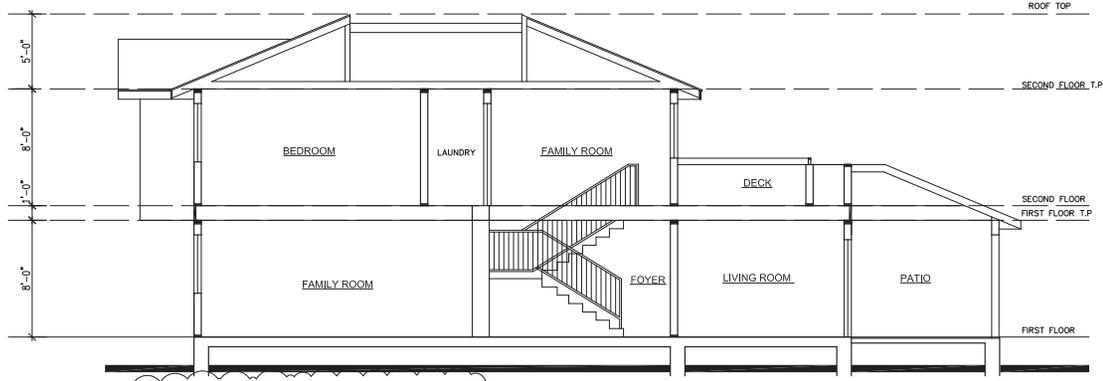
N M L K J I H G F E D C B A



BUILDING SECTION NORTH / SOUTH - A 
SCALE 1/4"=1'-0"



BUILDING SECTION NORTH / SOUTH - B 
SCALE 1/4"=1'-0"



BUILDING SECTION EAST / WEST - A 
SCALE 1/4"=1'-0"

KEYNOTES

LEGEND

NEW WALL
EXISTING WALL

Revisions:

	PLAN CHECK - 11/13/2015

Project

NEW 2-STORY RESIDENCE FOR RAVI & KANNA ASWINI .P AT 881 KENNETH AVE. CAMPBELL CITY CA.95008 

Supervisor	Designed	Drawn	Checked
	AKB	AKB	

File Date

DEC., 2014

Sheet Title

BUILDING SECTIONS

Reference North



Sheet Scale

Sheet Number

A11_12

04/11/12

